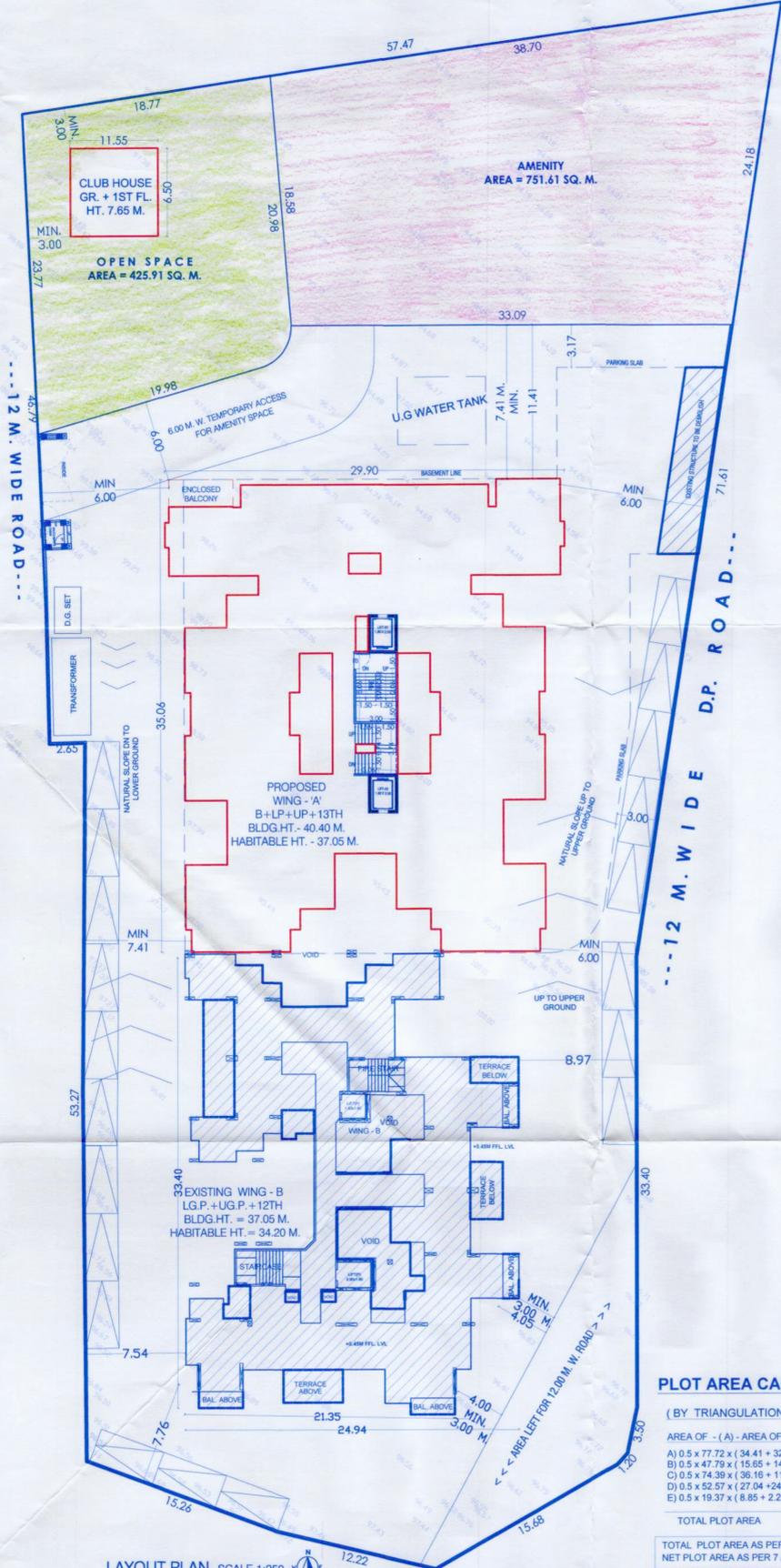
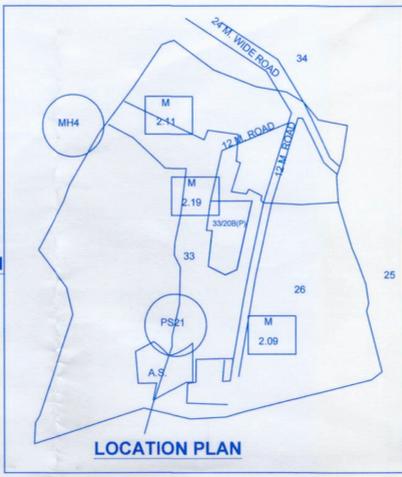


