AREA STATEMENT

WING	NO OF BLDG.	NO OF FLOOR	HT. OF BLDG. FROM GP.FL.	TOTAL TENET.	F.S.I
WING A	1 NO.	B+P+P1+P2+12	43.70 M.-6.00=37.7 M	47 NO.	3,832.23
WING B	1 NO.	B+P+P1+P2+11+12 RECRE.	43.70 M.-6.00=37.7 M	44 NO.	3,677.47
WING C	1 NO.	B+P+P1+P2+11+12 RECRE.	43.70 M.-6.00=37.7 M	44 NO.	3,677.47
WING D	1 NO.	B+P+P1+P2+12	43.70 M.-6.00=37.7 M	47 NO.	3,832.23
P2					40.07
TOTAL	4 NO.			182 NO.	15,059.47

TOTAL AREA STATEMENT (AS PER P-LINE)

WING	P.LINE AREA	LIFT AREA	LIFT M. ROOM AREA
A	3,832.23	9.00	18.00
B	3,677.47	9.00	18.00
C	3,677.47	9.00	18.00
D	3,832.23	9.00	18.00
P2	40.07		
TOTAL	15,059.47	36.00	72.00

AREA STATEMENT

FLOOR	F.S.I WING A	F.S.I WING B	F.S.I WING C	F.S.I WING D
BASEMENT	----			
PARKING FLR	----			
PODIUM 1	----			
PODIUM 2	40.07			
FIRST	327.00	327.00	327.00	327.00
SECOND	327.00	327.00	327.00	327.00
THIRD	327.00	327.00	327.00	327.00
FOURTH	327.00	327.00	327.00	327.00
FIFTH	327.00	327.00	327.00	327.00
SIXTH	313.77	313.77	313.77	313.77
SEVENTH	327.00	327.00	327.00	327.00
EIGHTH	327.00	327.00	327.00	327.00
NINTH	327.00	327.00	327.00	327.00
TENTH	327.00	327.00	327.00	327.00
ELEVENTH	313.77	313.77	313.77	313.77
TWELFTH/RECHE	261.69	106.93	106.93	261.69
TOTAL	3,832.23	3,677.47	3,677.47	3,832.23
TOTAL	15,019.40+40.07=15,059.47 SQ.M.			

PARKING AREA STATEMENT

AS PER PMC PROVISION

TYPE OF TENEMENT	REQUIRED CAR	REQUIRED SCOOTER	REQUIRED CAR	REQUIRED SCOOTER
TENEMENT HAVING CARPET AREA BELOW 40 SQ.M. (PROPOSED 08 TENEMENTS)	01 (FOR 2 TENEMENT)	02	4	8
TENEMENT HAVING CARPET AREA 40 TO 80 SQ.M. (PROPOSED 174 TENEMENTS)	01 (FOR 2 TENEMENT)	05	87	435
			91	443
VISITOR'S PARKING	(5%)		5	23
TOTAL PARKING REQUIRED			96	466
TOTAL PARKING PROPOSED			96	466

STAMP OF APPROVAL 1/2

This is an accompaniment to this office Letter No. DPO/ccl3516121 date 8-2-2022

Executive Engineer (B.P./D.P. Zone No.-1) P.M.C.

PUNE MUNICIPAL CORPORATION ★ POONA ★ EXECUTIVE ENGINEER

WATER STATEMENT

WING	NO OF TENEMENT	NO OF PERSONS/TEN.	LTRS/PERSON	TOTAL CAPACITY	SAY	ADD 20,00.00 LTRS FOR FIRE	O.H. WATER TANK CAPACITY LTRS.	U.G. WATER TANK CAPACITY 1.5 X O.H. CAP.	ADD 50,00.00 LTRS FOR FIRE	U.G. WATER TANK CAPACITY LTRS.
A	47	5	135.00	31,725.00	32,000.00	20,000	52,000.00	48,000.00	75,000.00	1,23,000.00
B	44	5	135.00	29,700.00	30,000.00	20,000	50,000.00	45,000.00	75,000.00	1,20,000.00
C	44	5	135.00	29,700.00	30,000.00	20,000	50,000.00	45,000.00	75,000.00	1,20,000.00
D	47	5	135.00	31,725.00	32,000.00	20,000	52,000.00	48,000.00	75,000.00	1,23,000.00
TOTAL	182						2,04,000.00			4,86,000.00

