## FLOOR AREA STATEMENT (A WING) (SQ.M.)

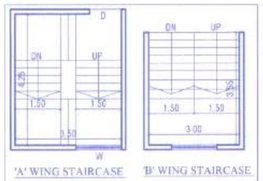
| FLOOR | COMM. AREA (SQ.M) | RESI. AREA (SQ.M) | TOTAL AREA (SQ.M) | LIFT AREA | FIRE LIFT AREA | NO. OF TENE. | NO. OF SHOP |
|---|---|---|---|---|---|---|---|
| LOWER GR. 1 | 158.12 | -- | 158.12 | LIFT AREA = 5.40 | LIFT MC. RM. AREA = 17.08 | -- | 5 |
| LOWER GR. 2 | 98.57 | -- | 98.57 | | | -- | 5 |
| GROUND | - | -- | - | | | -- | -- |
| FIRST | -- | 551.35 | 551.35 | | | 6 | -- |
| SECOND | -- | 551.35 | 551.35 | | | 6 | -- |
| THIRD | -- | 551.35 | 551.35 | | | 6 | -- |
| FOURTH | -- | 551.35 | 551.35 | | | 6 | -- |
| FIFTH | -- | 551.35 | 551.35 | | | 6 | -- |
| TOTAL | 256.69 | 2756.75 | 3014.27 | 5.40 | 17.08 | 30 | 10 |

## FLOOR AREA STATEMENT (B WING) (SQ.M.)

| FLOOR | COMM. AREA (SQ.M) | RESI. AREA (SQ.M) | TOTAL AREA (SQ.M) | LIFT AREA | FIRE LIFT AREA | NO. OF TENE. | NO. OF SHOP |
|---|---|---|---|---|---|---|---|
| LOWER GR. 1 | - | -- | - | LIFT AREA = 5.40 | LIFT MC. RM. AREA = 17.08 | -- | -- |
| LOWER GR. 2 | - | -- | - | | | -- | -- |
| GROUND | 206.89 | -- | 206.89 | | | -- | 8 |
| FIRST | -- | 332.53 | 332.53 | | | 4 | -- |
| SECOND | -- | 332.53 | 332.53 | | | 4 | -- |
| THIRD | -- | 332.53 | 332.53 | | | 4 | -- |
| FOURTH | -- | 332.53 | 332.53 | | | 4 | -- |
| FIFTH | -- | 264.91 | 264.91 | | | 4 | -- |
| TOTAL | 206.89 | 1595.03 | 1801.92 | 5.40 | 17.08 | 19 | 8 |

## FLOOR AREA STATEMENT (A+B WING) (SQ.M.)

| FLOOR | COMM. AREA (SQ.M) | RESI. AREA (SQ.M) | TOTAL AREA (SQ.M) | LIFT AREA | FIRE LIFT AREA | A WING NO. OF TENE. | B WING NO. OF TENE. | A WING NO. OF SHOP | B WING NO. OF SHOP |
|---|---|---|---|---|---|---|---|---|---|
| LOWER GR. 1 | 158.12 | -- | 158.12 | LIFT AREA = 5.40 | LIFT MC. RM. AREA = 17.08 | -- | -- | 5 | -- |
| LOWER GR. 2 | 98.57 | -- | 98.57 | | | -- | -- | 5 | -- |
| GROUND | 206.89 | -- | 206.89 | | | -- | -- | -- | 8 |
| FIRST | -- | 883.88 | 883.88 | | | 6 | 4 | -- | -- |
| SECOND | -- | 883.88 | 883.88 | | | 6 | 4 | -- | -- |
| THIRD | -- | 883.88 | 883.88 | | | 6 | 4 | -- | -- |
| FOURTH | -- | 883.88 | 883.88 | | | 6 | 4 | -- | -- |
| FIFTH | -- | 816.26 | 816.26 | | | 6 | 3 | -- | -- |
| TOTAL | 463.58 | 4351.78 | 4815.36 | 5.40 | 17.08 | 30 | 19 | 10 | 8 |
| | | | | | | 49 | | 18 | |

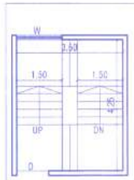



'A' WING STAIRCASE

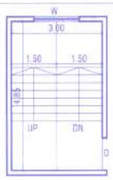



'B' WING STAIRCASE

| STAIRCASE AREA CALCULATION | | | |
|---|---|---|---|
| A) 3.50 X 4.25 X 1 | = | 14.87 | SQ.M. |
| B) 3.00 X 3.65 X 1 | = | 10.95 | SQ.M. |
| TOTAL | = | 25.82 | SQ.M. |




'A' WING FIRE STAIRCASE




'B' WING FIRE STAIRCASE

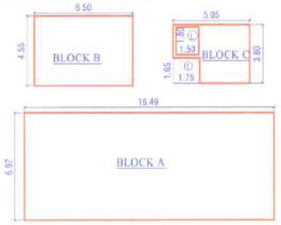
| FIRE STAIRCASE AREA CALCULATION | | | |
|---|---|---|---|
| A) 3.50 X 4.25 X 1 | = | 14.87 | SQ.M. |
| B) 3.00 X 4.85 X 1 | = | 14.55 | SQ.M. |
| TOTAL | = | 29.42 | SQ.M. |