FSI AREA										NON F.S.I										SERVICE AREA		CLUB HOUSE AREA
WING	FLOOR	INCLUSIVE HOUSING TENEMENT	DEVE. TEN.	HEIGHT	RESI. FSI	INCLUSIVE HOUSING	BASEMENT PARKING AREA	LOWER PARKING AREA	UPPER PARKING AREA	O.H.W.T. AREA	REFUGE AREA	PROPOSED BALCONY	PROP. UTILITY	PROP. TERRACE	STAIRCASE AREA	FIRE STAIRCASE AREA	TOTAL CONSTRUCTION AREA	(STP, U.G.W.T., METER RM, TRANSFORMER, OWC, SOCIETY OFFICE, W. CABIN, MISCELLANEOUS)				
WING-A	B+LP+UP+13TH	07	88	40.40	8339.60	468.83	756.09	609.67	1146.78	59.72	45.86	0.00	0.00	0.00	0.00	0.00	105.58					
WING-B	LG.P.+UG.P.+12TH	09	75	37.05	4364.17	468.18				48.90	21.00	688.7000	14.4100	539.2100	112.08	119.28	1543.58	143.99		63.88		
TOTAL	---	16	163	--	12703.77	937.01				108.62	66.86	688.70	14.41	539.21	112.08	119.28	1649.16			207.87		
TOTAL FSI					179	12703.77	937.01															
TOTAL FSI & NON FSI =						12,703.77 + 937.01 + 2,512.52 + 1649.16 + 207.87 = 18,010.33 SQ.M.																

**AREA LEFT FOR ROAD CALCULATION**  
SCALE 1:500  
(BY TRIANGULATION METHOD)  
AREA OF - (A) - AREA OF PLOT  
1)  $0.5 \times 34.12 \times 9.44 = 161.05 \text{ sq.m.}$   
2)  $0.5 \times 22.52 \times 1.24 = 13.96 \text{ sq.m.}$   
3)  $0.5 \times 4.57 \times 0.47 = 0.107 \text{ sq.m.}$   
4)  $0.5 \times 16.62 \times 0.80 = 0.665 \text{ sq.m.}$   
TOTAL PLOT AREA = 182.73 sq.m.



F.S.I STATEMENT :- WING - 'A' + 'B'

WING	FLOOR	RESI. AREA		TOTAL F.S.I AREA (A+B)	LIFT/MC AREA	TENEMENT		TOTAL TENE.
		Inclusive Housing (A)	DEVELOPER (B)			Inclusive Housing	DEVEL.	
PROPOSED WING - 'A'	B+LG.P.+UG.P.+13TH FL.	468.83	8,339.60	8,808.43	9.00	07	88	95
EXISTING WING - 'B'	LG.P.+UG.P.+12TH FL.	468.18	4,954.17	4,832.95	07.99	09	75	84
TOTAL AREA		937.01	12,703.77	13,640.78	16.99	16	163	179
GRAND TOTAL AREA =		937.01 + 12,703.77 =	13,640.78 SQ.M.					179

F.S.I STATEMENT :- WING - 'A'

