

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

SR. NO.	WING NAME	HEIGHT OF WING	'P' LINE AREA RESI	'P' LINE AREA COMM	TOTAL 'P' LINE AREA	REFUGE AREA	LIFT	MACHINE ROOM	TENEMENTS
1	'B' WING + U.G. (L.GR + UP GR + STILT + PODIUM + 9 FL.)	36.00	7228.57	219.77	7448.34	151.98	15.28	0.00	80
2	'C' WING (L.GR + UP GR + STILT + PODIUM + 17 FL.)	59.20	9864.30	---	9864.30	145.86	11.77	0.00	133
3	TOTAL		17092.87	219.77	17312.64	297.84	27.05	0.00	213

Sanctioned FSI

**AREA STATEMENT (IN SQ.M.) CLUB HOUSE**

SR. NO.	FLOOR	PROPOSED / OPEN SPACE	PERMISSIBLE B/UP AREA	PROPOSED B/UP AREA
1	GROUND FLOOR	557.38	55.74	55.37
2	FIRST FLOOR		27.87	27.68
3	TOTAL		83.61	83.05

**AREA STATEMENT FOR LIG.**

1	a	AREA OF PLOT AS PER 7/12	7400.00
	b	AREA OF PLOT AS PER D.C.	7419.04
	c	MINIMUM AREA CONSIDERED	7400.00
2		DEDUCTIONS,	
	a	ROAD WIDENING AREA UNDER 60 M. W. ROAD	190.06
	b	ROAD WIDENING AREA UNDER 12 M. W. SERVICE ROAD	652.49
	c	ANY OTHER DEDUCTION	00.00
	d	ANY RESERVATION	0.00
	e	TOTAL DEDUCTIONS (2a+2b+2c+2d)	842.55
3		GROSS PLOT AREA (1c-2e)	6557.45
4		DEDUCTIONS,	
	a	AMENITY (15%)	983.62
		REQUIRED	983.62
		PROPOSED	983.62
5		NET PLOT AREA (3-4a)	5573.83
6		OPEN SPACE (10%)	557.38
		REQUIRED	557.38
		PROPOSED	557.38
7		BASIC F.S.I. PERMISSIBLE (Sr.No.5 X 1.10)	6131.21
8		REQUIRED LIG 20% ON Sr.No.7	1226.24
9		PROPOSED LIG BUILT UP AREA	1226.40

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

SR. NO.	FLOOR	'P' LINE AREA	TENEMENTS
1	FIRST FLOOR	159.89	3
2	SECOND FLOOR	159.89	3
3	THIRD FLOOR	159.89	3
4	FOURTH FLOOR	159.89	3
5	FIFTH FLOOR	159.89	3
6	SIXTH FLOOR	107.17	2
7	SEVENTH FLOOR	159.89	3
8	EIGHTH FLOOR	159.89	3
9	TOTAL	1224.40	23.00