TENEMENT STATEMENT

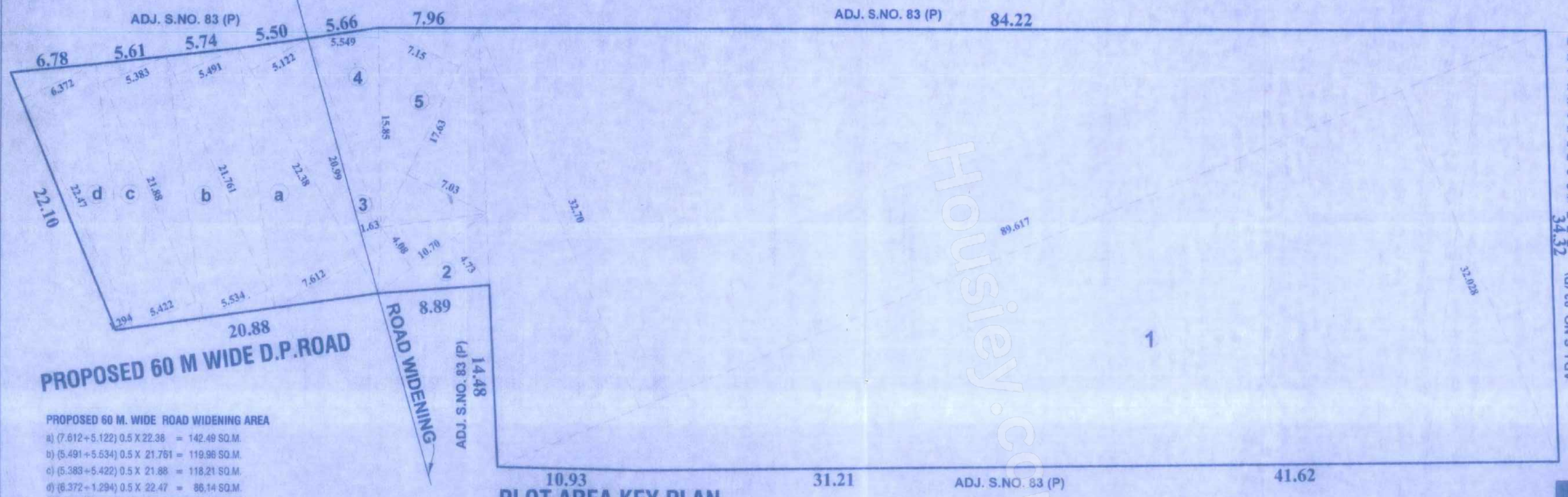
WING	TENEMENT UP TO 40	TENEMENT 40 TO 80	TENEMENT TOTAL
WING A	02 NO.	45 NO.	47 NO.
WING B	02 NO.	42 NO.	44 NO.
WING C	02 NO.	42 NO.	44 NO.
WING D	02 NO.	45 NO.	47 NO.
TOTAL	08 NO.	174 NO.	182 NO.

ENVIRONMENT STATEMENT

PROPOSED F.S.I	=	15,059.47 S.Q.M. - A
NON F.S.I. STATEMENT		
TOP TERRACE	=	1,325.40 SQ.M.
LIFT	=	36.00 SQ.M.
L.M.R.TOP & BOTTOM	=	144.00 SQ.M.
REFUGE	=	143.44 SQ.M.
O.H.W.T.TOP & BOTTOM	=	284.00 SQ.M.
PARKING	=	7,160.53 SQ.M.
SERVICES	=	500.00 SQ.M.
TOTAL FREE OF F.S.I	=	9,593.37 SQ.M. -- B
TOTAL BUILT UP AREA	=	A+B
=15,059.47 +9,593.37	=	24,652.84 SQ.M.

ENVIRONMENT AREA STATEMENT

WING	FSI	TOP TERRACE	LIFT AREA	LIFT M. RM.AREA	REFUGE AREA	O.H.W.T.	PARKING AREA
A WING	3,832.23	331.35	9.00	18.00	35.86	35.50	7,160.53
B WING	3,677.47	331.35	9.00	18.00	35.86	35.50	
C WING	3,677.47	331.35	9.00	18.00	35.86	35.50	
D WING	3,832.23	331.35	9.00	18.00	35.86	35.50	
P2	40.07						
				72 X 2		142 X 2	
TOTAL	15,059.47	1,325.40	36.00	144.00	143.44	284.00	7,160.53



