| Form Of Statement 2 ( to be printed on plan) [Sr. No. 9 (a) ]Proposed Building | | |
|---|---|---|
| 'A' & 'B' WING | | |
| B/UP AREA | | NO. OF TENE. |
| FLOOR | RESIDENTIAL AREA | |
| 1ST FLOOR | 1386.69 | 10 |
| 2ND FLOOR | 1143.16 | 10 |
| 3RD FLOOR | 1143.16 | 10 |
| 4TH FLOOR | 1143.16 | 10 |
| 5TH FLOOR | 1143.16 | 10 |
| 6TH FLOOR | 1143.16 | 10 |
| 7TH FLOOR | 1094.69 | 10 |
| 8TH FLOOR | 1143.16 | 10 |
| 9TH FLOOR | 1143.16 | 10 |
| 10TH FLOOR | 1143.16 | 10 |
| 11TH FLOOR | 1143.16 | 10 |
| 12TH FLOOR | 1094.69 | 10 |
| 13TH FLOOR | 1143.16 | 10 |
| 14TH FLOOR | 1143.16 | 10 |
| 15TH FLOOR | 1143.16 | 10 |
| 16TH FLOOR | 1143.16 | 10 |
| 17TH FLOOR | 1094.69 | 10 |
| 18TH FLOOR | 1143.16 | 10 |
| LIFT AREA | 22.04 | |
| TOTAL | 20697.04 | 180 |

| Form Of Statement 2 ( to be printed on plan) [Sr. No. 9 (a) ]Proposed Building | | |
|---|---|---|
| 'C' WING | | |
| B/UP AREA | | NO. OF TENE. |
| FLOOR | RESIDENTIAL AREA | |
| 1ST FLOOR | 1153.53 | 7 |
| 2ND FLOOR | 883.69 | 7 |
| 3RD FLOOR | 883.69 | 7 |
| 4TH FLOOR | 883.69 | 7 |
| 5TH FLOOR | 883.69 | 7 |
| 6TH FLOOR | 883.69 | 7 |
| 7TH FLOOR | 832.08 | 7 |
| 8TH FLOOR | 883.69 | 7 |
| 9TH FLOOR | 883.69 | 7 |
| 10TH FLOOR | 1004.42 | 8 |
| 11TH FLOOR | 1057.20 | 8 |
| 12TH FLOOR | 955.73 | 8 |
| 13TH FLOOR | 1057.20 | 8 |
| 14TH FLOOR | 1004.42 | 8 |
| 15TH FLOOR | 1057.20 | 8 |
| 16TH FLOOR | 1004.42 | 8 |
| 17TH FLOOR | 1008.51 | 8 |
| 18TH FLOOR | 1004.42 | 8 |
| LIFT AREA | 16.53 | |
| TOTAL | 17341.49 | 135 |

| Form Of Statement 2 ( to be printed on plan) [Sr. No. 9 (a) ]Proposed Building | | |
|---|---|---|
| 'D' WING (INCLUSIVE HOUSING) | | |
| B/UP AREA | | NO. OF TENE. |
| FLOOR | RESIDENTIAL AREA | |
| 1ST FLOOR | 203.09 | 2 |
| 2ND FLOOR | 203.09 | 2 |
| 3RD FLOOR | 203.09 | 2 |
| 4TH FLOOR | 203.09 | 2 |
| 5TH FLOOR | 203.09 | 2 |
| 6TH FLOOR | 203.09 | 2 |
| 7TH FLOOR | 203.09 | 2 |
| 8TH FLOOR | 203.09 | 2 |
| 9TH FLOOR | 203.09 | 2 |
| TOTAL | 1827.81 | 18 |

## PROPOSED REFUGE AREA STATEMENT

| | REFUGE LEVEL 1 | REFUGE LEVEL 2 | REFUGE LEVEL 3 |
|---|---|---|---|
| A & B WING | 53.06 | 53.06 | 53.06 |
| C WING | 53.06 | 53.06 | 53.06 |
| D WING | 15.01 | 0.00 | 0.00 |
| TOTAL | 121.13 | 106.12 | 106.12 |
| TOTAL | | | 333.37 |

## D-WING (INCLUSIVE HOUSING) AREA STATEMENT

| | |
|---|---|
| MIN. REQ. AREA | 1827.76 SQ.M. |
| PROP. AREA | 1827.81 SQ.M. |
| TOTAL TEN NO. | 18 |
| BLDG. FLOORS | L.G+G+U.G.+9 FLOORS |
| BLDG. HT. WITH PARKING | 34.30 M |