**AREA STATEMENT**

1	a	AREA OF PLOT AS PER 7/12	7400.00
	b	AREA OF PLOT AS PER D.C.	7429.04
	c	MINIMUM AREA CONSIDERED	7400.00
2		DEDUCTIONS,	
	a	ROAD WIDENING AREA UNDER 60 M. W. ROAD	190.06
	b	ROAD WIDENING AREA UNDER 12 M. W. SERVICE ROAD	652.49
	c	ANY OTHER DEDUCTION	00.00
	d	ANY RESERVATION	0.00
	e	TOTAL DEDUCTIONS (2a+2b+2c+2d)	842.55
3		BALANCE AREA OF PLOT (1c-2e)	6557.45
4		DEDUCTIONS,	
	a	AMENITY (15%)	983.62
		REQUIRED	983.62
		PROPOSED	983.62
5		NET PLOT AREA (3-4a)	5573.83
6		OPEN SPACE (10%)	557.38
		REQUIRED	557.38
		PROPOSED	557.38
7		BASIC F.S.I. PERMISSIBLE (Sr.No.5 X 1.10)	6131.21
8		ADDITION OF AREA FOR FSI	
	a	AREA UNDER RAW 2.00 TIMES OF 12M. W. SERVICE ROAD	0.00
	b	AREA UNDER AMENITY SPACE (4 X 2.00)	0.00
	c	PERMISSIBLE TDR AREA 1.40 % ON	
		7400 - (190.06 + 652.49 + 983.62) = 5573.83 X 1.40 = 7803.36	7803.36
	d	PERMISSIBLE SLUM TDR AREA 30% ON Sr.No.8c	2341.01
	e	PERMISSIBLE REGULAR TDR AREA 70% ON SR.8c	5462.35
	f	PROPOSED SLUM TDR AREA	971.53
	g	PROPOSED REGULAR TDR AREA	2263.34
	h	TOTAL PROPOSED TDR AREA	3234.87
	i	PERMISSIBLE PREMIUM FSI AREA (subject to maximum of 50% ON 7400 - (190.06 + 652.49 + 983.62) = 5573.83 X 0.50 = 2786.91)	2786.91
	j	PROPOSED PREMIUM FSI AREA	1153.78
9		TOTAL ADDITION (7+8f+8g+8h)	10519.86
10		But Maximum Potential Of Plot 3.00 (sr.no.7+8a+8b+8e+8d+8g)	0.00
TDR		ADD IGBC AREA 5% ON Sr.No. 7	306.56
11		NET PERMISSIBLE B/UP AREA (sr.no.10+10a)	10826.42
12		Permissible Ancillary FSI Area upto 60% with payment of charges	6495.85
12 a		Total Maximum Utilization Limit of F.S.I. Permissible as per road width X 1.40	17322.28
13		TOTAL B/UP AREA IN PROPOSAL (excluding sr.no. 17)	---
	a	Existing B/Up Area	0.00
	b	Proposed B/Up Area (As Per 'P' Line)	17312.64
	c	Proposed Ancillary Area	6486.22
14		TOTAL PROPOSED B/UP AREA 13 (a+b)	17312.64
15		BALANCE AREA (12-14)	9.64
16		F.S.I. CONSUMED (14 / 12)	1.00
17		Area For Inclusive Housing, if any	0.00
	a	Required (20% of sr.no. 7)	1226.24
	b	Proposed	1226.40

OWNER'S NAME: M/S.KAKKAD INFRA LLP. THROUGH PARTNER, Mr. ANAND JAYANTIL KAKKAD

OWNER'S SIGN:

SITE ADD. = PROPOSED RESIDENTIAL + COMMERCIAL BUILDING LAYOUT AT S.NO.1 P. AMBEGAON (BK) TAL-HAVELI, DIST-PUNE

ARCHITECT: JAIDEEP S. DESHPANDE CA/2003/91278

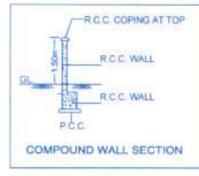
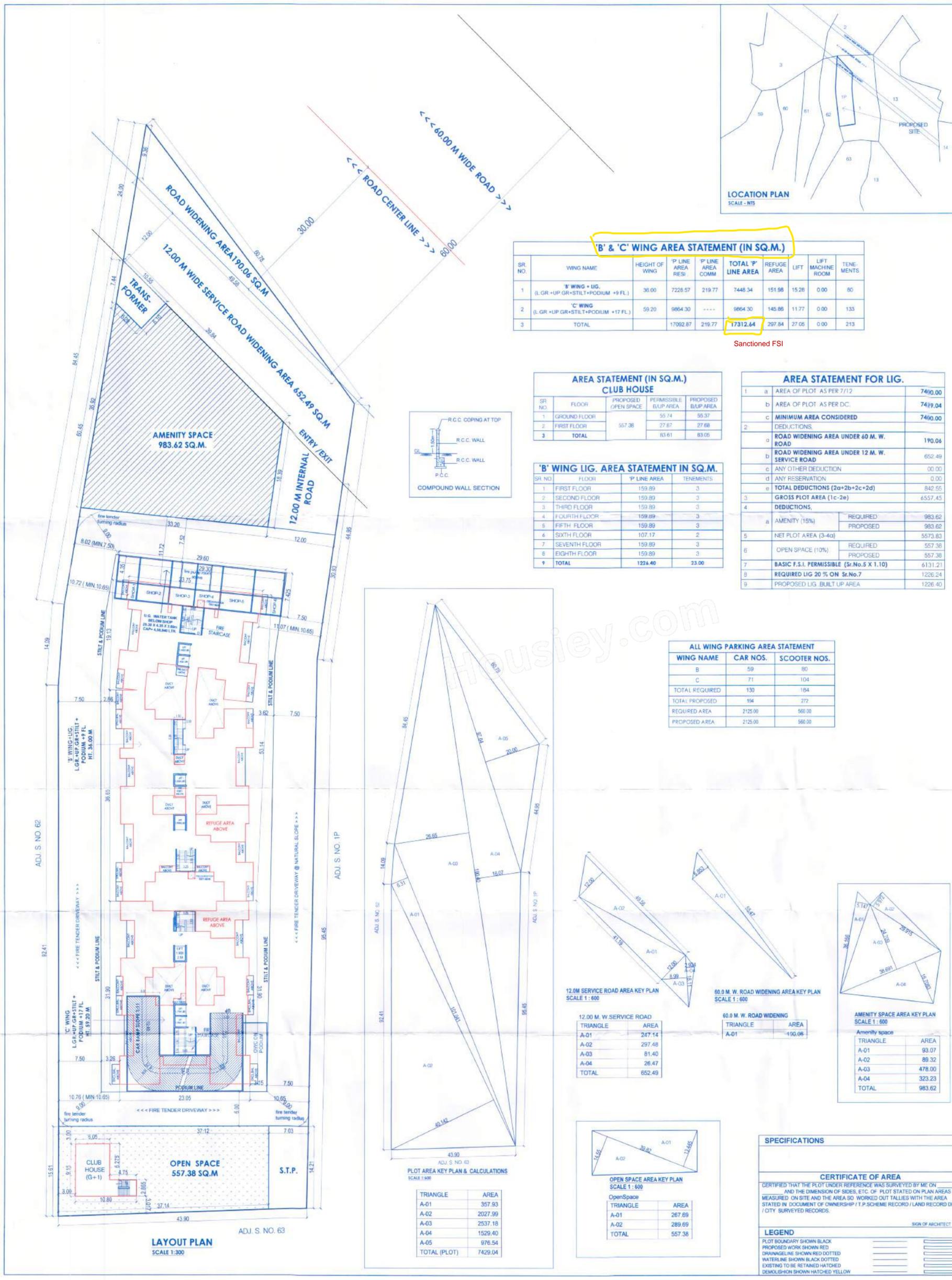
ARCHITECT'S SIGN:

