

BUILDING WISE F.S.I. STATEMENT

BLDG. HEIGHT	NO. OF TENEMENTS	BLDG. NAME	PROPOSED B/U/P AREA	LIFT ROOM AREA	LIFT MACHINE ROOM AREA	GROUND COVERAGE
16.50M.	10	A-WING	2982.50	10.49	NIL	596.50
16.50M.	5	B-WING	1334.43	10.49	NIL	297.23
	15	TOTAL	4316.93	20.98	NIL	893.73

'A' WING - F.S.I. STATEMENT (UDCPR 2020)

BLDG. HEIGHT	NO. OF TENEMENTS	FLOOR NAME	PROPOSED B/U/P AREA	LIFT ROOM AREA	LIFT MACHINE ROOM AREA	GROUND COVERAGE
16.50 M	2	PARKING	---	---	---	---
		LO.PARKING FLOOR	---	---	---	---
		UP.PARKING FLOOR	---	---	---	---
		FIRST FLOOR	596.50	10.49	---	596.50
		SECOND FLOOR	596.50	---	---	---
		THIRD FLOOR	596.50	---	---	---
16.50 M	2	FOURTH FLOOR	596.50	---	---	---
		FIFTH FLOOR	596.50	---	---	---
		TERRACE FLOOR	---	---	---	---
	10	TOTAL	2982.50	10.49	---	596.50

'B' WING - F.S.I. STATEMENT (UDCPR 2020)

BLDG. HEIGHT	NO. OF TENEMENTS	FLOOR NAME	PROPOSED B/U/P AREA	LIFT ROOM AREA	LIFT MACHINE ROOM AREA	GROUND COVERAGE
16.50 M	1	PARKING	---	---	---	---
		LO.PARKING FLOOR	---	---	---	---
		UP.PARKING FLOOR	---	---	---	---
		FIRST FLOOR	297.23	8.85	---	297.23
		SECOND FLOOR	297.23	---	---	---
		THIRD FLOOR	297.23	---	---	---
16.50 M	1	FOURTH FLOOR	297.23	---	---	---
		FIFTH FLOOR	145.51	---	---	---
		TERRACE FLOOR	---	---	---	---
	5	TOTAL	1334.43	8.85	---	297.23

ANCILLARY AREA STATEMENT		
RESID/UP AREA	= 4316.93 SQ.M.	
	= 4316.93 SQ.M. x 100	
	= 2698.08x0.60=1618.85 SQ.M.	
TAKEN IN ANCILLARY	= 1618.85 SQ.M.	

'A' WING-PARKING STATEMENT (As updated udcp upto 30th January, 2023)

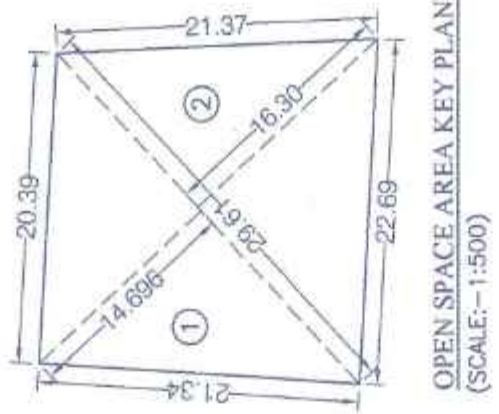
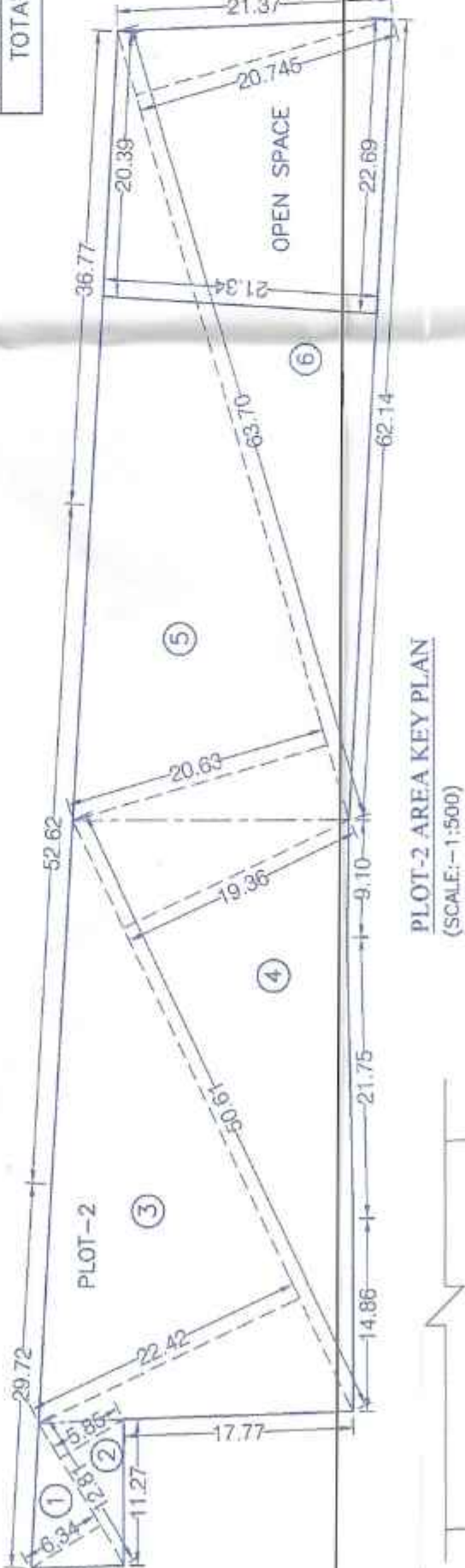
TYPE	CARPET AREA/ TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)				
RESIDENTIAL	FSI (M ²)	BY RULE REQD.	BY RULE REQD.				
	0 - 30	2	0	2	0		
	30 - 40	2	0	1	0	2	0
	40 - 80	2	0	1	0	2	0
	80 - 150	1	0	1	0	1	0
	> 150	1	10	2	20	1	10
VISITOR							
TOTAL	REQUIRED	—	10	—	21	—	11
TOTAL	PROPOSED	—	10	—	21	—	11
CLAUSE NO—8.1.1 (V) PAGE NO 139							
COMPOSITE PARKING- ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.							
6 SC = 1 CAR	11 X 1	11 = 2 CAR					
11 SC = ?	6	6					
TOTAL REQUIRED CAR PARKING = 21 + 2 = 23 NOS							
TOTAL PROPOSED CAR PARKING = 23 NOS							
CAR AREA = 23X12.50=287.50 SQ.M.							
TOTAL =287.50 SQ.M.							

