

FULL POTENTIAL LAYOUT



| AREA STATEMENT           |   | AREA  | AMOUNT   |
|--------------------------|---|---|----------|
| AREA STATEMENTS          |   |   |          |
| 1                        | a | AREA OF PLOT AS PER S   | 12700.00 |
|                          | b | AREA OF PLOT AS PER DC  | 12798.30 |
|                          | c | MINIMUM AREA CONSIDERED   | 12700.00 |
| DEDUCTIONS               |   |   |          |
| 2                        | a | ROAD WIDENING AREA  | 44.72    |
|                          | b | EXISTING ROAD AREA  | 0.00     |
|                          | c | ANY OTHER DEDUCTION   | 0.00     |
|                          | d | AMT RESERVATION   | 0.00     |
|                          | e | TOTAL DEDUCTIONS (2a+2b+2c+2d)  | 44.72    |
| 3                        |   | GROSS PLOT AREA (1c-2e)   | 12655.28 |
| AMENITY (15%)            |   |   |          |
| 4                        |   | REQUIRED  | 1898.29  |
|                          |   | PROPOSED  | 1898.29  |
| OPEN SPACE (10%)         |   |   |          |
| 5                        |   | REQUIRED  | 1265.53  |
|                          |   | PROPOSED  | 1265.53  |
| 6                        |   | NET PLOT AREA (3-4)   | 10754.99 |
| 7                        |   | BASIC F.S.I. PERMISSIBLE (NET PLOT X 1.10)                                    | 11832.69 |
| ADDITION OF AREA FOR FSI |   |   |          |
| 8                        | a | AREA UNDER R/W  | 89.44    |
|                          | b | AREA UNDER NALA (GARDEN 12d X 100)  | 0.00     |
|                          |   | TOTAL (8a+8b)   | 89.44    |
|                          | c | TOTAL TDE AREA 1.10 % ON ar.no.1c   | 11970.00 |
|                          | d | PREMIUM F.S.I. AREA (subject to maximum 30% on ar.no.1c)                      | 3810.00  |
|                          | e | TOD. FSI AREA   | 0.00     |
| 9                        |   | TOTAL ADDITION (7+ 8a+8b+8c+8d+8e)  | 29702.13 |
|                          |   | BUT MAXIMUM POTENTIAL OF PLOT 2.50 (ar.no.7+8c+8d)                            | 29112.69 |
| 10                       |   | Permissible Ancillary fsi area upto 40% with payment of charges - on ar.no.10 | 1767.61  |
| 11                       |   | REQUIRED UG 20 % ON (4700X0.85+9495.00X1.10+6244.50X0.20 % =1252.90)          | 1569.08  |
| 12                       |   | NET PERMISSIBLE B/UP AREA (10+11)   | 47380.30 |
| PROPOSED B/UP AREAS      |   |   |          |
| 13                       | a | PROPOSED B/UP AREA AS PER P. LINE   | 39202.70 |
|                          | b | EXISTING B/UP AREA  | 6919.77  |
| 14                       |   | TOTAL PROPOSED B/UP AREA 13(a+b)  | 46122.47 |
| 15                       |   | BALANCE B/UP AREA (12-14)   | 1257.83  |
| 16                       |   | REQUIRED UG 20 % ON   | 1569.08  |

**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 AREAS 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 SURVEYED RECORDS.

**LEGEND**  
 PLOT BOUNDARY SHOWN BLACK  
 PROPOSED WORK SHOWN RED  
 DRAINAGE LINE SHOWN RED DOTTED  
 WATER LINE SHOWN BLACK DOTTED  
 EXISTING TO BE RETAINED HATCHED  
 DEMOLITION SHOWN HATCHED YELLOW

**OWNER NAME**  
 I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PMRDA. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORKSITE.

Owner(s)' Name: **M/S PARKLANE CONSTRUCTION LLP THROUGH, KUNAL PORWAL & ANAND SANCHETI**  
 Owner(s)' sign: *[Signature]*

