

30/03/2016  
APPROVED SUBJECT TO CONDITIONS  
APPROVED UNDER COMBINED WITH  
CERTIFICATE NO. 20 4433/15  
Building Inspector Supply Engineer P.M.C.



| FLOORS             | COMM. F.S.I | RES. F.S.I | PROP. BALCONY | STAIRCASE | FIRE STAIRCASE | PASSAGE | TOILET | TERRACE | LIFT + LMR   | TENE. |
|--------------------|-------------|------------|---------------|-----------|----------------|---------|--------|---------|--------------|-------|
| GROUND FLOOR       | 1099.74     | -          | -             | 21.00     | 17.10          | 54.84   | 41.57  | -       | -            | -     |
| MEZZ FLOOR         | 537.11      | -          | -             | 0.00      | 0.00           | 31.82   | 9.87   | -       | -            | -     |
| FIRST FLOOR        | -           | 555.49     | 132.43        | 37.98     | 17.10          | 134.09  | -      | 69.84   | 9.00 + 19.14 | 12    |
| SECOND FLOOR       | -           | 555.49     | 132.43        | 37.98     | 17.10          | 134.09  | -      | 36.20   | -            | 12    |
| THIRD FLOOR        | -           | 555.49     | 132.43        | 37.98     | 17.10          | 134.09  | -      | 69.84   | -            | 12    |
| FOURTH FLOOR       | -           | 555.49     | 132.43        | 37.98     | 17.10          | 134.09  | -      | 36.20   | -            | 12    |
| FIFTH FLOOR        | -           | 555.49     | 132.43        | 37.98     | 17.10          | 134.09  | -      | 69.84   | -            | 12    |
| TOTAL              | 1636.85     | 2777.45    | 662.15        | 220.95    | 102.80         | 757.11  | 50.64  | 285.92  | 28.14        | 60    |
| COMM. + RES. TOTAL | 4414.30     | -          | -             | -         | -              | -       | -      | -       | -            | -     |

PLOT AREA CALCULATIONS AFTER SUBDIVISION  
AREA CALCULATIONS FOR PLOT 'E2'  
1. 0.5 X 52.90 X 160.10 = 4234.65 SQM  
2. 0.5 X 16.74 X 165.31 = 1363.64 SQM  
3. 0.5 X 67.55 X 165.31 = 624.04 SQM  
TOTAL = 6242.33 SQM  
MINIMUM CONSIDERED = 2619.08 SQM

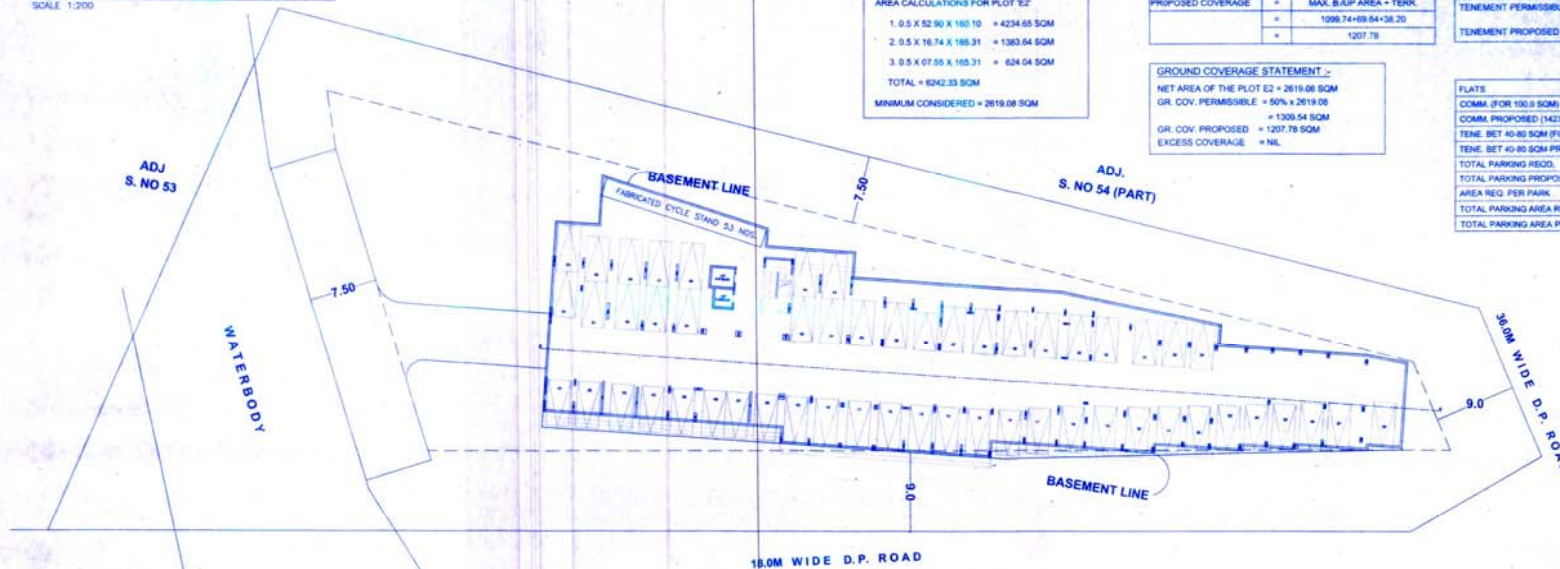
| COVERAGE STATEMENT |                           |
|--------------------|---------------------------|
| PROPOSED COVERAGE  | = MAX. B.U.P AREA + TERR. |
|                    | = 1099.74 + 69.84 + 36.20 |
|                    | = 1207.78                 |