'B' WING-PARKING STATEMENT (As updated udcp upto 30th January, 2023)

TYPE	CARPET AREA/ TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)				
RESIDENTIAL	FSI (M ²)	UNIT	PROP. BY RULE REQD. BY RULE REQD.				
	0 - 30	2	0	0	2	0	
	30 - 40	2	0	1	0	2	0
	40 - 80	2	1	1	1	2	2
	80 - 150	1	0	1	0	1	0
	> 150	1	4	2	8	1	4
VISITOR							
TOTAL	REQUIRED	—	5	5	10	—	7
TOTAL	PROPOSED	—	5	—	10	—	7
CLAUSE NO:-8.1.1 (V) PAGE NO 139							
COMPOSITE PARKING- ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.							
6 SC = 1 CAR	Z X 1	Z = 1 CAR					
7 SC = ??	6	6					
TOTAL REQUIRED CAR PARKING = 10 + 1 = 11 NOS							
TOTAL PROPOSED CAR PARKING = 11 NOS							
CAR AREA = 11X12.50=137.50 SQ.M.							
TOTAL =137.50 SQ.M.							

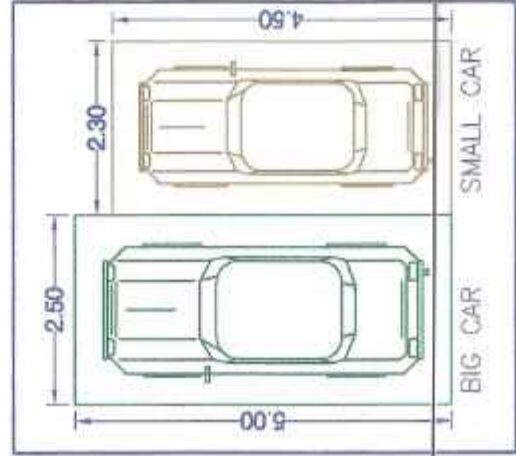
'A' WING- 23 CAR PARKING	
'B' WING- 11 CAR PARKING	
TOTAL= 34 CAR PARKING	

PLOT-2 AREA CALCULATION Δ METHOD			
1	0.50	12.81	X 6.34 = 40.61 SQ.M.
2	0.50	12.81	X 5.85 = 37.47 SQ.M.
3	0.50	50.61	X 22.42 = 567.34 SQ.M.
4	0.50	50.61	X 19.36 = 489.90 SQ.M.
5	0.50	63.70	X 20.63 = 657.07 SQ.M.
6	0.50	63.70	X 20.745 = 660.73 SQ.M.
TOTAL			= 2453.11 SQ.M.



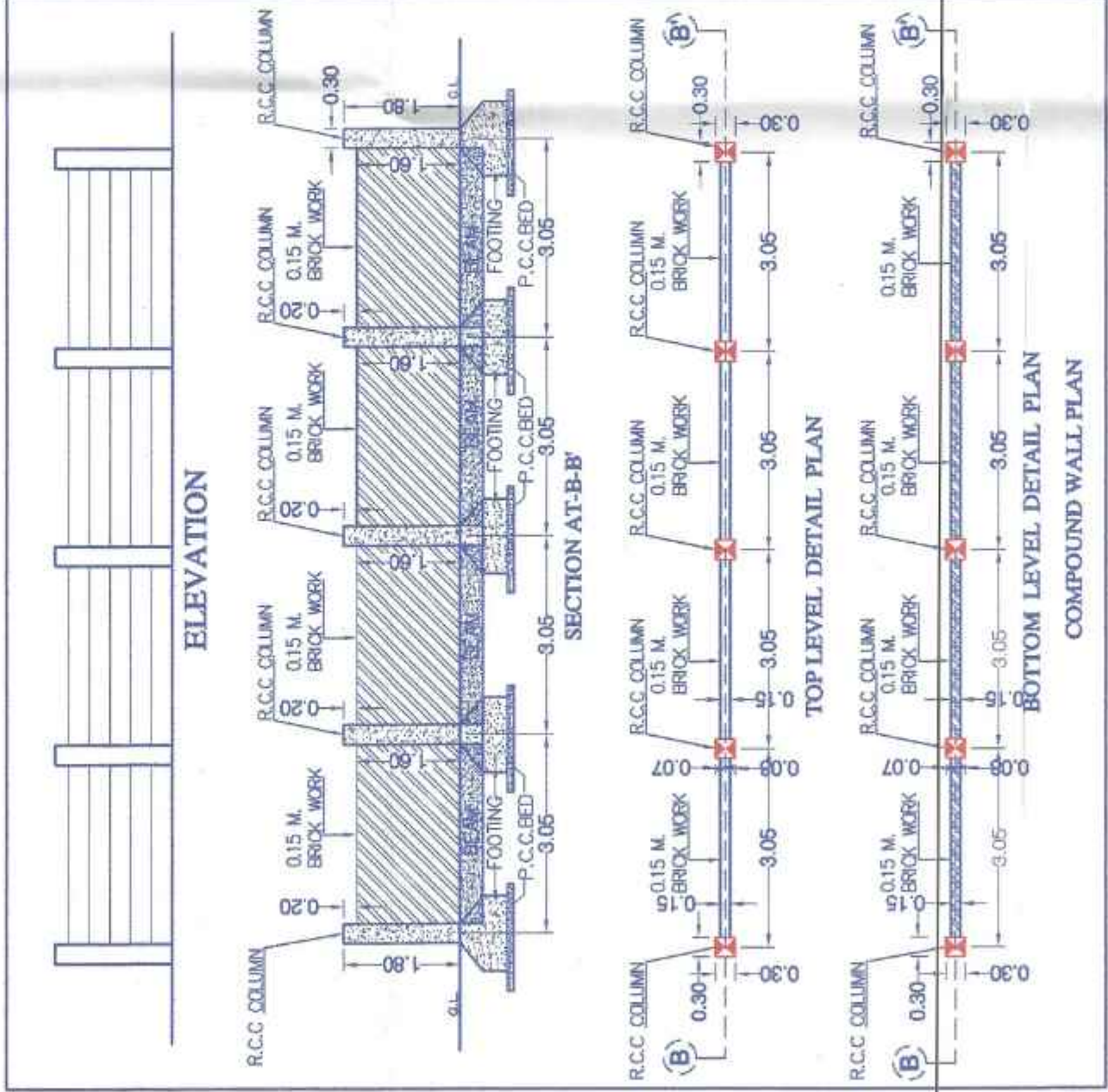
OPEN SPACE CALCULATION Δ METHOD			
1	10.50	29.61	X 14.696 X 1 = 217.57 SQ.M.
2	10.50	29.61	X 16.30 X 1 = 241.32 SQ.M.
TOTAL AREA			= 458.90 SQ.M.

