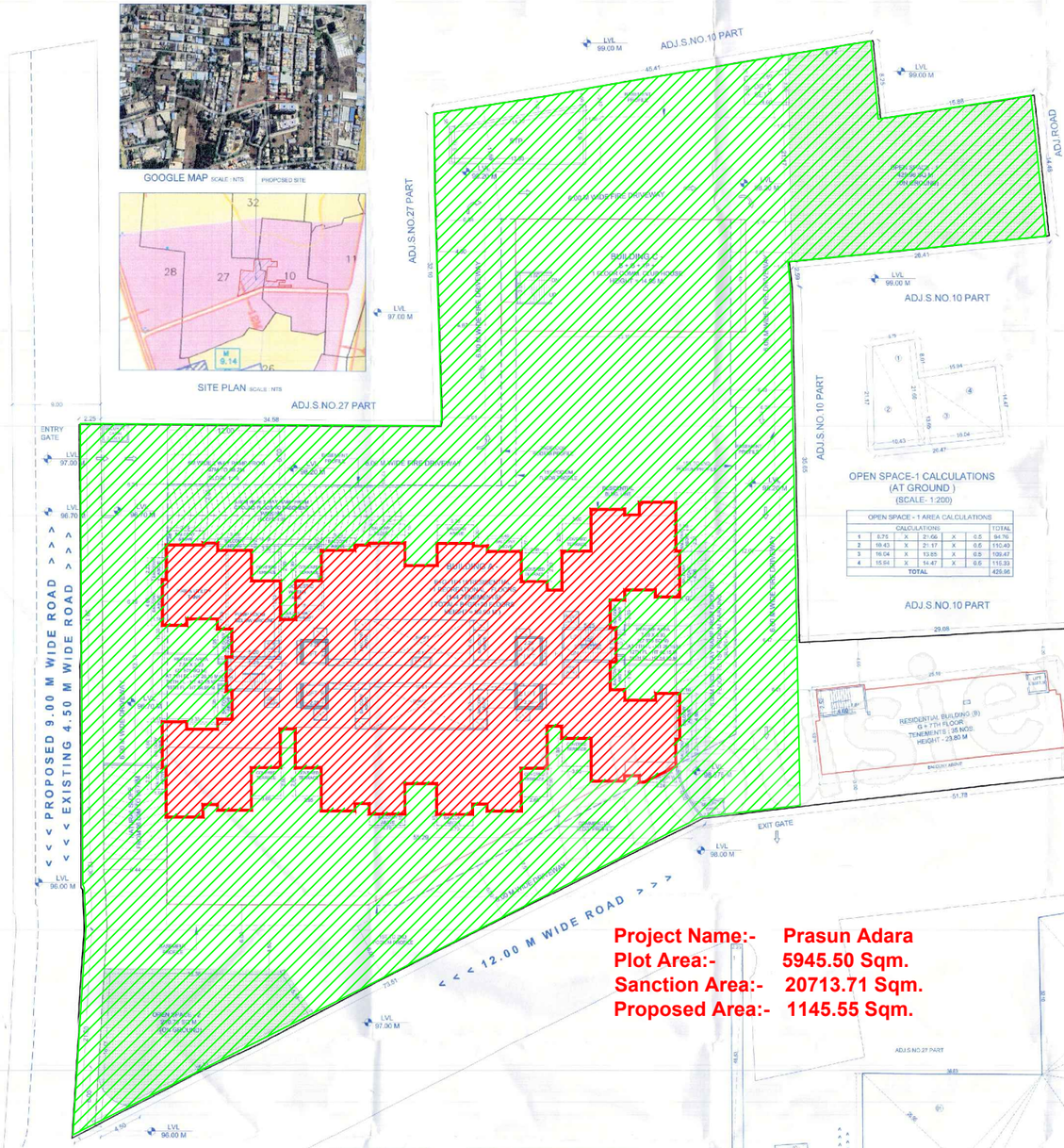
GOOGLE MAP SCALE : NTS | PROPOSED SITE

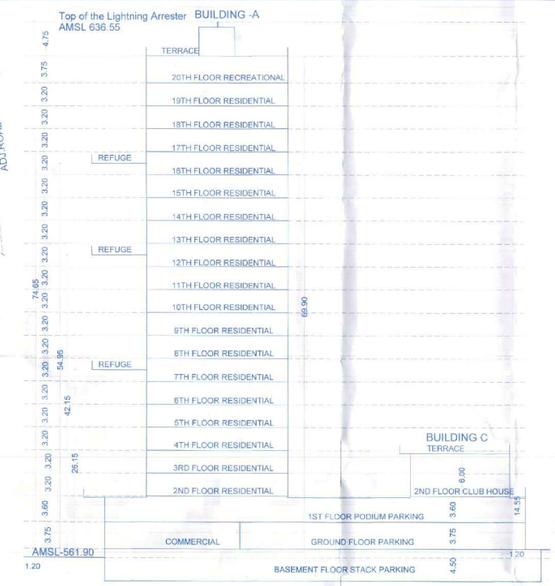
SITE PLAN SCALE : NTS



Project Name:- Prasun Adara
Plot Area:- 5945.50 Sqm.
Sanction Area:- 20713.71 Sqm.
Proposed Area:- 1145.55 Sqm.

OPEN SPACE-1 CALCULATIONS (AT GROUND) (SCALE- 1:200)

OPEN SPACE - 1 AREA CALCULATIONS						
CALCULATIONS						TOTAL
1	6.75	X	21.66	X	0.5	84.76
2	10.43	X	21.17	X	0.5	110.40
3	16.04	X	13.85	X	0.5	109.47
4	15.94	X	14.47	X	0.5	115.32
