

Revised Date: 22-1-2025
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENTS
 CERTIFICATE NO. CC/1319/124

Building Inspector Asst. Engineer P.M.C.



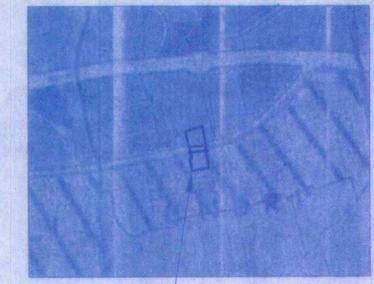
ENVIRONMENT STATEMENT	
A	PROPOSED F.S.I = 7760.17
B	MHADA F.S.I = 696.61
NON F.S.I STATEMENT	
1)	REFUGE AREA = 50.76
2)	TOP TERRACE AREA = 1057.37
3)	O.H.W.T TOP & BOTTOM = 136.11
4)	L.M.R. TOP & BOTTOM = 59.59
5)	PARKING = 4000.00
6)	SERVICES = 259.85
C	TOTAL FREE OF F.S.I = 5563.68
TOTAL BUILT UP AREA A+B+C = 7760.17+696.61+5563.68 = 14020.46	



OPEN SPACE KEY PLAN
(SCALE - 1:500)

OPEN SPACE AREA CALCULATION	
1)	0.50 x 9.549 x 7.641 x 35.469 = 304.86
2)	0.50 x 6.756 x 3.863 x 16.532 = 87.96
TOTAL = 392.82	
DEDUCTION	
4)	0.68 x 1.258 x 7.354 = 6.32
TOTAL = 386.50	

AREA STATEMENT							
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM GF.FL.	TOTAL TENEMENT	RESIDENTIAL F.S.I	COMMERCIAL F.S.I	LIFT TAKEN IN FSI	TOTAL F.S.I
TOWER A	8+U.P./U.G.+COMM./1ST MHADA + 8 FLOORS	27.45	93	7493.43	252.30	14.44	7760.17
			93	7,493.43	252.30	14.44	7760.17