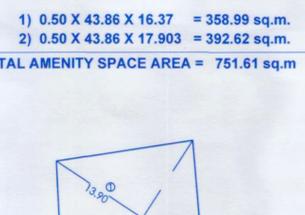
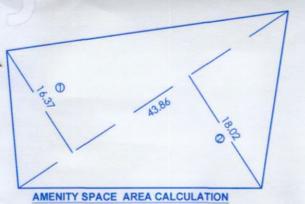
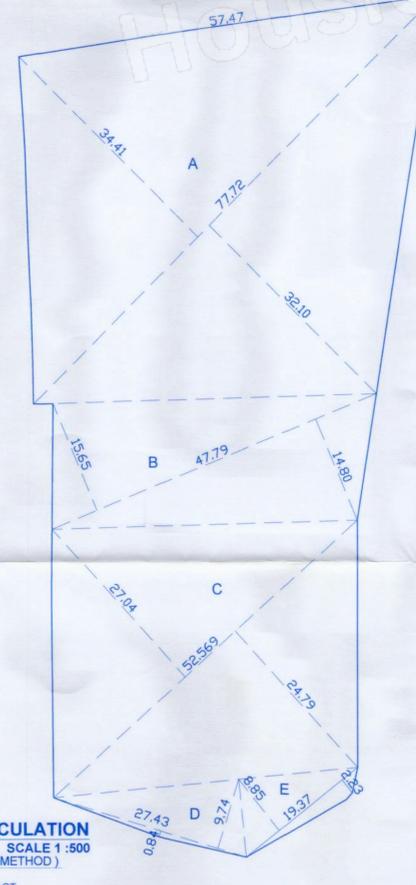
FLOOR	RESI. F.S.I		LIFT AREA	TENEMENT		
	Inclusive Housing	DEVEL.		Inclusive Housing	DEVEL.	
BASEMENT PAR.	---	PARKING	---	---	---	
LOWER PAR.	---	PARKING	---	---	---	
UPPER PAR.	---	PARKING	---	---	---	
1ST FLOOR	468.83	---	---	---	07	
2ND FLOOR	---	747.24	---	08	08	
3RD FLOOR	---	747.24	---	08	08	
4TH FLOOR	---	747.24	---	08	08	
5TH FLOOR	---	747.24	---	08	08	
6TH FLOOR	---	747.24	---	08	08	
7TH FLOOR	---	747.24	---	08	08	
8TH (refuge)	---	705.00	---	08	08	
9TH FLOOR	---	747.24	---	08	08	
10TH FLOOR	---	747.24	---	08	08	
11TH FLOOR	---	747.24	---	08	08	
12TH FLOOR	---	670.21	---	07	07	
13TH FLOOR	---	239.23	---	01	01	
TOTAL	468.83	8,339.60	9.00	07	88	95

F.S.I STATEMENT (SQ.M.) (WING - 'B')

FLOOR	RESI. AREA	PERMI. BAL. 15%	PROPO. BAL.	PROPO. UTILITY BAL.	EXCESS BAL.	PROPO. TERRACE	TENE.
GROUND	---	---	---	---	---	---	---
FIRST	446.72	---	66.34	4.79	---	36.78	07
SECOND	413.79	---	64.77	7.23	---	38.42	07
THIRD	414.61	---	73.28	3.39	---	40.49	07
FOURTH	408.41	---	64.89	---	---	48.99	07
FIFTH	408.41	4951.63	64.89	---	---	52.60	07
SIXTH	408.41	0.15	64.89	---	---	35.42	06
SEVENTH	408.41	---	64.89	---	---	57.68	07
EIGHTH	409.23	---	63.38	---	---	35.42	07
NINETH	408.41	---	64.89	---	---	67.99	07
TENTH	408.41	---	64.89	---	---	35.42	07
ELEVENTH	408.41	---	64.89	---	---	57.68	07
TWELTH	408.41	---	64.89	---	---	35.42	07
TOTAL	4951.63	742.74	698.89	14.41	---	539.21	84
TOTAL BUIP + EXCESS BAL.		= 4951.63 sq.m.					
LESS FIRE STAIRCASE AREA		= 119.28 sq.m.					
LESS INCLUSIVE HOUSING AREA		= 468.18 sq.m.					
GRAND TOTAL F.S.I AREA		= 4364.17 sq.m.					

WING - 'B' EXISTING EWS AREA (INCLUSIVE HOUSING)

FLOOR	FLAT NO.	EWS AREA
FIRST FLOOR	B-104	44.96
	B-105	49.80
	B-106	48.90
SECOND FLOOR	B-204	43.92
	B-205	46.85
	B-206	47.81
THIRD FLOOR	B-304	43.92
	B-305	46.95
	B-306	47.61
TOTAL AREA =		421.61 sq. m.
COMMON AREA =		46.57 sq. m.
TOTAL AREA =		468.18 sq. m.



WING 'A' WATER REQUIREMENT CALCULATION

BLDG.	O/H TANK	U/G TANK
(WING-A)	89,125.00 LTRS.	1,71,187.50 LTRS.
(WING-B)	70,200.00 LTRS.	1,05,300.00 LTRS.
TOTAL	1,53,925.00 LTRS.	2,68,387.50 LTRS.

