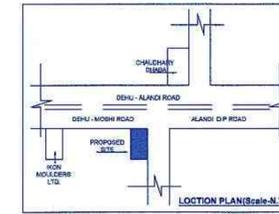
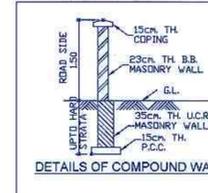
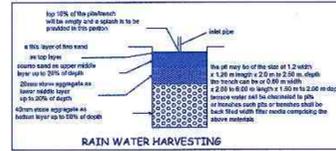


FORM OF STATEMENT - 2 [SR. NO. 9 (a)] PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL	TENEMENT COMMERCIAL
RESI. BUILDING	P+ 04 FLOOR	1931.54	20	-
TOTAL B/UP AREA =		=1931.54	20	-

FORM OF STATEMENT - 1 [SR. NO. 8 (a)(ii)] EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A



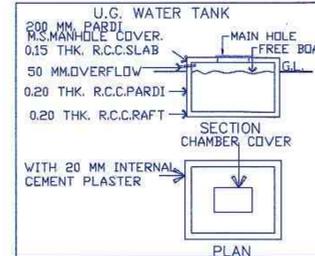
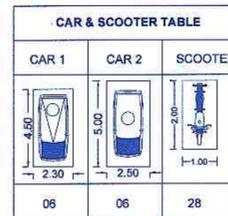
LAYOUT
STAMP OF APPROVAL 01/03
Date: 13/03/2023
Subject to conditions mentioned in the Office Order No. 13103/2023
Date: 13/03/2023
Expansive Engineer
Building Permission and Licence Building
Construction Control Department
Municipal Corporation
Phone: 411-018

FLOORWISE FSI STATEMENT: RESI. BUILDING (AS PER UDCPR)

FLOORS NAME	FSI AREA			RESI. TNMTS.
	COMM.	RESI.	IND.	
PARKING FLOOR	0.00	35.82	0.00	35.82
FIRST FLOOR	0.00	473.93	0.00	473.93
SECOND FLOOR	0.00	473.93	0.00	473.93
THIRD FLOOR	0.00	473.93	0.00	473.93
FOURTH FLOOR	0.00	473.93	0.00	473.93
TERRACE FLOOR	0.00	0.00	0.00	0
TOTAL	0.00	1931.54	0.00	1931.54

No.TPS-1818/CR-238/18(Part-4)/Sec.37(37(1AA)(c)& Sec.20(4)/Modification/JD-13 Date-28-12-2022

PARKING CALCULATION						
TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS) UNIT	PROP. BY RULE	CAR (NOS) REQD. BY RULE	SCOOTER (NOS) REQD. BY RULE	REQD.
Residential	80-160	1	4	1	4	4
Residential	40-80	2	16	1	8	16
Residential	30-40	0	0	0	0	0
TOTAL REQD. (NOS.)		0	0	0	12	0
AS PER UDCPR 8.1.1-B) TABLE NO.-8A & BELOW NOTE PROVIDED PARKING	CAR 1 (2.30X4.50)	0	0	0	06	0
	CAR 2 (2.50X5.00)	0	0	0	06	0
TOTAL REQD. AREA						40.00
TOTAL PROP. AREA	ADD VISITOR PARKING ONLY RESI. AREA 85%					177.10 + 10.00 = 187.10



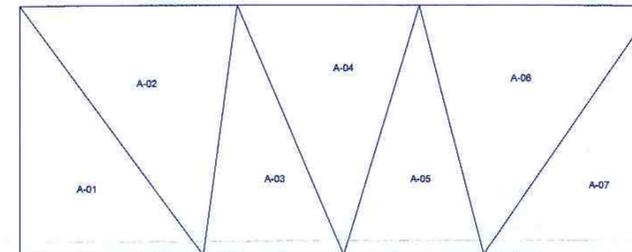
GOOGLE MAPS

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	13500.00	
FIRE REQUIREMENT	10000.00	
TOTAL	23500.00	24000.00
UGWT	20250.00	
FIRE REQUIREMENT	0.00	
TOTAL	20250.00	21000.00

