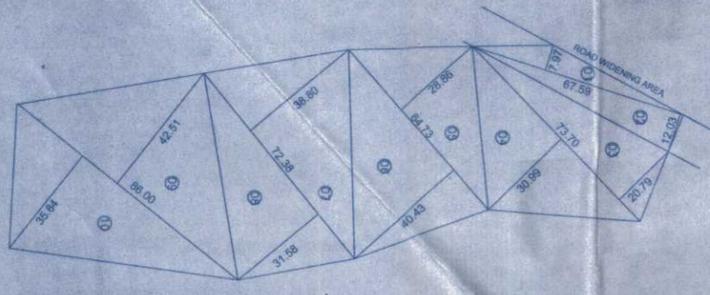


F.S.I. STATEMENT (PROPOSED B - BUILDING) ( WING - B1 B2 B3 B4)						
FLOOR	COMM. BUP.AREA	RESI. BUP.AREA	TOTAL BUP.AREA	NET BUP & ANCILLARY FSI		BUILDING HEIGHT
				RESI.	TOTAL	
L. PARKING	PARKING	PARKING	PARKING			
U. PARKING	PARKING	PARKING	PARKING			
STILT	PARKING	PARKING	PARKING			
FIRST		940.34				
SECOND		940.34				
THIRD		940.34				
FOURTH		940.34				
FIFTH		906.26				
SIXTH		940.34				
SEVENTH		940.34				
EIGHT		940.34				
NINTH		940.34				
TENTH		940.34				
ELEVENTH		906.26				
TWELVE		940.34				
THIRTEEN		940.34				
FOURTEEN		940.34				
FIFTEEN		940.34				
TOTAL		14036.96		14036.96	14036.96	43.50 M

F.S.I. STATEMENT (PROPOSED C - BUILDING)				
FLOOR	COMM. BUP.AREA	NET BUP & ANCILLARY FSI		BUILDING HEIGHT
		COMM.	TOTAL	
L. PARKING	PARKING			
GROUND	901.26	6159.91 X 100	3422.17	
MEZZANINE	361.35		3422.17	30.20
FIRST	901.26	ANCILLARY FSI		
SECOND	901.26	6159.91 - 3422.17	2737.74	
THIRD	901.26	2737.74	2737.74	
FOURTH	901.26			
FIFTH	901.26			
SIXTH	370.00			
TOTAL	6159.91	6159.91	6159.91	



PLOT AREA KEY PLAN (SCALE: 1:1000)

PLOT AREA CALCULATION (BY TRIANGULATION METHOD)

01) 0.50 X 67.59 X 07.97 = 269.34 SMT.
02) 0.50 X 67.59 X 12.03 = 406.55 SMT.
03) 0.50 X 73.70 X 20.79 = 766.11 SMT.
04) 0.50 X 73.70 X 30.99 = 1141.98 SMT.
05) 0.50 X 64.73 X 28.88 = 934.05 SMT.
06) 0.50 X 64.73 X 40.43 = 1308.51 SMT.
07) 0.50 X 72.38 X 38.80 = 1404.17 SMT.
08) 0.50 X 72.38 X 31.58 = 1142.88 SMT.
09) 0.50 X 86.00 X 42.51 = 1827.93 SMT.
10) 0.50 X 86.00 X 35.84 = 1541.12 SMT.
TOTAL PLOT AREA = 10742.64 SMT.

SERVICE ROAD WINDING AREA

01) 0.50 X 67.59 X 07.97 = 269.34 SMT.
02) 0.50 X 67.59 X 12.03 = 406.55 SMT.
TOTAL PLOT AREA = 675.89 SMT.

F.S.I. STATEMENT ( IN SQ.M.) BUILDING A (EXISTING)

BUILDING	RESIDENTIAL	COMMERCIAL	TOTAL	BALCONY PROPOSED	DRY BALCONY	STAIRCASE AREA	FIRE STAIR AREA	PASSAGE AREA	LIFT AREA	LIFT M/C RM AREA	TERRACE PERMISSIBLE (20%)	TERRACE PROPOSED	TENAMENTS	BUILDING HEIGHT UP TO G.L.	BUILDING HT ABOVE PARKING
BUILDING A (EXISTING)															
A BLDG	3766.14	---	3766.14	564.08	253.68	101.50	101.50	553.30	7.40	9.00	753.23	547.30	79	31.35 M	---
BUILDING (PROPOSED)															
B - BLDG. (B1 & B2 WING)	14036.96	---	14036.96	---	---	---	---	---	---	---	---	---	120	---	---
C - BLDG.	---	6159.91	6159.91	---	---	---	---	---	---	---	---	---	---	---	---
TOTAL	14036.96	6159.91	20196.87	---	---	---	---	---	---	---	---	---	208	---	---
TOTAL EX+PROP.	17803.10	6159.91	23963.01	564.08	253.68	101.50	101.50	553.30	---	9.00	753.23	547.30	287	---	---

