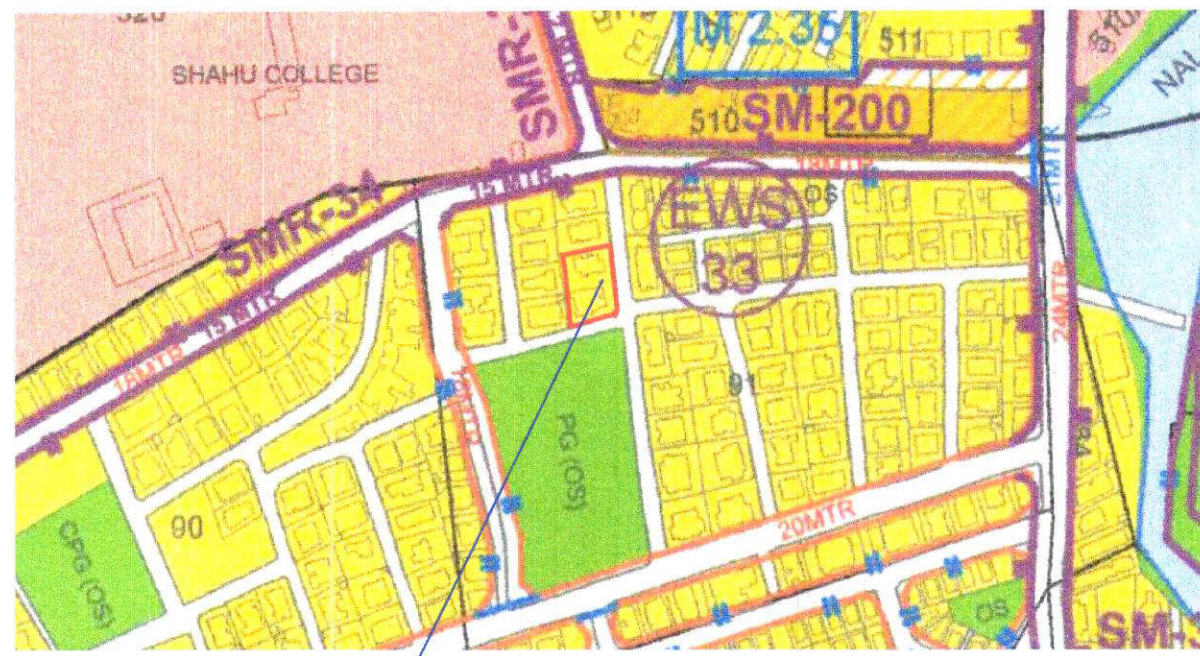


F.S.I. STATEMENT			
FLOOR NO.	PROP. RESI. AREA	LIFT/M.RM AREA	TENAMENT
GROUND FLOOR	18.13	---	---
FIRST FLOOR	488.43	---	4
SECOND FLOOR	495.94	3.24+4.41	4
THIRD FLOOR	493.89	---	4
FOURTH FLOOR	365.51	---	3
TOTAL	1861.90	7.65	15.00