- BRIEF SPECIFICATIONS
- R.C.C. FRAMED STRUCTURE.
 - EXT. SAND FACED CEMENT PLASTER
 - INT. NERU FINISHED CEMENT PLASTER
 - EXT. WALLS ARE 0.15 M. THK BRICK
 - INT. WALLS ARE 0.15 M. THK BRICK
 - T. W. DOOR & M. S. WINDOWS.
 - GRAY MOSAIC TILE FLOORINGS.
 - 0.15 M. THK R.C.C. SLAB WITH I.P.S. FINISH

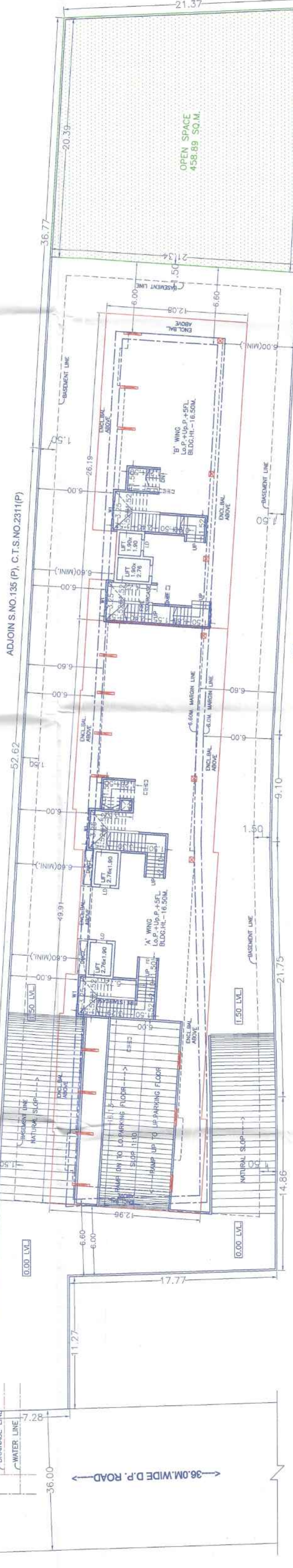


A-WING-WATER REQUIREMENT	
TOTAL NO.OF TENEMENTS = 10 NOS.	
5 PERSONS PER TENANT = 5 X 10 = 50 PERSONS	
WATER REQUIRED=135LIT/HEAD/DAY	
TOTAL WATER REQUIRED = 135 X 50 = 6750.00 Lit.	
OVER HEAD WATER CAPACITY (for resi. bldg.)=6,800.00 Lit.	
ADD. FIRE =10,000.00 Lit.	
TOTAL=16,800.00 Lit.	
SAY =16,800.00 Lit.	
UNDER GROUND SUMP WELL CAPACITY=1.50 X 3,400.00 Lit.	
TOTAL=10,200.00 Lit.	
SAY=10,200.00 Lit.	

B-WING-WATER REQUIREMENT	
TOTAL NO.OF TENEMENTS = 5 NOS.	
5 PERSONS PER TENANT = 5 X 5 = 25 PERSONS	
WATER REQUIRED=135LIT/HEAD/DAY	
TOTAL WATER REQUIRED = 135 X 25 = 3375.00 Lit.	
OVER HEAD WATER CAPACITY (for resi. bldg.)=3,400.00 Lit.	
ADD. FIRE =10,000.00 Lit.	
TOTAL=13,400.00 Lit.	
SAY =13,400.00 Lit.	
UNDER GROUND SUMP WELL CAPACITY=1.50 X 3,400.00 Lit.	
TOTAL=5,100.00 Lit.	
SAY=5,100.00 Lit.	



ADJOIN S.NO.135 (P), C.T.S.NO.231(P)



ADJ. S.NO.135(P), C.T.S.NO.231(P)

LAY-OUT (SCALE:-1:200)

STAMP OF APPROVAL

LAY-OUT

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO. CC/2.1/1/23

Building Inspector Deputy Engineer

BUILDING PERMSSION DEPT.

ZONE- P.M.C.

STAMPS OF APPROVAL OF PLANS:	Drawing sheet no:
1 AREA OF PLOT NO 2	2453.00
(a) Minimum area of a.b.c to be considered)	2791.41
(b) As per ownership documents(7/12, CTS extract)	---
(c) As per measurement sheet	---
(d) As per sanction lay-out	---
2 DEDUCTION FOR:	---
(a) Proposed D.P./D.P. Road widening Area/	---
(b) Any D.P. Reservation Area	---
(c) (NON CONFORMING RESERVATION & BRT AREA)	---
Total (a+b)	2453.00
3 BALANCE AREA OF THE PLOT (01-02)	---
4 AMENITY SPACE (if Applicable)	---
(a) Required 10%	---
(b) Adjustment of 2(a)-# any	---
(c) Balanced Proposed	---
5 NET PLOT AREA (3-4(c))	2453.00
6 RECREATION OPEN SPACE (if Applicable)	---
(a) Required	458.89
(b) Proposed	2453.00
7 Internal Road Area	2698.30
8 Plottable Area (if Applicable)	---
Built up area with reference to Basic F.S.I. as per front road (Sr.No.05basic FSI)	---
(2453.00x1.10=2698.30 sq.m.)	---
10 Addition of FSI on payment of premium	---
(a) Maximum permissible premium FSI -based on road width/TOD zone. (2453.00X0.50)	---
(b) Proposed FSI on payment of premium	---
(c) Total payment of premium (b+c)	---
11 In-situ FSI / TOR loading	---
(a) In-situ area against D.P./R.P. road [2.0xSr.No.2(a)] if any	---
(b) In-situ area against Amenity Space, if handed over [2.00 or 1.85 x Sr.No. 4(b) and/or (c)]	---
(c) TOR Regular T.D.R.-2061.98X0.70=1443.39 sq.m.	---
AREA 30% SLUM T.D.R.-2061.98X0.30=618.59 sq.m.	---
(d) Total in-situ/TOR loading proposed (11(a)+(b)+(c))	---
12 Incentive for for green building	---
13 Total entitlement of FSI in the proposal	2698.30
(a) [9+10(b)+(11(d)) or 12 whichever is applicable	1618.85
(b) Ancillary Area FSI (upto 60% OR 80% with payment of charges)	4317.15
(c) Total entitlement (a+b+c)	---
14 Maximum utilization limit of FSI (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. 17b)	---
(a) Existing Built up area	4316.93
(b) Proposed Built up area (As per "p-line")	4316.93
(c) Total (a+b)	4316.93
16 FSI Consumed (15/5)	1.76
(should not be more than Sr. 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 PLOT UNDER REFERENCE WAS SURVEYED BY ME ON PLAN AS PER APPROVED PLANS AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON THE PLAN IS CORRECT AND THE AREA STATED IN DOCUMENT OF OWNERSHIP / I.P.S. SCHEME REPORT WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / I.P.S. SCHEME REPORT / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S DECLARATION