PLOT AREA KEY PLAN

SCALE 1:200

PLOT AREA CALCULATION

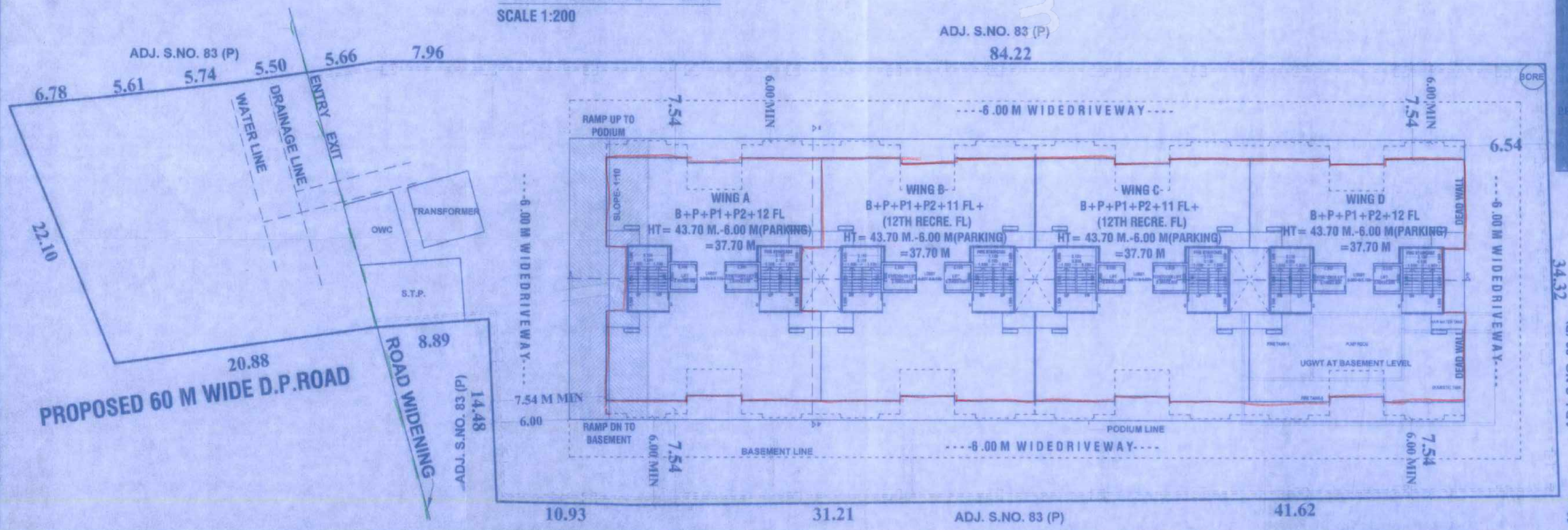
S.NO 83 (P)

1) (32.70+ 32.02) 0.5 X 89.617 = 2,900.00 SQ.M.
2) (4.08 + 4.73) 0.5 X 10.70 = 47.13 SQ.M.
3) 20.99 X 1.63 X 0.5 = 17.10 SQ.M.
4) 5.549 X 15.85 X 0.5 = 43.97 SQ.M.
5) (7.15+7.03) 0.5 X 17.63 = 125.00 SQ.M.
a) (7.612+5.122) 0.5 X 22.38 = 142.49 SQ.M.
b) (5.491+5.534) 0.5 X 21.761 = 119.96 SQ.M.
c) (5.383+5.422) 0.5 X 21.88 = 118.21 SQ.M.
d) (6.372+1.294) 0.5 X 22.47 = 86.14 SQ.M.
TOTAL = 3,600.00 SQ.M.

PLOT AREA (BY CALCULATION) = 3,600.00 SQ.M.
PLOT AREA (BY 7/12 EXTRACT) = 3,600.00 SQ.M.
PLOT AREA (BY DOCUMENT) = 3,600.00 SQ.M.

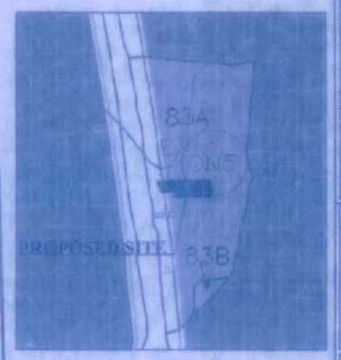
PROPOSED 60 M. WIDE ROAD WIDENING AREA

a) (7.612+5.122) 0.5 X 22.38 = 142.49 SQ.M.
b) (5.491+5.534) 0.5 X 21.761 = 119.96 SQ.M.
c) (5.383+5.422) 0.5 X 21.88 = 118.21 SQ.M.
d) (6.372+1.294) 0.5 X 22.47 = 86.14 SQ.M.
TOTAL = 466.80 SQ.M.

