

LAYOUT PLAN

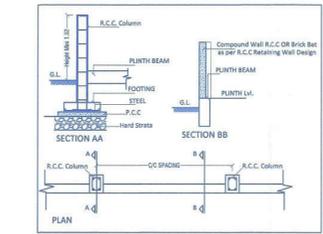
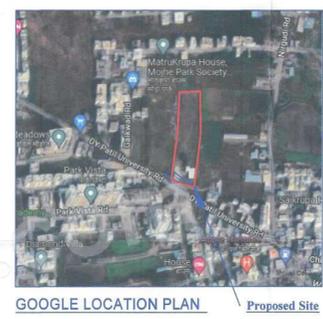
APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 552/2024/24



A	AREA STATEMENT	SQ.M.
1	Area of Plot (Minimum area of a,b,c to be considered)	6000.00
	a) As per ownership document (7/12, CTS extract)	6000.00
	b) as per measurement sheet	6000.12
	c) as per site	6000.12
2	Deductions for	0.00
	a) Existing Road widening Area	0.00
	b) Proposed D.P. Road widening Area	23.63
	c) Any Reservation Area	0.00
	Total (a+b+c)	23.63
3	Balance Area of Plot (1-2)	5976.37
4	Amenity Space (if applicable)	0.00
	a) Required	597.64
	b) Adjustment of 2(b), if any -	0.00
	c) Balance Proposed	597.64
5	Net Plot Area (3-4(c))	5378.73
6	Recreational Open Space (if applicable)	0.00
	a) Required 10%	537.87
	b) Proposed 11%	657.40
7	Internal Road Area	0.00
8	Plotable Area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width X 1.10 = (5378.73 X 1.10)	5916.60
10	Addition of F.S.I. on Payment of Premium	0.00
	a) Maximum permissible premium FSI (5378.73 X 0.50)	2689.37
	b) Proposed premium FSI	951.40
11	In-Situ FSI / TDR loading	0.00
	(a) In-Situ are against D.P. road [2.0 x Sr. No. 2(b), if any]	0.00
	(b) In-Situ are against Amenity Space if handed over [2.0 or 1.85 x Sr. No. 4(b) and / or (c)]	0.00
	(c) Required TDR area (Sr. No. 5 x 0.40) - 11a+b	2151.49
	(d) Proposed TDR area	942.00
	(e) Total in situ / TDR loading proposed (11 a)+(b)+(d)	942.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the Proposal	7810.00
	(a) 13 + 10(a) + 11(d) or 12 whichever is applicable	7810.00
	(b) Term Ancillary Area FSI upto 60% with payment of charges (7810.00 X 0.60 = 4686.00)	4686.00
	(c) Total entitlement (13a+c)	12496.00
	Maximum Utilization limit of F.S.I. (building potential)	0.00
14	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)	0.00
15	Total Built-up Area in proposal (excluding area at S.No. 17b)	12496.00
	(a) Existing Built up area	0.00
	(b) Proposed Resil. Built up Area (as per 'Pillar')	12496.00
	(c) Total (a+b)	12496.00
16	F.S.I. Consumed (15/13d) (should not be more than serial No. 14 above)	1.00
17	Area for Inclusive Housing, if any	0.00
	a) Required (5916.61 X 20 %)	1183.32
	b) Proposed	1190.45

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	12496.00
02	NON F.S.I.	-
2.1	INCLUSIVE HOUSING	1190.45
2.2	PROJECTION	400.00
2.3	REFUGE AREA	68.24
2.4	PARKING AREA OF BLDG.	1868.28
2.5	BASEMENT AREA	3815.00
	ANY OTHER	-
3	3.1 CLUB HOUSE	89.65
	3.2 SWIMMING POOL	100
	3.3 LIFT AREA	24.12
	3.4 FORMED TERRACE AREA	0.00
	3.5 SERVICES (S.T.P. TRANSFORMER, U.G. T etc)	1500.00
	TOTAL NON F.S.I	9055.74
	TOTAL F.S.I. AREA + TOTAL NON F.S.I	21551.74



D.R.C. NO	TYPE	LOCATION & DETAILS OF LAND SURRENDERED	OWNER OF D.R.C. HOLDER
5774	REGULAR	PUNE, KHARADI, S.NO. 56/2B/2P	BRAMHACORP LIMITED THROUGH AUTHORISED DIRECTOR Mr. AJAY RAMKUMAR AGRAWAL
4571	SLUM REHABILITATION	PUNE, GHORPADE PETH, S.NO. 539/A/6A/1, F.P. No. 167 (Part)	M/S D.P. ASSOCIATES AND RAJVIKY CONSTRUCTIONS (J.V.)

