

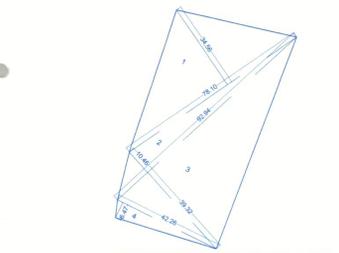
LIG BLDG. F.S.I. STATEMENT - [RES.]					
FLOORS	PROPOSED RESIDENTIAL F.S.I.	LIFT	REQUIRED REFUGEE AREA	PROPOSED REFUGEE AREA	TOTAL UNIT RESI.
GROUND	PARKING				
P1	PARKING				
P2	PARKING				
P3	PARKING				
1ST	644.37				10
2ND	644.37				10
3RD	644.37				10
4TH	644.37				10
5TH	644.37				10
6TH	644.37				10
7TH	644.37				10
8TH	644.37				10
9TH	644.37				10
10TH	644.37				10
11TH	644.37				10
12TH	644.37				10
13TH	644.37				10
TOTAL	8144.20	9.60	63.60	64.74	126

F.S.I. STATEMENT (IN SQM)					
TYPE	NET F.S.I. RESI.	LIFT AREA	REFUGEE AREA REGD.	REFUGEE AREA PROP.	TENEMENT
TOWER 1	21583.81	16.39	192.50	252.70	108
TOWER 2	18567.84	17.10	185.75	253.40	108
TOWER 3+4	22514.35	33.81	180.02	256.89	195
CLUB	1552.82	15.03			
TOTAL	64218.42	82.33	518.27	782.99	411

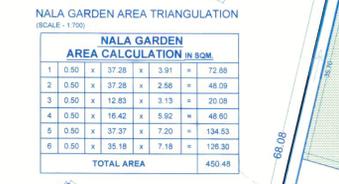
NON F.S.I. STATEMENT		
SR NO.	DESCRIPTION	AREA (SQM)
1	NON F.S.I.	
1.1	LIFT	82.01
1.2	REFUGEE AREA	773.70
1.3	PARKING AREA	33053.53
1.4	CHWT	387.88
2	2.1 UGWT	2500.00
2.2	STP	800.00
2.3	TRANSFORMER AND D.G.	150.00
2.4	OWC (Organic Waste Converter)	215.00
3	LIG (NON F.S.I.)	
3.1	LIG PARKING AREA	3780.33
3.2	REFUGEE AREA	6474
3.3	LIFT	82.00
3.4	CHWT	600.00
3.5	LIG WTRP-RUMP ROOM	275.00
TOTAL NON F.S.I.		42611.58



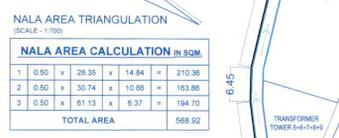
STAMPS OF APPROVAL  
**PROPOSED BUILDING LAYOUT AT SURVEY NO 37 PART, HISSA NO.1B/8, BHAVDHAN KHURD TALUKA - HAVELI, DIST. - PUNE.**  
 APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO: CC/0209/25  
 DATE: 15/04/2025  
 JRS/Engineer Deputy Engineer Building Development Department Zone No. 3 P.M.C.



HS RESERVATION AREA CALCULATION IN SQM		
1	0.50 x 78.10 x 34.96	= 1348.87
2	0.50 x 82.24 x 10.48	= 428.08
3	0.50 x 52.94 x 39.32	= 1027.20
4	0.50 x 42.28 x 8.47	= 178.71
TOTAL AREA		3798.86



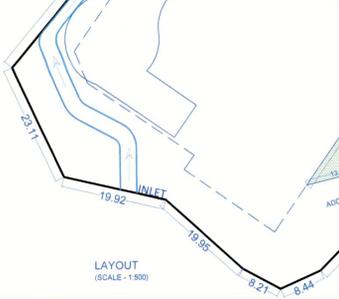
NALA GARDEN AREA CALCULATION IN SQM		
1	0.50 x 37.28 x 3.91	= 72.88
2	0.50 x 37.28 x 2.88	= 48.09
3	0.50 x 12.83 x 3.13	= 20.08
4	0.50 x 16.42 x 5.92	= 48.60
5	0.50 x 37.37 x 7.20	= 134.53
6	0.50 x 35.18 x 7.18	= 128.30
TOTAL AREA		450.48