TOTAL						426.96

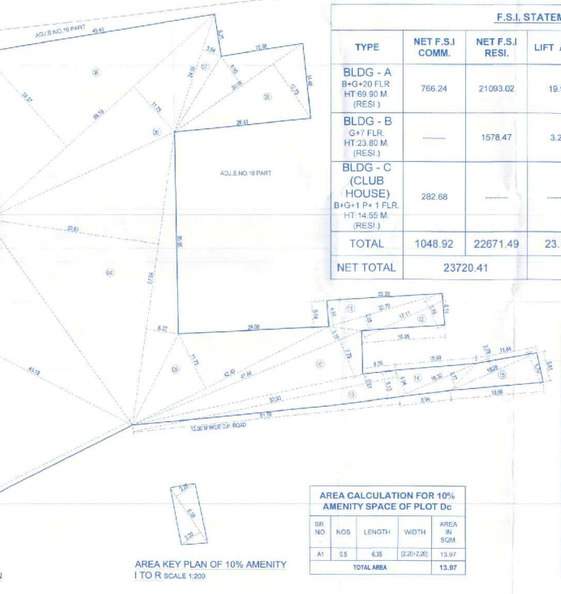


FSI NON FSI STATEMENT		
SR.NO.	DESCRIPTION	AREA (SQM.)
1	F.S.I. AREA	23720.41
2	NON F.S.I.	
	2.1 LIFT	23.15
	2.2 TERRACE,SWIMMING POOL	1324.65
	2.3 REFUGE AREA	167.85
	2.4 PARKING AREA	9031.05
	2.5 COMMON AREA ARCHITECTURAL PROJECTIONS	5193.57
3	3.1 METER ROOM,PANEL ROOM	
	3.2 OHWT	
	3.3 UGWT	953.40
	3.4 STP	
	3.5 TRANSFORMER AND D.G	
	3.6 CWC	
	TOTAL NON F.S.I.	16693.54
	TOTAL(F.S.I.+TOTAL NON F.S.I.)	40414.05

