

**PLOT AREA CALCULATION :-**

- 1)  $0.50 \times (13.12+20.93) \times 71.74 = 1221.37$
- 2)  $0.50 \times 11.25 \times 73.64 = 414.23$
- 3)  $0.50 \times 5.61 \times 73.72 = 206.79$
- 4)  $0.50 \times (22.06+18.28) \times 73.32 = 1478.86$

TOTAL = 3321.25 SQM.  
 AREA AS PER 7/12 EXTRACT = 3304.19 SQM  
 WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

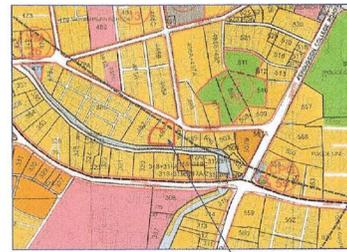
**OPEN SPACE AREA CALCULATION :-**

- 1)  $0.50 \times (0.47+9.46) \times 24.62 = 122.24$
- 2)  $0.50 \times (9.18+9.00) \times 22.28 = 202.52$

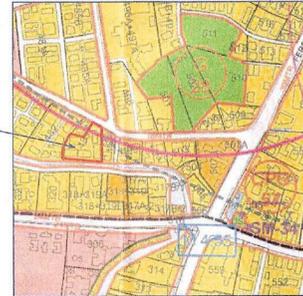
TOTAL = 324.76 SQM.  
**ROAD WIDENING CALCULATION :-**  
 A)  $0.50 \times (18.01+19.80) \times 3.00 = 56.72$   
 TOTAL = 56.72 SQM.

**PARKING STATEMENT:- (AS PER TOD)**

DESCRIPTION	CAR	SCOOTER
TENE. CARPET AREA 40.0-80.0 SQM (FOR 2 TENE.)	1	2
TENE. PROPOSED (11 NOS.)	6	11
TENE. CARPET AREA 80.0-150.0 SQM (FOR 1 TENE.)	1	1
TENE. PROPOSED (40 NOS.)	40	40
TENE. CARPET AREA ABOVE 150.0 SQM (FOR 1 TENE.)	2	1
TENE. PROPOSED (24 NOS.)	48	24
PARKING REQUIRED	94	75
VISITOR PARKING (5%)	6	5
TOTAL PARKING REQUIRED	100	80
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	1250.00	160.00
TOTAL PARKING AREA REQUIRED = 1410.00 SQ.M.		
TOTAL PARKING AREA PROPOSED = 1410.00 SQ.M.		



D.P. LOCATION PLAN PROPOSED SITE



TOD LOCATION PLAN

**F.S.I. STATEMENT :-**

FLOOR	PROP. RESI. AREA	LIFT/M.RM AREA	TENE. NO.
FIRST FL.	662.68		4
SECOND FL.	653.99		4
THIRD FL.	653.99		4
FOURTH FL.	653.99		4
FIFTH FL.	653.99		4
SIXTH FL.	653.99		4
SEVENTH FL.	653.99		4
EIGHTH FL.	652.75		4
NINTH FL.	653.99		4
TENTH FL.	653.99		4
ELEVENTH FL.	653.99	8.58+4.88	4
TWELFTH FL.	653.99	3.80	4
THIRTEENTH FL.	652.75		4
FOURTEENTH FL.	653.99		4
FIFTEENTH FL.	653.99		4
SIXTEENTH FL.	653.99		4
SEVENTEENTH FL.	653.99		4
EIGHTEENTH FL.	121.39		-
NINETEENTH FL.	581.06		2
TWENTIETH FL.	581.06		2
TWENTY FIRST FL.	576.76		2
TWENTY SECOND FL.	532.67		1
TOTAL	13516.98	17.26	75