I/WE UNDERSIGNED HERE BY CONFIRM THAT I/WE WOULD ABIDE BY PLANS AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON THE PLAN AS PER APPROVED PLANS AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON THE PLAN IS CORRECT AND THE AREA STATED IN DOCUMENT OF OWNERSHIP / I.P.S. SCHEME REPORT WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / I.P.S. SCHEME REPORT / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S NAME:

1) Mr. DEEPAK L. KUDALE

2) Mr. AMAR D. KUDALE

3) Mr. ANKUSH R. WABLE

4) Mr. SWAPNIL R. KSHIRSAGAR

5) Mr. PRASHANT R. KREDEKAR

6) Mr. AJITKUMAR R. MAHADIK

PROJECT: Building Proposal

SURVEY NO: 135/1 (P)

C.I.S. NO:-231(P)+2289+2290+2291+2292+2293+2294(P)+2295+2288(P)+2308(P)

FINAL PLOT NO: 2293+2294(P)+2295+2288(P)+2308(P)

ARCHITECT: SWAPNIL PRAMASHIRAO, KSHIRSAGAR

ARCHITECT'S SIGN

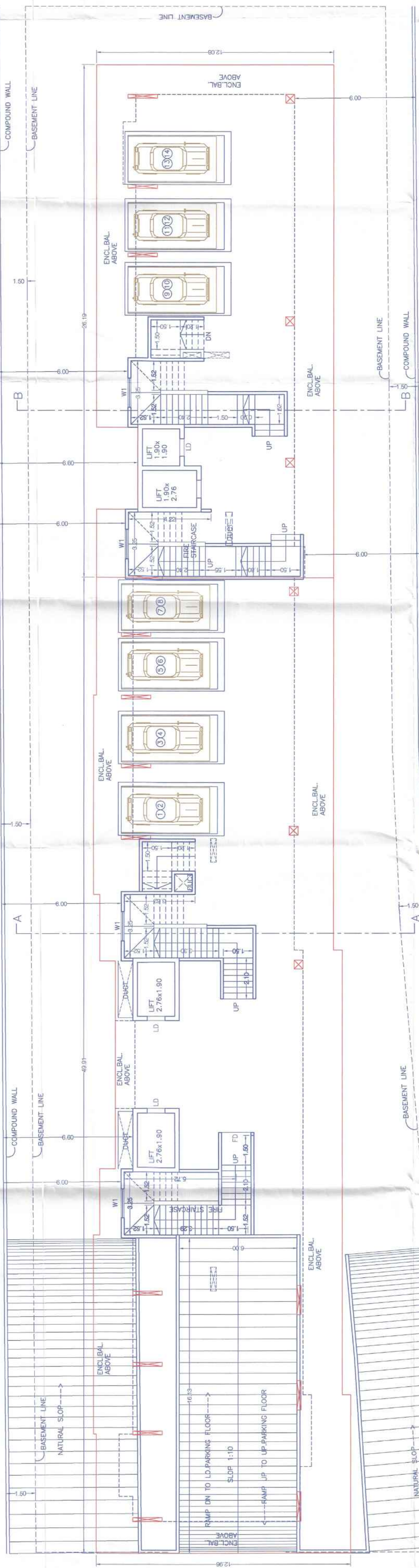
PAID OFF-BANNER ROAD FINE-411045

JOB NO/DRG.NO. SCALE DRAWN BY CHECKED BY OF ARCHITECT

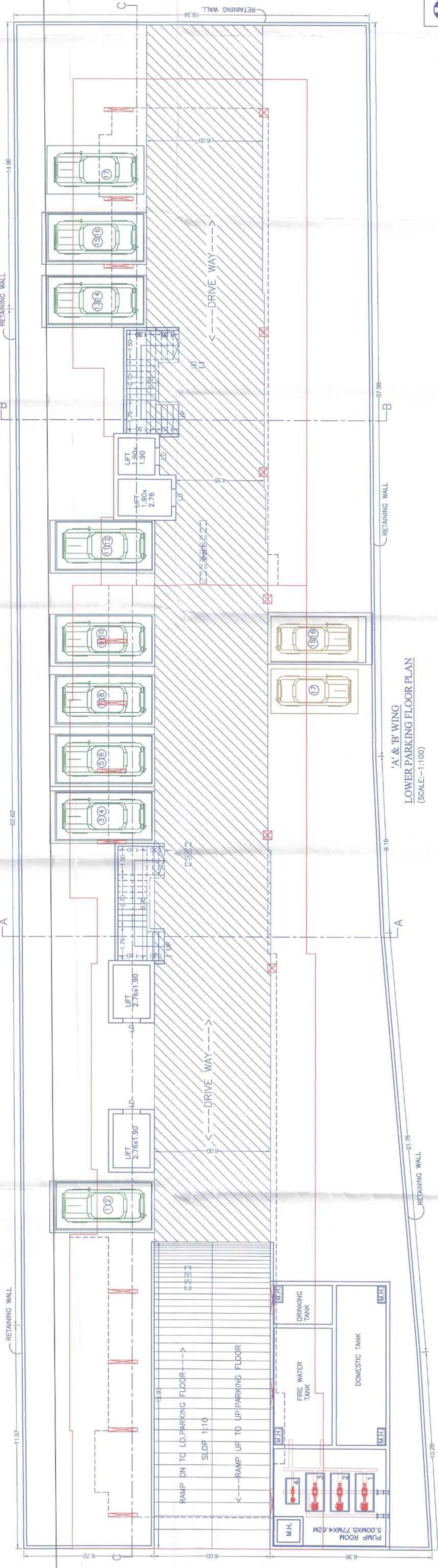
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CA/2004/34113

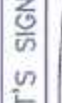
NORTH



'A' & 'B' WING
UPPER PARKING FLOOR PLAN
(SCALE: 1:100)



'A' & 'B' WING
LOWER PARKING FLOOR PLAN
(SCALE: 1:100)

OWNER'S NAME:		1) MR. DEEPAK L. KUDALE	2) MR. RAJ D. KUDALE
		3) MR. ANKUSH R. WABLE	4) MR. SWAPNIL P. KSHIRSAGAR
		5) MR. PRASHANT C. KHEDKAR	6) MR. AJITKUMAR R. MAHAJIK
PROJECT - Building Proposal			
SHEET NO. 135/1 (P)			
MUNISA NO: NO. - 2311(P)-2288+2289+2291+2292+2293(P)-2294(P)+2295+2288(P)+2308(P).			
FINAL PLOT NO. PETH-PASHAN			
ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR			
ARCHITECT'S SIGN 			
60172 MONTREAL BUSINESS CENTER S.NO.272, PALLOO FARMS, OFF. BANER ROAD, PUNE-411045			
JOB NO. DRG. NO.		SCALE DRAWN BY CHECKED BY	
		1:100	
		CA/2004/24113	

