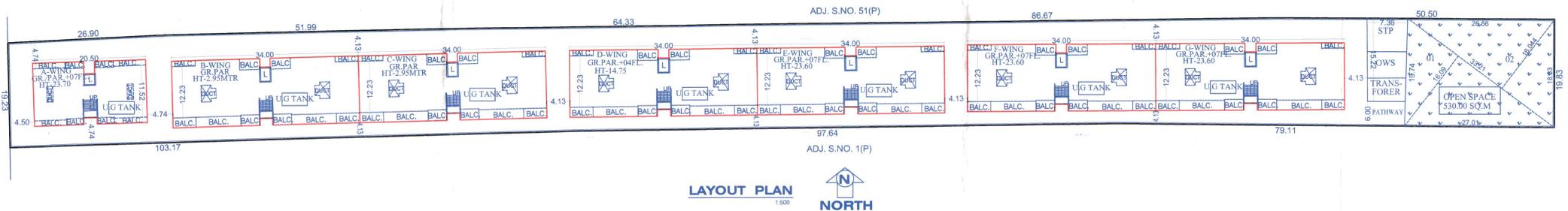
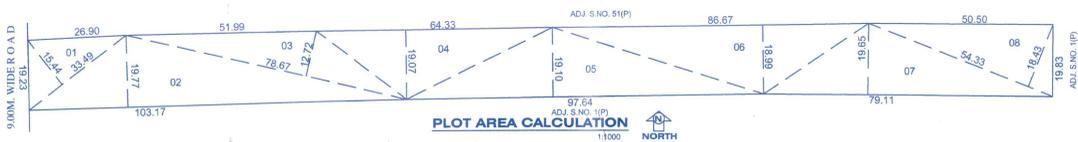
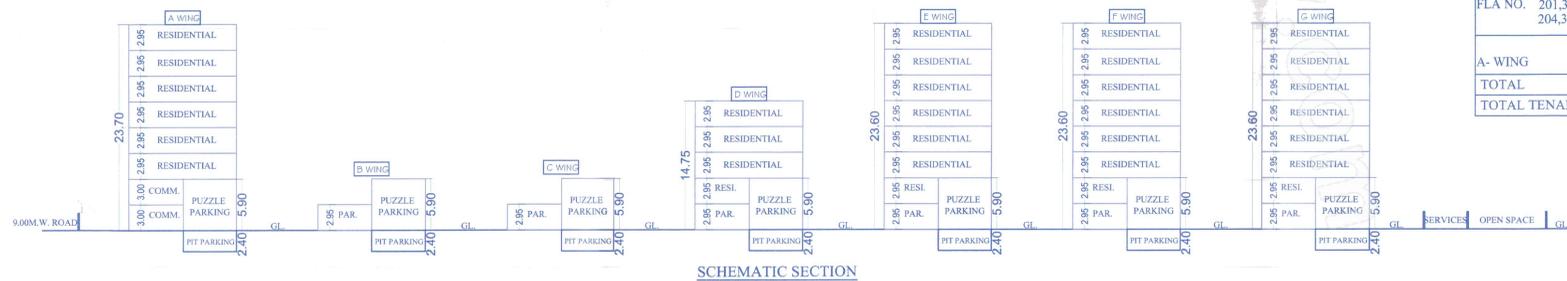


F.S.I. STATEMENT OF INDIVIDUAL BUILDING

BUILDINGS TYPE	NO. OF TENEMENTS	GROUND COMM.	FLOOR AREA							TOTAL B-UP AREA	LESS MHADA B-UP AREA	BALANCE B-UP AREA
			FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH			
'A' WING	24	-	69.03	219.56	219.56	219.56	219.56	219.56	219.56	1386.39	1200.07	186.32
'B' WING	-	-	-	-	-	-	-	-	-	-	-	-
'C' WING	-	-	-	-	-	-	-	-	-	-	-	-
'D' WING	14	-	204.23	388.37	388.37	388.37	-	-	-	1369.34	-	1369.34
'E' WING	26	-	204.23	388.37	388.37	388.37	388.37	388.37	388.37	2534.45	-	2534.45
'F' WING	26	-	204.23	388.37	388.37	388.37	388.37	388.37	388.37	2534.45	-	2534.45
'G' WING	26	-	204.23	388.37	388.37	388.37	388.37	388.37	388.37	2534.45	-	2534.45
TOTAL	116	-								10359.08	1200.07	9159.01