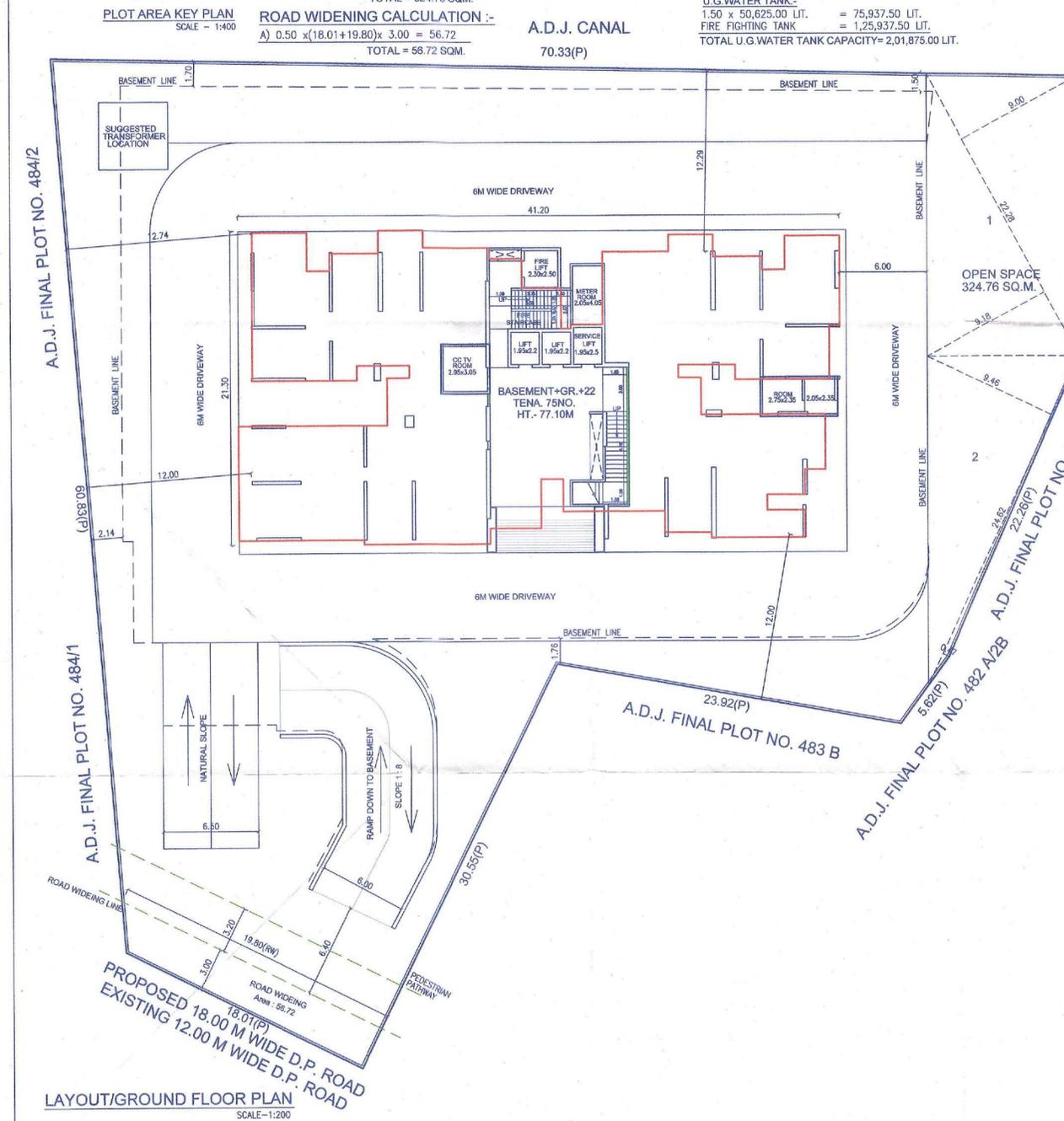
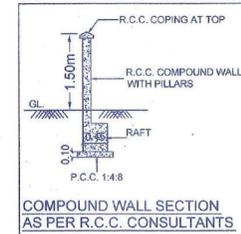
विकास योजना कार्यालय  
 मान्य लेखांकन क्र. CC/2334/22  
 दि. पी. ओ. / ड्राउन क्र. ९ दिनांक ०५/१२/२०२२  
 कार्यालय अंगणवाडी  
 विकास योजना व बांधकाम विभाग (सो.क्र. ६)  
 सो. महानगरपालिका

जमिन विकसन मिती २०१७ च्या म.मि. क्षेत्रासाठी  
 एच.२३.३ प्रमाणे  
 रोकडी भरले आहेत सीई/सीपी/३९१३३/८  
 दि. ०६-०३-२०१८.

