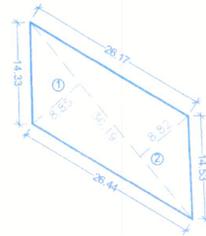


TOTAL F.S.I. STATEMENT (IN SMT.) - PROPOSED				
TYPE OF BUILDING	HEIGHT OF WING		Total Built-up Area of floor as per outer construction line	TENEMENT
	WITH PARKING	WITHOUT PARKING		
RESIDENTIAL	2B+Gr+7 FL HT-28.55 M	HT-22.55 M	4162.19	27



ROAD WIDENING AREA KEY PLAN (SCALE 1:500)

ROAD WIDENING AREA CALCULATIONS							
1	0.50	X	36.19	X	8.85	=	160.14
2	0.50	X	36.19	X	8.82	=	159.60
TOTAL							319.74

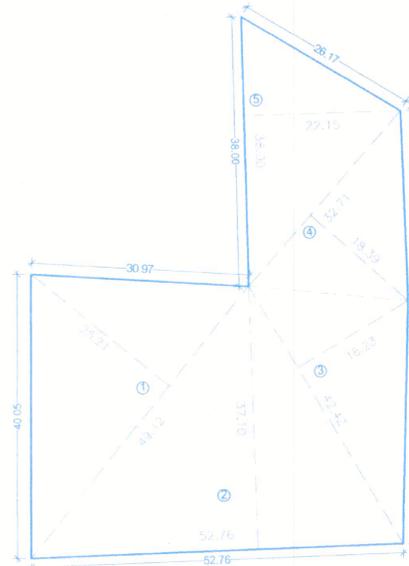
PARKING STATEMENT			
FLOORS	CAR	SCOOTER	
GROUND FLOOR	0	0	
BASEMENT 01 PARKING FLOOR	5	0	
BASEMENT 02 PARKING FLOOR	11	28	
TOTAL PARKING	16	28	

Form of Statement 2 (Sr. No. 9 (a) Proposed)		
Floor No.	Total Built-up Area of floor, as per outer construction line.	TENEMENT
BASEMENT-2	0.00	0
BASEMENT-1	0.00	0
GROUND	142.33	0
FIRST	558.03	4
SECOND	597.92	4
THIRD	597.92	4
FOURTH	597.92	4
FIFTH	597.92	4
SIXTH	597.92	4
SEVENTH	472.23	3
TOTAL	4162.19	27

PARKING STATEMENT			
CATEGORY OF TENE	TENEMENT/ UNIT	PARKING REQUIRED	
		CARS	SCOOTERS
@ 1, 1 For every tenements with each tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	27	27	27
5% Visitor Parking		1	1
TOTAL REQUIRED PARKING	27	28	28
TOTAL PROPOSED PARKING	0	28	28
AREA REQU. PER NOS (B)		12.50	2.00
(A) X (B)		350.00	56.00
TOTAL PARKING AREA REQUIRED	=	406.00	

WATER CALCULATION										
	A	B	C	D	E	F	G	H	I	J
RESI	27	5	135	18225	25000	43225	18225.00	27338	50000	77338

TRUE COPY  
For ANA Consortium Pvt. Ltd.  
Ar. Avinash Nawale  
CA/89/119  
04 SEP 2024  
Date of Issue



PLOT AREA KEY PLAN (SCALE 1:500)

PLOT AREA CALCULATIONS							
1	0.50	X	49.12	X	25.21	=	619.16
2	0.50	X	52.76	X	37.10	=	978.70
3	0.50	X	42.42	X	18.23	=	386.66
4	0.50	X	32.71	X	18.39	=	300.77
5	0.50	X	38.00	X	22.15	=	420.85
TOTAL							2706.13

