

FSI STATEMENT (A,B,C,D,E,F & G -WING)						
WINGS	FLOOR	RESI. AREA	TENTS.	LIFT & LIFT M/C.RM	REFUGE AREA	BLDG. HEIGHT
A	BASE PARK.+GR.PARK.+STILT PARK.+PODIUM/1ST FL.	729.82	09	12.59	---	9.55M
B	BASE PARK.+GR.PARK.+STILT PARK.+PODIUM/1ST FL.	729.02	09	12.59	---	9.55M
C	BASE PARK.+GR.PARK.+STILT PARK.+PODIUM/1ST TO 13TH FL.	8589.84	111	12.59	120.82	44.95M
D	BASE PARK.+GR.PARK.+STILT PARK.+PODIUM/1ST FL.	729.82	09	12.59	---	9.55M
E	BASE PARK.+GR.PARK.+STILT PARK.+PODIUM/1ST TO 13TH FL.	8772.29	115	12.59	120.82	44.95M
F	BASE PARK.+GR.PARK.+STILT PARK.+PODIUM/1ST TO 13TH FL.	8589.84	111	12.59	120.82	44.95M
G	BASE PARK.+GR.PARK.+STILT PARK.	---	---	---	---	6.60M
COMMERCIAL AREA	GROUND FL.	1099.96	---	---	---	---
TOTAL (RES+COMM)		29240.59	364.00	75.54	362.46	0.00
MHADA AREA						
C	3RD,4TH,5TH,6TH FL.	771.40	16	--	--	--
E	4TH,5TH,6TH FL.	578.55	12	--	--	--
F	3RD,4TH,5TH,6TH FL.	771.40	16	--	--	--
TOTAL MHADA		2121.35	44.00	--	--	--
TOTAL FSI (REGU+MHADA)		31361.94	408.00	--	--	--

PARKING AREA STATEMENT			
PARKING REQUIRED BY RULE	CAR	SCOOTER	
FOR COMMERCIAL FOR 100 SQ.M. (CARPET AREA)	02	06	
FOR RESI.-40.00 TO 80.00 SQ.M. 02 TENTS.	01	02	
REQUIRED PARKING	CAR	SCOOTER	
FOR COMMERCIAL 1099.96X0.85(CARPET)=934.96	18	56	
ABOVE 40.00 TO 80.0 SQ.M. FOR 427 TENA.	214	427	
VISITORS 5% PARK. (RESIDENTIAL)	12	25	
TOTAL PARK. FOR (COMM+RESI.)	244	508	
ADDITIONAL PARKING 50%	122	254	
	366	762	

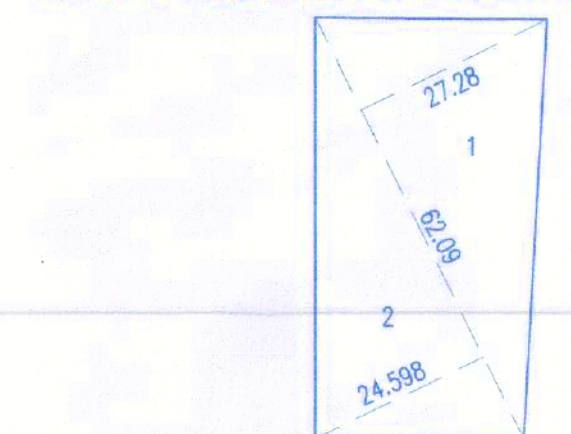
WATER STORAGE TANK CAP.			
WINGS	O/H.WATER TANK	FIRE O/H.WATER TANK	U/G.WATER TANK
A	10000.00	---	15000.00
B	15000.00	---	22500.00
C	100000.00	25000.00	150000.00
D	10000.00	---	15000.00
E	100000.00	25000.00	150000.00
F	100000.00	25000.00	150000.00
G	10000.00	---	15000.00
COMM. AREA	14000.00	---	21000.00
TOTAL	359000.00	75000.00	538500.00

REQUIRED PARK. AREA FOR COMM. + RESI.		
AREA REQUIRED	AREA PROPOSED	
CAR 366 NOS. X 12.50 SQ.M.	4575.00 SQ.M.	
SCOOTER 762 NOS. X 2.00 SQ.M.	1524.00 SQ.M.	
TOTAL	6099.00 SQ.M.	