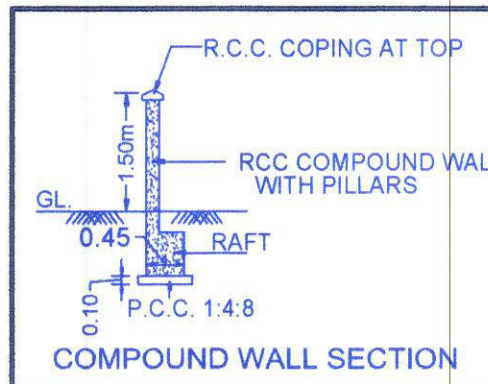
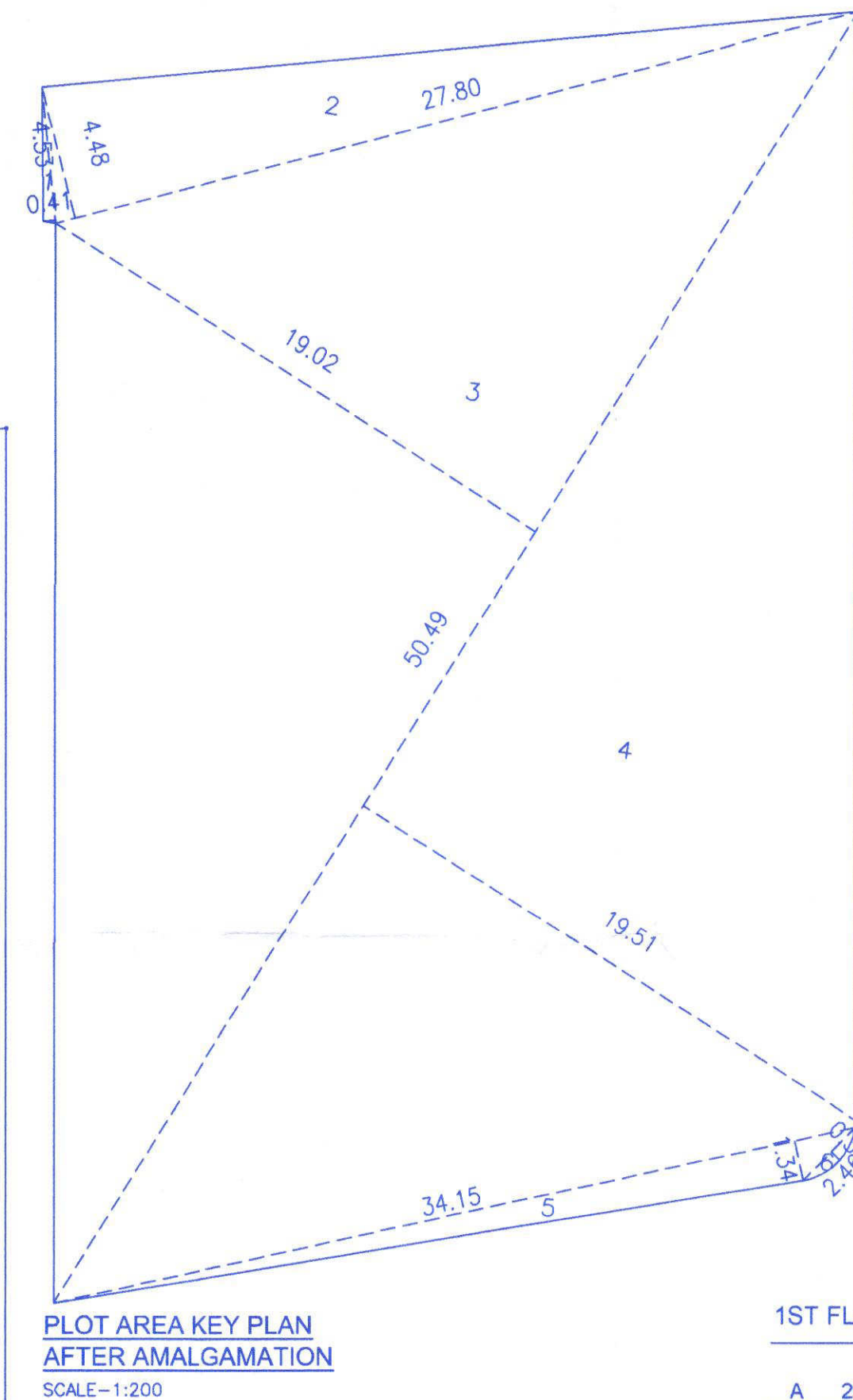
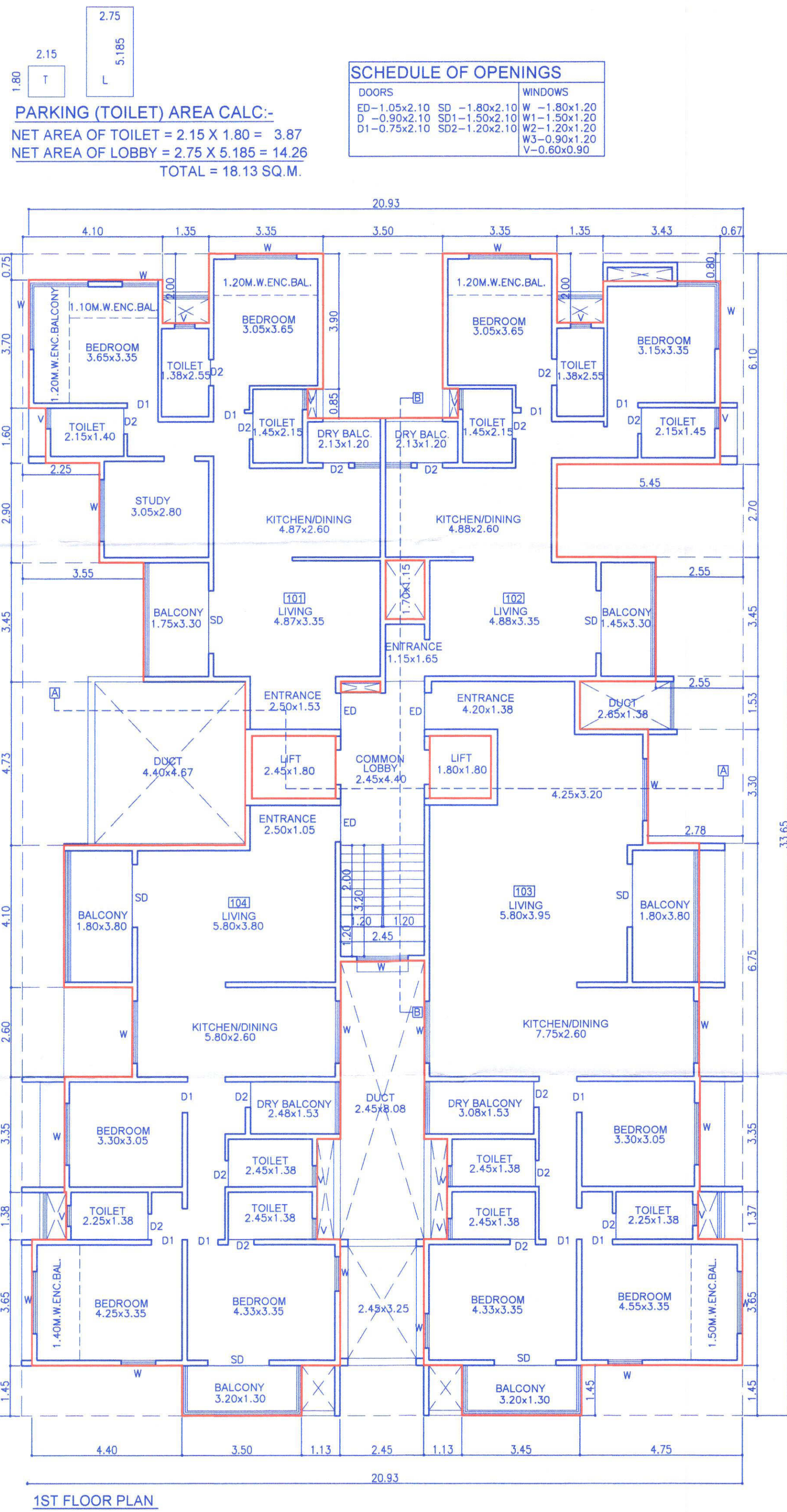
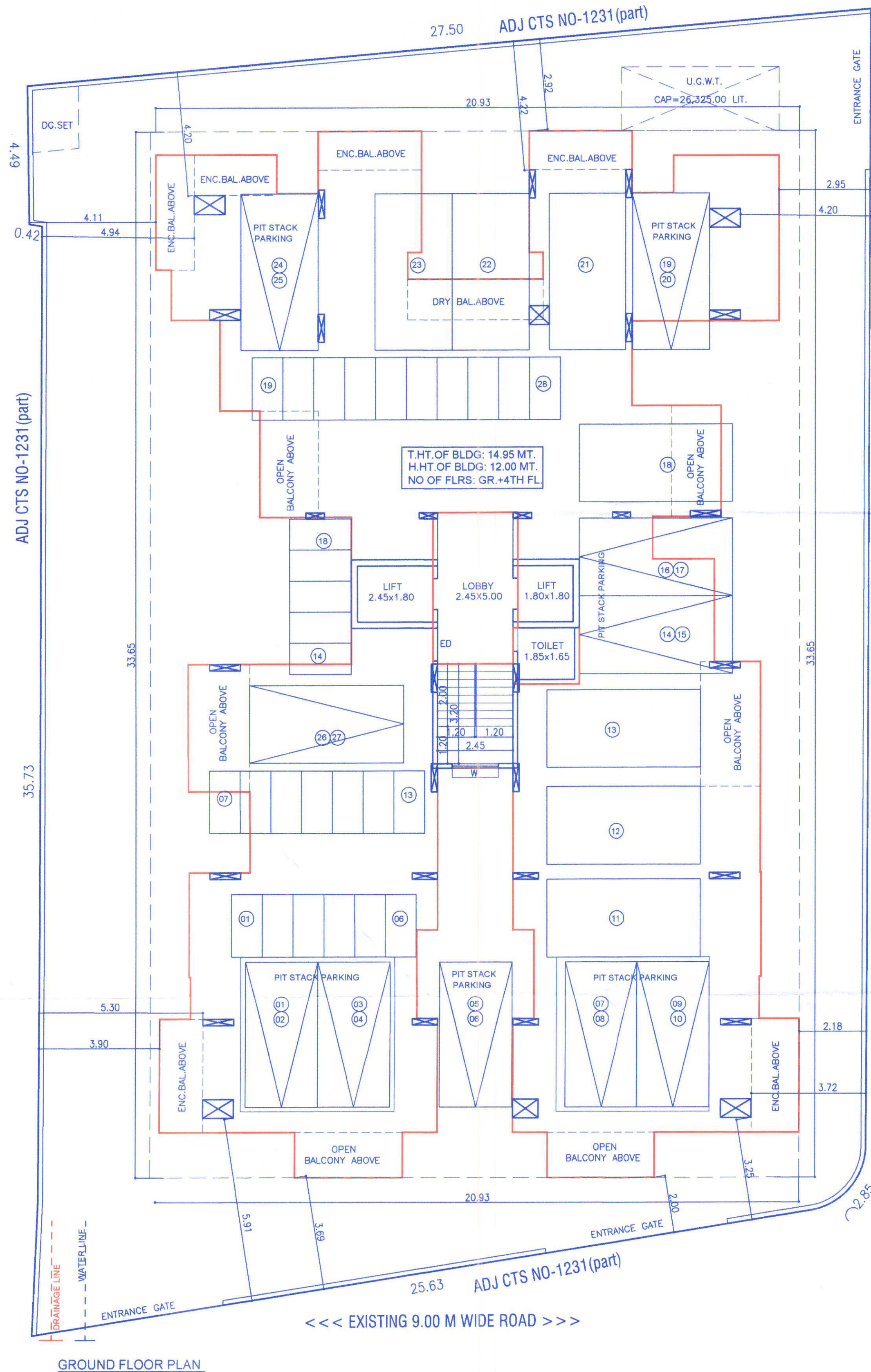
WATER REQUIREMENT STATEMENT :-
(FOR RESIDENTIAL)
O.H.WATER TANK:-
5 PER X 135 LIT X 15 TEN = 10,125.00 LIT.
TOTAL O.H.WATER TANK CAPACITY = 10,125.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL O.H.WATER TANK CAPACITY = 20,125.00 LIT.
U.G.WATER TANK:-
1.50 x 10,125.00 LIT = 15,187.50 LIT.
FIRE FIGHTING TANK = 0,00,000.00 LIT.
TOTAL U.G.WATER TANK CAPACITY = 15,187.50 LIT.