STAMP OF APPROVAL 01/06



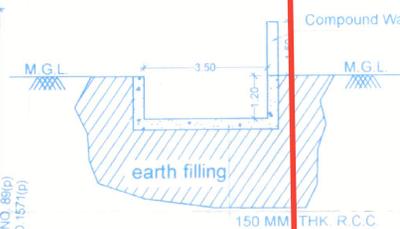
AREA STATEMENT - Basic + Ancillary	SQ.M.
1 Area of plot (minimum area of a,b,c to be considered)	2706.13
(a) As per ownership document (7/12, CTS extract)	2900.00
(b) as per measurement sheet	2706.13
(c) as per site	
2 Deductions for	0.00
(a) Proposed D.P. / D.P. Road widening Area	319.74
(b) Any D.P. Reservation area ( Nala)	0.00
(c) Area under Existing road	0.00
(Total a+b+c)	319.74
3 Balance area of plot (1-2)	2386.39
4 Open Space (if applicable)	
(a) Required -	0.000
(b) Proposed -	0.00
(c) Balance Proposed -	0.00
5 Net Plot Area	2386.39
6 Amenity space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7 Internal Road area	0.00
8 Plotable area (if applicable)	0.00
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x L10 (basic FSI))	2625.03
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 (5x0.50) = 2706.13 X 0.50 = 1353.07	0.00
11 In-situ FSI / TDR loading	0.00
(a) In-situ area against D.P. road [2.0 x Sr. No.2(a)] if any	0.00
(b) In-situ area against Amenity Space if handed over As per Sanction layout	0.00
(c) TDR area (s no. 1 x 1.40) = (2706.13 x 1.40)	0.00
(d) Slum T.D.R Area = (11x0.30)	0.00
(e) Amenity T.D.R Area =	0.00
(f) Total in-situ / TDR loading proposed (11(a)+(c)+(e))	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(f)] or 12 whichever is applicable.	2625.03
(b) Existing F.S.I.	0.00
(c) Balance area/FSI	2625.03
(d) Commercial Ancillary Area FSI up to 80%	
(e) Residential Ancillary Area FSI up to 60%	1537.16
(f) Total entitlement (c+d+e)	4162.19
14 Maximum utilization limit of F.S.I. (building potential) Form as per Road width as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable (Sr.No.5 x 2.75 + 13(d+e) (Ancillary Area)	4162.19
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')	4162.19
(c) Total (a+b)	4162.19
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17 Area for Inclusive Housing, if any	
(a) Required (20% of sr.No.9)	0.000
(b) Proposed	0.00



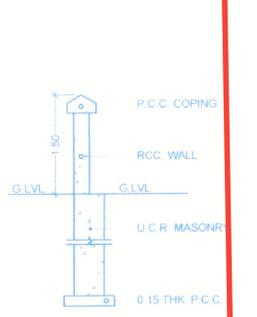
GOOGLE LOCATION PLAN SCALE - N.T.S.



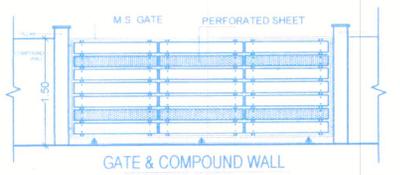
DP LOCATION PLAN SCALE - N.T.S.