'B' WING

अग्नि निवासी दि- 22/11/2023

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/211/23Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

F.S.I. STATEMENT (UDCPR 2020)

BLDG. HEIGHT	NO OF TENEMENTS 150 & ABOVE	FLOOR NAME	PROPOSED B/UP AREA	LIFT AREA	LIFT MACHINE ROOM AREA	GROUND COVERAGE
16.50 M.	PARKING	LO.PARKING FLOOR	---	---	---	---
	PARKING	UP.PARKING FLOOR	---	---	---	---
	1	FIRST FLOOR	297.23	8.85		297.23
	1	SECOND FLOOR	297.23			
	1	THIRD FLOOR	297.23			
	1	FOURTH FLOOR	297.23			
	1	FIFTH FLOOR	145.51			
	0	TERRACE FLOOR	---	---	---	---
5	TOTAL	1334.43	8.85	---	297.23	

Form of Statement 3 [Sr. No.9 (g)]						
Area Details of Apartment						
BUILDING NO	FLOOR NO	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF OPEN BALCONY ATTACHED TO FLAT	AREA OF ENCL. BALCONY ATTACHED TO FLAT	AREA OF SIT-OUT ATTACHED TO FLAT
B-WING	UP.PARKING FLOOR	---	---	---	---	---
	LO.PARKING FLOOR	---	---	---	---	---
	TYPICAL - 1st., 2nd., 3rd., 4th., FLOOR	101, 201, 301, 401	148.56x4=594.24 SQ.M.	15.87x4=63.48 SQ.M.	58.20x4=232.80 SQ.M.	---
	FIFTH FLOOR	501	56.35x1=56.35 SQ.M.	---	21.25x1=21.25 SQ.M.	---
	TOTAL-->	5	650.59 SQ.M.	63.48 SQ.M.	254.05 SQ.M.	---

SCHEDULE OF OPENING	
DOORS	WINDOWS
FD-1.80X2.10	W-2.40X1.20
D-1.20X2.10	W1-1.50X1.20
D1-0.90X2.10	W2-0.90X1.20
D2-0.75X2.10	V-0.60X0.90
LD-0.90X2.10	

WATER REQUIREMENT

TOTAL NO. OF TENEMENTS = 5 NOS.
5 PERSONS PER TENANT = 5 X 5 = 25 PERSONS
WATER REQUIRED=135LIT/HEAD/DAY
TOTAL WATER REQUIRED = 135 X 25 = 3375.00 Lit.

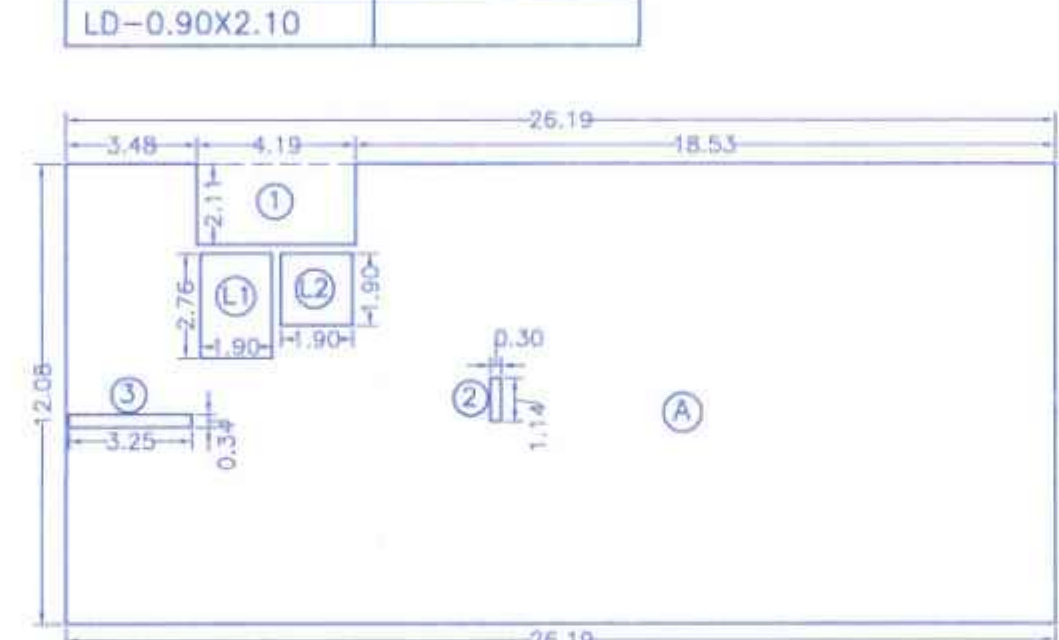
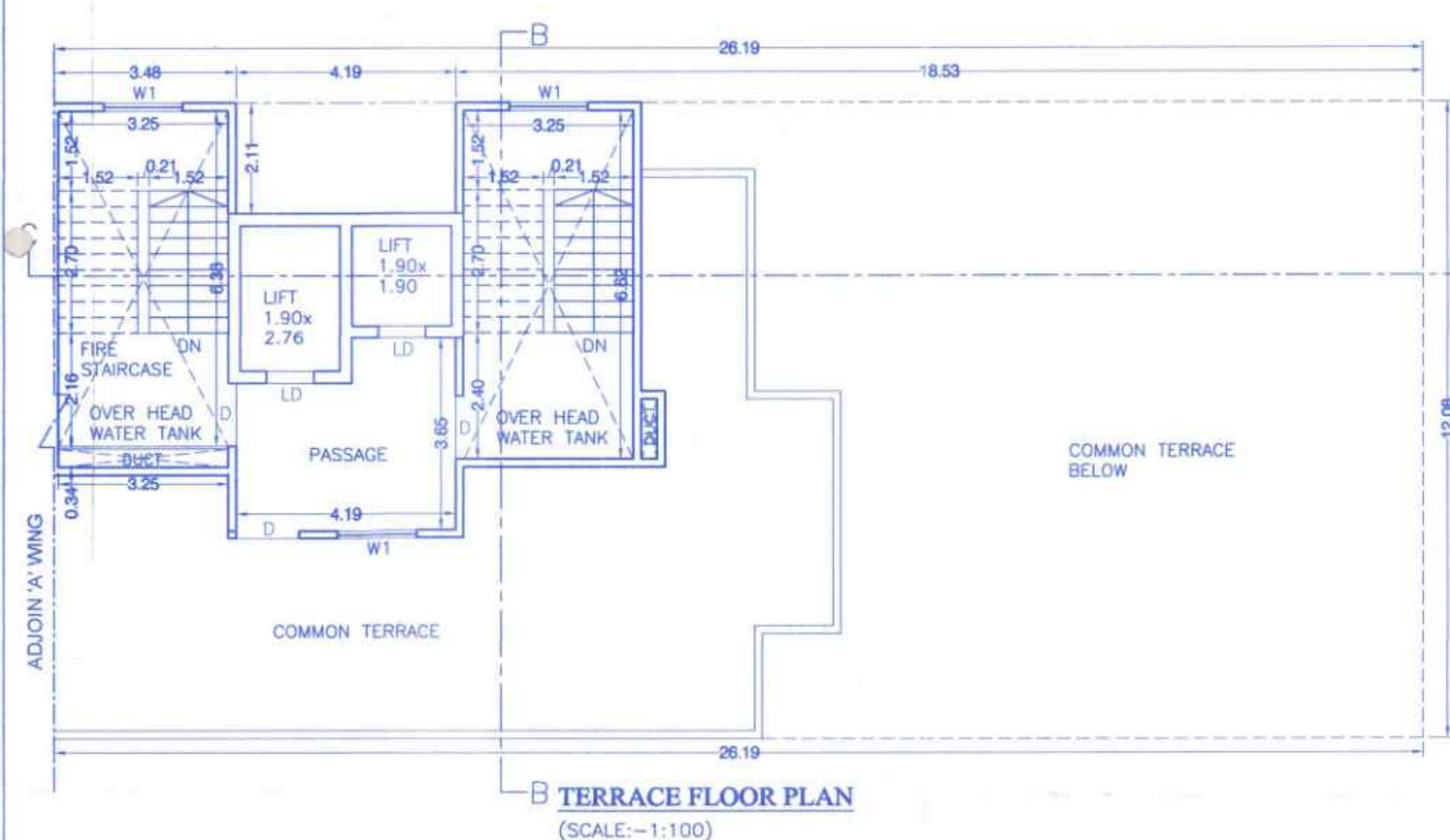
OVER HEAD WATER CAPACITY (for resi bldg.)=3,400.00 Lit.
ADD FIRE =10,000.00 Lit.
TOTAL=13,400.00 Lit.
SAY =13,400.00 Lit.