PROPOSED PARKING		
	CAR	TOTAL
BASEMENT FL	189	189
GROUND FL	162	162
STILT FL	142	142
TOTAL	493.00	493.00

EXTRA CAR = 493-366 = 127
COMPOSITE PARKING = 1 CAR = 6 SCOOTER
= 127 X 6 = 762 NOS.
TOTAL = SCOOTER = 762 NOS.

OPEN SPACE AREA CALCULATION



- 0.50 X 62.09 X 27.28 X 1 = 846.90 SQ.M.
 - 0.50 X 61.90 X 24.598 X 1 = 763.64 SQ.M.
- TOTAL = 1610.54 SQ.M.

ADDITIONAL OPEN SPACE AREA CALCULATION

- 0.50 X 6.33 X 2.97 X 1 = 9.40 SQ.M.
 - 0.50 X 27.58 X 4.54 X 1 = 62.60 SQ.M.
 - 0.50 X 27.58 X 4.85 X 1 = 66.88 SQ.M.
- TOTAL = 138.88 SQ.M.

AREA CALCULATIONS FOR MHADA

MHADA AREA STATEMENT		SQ.M.
3 : NET AREA (1-2)		19,992.40
4 : PERMISSIBLE F.S.I. (19,992.40 X 1.10%)		21,991.64
5 : PERMISSIBLE MHADA (21,991.64 X 20%)		4,398.33
6 : PROPOSED F.S.I.		2,121.35

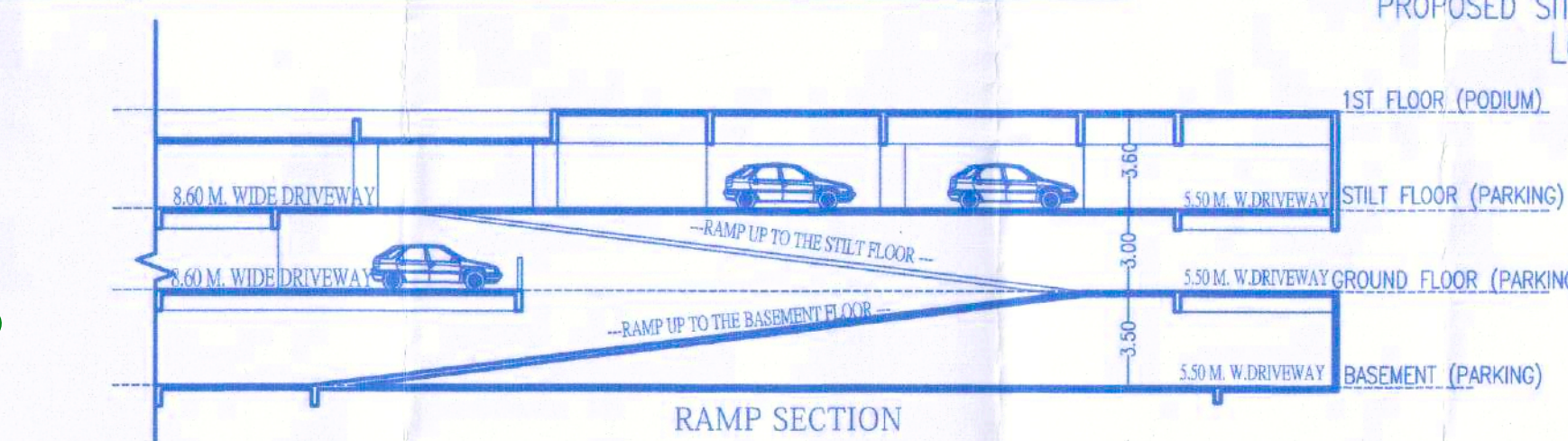
MHADA F.S.I STATEMENT		
FLOOR	B.U.P AREA	TENA.
THIRD FL	192.85	4
FOURTH FL	192.85	4
FIFTH FL	192.85	4
SIXTH FL	192.85	4
TOTAL	771.40	16

