

Revised Layout  
 Date: 27/12/2025  
 No. of sheets: 02  
 Sheet No: 01/01

श्रीराम प्रॉपर्टीज लि. (प्रा.) लि.  
 ८०/०१/३९८८  
 ८०/०१/३९८८

**AREA STATEMENT =**

Sl. No.	Description	SQ. M.
1	Area of plot (Minimum area of a, b, c to be considered)	84,100.00
2	(a) As per ownership document (7/12 CTS extract)	84,100.00
3	(b) as per measurement sheet	84,100.00
4	(c) as per site plan	84,100.00
5	(a) Proposed 60.00 M. W. D. P. Road widening Area (60 M R.W.L. + 12.0 S.R. + 24.0 S.R.R.D)	8,559.19
6	(b) channery Area (supreme Plot)	---
7	(c) Any D.P. Reservation area	---
8	(d) Any Differed area (Total a+b+c)	3030.05
9	3. Balance area of plot (1-2)	11,589.24
10	4. Amenity Space (if applicable)	5,210.76
11	(a) Required - (52.510.76X15%) = 7,876.64	7,876.64
12	(b) Balance Proposed -	7,876.64
13	5. Net Plot Area (3-4 (b))	44,634.12
14	6. Recreational Open Space (if applicable)	---
15	(a) Required -	5,251.08
16	(b) Proposed -	5,800.22
17	7. Internal Road area	---
18	8. Possible area (if applicable)	---
19	9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 basic F.S.I) 44,634.12X1.10	49,097.53
20	10. Addition of FSI on payment of premium	---
21	(a) Maximum permissible premium FSI - based on road width	---
22	(b) Proposed FSI on payment of premium 44,634.12 X 0.50 = 22,317.06	22,317.06
23	11. In-situ FSI / TDR loading	---
24	(a) FSI area against U.P. R.R. road (2.0 X Sr. No. 2 (a+b)) if any	17,118.39
25	(b) 6.559.19 X 2.0 = 13,118.39	13,118.39
26	(c) Differed area - 3030.05	3030.05
27	(d) TDR area (44,634.12 X 1.40) = 62,487.77 - 17,118.39 = 45,369.39	45,369.39
28	(e) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	1,36,932.41
29	12. Additional FSI area under Chapter No. 7	---
30	13. Total entitlement of FSI in the proposal	---
31	(a) 9 + 10(b) + 11(d) or 12 whichever is applicable	21,723.58
32	(b) 17,378.86	17,378.86
33	(c) Total entitlement (a+b)	39,102.44
34	14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 9.2 or 9.3 or 9.4 as applicable) x 1.6 or 1.8	---
35	15. Total Built-up Area in proposal (excluding area at Sr.No.17 (b))	---
36	(a) Existing Built-up Area	---
37	(b) Proposed Built-up Area (as per P-Line)	1,93,715.63
38	(c) Total (a+b)	---
39	16. F.S.I. Consumed (15(b)) should not be more than serial No.14 above	---
40	17. Area for Inclusive Housing, if any	---
41	(a) Proposed (20% of Sr.No.5) (20%)	---
42	(b) Proposed	---
43	(c) Total (a+b)	---

**SPECIFICATIONS**

R.C.C. FRAMED STRUCTURE  
 9.14M. THICK BLOCK WALL & 8.10M THK. SAND FACED PLASTER EXTERNALLY.  
 NEERU FINISHED PLASTER INTERNALLY.  
 M. M. TILE FLOORING  
 T. W. DOORS & M. S. WINDOWS.

**CERTIFICATE OF AREA**

Confirmed 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 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.

Ar. S.R. DOSHI  
 LIC. NO. CA83/7507  
 Signature (Name of Architect/ Licensed Engineer/ Supervisor)

Owner's Declaration -  
 I/We undersigned hereby confirm that I/We would abide by plans approved by a authority/inspector. I/We would enclose 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.

MR. DHARMESH K. GATHANI  
 Owner's name and signature

ARCHITECT OWNER (P.A.H.)  
 MR. DHARMESH K. GATHANI

Ar. S.R. DOSHI  
 LIC. NO. CA83/7507  
 Signature (Name of Architect/ Licensed Engineer/ Supervisor)

PROJECT NAME  
 PROJECT "SPECTRUM" BY SHRIRAM PROPERTIES LTD. & ETHIX REALTORS PVT. LTD.

PROPOSED LAYOUT OF BUILDING AT SR. NO. 27/1, 27/2, 27/10 & 33 PART, UNDRI, PUNE.

Ar. S.R. DOSHI  
 LIC. NO. CA83/7507  
 Signature (Name of Architect/ Licensed Engineer/ Supervisor)

DATE SCALE DRN BY CHECK BY  
 20-03-2025 1:500 MONALI NANDLUMAR

**TOTAL F.S.I. STATEMENT IN SQ.M.**

FLOORS NAME	COMMERCIAL										RESIDENTIAL										TENEMENT									
	A	B	C	D	E	F	G	H	I	J	A	B	C	D	E	F	G	H	I	J	A	B	C	D	E	F	G	H	I	J
GROUND FLOOR PLAN	1086.12	1279.07	1402.11	1261.97	2036.96	1833.72	1956.10	564.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MEZZANINE FLOOR PLAN	836.60	1026.76	1175.33	1294.47	1693.86	1599.46	1647.18	331.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FIRST FLOOR PLAN	1422.02	1668.00	1934.10	1814.22	2399.63	2167.61	2308.24	564.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SECOND FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
THIRD FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
FOURTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
FIFTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
SIXTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
SEVENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
EIGHTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
NINTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
TENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
ELEVENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
TWELFTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
THIRTEENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
FOURTEENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
FIFTEENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
SIXTEENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
SEVENTEENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
EIGHTEENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
NINETEENTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
TWENTY FIRST FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
TWENTY SECOND FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
TWENTY THIRD FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
TWENTY FOURTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01
TWENTY FIFTH FLOOR PLAN	0.00	923.67	923.67	971.19	971.19	1128.01	910.98	1128.01	910.98	1128.01	910.98	1128.01	910.98																	