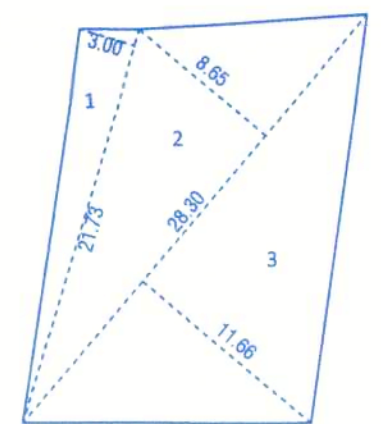


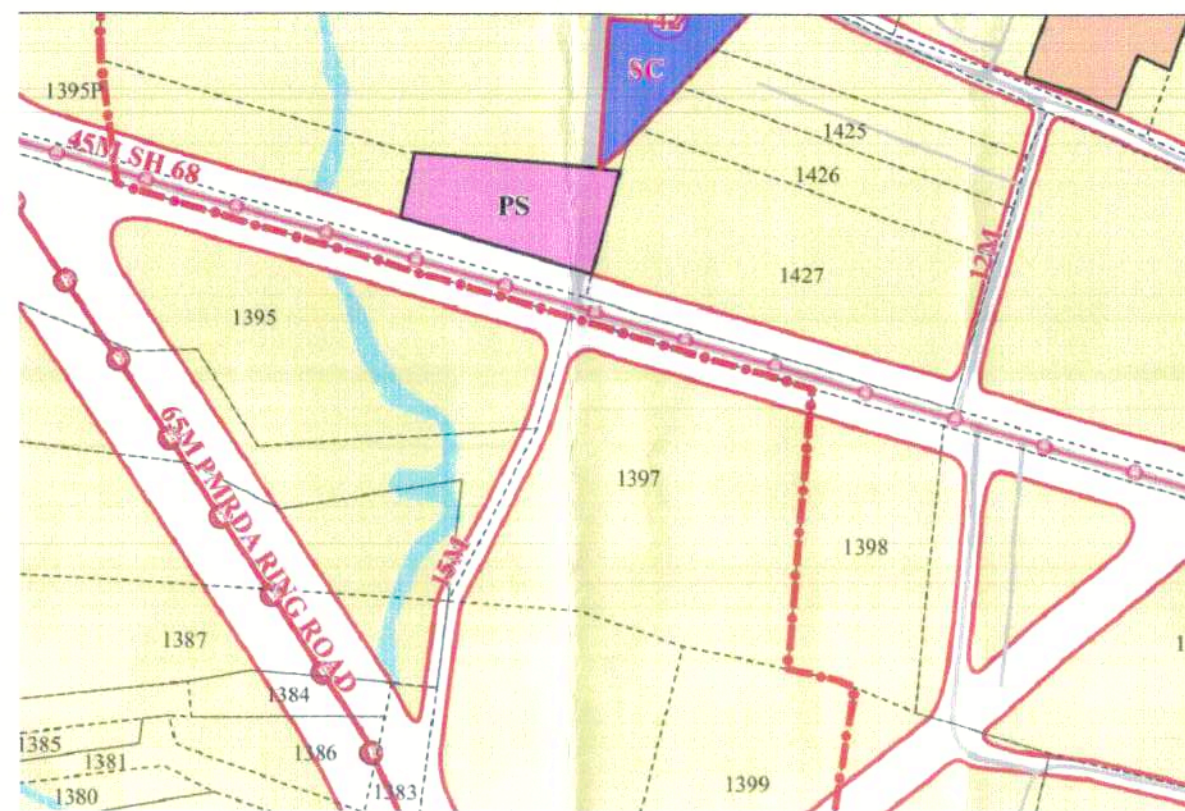
TOTAL PROPOSED FSI STATEMENT							
S.NO.	Building / Wing	Building Use	Floor	RESI. NET B/UP AREA	TOTAL B/UP AREA	LIFT	avg. BLDG. HT.
3.	Wing - C	Residential	LG+UG+4 FL.	1434.05	1434.05	6.84	15.40 M
4.	Wing - D	Residential	LG+UG+7 FL.	2457.05	2457.05	6.84	23.95 M
5.	Wing - E	Residential	LG+UG+7 FL.	2216.53	2216.53	6.84	23.95 M
TOTAL				6107.63	6107.63	34.20	72
							0

