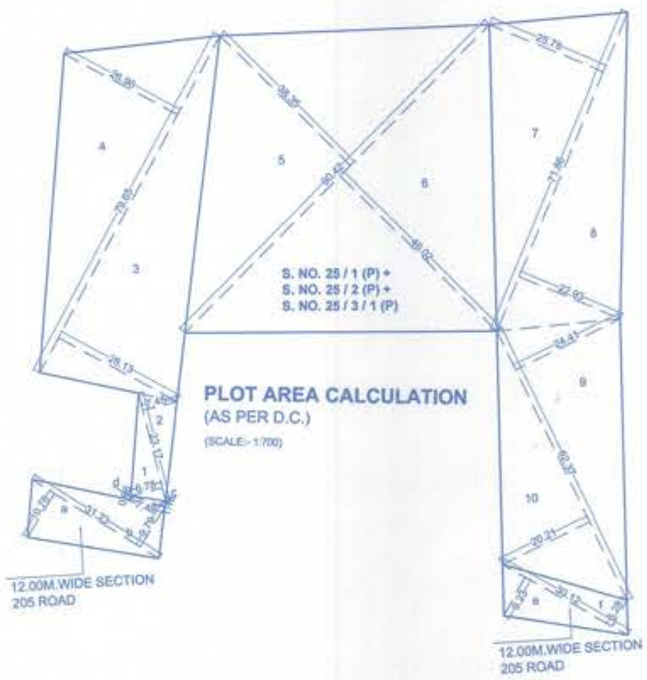


PLOT AREA CALCULATION
(AS PER D.C.)
(SCALE:- 1:700)

PLOT AREA CALCULATION								
25 / 1 (P) + 25 / 2 (P) + 25 / 3 / 1 (P)							SQM.	SQM.
1	0.50	x	23.17	x	6.78	=	78.55	9314.81
2	0.50	x	23.17	x	7.45	=	86.31	
3	0.50	x	79.65	x	28.13	=	1120.28	
4	0.50	x	79.65	x	26.96	=	1073.68	
5	0.50	x	90.42	x	38.35	=	1733.80	
6	0.50	x	90.42	x	46.02	=	2080.56	
7	0.50	x	71.86	x	25.78	=	926.28	
8	0.50	x	71.86	x	22.93	=	823.87	
9	0.50	x	62.37	x	24.41	=	761.23	
10	0.50	x	62.37	x	20.21	=	630.25	
12.00M.WIDE SECTION 205 ROAD								
a	0.50	x	31.23	x	10.78	=	168.33	562.34
b	0.50	x	31.23	x	9.79	=	152.87	
c	0.50	x	7.48	x	1.16	=	4.34	
d	0.50	x	7.48	x	0.86	=	3.22	
e	0.50	x	30.12	x	9.23	=	139.00	
f	0.50	x	30.12	x	6.28	=	94.58	
TOTAL AREA							9877.14	9877.14

PROPOSED SITE

GOOGLE MAP

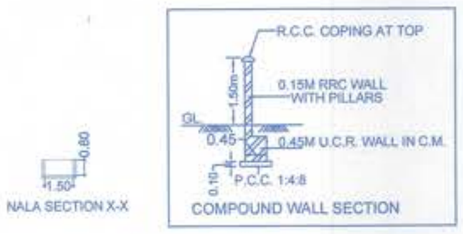
PROPOSED SITE

DP MAP

PROJECT	1/7
PROPOSED BUILDING LAYOUT AT S.NO. 25 / 1 (P), 25 / 2 (P), 25 / 3 / 1 (P) AT- MOHAMMADWADI, TAL - HAVELI, DIST.- PUNE.	
STAMPS OF APPROVAL	
BUILDING - 'A'	

दुरुस्त निवासी दि. 14/02/2025
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/3539/24
Building Inspector Assistant Engineer P.M.C