D.R.C. NO	DRC TYPE	YEAR	DRC R.R.	PLOT R.R.	INDEXING	DRC AREA	D.R.C. LOAD AREA OF APPROVAL	PROPOSED TDR AREA
5774	REGULAR	2020-2021	28010.00	8210.00	3.4117	193.278	659.41	659.41
4571	SLUM REHABILITATION	2019	20990.00	7460.00	2.814	100.438	282.59	282.59
					TOTAL	278.500	942.00	942.00

DESIGN ARCHITECT:
A SQUARE ARCHITECTS
Address - Ventila Park, Shop No. 115, S.No. 156/3, Main Road, Ganesh Nagar, Bopkhet, Pune - 411 031.
e-mail - admin@asquarearchitects.com
Contact - 7377373636 / 7377372727 / 7276504777
Web site - www.asquarearchitects.com

PROJECT -
REVISED BUILDING ON
S.NO. 315 HISSA NO. 1B/2/2 AT Village - LOHEGAON, Taluka - Haveli, Dist. - Pune.
CERTIFICATE OF AREA.
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.
OWNER SIGN.
ARCHITECTS SIGN.

OWNER SIGN.
KRUSHNANG GROUP THRO' Mr. Samir Sakharan Zapke & Other (PAH)

ARCHITECTS
AR. ANUJA DATIR ARCHITECTS SIGN.
9, HERAMB PARK, PARVATI PUNE-09. TEL - 9371236397/ 9371236399 Email- aranuja.datir@gmail.com
AR. ANUJA DATIR [CA /2016/74265]
DATE 08.11.2024 SCALE 1:500 DRN BY PRASHANT REV. DATE REV. NO. 0

S.NO.	BLDG.	FLOOR	BLDG. HT. For Gr. Lvl.	RESI. B/UP AREA	INCLUSIVE HOUSING	LIFT AREA	TEN. NO.
1.	A	B1 + Par. + 5 Fl.	17.40 M	4222.40	391.66	12.27	50
2.	B	B1 + Par. + 10 Fl.	31.65 M	8237.62	798.79	11.85	99
3.	Additional Area			35.98			
TOTAL B/UP AREA = (1+2+3)				12496.00	1190.45	24.12	149.00

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	1	2
REQUIRED PARKING FOR 129 TENEMENTS	129	65	129
1 TENEMENTS HAVING CARPET AREA 80 TO 150 SQ.M.	1	1	1
REQUIRED PARKING FOR 20 TENEMENTS	20	20	20
TOTAL	149	85	149
5% ADDITION PARKING		4	7
TOTAL		89	156
TOTAL REQ. PARKING		89 X 12.50	156 X 2.00
TOTAL AREA		1112.50	312.00
TOTAL PARKING AREA			1424.50

REFUGE AREA CALCULATION (BUILDING 'B')
Required Refuge Area = (Built up Area/12.50 Sq. m. per person X 2fl. X 0.3sq.m. per person
Permi. Refuge Area = (922.93/12.50) X 2 X 0.30 Sq.m. = 44.30 SQ.M.
Prop. Refuge area = 68.24 SQ.M.

REQUIRED SCOOTER	PROVIDED SCOOTER
156	0
CORRECTED TO CAR	156/6 = 26.00
REQUIRED CAR	89+26 = 115
REQUIRED CAR PARKING	115.00
MAX. PERMI. CAR PARKING	115 X 1.50 = 173
PROP. CAR PARKING	173

S.NO.	Building	REFUGE AREA
1	A	8th
2	B	0.00
	TOTAL REFUGE AREA	68.24

FLOOR	BUILT UP AREA	RESI.	LIFT AREA	BUILDING HEIGHT	TENE. NO.
FIRST FL.	391.66	441.00		17.40 M.	6 4
SECOND FL.	0.00	945.35			6 4
THIRD FL.	0.00	945.35			6 4
FOURTH FL.	0.00	945.35			6 4
FIFTH FL.	0.00	945.35			6 4
TOTAL	391.66	4222.40	12.27		30 20

BUILDING	BUILT UP AREA	LIFT AREA	TENTS. NO.
Previous	8678.62	24.12	109
Proposed	12496.00	24.12	149
Difference	3817.38	0.00	40.00