ANCILLARY AREA CALCULATION				
PLINE AREA	BASIC AREA	PROP. ANCILLARY AREA (50%)	PROP. ANCILLARY AREA	
6107.63	3053.81	2313.30	2252.13	



ROAD WIDENING AREA CALCULATION
(Scale - 1:400)

ROAD WIDENING AREA CALCULATION				
1	2	3	4	5
1	0.5	21.73	3.00	32.60
2	0.5	28.30	8.85	122.61
3	1.5	28.30	11.65	166.95
TOTAL				322.16



D.P. PLAN



GOOGLE LOCATION

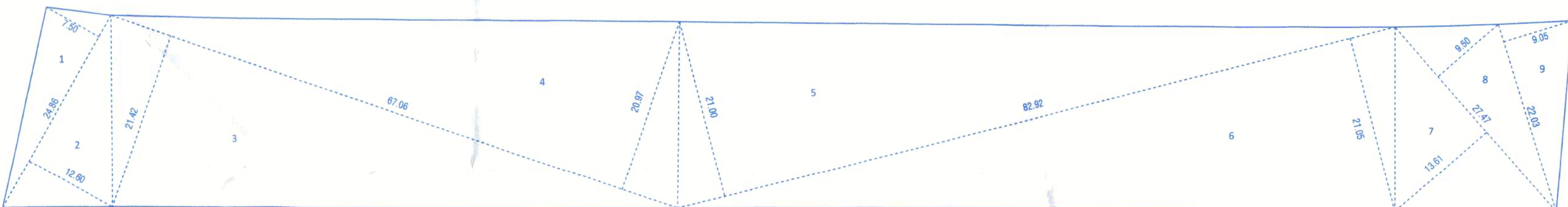
FSI STATEMENT (WING - C)					
S.NO.	FLOOR	RESI. B/UP AREA	LIFT	BLDG. HT.	TENT. NO.
1.	Lower Gr. FL.	Parking			
1.	Upper Gr. FL.	34.37			
1.	1st FLOOR	349.92	6.84	Gr. Fl. Height - 15.40 M	4
2.	2nd FLOOR	349.92			4
3.	3rd FLOOR	349.92			4
4.	4th FLOOR	349.92			4
TOTAL		1434.05	6.84		16

FSI STATEMENT (WING - 'E')					
S.NO.	FLOOR	RESI. B/UP AREA	LIFT	BLDG. HT.	TENT. NO.
1.	Lower Gr. FL.	Parking			
1.	Upper Gr. FL.	7.61			
1.	1st FLOOR	315.56	6.84	Gr. Fl. Height - 23.95 M	4
2.	2nd FLOOR	315.56			4
3.	3rd FLOOR	315.56			4
4.	4th FLOOR	315.56			4
5.	5th FLOOR	315.56			4
6.	6th FLOOR	315.56			4
7.	7th FLOOR	315.56			4
TOTAL		2216.53	6.84		28

FSI STATEMENT (WING - D)					
S.NO.	FLOOR	RESI. B/UP AREA	LIFT	BLDG. HT.	TENT. NO.
1.	Lower Gr. FL.	Parking			
1.	Upper Gr. FL.	7.61			
1.	1st FLOOR	349.92	6.84	Gr. Fl. Height - 23.95 M	4
2.	2nd FLOOR	349.92			4
3.	3rd FLOOR	349.92			4
4.	4th FLOOR	349.92			4
5.	5th FLOOR	349.92			4
6.	6th FLOOR	349.92			4
7.	7th FLOOR	349.92			4
TOTAL		2457.05	6.84		28