PROPOSED SITE LOCATION PLAN



PROPOSED SITE GOOGLE IMAGE

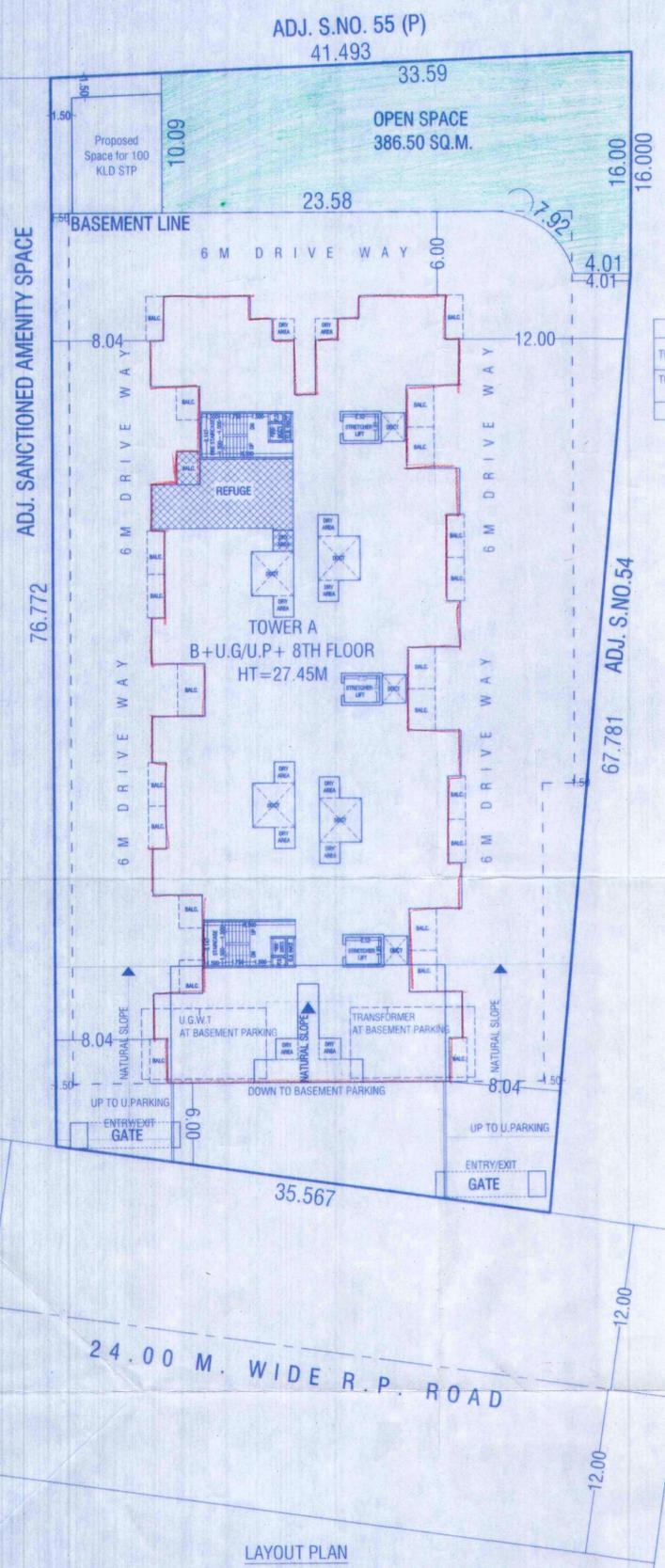


PLOT AREA KEY PLAN
(SCALE - 1:500)

PLOT AREA CALCULATION			
1)	0.50	x	42.32 + 32.15 x 74.92 = 2,789.47
2)	0.50	x	15.98 x 41.49 = 331.51
TOTAL = 3,120.97			

COMMERCIAL PARKING STATEMENT				
TYPE OF SHOPS	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
COMMERCIAL SHOPS HAVING CARPET AREA (PROPOSED AREA 252.30 SQ.M.) SAY 252.00 SQ.M. FOR 100 SQ.M.	2	5	3	18
RESIDENTIAL PARKING STATEMENT				
TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
TENEMENTS HAVING CARPET AREA 40-80 SQ.M. (PROPOSED 85 TENEMENTS)	1	2	43	85
VISITOR PARKING (5%)				
A-TOTAL PARKING REQUIRED = 46 107				
MHADA - PARKING STATEMENT				
TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
TENEMENTS HAVING CARPET AREA 40-80 SQ.M. (PROPOSED 85 TENEMENTS)	1	2	4	8
B-TOTAL PARKING REQUIRED = 4 8				
A+B-TOTAL PARKING PROVIDED = 52 115				