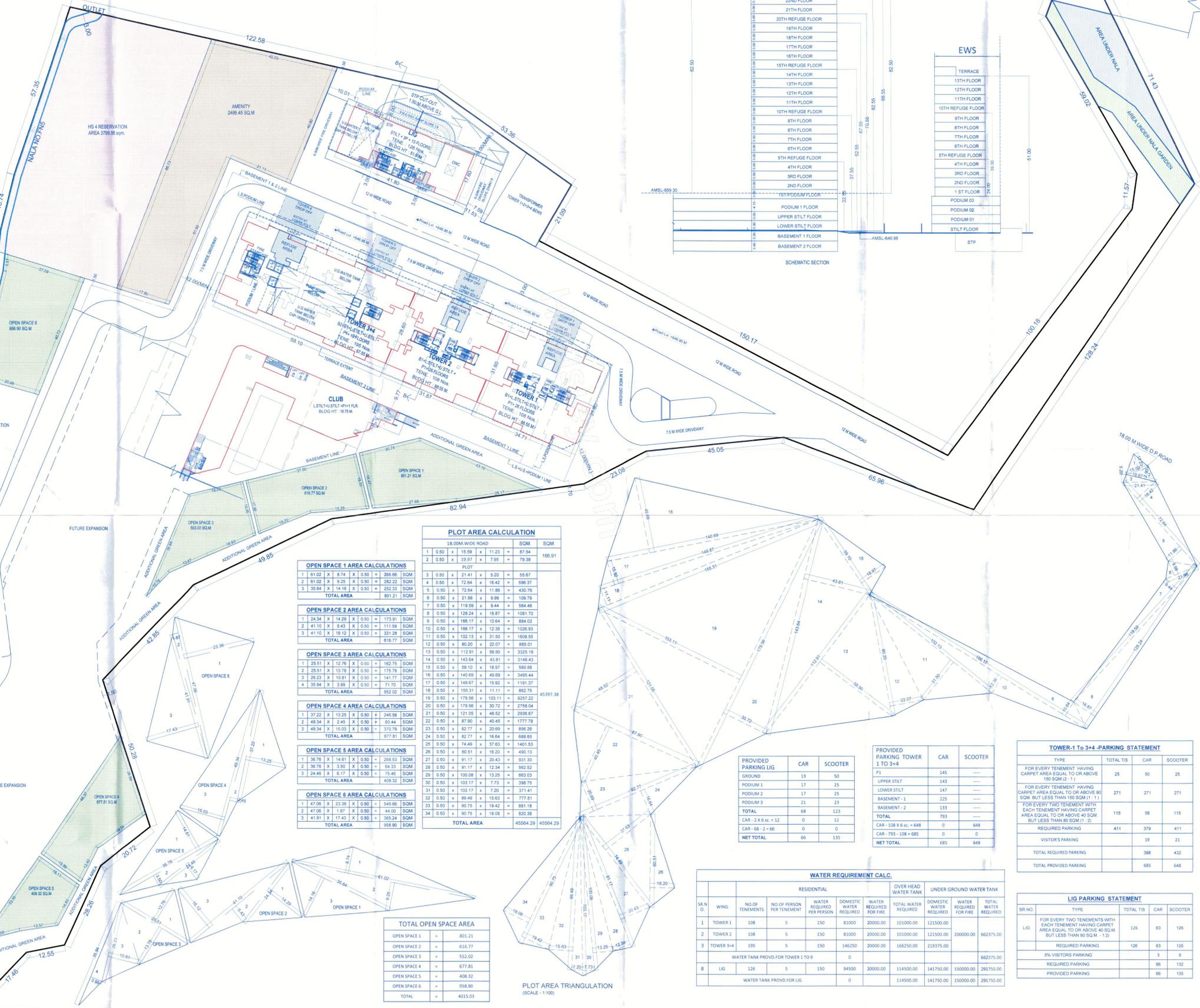
NALA AREA CALCULATION IN SQM		
1	0.50 x 28.35 x 14.84	= 210.36
2	0.50 x 30.74 x 10.66	= 163.86
3	0.50 x 61.13 x 6.37	= 194.70
TOTAL AREA		568.92



AMENITY SPACE AREA CALCULATIONS IN SQM		
1	0.50 x 57.35 x 24.17	= 693.07
2	0.50 x 57.35 x 28.84	= 829.99
3	0.50 x 56.25 x 18.44	= 518.63
4	0.50 x 56.25 x 16.24	= 456.76
TOTAL AREA		2498.45



