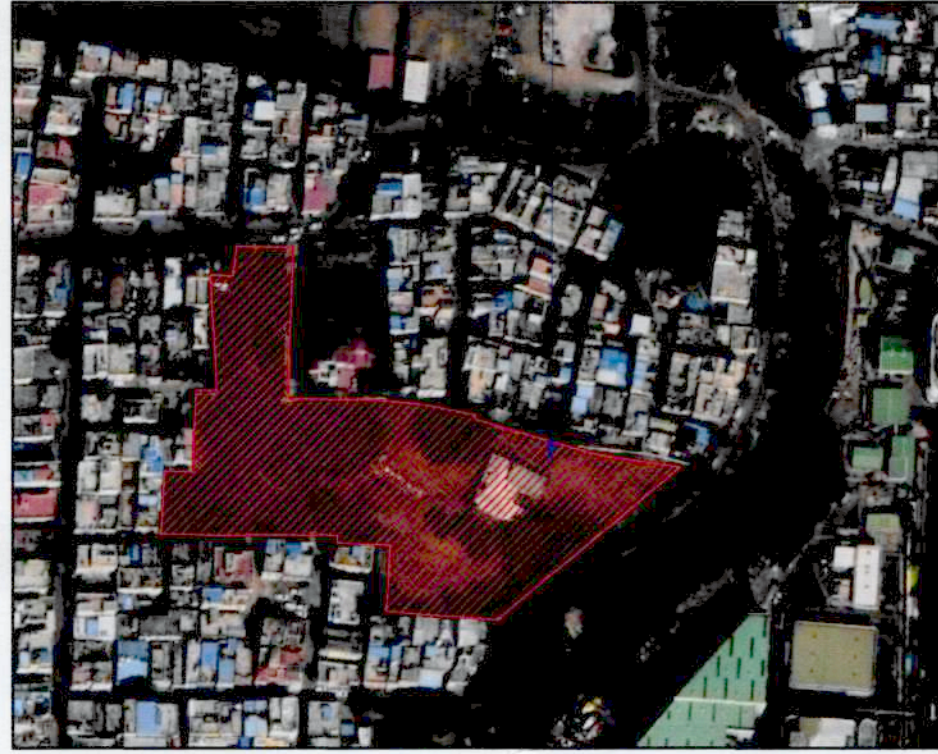
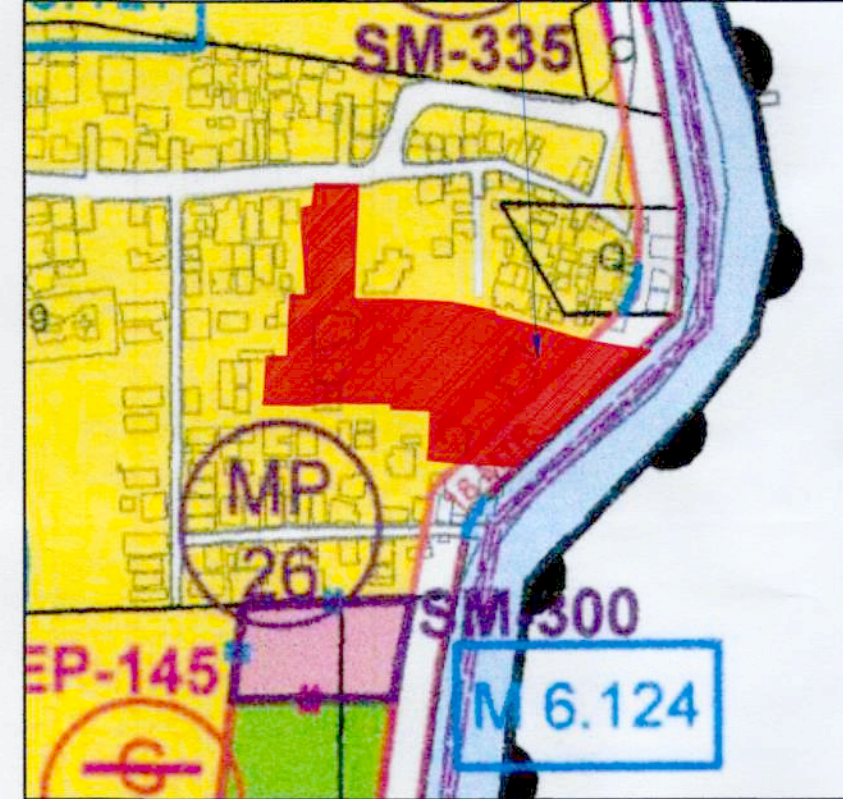