POONA MUNICIPAL CORPORATION * BUILDING CONTROL DEPARTMENT * APPROVED



PARKING STATEMENT

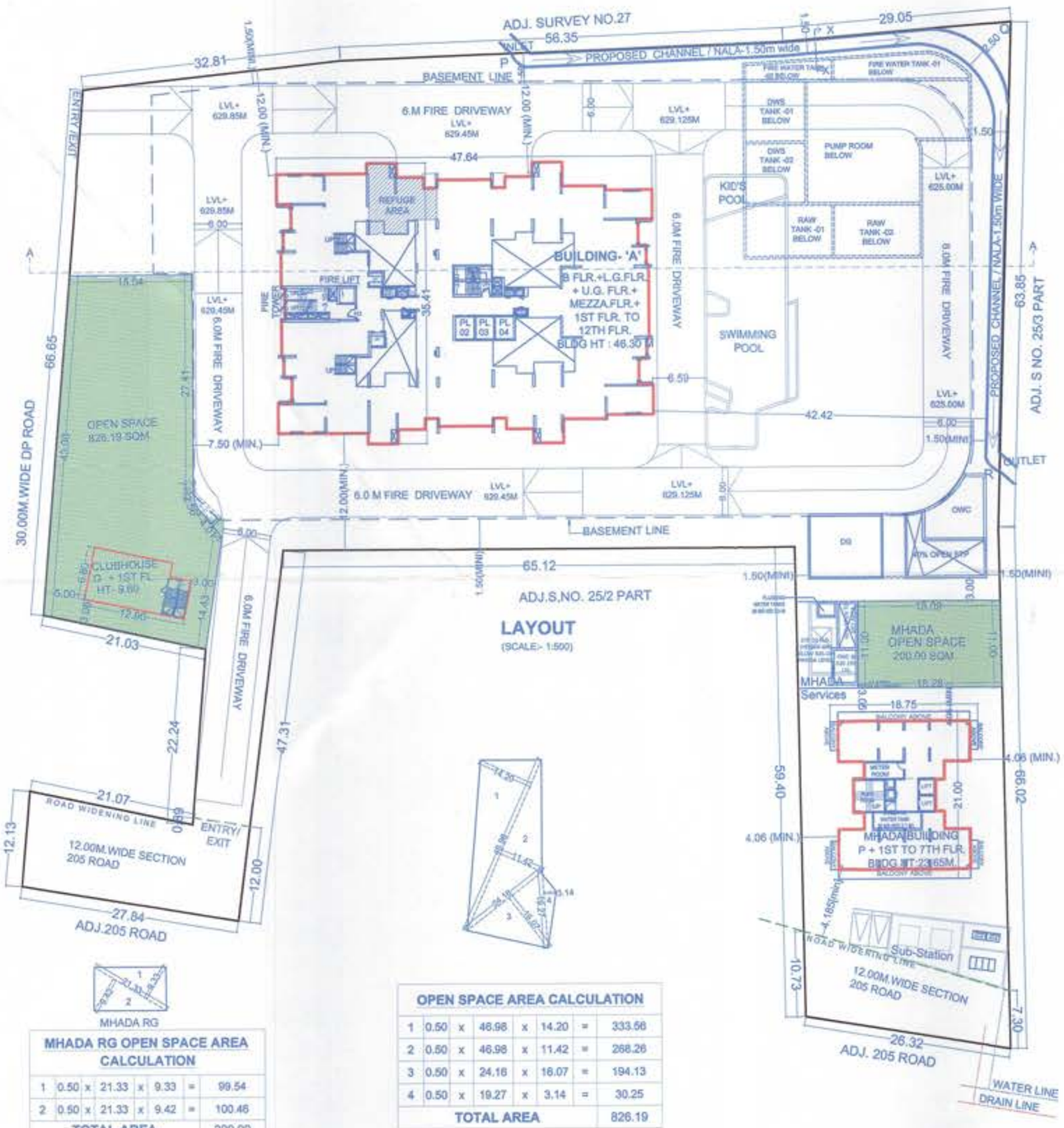
SR.NO.	TYPE	TOTAL T/S	CAR	SCOOTER
RESI. BUILDING A	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 150 SQ.M.[2:1]	26	116	58
	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.[1:1]	48	112	112
LIG MAHADA	FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.[1:2]	27	14	27
	REQUIRED PARKING	101	242	197
5% VISITORS PARKING			12	10
REQUIRED PARKING			254	207
PROVIDED PARKING			381	219