F.S.I. STATEMENT ( IN SQ.M.) BUILDING A (EXISTING BUILDING COMPLETION TAKEN)

FLOOR WISE AREA STATEMENT IN SQ.M FOR A WING															
FLOOR	BUP AREA PROPOSED	BALCONY PERMISSIBLE (15%)	BALCONY PROPOSED	DRY BALCONY	STAIRCASE AREA	FIRE STAIR AREA	PASSAGE AREA	LIFT AREA	LIFT M/C RM AREA	TERRACE PERMISSIBLE (20%)	TERRACE PROPOSED	TENAMENTS	BUILDING HEIGHT UP TO G.L.	BUILDING HT ABOVE PARKING	
FIRST FLOOR	380.17	57.03	56.92	25.68	10.15	10.15	55.33			76.03	60.32	8			
SECOND FLOOR	380.17	57.03	56.92	25.68	10.15	10.15	55.33			76.03	49.14	8			
THIRD FLOOR	380.17	57.03	56.92	25.68	10.15	10.15	55.33			76.03	60.32	8			
FOURTH FLOOR	380.17	57.03	56.92	25.68	10.15	10.15	55.33			76.03	49.14	8			
FIFTH FLOOR	380.17	57.03	56.92	25.68	10.15	10.15	55.33			76.03	60.32	8			
SIXTH FLOOR	380.17	57.03	56.92	25.68	10.15	10.15	55.33	7.40	9.00	76.03	49.14	8			
SEVENTH FLOOR	344.16	51.69	51.80	22.56	10.15	10.15	55.33			68.92	60.32	7			
EIGHTH FLOOR	380.17	57.03	56.92	25.68	10.15	10.15	55.33			76.03	49.14	8			
NINTH FLOOR	380.17	57.03	56.92	25.68	10.15	10.15	55.33			76.03	60.32	8	31.25	28.50	
TENTH FLOOR	380.17	57.03	56.92	25.68	10.15	10.15	55.33			76.03	49.14	8			
TOTAL AREA	3766.14	564.92	564.08	253.68	101.50	101.50	553.30	7.40	9.00	753.23	547.30	79	31.35 M	28.50 M	

LOCATION PLAN (NOT TO SCALE)

ROAD WIDENING AREA KEY PLAN (SCALE: 1:1000)

AMENITY SPACE KEY PLAN (SCALE: 1:1000)

OPEN SPACE KEY PLAN (SCALE: 1:1000)

AMENITY SPACE AREA CAL.

01) 0.50 X 60.05 X 23.90 = 717.80 SMT.
02) 0.50 X 60.05 X 09.85 = 295.75 SMT.
03) 0.50 X 48.99 X 05.10 = 124.92 SMT.
04) 0.50 X 17.57 X 01.14 = 010.01 SMT.
05) 0.50 X 15.44 X 01.06 = 008.18 SMT.
TOTAL AREA = 1156.46 SMT.

AMENITY SPACE AREA CAL.

01) 0.50 X 67.59 X 07.97 = 269.34 SMT.
02) 0.50 X 67.59 X 12.03 = 406.55 SMT.
TOTAL AREA = 675.89 SMT.

OPEN SPACE AREA CAL.

01) 0.50 X 44.79 X 08.34 = 186.77 SMT.
02) 0.50 X 44.79 X 18.82 = 421.47 SMT.
03) 0.50 X 21.51 X 07.96 = 085.61 SMT.
04) 0.50 X 21.51 X 04.16 = 044.74 SMT.
05) 2/3 X 08.45 X 01.79 = 010.08 SMT.
TOTAL AREA = 748.67 SMT.