PARKING STATEMENT:-

DESCRIPTION	CAR	SCOOTER
TENE. CARPET AREA 150.00 SQM ABOVE (FOR 1 TENE.)	2	1
TENE. PROPOSED (01 NOS.)	02	01
TENE. CARPET AREA 80.0-150.0 SQM (FOR 1 TENE.)	1	1
TENE. PROPOSED (14 NOS.)	14	14
PARKING REQUIRED	16	15
VISITOR PARKING (5%)	01	01
PARKING REQUIRED	17	16
TOTAL PARKING PROPOSED	17	16
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	212.50	32.00
TOTAL PARKING AREA REQUIRED = 244.50 SQ.M.		
TOTAL PARKING AREA PROPOSED = 244.50 SQ.M.		



LOCATION PLAN



PLOT AREA CALCULATION

01) 0.50 x 0.41 x 4.53 =	0.93
02) 0.50 x 27.80 x 4.48 =	62.27
03) 0.50 x 50.49 x 19.02 =	480.16
04) 0.50 x 50.49 x 19.51 =	492.53
05) 0.50 x 34.15 x 1.34 =	22.88
06) 0.66 x 2.46 x 0.39 =	0.63
TOTAL =	1059.40 SQ.M.

1ST FLOOR PLAN AREA CALCULATION

AREA OF BLOCK	A	20.93	X	33.65	X	1	=	704.29
DEDUCTION								
1	0.75	X	3.95	X	1	=	2.96	
2	1.35	X	2.00	X	1	=	2.70	
3	3.90	X	3.50	X	1	=	13.65	
4	0.85	X	4.40	X	1	=	3.74	
5	1.35	X	2.00	X	1	=	2.70	
6	0.80	X	3.43	X	1	=	2.74	
7	6.10	X	0.67	X	1	=	4.09	
8	2.70	X	5.45	X	1	=	14.72	
9	3.60	X	2.55	X	1	=	9.18	
10	1.38	X	4.78	X	1	=	6.60	
11	3.25	X	2.78	X	1	=	9.04	
12	6.75	X	1.28	X	1	=	8.64	
13	3.35	X	1.25	X	1	=	4.19	
14	1.37	X	1.28	X	1	=	1.75	
15	1.45	X	4.70	X	1	=	6.82	
16	1.45	X	4.70	X	1	=	6.82	
17	4.53	X	1.45	X	1	=	6.57	
18	0.13	X	3.65	X	1	=	0.47	
19	1.10	X	1.38	X	1	=	1.52	
20	1.08	X	3.35	X	1	=	3.62	
21	3.05	X	2.80	X	1	=	7.93	
22	4.10	X	1.05	X	1	=	4.31	
23	4.73	X	6.35	X	1	=	30.04	
24	3.45	X	3.38	X	1	=	11.66	
25	2.08	X	2.90	X	1	=	6.03	
26	0.50	X	1.60	X	1	=	0.80	
27	1.15	X	1.70	X	1	=	1.96	
28	1.15	X	0.30	X	1	=	0.35	
29	1.80	X	1.80	X	1	=	3.24	
30	2.45	X	1.80	X	1	=	4.41	
31	5.18	X	2.45	X	1	=	12.69	
32	2.90	X	3.80	X	1	=	11.02	
33	2.45	X	3.65	X	1	=	8.94	
TOTAL DEDUCTION							215.87	
1ST FLOOR PLAN NET AREA								
704.29 - 215.87 =								488.43

STAMP OF APPROVAL

1 / 3

New Dt. 28/6/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. C90743/24
Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT

AREA STATEMENT	SQM
1 AREA OF THE PLOT	
a) AREA AS PER 7/12	1059.40
b) AREA AS PER TRIANGULATION	1059.40
c) AREA AS PER SITE	1059.40
2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING	---
b) ANY RESERVATION	---
TOTAL AREA (2a)	---
3 BALANCE AREA OF PLOT (1-2a)	1059.40
4 AMENITY SPACE (IF APPLICABLE)	---
a) REQUIRED -	---
b) ADJUSTMENT OF 2(b), IF ANY	---
c) BALANCE PROPOSED	---
5 NET PLOT AREA (3-4c)	1059.40
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
a) REQUIRED	---
b) PROPOSED	---
7 ADDITION OF FSI	---
8 TOTAL AREA (5+7)	1059.40
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X1.10)	1165.34
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	---
a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOO ZONE.	---
b) PERMISSIBLE PAID FSI (50% OF 3/1059.40X0.50 = 529.70)	---
11 IN-SITU FSI / TDR LOADING	---
a) IN-SITU AREA AGAINST D.P. ROAD [2.0XSR.NO.2(a)]	---
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	---
c) TDR AREA (40% ON 3) (1059.40X0.40=423.76) SLUM(50%) = 211.88 + REGULAR (50%) = 211.88	---
d) Total In-situ/TDR loading proposed (11(a)+(c))	---
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	---
12A INCENTIVE FSI 0.30	---
12B GREEN FSI (5% ON BASIC F.S.I.) 1165.34X0.05	---
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	---
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	1165.34
(b) Ancillary Area FSI upto 60% with payment of charges.	699.20 696.56
(c) Total entitlement (a+b)	1861.90
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8]	---
15 Total Built-up Area in proposal. (excluding area at Sr.No.17 b) (a) Existing Built-up Area.	---
(b) Proposed Built-up Area (as per 'P-line')	1861.90
(c) Total (a+b)	1861.90
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	---
17 Area for Inclusive Housing, if any (a) Required (20% of Sr.No.5) (b) Proposed	---

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

AR. MANGESH GOTAL

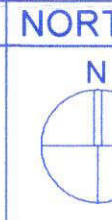
CA/2005/36501

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW



OWNER'S DECLARATION & OWNER'S NAME, SIGNATURE :-

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

M/S ASSOCIATED RECONS LLP THROUGH ITS PARTNER
MR. KEDAR PRABHAKAR SABNE (POAH) FOR TEJASWI CHS

PROPOSED RESIDENTIAL BUILDING ON

'TEJASWI' CHS, S.NO. 89/1+90/1+91/1, CTS.NO -1231(P), PLOT NO -29+30
TULSHIBAUWALE COLONY, SAHAKAR NAGAR NO 2, AT:- PARVATI, PUNE

ARCHITECT :-

AR. MANGESH GOTAL

705, A wing, vanez parivar society,
Behind vanez company, pauld road,
Kothrud, Pune 411038.

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
01/07/2024	PRIYANKA R.	---	---	1:100