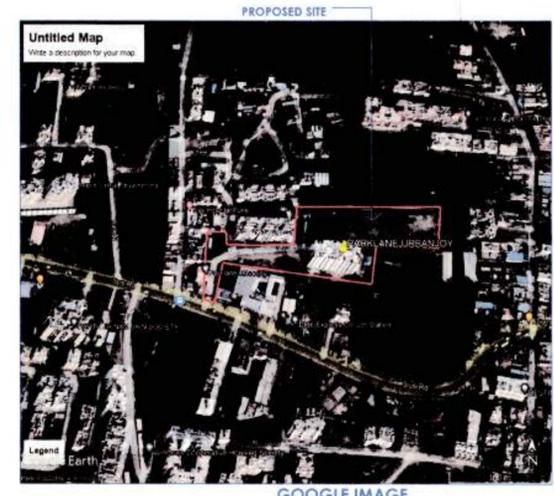
**SITE ADD.**  
 PROPOSED AMALGAMATION + LAYOUT OF BUILDING AT S.NO.288/1, 261/14, 261/18, 261/5, 287 AT MOUJE - SUS, TALUKA - MULSHI. DIST. - PUNE

ARCHITECT: **JAIDEEP S. DESHPANDE**  
 CA/2003/31278  
 ARCHITECT'S SIGN: *[Signature]*

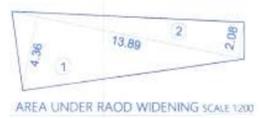
**ELEMENT 5**  
 ARCHITECTURAL DESIGN STUDIO

OFFICE NO 2 & 3, 1ST FLOOR, SWAYAMBHU BLDG. SUJAY GARDEN, 12 MUKUNDNAGAR, PUNE 411037  
 Tel no: (020) 30481331 email: element5\_jai@yahoo.co.in

| JOB NO.    | REVISION NO.    | SCALE      | DRAWN BY | CHECKED BY |
|------------|-----------------|------------|----------|------------|
| 193        | R1              | 1:100      | AMOL     | JD         |
| INWARD NO. | DATE            | 22/11/2022 |          |            |
| KEY NO.    | SHEET NO. 1 / 1 |            |          |            |



GOOGLE IMAGE



AREA UNDER ROAD WIDENING SCALE 1:200

ROAD WIDENING AREA CALCULATIONS BY TRIANGULATION (IN SQ.M)

|                                       |        |         |      |   |                |
|---------------------------------------|--------|---------|------|---|----------------|
| 1                                     | 0.50 X | 13.89 X | 4.36 | = | 30.28          |
| 2                                     | 0.50 X | 13.89 X | 2.08 | = | 14.44          |
| <b>TOTAL AREA UNDER ROAD WIDENING</b> |        |         |      |   | <b>= 44.72</b> |

**AREA STATEMENT (IN SQ.M.) 'B' WING LIG.**

| SR. NO. | FLOOR        | B/UP AREA | TENEMENTS |
|---------|--------------|-----------|-----------|
| 1       | SECOND FLOOR | 784.54    | 10        |
| 2       | THIRD FLOOR  | 784.54    | 10        |
| 3       | TOTAL        | 1569.08   | 20        |

**AREA STATEMENT IN SQ.M. ( Existing 'A' Wing )**

| WING NAME    | FLOOR                         | HEIGHT OF WING | EXIS. B/UP AREA | PRO ENCL. BALCONY | REFUGE AREA | FIRE STAIRCASE | TERRACE | FIRE LIFT | COVERAGE | TENEMENTS |
|--------------|-------------------------------|----------------|-----------------|-------------------|-------------|----------------|---------|-----------|----------|-----------|
| 'A' WING     | L.GR.PARK.+UP.GR.PARK.+12 FL. | 34.20          | 6919.77         | 880.85            | 41.28       | 171.00         | 927.21  | 7.56      | 623.18   | 119       |
| <b>TOTAL</b> |                               |                |                 |                   |             |                |         |           |          |           |

**WING WISE AREA STATEMENT IN SQ.M. AS PER UNIFIED**

| WING NAME    | FLOORS                    | HEIGHT OF WING | 'P' LINE AREA | REFUGE AREA | LIFT  | TENEMENTS NOS. |
|--------------|---------------------------|----------------|---------------|-------------|-------|----------------|
| 'B' WING     | B+ L.GR.+ UP.GR.+18FLOORS | 56.40 M        | 12506.64      | 51.64       | 11.77 | 128            |
| 'C' WING     | B+ L.GR.+ UP.GR.+18FLOORS | 56.40 M        | 13871.56      | 51.64       | 11.77 | 144            |
| 'D' WING     | B+ L.GR.+ UP.GR.+18FLOORS | 56.40 M        | 12824.50      | 56.14       | 11.34 | 144            |
| <b>TOTAL</b> |                           |                |               |             |       |                |

