PLOT AREA CALCULATION BY TRIANGULATION
SCALE-1=500

PLOT AREA CALCULATION						
ADDITIONS						
1	0.5 X	35.31 X	9.642 X	1 =	184.68 SQ.M	
2	0.5 X	38.23 X	10.40 X	1 =	198.80 SQ.M	
3	0.5 X	38.23 X	10.33 X	1 =	197.06 SQ.M	
4	0.5 X	44.33 X	21.50 X	1 =	476.42 SQ.M	
5	0.5 X	45.33 X	20.67 X	1 =	468.49 SQ.M	
6	0.5 X	11.54 X	2.51 X	1 =	14.48 SQ.M	
7	0.5 X	38.19 X	10.57 X	1 =	201.63 SQ.M	
8	0.5 X	38.19 X	10.94 X	1 =	208.90 SQ.M	
9	0.5 X	29.42 X	18.33 X	1 =	241.31 SQ.M	
10	0.5 X	24.43 X	14.83 X	1 =	178.71 SQ.M	
11	0.5 X	24.43 X	11.23 X	1 =	137.17 SQ.M	
12	0.5 X	41.89 X	19.15 X	1 =	398.32 SQ.M	
13	0.5 X	41.54 X	19.16 X	1 =	398.42 SQ.M	
14	0.5 X	22.81 X	11.07 X	1 =	125.15 SQ.M	
15	0.5 X	12.01 X	4.57 X	1 =	27.44 SQ.M	
16	0.5 X	13.07 X	4.64 X	1 =	30.32 SQ.M	
17	0.5 X	13.07 X	4.64 X	1 =	30.32 SQ.M	
18	0.5 X	13.01 X	4.51 X	1 =	29.34 SQ.M	
		TOTAL ADDITIONS		=	3559.10 SQ.M	
		NET AREA		=	3559.10 SQ.M	
		MINIMUM AREA CONSIDERED		=	3559.00 SQ.M	

AREA UNDER 15.00 M.WIDE ROAD WIDENING AREA CALCULATION					
ADDITIONS					
1	0.5 X	20.185 X	5.711 X	1 =	57.64 SQ.M
2	0.5 X	20.185 X	4.574 X	1 =	46.14 SQ.M
3	0.5 X	8.219 X	8.858 X	1 =	40.61 SQ.M
4	0.5 X	48.202 X	7.847 X	1 =	189.12 SQ.M
5	0.5 X	44.639 X	2.995 X	1 =	66.85 SQ.M
6	0.5 X	28.620 X	5.336 X	1 =	71.02 SQ.M
		TOTAL ADDITIONS		=	471.82 SQ.M
		NET AREA		=	471.82 SQ.M

AREA UNDER 15.00 M.M. ROAD WIDENING AREA CALCULATION
SCALE-1=500

STAMP DUTY TO BE PAID BY DEVELOPER VIDE ORDER TPS-1820/UN 27/CR NO.80/20/NAVI-13, DATE-14/1/2019

FORM OF STATEMENT 3 - [Sr.No.9(g)] AREA DETAILS OF APARTMENT

BUILDING NO	FLOOR NO	SHOP NO	CARPET AREA OF APARTMENT (SQ.M)	AREA OF BALCONY ATTACHED TO APARTMENT (SQ.M)	AREA OF DOUBLE HEIGHT VOID ATTACHED TO APARTMENT (SQ.M)
BUILDING	UPPER GROUND/ MEZZANINE FLOOR	01	50.77	0.00	0.00
		02	54.83	0.00	0.00
		03	54.80	0.00	0.00
		04	54.80	0.00	0.00
		05	54.80	0.00	0.00
		06	54.85	0.00	0.00
		07	54.85	0.00	0.00
		08	34.16	0.00	0.00
		09	38.16	0.00	0.00
	1ST FLOOR	101	57.27	4.98	25.65
		102	78.00	4.98	6.31
		103	78.94	4.98	14.17
		104	57.27	4.98	14.27
		105	54.69	4.98	13.59
		106	57.27	4.98	14.27
		108	56.15	4.98	17.43
		110	56.88	4.98	14.95
	2ND FLOOR	201	57.27	4.55	0.00
		202	78.00	4.55	0.00
		203	78.94	4.55	0.00
		204	57.27	4.55	0.00
		205	54.68	4.55	0.00
		206	57.27	4.55	0.00
		207	76.83	4.55	11.37
		208	46.32	4.55	9.76
		209	56.15	4.55	0.00
		210	56.68	4.55	0.00
	3RD,4TH & 5TH FLOOR	301,401,501	57.27	4.55	0.00
		302,402,502	78.00	4.55	0.00
		303,403,503	78.94	4.55	0.00
		304,404,504	57.27	4.55	0.00
		305,405,505	56.68	4.55	0.00
		306,406,506	57.27	4.55	0.00
		307,407,507	76.83	4.55	0.00
		308,408,508	65.17	4.55	0.00
		309,409,509	56.15	4.55	0.00
		310,410,510	56.68	4.55	0.00
	6TH FLOOR	602	78.00	4.55	0.00
		603	78.94	4.55	0.00
		604	57.27	4.55	0.00

