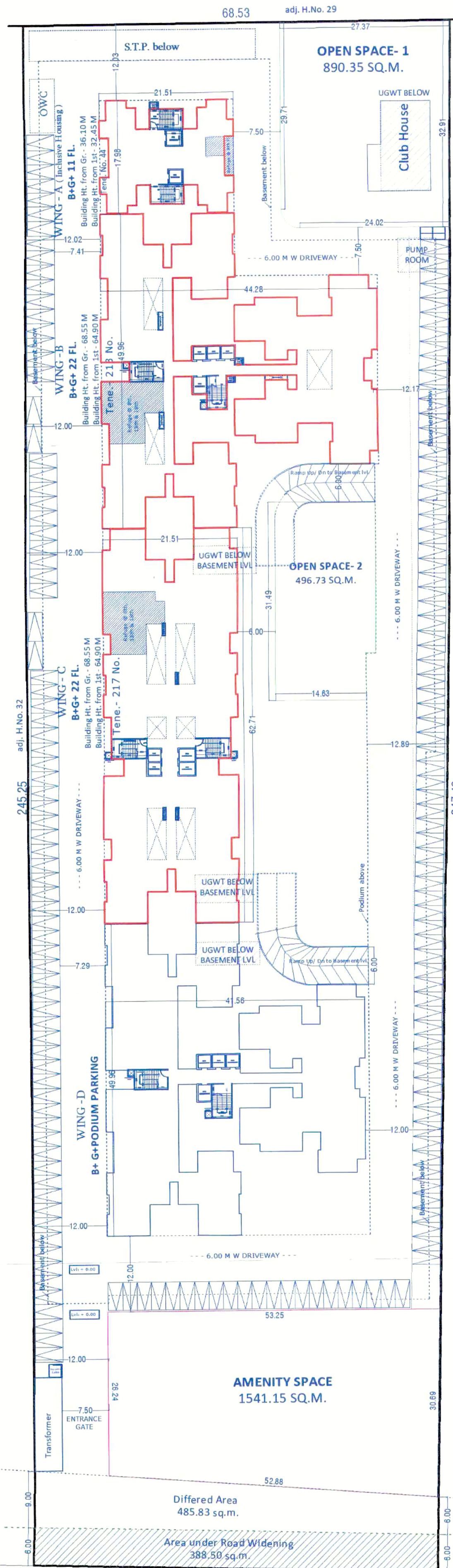




LAYOUT
(Scale : 1:500)

12.00 M W Existing Road
24.00 M W Proposed Road

F.S.I. STATEMENT IN SQ.M. (WING A Inclusive Housing)				
FLOOR	NET B/U AREA Inclusive Housing	LIFT AREA	BUILDING HEIGHT from Gr. M.	TENE. NO.
1st Floor	281.49			4
2nd Floor	281.49			4
3rd Floor	281.49			4
4th Floor	281.49			4
5th Floor	281.49			4
6th Floor	281.49			4
7th Floor	281.49			4
8th Floor	272.19			4
9th Floor	281.49			4
10th Floor	281.49			4
11th Floor	281.49			4
TOTAL	3087.09	9.12	36.10 M	44.00

ANCILLARY AREA CALCULATION				
	P.LINE AREA	BASIC AREA	Permi. Ancillary Area (50%)	Permi. Ancillary Area (80%)
01 B/U AREA (COMM)	0.00	0.00	-	0.00
02 B/U AREA (RES)	48138.43	30086.52	18051.91	-
Total Permi. Ancillary Area	48138.430	30086.52	18051.91	0.00
Total Permi. Ancillary Area (Resi + Comm)			18051.91	

REFUGE AREA			
S.NO.	BLDG	REFUGE AREA	
		8th	13th
1.	BLDG. - A	18.27	0
2.	BLDG. - B	79.63	79.63
3.	BLDG. - C	76.91	76.91
2.	BLDG. - D	0	0
TOTAL		174.81	156.54
TOTAL REFUGE AREA		487.89	