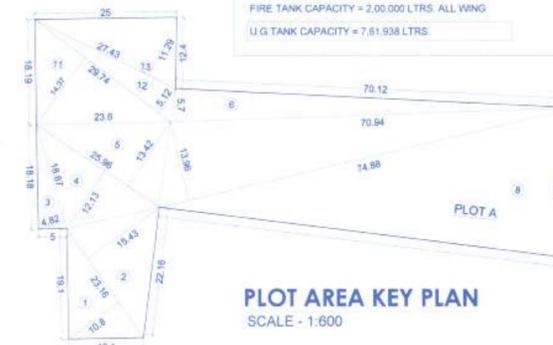
**TENEMENT STATEMENT**

| WING NAME    | TENEMENTS NOS. |
|--------------|----------------|
| 'A' WING EXI | 119            |
| 'B' WING+LIG | 148            |
| 'C' WING     | 144            |
| 'D' WING     | 144            |
| <b>TOTAL</b> | <b>555</b>     |

**FSI+NON FSI. AREA STATEMENT IN SQ.M. 'A','B','C' & 'D' WING**

| SR. NO. | TYPE                 | AREA     |
|---------|----------------------|----------|
| 1       | FIRE STAIRCASE       | 171.00   |
| 2       | TERRACE              | 927.21   |
| 3       | BALCONY              | 880.85   |
| 4       | REFUSE AREA          | 200.70   |
| 5       | CLUB HOUSE           | 142.00   |
| 6       | LIFT                 | 42.87    |
| 7       | TOTAL PARKING AREAS  | 10762.42 |
| 9       | RAMP                 | 168.88   |
| 10      | AR. PROJECTION       | 441.14   |
| 11      | LIG.                 | 1569.08  |
| 12      | O.H. WATER TANK      | 303.87   |
| 13      | U.G. WATER TANK      | 245.22   |
| 14      | STP                  | 236.00   |
| 15      | TRANSFORMER & DG SET | 75.66    |
| 16      | OWC                  | 62.10    |
| 17      | SECURITY CABIN       | 3.24     |
| 18      | TOTAL NON FSI.       | 16232.24 |
| 19      | TOTAL FSI.           | 46122.47 |
| 20      | TOTAL FSI+NON FSI.   | 62354.71 |

**WATER CALCULATION FOR BUILDING ALL WING**  
 WATER REQUIRED AS PER RULE  
 NO. OF TENANTS = 555 TEN X 5 PEOPLE PER TEN = 2775 PERSONS  
 WATER REQUIREMENT = 135 LTRS PER PERSON PER DAY = 135 X 2775 = 374.625 LITERS  
 FIRE TANK CAPACITY = 80,000 LTRS. ALL WING  
 O.H.W. TANK CAPACITY = 4,54,625 LTRS.  
 U.G.T. CAPACITY = 3,74,625 X 1.5 = 5,61,938 LTRS  
 FIRE TANK CAPACITY = 2,00,000 LTRS. ALL WING  
 U.G. TANK CAPACITY = 7,61,938 LTRS.



**PLOT AREA CALCULATION BY TRIANGULATION METHOD (PLOT B)**

| Area  | Dimensions           | Area    |
|---|----------------------|---------|
| A   | 0.5 x 13.67 x 2.79   | 19.07   |
| B   | 0.5 x 47.94 x 11.93  | 285.96  |
| C   | 0.5 x 59.62 x 18.82  | 561.02  |
| D   | 0.5 x 59.62 x 15.11  | 450.43  |
| E   | 0.5 x 66.32 x 20.71  | 686.74  |
| F   | 0.5 x 66.32 x 13.39  | 444.01  |
| G   | 0.5 x 79.05 x 21.06  | 832.40  |
| H   | 0.5 x 79.05 x 11.18  | 441.89  |
| I   | 0.5 x 104.79 x 21.28 | 1114.97 |
| J   | 0.5 x 104.79 x 8.28  | 433.83  |
| K   | 0.5 x 86.71 x 1.14   | 49.42   |
| L   | 0.5 x 84.27 x 5.37   | 226.26  |
| M   | 0.5 x 81.24 x 10.78  | 437.88  |
| N   | 0.5 x 57.95 x 6.81   | 197.32  |
| O   | 0.5 x 52.72 x 9.14   | 240.93  |
| P   | 0.5 x 35.66 x 16.16  | 288.13  |
| <b>Total area by Triangulation Method = 6710.28</b> |                      |         |