UNDER GROUND SUMP WELL CAPACITY=1.50 X 3,400.00 Lit.
TOTAL=5,100.00 Lit.
SAY=5,100.00 Lit.

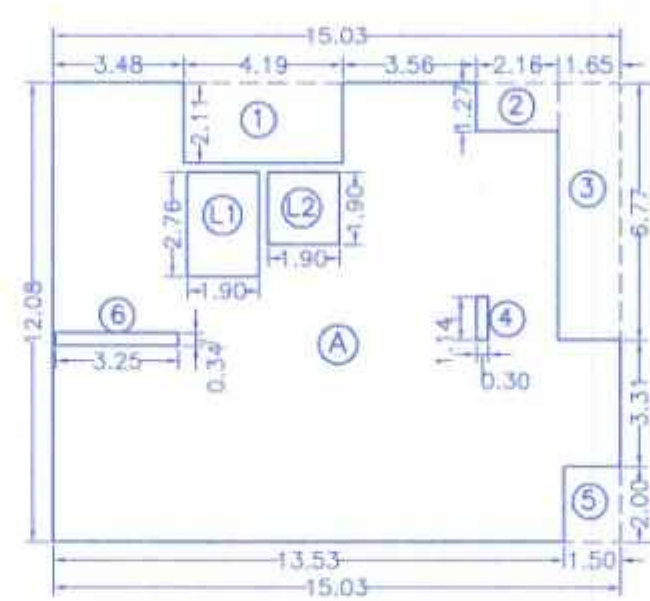
PARKING STATEMENT (As updated udcpr upto 30th January, 2023)

TYPE	CARPET AREA/ FSI (M²)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)
RESIDENTIAL	0 - 30	2	0	0
	30 - 40	2	0	0
	40 - 80	2	1	0
	80 - 150	1	0	0
	> 150	1	4	0
VISITOR			5%(Car)	5%(SC)
TOTAL REQUIRED		5	10	7
TOTAL PROPOSED		5	10	7