PARKING STATEMENT		CAR	SCOOTER	
COMM PURPOSE		'A' WING	REQUIRED	
FOR COMM.(100.00 SQ.M. CARPET)		02	06	
CARPET AREA = 0.00 SQ.M		00	00	
RESIDENTIAL		'A' WING		
1 HAVING CARPET AREA 40 TO 80 SQ.M.		01	02	
FOR 24 TENEMENTS		12	24	
RESIDENTIAL		'D' WING		
1 HAVING CARPET AREA 80 TO 150 SQ.M.		01	01	
FOR 14 TENEMENTS		14	14	
RESIDENTIAL		'E' WING		
1 HAVING CARPET AREA 80 TO 150 SQ.M.		01	01	
FOR 26 TENEMENTS		26	26	
RESIDENTIAL		'F' WING		
1 HAVING CARPET AREA 80 TO 150 SQ.M.		01	01	
FOR 26 TENEMENTS		26	26	
RESIDENTIAL		'G' WING		
1 HAVING CARPET AREA 80 TO 150 SQ.M.		01	01	
FOR 26 TENEMENTS		26	26	
TOAL REQUIRED PARKING		104	116	
ADD 5% VISITER PARKING		05	06	
TOAL REQUIRED PARKING		109	122	
TOTAL PROPOSED PARKING		109	122	
PARKING AREA STATEMENT		AREA REQUIRED	SQ.M.	AREA PROVIDED
CAR		109 X 12.50 SQ.M	1362.50	
SCOOTER		122 X 2.00 SQ.M	244.00	
TOTAL			1606.50	

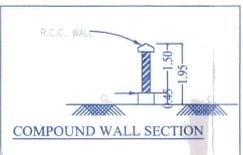
WATER STORAGE CAPACITY (WING -A TO G)						
FOR RESIDENTIAL PURPOSE						
AMOUNT OF WATER REQUIRED PER PERSON						= 135 ltrs/day
WATER REQUIRED PER FLAT (5 person per flat)						= 675 ltrs/day
NO. OF FLATS IN THE SCHEME						= 116 FLATS
WATER REQUIRED						= 78,300.00 ltrs/day
FOR COMMERCIAL	FLOOR	FLOOR AREA	CARPET AREA LESS=12.5% FLOOR AREA	OCCUPANT LOAD/SQ.M.	NO.OF PERSONS	REQ.CAP. PER PERSON
	GR. & 1ST	-	-	3	-	-
CAPACITY OF OVER HEAD WATER TANK (78300 + 0000.00)						= 80,640.00 ltrs/day
SAY						= 81,000.00 ltrs/day
CAPACITY OF FIRE FIGHTING WATER TANK (PER BLDG.10000 LTR)						= 50,000.00 ltrs/day
TOTAL CAPACITY OF OVER HEAD WATER TANK						= 1,31,000.00 ltrs/day
CAPACITY OF UNDER GROUND WATER TANK (81000.00 X 1.50)						= 1,21,500.00 ltrs/day
CAPACITY OF FIRE FIGHTING WATER TANK						= 00,000.00 ltrs/day
TOTAL CAPACITY OF UNDER GROUND WATER TANK						= 1,22,000.00 ltrs/day



PLOT AREA CALCULATION	
AREA CALCULATION	
1) 15.44 X 33.49 X 0.50	= 258.54 SQ.M
2) 103.17 X 19.77 X 0.50	= 1019.84 SQ.M
3) 78.67 X 12.72 X 0.50	= 500.34 SQ.M
4) 64.33 X 19.07 X 0.50	= 613.39 SQ.M
5) 97.64 X 19.10 X 0.50	= 932.46 SQ.M
6) 86.67 X 18.99 X 0.50	= 822.93 SQ.M
7) 79.11 X 19.65 X 0.50	= 777.25 SQ.M
8) 54.33 X 18.43 X 0.50	= 500.65 SQ.M
TOTAL AREA	= 5425.40 SQ.M
AREA AS PER 7/12	= 5300.00 SQ.M
MINIMUM CONSIDER PLOT AREA	= 5300.00 SQ.M

OPEN SPACE AREA CAL.	
AREA CALCULATION	
1) 33.21 X 16.09 X 0.50	= 267.17 SQ.M
2) 33.21 X 16.044 X 0.50	= 266.41 SQ.M
TOTAL AREA	= 530.00 SQ.M

Note: No Sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.