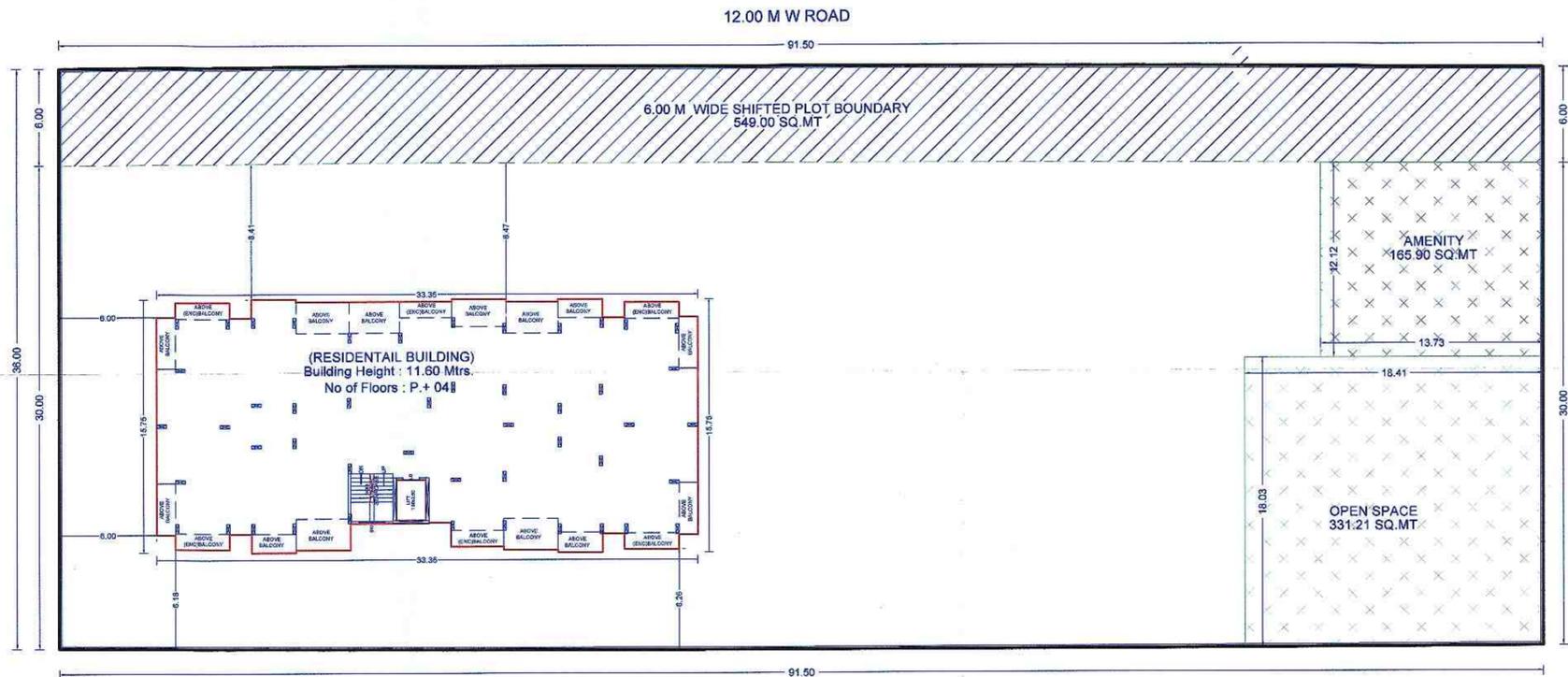
VISITOR PARKING AREA CALCULATION	
RESI. TOTAL CAR = 12	CAR 1 = 06 X 10.35 = 62.10
CAR 2 = 06 X 12.50 = 75.00	SCOOTER = 20 X 2.00 = 40.00
(TOTAL VISITOR PARKING AREA = 177.10X 5% = 8.85)	