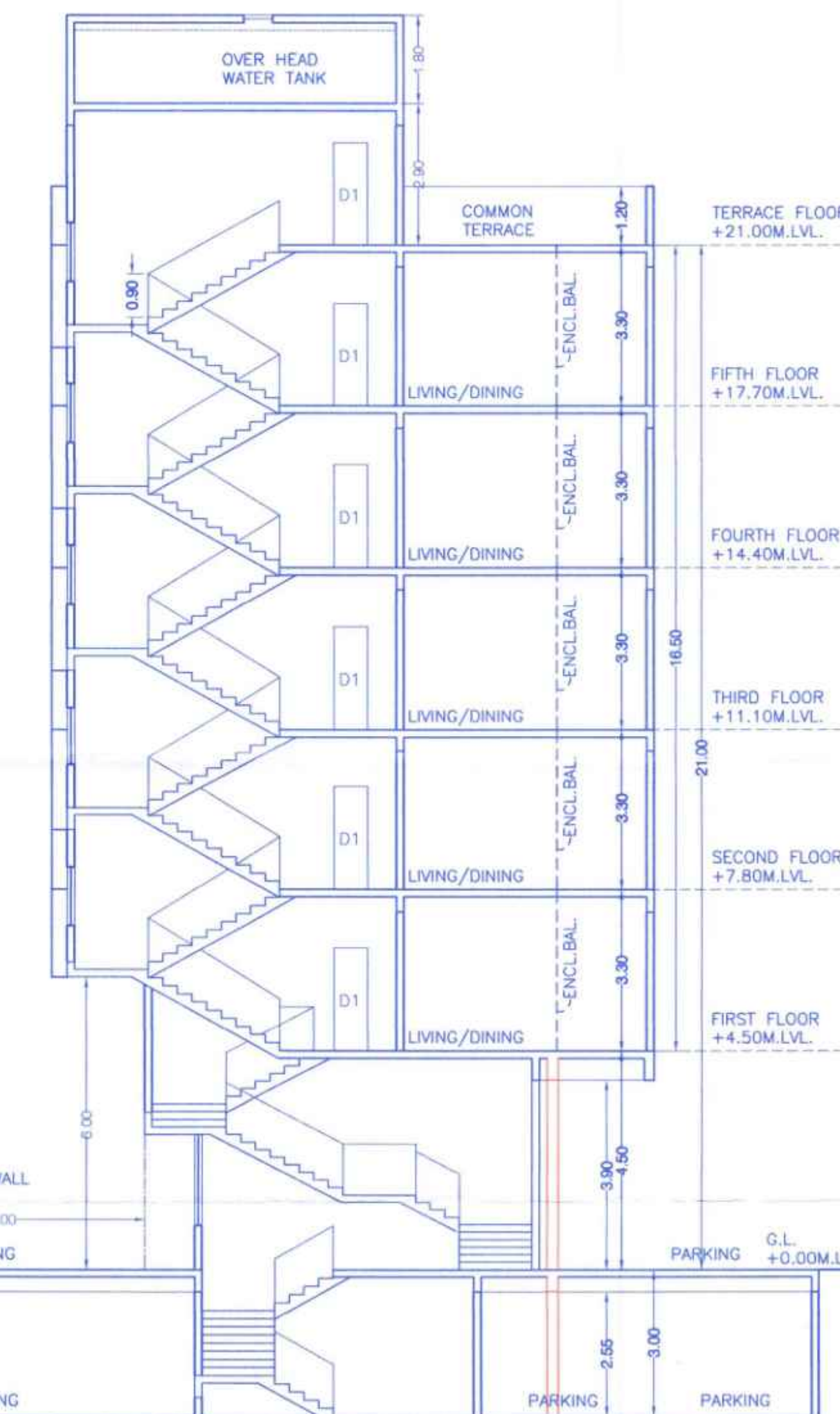
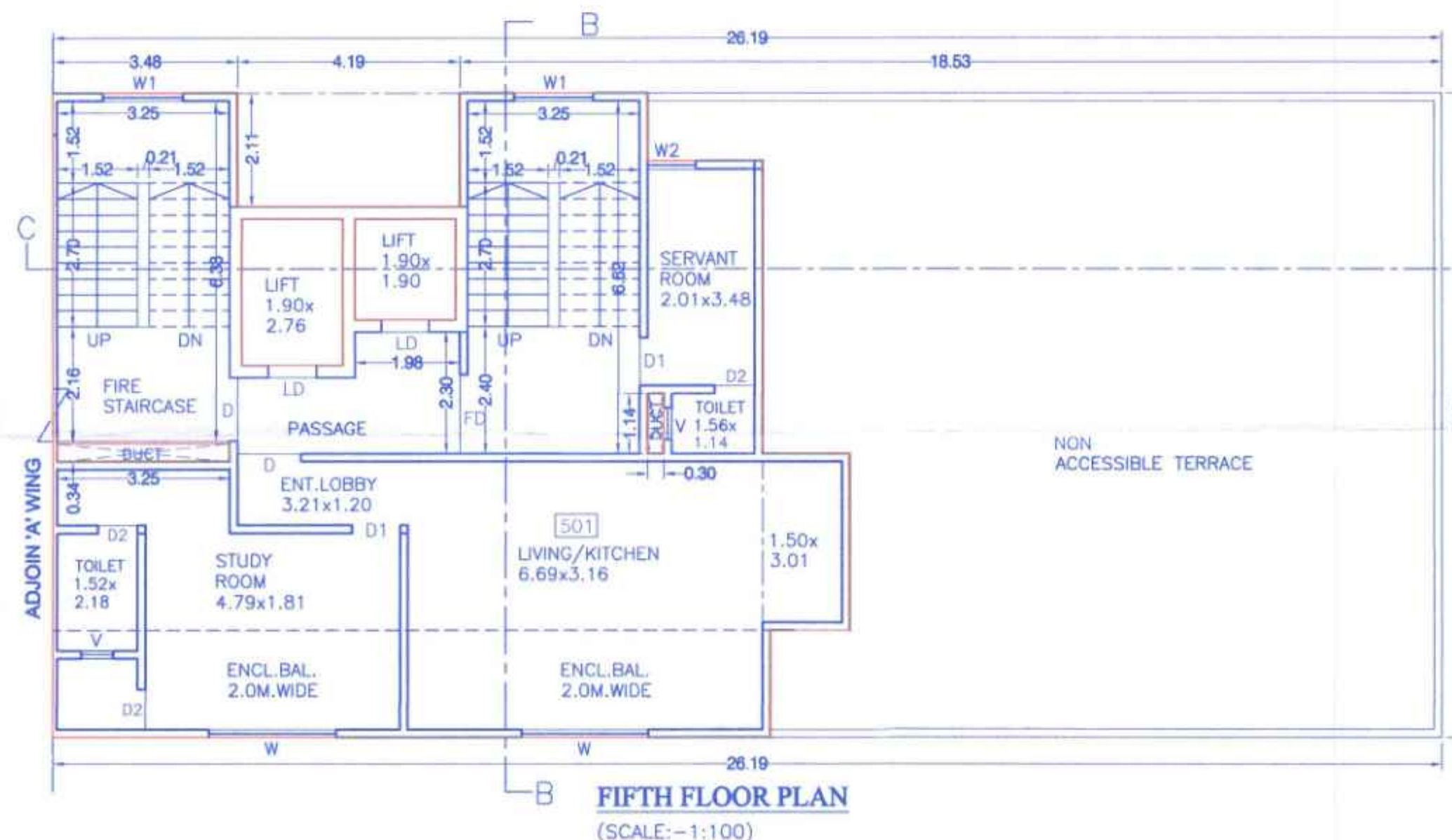
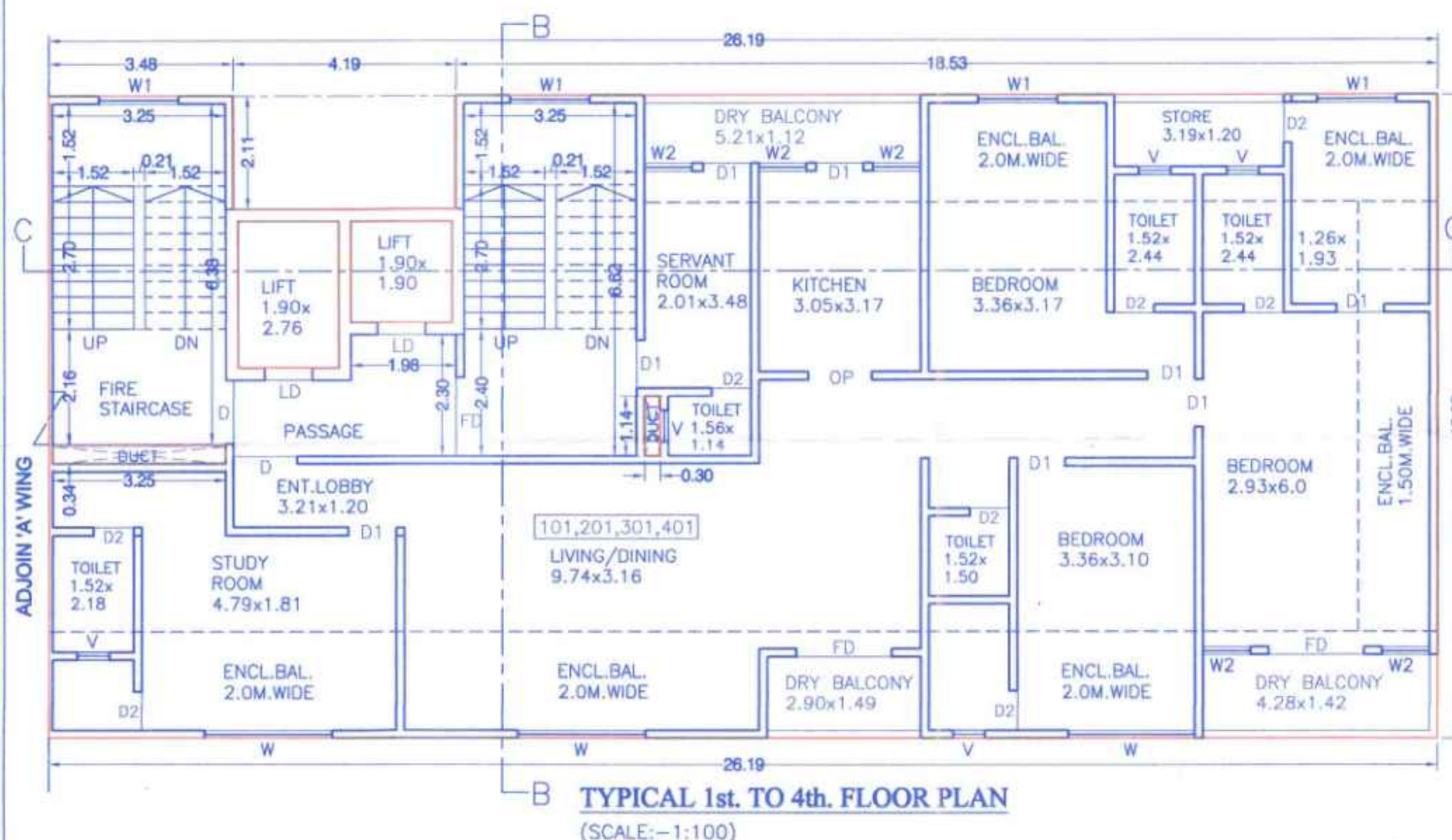
CLAUSE NO:-8.1.1 (V) PAGE NO 139
COMPOSITE PARKING-ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.
6 SC = 1 CAR $\frac{7 \times 1}{6} = 1$ CAR
7 SC = ?? $\frac{7}{6} = 1$ CAR
TOTAL REQUIRED CAR PERKING = 10 + 1 = 11 NOS
TOTAL PROPOSED CAR PERKING = 11 NOS
CAR AREA = 11X12.50=137.50 SQ.M.
TOTAL =137.50 SQ.M.