MHADA AREA STATEMENT (20%)		
REQ MHADA AREA = ON BASIC FSI X 20%		
= 5830.00 X 20% = 1166.00 SQ.M		
A- WING FLOOR 2N TO 7TH (EXCLUDING FLAT NO. (702 & 703)		
FLA NO. 201,301,401,501,601,701 202,302,402,502,602		
204,304,404,504,604,704 203,303,403,503,603		
A- WING	PROPOSED TENEMENTS	PROVIDED BUILT UP AREA
TOTAL	22 NOS	= 1200.07
TOTAL TENEMENTS PROVIDED	= 22 TENEMENTS	

STAMP OF APPROVAL 01/01
D.P. LAYOUT

कार्यक्रम विकास विभाग प्रोग्र. 3
माच सेक्टर क्र. 11/2/2025
दिनांक 11/02/2025
कार्यकारी अभियंता
कार्यक्रम विकास विभाग
प्लान क्र. 3, पुणे महानगरपालिका

आभिन वि. क्र. 5300
सकम क्र. 1546340
प्री. 11/02/2025
प्री. सी. क्षेत्रातील
प्लान क्र. CE/80/34297/24
न वरते आहेत. <4 BP/34298/24

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	5300.00
a) As per ownership document (7/12,CTS extract)	5300.00
b) as per measurement sheet	5425.40
c) as per site	
2. DEDUCTIONS FOR	
a) Area Under D.P. Road	---
b) Area Under any Reservation	---
(Total a+b)	---
3. BALANCE AREA OF PLOT (1-2)	5300.00
4. AMENITY SPACE -	---
a) Required -	---
b) Proposed -	---
5. NET AREA OF PLOT = [3-4(b)]	5300.00
6. RECREATIONAL OPEN SPACE (if applicable)	---
a) Required -	530.00
b) Proposed -	530.00
7. INTERNAL ROAD AREA -	---
8. PLOTABLE AREA (if applicable)	5300.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5300.00 x 1.1)	5830.00
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM - based on road width/TOD Zone	
(a) Maximum permissible premium F.S.I.	2650.00
(b) Proposed F.S.I. on payment of premium (0.50 on plot)	---
11. IN-SITU F.S.I./TDR LOADING	---
(a) Area Under D.P. Road	---
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)].	---
(c) T.D.R. Area (0.40)	---
(d) Total in-situ /TDR loading proposed (11 (a)+(b)+(c))	---
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	---
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	---
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	5830.00
(b) Proposed Ancillary Area FSI upto 60% (5830.00 X 0.60 = 3498.00)	3329.01
14. Total Permissible Floor Area (13a+13b)	9159.01
15. MAXIMUM UTILIZATION LIMIT OF F.S.I. (bldg. potential) permissible as per road width [(as per Regulation No.6.1/6.2/6.3/6.3 as applicable X 1.6/1.8)] (3.60)	3.20
16. TOTAL BUILT-UP AREA IN PROPOSAL	9159.01
(a) Existing/Previous Sanction DCPR-2017 Built-up Area	---
(b) Proposed Built-up Area (as per 'P' line)	9159.01
(c) Total (a) + (b)	9159.01
17. F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above)	0.98
18. AREA FOR INCLUSIVE HOUSING IF ANY	---
(a) Required (20% of Sr.no.5)	1166.00
(b) Proposed	1200.07

SPECIFICATIONS

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 / CITY SURVEYED RECORDS.

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

OWNER'S NAME: M/S KIMAYA REALTIES THROUGH PARTNER
1) Anupkumar Gangadhar Satapate
2) Manik Shahaji Buchde
3) Babasaheb Shahaji Buchde
PROJECT: PROPOSED RESIDENTIAL BUILDING LAYOUT
NAME, ADDRESS AND SIGNATURE OF ARCHITECT: MR. GIRISH M. KARANDE
Regd. No. CA/2008 43532
ARCHITECT'S SIGN: [Signature]