VISITOR PARKING AREA PROPOSED	
REQ. PARKING = 8.85 SQ.MT	CAR 1 = 06 X 10.35 = 62.10
CAR 2 = 06 X 12.50 = 75.00	SCOOTER = 05 X 2.00 = 10.00
(TOTAL VISITOR PARKING AREA = 10.00)	



Triangulation (Scale - N:T:S)

Triangle	Area
A-01	475.94
A-02	569.38
A-03	366.54
A-04	475.12
A-05	366.10
A-06	615.11
A-07	443.91
TOTAL (PLOT)	3312.00



LAYOUT PLAN (scale-1:200)

AREA STATEMENT	SQ. MT
1. AREA OF PLOT (minimum area of a,b,c to be considered)	3312.00
(a) As per ownership document (7/12, CTS extract)	3312.00
(b) As per measurement sheet	3312.00
(c) As per site	3312.00
2. Deductions for	
(a) proposed D.P / D.P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area / Green Zone	0.00
(Total a+b)	0.00
3. Balance area of plot (1-2)	3312.00
4. Amenity Space (if applicable)	0.00
(a) Required -	165.60
(b) Adjustment of 2(b), if any -	165.90
(c) Balance Proposed	0.00
(d) Shifted Plot Boundary	549.00
5. Net Plot Area (3-4 (c))	3312.00
6. Recreational Open space (if applicable)	0.00
(a) Required -	331.20
(b) Proposed -	331.21
7. Internal Road area / Green Zone	0.00
8. Plot area (if applicable)	3312.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5/basic FSI)	(3312.00X1.00) 3312.00
10. Addition of FSI on payment of premium	0.00
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b) proposed FSI on payment of premium.	0.00
(c) proposed FSI on payment of premium. (Table No.8G)	0.00
11. In-situ FSI / TDR loading	0.00
(a) In-situ against D.P. road [2.0 x Sr.No.2 (a)], if any	0.00
(b) In-situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and /or (c)].	0.00
(c) TDR area	0.00
(d) Total in-situ/ TDR loading proposed (11)a)+(b)+(c)	0.00
12. Additional FSI area under Chapter No.7	0.00
13. Total entitlement of FSI in the proposal	-
(a) [9+10(b)+11(d)] or 12 whichever is applicable	3312.00
(b) Ancillary Area FSI upto 80% or 80% with payment of charges	0.00
(c) Total entitlement (a + b)	3312.00
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 } (9+10(a)+11-13(a1))	
15. Total Built-up Area in proposal (excluding area at Sr.No.17b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per 'P-Line')	
i) Residential	1931.54
ii) Commercial	0.00
(c) Total (a+b)	1931.54
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.583
17. Area for Inclusive Housing if any	N.A
(a) Required (20% of Sr.no.5)	0.00
(b) Proposed	0.00

Certificate of Area
Certified that the plot under reference was surveyed by me on _____ 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.
Signature
ARCHITECT - I.P. ASSOCIATES

Owner's Declaration -
I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector / 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.

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

Owner (s) name and signature: LANDSON PROPERTIES A REGISTERED PARTNERSHIP FIRM THOROUGH PARTNER Mr. VIKAS NAMDEV SANE, Mr. TANAJI N. YADAV & Mr. SAMEER G. YADAV
Owner (s) signature: [Signature]

GAT NO. 1612 VILLAGE - CHIKHALI
ARCHITECT: AR. SATYAJEET R. INAMDAR, AR. ADITYA A. PUNGVAKAR, I.P. ASSOCIATES
ARCH. SIGN: [Signature]

SCALE	DRAWN BY	CHECKED BY	JOB NO.	DRAWING NO.
1:100	SURAJ J.	SATYAJEET I.		
INWARD NO.		DATE	14 FEB 2023	
KEY NO.		SHEET NO.	01 / 03	