'E' WING		
FLOOR	B.U.P AREA	TENA.
FOURTH FL	192.85	4
FIFTH FL	192.85	4
SIXTH FL	192.85	4
TOTAL	578.55	12

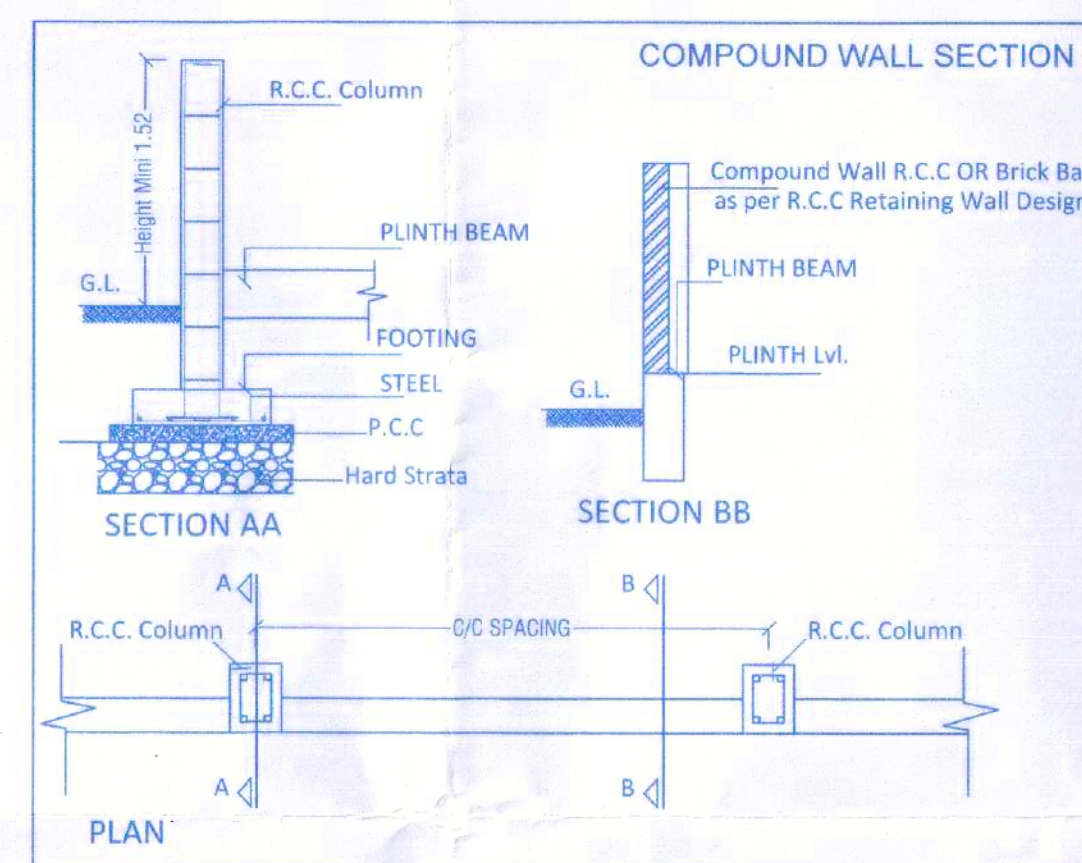
MHADA F.S.I STATEMENT (PLOT NO.1)		
WING'S	RESI.AREA	TENA.
'C' WING	771.40	16
'E' WING	578.55	12
'F' WING	771.40	16
TOTAL	2121.35	44