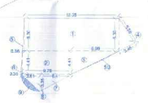
PARKING PROVIDED	CAR	SCOOTER
FIRST FLOOR	76	0
GROUND FLOOR	83	60
BASEMENT	152	0
TOTAL	311	60
CAR - 45 X 6 = 270	5	270
CAR - 311 - 45 = 266	0	
NET TOTAL	266	350
CHARGES TO BE PAID FOR 17 EXTRA CARS PROVIDED		

PARKING STATEMENT			
TYPE	TENEMENT	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 50 SQ.M. BUT LESS THAN 150 SQ.M. - 1:1	144	144	144
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. - 0:2	35	0	35
REQUIRED PARKING		144	179
5% VISITORS PARKING		7	9
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (CARPET AREA = 733.86 SQ.M.)		15	45
TOTAL REQUIRED PARKING		166	233
TOTAL PROVIDED PARKING		266	350
CHARGES TO BE PAID FOR 17 EXTRA CARS PROVIDED			

F.S.I. STATEMENT (IN SQ.M)						
TYPE	NET F.S.I COMM.	NET F.S.I RESI.	LIFT AREA	REFUGE AREA REQUIRED	REFUGE AREA PROPOSED	TENEMENT
BLDG - A B+G+20 FLR HT.69.90 M. (RESI.)	766.24	21093.02	19.91	167.67	167.85	144
BLDG - B G+7 FLR. HT.23.80 M. (RESI.)	--------	1578.47	3.24	--------	--------	35
BLDG - C (CLUB HOUSE) B+G+1 P+ 1 FLR. HT.14.55 M. (RESI.)	282.68	--------	--------	--------	--------	--------
TOTAL	1048.92	22671.49	23.15	167.67	167.85	179
NET TOTAL	23720.41					



PLOT AREA CALCULATION



CALCULATIONS OPEN SPACE-2 (AT GROUND) (SCALE- 1:200)

OPEN SPACE - 2 AREA CALCULATIONS						
CALCULATIONS						TOTAL
1	18.38	X	6.20	X	1	113.79
2	9.78	X	4.41	X	1	43.04
3	8.98	X	4.41	X	0.5	19.80
4	3.45	X	5.55	X	0.5	9.63
5	0.35	X	6.20	X	0.5	1.13
6	0.25	X	4.41	X	0.5	0.55
7	3.35	X	6.41	X	0.5	10.74
8	3.35	X	3.81	X	0.5	6.05
9	HATCH AREA					3.48
10	HATCH AREA					0.69
TOTAL						210.78

TOTAL OPEN SPACE AREA= =OPEN SPACE - 1 + OPEN SPACE-2 = 426.96 + 210.78 = 640.74 SQM.

LAYOUT (SCALE- 1:200)

6.00M.WIDE INTERNAL ROAD AREA KEY PLAN

9.00M.WIDE INTERNAL ROAD AREA KEY PLAN

9.00M.WIDE INTERNAL ROAD AREA CALCULATIONS							SQM
1	46.63	X	2.35	X	0.5	52.46	163.27
2	46.63	X	2.20	X	0.5	51.39	
3	5.38	X	2.10	X	0.5	5.69	
4	5.38	X	2.15	X	0.5	5.78	
5	21.76	X	2.31	X	0.5	25.13	
6	21.76	X	2.11	X	0.5	22.96	
6.00M.WIDE INTERNAL ROAD AREA CALCULATIONS							
5	16.15	X	5.91	X	0.5	47.72	92.30
6	16.15	X	5.52	X	0.5	44.57	
TOTAL						255.57	255.57

AREA KEY PLAN OF 10% AMENITY I TO R SCALE 1:200

AREA CALCULATION FOR 10% AMENITY SPACE OF PLOT Dc				
SR. NO	NOS	LENGTH	WIDTH	AREA IN SQM.
A1	0.5	6.35	(2.20+2.20)	13.97
TOTAL AREA				13.97