**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\_sj@yahoo.co.in

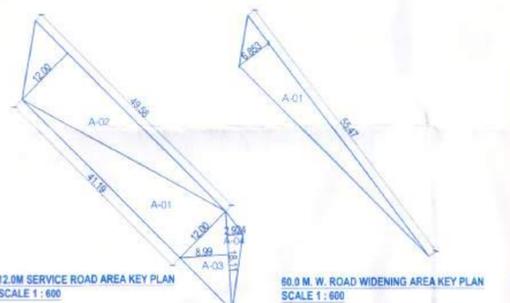
JOB NO. REVISION NO. SCALE DRAWN BY/CHECKED BY  
172 R1 1:300 RUHAIL JD

INWARD NO. ADR/4642/21 DATE 18/05/2023  
KEY NO. \*%W2AAEC2AAE SHEET NO. 1 / 8



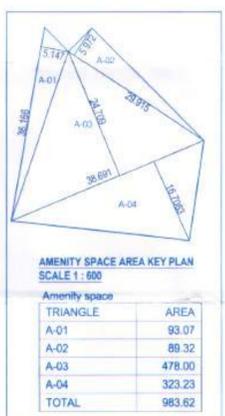
**ALL WING PARKING AREA STATEMENT**

WING NAME	CAR NOS.	SCOOTER NOS.
B	59	80
C	71	104
TOTAL REQUIRED	130	184
TOTAL PROPOSED	194	272
REQUIRED AREA	2125.00	560.00
PROPOSED AREA	2125.00	560.00



**12.00 M. W. SERVICE ROAD**

TRIANGLE	AREA
A-01	247.14
A-02	297.48
A-03	81.40
A-04	26.47
TOTAL	652.49



**AMENITY SPACE**

TRIANGLE	AREA
A-01	93.07
A-02	89.32
A-03	478.00
A-04	323.23
TOTAL	983.62



**OPEN SPACE**

TRIANGLE	AREA
A-01	267.69
A-02	289.69
TOTAL	557.38

**SPECIFICATIONS**

**CERTIFICATE OF AREA**  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SERIES, 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 / P. SCHEME RECORD / LAND RECORD DEPT / CITY SURVEYED RECORDS.

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

**PLOT AREA KEY PLAN & CALCULATIONS**

TRIANGLE	AREA
A-01	357.93
A-02	2027.99
A-03	2537.18
A-04	1529.40
A-05	976.54
TOTAL (PLOT)	7429.04

**LAYOUT PLAN**  
SCALE 1:300