PROPOSED SITE LOCATION PLAN

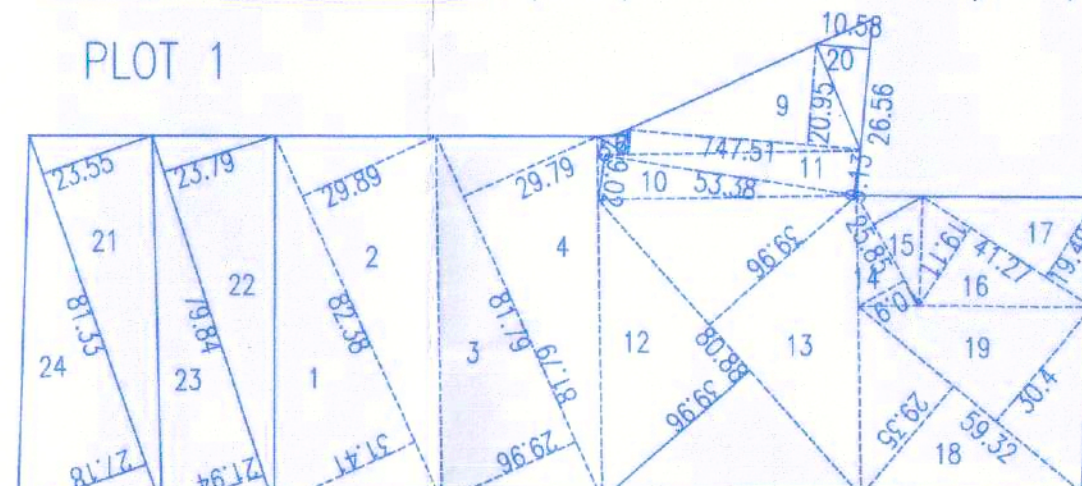


RAMP SECTION



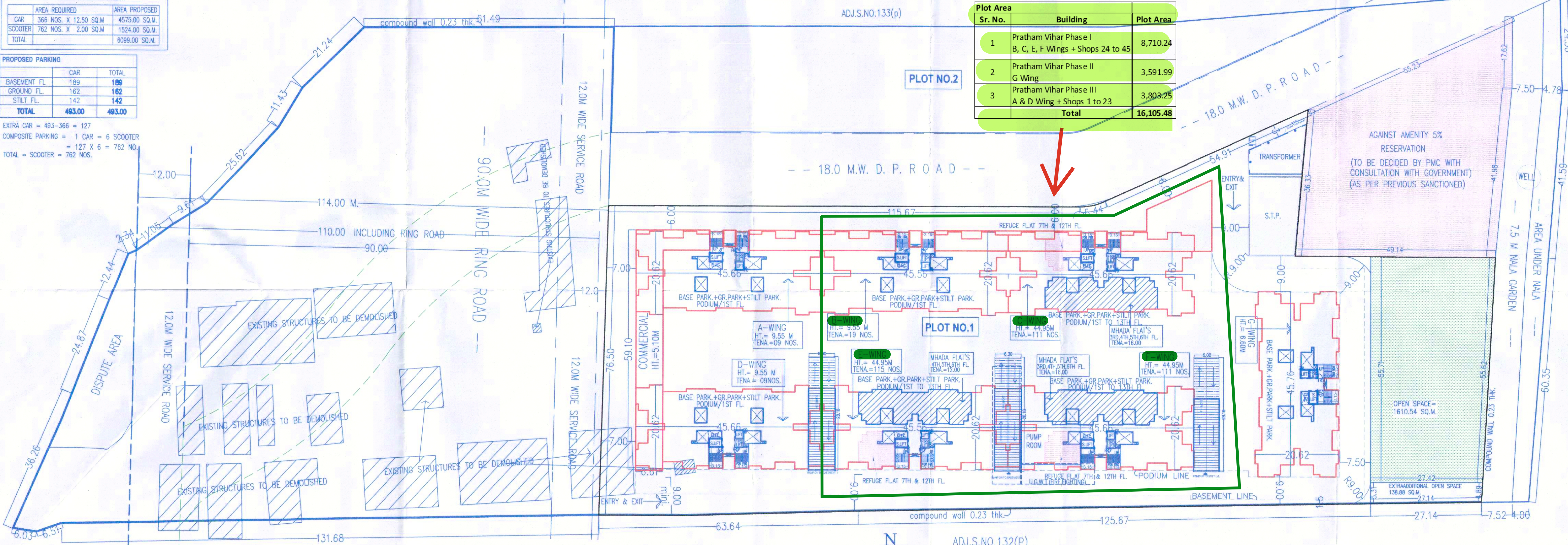
COMPOUND WALL SECTION

PLOT AREA CALC. (as per sanction layout)



- 0.50 X 82.38 X 31.41 = 1293.78 SQ.M.
 - 0.50 X 82.38 X 29.89 = 1231.17 SQ.M.
 - 0.50 X 81.79 X 29.79 = 1225.21 SQ.M.
 - 0.50 X 81.79 X 29.79 = 1218.26 SQ.M.
 - 0.50 X 7.33 X 3.21 = 11.76 SQ.M.
 - 0.50 X 47.51 X 4.99 = 119.66 SQ.M.
 - 0.50 X 47.52 X 20.95 = 497.77 SQ.M.
 - 0.50 X 53.38 X 9.02 = 240.74 SQ.M.
 - 0.50 X 53.38 X 9.13 = 243.68 SQ.M.
 - 0.50 X 80.88 X 39.96 = 1615.98 SQ.M.
 - 0.50 X 25.85 X 10.90 = 140.88 SQ.M.
 - 0.50 X 25.84 X 11.67 = 150.78 SQ.M.
 - 0.50 X 41.27 X 19.11 = 394.40 SQ.M.
 - 0.50 X 41.27 X 19.49 = 402.23 SQ.M.
 - 0.50 X 59.32 X 29.35 = 870.52 SQ.M.
 - 0.50 X 59.32 X 30.4 = 901.66 SQ.M.
 - 0.50 X 26.56 X 11.03 = 146.47 SQ.M.
 - 0.50 X 81.33 X 23.55 = 957.66 SQ.M.
 - 0.50 X 79.84 X 23.79 = 949.70 SQ.M.
 - 0.50 X 81.33 X 27.18 = 1105.45 SQ.M.
- TOTAL = 16,221.49 SQ.M.

Sr. No.	Building	Plot Area
1	Pratham Vihar Phase I B, C, E, F Wings + Shops 24 to 45	8,710.24
2	Pratham Vihar Phase II G Wing	3,591.99
3	Pratham Vihar Phase III A & D Wing + Shops 1 to 23	3,803.25
	Total	16,105.48



LAYOUT (FOR PLOT-1)



ADJ.S.NO.132(P)

BUILDING LAYOUT (PLOT-1) 01/16

Received Date: 28/08/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/1456/24
Building Inspector Deputy Engineer
(Jt.Engg.Sect.Engg.)
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.
PUNE MUNICIPAL CORPORATION
APPROVED
PUNE

