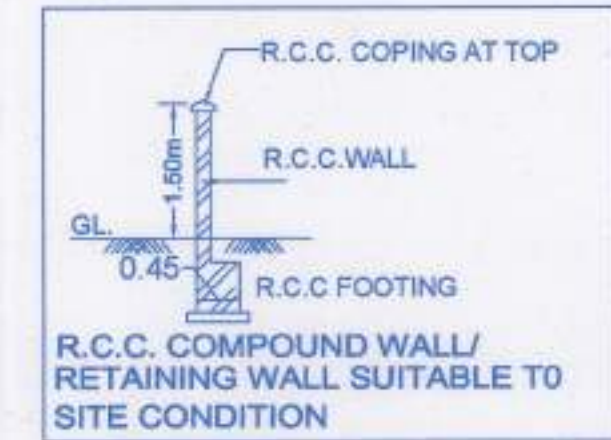


F.S.I STATEMENT

FLOORS	B/UP IN Sq. M. RESI. BUILD (prop.)	LIFT	TENAMENTS	TOTAL
GR. FLOOR	0.00		0.00	
1st FLOOR	784.19		6	
2nd FLOOR	784.19	1.90 X 2.50	6	
3rd FLOOR	784.19	=4.75	6	
4th FLOOR	784.19	4.75 X 2	6	
5th FLOOR	784.19	=9.50	6	
6th FLOOR	784.19	3 X 3 X 2	6	
7th FLOOR(REFUSE)	517.94	=18.00	4	
8th FLOOR	784.19		6	
9th FLOOR	784.19		6	
10th FLOOR	784.19		6	
11th FLOOR	784.19		6	
12th FLOOR(REFUSE)	650.08		5	
13th FLOOR	784.19		6	10604.68
14th FLOOR	784.19		6	
TOTAL	10604.68	27.50	81	10604.68

PARKING AREA STATEMENT

FOR EVERY TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 84 SQ.M.	NON-CONGESTED AREA	CAR	SCOOTER
FOR 81 TENEMENT REQUIRED PARKING	81	162	
5 % VISITOR PARKING	4	8	
PROPOSED PARKING	140	170	
TOTAL AREA	1750.00	340	