PLOT AREA CALCULATION BY TRIANGULATION S.NO. 27 / 10 Pt. & S.NO. 10 pt. PLOT D+Da+Db+Dc				
SR. NO	NOS	LENGTH	WIDTH	AREA IN SQM.
1	0.5	53.43	26.95	719.97
2	0.5	62.85	7.36	231.29
3	0.5	81.85	(8.78+43.16)	2125.87
4	0.5	37.04	(33.51+6.27)	1134.53
5	0.5	58.19	24.37	721.23
6	0.5	59.19	11.75	347.74
7	0.5	24.85	3.84	46.18
8	0.5	30.04	(6.50+12.73)	284.84
9	0.5	42.40	11.73	248.65
10	0.5	47.86	(3.19+7.76)	261.79
11	0.5	22.79	(6.84+2.55)	85.35
12	0.5	17.11	5.75	49.25
13	0.5	53.93	(2.61+5.15)	154.78
14	0.5	16.32	(4.94+2.77)	62.91
15	0.5	18.28	(2.78+5.76)	77.51
TOTAL AREA				6562.94

O.H.WATER TANK STATEMENT				
WING	O.H.WATER TANK REQD. DOMESTIC	O.H.WATER TANK REQD. FIRE	TOTAL O.H.WATER TANK REQD.	O.H.WATER TANK PROVD.
BLDG - A	102704	20000.00	122704.00	123000
BLDG - B	23625	25000.00	48625.00	49000
BLDG - C	1641	0	1641.00	1700
TOTAL	127970.00	45000.00	172970.00	173700.00

U.G.WATER TANK STATEMENT				
WING	U.G.WATER TANK REQD. DOMESTIC	U.G.WATER TANK REQD. FIRE	TOTAL U.G.WATER TANK REQD.	TOTAL U.G.WATER TANK PROVD.
BLDG - A	154056	200000.00	354056.00	360000
BLDG - B	35437	0	35437.00	35500
BLDG - C	2423	0	2423.00	2500
TOTAL	191916.00	200000.00	391916.00	393000.00

PROJECT

1/1

PROPOSED LAYOUT ON PLOT NO.D+DA+DB+DC,
NEW S.NO.: 27/10/10, 27/10/11, 27/10/14, 10/2A/8, 10/2A/3(P), 10/2A/20, 10/2A/21, 10/2A/22.
OLD S.NO.: 10/2/1+2/1A/1B+10/2/1+2/2+3+ 10/2/1+2/3+25/1 +26 /1 +26/2/1 & 2/3+27/10+ 10/5+10/6+10/8+10/9 +27/19+ 27/20+27/21+ 27/23+27/11+27/12+27/13+27/15+27/24+ 27/26 , PLOT D OF VILLAGE KHARADI, TALUKA HAVELI, DISTRICT PUNE - 411014

STAMP OF APPROVAL

LAYOUT

This is an accompaniment to this office Letter No. DPO/CC/3204/23 dt. 18/03/2024

Executive Engineer
Ward Zone No.-1) P.M.C.