AREA STATEMENT AS PER SANCTION LAYOUT		SQ.M.
1 : Area of plot (Minimum area of a,b,c to be considered)		43,700.00
a) as per ownership document (7/12,CTS extract)		41,204.09
b) as per Demarcation plot		41,204.09
c) minimum plot considered		41,204.09
2 : DEDUCTIONS FOR		
a) AREA UNDER 90.00 M. W. RING ROAD		10,025.07
b) AREA UNDER 18.00 M. W. D. P. ROAD		3,942.39
c) AREA UNDER 12.00 M. W. SERVICE ROAD		2,848.57
d) AREA UNDER 7.50 M. W. NALA GARDEN		913.32
e) AREA UNDER NALA		590.51
f) AREA UNDER CREMATORIUM RESERVATION		2,364.00
g) AREA UNDER DISPUTE		527.83
h) TOTAL		21,211.69
3 : NET AREA (1-2)		19,992.40
3a : Area of Plot-1 (As per sanction layout)	PLOT 1	16,105.48
4 : Amenity Space		---
a) Required - (5% of 3 if plot is more than 20,000.00 sqm)		---
5 : Net Plot Area (3-4(C))		16,105.48
6 : Recreational Open Space		---
a) Required - (10%)		1,610.54
b) Proposed -		1,610.54
7 : Internal Road Area		---
8 : Plottable Area		16,105.48
9 : Built up area with reference to basic F.S.I as per front road width (1:10)		17,716.02
10 : Addition of FSI on payment of premium		---
a) Maximum permissible premium FSI - based on road width/TOD Zone. (16,105.48X0.50 = 8,052.74)		---
11 : Addition of FSI		---
a) In-situ area against 90.00 m w D.P.Road (10,025.07X2) 20,050.14		---
b) In-situ area against 18.00 m w D.P.Road (3,942.39X2) 7,884.78		---
c) In-situ area against 12.00 m w Service road (2,848.57X2) 5,697.14		---
d) In-situ area against Amenity Space if handed over (2,364.00X2) 4,728.00		---
e) Permissible TDR area(140)(41,204.09-3,886.92 PLOT -2)37,317.17		---
f) In-situ area against Nala Garden		---
g) Green FSI (Silver Rating) (0.03% of Basic FSI)		531.48
h) Total (a+b+c+d+e+f)	Total	531.48
12 : Additional F.S.I. area under chapter no. 7		---
13 : Total entitlement of FSI in the proposal		18,247.50
a) [9+10(a)+11(g)] or 12 whichever is applicable.		---
b) Ancillary Area FSI upto 80% with Payment of charges.(PLOT-1) (1099.96/1.80=611.08X0.80=488.86)		488.86
c) Ancillary Area FSI upto 60% with Payment of charges. (16247.50-611.08=15636.42X0.60=9381.85)		10,581.85
d) Total Entitlement (a+b+c)		29,318.21
14 : Total permissible built up area (13d)		29,318.21
15 : Total built-up area in proposal		---
a) Existing Built-up Area.		1099.96
b) Proposed Commercial Built-up Area		28,140.63
c) Proposed Residential Built-up Area		---
d) excess double height terraces area counted in f.a.i		---
(Total of a+b+c+d)		29,240.59
14 : F.S.I consumed (13/5)		1.76
15 : Area of inclusive housing if any		---
a) Required (20% of sr.no.9-PLOT-1+2) [(16,105.48+3,886.92X1.10) X 0.20]		4,398.33
b) Proposed -		2,121.35

Certificate of Area
CERTIFIED THAT THE PLOT UNDER REF. NO. 132(P) & THE DIM. OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED BY THE AREA SURVEYOR & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/T.P. SCHEME RECORDS/RECORDS/DEPARTMENT/CITY SURVEY RECORDS.

Ar. PRAKASH KULKARNI
CA/98/22909

Owner's declaration
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/s. LJR Constructions LLP.,
THROUGH ITS AUTHORIZED SIGNATORY,
MR.AMITA PURUSHOTAM LOHA.

PROJECT
REVISED RESIDENTIAL BUILDING LAYOUT
ON S. NO. 133/3 (PART)+S. NO. 132/3 (PART)+S. NO. 132/2 (PART),
PLOT-1, AT-DHAYRI, TAL.- HAVELI, PUNE.

PRAKASH KULKARNI ankur associates ARCHITECTS		
TEJOVALAYA OFF. NO.-101, 1ST FL., CTS. NO-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE-411 005, PHONE- 020 66042800/01/102 Email: prakash@ankurassociates.in		
DATE	SCALE	REV. BY
06.08.2024	1:500	SONALI

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