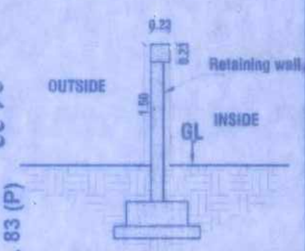


LAYOUT PLAN

SCALE 1:200



LOCATION PLAN



RETAINING WALL SECTION

FOR E.C. PURPOSE ONLY

AREA STATEMENT:	SQ.M.
1) AREA OF PLOT	
(Minimum area of a,b,c to be considered)	3,600.00
a) As per ownership document (7/12,CTS extract)	3,600.00
b) As per measurement sheet	3,600.00
c) As per site	
2) Deductions for	
a) Proposed D.P./D.P. Road widening area (24 M)	466.80
b) Area under nala	---
Total a+b	466.80
3) Balance area of plot (1-2) (3,600 - 466.80)	3,133.20
4) Amenity space	
a) Required	
b) Proposed	
5) Net plot area (3-4(c))	3,133.20
6) Recreational open space	
a) Required	---
b) Proposed	---
7) Internal road area	---
8) Plotable area (if applicable)	---
9) Built up area with reference to basic F.S.I as per front road width (sr.no. 5x basic FSI) (3,133.20x1.10=3446.52) (Open space premium paid)	3,446.52
10) Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI- based on road width/TOD Zone	
b) Proposed F.S.I. on payment of premium (3600.00 x 50%=1,800.00)	1,569.91
11) In-situ FSI/TDR loading	
a) In-situ area against D.P. road [(2)Sr.no.2(B)], if any(466.80 X 2 =933.60)	933.60
b) In-situ area against Amenity space [2.0 or1.85Sr.no.4(b)and/ or c] if any	
c) TDR area 3,600.00 x 1.40=5,040.00-933.60=4106.40 3462.14 x 30%=1,038.64(slum TDR area) 3,462.14-1,038.64=2,423.50 regular TDR (2,423.50+1,038.64=3,462.14)	3,462.14
d) Total in-situ/TDR loading proposed (11(a)+(b) +(c))	4,395.74
e) NALA Area	---
12) Additional FSI area under Chapter no 7	
a) If Additional FSI 200% of basic FSI	---
b) Incentive FSI 5% of basic FSI	---
13) Total entitlement(a+b)	
a) (9+10(b)+11(d)) or 12 whichever is applicable (3,446.52 + 1,569.91 + 4,395.74=9,412.17)	9,412.17
b) Ancillary Area FSI upto 60% with payment of charges (3,446.52+1,569.91+4,395.74=9,412.17 X 60%=5,647.30)	5,647.30
c) Total entitlement(a+b)	15,059.47
14) Maximum utilization limit of FSI Permissible as per road width (as per regulation no15.4) (sr.no. 5 X 3)(3,133.20 X 3=9,399.60)	9,399.60
15) Total Built-up Area in proposal (excluding area at sr.no.15 b)	
a) Existing Built-up Area	---
b) Proposed Built-up Area (P Line)	15,059.47
(Total of a+b) (should not be more than serial no. 13C above)	15,059.47
16) FSI CONSUMED(15/13) (should not be more than serial no. 14 above)	15,059.47

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE——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 RECORD / LAND RECORD DEPT CITY SURVEY RECORDS

SIGN. OF ARCHITECT

PROPOSED RESIDENTIAL BUILDING LAYOUT ON S. NO.83/3/1/1/6, 83/5A/3/2/2, 83/5A/3/2/1, AT KALAS,TAL.HAVELI, DIST-PUNE. FOR
1) MR. CHAITANYA SATISH KUSMADE
2)MRS. SMITA SATISH KUSMADE
3)PARVATI VAMANRAO WALAKE & OTHERS
SHOBHA BHALCHANDRA DAUNDKAR &
THROUGH PAH M/S CHAITANYA REALTY
THROUGH PARTNER MITTAL BROTHERS PVT. LTD.
THROUGH ITS DIRECTOR
1) MR DILIP DWARKAPRASAD MITTAL
2) MR. CHAITANYA SATISH KUSMADE

SCALE : 1: 200	CHECKED BY :-	DRG. NO.	
DATE : 22-12-2021	REVISION NO. :	1	N
APPROVED BY: PARVEZ J.		2	
DELT BY :AISHWARYA			

PARVEZ JAMADAR & ASSOCIATES
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FILE PATH - A:\aishwarya mittal\ashish\ashish\ashish