AREA STATEMENT		SQM.
1	AREA OF PLOT (Minimum Area of a,b,c to be considered)	5407.20
	a) AS PER OWNERSHIP DOCUMENT (7/12,CTS Extract)	6345.74
	b) AS PER MEASUREMENT SHEET	5562.94
	c) AS PER SITE	5407.20
2	DEDUCTIONS FOR	
	a) PROPOSED 12.00m.D.P./ D.P.ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	0.00
	b) PROPOSED 9.00m.D.P./ C.P.ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	0.00
	c) ANY D.P.RESERVATION	0.00
	TOTAL (a + b + c)	0.00
3	BALANCE ARE OF PLOT (1 - 2)	5407.20
4	AMENITY SPACE	
	a) AMENITY SPACE REQUIRED FOR I TO R (1/30.00X0.10=13.90 sq.m.)	13.90
	b) PROPOSED	13.97
5	NET PLOT AREA [3 - 4 (b)]	5393.23
6	RECREATIONAL OPEN SPACE	
	a) OPEN SPACE REQUIRED [(3) X 0.10]	540.72
	b) OPEN SPACE PROVIDED	540.74
7	INTERNAL ROAD AREA	256.57
8	PLOTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERANCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH. (SR.NO. 3 x BASIC FSI) (1B)	7032.55
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI – BASED ON ROAD WIDTH (TOD ZONE) (1)X0.50	3203.60
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	3203.60
11	IN-SITU FSI / TDR LOADING	
	a) IN-SITU AREA AGAINST 12.00m.D.P.ROAD [2.0 x SR.NO. 2(a)] IF ANY	0.00
	a-1) IN-SITU AREA AGAINST 9.00m D.P.ROAD [2.0 x SR.NO. 2(b)] IF ANY	0.00
	b) IN-SITU AREA AGAINST AMENITY SPACE / RESERVATION	27.94
	c) TDR AREA [(1)x0.85]-11a-11a1-11b=4138.88	4138.74
	d) TOTAL IN-SITU / TDR LOADING PROPOSED [11a+11a1+11b]=[c1+c2]	4166.68
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7 [5 X (3)BC 5%]	351.63
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + 10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE	14752.46
	b) ANCILLARY AREA FSI UP 60% WITH PAYMENT OF CHARGES. [b1+b2]	8968.03
	b1) COMMERCIAL =(1048.92/1.8)x582.73 X 0.60 = 466.19	
	b2) RESIDENTIAL FSI =(13a-582.73) X 0.60 = 8501.84	
	c) TOTAL ENTITLEMENT (a+b)	23720.40
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) PERMISSIBLE AS PER ROAD WIDTH [BASIC-1.1+PREMIUM-0.50+T.D.R.-0.85+FIGBC-0.055+ ANCILLARY-1.40]27) = 3.71	23720.40
15	TOTAL BUILT-UP AREA IN PROPOSAL (Excluding Area at Sr.no.17.b)	
	a) EXISTING BUILT-UP AREA	0.00
	b) PROPOSED COMM. BUILT-UP AREA (as per 'P-Line')	1048.92
	c) PROPOSED RESI. BUILT-UP AREA (as per 'P-Line')	22671.49
	d) EXCESS BALCONY	0.00
	e) TOTAL (a+b+c)	23720.41
16	F.S.I. CONSUMED (15/14) (should not be more than serial No.14 above)	3.71
17	AREA FOR INCENTIVE HOUSING IF ANY	
	a) REQUIRED (20% of Sr.No.5)	0.00
	b) PROPOSED	0.00

LEGEND

PLOT SHOWN IN	------ BLACK.
ROAD WIDENING SHOWN IN	------ GREEN DOTTED.
DRAINAGE LINE SHOWN IN	------ RED DOTTED.
WATER LINE SHOWN IN	------ BLACK DOTTED.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on ..... and the dimension of sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme records / Land Record Department / City Survey Records.

(Name of Architect / Licensed Engineer / Supervisor)

OWNER'S DECLARATION

I/We Undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute 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.

M/S PRAJAPATI ASSOCIATES THROUGH PARTNER
MR.SUNIL CHAWLA (Owner's Name and signature)

MALWADKAR ARCHITECTS PVT. LTD.
RAHUL. R. MALWADKAR. - (CA/99/15629)
"SAMARTH BUILDING"
PLOT NO.10,LOKESH SOCIETY(B),
S.NO.87/2/6/3 OPP.CANARA BANK,
SIMHAWADI, PUNE. 411-037
PH.NO.:- 020 3500 2052 / 020 3500 2053
E.MAIL ID :-mail@malwadkararchitects.com

Scale	Date	Drawn by	Checked by	REF. "C:\DRAWING\LAYOUTS\PRAJAPATI ASSOCIATES\PRAJAPATI ASSOCIATES - 10 (2).dwg"
1:100	04/2024	vaibhavi	sandip	