## TOTAL F.S.I. STATEMENT (SQ.M.)

| BLDG. NAME | BLDG. FLOORS | BLDG. HT. WITH PARKING | BUILT UP AREA | | | TENE. |
|---|---|---|---|---|---|---|
| | | | COMMERCIAL | RESIDENTIAL | TOTAL | |
| A & B WING | L.G+G+U.G.+18 FLOORS | 60.40 | 0.00 | 20697.04 | 20697.04 | 180 |
| C WING | L.G+G+U.G.+18 FLOORS | 60.40 | 0.00 | 17341.49 | 17341.49 | 135 |
| TOTAL AREA | | | 0.00 | 38038.53 | 38038.53 | 315 |

## STAMP OF APPROVAL

01 / 01

LAYOUT

This is an accompanument to this office letter No. DPO/CC/0372/24 date 08/05/2024

Executive Engineer (B.P./D.P. Zone-I) P.M.C

POONA MUNICIPAL CORPORATION TOWN PLANNING ENGINEER POONA

जमिन विकसन निधी 30700 मी. मी. बेगासाठी 2434,0701- CE/BP/2268/24-25 18/7/2024
रक्कम रु. 30,00,000/- चलन क्र. ..... दि. .....
रोजी भरले आहेत. CE/BP/9221/23-24 9/01/2025

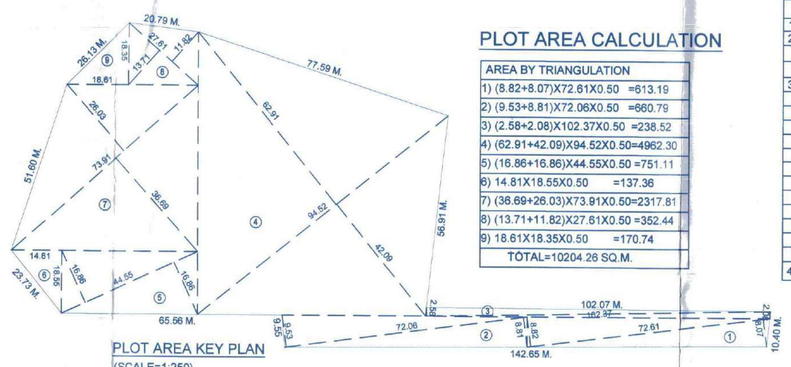
## TOTAL WATER CALCULATION

| RESIDENTIAL | | | |
|---|---|---|---|
| AMOUNT OF WATER REQUIRED PER PERSON | = | 135 | lts/day |
| NO. OF PERSONS IN 1BHK ( 5 X 18 = 90) | = | 90 | NOS. |
| NO. OF PERSONS IN 2BHK ( 5 X 174 = 870) | = | 870 | NOS. |
| NO. OF PERSONS IN 3BHK ( 6 X 141 = 846) | = | 846 | NOS. |
| TOTAL NO. OF PERSONS | = | 1812 | NOS. |
| REQUIRED CAPACITY OF OVERHEAD WATER TANK | = | 244620.00 | lts/day |
| WATER REQUIRED FOR FIRE FIGHTING | = | 60000.00 | lts/day |
| TOTAL WATER REQUIRED FOR OHWT | = | 304620.00 | lts/day |
| TOTAL WATER PROVIDE FOR OHWT | = | 305500.00 | lts/day |
| REQUIRED CAPACITY OF UGWT | = | 366930.00 | lts/day |
| WATER REQUIRED FOR FIRE FIGHTING FOR UGWT | = | 475000.00 | lts/day |
| REQUIRED CAPACITY TO UNDER GROUND WATER TANK | = | 841930.00 | lts/day |
| PROVIDE CAPACITY TO UNDER GROUND WATER TANK | | 842000 | lts/day |

## Form of Statement 1 [Sr. No. 8 (a) (iii) ]

Existing Building To Be Retained

| Existing Building no. | Floor NO. | Plinth Area | Total Floor Area of Existing Building | Use/Occupancy of Floors |
|---|---|---|---|---|
| - | - | - | - | - |




PLOT AREA KEY PLAN

(SCALE=1:250)