F.S.I STATEMENT (IN SQ.M) BUILDING -A

FLOOR	RESI. F.S.I	LIFT DEDUCTION	LIFT MACHINE ROOM	REQUIRE REFUGE AREA	PROPOSED REFUGE AREA	TENEMENT
UPPER GROUND FLOOR	1155.67	L1- 1.91X1.90 = 3.63 L2- 2.33 X 2.78 X 3 = 19.43 L3- 1.67 X 1.68 = 2.81 L4- 1.65 X 1.68 = 2.77	65.38			2
MEZZANINE FLOOR	584.68					0
1ST	1197.58					6
2ND	1197.58					6
3RD	1197.58					6
4TH	1197.58					6
5TH	1197.58					6
6TH	1197.58					6
7TH	1142.27			56.16	56.95	6
8TH	1197.58					6
9th	1197.58					6
10th	1197.58					6
11th	1142.27			56.16	56.95	6
12th	1197.58					6
TOTAL AREA	16000.69	28.64	65.38	112.32	113.90	74

F.S.I STATEMENT (MHADA BUILDING) (IN SQ.M)

FLOOR	RESI. F.S.I	LIFT DEDUCTION	LIFT MACHINE ROOM	TENEMENT
GROUND	PARKING	1.85 X 1.85 X 2 = = 6.85 sqm	3.50 X 4.30 = 15.05	—
1ST	301.53			04
2ND	301.53			04
3RD	301.53			04
4TH	301.53			04
5TH	301.53			04
6TH	301.53			04
7TH	236.82			03
NET FSI	2046.00	6.85	15.05	27



MHADA RG

MHADA RG OPEN SPACE AREA CALCULATION

1	0.50	x	21.33	x	9.33	=	99.54
2	0.50	x	21.33	x	9.42	=	100.46
TOTAL AREA							200.00

OPEN SPACE AREA CALCULATION

1	0.50	x	46.98	x	14.20	=	333.56
2	0.50	x	46.98	x	11.42	=	268.26
3	0.50	x	24.16	x	16.07	=	194.13
4	0.50	x	19.27	x	3.14	=	30.25
TOTAL AREA							826.19

BLDG-A - WATER REQUIREMENT CALCULATIONS

OVER HEAD WATER TANK CALCULATIONS			
1	TOTAL TENAMENTS	74	NOS.
2	NO.OF PERSON PER TENEMENTNT	5	NOS.
3	WATER REQUIRE PER PERSON	135	LIT.
4	WATER REQUIRED	49950	LIT.
5	WATER REQUIRD FOR FIRE	20000.00	LIT.
6	TOTAL WATER REQUIRD FOR OVER HEAD WATER TANK	69950.00	LIT.
	TOTAL WATER REQUIRD FOR OVER HEAD WATER TANK SAY	69950.00	LIT.
UNDERGROUND WATER TANK CALCULATIONS			
7	WATER REQUIRED FOR UNDER GROUND WATER TANK IS 1.5 TIMES OF OVER HEAD	74925.00	LIT.
8	WATER REQUIRD FOR FIRE	200000.00	LIT.
9	TOTAL WATER REQUIRD FOR UNDER GROUND WATER TANK	274925.00	LIT.

MHADA BUILDING WATER REQUIREMENT CALCULATIONS

OVER HEAD WATER TANK CALCULATIONS			
1	TOTAL TENAMENTS	27	NOS.
2	NO.OF PERSON PER TENEMENTNT	5	NOS.
3	WATER REQUIRE PER PERSON	135	LIT.
4	WATER REQUIRED	16225	LIT.
5	WATER REQUIRD FOR FIRE	10000.00	LIT.
6	TOTAL WATER REQUIRD FOR OVER HEAD WATER TANK	26225.00	LIT.
	TOTAL WATER REQUIRD FOR OVER HEAD WATER TANK SAY	30000.00	LIT.
UNDERGROUND WATER TANK CALCULATIONS			
7	WATER REQUIRED FOR UNDER GROUND WATER TANK IS 1.5 TIMES OF OVER HEAD	27337.50	LIT.
8	WATER REQUIRD FOR FIRE	10000.00	LIT.
9	TOTAL WATER REQUIRD FOR UNDER GROUND WATER TANK	37337.50	LIT.