SR. NO	AREA STATEMENT OF PLOT	AREA SQ.M
1)	AREA OF PLOT (minimum area of a,b,c to be considered)	3120.97
a)	As per ownership document (7/12 CTS extract)	3120.97
b)	As per measurement sheet	3120.97
c)	As per sub-division	3120.97
2)	DEDUCTION FOR	
a)	Proposed 18m. D.P. Road widening area	0.00
b)	Existing Road	
c)	Nala Area	
Total (a+b+c)		0.00
3)	BALANCE AREA OF PLOT (1-2)	3120.97
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 AREA OF PLOT (3-4c)	3120.97
6)	RECREATIONAL OPEN SPACE (if applicable)	
a)	Required	312.10
b)	Proposed as per sanction sub-division no. CC/2819/23 Dtr. 07/02/2024	386.50
7)	INTERNAL ROAD AREA	0.00
8)	PLOTTABLE AREA (if applicable)	0.00
9)	BUILT-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 5 X BASIC FSI) 3120.97 x 1.10 = 3433.07	3433.07
10)	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a)	maximum permissible premium FSI - based on road width	
b)	proposed FSI on payment of premium	0.00
3120.97 X 50% = 1560.49		1451.78
11)	IN-SITU FSI / TDR LOADING	
a)	in-situ area against D.P. Road	0.00
0.00 X 2.00 = 0.00		0.00
b)	in-situ area against amenity space area if handed over (2.0 or 1.85x sr.no.4(b) and/or (c)).	0.00
0.00 x 2.00 = 0.00		0.00
c)	TDR area	0.00
3120.97 x 1.15 = 3589.12 - 0.00 - 0.00 = 3589.12		0.00
3589.12 x 30% = 1076.74 slim TDR		0.00
3589.12 x 70% = 2512.38 Regular TDR		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
a)	IT additional FSI 200% of basic FSI	0.00
0.00 x 2.00% = 0.00		0.00
a)	incentive FSI 7% of basic FSI	0.00
0.00 X 7% = 0.00		0.00
13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a)	(9+10(b)+11(d)) or 12 whichever is applicable.	4884.85
3433.07 + 1451.78 + 0.00 + 0.00 = 4884.85		4884.85
b)	Ancillary area FSI upto 60% with payment of charges.	2958.94
4884.85 - 140.17 = 4744.68 x 60% = 2846.81 Residential Ancillary		2958.94
252.30 + 1.80 = 140.17 x 80% = 112.13 Commercial Ancillary		7843.79
c)	Total entitlement (a+b)	7843.79
14)	MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. 15.4) Sr.No. 5	
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	7760.17
(total of a+b)		7760.17
16)	AREA OF INCLUSIVE HOUSING, IF ANY	
b)	Required (20% of sr.no. 5)	686.61
3433.07 x 20% = 686.61		696.61
b)	Proposed	696.61



LAYOUT PLAN

WATER STATEMENT										
TOWER A	NO. OF TENEMENT	NO. OF PERSONS/TEN.	LTRS/PERSON	TOTAL CAPACITY	SAY	ADD 20,000.00 LTRS FOR FIRE	O.H.W.T. CAPACITY LTRS.	U.G.W.T. CAPACITY 1.5 X O.H. CAP.	ADD 50,000.00 LTRS FOR FIRE	U.G.W.T. CAPACITY LTRS.
Com.	252.30	3	45.00	3784.50	4000	20,000.00	14000	6000.00	50,000.00	31000
RES.	93	5	135.00	62775.00	65000		75000	97500.00		122500
TOTAL							89000			153500

AREA STATEMENT FOR ENVIRONMENT CLEARANCE PURPOSE										
FLOOR	COMMERCIAL	RESIDENTIAL	MHADA	REFUGE AREA	TOP TERRACE	O.H.W.T. (TOP & BOTT.)	L.M.R. (TOP & BOTT.)	PARKING	SERVICES	TEN.
L.PARKING FLOOR	PARKING	PARKING								
U.PARKING/ U. GROUND	148.86	PARKING								
FIRST FLOOR	103.44	142.61	696.61							10
SECOND FLOOR	---	1057.37								12
THIRD FLOOR	---	1057.37								12
FOURTH FLOOR	---	1057.37		50.76	1057.37	136.11	59.59	4000.00	259.85	12
FIFTH FLOOR	---	1057.37								12
SIXTH FLOOR	---	1057.37								12
SEVENTH FLOOR	---	1057.37								12
EIGHTH FLOOR	---	1006.60								11
				252.30	7493.43	696.61	50.76	1057.37	259.85	93
				7745.73						
				14.44						
				7760.17	696.61					
LIFT										
TOTAL	7760.17									
GRAND TOTAL	8456.78		50.76		1057.37	136.11	59.59	4000.00	259.85	93

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING LAYOUT AT ON S.NO.55 H.NO.38/1 PLOT B, UNDRI, TAL HAVELI, DIST, PUNE. FOR: MALA ESTATES INVESTMENTS MRS. MALA MOHAN BAJAJ

SCALE: 1:250 CHECKED BY: DRG. NO. DATE: 23-01-2025 REVISION NO. 1 APPROVED BY: AR. SHAHIN DELT BY: SIDDHANT

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