AREA KEY PLAN FOR 1st. TO 4th. FLOOR
(SCALE:-1:200)

AREA CALCULATION	
TYPICAL 1st. TO 4th. FLOOR PLAN	
A 26.19 X 12.08	= 316.38 SQ.M.
DEDUCTION	
1 4.19 X 2.11 X 1	= 8.84 SQ.M.
2 0.30 X 1.14 X 1	= 0.34 SQ.M.
3 3.25 X 0.34 X 1	= 1.11 SQ.M.
L1 1.90 X 2.76 X 1	= 5.24 SQ.M.
L2 1.90 X 1.90 X 1	= 3.61 SQ.M.
TOTAL AREA	= 19.14 SQ.M.
NET TOTAL AREA	= 297.23 SQ.M.

AREA KEY PLAN FOR FIFTH FLOOR
(SCALE:-1:200)

AREA CALCULATION	
FIFTH FLOOR PLAN	
A 15.03 X 12.08	= 181.56 SQ.M.
DEDUCTION	
1 4.19 X 2.11 X 1	= 8.84 SQ.M.
2 2.16 X 1.27 X 1	= 2.74 SQ.M.
3 1.65 X 6.77 X 1	= 11.17 SQ.M.
4 0.30 X 1.14 X 1	= 0.34 SQ.M.
5 1.50 X 2.00 X 1	= 3.00 SQ.M.
6 3.25 X 0.34 X 1	= 1.11 SQ.M.
L1 1.90 X 2.76 X 1	= 5.24 SQ.M.
L2 1.90 X 1.90 X 1	= 3.61 SQ.M.
TOTAL AREA	= 36.06 SQ.M.
NET TOTAL AREA	= 145.51 SQ.M.

SECTION AT B-B
(SCALE:-1:100)

OWNER'S NAME:

1) Mr. DEEPAK L. KUDALE 2) Mr. NIRAJ D. KUDALE

3) Mr. ANKUSH R. WADGE 4) Mr. SWAPNIL P. KSHIRSAGAR

5) Mr. ANANT C. KHEDEKAR 6) Mr. AJITKUMAR R. MAHADEKAR

PROJECT:-Building Proposal

SURVEY NO: 135/1 (P)

HISSA NO: C.T.S. NO:-2311(P)+2289+2290+2291+2292+

PLOT NO: 2293(P)+2294(P)+2295+2288(P)+2308(P),

FINAL PLOT NO: PETH-PASHAN

ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN

801, T2, MONTREAL BUSINESS CENTER S.NO.272,

PALLOD FARMS, OFF. BANER ROAD, PUNE-411045

JOB NO./DRG.NO. SCALE DRAWN BY CHECKED BY REGISTRATION NO OF ARCHITECT

1:100 CA/2004/34113

महिन जिवाली पि- 22/11/2023

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO.: CC1211123

Building Inspector Deputy Engineer

BUILDING PERMISSION DEPT.

ZONE- P.M.C.



ELEVATION

SECTION AT C-C
(SCALE:- 1:100)

OWNER'S NAME:

Subudal

1) Mr. DEEPAK L. KUDALE

2) Mr. RAJESH D. KUDALE

3) Mr. ANKUR R. WABLE

4) Mr. SWAPNIL P. KSHIRSAGAR

5) Mr. PRASHANT C. KHEDEKAR

6) Mr. AJITKUMAR R. MAHADIK

PROJECT:- Building Proposal

SURVEY NO: 135/1 (P)

HISSA NO: C.T.S. NO:-2311(P)+2289+2290+2291+2292+

PLOT NO: 2293(P)+2294(P)+2295+2288(P)+2308(P),

FINAL PLOT NO: PETH-PASHAN

ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR

ARCHITECT'S SIGN

REGISTRATION NO. OF ARCHITECT

CA/2004/34113



JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY

1:100

1:100