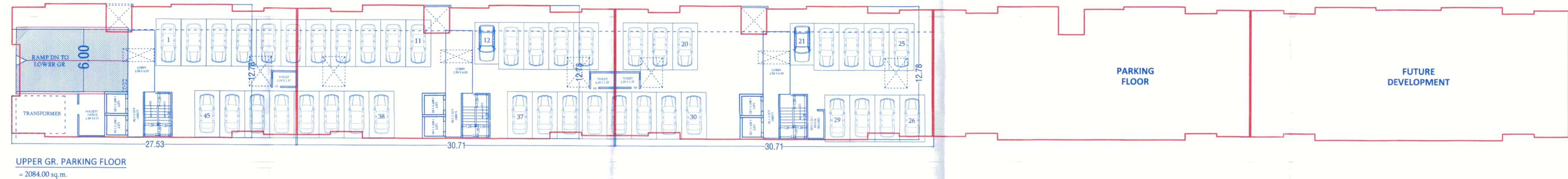
Table No. B10 - Parking Requirements				
Occupancy	PARKING REQUIRED BY RULE	NO. OF TENEMENT	GAR	SCOOTER
Commercial & Residential	For every 100 Sq.m. carpet area or fraction thereof	100	2	6
Multi-Family residential	Registered Parking for - 0.00	0.00	0	0
	For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. but less than 80 Sq.m.	2	1	2
	Registered Parking for - 136 Tenements	72	36	72
	TOTAL		36	72
	addition 3% Visitor Parking		2	4
	Total Required Parking		38	76
	Total Required Parking Area		12.50	2.00
	Total Proposed Parking		472.50	151.30
	Total Proposed Parking		38	76
	Total Proposed Parking		472.50	151.30
	Total Proposed Parking		423.76	

WATER CALCULATION				
For Residential				
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135				
72	X	5	X	135
= 48600				
SAY, 50,000 LTRS.				
ADD FIRE FIGHTING = 20,000 LTRS. X 3 Bldg = 60,000				
TOTAL = 50,000 + 60,000 = 1,10,000 LTRS.				
SUMP WELL CAPACITY:				
48600	X	1.5		= 72900.00
SAY, 73,900 LTRS				
ADD FIRE FIGHTING = 50,000 LTRS. X 3 Bldg = 1,50,000				
TOTAL = 73,900 + 1,50,000 = 2,23,900 LTRS.				

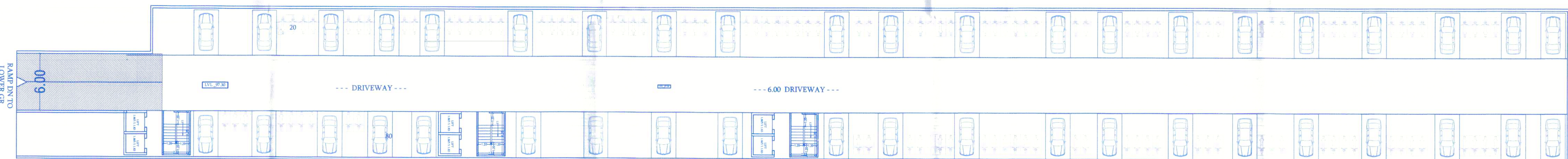


PLOT AREA CALCULATION
(Scale - 1:400)

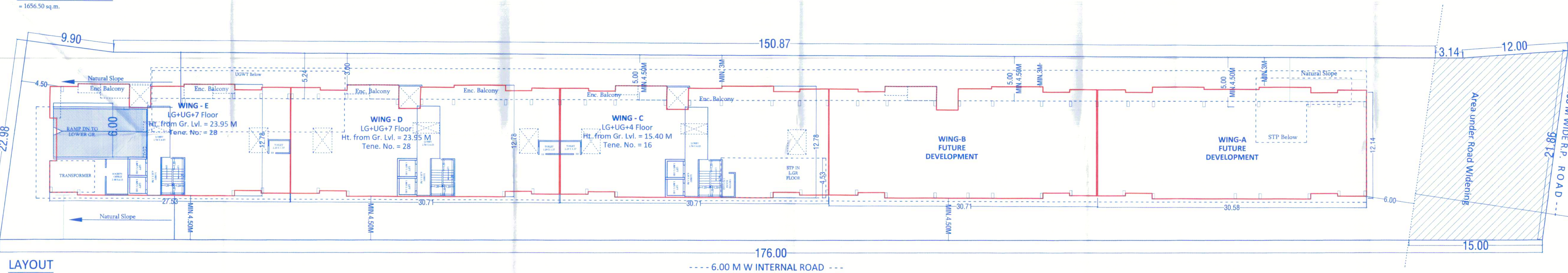
PLOT AREA CALCULATION				
1	2	3	4	5
1	0.5	24.89	7.30	82.20
2	0.5	24.89	13.00	156.80
3	0.5	67.06	21.42	719.21
4	0.5	67.06	20.97	703.32
5	1.5	67.06	21.00	870.86
6	0.5	67.06	21.05	872.70
7	0.5	27.47	13.63	186.80
8	0.5	27.47	0.50	130.48
9	0.5	22.03	0.95	99.89
TOTAL				3831.87



UPPER GR. PARKING FLOOR
= 2084.00 sq.m.