PARKING PROVIDED

	FLOOR	CAR	SCOOTER
BLDG.A	LOWER GROUND	186	—
	BASEMENT	213	—
MHADA BLGD.	GROUND FLOOR	12	27
	TOTAL	413	27
	CAR - 32 X 6 = 192	0	192
	CAR - 413 - 32 = 381	0	0
	NET TOTAL	381	219

AREA STATEMENT

		SQM.
1	AREA OF PLOT (Minimum Area of a,b,c to be considered)	9861.00
	a) AS PER OWNERSHIP DOCUMENT (7/12 , CTS extract) (AS PER SUBDIVISION)	9861.00
	b) AS PER MEASUREMENT SHEET	9877.14
	c) AS PER SITE	-
2	DEDUCTIONS FOR	
	a) AREA UNDER 12.00M W SECTION 205 ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	562.34
	b) PROPOSED 20.00m.D.P./ D.P.ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	0
	c) ANY D.P.RESERVATION	0.00
	TOTAL (a + b + c)	562.34
3	BALANCE ARE OF PLOT (1 - 2)	9298.66
4	AMENITY SPACE	
	a) AMENITY SPACE REQUIRED	0.00
	b) ADJUSTMENT OF 2(b), IF ANY	0.00
5	NET PLOT AREA [3 - 4 (b)]	9298.66
6	RECREATIONAL OPEN SPACE	
	a) OPEN SPACE REQUIRED [(3) X 0.10]	929.87
	b) OPEN SPACE PROVIDED	1026.19
7	INTERNAL ROAD AREA	0
8	PLOTABLE AREA (IF APPLICABLE)	0
9	BUILT UP AREA WITH REFERANCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. (5) .x BASIC FSI 1.10)	10228.53
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI – BASED ON ROAD WIDTH / TOD ZONE. [(1) X 0.50]	4930.50
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11	IN-SITU FSI / TDR LOADING	
	a) IN-SITU AREA AGAINST 12.00 m. SECTION 205 ROAD [2.0 X2(a)]	0.00
	b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 .x Sr.no. 4(b) and / or (c)]	0.00
	c) TDR AREA [(1) X 0.65] - 11a - 11b	0.00
	d) TOTAL IN-SITU / TDR LOADING PROPOSED [11(a) + (b) + (c)]	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7 - IGBC - 3% OF (9)	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 +10(b)+11(d)] OR 12 WHICHEVER IS APPLICABLE	10228.53
	b) ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES.[13a] X 0.60 = 6137.12	5772.16
	c) TOTAL ENTITLEMENT (a+b)	16000.69
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) PERMISSIBLE AS PER ROAD WIDTH	35000.86
15	TOTAL BUILT-UP AREA IN PROPOSAL (Excluding Area at Sr.no.17 b)	
	a) EXISTING/ APPROVED BUILT-UP AREA	0.00
	b) PROPOSED BUILT-UP AREA (as per 'P-Line')	16000.69
	c) TOTAL (a+b)	16000.69
16	F.S.I. CONSUMED (15/5) (should not be more than serial No.14 above.)	
17	AREA FOR INCLUSIVE HOUSING,IF ANY	
	a) REQUIRED (20% of Sr.No.9)	2045.71
	b) PROPOSED	2046.00

CERTIFICATE OF AREA

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

(Name of Architect / Licensed Engineer / Supervisor.)

OWNER'S DECLARATION

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 at the work site.

CAVALCADE PROPERTIES PVT LTD
THROUGH MR.NARENDRA WADNERE (Owner's Name and signature)

MALWADKAR ARCHITECTS PVT. LTD.
RAHUL. R. MALWADKAR. - (CA/93/15629)
"SAMARTH BUILDING"
PLOT NO.10,LOKESH SOCIETY(B),
S.NO.672/673 OPP.CANARA BANK,
BIBWEWADI, PUNE. 411-037
PH.NO.:- 020 3500 2052 / 020 3500 2053
E MAIL ID - rahul@malwadkararchitects.com

Scale	Date	Drawn by	Checked by	REF.- Y:\Y-Drives-KOPHASE Sidewings\PbCRS- Layout + Basic & Ancillary fsi 15-01-25.dwg
1:500	15/01/2025	santosh	rpwalle	