## PLOT AREA CALCULATION

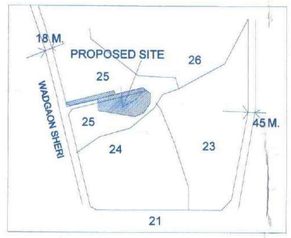
| AREA BY TRIANGULATION |
|---|
| 1) (8.82+8.07)X72.61X0.50 =613.19 |
| 2) (9.53+8.81)X72.06X0.50 =660.79 |
| 3) (2.58+2.08)X102.37X0.50 =238.52 |
| 4) (62.91+42.09)X94.52X0.50=4962.30 |
| 5) (16.86+16.86)X44.55X0.50 =751.11 |
| 6) 14.81X18.55X0.50 =137.36 |
| 7) (36.69+26.03)X73.91X0.50=2317.81 |
| 8) (13.71+11.82)X27.61X0.50 =352.44 |
| 9) 18.61X18.35X0.50 =170.74 |
| TOTAL=10204.26 SQ.M. |

## F.S.I. + NON F.S.I. STATEMENT

| | | | SQ.M. |
|---|---|---|---|
| 1 | F.S.I. STATEMENT | | |
| 2 | PROPOSED F.S.I. | | |
| | RESIDENTIAL WING A,B & C | 38038.53 | 0.00 |
| | TOTAL F.A.R. PROPOSED | | 38038.53 |
| 3 | NON F.S.I. STATEMENT | | |
| | INCLUSIVE HOUSING | 1827.76 | 0.00 |
| | PARKING FLOOR AREA | 7383.36 | 0.00 |
| | TOP TERRACE AREA | 2205.18 | 0.00 |
| | REFUGE AREA | 333.37 | 0.00 |
| | TRANSFORMER AREA | 150.00 | 0.00 |
| | U.G.W.TANK AREA | 500.00 | 0.00 |
| | O.H.W.TANK AREA | 250.00 | 0.00 |
| | S.T.P. AREA | 250.00 | 0.00 |
| | CLUB HOUSE AREA | 160.20 | 0.00 |
| | SECURITY CABIN | 20.00 | 0.00 |
| | PODIUM SLAB AREA | 1355.39 | 0.00 |
| | TOTAL NON F.S.I. AREA | | 14435.26 |
| 4 | TOTAL F.S.I + NON FSI AREA | | 52473.79 |

LOCATION PLAN GOOGLE

(SCALE : N.T.S.)




LOCATION PLAN (SCALE : N.T.S.)

## TOTAL PARKING STATEMENT (A,B & C WING)

| TYPE OF FLATS | NO. OF FLATS/ Area | PERM. PARKING | | REQ. PARKING | | MULTIPLYING FACTOR (1.00) | |
|---|---|---|---|---|---|---|---|
| | | CAR | SCOOTER | CAR | SCOOTER | CAR | SCOOTER |
| RESIDENTIAL | | | | | | | |
| FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. | 141 | 1 | 1 | 141 | 141 | 141 | 141 |
| FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. | 174 | 1 | 2 | 87 | 174 | 87 | 174 |
| TOTAL | 315 | 2 | 3 | 228 | 315 | 228 | 315 |
| IN ADDITION 5% VISITOR PARKING | | | | 12 | 16 | 12 | 16 |
| TOTAL RESI. | | | | 240 | 331 | 240 | 331 |

| PARKING AREA CALCULATION | | | | | |
|---|---|---|---|---|---|
| VEHICLE | NOS. | | | | AREA REQUIRED |
| CARS | 240 | X | 12.50 | SQ.M. | 3000.00 |
| SCOOTERS | 331 | X | 2.00 | SQ.M. | 662.00 |
| TOTAL PARKING AREA | | | | | 3662.00 |

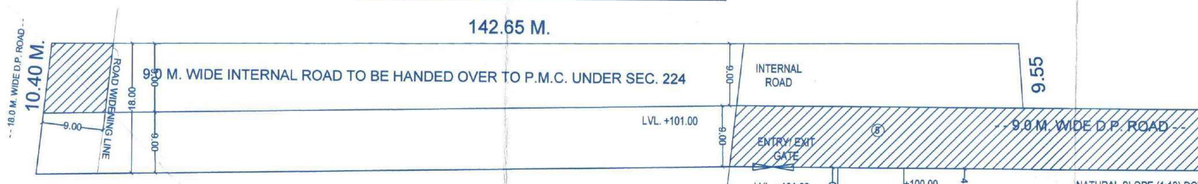
| PARKING STATEMENT OF ( 'D' WING) INCLUSIVE HOUSING | | | | | | | |
|---|---|---|---|---|---|---|---|
| TYPE OF FLATS | NO. OF FLATS / Area | PERM. PARKING | | REQ. PARKING | | MULTIPLYING FACTOR (1.00) | |
| | | CAR | SCOOTER | CAR | SCOOTER | CAR | SCOOTER |
| RESIDENTIAL | | | | | | | |
| FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. | 18 | 1 | 2 | 9 | 18 | 9 | 18 |
| TOTAL | 18 | 1 | 2 | 9 | 18 | 9 | 18 |
| IN ADDITION 5% VISITOR PARKING | | | | 0 | 1 | 0 | 1 |
| TOTAL RESIDENTIAL REQUIRED | | | | 9 | 19 | 9 | 19 |
| TOTAL RESIDENTIAL PROPOSED | | | | 9 | 19 | 9 | 19 |