**PLOT AREA CALCULATIONS BY TRIANGULATION FOR PREVIOUS SANCTION (PLOT A)**

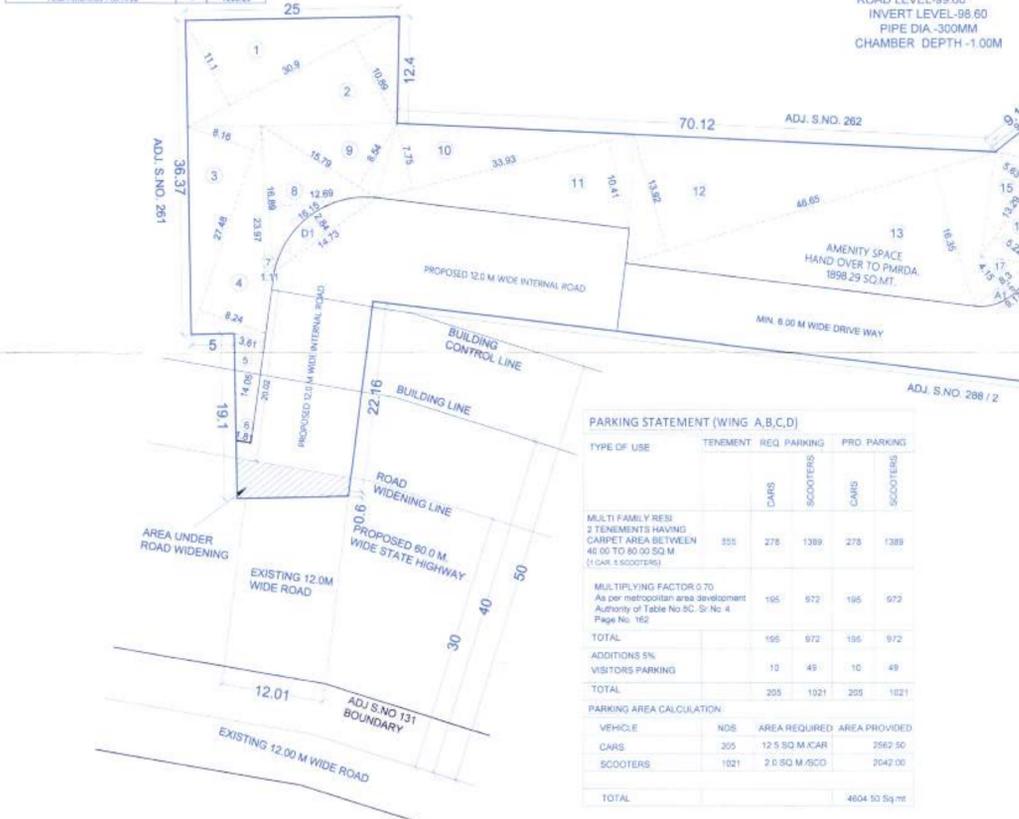
| Area  | Dimensions            | Area    |
|---|-----------------------|---------|
| 1   | 0.50 X 23.16 X 10.80  | 125.06  |
| 2   | 0.50 X 23.16 X 15.43  | 178.68  |
| 3   | 0.50 X 18.87 X 4.82   | 45.48   |
| 4   | 0.50 X 25.96 X 12.13  | 157.48  |
| 5   | 0.50 X 25.96 X 13.42  | 174.19  |
| 6   | 0.50 X 70.94 X 5.70   | 202.18  |
| 7   | 0.50 X 74.48 X 13.96  | 519.87  |
| 8   | 0.50 X 161.64 X 25.94 | 2096.47 |
| 9   | 0.50 X 89.97 X 4.78   | 215.03  |
| 10  | 0.50 X 89.97 X 42.88  | 1928.96 |
| 11  | 0.50 X 29.74 X 14.37  | 213.68  |
| 12  | 0.50 X 29.74 X 5.12   | 76.13   |
| 13  | 0.50 X 27.43 X 11.29  | 154.84  |
| <b>Total area by Triangulation Method = 6088.02</b> |                       |         |

**PLOT AREA CALCULATION BY TRIANGULATION METHOD AFTER AMALGAMATION**

|              |   |                 |              |
|--------------|---|-----------------|--------------|
| PLOT A       | = | 6088.02         | SQ.M.        |
| PLOT B       | = | 6710.28         | SQ.M.        |
| <b>TOTAL</b> | = | <b>12798.30</b> | <b>SQ.M.</b> |