LOWER GR. PARKING FLOOR
= 1656.50 sq.m.



LAYOUT

STAMP OF APPROVAL

Layout

PROJECT NAME :-

PROPOSED BUILDING ON GAT NO. - 1398/1 , WAGHOLI, TALUKA - HAVELI, PUNE

Approved as amended in
Subject to conditions mentioned in Annexure 'A' of letter
No. 241/P-1/C.R.N. 1506/2023
S. No. / G. No. / CTS No. 936/199
Dated - 22/02/2023
Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



Sr.no	AREA STATEMENT as per UDCPR	SQ.M.
	Permissible	
1	Area of Plot (Minimum area to be considered)	3,825.00
	a) As per ownership Document (7/12, CTS Extract)	3,825.00
	b) As per demarcation/Measurement sheet	3,825.00
	c) As per Site	3,825.00
2	Deductions for	
	a) Area under Road widening	320.00
	b) Any Reservation Area	0.00
	Total (a+b)	320.00
3	Balance Plot Area (1-2)	3,505.00
4	Amenity Space	
	a) Required	0.00
	b) Adjustment of 2(b) if Any	
	c) Proposed	0.00
5	Net Area of Plot (3-4(c))	3,505.00
6	Recreational Open Space	
	a) Required (3505.00 x 10%)	350.50
	b) Proposed	
7	Internal Road	
8	Plot Table Area (If applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (5 X 1.10)	3,855.50
10	Addition of FSI on Payment of Premium	
	a) Maximum permissible premium FSI (Road width) (3825.00 X 0.5)	1912.50
	b) Proposed FSI on Payment of Premium	0.00
11	In-Situ FSI and TDR Loading	
	a) In-situ area against DP Road (2 X 2a)	0.00
	b) In-situ area against Amenity Space (2 X 4(c))	0.00
	c) TDR Area (3825.00 X 1.40) - (11a + 11b)	
	d) Total In-situ / TDR Loading in Proposal (11(a+b+c))	0.00
12	Additional Area under Chapter No. 7	
13	Total Entitlement of FSI in the Proposal	
	a) (9 + 10(b) + 11(d)) or 12 Whichever is Applicable	3,855.50
	b) Feml. Ancillary Area FSI Up to 40 & 80% with payment of charges	2,313.30
	c) Prop. Ancillary Area FSI with payment of charges	2,252.13
	d) Total Entitlement Area (a + b)	6,168.80
14	Maximum utilization limit of FSI Permissible as per Road Width (as per regulation No. 6.1, 6.2, 6.3 or 6.4 as applicable) X 1.8)	
15	Total Built-up Area in Proposal (Excluding area at S.No. 17b)	
	a) Existing Built-up Area	
	b) Proposed Comm. Built-up Area (as per P-Line)	0.00
	c) Proposed Resl. Built-up Area (as per P-Line)	6107.63
	d) Total (a+b)	6107.63
16	FSI Consumed (15/13) (Should not be more than S. No. 14 above)	
17	Area for inclusive Housing, if any	
	a) Required (20% of S. No. 9)	0.00

DESIGN ARCHITECT :-



OFFICE NO. 1 AND 2, ARISTOCAT 1, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEVADE, PUNE. E-MAIL - cubixarchitects@gmail.com
CONTACT NO - 775043006, 775043087

CERTIFICATE OF AREA.

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.



SIGN OF ARCHITECT

OWNER SIGN.

AGAC DEVELOPERS LLP Through, SHRI ANAND NATHURAM AGARWAL
SHRI DILIP RAMESHWARDAS AGARWAL

NAME ADDRESS & SIGN OF ARCHITECT

AR. MUBASHIR SHAIKH
CA / 2021 / 133570
B/6, 1st Floor, 5th Avenue,
Dhole Patil Road, Pune - 411001.



Bhimraj Bhingare & Associates

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
18/02/2025	1:500		---	---