GOOGLE IMAGE : PROPOSED SITE ON PLOT



DP PLAN : PROPOSED SITE ON PLOT



UTILIZATION OF FSI AREA IN SQ.M.			
		PERMISSIBLE	PROPOSED
A.	TOTAL SITE AREA	9818.28 SQ.M.	
B.	AREA UNDER ROAD WIDENING	1309.28 SQ.M.	
C.	AMENITY SPACE	-	
D.	NET PLOT AREA (A - B - C)	8509.00 SQ.M.	
E.	BASIC FSI (1.10 X 8509.00)	9359.90	9359.90
F.	PREMIUM FSI (9818.28 X 0.50)	4909.14	0.00
G.	TDR (9818.28 X 0.90)	8836.45	0.00
H.	ANCILLARY FSI (23760.69 x 0.60)	14256.41	5615.94
I.	TOTAL B/UP(E+H)	23734.70	14796.00

TYPICAL AREA CALCULATION FOR 20% INCLUSIVE HOUSING (WING 'C') 30.75 X 12.30 = 378.22				
DEDUCTION :				
SR.NO	L	B	QUA.	AREA
1.00	3.75	3.75	2.00	28.13
2.00	2.25	2.10	1.00	4.73
3.00	16.90	2.10	1.00	35.49
4.00	4.20	3.75	1.00	15.75
5.00	2.25	6.00	1.00	13.50
L1	1.85	1.85	1.00	3.42
D	4.35	2.25	1.00	9.79
TOTAL				110.80
TOTAL PLINE AREA				= 378.22 - 110.80
				= 267.43 SQ.M.

WATER STORAGE CAPACITY FOR 20% INCLUSIVE HOUSING (WING 'C') FOR RESIDENTIAL (28 TENANTS/WING)		
AMOUNT OF WATER REQ. PER PERSON	=	135 Ltr/Day
AMOUNT OF WATER REQ. PER TENE.	=	675 Ltr/Day
NO. OF TENEMENTS IN THE RESIDENTIAL	=	28 NOS.
AMOUNT OF WATER REQUIRED FOR RES.	=	18900 Ltr.
ADD 20'000 LIT FOR FIRE FIGHTING	=	38900 Ltr.
CAPACITY OF O.H. WATER TANK	=	38900 Ltr.
CAPACITY OF 20% INCLUSIVE HOUSING	=	38900 Ltr.
SIZE OF O.H. WATER TANK	=	5.00 x 3.10 x 2.50 M
CAPACITY OF U.G. WATER TANK	=	38900 X 1.5 = 58350
ADD 2'00'000 LIT	=	7'22'600
SIZE OF U.G. WATER TANK	=	20 x 6.00 x 6.00

PROPOSED PLINE AREA STATEMENT FOR WING A (HEIGHT 59.40)+A1:F29					
FLOOR	PLINE AREA	LIFT AREA	FIRE LIFT AREA	PROP.TEN. 40-80 SQ.M.	PROP.TEN. 80-150 SQ.M.
1ST FLOOR	822.00			4	4
2ND FLOOR	822.00			4	4
3RD FLOOR	822.00			4	4
4TH FLOOR	822.00			4	4
5TH FLOOR	822.00			4	4
6TH FLOOR	822.00			4	4
7TH FLOOR	822.00			4	4
8TH FLOOR	822.00			4	4
9TH FLOOR	822.00			4	4
10TH FLOOR	822.00	10.2675	4.44	4	4
11TH FLOOR	822.00			4	4
12TH FLOOR	822.00			4	4
13TH FLOOR	822.00			4	4
14TH FLOOR	822.00			4	4
15TH FLOOR	822.00			4	4
16TH FLOOR	822.00			4	4
17TH FLOOR	822.00			4	4
18TH FLOOR	822.00			4	4
TOTAL	14796.00			72	72
PROPOSED PLINE AREA PER WING = 14796.00 SQ.M.					
PROPOSED BUILT UP AREA PER WING = 14796.00 / 1.60 = 9247.50 SQ.M.					
PROPOSED ANCILLARY AREA PER WING = 9247.50 X 0.60 = 5548.50 SQ.M.					

WATER STORAGE CAPACITY WING 'A' FOR RESIDENTIAL (144 TENANTS/WING)		
AMOUNT OF WATER REQ. PER PERSON	=	135 Ltr/Day
AMOUNT OF WATER REQ. PER TENE.	=	675 Ltr/Day
NO. OF TENEMENTS IN THE RESIDENTIAL	=	144 NOS.
AMOUNT OF WATER REQUIRED FOR RES.	=	97200 Ltr.
ADD 50'000 LIT FOR FIRE FIGHTING	=	147200 Ltr.
CAPACITY OF O.H. WATER TANK	=	174200 Ltr.
CAPACITY OF WING A	=	174200 Ltr.
SIZE OF O.H. WATER TANK	=	5.00 x 3.10 x 2.50 M
CAPACITY OF U.G. WATER TANK	=	3'48'400 X 1.5 = 261300
ADD 2'00'000 LIT	=	7'22'600
SIZE OF U.G. WATER TANK	=	20 x 6.00 x 6.00