WATER TANK STATEMENT

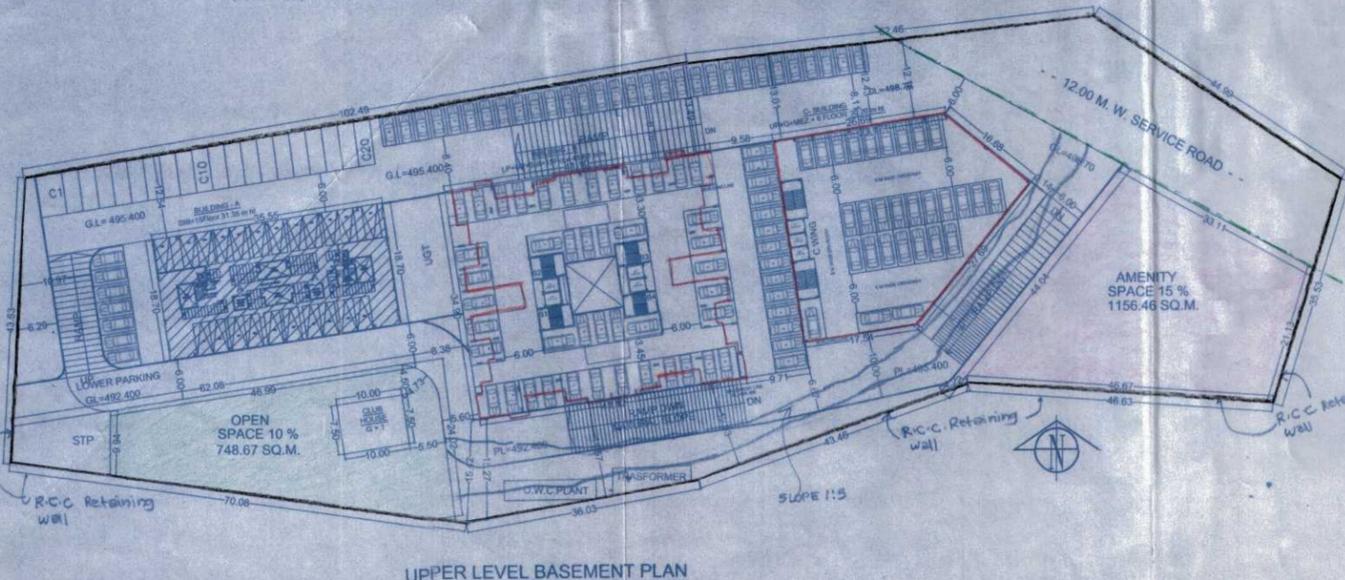
BUILDING	OVER HEAD WATER TANK	UNDER GROUND WATER TANK
EXISTING BUILDING		
A - WING	63,500.00 LIT.	92,200.00 LIT.
PROPOSED BUILDING		
B - BUILDING (B1 & B2 WING)	1,46,500.00 LIT.	2,19,750.00 LIT.
C - BUILDING	92,400.00 LIT.	1,76,100.00 LIT.
TOTAL	2,38,900.00 LIT.	3,95,850.00 LIT.
TOTAL (EXI+PROP.)	3,16,200.00 LIT.	4,71,250.00 LIT.

TOTAL PARKING REQUIRE & PROVIDED

BUILDING	CAR		SCOOTER		CYCLE	
	REQ.	PROVIDE	REQ.	PROVIDE	REQ.	PROVIDE
EXISTING BUILDING						
A - WING	40	40	80	80	80	80
PROPOSED BUILDING						
B - BUILDING (B1 & B2 WING)	90	264	900	---	---	---
C - BUILDING	45	90	95	135	---	---
TOTAL	135	359	995	1035	---	---
TOTAL (EXI+PROP.)	135	314	1000	1170	80	80

1 CAR HAS BEEN REPLACED FOR 6 SCOOTERS  
150 CARS HAVE BEEN PROVIDED IN PLACE OF 900 SCOOTERS  
THEREFORE TOTAL REQUIREMENT IS 240 CARS AND 264 HAVE BEEN PROVIDED

S. NO	DESCRIPTION	AREA (IN SQ. M.)		
		EXISTING	PROPOSED	TOTAL
BREAK UP OF FSI AND NON FSI				
1)	FBI AREA	3766.14	20196.87	23963.01
NON FSI AREA				
a)	ENCLOSE BALCONY	564.08	---	564.08
b)	DRY BALCONY	253.68	---	253.68
c)	FIRE STAIRCASE	101.50	---	101.50
d)	STAIRCASE AREA	101.50	---	101.50
e)	PASSAGE AREA	553.30	---	553.30
f)	LIFT & LIFT M/C ROOM	16.40	50.44	66.84
g)	DOUBLE HEIGHT TERRACE	547.23	---	547.23
h)	PARKING	1556.00	7311.95	8865.61
i)	RAMP	---	1100	1100
j)	REFUGE AREA	32.55	81.07	113.62
k)	SERVICE AREA (substation, d.g. unit, u.g.t. free pump, step & owp)	---	500.00	500.00
l)	CLUB HOUSE BUP	---	75.01	75.01
m)	CLUB HOUSE BALCONY	---	---	---
n)	CLUB HOUSE STAIRCASE	---	---	---
TOTAL		3726.24	9118.47	12844.71
TOTAL AREA = FSI + NON FSI = 23963.01 + 12844.71 = 36807.72 SQ. M.				