**AMENITIES PLOT AREA CALCULATION BY TRIANGULATION METHOD**

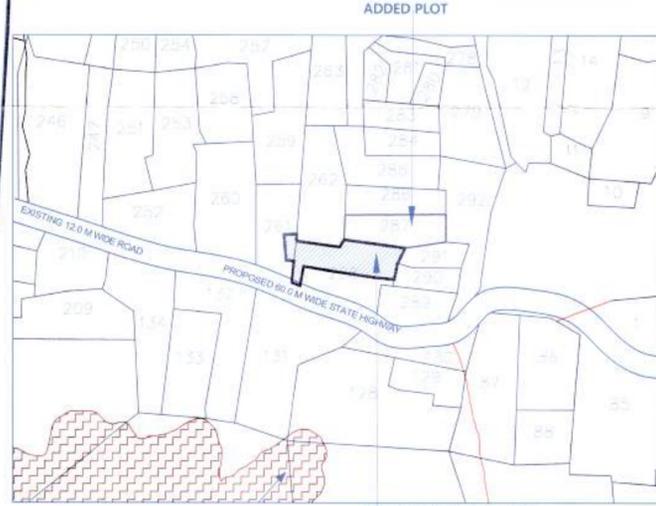
|  |                     |        |
|--|---------------------|--------|
| 1  | 0.5 x 32.9 x 11.1   | 17.50  |
| 2  | 0.5 x 32.9 x 12.09  | 18.90  |
| 3  | 0.5 x 27.44 x 8.19  | 11.21  |
| 4  | 0.5 x 27.44 x 3.24  | 4.43   |
| 5  | 0.5 x 14.09 x 1.51  | 1.05   |
| 6  | 0.5 x 14.09 x 1.51  | 1.05   |
| 7  | 0.5 x 16.89 x 12.88 | 107.17 |
| 8  | 0.5 x 16.89 x 1.14  | 9.54   |
| 9  | 0.5 x 33.93 x 7.75  | 131.48 |
| 10   | 0.5 x 33.93 x 10.47 | 176.61 |
| 11   | 0.5 x 48.95 x 13.82 | 338.40 |
| 12   | 0.5 x 48.95 x 18.35 | 450.39 |
| 13   | 0.5 x 9.11 x 2.47   | 1.14   |
| 14   | 0.5 x 13.28 x 5.53  | 36.80  |
| 15   | 0.5 x 13.28 x 3.22  | 21.49  |
| 16   | 0.5 x 9.11 x 4.18   | 19.17  |
| 17   | 0.5 x 9.11 x 4.18   | 19.17  |
| <b>Total Amenities Plot Area = 1688.28</b> |                     |        |



**F.S.I. & NON F.S.I. AREA STATEMENT FOR S.NO. 288 SUS 'A' WING**

| WING A   |                         |              |
|--|-------------------------|--------------|
| F.S.I. AREA  | 6919.77                 | SQ.M.        |
| NON F.S.I. AREA                                    |                         |              |
| a  | O.H.W.T.                | 68.98 SQ.M.  |
| b  | REFUGE AREA             | 41.28 SQ.M.  |
| c  | BALCONY AREA            | 880.85 SQ.M. |
| d  | TERRACE AREA            | 927.21 SQ.M. |
| e  | STAIRCASE AREA          | 171.00 SQ.M. |
| f  | AR FEATURE              | 180.83 SQ.M. |
| <b>TOTAL FOR WING A</b>                            |                         |              |
|  | 3240.15                 | SQ.M.        |
| OTHER COMMON AREAS                                 |                         |              |
| a  | STILT AREA              | 677.00 SQ.M. |
| b  | PARKING SLAB AREA       | 677.00 SQ.M. |
| c  | RAMP                    | 162.89 SQ.M. |
| d  | UNDER GROUND WATER TANK | 96 SQ.M.     |
| e  | SEWAGE TREATMENT TANK   | 81.75 SQ.M.  |
| f  | TRANSFORMER & D.G. SET  | 23.76 SQ.M.  |
| <b>TOTAL FOR COMMON AREAS</b>                      |                         |              |
|  | 1688.39                 | SQ.M.        |
| <b>GRAND TOTAL OF F.S.I. &amp; NON F.S.I. AREA</b> |                         |              |
|  | 10848.31                | SQ.M.        |

LAYOUT PLAN SCALE 1:400



LOCATION PLAN SCALE - 1:3000