FSI + NON FSI STATEMENT		
ITEM NO.	BUILDING	AREA IN SQM
A	FSI AREA (FULL POTENTIAL)	9565.12
	NON FSI	
1	PARKING,LIFT,ARCHITECTURAL PROJECTION, TERRACES, REFUGE AREAS, TRANSFORMER @ B.G. SET, U.G.T., S.T.P., O.H.T. ETC.)	3439.37
B	TOTAL NON FSI	3439.37
C	TOTAL FSI + NON FSI AREA(A+B)	13004.49

FORM OF STATEMENT 2 [Sr.No.9(a)] PROPOSED BUILDING (COMM. + RESI.)

FLOOR	F.S.I. (COMM.)	F.S.I. (RESI.)	TOTAL F.S.I. (COMM.+RESI.)	TENEMENTS/ SHOP
LOWER GROUND FLOOR	-	46.76	46.76	-
UPPER GROUND FLOOR	353.03	63.39	416.42	9
MEZZANINE FLOOR	176.50	-	176.50	-
1ST FLOOR	66.59	860.73	927.32	8
2ND FLOOR	-	903.43	903.43	10
3RD FLOOR	-	879.51	879.51	10
4TH FLOOR	-	879.51	879.51	10
5TH FLOOR	-	879.51	879.51	10
6TH FLOOR	-	393.32	393.32	3
TOTAL	596.12	4898.16	5494.28	9-SHOP & 51-FLAT

TOTAL PARKING CALCULATION (COMMERCIAL + RESIDENTIAL)					
PARKING REQUIRED	NO. OF TENEMENT /AREA	PARKING REQUIRED		PARKING PROVIDED	
		CARS	SCOOTERS	CARS	SCOOTERS
FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1+5)	51	26	128		
TOTAL		26	128		
5% VISITOR PARKING		1	6		
TOTAL	51	27	134		
FOR CARPET AREA HAVING 100 S.QM. (COMMERCIAL) (2 - 6)	535.25	11	32		
TOTAL		38	166	57	249
		X	Y	X	Y
AREA REQUIRED PER NOS.		12.50	2.00	12.50	2.00
TOTAL AREA		475.00	332.00	712.50	498.00
		807.00		1210.50	