UPPER LEVEL BASEMENT PLAN

STAMP OF APPROVAL 01/01

A) AREA STATEMENT 900.00

7. Area of plot (Minimum area of a, b, c to be considered) 8900.00

8) As per ownership document (7/12, CTS extract) 8900.00

9) As per measurement sheet 10244.14

2. Deductions for 10244.14

(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening (12.00m w service road) 675.89

(b) deduction of area (area under 1:50 slope) (Total a+b) 737.40

3. Balance area of plot 8900.00-(675.89+737.40)=7486.71 7486.71

4. Amenity Space (if applicable) 1156.46

(a) Existing as per sanction plan

(b) Adjustment of 20% if any

(c) Balance Proposed

5. Net Plot Area (3-4 (c)) = 7486.71 - 1156.46 = 6330.25 6330.25

6. Recreational Open space (if applicable) 7486.71 x 10% = 748.67 748.67

a) (a) Required - 734.42

b) (b) Proposed - 748.67

7. Internal Road area & Transformer 36.00

8. Net plot area 5879.04

9. existing fu - A building 3766.14

Build up area with reference to basic F.S.I. as per front road width 6330.25-3766.14 = 2564.11 X 1.10 = 2820.52 3802.52

10. Addition of FSI on payment of premium (8900.00-737.40) = 8162.60 X 0.50 = 4081.30 4081.30

(a) Maximum permissible premium FSI - based on road width / TOD Zone

(b) Proposed FSI on payment of premium. (0.50) 4081.30

11. In-situ FSI / TDR loading (0.65) = 8162.60 X 0.65 = 5305.69 5305.69

(a) In-situ area against D.P. road (675.89 X 2 = 1351.78)

(b) Amenity F.S.I. = (1156.46 X 2 = 2312.92) 3664.70 3664.70

(c) TDR from outside (5305.69 - 3664.70) = 1640.99 1640.99

(d) Total in-situ / TDR loading proposed (11(a)+(b)+(c)) 5305.69

12. Additional FSI area under Chapter No. 7

(a) (i) = 10(b)+(11(d)) or 12 whichever is applicable. = (2820.52 + 4081.30 + 5305.69) 12207.51

(b) Ancillary Area FSI upto 80% or 80% with payment of charges 3422.17 X 0.80 = 2800.62 (open 3422.17 + 2737.73 = 6159.91 2737.73

8750.34 X 0.60 = 5250.20 (res. 8785.34 + 5271.20 = 14056.54) 5271.20

(c) Total entitlement (a+b) 12207.51 + 8008.93 20216.44

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 (x/1.8) 23962.58

2820.52 + 4081.30 + 5305.69 + 8008.93 + 3766.14 est. 23962.58

15. Total Built-up Area in proposal (including area at Sr.No.17 b)

(a) Existing Built-up Area 3766.14

(b) Proposed Built-up Area (as per "A-line") 20196.87

(c) Total (a+b) 23963.01

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.5) ---

(b) Proposed ---

For the purpose of proper circulation of Road pattern and to have a minimum of the water & drainage system and other services for the rejuvenation of adjacent lands the C.I. is reserved the right to permit access and extension of the internal road & services through this land under layout sub division

18. 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.5) ---

(b) Proposed ---

SPECIFICATIONS

R.C.C. FRAME STRUCTURE T.W. DOORS

EXT. WALLS WITH CONC. BLOCKS ALUMINIUM WINDOWS

INT. WALLS WITH BRICKS 1MM. FLOORING

EXT. SAND FACED CEM. PLASTER C.I. PIPES FOR DRAINAGE

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

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME AND ADDRESS OWNER'S SIGN

MR. SUDHAKAR DINKAR ANNERAO

PROJECT

PROPOSED BUILDING AT S. NO. 36, H. NO. 7 / 1, 7 / 2, 7 / 3 / 1, 7 / 3 / 2, 7 / 4, 5 / 2, AT AMBEGAON (BK), PUNE

ARCHITECT

KANHEKAR PRAKASH

572, SHANINAR PETH, PUNE - 02.

TELEPHONE - 4 4 8 0 6 6 9

DATE SCALE

15-10-2022 1:50 VINAYA KANHEKAR SIR