| PARKING AREA CALCULATION | | | | | |
|---|---|---|---|---|---|
| VEHICAL | NOS. | | | | AREA REQUIRED |
| CARS | 9 | X | 12.50 | SQ. M. | 112.50 |
| SCOOTERS | 19 | X | 2.00 | SQ. M. | 38.00 |
| TOTAL PARKING AREA | | | | | 150.50 |

9.00 M. W. D.P. ROAD AREA KEY PLAN (SCALE :- 1:500)

9.00 M. W. D.P. ROAD AREA CALCULATION:-

| AREA BY TRIANGULATION |
|---|
| 1) (8.97 + 8.89) X 106.597 X 0.50 = 951.91 |
| 2) 7.18 X 9.00 X 0.50 = 32.31 |
| TOTAL= 984.22 SQ.M. |



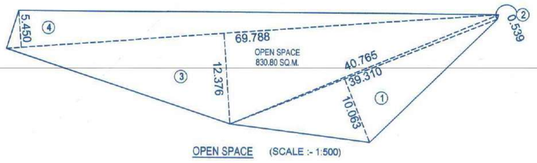
9.00 M. W. INTERNAL ROAD (SCALE :- 1:500)

AREA CALCULATION:-

| AREA BY TRIANGULATION |
|---|
| 1) 94.50 X 9.02 X 0.50 = 426.19 |
| 2) 94.50 X 8.20 X 0.50 = 387.45 |
| TOTAL = 813.64 SQ.M. |

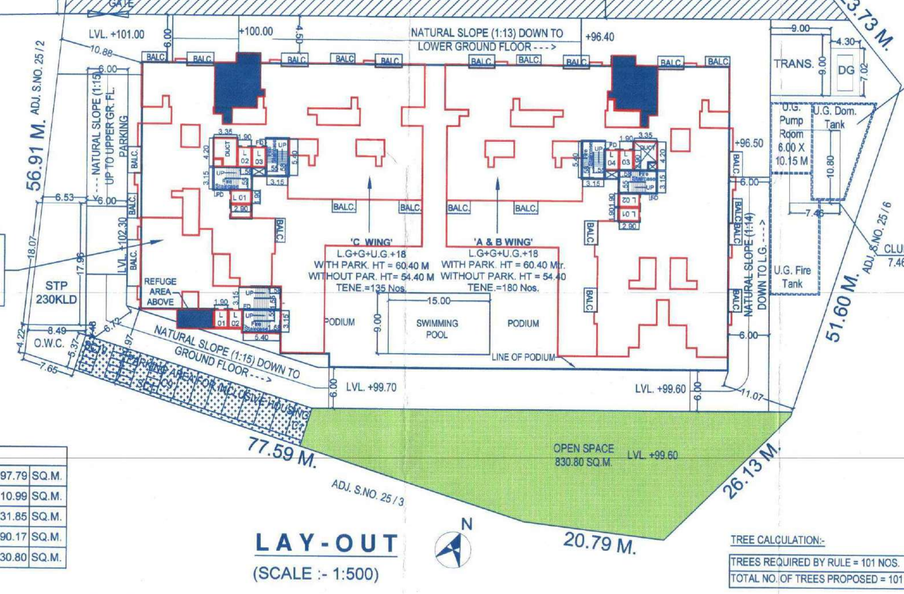
18.00 M. W. D.P. ROAD WIDENING AREA CALCULATION:-

| AREA BY TRIANGULATION |
|---|
| 1) (7.27+7.18)X13.03X0.50=94.14 SQ.M. |

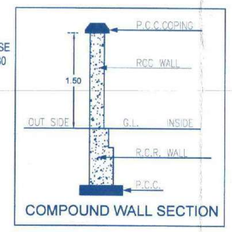



OPEN SPACE (SCALE :- 1:500)

| OPEN SPACE | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1) | 39.310 | X | 10.063 | X | 0.50 | X | 1 | = | 197.79 SQ.M. |
| 2) | 40.765 | X | 0.539 | X | 0.50 | X | 1 | = | 10.99 SQ.M. |
| 3) | 69.788 | X | 12.376 | X | 0.50 | X | 1 | = | 431.85 SQ.M. |
| 4) | 69.788 | X | 5.450 | X | 0.50 | X | 1 | = | 190.17 SQ.M. |
| TOTAL | | | | | | | | = | 830.80 SQ.M. |