BUILDINGWISE FSI STATEMENT								
S.NO.	WING	FLOOR	BLDG. HEIGHT	RESI. B/U AREA	MHADA B/U AREA	TOTAL B/U AREA	LIFT AREA	TEN. NO.
1.	Wing - A	B+G+11 Fl.	36.10 M.	0	3087.09	3087.09	4.20	44
2.	Wing - B	B+G+22 Fl.	68.55 M.	25065.11		25065.11	12.61	213
3.	Wing - C	B+G+22 Fl.	68.55 M.	23073.32		23073.32	7.99	217
4.	Wing - D	B+G+Podium Parking Fl.						
TOTAL				48138.43	3087.09	51225.52	24.80	474.00

F.S.I. STATEMENT IN SQ.M. (WING - B)					
FLOOR	BUILT UP AREA	LIFT AREA	FIRE LIFT AREA	BLDG. HT.	TENE. NO.
1ST FLOOR	1150.19				6
2ND FLOOR	1150.19				10
3RD FLOOR	1150.19				10
4TH FLOOR	1150.19				10
5TH FLOOR	1150.19				10
6TH FLOOR	1150.19				10
7TH FLOOR	1150.19				10
8TH FLOOR	1070.50				9
9TH FLOOR	1150.19				10
10TH FLOOR	1150.19				10
11TH FLOOR	1150.19				10
12TH FLOOR	1150.19				10
13TH FLOOR	1070.50				9
14TH FLOOR	1150.19				10
15TH FLOOR	1150.19				10
16TH FLOOR	1150.19				10
17TH FLOOR	1150.19				10
18TH FLOOR	1070.50				9
19TH FLOOR	1150.19				10
20TH FLOOR	1150.19				10
21TH FLOOR	1150.19				10
22TH FLOOR	1150.19				10
TOTAL	25065.11	12.61	4.75	68.55 M	213

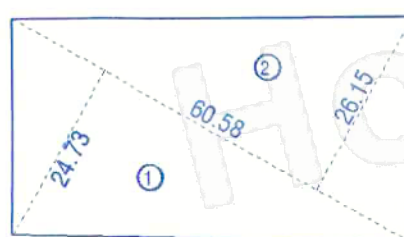
F.S.I. STATEMENT IN SQ.M. (WING - C)					
FLOOR	BUILT UP AREA	LIFT AREA	FIRE LIFT AREA	BLDG. HT.	TENE. NO.
1ST FLOOR	1059.29				10
2ND FLOOR	1059.29				10
3RD FLOOR	1059.29				10
4TH FLOOR	1059.29				10
5TH FLOOR	1059.29				10
6TH FLOOR	1059.29				10
7TH FLOOR	1059.29				10
8TH FLOOR	982.27				9
9TH FLOOR	1059.29				10
10TH FLOOR	1059.29				10
11TH FLOOR	1059.29				10
12TH FLOOR	1059.29				10
13TH FLOOR	982.27				9
14TH FLOOR	1059.29				10
15TH FLOOR	1059.29				10
16TH FLOOR	1059.29				10
17TH FLOOR	1059.29				10
18TH FLOOR	982.27				9
19TH FLOOR	1059.29				10
20TH FLOOR	1059.29				10
21TH FLOOR	1059.29				10
22TH FLOOR	1059.29				10
TOTAL	23073.32	7.99	9.75	68.55 M	217

T.D.R. GENERATION									
D.R.C. NO	TYPE	LOCATION & DETAILS OF LAND SURROUNDINGS	OWNER OF D.R.C. HOLDER	D.R.C. YEAR	D.R.C. AREA (sq.m.)	R.G.	R.R.	INDEXING	D.R.C. LOAD AREA OF APPROVAL
5304	DP ROAD	PUNE PASHAN (SUTARWADI), S.NO. 54(B&C), S.NO. 112/4(C&D), CTS NO. 545	SHRABAN PRAHAD SALUNKE	2017-18	1813.34	25180.00	16130.00	1.561	2830.624
5353	DP ROAD	Final Plot no. 104 / 2, town scheme	BELL WEATHER DEVELOPERS PVT. LTD.	2017-18	2243.00	22780.00	16130.00	1.412	3167.116
5354	DP ROAD			2017-18					
5560	DP ROAD	G.T.S. NO. 42(PART), SANGAMWADI P.S., F.P. NO. 648/2(PART)	JEHANGIR HRJI JEHANGIR	2017-18	188.34	46360.00	16130.00	2.958	564.643
5557	DP ROAD	G.T.S. NO. 42(PART), SANGAMWADI P.S., F.P. NO. 64A/1(PART)	WELLBUILT MERCHANTS PVT. LTD. THRO' MR. YOUNRAJ SITARAM DHAMALE	2019-20	225.00	46360.00	16130.00	2.958	674.550
4590	SLUM REHABILITATION	S.NO. 46(P), AT(P), CTS NO. 1721, 1723 TO 1727	KRISHNANARAYAN DEVELOPERS AND BUILDERS	2017-18	1393.00	32570.00	16130.00	2.019	2812.467
4594	SLUM REHABILITATION	S.NO. 526, 1.P. NO. 278, SUB PANO 5 TO 9	SHRI LAXMI NARAYAN REALITY PVT. LTD. THRO' MR. SURYAKANT D. NAGARGUJE	2020-21	207.011	24780.00	17750.00	1.396	286.587
					1600.01				3101.45
					6069.691				10338.387