TOTAL OPEN SPACE AREA		
OPEN SPACE 1		= 801.21
OPEN SPACE 2		= 616.77
OPEN SPACE 3		= 552.02
OPEN SPACE 4		= 677.81
OPEN SPACE 5		= 408.32
OPEN SPACE 6		= 958.90
TOTAL		= 4015.03



PLOT AREA CALCULATION		
1	0.50 x 15.98 x 11.23	= 87.54
2	0.50 x 19.97 x 7.95	= 79.38
TOTAL		166.91

OPEN SPACE 1 AREA CALCULATIONS		
1	61.02 x 8.74 x 0.50	= 266.86
2	61.02 x 9.26 x 0.50	= 282.23
3	35.64 x 14.16 x 0.50	= 252.33
TOTAL AREA		801.21

OPEN SPACE 2 AREA CALCULATIONS		
1	24.34 x 14.22 x 0.50	= 173.91
2	41.10 x 5.43 x 0.50	= 111.58
3	41.10 x 16.12 x 0.50	= 331.28
TOTAL AREA		616.77

OPEN SPACE 3 AREA CALCULATIONS		
1	25.51 x 12.78 x 0.50	= 162.75
2	25.51 x 13.78 x 0.50	= 175.78
3	25.23 x 10.81 x 0.50	= 141.77
4	35.94 x 3.39 x 0.50	= 60.64
TOTAL AREA		540.92

OPEN SPACE 4 AREA CALCULATIONS		
1	37.22 x 13.25 x 0.50	= 246.88
2	46.24 x 2.45 x 0.50	= 56.44
3	49.34 x 15.03 x 0.50	= 370.78
TOTAL AREA		673.81

OPEN SPACE 5 AREA CALCULATIONS		
1	36.78 x 14.61 x 0.50	= 268.53
2	36.78 x 3.50 x 0.50	= 64.33
3	24.46 x 6.17 x 0.50	= 75.46
TOTAL AREA		408.32

OPEN SPACE 6 AREA CALCULATIONS		
1	47.06 x 23.38 x 0.50	= 549.66
2	47.06 x 1.87 x 0.50	= 44.00
3	41.91 x 17.43 x 0.50	= 365.24
TOTAL AREA		958.90

PLOT AREA CALCULATION		
1	0.50 x 15.98 x 11.23	= 87.54
2	0.50 x 19.97 x 7.95	= 79.38
TOTAL		166.91

PROVIDED PARKING LIG		
GROUND	13	50
PODIUM 1	17	25
PODIUM 2	17	25
PODIUM 3	21	23
TOTAL	68	123
CAR - 2 X 6 SC = 12	0	12
CAR - 68 - 2 = 66	0	0
NET TOTAL	66	135

PROVIDED PARKING TOWER 1 TO 3+4		
UPPER STILT	145	
LOWER STILT	147	
BASEMENT - 1	225	
BASEMENT - 2	133	
TOTAL	793	
CAR - 108 X 6 SC = 648	0	648
CAR - 793 - 108 = 685	0	0
NET TOTAL	685	648

TOWER-1 TO 3+4 - PARKING STATEMENT			
TYPE	TOTAL TIS	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQM (1:1)	25	50	25
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQM BUT LESS THAN 150 SQM (1:1.1)	271	271	271
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQM BUT LESS THAN 80 SQM (1:2)	115	58	115
REQUIRED PARKING	411	379	411
VISITOR'S PARKING	19	21	
TOTAL REQUIRED PARKING	398	432	
PROVIDED PARKING	685	648	

WATER REQUIREMENT CALC.							
SR NO.	WING	NO OF TENEMENTS	NO OF PERSON PER TENEMENT	RESIDENTIAL		UNDER GROUND WATER TANK	
				WATER REQUIRED PER PERSON	DOMESTIC WATER REQUIRED	TOTAL WATER REQUIRED	TOTAL WATER REQUIRED
1	TOWER 1	108	5	150	81000	20000.00	101000.00
2	TOWER 2	108	5	150	81000	20000.00	121500.00
3	TOWER 3+4	195	5	150	146250	20000.00	166250.00
WATER TANK PROVIDED FOR TOWER 1 TO 9							662375.00
8	LIG	126	5	150	94500	20000.00	114500.00
WATER TANK PROVIDED FOR LIG							291750.00