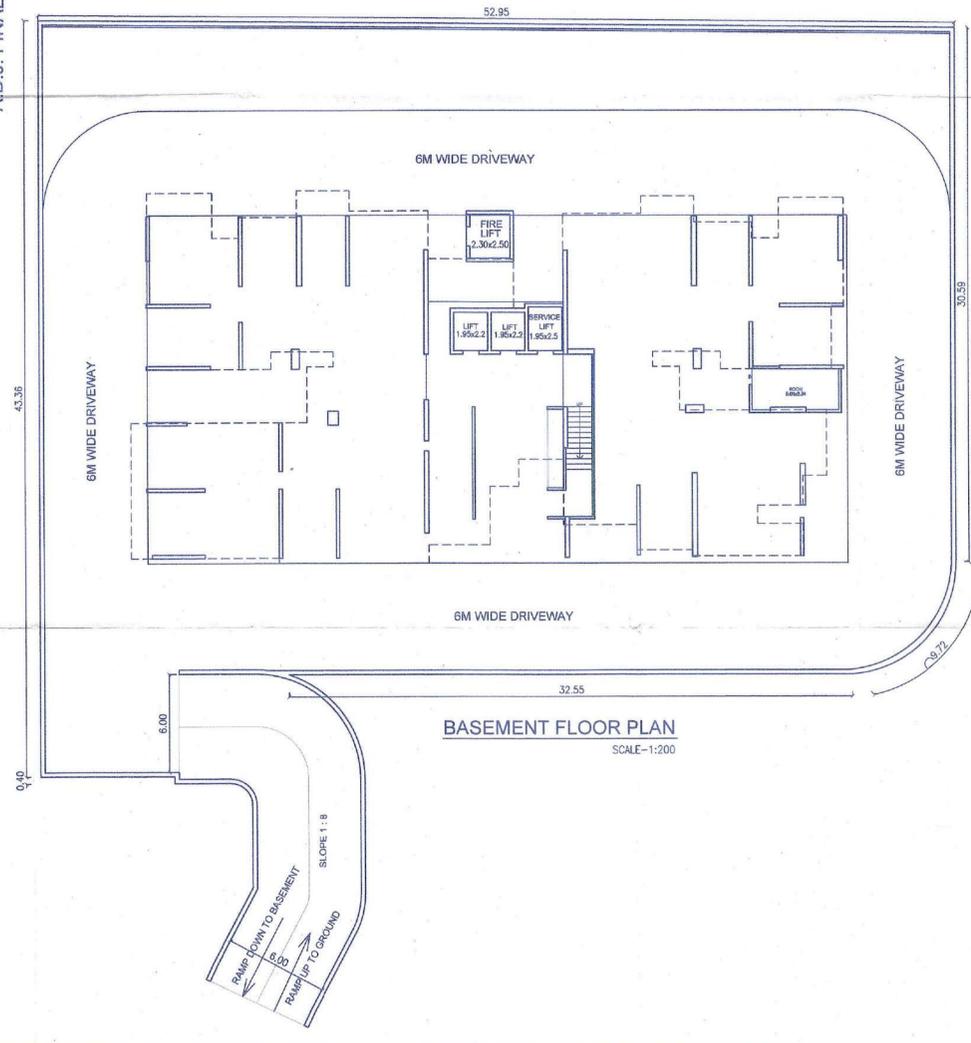
Not: No sale or lease of a plot in layout will be recognised and no building per mission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

**CARPET AREA STATEMENT**

FLAT NOS.	AREA SQM	FLAT NOS.	AREA SQM
103,203,303,403,503,603,703,803,903,1003,1103,	59.07	101,201,301,401,501,601,701,801,	116.93
TOTAL NO OF FLAT = 11		TOTAL NO OF FLAT= 08	
TOTAL AREA = 649.77 SQ.M		TOTAL AREA=935.44 SQ.M	



A.D.J. FINAL PLOT NO. 484/2  
 A.D.J. FINAL PLOT NO. 484/1  
 A.D.J. FINAL PLOT NO. 483 B  
 A.D.J. FINAL PLOT NO. 482 A/2B  
 A.D.J. FINAL PLOT NO. 482 A/3B  
 A.D.J. FINAL PLOT NO. 482 A/5B