U.G.T. AT LOWER GROUND LEVEL
Fire Tank
CAP. 475 CUM. LITERS
7.10 X 17.65 X 3.90 M
Dom. Tank
CAP. 367 CUM.
6.87 X 14.00 X 3.90




COMPOUND WALL SECTION

SECTION THROUGH U.G.WATER TANK

TREE CALCULATION:-

| |
|---|
| TREES REQUIRED BY RULE = 101 NOS. |
| TOTAL NO. OF TREES PROPOSED = 101 NOS. |

# LAY-OUT

(SCALE :- 1:500)

## A) AREA STATEMENT

| | SQ.M. |
|---|---|
| 1.Area Of Plot (Min. Area of a,b,c to be considered) | 10200.00 |
| (a) As per Ownership Document (7/12 CTS extract) | 10200.00 |
| (b) As per Measurement Sheet | 10200.00 |
| (c) As per Site | 10204.26 |
| 2.Deductions for | |
| (a) Proposed DP / DP Road widening area / Other Road ( 984.22 + 94.14 = 1078.36 ) | 1078.36 |
| (b) Any Reservation area (internal Road handover under section 224) | 813.64 |
| Total (a+b) | 1892.00 |
| 3.Balance area of plot (1-2) : | 8308.00 |
| 4.Amenity space (if applicable) | |
| (a) Required | 0.00 |
| (b) Adjustment of 2(b), if any - | 0.00 |
| (c) Balance Proposed - | 0.00 |
| 5.Net Plot Area (3-4 (c)) | 8308.00 |
| 6.Recreational Open Space (if applicable) | |
| (a) Required --- | 830.80 |
| (b) Proposed --- | 830.80 |
| 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. 5xbasic FSI) | 9138.80 |
| 10.Addition of FSI on payment of premium | |
| (a)Maximum permissible premium FSI - based on road width / TOD Zone. | 5100.00 |
| (b) Proposed FSI on payment of premium. | 4998.41 |
| (c) Green Building Incentive FSI (7% of Basic FSI) (7% of 9138.80) | 639.72 |
| 11.In-situ FSI / TDR loading | |
| (a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any [(1078.36 x 2 = 2156.72)DP Road + (813.64 x 1) Sec 224 Road] | 2970.36 |
| (b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)], | 0.00 |
| (c)TDR area (10200 x 0.9) = 9180.00 | 6026.79 |
| (d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)) | 8997.15 |
| 12.Additional FSI area under Chapter No. 7 | |
| 13. Total entitlement of FSI in the proposal | |
| (a) [9 + 10(b) + 10(c) +11(d)] or 12 whichever is applicable. | 23774.08 |
| (b) Ancillary Area FSI upto 60% or 80%with payment of charges. (60 % of 23774.08 = 14264.45) | 14264.45 |
| (c) Total entitlement (a+b) | 38038.53 |
| 14.Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8} | |
| 15.Total Built-up Area in proposal.(excluding area at Sr.No.17 b) | |
| (a) Existing Built-up Area. | 0.00 |
| (b) Proposed Built-up Area (as per 'P-line') | 38038.53 |
| (c) Total (a+b) | 38038.53 |
| 16.F.S.I. Consumed (15/13) (should not be more than serial No.14 above.) | |
| 17. Area for Inclusive Housing, if any | |
| (a) Required (20% of Sr.No.9) i.e. (20% of 9138.80) | 1827.76 |
| (b) Proposed | 1827.81 |

## 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.

SIGN OF ARCHITECT

## LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW
OPEN SPACE SHOWN GREEN WASH
AMENITY SPACE SHOWN PINK WASH

## OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PUNE MUNICIPAL CORPORATION. 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 WORK SITE.

| OWNER'S NAME: | OWNER'S SIGN: |
|---|---|
| For Vasupujya Realtor<br>Mr. Suresh Ajmera | |

PROJECT: LAYOUT OF BUILDING

SURVEY NO: 25/1B

VILLAGE: KHARADI TALUKA: HAVELI PUNE

ARCHITECT: VISHAL VIJAY JADHAV — ARCHITECT'S SIGN:

FLAT.NO.8, G BLOCK, MIDC.,CHINCHWAD

COA REG. NO. CA/2005/36655

| JOB NO. | DRG.NO. | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| | | 1:500 | | |
| INWARD NO. | | DATE | 11-12-2023 | |
| KEY NO. | | | | |

Housiey.com