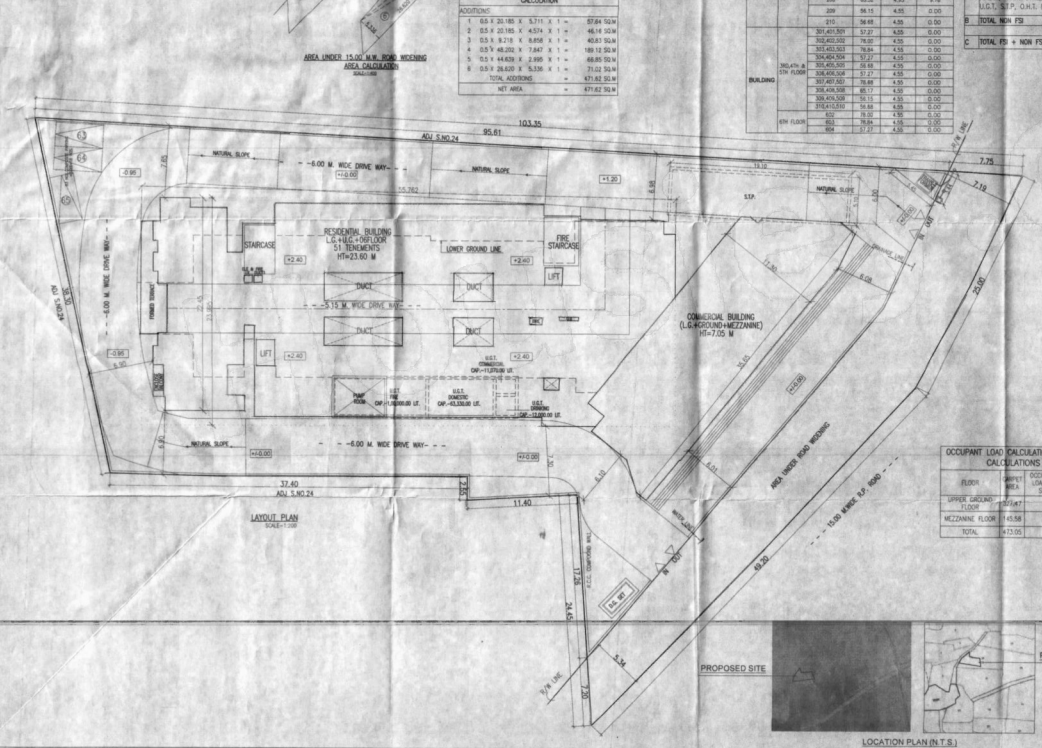
WATER CALCULATION (COMMERCIAL & RESIDENTIAL)										
BUILDING	AREA/ TENEMENT	VALUE PER TENEMENT	WATER REQUIRED PER PERSON	DOMESTIC WATER CAPACITY	FIRE AHEDS CAPACITY	TOTAL REQUIRED CAP. WATER CAPACITY	TOTAL PROVIDED CAP. WATER CAPACITY	U.G.T. CAPACITY REQUIRED (M)	U.G.T. CAPACITY PROVIDED (L.M.L.)	U.G.T. PROVIDED CAPACITY
COMMERCIAL	596.12	143	45	6435.00	-	6435.00	9141.00	6435.00	1.50 +	9652.50 11070.00
RESIDENTIAL	51	9 -	135	34425.00	25000.00	59425.00	96500.00	34425.00	1.50 +	51637.50 175300.00
TOTAL				40860.00	25000.00	65860.00	105641.00	40860.00	3.00 +	61290.00 186430.00

OCCUPANT LOAD CALCULATION SANITATION REQUIRED CALCULATIONS (COMMERCIAL)					
FLOOR	CARPET AREA	OCCUPANCY LOAD PER SQ.M.	PERSONS	MALE	FEMALE
UPPER GROUND FLOOR	353.03	3	109	55	54
MEZZANINE FLOOR	176.50	6	24	12	12
TOTAL	413.05		133	67	66

SANITATION REQUIRED CALCULATIONS (COMMERCIAL)						
SANITATION REQUIREMENTS-MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUITS VEGETABLE MARKETS						
TOTAL NO OF PERSONS = 133 PERSONS						
FIXTURES	MALE		FEMALE		REQUIRED	PROVIDED
					M F M F	
WATER-CLOSETS	1 PER 8 PERSONS OF PART THEREOF				17 17	
URINALS					-	

OCCUPANT LOAD CALCULATION SANITATION REQUIRED CALCULATIONS (1ST FLOOR COMMERCIAL)					
FLOOR	CARPET AREA	OCCUPANCY LOAD PER SQ.M.	PERSONS	MALE	FEMALE
1ST FLOOR	62.20	6	10	5	5
TOTAL	62.20		10	5	5

SANITATION REQUIRED CALCULATIONS (1ST FLOOR COMMERCIAL)						
SANITATION REQUIREMENTS-COMMERCIAL						
TOTAL NO OF PERSONS = 10 PERSONS						
FIXTURES	MALE		FEMALE		REQUIRED	PROVIDED
					M F M F	
WATER-CLOSETS	PER 15 PERSONS OF PART THEREOF		1 PER 12 PERSONS OF PART THEREOF		01 01	02 03
URINALS	-		-		-	-



LAYOUT PLAN
SCALE-1=200

LOCATION PLAN (N.T.S.)

LAYOUT (B.P.) 1/6

STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/3-479/21 dt. 31/12/2021

Building Inspector — Assistant Engineer P.M.C.