T.D.R. STATEMENT

TDR TYPE	DRG. NO.	R.R. RATE OF DRG. & YEAR	AREA OF DRC PURCHASE (A)	R.R. RATE OF PLOT (C)	INDEXING (A/C = D)	AFTER INDEXING AREA (B X D = E)
REGULAR	0003340	3330(2003/04)	141.00	530.00	6.2830	895.90
Slum Total	004700	18950(2023-24)	501.14	25020	0.7573	379.51
GRAND TOTAL (Regular + Slum)			642.14			1265.41

TOTAL BUILT UP AREA IN PROPOSED

RESI. 60%	PERMI. ANCILLARY	PROP. ANCILLARY	TOTAL	
5219.07	3131.44	3120.53	8339.60	
4364.17	0.00	0.00	4364.17	
TOTAL	9583.24	3131.44	3120.53	12703.77

REQUIRED PARKING AREA STATEMENT - WING 'A'

RESIDENTIAL PARKING AREA	NO. TEN.	PARKING REQ. CAR	PARKING REQ. SC	PARKING PROV. CAR	PARKING PROV. SC
EVERY 2 TEN. HAVING CARPET AREA 40 TO 80 SQ.M. (1:2)	88	44	88	44	88
EVERY 2 TEN. HAVING CARPET AREA 40 TO 80 SQ.M. (1:2)	07	04	07	04	07
TOTAL	95	48	95	48	95
5% VISITOR PARKING		02	05	02	05
REQUIRED TOTAL AREA STATEMENT	50	100	50	100	100
L. CAR AREA = 25 X 12.50 =	312.50 SQ.M.				
S. CAR AREA = 25 X 10.35 =	258.75 SQ.M.				
SCOOTER AREA = 100 X 2.00 =	200.00 SQ.M.				
TOTAL = 312.50 + 258.75 + 200.00 =	771.25 SQ.M.				
REQUIRED PARKING AREA =	771.25 SQ.M.				
PROVIDED PARKING AREA STATEMENT =	771.25 SQ.M.				

**STAMP OF APPROVAL**  
BUILDING PERMISSION

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO CC/2320/24 DATE 29/10/2024

Building Inspector Deputy Building Development Department Zone No. P.M.C.

PREVIOUSLY SANCTION DETAILS  
COMMENCEMENT CERTIFICATE NO.  
01 CC/0223/20 13/07/2020 02 CC/3444/22 27/03/2023

**AREA STATEMENT**

NO.	DESCRIPTION	AREA (SQ.M)
01	AREA OF PLOT	182.73
02	DEDUCTION FOR	---
03	Gross Area Of Plot (1-2)	5010.75
04	Amenity Space (If applicable)	751.61
05	Net Area Of Plot (03-04c)	4259.14
06	Recreational Open Space 10% @ S.no. 5 (If applicable)	425.91
07	Internal Road Area	182.73
08	Plotable area (If applicable)	4259.14
09	Built Up Area With Reference To Basic F.S.I As Per Front Road Width (S.no. 05 X 1.10)	4685.05
10	Additional Of F.S.I On Payment Of Premium - 0.50 @ S.no.1	---
11	In-Situ FSI / TDR Loading 0.65 @ S.no. 1	2505.37
12	Additional F.S.I Area Under Chapter No. 07	---
13	Total Entitlement Of F.S.I In The Proposal	12714.68
14	Maximum Utilization Limit Of F.S.I (Building Potential) Permissible As Per Road Width (As per regulation no. 6.1or6.2or6.3 or6.4 as applicable)(2.25 X 1.60 Or 1.80)	12714.68
15	Total Built-up Area In Proposal (excluding area @ sr.no 17 b)	4364.17
16	F.S.I Consume (15c/5)	2.53
17	Area Of Inclusive Housing, If Any.	937.01

CERTIFICATE OF AREA  
Certificate That The Plot Under Reference Was Surveyed By Me On ... And The Dimensions Or Side Etc. Of Plot Situated On Plot Area As Measured On Site And The Area So Worked Out Tallied With The Area Stated In Document Of Ownership / T.P. Scheme Records / Land Records Department / City Survey Records.

OWNER'S DECLARATION, NAME & SIGN.  
I/We Undersigned Hereby Confirm That (We/We Would) Abide By Plans Approved By Authority/Collector, I/We Would Execute The Structure As Per Approved Plan, 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.

ARCHITECT SIGN: *Kanish Aeram*

ARCHITECT: **AKANSH AERAM ARCHITECTS**  
ADDRESS: Chhatram Office - 501 & 502, CTS No. 2006, Opp. Vijay Sales, Tilak Road, Sasabhi Prithi, Pune - 411030  
EMAIL: admin@ajayaram.com | arch.jayaram@gmail.com  
PHONE NO.: 020-24434335 / 9096637842

FOR: *Sachin A. Agarwal*  
PROJECT:- REVISED LAYOUT OF BUILDING ON SR. NO. 33/2 B (P), BAVDHAN PUNE.

ARCHITECT: *Kanish Aeram*

JOB NO. 746 DATE 25.10.2024 SCALE 1:100 NORTH DRN BY KISHOR CHKD BY AR. JAY SIR