BASEMENT FLOOR PLAN SCALE-1:200

**STAMP OF APPROVAL**



For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extension of the Internal Loads & services through this land under layout/sub-division

AREA STATEMENT	SQM
1 AREA OF THE PLOT (Minimum area to be considered)	3304.19
a) AREA AS PER 7/12	3304.19
b) AREA AS PER TRANGULATION	3321.25
c) AREA AS PER SITE	3321.25
2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING	56.72
b) ANY RESERVATION	---
TOTA AREA (2a+2b)	56.72
3 BALANCE AREA OF PLOT (1-2)	3247.47
4 AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED -	N.A.
b) ADJUSTMENT OF 2(B), IF ANY	---
c) BALANCE PROPOSED	---
5 NET PLOT AREA (3-4c)	3247.47
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED	N.A.
b) PROPOSED	324.76
7 INTERNAL ROAD	N.A.
8 PLOTABLE AREA (IF APPLICABLE)	N.A.
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO. 5X1.10)	3572.22
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) Paid F.S.I. 75%(3304.19x1.90-11a+b)=5376.23	4032.17
5376.23 x 0.75 = 4032.17 SQ.M.	
b) PROPOSED FSI ON PAYMENT OF PREMIUM.	2793.10
11 IN-SITU FSI / TDR LOADING	
a) Existing Area -2627.65 (2627.65x0.30)=788.29SQ.M. clause no. 7.6.1 as per udcpr 2020	788.29
b) IN-SITU AREA AGAINST D.P. ROAD(2.0XSR.NO.2(c)) AVAILABLE ROAD AREA = 113.44 SQ.M.	113.44
c) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)]	---
d) TDR AREA 25%(3304.19x1.90-11a+b)=5376.23	931.03
5376.23 x 0.25 = 1344.06 SQ.M.	
e) Green f.s.i. (7% ON 9)	250.06
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [9+10(b)+11(a+b+d+e)]or 12 whichever is applicable.	8448.14
(b) Ancillary Area FSI upto 60% with payment of charges.(8448.14x60%)=5068.88	5068.88
(c) Total entitlement (a+b)	13517.02
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width{(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x 1.6 or 1.8}	16160.38
15 Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	13516.98
(a) Existing Built-up Area.	---
(b) Proposed Built-up Area (as per 'P'-line)	13516.98
(c) Total (a+b)	13516.98
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17 Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	N.A.
(b) Proposed	---

**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2005/36501  
 AR. MANGESH GOTAL

**BRIEF SPECIFICATIONS**  
 FOUNDATION UPTO HARD STRATA  
 R.C.C. FRAMED STRUCTURE IN M-20  
 EXTERNAL WALLS IN 0.15THK, INTERNAL WALLS 0.15THK  
 EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISHED  
 MARBLE MOZIAC FLOORING  
 T.W. DOORS AND M.S. WINDOWS

**SCHEDULE OF OPENINGS**

DOORS	WINDOWS	VENTILATORS
ED-1.05x2.10	SD-1.80x2.10	W-1.80x1.20
D-0.90x2.10	SD1-1.50x2.10	W1-1.50x1.20
D1-0.75x2.10	SD2-1.20x2.10	W2-1.20x1.20
		W3-0.90x1.20

**LEGEND**  
 PLOT LINE SHOWN - BLACK  
 PROPOSED WORK SHOWN - RED  
 DRAINAGE LINE SHOWN - RED DOTTED  
 WATER LINE SHOWN - BLACK DOTTED  
 EXISTING TO BE RETAINED - HATCHED BLUE  
 EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME, SIGNATURE :-  
 TEJRAJ PATIL INERA LLP THROUGH PARTNER

MR. TEJRAJ PATIL MR. RAVESH CHOUHARY  
 PROJECT :-  
**PROPOSED RESIDENTIAL BUILDING - TEJ MAYURBAN**  
 CTS NO. 1100B, FINAL PLOT NO. 483A  
 AT SHIVAJI NAGAR-BHAMBURDA, PUNE.

ARCHITECT :-  
 AR. MANGESH GOTAL  
 CA/2005/36501  
 DATE 05/12/2022 DEALT BY AKRAM REVISED BY CHECKED BY SCALE 1:100