SECTION THROUGH NALA



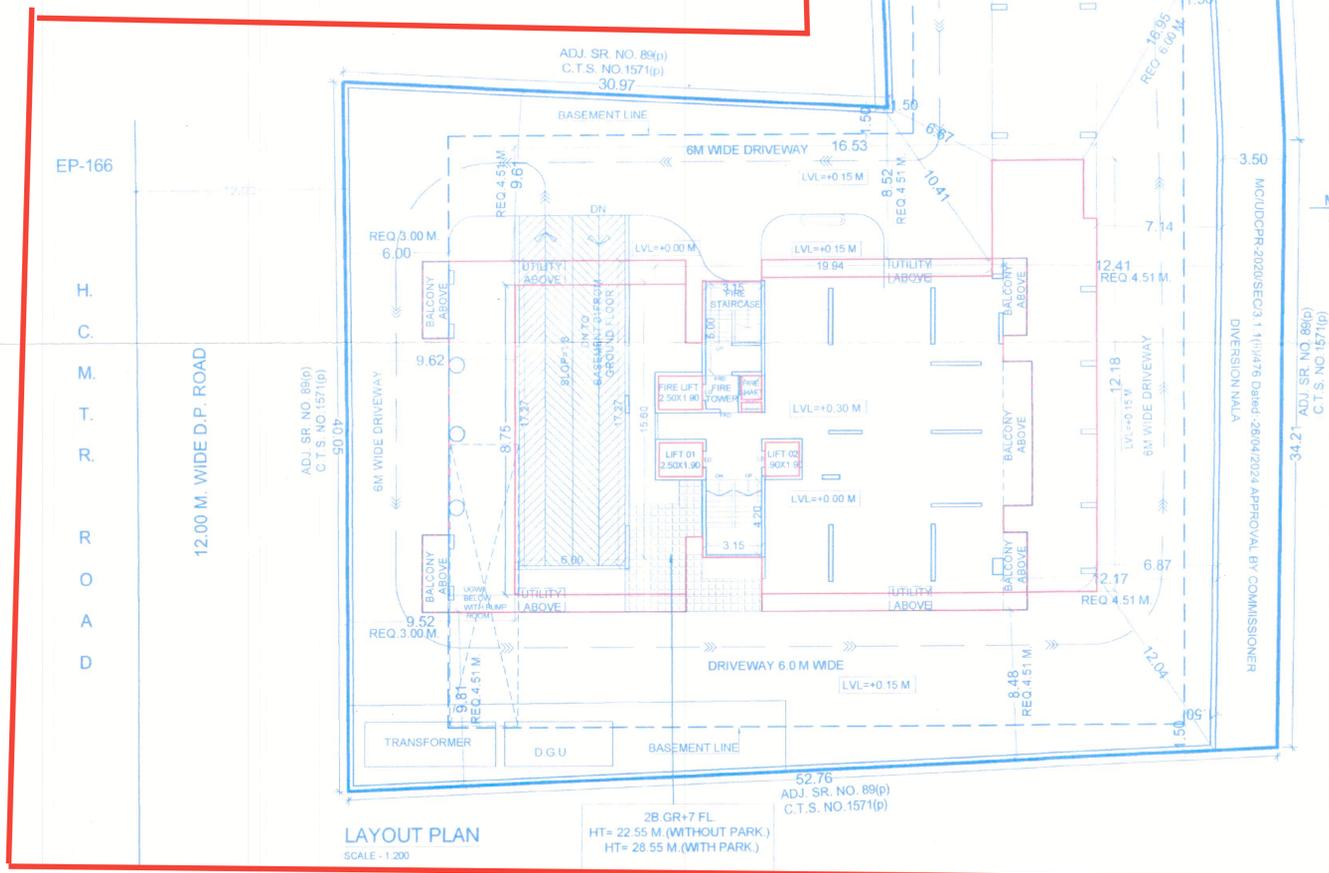
COMPOUND WALL SECTION



GATE & COMPOUND WALL



SUMP WELL SECTION



LAYOUT PLAN SCALE 1:200

2B.GR+7 FL  
HT= 22.55 M (WITHOUT PARK)  
HT= 28.55 M (WITH PARK)

LEGEND	
1. PLOT BOUNDARY SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED
3. WATER LINE SHOWN	DOTT BLACK
4. DRAINAGE LINE SHOWN	DOTT RED
5. EXISTING TO BE RETAINED	BLUE HATCH
6. ROAD WIDENING LINE	DOTT GREEN
7. IN YELLOW HATCH	HATCH

Certificate of Area:

Certified that the plot under reference was surveyed by me on ... and the dimensions of sides etc. of plot as shown on plan are as measured on site and the area so worked out tallies with the area stated in document No. ...

Signature: ...  
(Name of Architect/Engineer/Supervisor)

Project :-

Proposed Layout Plan, At- S.NO.89, CTS. No.1571, Mundhwa, Pune

Sign, Address Of The Owner / P.O.A. Holder :-

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION'S GIVEN TO THE ARCHITECT.

Signature: ...  
M/s. Trustfort Realty And Infra LLP Through Mr. Mayur Joshi

FOR ANA CONSORTIUM PVT. LTD

DATE	REVISION	ISSUED DATE	DEALT	DESIGNAR
25.04.2024	R-0	25.04.2024	Sudhir Sidhant	Ar. Momin Faizan