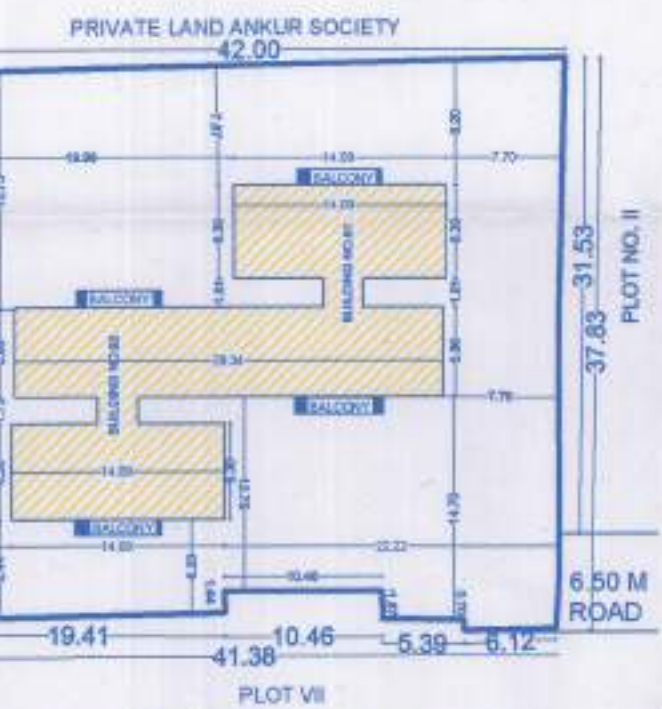
LOCATION PLAN
SCALE- NTS

WATER TANK CAP. CALCULATIONS

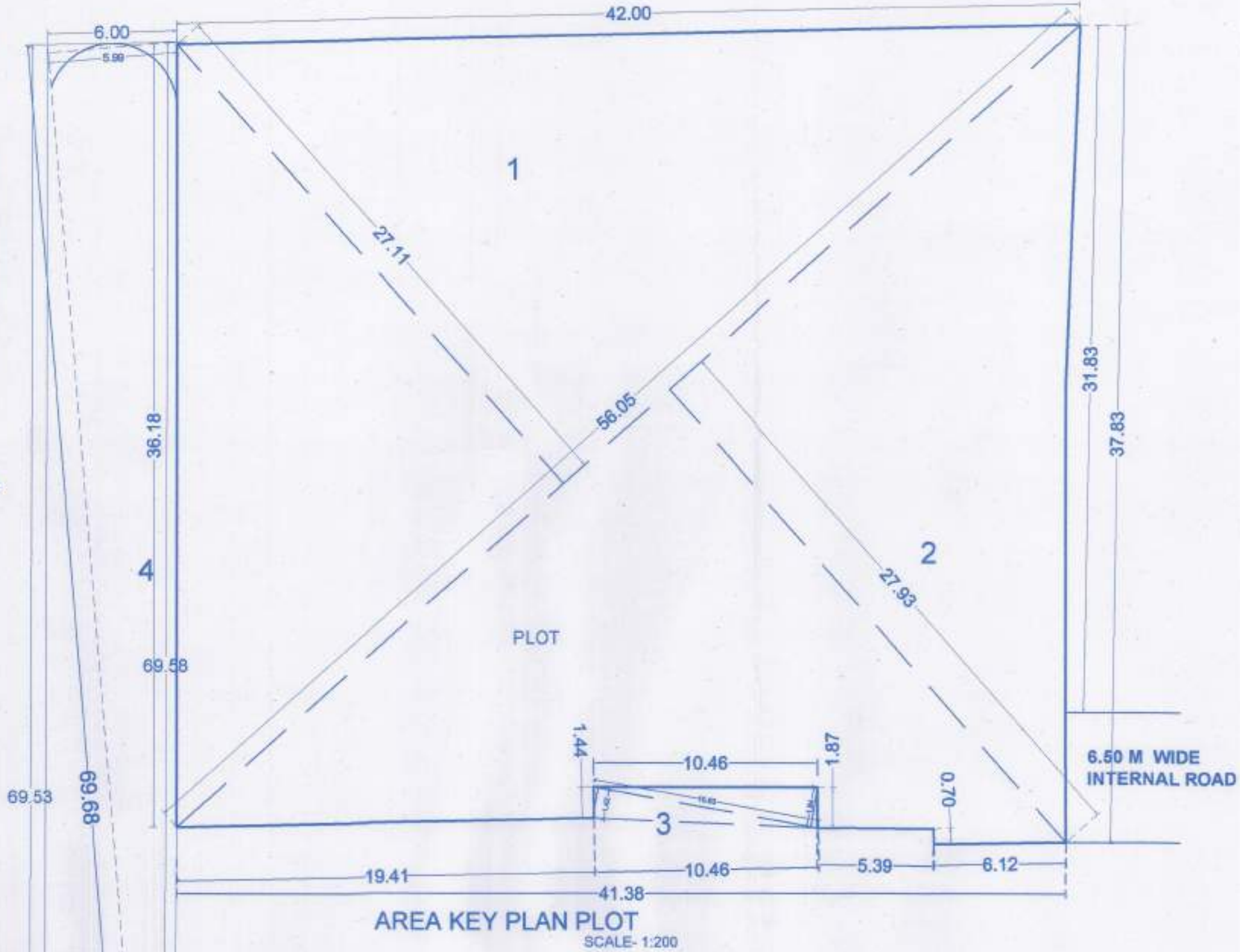
81 TEN. X 5 PERSONS X 135 ltrs. = 54675.00 ltrs.
ADD FOR FIRE = 10000.00 ltrs.
O/H WATER TANK REQUIRED = 64675.00 ltrs.
O/H WATER PROVIDED = 65,000.00 ltrs.
SUMP WELL CAPACITY = 820013.00 Lts.
ADD FOR FIRE = 10,000.00 ltrs.
U/G WATER TANK PROVIDED = 110050.00 ltrs.



AREA KEY PLAN
TYPICAL REFUSE AREA 7 & 12th
6TH & 8TH FLOOR AREA 6TEN. X 2 = 12 NO.
12 X 5 = 60 PERSON
60 X 30 = 90 = 18.90 SQ.MT
AREA CALCULATIONS
1) 15.51 X 9.20 X 1 = 142.69 SQ.M.
TOTAL = 142.69 SQ.M.
PROVIDED AREA 142.69 SQ.M.
7TH & 12th FLOOR 142.69 X 2 = 285.38 SQ.M.