GROUND COVERAGE STATEMENT :-  
NET AREA OF THE PLOT E2 = 2619.08 SQM  
GR. COV. PERMISSIBLE = 50% + 2619.08  
= 1309.54 SQM  
GR. COV. PROPOSED = 1207.78 SQM  
EXCESS COVERAGE = NIL

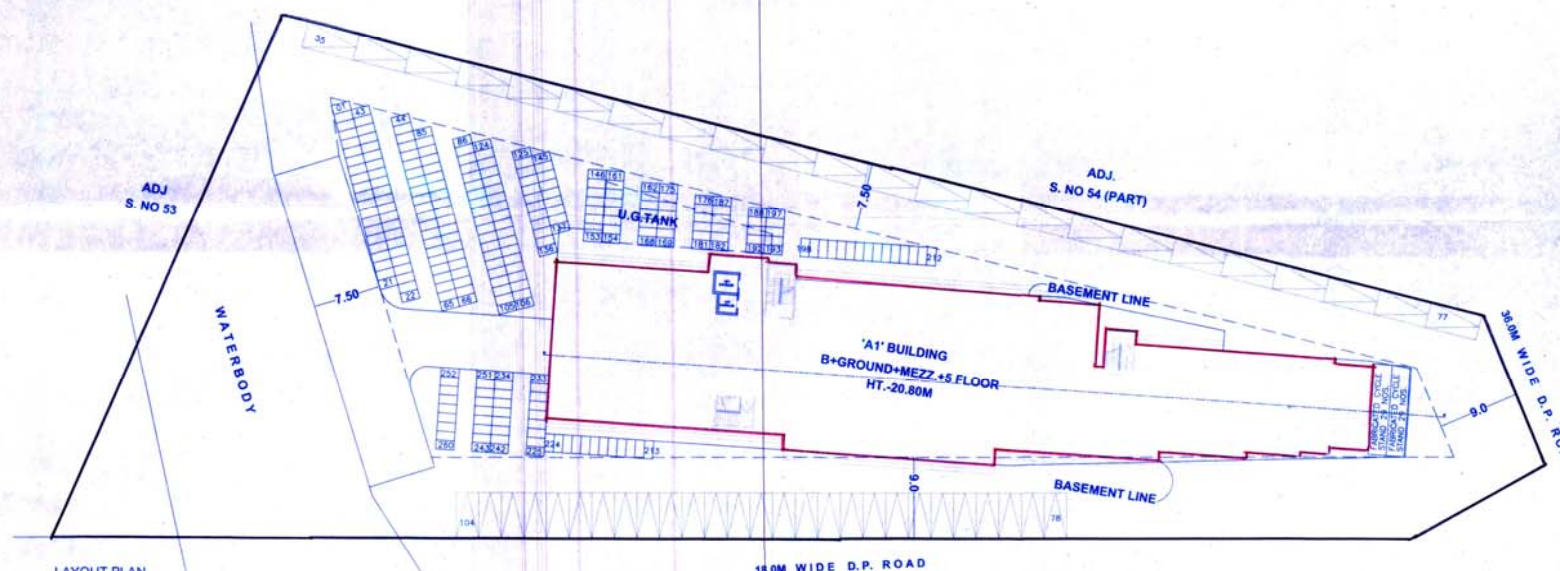
TENEMENT STATEMENT :-  
NET AREA OF THE PLOT E2 = 2619.08 SQM  
TENEMENT PERMISSIBLE = 250/TNA  
= 65.47 SAYS 65  
TENEMENT PROPOSED = 60 NOS