FSI + NON FSI AREA STATEMENT FOR EC		
S.R. NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	51225.52
02	NON F.S.I.	-
2.1	OPEN BALCONY	0.00
2.2	PASSAGE AREA	0
2.3	REGULAR STAIR CASE	0.00
2.4	FIRE STAIR CASE	0.00
2.5	TOP TERRACE AREA	
2.6	DRY BALCONY	-
2.7	STAIRCASE CAP AREA	239.78
2.8	PROJECTION	3249.92
2.9	REFUGE AREA	487.89
2.10	STILT PARKING SLAB	6765.81
2.11	BASEMENT AREA	11598.64
2.12	BASEMENT RAFT	11598.64
	ANY OTHER	-
03	3.1 CLUB HOUSE	201.50
	3.2 LIFT AREA	44.23
	3.3 PODIUM AREA	3161.06
	3.5 SERVICES (S.T.P., TRANSFORMER, U.G.T etc)	1500.00
	TOTAL NON F.S.I	38847.47
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (51225.52 + 38847.47)	90072.99

REQUIRED SCOOTER	498
PROVIDED SCOOTER	124
	374
CORRECTED TO CAR	374/6 = 62.33
REQUIRED CAR	366 + 63 = 429
REQUIRED CAR PARKING	429
MAX. PERMI. CAR PARKING	429 X 1.50 = 643.50 say 644
PROP. CAR PARKING	644

PARKING STATEMENT				
Parking Required by Rule	Carpet Area	No. of Tent.	Car	Scooter
For Wing 'A'				
2 Tenements having Carpet Area upto 40 to 80 (1 2)		43	22	43
2 Tenements having Carpet Area upto 30 to 40 (1 2)		1	1	1
For Wing 'B'				
2 Tenements having Carpet Area upto 40 to 80 (1 2)		81	41	81
1 Tenements having Carpet Area upto 80 to 150 (1 1)		132	132	132
For Wing 'C'				
2 Tenements having Carpet Area upto 40 to 80 (1 2)		129	65	129
1 Tenements having Carpet Area upto 80 to 150 (1 1)		88	88	88
TOTAL PARKING	474	349	474	
Add 5% Visitor Parking		17	24	
TOTAL PARKING AREA	366		498	
Parking Required Area		12.50	2.00	
TOTAL	4580.63		995.40	
TOTAL PARKING AREA			5576.03	