POONA MUNICIPAL CORPORATION — BUILDING CONTROL DEPARTMENT — APPROVED

Sr. No.	AREA STATEMENT	SQM.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	3559.00
	a) As per Ownership document 7/12/7/12 extract	3559.00
	b) As per Development plan	3559.10
	c) As per Site plan	3559.10
2	DEDUCTIONS FOR	
	a) Area under 15.00 M. Road widening	471.82
	b) R.P. Reservation Area	0.00
	TOTAL AREA (b+b)	471.82
3	Balance area of plot (1-2)	3087.28
4	Amenity Space	
	a) Required	-
	b) Adjustment of 30% if any	-
	c) Balance Required	-
5	NET PLOT AREA (3+4c)	3087.28
6	MAXIMUM BASE FSI ALLOWABLE	
	a) Required - (2 x 3/10)	-
	b) Proposed	-
7	Internal Road area	-
8	Permissible area (if applicable)	-
9	Built up area with reference to Build. P.S.I. as per front road width (3+4b-5-7 + item F3 1.10)	3396.12
10	Addition of FSI on payment of premium	
	i) Maximum permissible premium FSI - (based on road width)*1000 Class (SR.NO.5 X 0.50)	0.00
	ii) Proposed FSI on payment of premium	0.00
11	P-ratio FSI - P / TDR loading (SR.NO.11 X 0.50)	0.00
	12(a)-ratio area against Amenity space P - height over 12.00 m.	0.00
	12(b)-ratio area against Amenity space P - height over 12.00 m. (H.R. x 0.5) Max. 4 (Amen./Sold)	-
	i) Proposed TDR area	0.00
	ii) Total area of TDR loading (Tenement)	0.00
12	Total FSI area under Regular No. 7 + Union Building no. per site area	3396.12
13	Total area of construction	
	a) Sale + 1000x11/12 or 1.0 whichever is applicable	3396.12
	b) Deduction - Built upto area (FSI/Sold area)*(Sp to Sp) as required as per GR DC rule	0.00
	c) Balance area (12-13b)	3396.12
13	a) Ancillary area FSI upto 60% with payment of charges for Res. (SR.No.17(b) x 0.6) (Sold / 9 x 100 / 100)	1836.86
	b) Ancillary area FSI upto 60% with payment of charges for Commercial (SR.13 X 100 / 100)	264.94
	c) Total ancillary area (13a+13b)	2101.52
14	Total tenement - 7 (Sold 13b x 1.5)	3456.52
15	Total Built-up area (Including premium)	
	Total Built-up area in proposed (excluding area at Sr.No.13b)	
	1) Existing Built-up area (as per old BP)	-
	2) Garage	0.00
	3) Residential	4898.16
	4) Commercial	596.12
	5) Proposed Built-up Area (as per Ptr-line)	5494.28
	TOTAL (1+2+3+4+5)	5494.28
16	F.S.I. Consumed (15/13) (Should not be more than 20.in. 1.1 above)	1.50

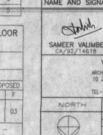
LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
DRAINAGE LINE	RED DOTTED
WATER LINE	BLACK DOTTED
EXISTING WORK RETAINED	HATCHED
EXISTING WORK TO BE DEMOLISHED	YELLOW HATCHED
ROADS & PATHS	GREEN SOFTLY
MUDDER ROAD / GROUND	BROWN SOFTLY

SPECIFICATIONS IN BRIEF

RCC FRAME STRUCTURE
EXTERNAL WALLS 150mm BRICK
INTERNAL WALLS 115mm BRICK
SAND FINISH PLASTER
SAND FINISH PLASTER
INTERNAL PLASTER 12MM NEERU
KOTTA/OTTAMC/M.M. FLOORING
GLAZED TILE DADO IN TOILET
WOODEN FRAMED FLUSHED DOORS
ALUMINIUM SLIDING WINDOWS

SECTION THROUGH COMPOUND WALL
AS PER STRUCTURAL DESIGNER'S APPROVAL



NOTES
ALL DRAWINGS ARE PREPARED AS PER DOCUMENTS GIVEN BY THE OWNER/P.A.H.

PROJECT
PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT S.NO. 24/1/1
MAUJE - UNDRI(TALA+ HAVELI) DIST - PUNE

NAME AND SIGNATURE OF OWNER
M/S LEGACY FORTUNE ASSOCIATES THROUGH AUTHORISED PARTNERS
1)MR. SANKALP SUBHASH GOEL
2)MR. KUNAL SURESH BANSAL

NAME AND SIGNATURE OF ARCHITECT
SAMEER VALUMBE
CA/92/14618
VOUSSOIRS
ARCHITECTS AND INTERIOR DESIGNERS
10 JANANA APT,BHANDE COLONY, PANDHARE,PUNE-4.
TEL-25436399 ,TEL. FAX-5456399

NORTH	SCALE	SHEET NO.
	SELF PRESENTED	1/6
	CHK. BY-Kumar	
	DATE 12.01.2022	