| FLATS                              | CAR    | SCOOTER | CYCLE  |
|------------------------------------|--------|---------|--------|
| COMM. (FOR 100.0 SQM)              | 3      | 9       | 3      |
| COMM. PROPOSED (1423.35 SQM)       | 42     | 128     | 42     |
| TENE. BET 40-80 SQM (FOR 2 TENE.)  | 2      | 4       | 2      |
| TENE. BET 40-80 SQM PROP. (80 NO.) | 60     | 120     | 60     |
| TOTAL PARKING REQD.                | 102    | 248     | 102    |
| TOTAL PARKING PROVIDED             | 104    | 260     | 111    |
| AREA REQ. PER PARK.                | 12.5   | 2.0     | 1.40   |
| TOTAL PARKING AREA REQ.            | 1300.0 | 520.00  | 155.40 |
| TOTAL PARKING AREA PROV.           | 1300.0 | 520.00  | 155.40 |

PLOT AREA CALCULATION BY TRIANGULATION  
SCALE: 1/200



BASEMENT PARKING PLAN  
SCALE: 1/300



LAYOUT PLAN  
SCALE: 1/300

| AREA STATEMENT                                          | SQM     |
|---------------------------------------------------------|---------|
| 1 AREA OF THE PLOT (AS PER SANCTIONED LAYOUT)           | 2619.08 |
| 2 DEDUCTION FOR (a+b)                                   | -       |
| c) ROAD ACQUISITION AREA                                | -       |
| d) ANY RESERVATIONS                                     | -       |
| 3 NET AREA OF THE PLOT (1-2)                            | 2619.08 |
| 4 ADDITION FOR                                          | -       |
| a) TRANSFORMER                                          | 25.00   |
| b) PERMISSIBLE FSI AS PER GOVT. GAZETTE, DT. 28/01/2016 | 2619.08 |
| 1) ZONE SLUM AREA                                       | 523.82  |
| 2) AMENITY T.D.R. 80%                                   | 2095.26 |
| 5 TOTAL AREA OF THE PLOT                                | 5263.16 |
| 6 NET PLOT AREA (5+6)                                   | 5263.16 |
| 7 TDR ALLREADY USED                                     | -       |
| a) AREA UNDER ROAD (9454.21 SQM.)                       | -       |
| b) CONVERSION CHARGES FOR ROAD W.D. AREA                | 1046.45 |
| c) AMENITY T.D.R. 40%                                   | 1001.82 |
| d) PROPOSED AMENITY T.D.R. WITH CONVERSION CHARGES      | 2777.45 |
| 8 PROPOSED RESIDENTIAL FLOOR SPACE                      | 1636.85 |
| 9 PROPOSED COMMERCIAL FLOOR SPACE                       | 4414.30 |
| 10 TOTAL RESIDENTIAL F.S.I. & COMMERCIAL F.S.I.         | -       |
| 11 EXCESS BALCONY TAKEN IN FSI                          | 4414.30 |
| 12 TOTAL FLOOR SPACE PROPOSED                           | 1309.54 |
| 13 COVERAGE PERMISSIBLE                                 | 1207.78 |
| 14 PROPOSED COVERAGE                                    | -       |

## TENEMENT STATEMENT

|                       |    |
|-----------------------|----|
| TENEMENTS PERMISSIBLE | 65 |
| TENEMENTS PROPOSED    | 60 |

## PARKING STATEMENT

|                          | CAR | SCOOTER | CYCLE |
|--------------------------|-----|---------|-------|
| 1 PARKING REQD. BY RULES | 102 | 248     | 102   |
| 2 TOTAL PARKING PROVIDED | 104 | 260     | 111   |

## LEGEND

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

## SCHEDULE OF OPENINGS

| DOORS         | WINDOWS       |
|---------------|---------------|
| D- 1.00x2.10  | W1- 1.80x1.20 |
| D1- 0.90x2.10 | W1- 1.80x0.90 |
| D2- 0.75x2.10 | W2- 1.50x0.90 |
| FD- 1.50x2.10 | W3- 0.90x1.20 |
|               | V- 0.60x0.90  |

## OWNER'S NAME, ADDRESS, SIGNATURE :-

MUND DIGAMBAR KOLTE (P.A.H.)  
HOUSING PROJECT :-  
REVISED RESIDENTIAL/COMM. BUILDINGS  
ON S.NO. 58/1, 58/2 (PART), PLOT-E2  
AT KHARADI, PUNE.

DATE

SWAPNEEL J. DESHPANDE  
ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS  
FLAT NO. - 7, GODHADEK APARTMENT, 95/96,  
PRABHAT ROAD, ERANDWANE, PUNE 411004.  
PH. NO. 25532182, 25531141,  
FAX. NO.-020-25532325

DATE 06/04/2016  
SCALE 1/300  
DESIGNER: SWAPNEEL J. DESHPANDE  
CHECKED BY: [Signature]  
DATE: 06/04/2016