AMENITY SPACE AREA CALCULATION			
1	24.73 X 60.58 X 0.5	=	749.07
2	26.15 X 60.58 X 0.5	=	792.08
TOTAL		=	1541.15

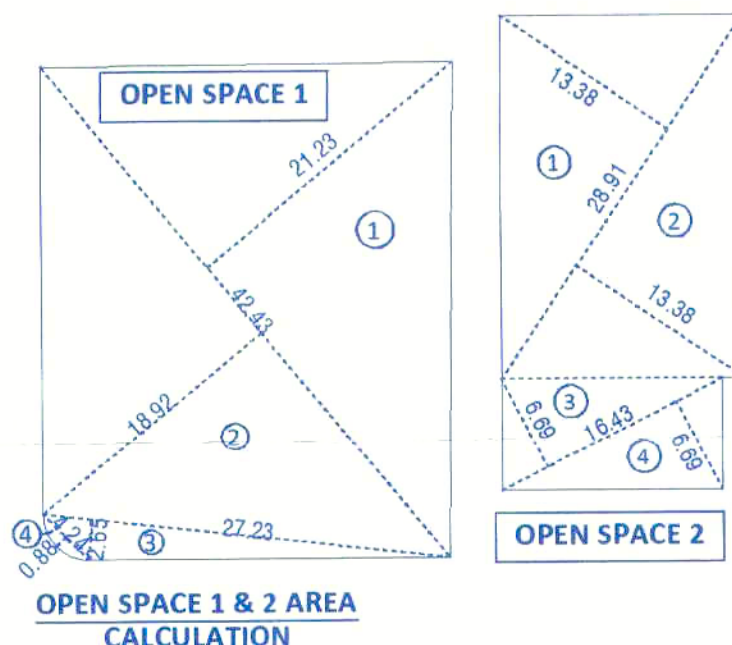
Road Widening area Calculation

ROAD WIDENING AREA CALCULATION			
1	5.96 X 65.13 X 0.5	=	194.09
2	5.97 X 65.13 X 0.5	=	194.41
TOTAL		=	388.50

Differed area Calculation

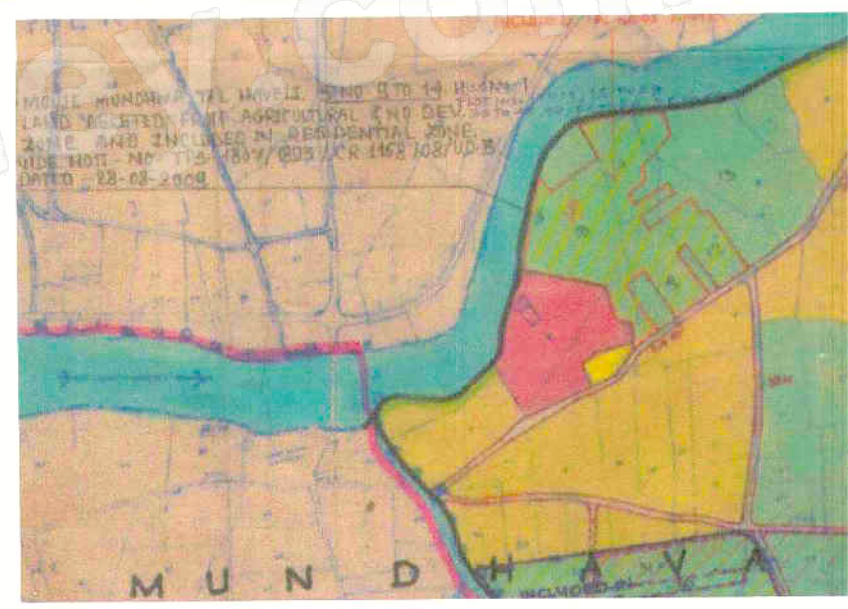
DIFFERED AREA CALCULATION			
1	8.89 X 65.52 X 0.5	=	291.24
2	5.94 X 65.52 X 0.5	=	194.59
TOTAL		=	485.83

PLOT AREA CALCULATION AS PER TRIANGULATION METHOD			
1	66.37 X 254.96 X 0.5	=	8460.85
2	62.14 X 254.96 X 0.5	=	7921.61
TOTAL		=	16382.45



OPEN SPACE AREA CALCULATION			
OPEN SPACE - 1 AREA CALCULATION			
1	42.43 X 21.23 X 0.5	=	450.39
2	42.43 X 18.92 X 0.5	=	401.39
3	27.23 X 2.65 X 0.5	=	36.08
4	4.24 X 0.88 X 0.5	=	2.49
TOTAL		=	890.35
OPEN SPACE - 2 AREA CALCULATION			
1	28.91 X 13.38 X 0.5	=	193.41
2	28.91 X 13.38 X 0.5	=	193.41
3	16.43 X 6.69 X 0.5	=	54.96
4	16.43 X 6.69 X 0.5	=	54.96
TOTAL		=	496.73
TOTAL OPEN SPACE (1 + 2)		=	1387.08

WATER CALCULATION			
For Residential			
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135			
474	X	5	X 135 = 319950
ADD FIRE FITTING = 20,000 LTRS. X 3 Bldg = 60,000.00			
TOTAL = 3,20,000 + 60,000 = 3,80,000 LTRS.			
SAY, 3,80,000 LTRS.			
SUMP WELL CAPACITY.			
299700	X	1.5	= 449550.0
SAY, 4,50,000.00 LTRS.			
ADD FIRE FITTING = 2,75,000.00			
TOTAL = 4,50,000 + 2,75,000 = 7,25,000 LTRS.			