LIG PARKING STATEMENT			
SR NO.	TYPE	TOTAL TIS	SCOOTER
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQM BUT LESS THAN 80 SQM (1:2)		126	126
REQUIRED PARKING		126	126
5% VISITOR'S PARKING		3	6
REQUIRED PARKING		66	132
PROVIDED PARKING		66	135

AREA STATEMENT		SQM.
1	AREA OF PLOT (Minimum Area of a,b,c to be considered)	44500.00
a)	AS PER OWNERSHIP DOCUMENT (712 CTS Extract)	44500.00
b)	AS PER MEASUREMENT SHEET	45864.29
c)	AS PER SITE	
2	DEDUCTIONS FOR:	
a)	PROPOSED 18.00 M D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	166.91
b)	AREA UNDER RESERVATION	3798.86
c)	AREA UNDER NALA	668.92
d)	AREA UNDER NALA GARDEN	450.48
e)	TOTAL (a + b + c + d)	4985.87
3	BALANCE AREA OF PLOT (1-2)	39514.13
4	AMENITY SPACE (IF APPLICABLE)	
a)	AMENITY SPACE REQUIRED 5% OF SR NO 3	1975.71
b)	PROPOSED AS APPROVED	2498.45
5	NET PLOT AREA (3-4)	37018.68
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a)	OPEN SPACE REQUIRED - 10% (3)	3951.41
b)	OPEN SPACE PROVIDED	4518.03
7	12.00 M WIDE INTERNAL ROAD AREA	
8	PLOTTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR NO. 5-BASIC F.S.I. 1:1)	40720.56
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	21965.44
a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE (1:2C x 0.50)	0.00
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11	IN-SITU FSI FOR LOADING	
a)	IN-SITU AREA AGAINST 18.00 M D.P. ROAD (2.0 x SR NO. 150 SQM (1:1))	0.00
b)	AREA UNDER HS RESERVATION (SR NO 26X1 00)	0.00
c)	AREA UNDER NALA GARDEN (SR NO 26X1 00)	0.00
d)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.0 x 180 x 30 = 450 SQM (1:1))	0.00
e)	TDR AREA (1:1.25 x 0.50 x 180 x 180 = 162)	0.00
f)	TOTAL IN-SITU LOADING PROPOSED (11a+11b+11c+11d+11e+11f)	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO 7 - URBG-5% OF (SR NO 9)	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a)	11 + 10b + 11f (OR 12 WHICHEVER IS APPLICABLE)	40720.56
b)	AND/OR AREA FSI UP TO 60% WITH PAYMENT OF CHARGES (40720.56 X 0.60) = 24432.33	23497.87
c)	TOTAL ENTITLEMENT (13a + 13b)	64218.42
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) PERMISSIBLE AS PER ROAD WIDTH	166816.14
15	TOTAL BUILT-UP AREA IN PROPOSAL (Excluding Area at Sr no 17b)	
a)	PROPOSED COMMERCIAL BUILT-UP AREA (as per P-Line)	0.00
b)	PROPOSED RESIDENTIAL BUILT-UP AREA (as per P-Line)	64218.42
c)	TOTAL (a+b)	64218.42
16	FSI CONSUMED	
17	AREA FOR INCLUSIVE HOUSING IF ANY	
a)	Required (20% of sr no 9)	8144.20
b)	Proposed	8144.20

CERTIFICATE OF AREA  
 I hereby certify that the plot under reference was surveyed by me on \_\_\_\_\_ and the dimensions of areas etc. of the plot as shown on plan area as measured on site and the area so worked out before the area stated in document of Ownership (1:1) & the Ownership records (Land Record Department / City Survey Records).  
 (Name of Architect / Licensed Engineer / Supervisor)  
 OWNER'S DECLARATION  
 I/We Undersigned hereby confirm that I/We would abide by plans approved by Authority/Engineer. I/We would ensure the structure as per approved plans. Also I/We would associate the work under supervision of proper technical person so as to ensure the quality and safety at the work site.  
 (Owner's Name and signature)  
**MALWADKAR ARCHITECTS PVT. LTD.**  
 RAHUL R. MALWADKAR - (CA/03/19629)  
 "SAMARTH BUILDING"  
 PLOT NO. 10, LOKESH SOCIETY (B),  
 5 & 6 FLOORS, OPIN CANARA BANK,  
 BIRWADI, PUNE, 411 037  
 P.H. NO. - 020 3002 0202 / 020 3002 3053  
 E.MAIL - rrahul@malwadararchitects.com