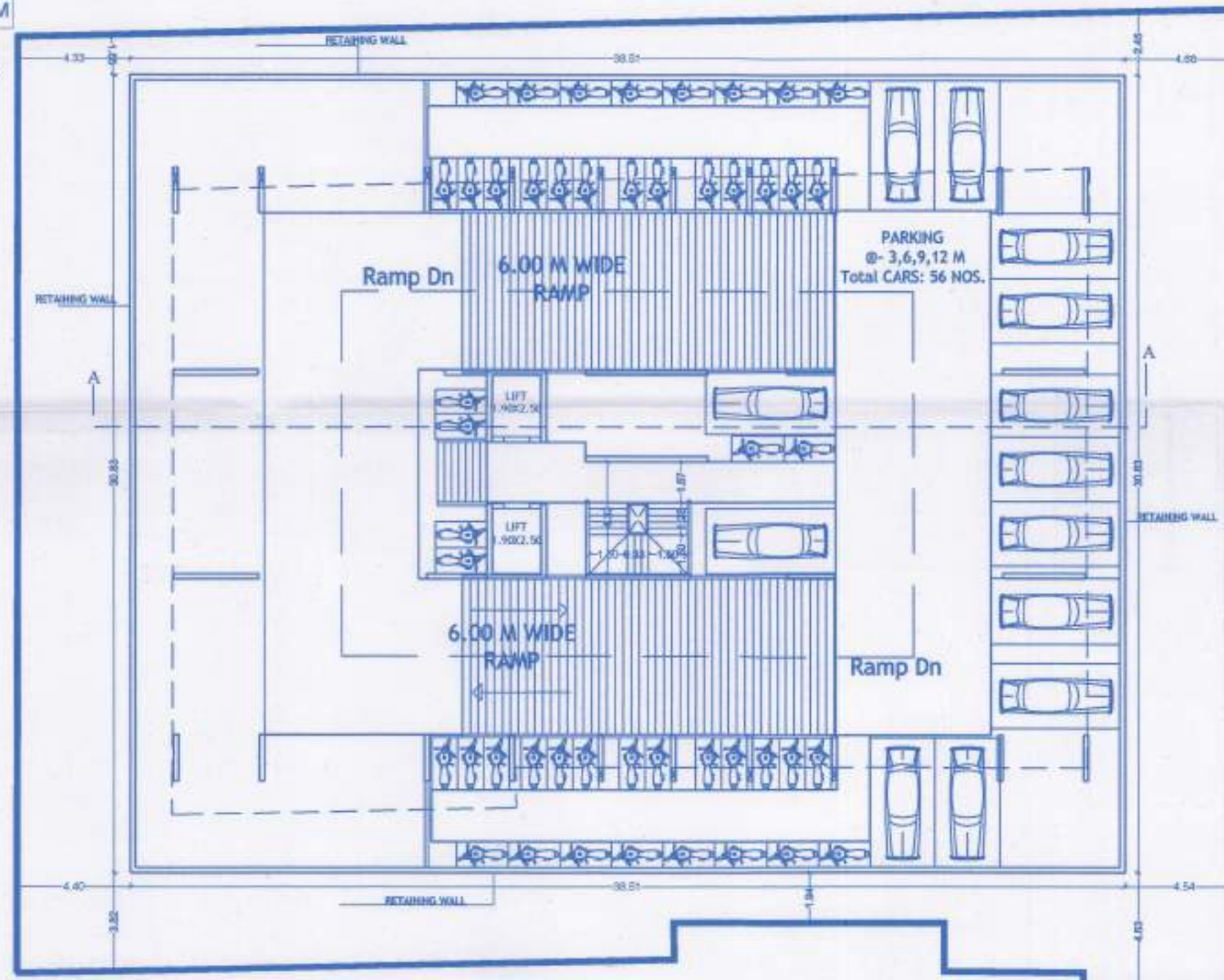
TO BE DEMOLISH PLAN
SCALE- 1:500

FLAT NO.	CARPET AREA	TOTAL
102,103,105,106 202,203,205,206 302,303,305,306 402,403,405,406 502,503,505,506 602,603,605,606 702,703,705,706 802,803,805,806 902,903,905,906 1002,1003,1005,1006 1102,1103,1105,1106 1202,1203,1205,1206 1302,1303,1305,1306 1402,1403,1405,1406	86.50 SQ.M	56
101,104,201,204 301,304,401,404 501,504,601,604 801,804,901,904 1001,1004,1101,1104, 1204 1301,1304,1401,1404	91.56 SQ.M	25
		81