R.P. Location



Google Location

STAMP OF APPROVAL
B.P. Layout
30/5/2023
APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. Cc/104921/23
Building Inspector Deputy Engineer P.M.C.
(B.P.D. Zone No-1) P.M.C.
PUNE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED
POONA
AREA STATEMENT AS PER NEW UDCPR - 2020
SQ.M.
1 Area of Plot Minimum area of a.b.c to be considered = 15800.00
a) As per ownership document (7/12, CTS extract) = 15800.00
b) as per measurement sheet = 16382.45
c) as per site = 16382.45
2 Deductions for = 0.00
a) Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening = 388.50
b) Any Reservation Area = 0.00
Total (a+b) = 388.50
3 Balance Area of Plot (1-2) = 15411.50
4 Amenity Space (if applicable) = 1541.15
a) Required (15411.50 X 10%) = 1541.15
b) Proposed = 1541.15
c) Balance Proposed = 0.00
5 Net Plot Area (3-4) = 13870.35
6 Recreational Open Space (if applicable) = 0.00
a) Required = 1387.04
b) Proposed = 1387.08
7 Internal Road Area = 0.00
8 Differed Area = 485.83
9 Plottable area (if applicable) = 0.00
10 Built up area with reference to Basic F.S.I. as per front road width (13870.35 X 1.10) = 15257.39
Sr. No. 5 X basic F.S.I. = 15257.39
11 Addition of F.S.I. on Payment of Premium (13870.35 X 0.50) = 6935.18
Proposed Payment of Premium = 4494.45
12 In-Situ FSI / TDR loading = 0.00
(a) In-Situ are against D.P. road (2.0 x Sr. No. 2(a), if any) = 0.00
(b) In-Situ are against Amenity Space if handed over (2.0 or 1.85 x Sr. No. 4(b) and / or 10) = 0.00
(c) TDR area (13870.35 X 1.15) - (777.00 + 3082.30) = 12091.60
(d) Proposed TDR area = 10338.39
(e) Total in situ / TDR loading proposed (11 (a) + (b) + (c)) = 10338.39
13 Additional FSI area under Chapter No. 7 = 0.00
14 GRIHA Five Star / IGBC Platinum or equivalent rating (7% incentive) = 0.00
15 Total entitlement of FSI in the Proposal = 30090.27
(a) 9 + 10(b) + 11(d) or 12 whichever is applicable = 30090.27
(b) Ancillary Area FSI upto 60% or 80% with payment of charges = 18051.91
(c) Total entitlement (a+b) = 48142.18
16 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) = 67832.64
17 Total Built-up Area in proposal (excluding area at S.No. 17b) = 0.00
a) Existing Built up Area = 0.00
b) Proposed Commercial Built up Area (as per 'Pline') = 0.00
c) Proposed Residential Built up Area (as per 'Pline') = 48138.43
d) Total (a+b) = 48138.43
18 F.S.I. Consumed (17/13) (should not be more than serial No. 15 above) = 0.00
19 Area for Inclusive Housing, if any = 0.00
a) Required (20% of Sr. No. 10) = 3051.48
b) Proposed = 3087.09
PROJECT :-
PROPOSED BUILDING ON S.NO. 9 TO 14/1/33,
9 TO 14/1/34, AT - MUNDHAVA, PUNE
CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.
SIGN OF ARCHITECT
OWNER SIGN.
Unique Choice Associates LLP
Thro' Partner
Abhishek Agarwal
ARCHITECTS
SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS - INTERIOR DESIGNER
502, SADHANA APPT. SHIVAJINAGAR,
PUNE-05. TEL - 9371236397/ 9371236398
Email- syhardikar@gmail.com.
AR. SANDEEP HARDIKAR
[CA /90/12777]
DATE 02.06.2023 SCALE 1:500 DRN BY Suhas REV. DATE REV. NO.