## BUILDING PERMISSION

17

Resit comm DT-11-03-2024  
APPROVED SUBJECT TO CONDITION  
APPROVED UNDER COMMENCEMENTS  
CERTIFICATE NO. 1618/24

Building Inspector Assistant Building Inspector

PUNE MUNICIPAL CORPORATION  
BUILDING CONTROL DEPARTMENT  
APPROVED

AREA STATEMENT		SQ.M
AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)		9818.28
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		9818.28
(b) AS PER MEASUREMENT SHEET		9820.00
(c) AS PER SITE		9820.00
DEDUCTIONS FOR		
a) PROPOSED 18 M D.P./R.P. ROAD WIDENING AREA		1309.28
b) ANY D.P. RESERVATION AREA		0.00
c) ROAD ACQUISITION AREA		0.00
TOTAL (a+b+c)		1309.28
BALANCE AREA OF PLOT (1-2)		8509.00
AMENITY SPACE (If applicable)		0.00
(a) REQUIRED		0.00
(b) ADJUSTMENT OF 2(b) IF ANY		0.00
(c) BALANCE PROPOSED		0.00
NET AREA OF PLOT (3-4(c))		8509.00
RECREATIONAL OPEN SPACE (If applicable)		0.00
(a) REQUIRED		0.00
(b) PROPOSED		0.00
INTERNAL ROAD AREA		0.00
PLOTABLE AREA (If applicable)		8509.00
BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC F.S.I)		9359.90
ADDITION OF F.S.I ON PAYMENT OF PREMIUM		0.00
(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I - BASED ON ROAD WIDTH / TDR ZONE		0.00
(b) PROPOSED F.S.I ON PAYMENT OF PREMIUM		0.00
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 HANDLED OVER (2.00 OR 1.85 X SR. NO. 4(b) AND / OR (c))		0.00
(c) TDR AREA		0.00
(d) TOTAL IN - SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))		0.00
ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		0.00
TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
(a) (9+10(b)+(11(d))) OR 12 WHICHEVER IS APPLICABLE		9359.90
(b) ANCILLARY FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES		
b1) COMMERCIAL B/UP AREA = 183.96 / 1.8 = 102.20 SQ.M.		81.76
b2) ANCILLARY AREA FOR COMM. = 102.20 X 80% = 81.67 SQ.M.		
b3) RESIDENTIAL B/UP AREA = 9359.90 - 102.20 = 9257.70 SQ.M.		
PERM. ANCILLARY AREA FOR RESI. = 9257.70 X 60% = 5554.62 SQ.M.		5554.62
(c) TOTAL ENTITLEMENT (a + b2 + b3)		14996.28
MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH		1.76
TOTAL BUILT UP AREA IN PROPOSAL (excluding area at sr. no. 17 b)		0.00
(a) EXISTING BUILT UP AREA		0.00
(b) PROPOSED BUILT UP AREA (AS PER P- LINE)		
i) COMMERCIAL		183.96
ii) RESIDENTIAL		14796.00
(c) TOTAL (a+b)		14979.96
F.S.I CONSUMED (15 / 13)		0.78
AREA FOR INCLUSIVE HOUSING, IF ANY		0.00
(a) REQUIRED (20% OF SR.NO. 5)		1871.98
(b) PROPOSED (WING 'C')		1872.00

LEGENDS		
PLOT BOUNDARY	THICK BLACK	15% AMENITY SPACE
PROP WORK SHOWN	THICK RED	10% OPEN SPACE
PODIUM LINE	THIN RED	ROAD WIDENING
BASEMENT LINE	DOTTED RED	INTERNAL ROAD
		ADJACENT CANAL

NAME ADDRESS OF OWNER

WE HAVE READ AND STUDIED ALL THE DRAWINGS FOR THE PROJECT AND AUTHENTICATE HEREBY THAT THEY ARE PREPARED ACCORDING TO INFORMATION, SPECIFICATIONS AND INSTRUCTIONS GIVEN BY US.

SHRI . NITIN MALPANI  
FOR LJM PROPERTIES LLP  
P.A.H.

PROPOSAL AND PROPERTY

Proposed layout of residential buildings on property bearing S.No.209 Hissa No.6/5/1,6/6/1,6/8/1,6/9,6/10,6/11,6/13,6/14 at Hadapsar,Pune - 411028.

ARCHITECT

ABHAY JOSHI  
ARCHITECT & INT.DESIGNERS  
202, Almira Apartment, Thorat Colony  
Road, Lane No. 14 Prabhat Road,  
Erandwane,Pune

SIGN. OF ARCHITECT  
REGD. NO. CA / 98 / 23893

DRG.NO. SCALE DATE DRN BY

1 : 100 12.08.2024 PRANJALI