PLOT AREA STATEMENT
CALCULATION :-
1. 0.5 X 56.05 X 27.11 = 759.75 SQ.M
2. 0.5 X 56.05 X 27.93 = 782.73 SQ.M
TOTAL AREA = 1539.48 SQ.M
DEDUCT AREA STATEMENT
3. 0.5 X 10.63 X 1.84 = 9.77 SQ.M
0.5 X 10.63 X 1.42 = 7.54 SQ.M
TOTAL DEDUCTION AREA = 17.31 SQ.M
1539.48 - 17.31 = 1522.17 SQ.M
NET PLOT TOTAL AREA = 1522.17 SQ.M

ROAD / TIT BIT AREA STATEMENT
CALCULATION :-
4. 0.5 X 69.68 X 5.99 = 208.69 SQ.M
5. 0.5 X 69.68 X 6.00 = 209.04 SQ.M
TOTAL AREA = 417.73 SQ.M

AREA KEY PLAN TIT BIT
SCALE- 1:200TYPICAL 1,3,5,7 BASEMENT FLOOR PLAN
SCALE- 1:200

STAMP OF APPROVAL

1
3

महाराष्ट्र निकाही र. 24/10/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/22/18/24.

Building Inspector Assistant Engineer P.M.C.



A. AREA STATEMENTS	SQ.M
1. AREA OF PLOT AS PER UDCPR-2020	
(a) AS PER OWNERSHIP DOCUMENT (CONVINCANCE DEED)	1504.42
(b) AS PER MHADA MEASUREMENT SHEET	1522.17
(c) TIT BIT AREA	435.48
(d) TOTAL AREA	1939.90
2. DEDUCTIONS FOR	
(a) PROPOSED D.P.D. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	-----
(b) CHAMFER AREA	-----
(TOTAL a+b)	
3. BALANCE AREA OF PLOT (1-2)	1504.42
4. ADDITION	
(A) TIT BIT AREA	435.48
5. NET AREA (3+4A)	1939.90
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED	
(b) PROPOSED	
(C) INTERNAL ROAD AREA	00.00
7. NET AREA	1939.90
8. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8 & BASIC F.S.I. (1939.90 X 3.00 AS PER MHADA)	5819.70
9. PERMISSIBLE PRO-RATA	838.40
10. TOTAL PERMISSIBLE FSI	6658.10
11. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
12. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) (B) 10(b) 11(d) OR 12 WHICHEVER IS APPLICABLE	
(b) ANCILLARY AREA FSI UP TO 80% OR 80% WITH PAYMENT OF CHARGES (6658.10 X 80% = 5326.48)	3946.58
(c) TOTAL ENTITLEMENT (a+b)	
13. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATIONS NO. 6.1 / 6.2 / 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8	10652.96
14. TOTAL BUILT-UP AREA IN PROPOSAL	10604.68
(a) EXISTING BUILT-UP AREA	
(b) PROPOSED BUILT-UP AREA	10604.68
(c) TOTAL (a+b)	10604.68
15. F.S.I. CONSUMED (15/15) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	
16. 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 OR AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

Signature of Architect

DOOR & WINDOW SCHEDULED

D	1.00 X 2.10	W	1.50 X 1.20
D1	0.90 X 2.10	W1	1.35 X 1.20
D2	0.85 X 2.10	V	0.60 X 1.20
D3	3.50 X 2.10		
D4	2.00 X 2.10		

PROJECT

PROPOSED MHADA REDEVELOPMENT RESIDENTIAL BUILDINGS
SR. NO. 697/1 FINAL PLOT 418 T.P. SCHEME III. BUILDING NO. 91 & 92
MAHARSHI NAGAR, GULTEKDI, PUNE.

NAME OF OWNER

MARYADA CO-OPERATIVE HOUSING SOCIETY LTD. THROUGH
ABHIJIT CITYSCAPES LLP MR. ABHIJIT KOTKAR & SUJAY SHAH

Signature of Owner

NAME OF ARCHITECT

AR. RAM P. JADHAV
REG. NO. CA/8823/15
OFFICE NO. 501, DIAMOND HOUSE
RAMCHI COLONY, NEAR MAHARASHTRA BANK
BAVDHAN KH. PUNE-21

DATE	SCALE	DRAWN BY	CHECKED BY
21/10/2024	1:100	AR. RAM JADHAV	AR. RAM JADHAV