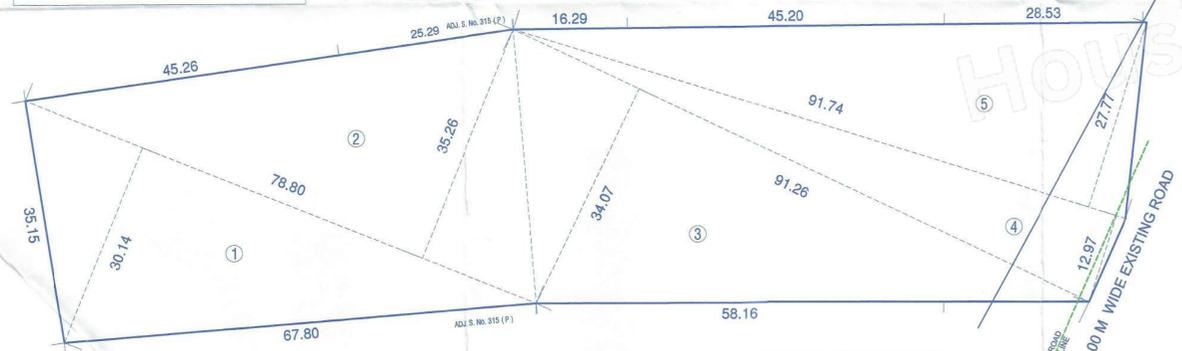
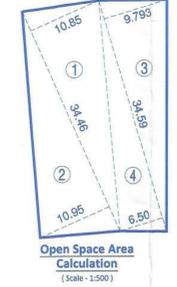
FLOOR	NET B/UP AREA RESI.	INCLUSIVE HOUSING	LIFT AREA	BUILDING HEIGHT
1ST FL.	0.00	798.79		11.85
2ND FL.	922.93	0.00		31.65 M
3RD FL.	922.93	0.00		
4TH FL.	922.93	0.00		
5TH FL.	922.93	0.00		
6TH FL.	922.93	0.00		
7TH FL.	922.93	0.00		
8TH FL.	854.18	0.00		
9TH FL.	922.93	0.00		
10TH FL.	922.93	0.00		
TOTAL	8237.62	798.79	11.85	99.00

FLOOR	NET B/UP AREA RESI.	INCLUSIVE HOUSING	LIFT AREA	BUILDING HEIGHT
1ST FL.	0.00	798.79		11.85
2ND FL.	922.93	0.00		31.65 M
3RD FL.	922.93	0.00		
4TH FL.	922.93	0.00		
5TH FL.	922.93	0.00		
6TH FL.	922.93	0.00		
7TH FL.	922.93	0.00		
8TH FL.	854.18	0.00		
9TH FL.	922.93	0.00		
10TH FL.	922.93	0.00		
TOTAL	8237.62	798.79	11.85	99.00

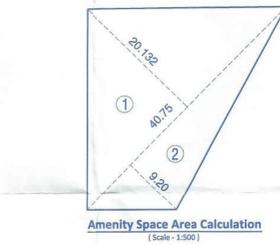


1)	2)	3)	4)	TOTAL
34.460 X 10.850 X 0.50 = 186.95	34.460 X 10.95 X 0.50 = 188.67	34.590 X 9.793 X 0.50 = 169.37	34.590 X 6.50 X 0.50 = 112.42	657.40

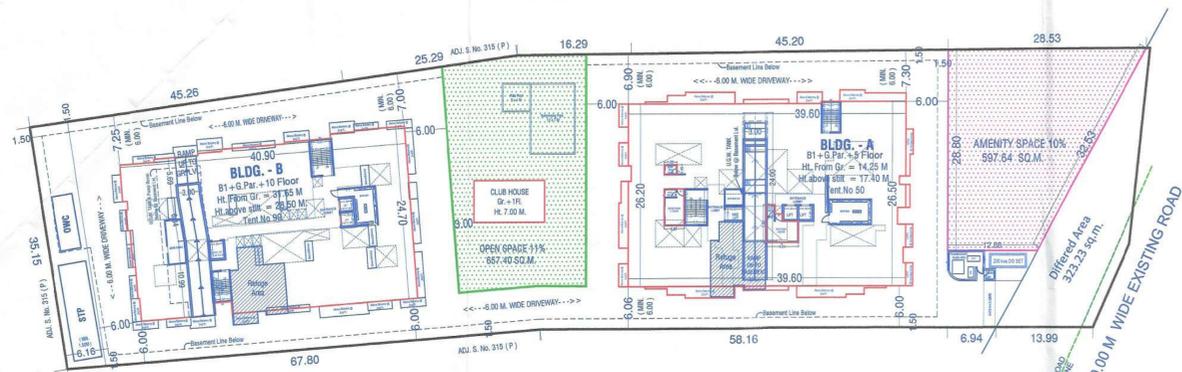
1)	2)	TOTAL
18.460 X 1.500 X 0.50 = 13.85	13.780 X 1.42 X 0.50 = 9.78	23.63



1)	2)	3)	4)	5)	TOTAL
78.80 X 30.14 X 0.50 = 1187.52	78.80 X 35.26 X 0.50 = 1389.24	91.26 X 34.07 X 0.50 = 1554.61	91.74 X 12.97 X 0.50 = 594.93	91.74 X 27.77 X 0.50 = 1273.81	6000.12
AREA AS PER 7/12					6000.00



1)	2)	TOTAL
40.750 X 20.132 X 0.50 = 410.19	40.750 X 9.20 X 0.50 = 187.45	597.64



LAYOUT PLAN (Scale - 1:500)