## PARKING STATEMENT (A+B WING) (UDCPR - TABLE NO.8B)

| OCCUPANCY (A) | CARPET AREA | | TOTAL AREA | | | | PARKING REQUIRED | | PARKING PROPOSED | |
|---|---|---|---|---|---|---|---|---|---|---|
| COMMERCIAL | 451.46 | SQ.M. | 451.46 | / | 100 | = | 5 | CAR | SCOOTER | CAR | SCOOTER |
| | | | | | | | | 2 | 6 | 10 | 30 |
| **OCCUPANCY (B)** | **CARPET AREA** | **NO. OF FLAT** | **TOTAL AREA** | | | | **PARKING REQUIRED** | | **PARKING PROPOSED** | |
| RESIDENTIAL | 40 TO 80 SQ.M. CARPET AREA | 49 | 49 | / | 2 | = | 25 | CAR | SCOOTER | CAR | SCOOTER |
| | | | | | | | | 1 | 5 | 25 | 123 |
| TOTAL PARKING REQUIRED (A+B) | | | | | | | | | | 35 | 153 |
| VISITOR PARKING 05% | | | | | | | | | | 2 | 8 |
| TOTAL PARKING PROPOSED | | | | | | | | | | 37 | 161 |

### PARKING AREA STATEMENT

| UNIT | AREA REQUIRED | | | | AREA PROP. | | AREA PROVIDED |
|---|---|---|---|---|---|---|---|
| L. CAR | 19 | X | 12.50 | SQ.M. | 237.50 | SQ.M. | 748.50 |
| S. CAR | 18 | X | 10.50 | SQ.M. | 189.00 | SQ.M. | |
| SCOOTER | 161 | X | 2.00 | SQ.M. | 322.00 | SQ.M. | |
| TOTAL AREA REQUIRED | | | | | 748.50 | SQ.M. | SQ.M. |

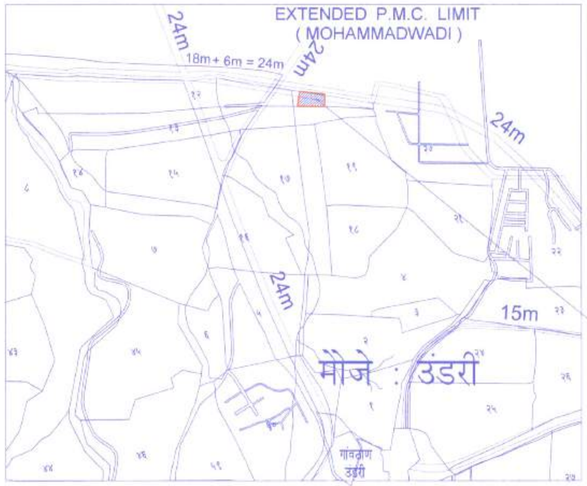



## AREA KEY PLAN ( A WING)

### LOWER GROUND & PARKING FLOOR ( LVL. + 94.00)

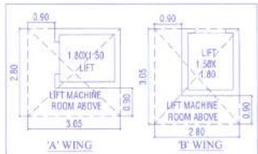
(SCALE = 1:200)

| AREA CALCULATION (LOWER GROUND FLOOR ( LVL. + 94.00) ) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | No. | | Length | | Width | | Total |
| | | | sq.m | | | | sq.m |
| BLOCK A | = | 1 | 16.49 | X | 6.97 | = | 114.94 |
| BLOCK C | = | 1 | 5.05 | X | 4.55 | = | 29.58 |
| BLOCK A | = | 1 | 5.05 | X | 3.80 | = | 19.19 |
| TOTAL AREA | | | | | | = | 163.70 |
| DEDUCTION | | | | | | | |
| 1 | = | 1 | X 1.75 | X | 1.65 | = | 2.89 |
| L | = | 1 | X 1.80 | X | 1.80 | = | 2.69 |
| TOTAL DEDUCTION | | | | | | = | 5.58 |
| TOTAL AREA | | | | = | 163.70 | - | 5.58 |
| LOWER GROUND FLOOR AREA | | | | | | = | 158.12 |




## LOCATION PLAN/ VILLAGE MAP

SCALE 1:10,000



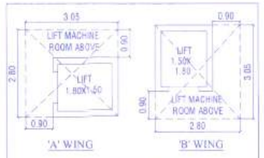

'A' WING




'B' WING

### LIFT & LIFT M/C ROOM

| LIFT AREA CALCULATION | | | |
|---|---|---|---|
| A) 1.80 X 1.50 X 1 | = | 2.70 | SQ.M. |
| B) 1.50 X 1.80 X 1 | = | 2.70 | SQ.M. |
| TOTAL | = | 5.40 | SQ.M. |
| LIFT M.C. ROOM AREA CALCUL. | | | |
| A) 3.05 X 2.80 X 1 | = | 8.54 | SQ.M. |
| B) 2.80 X 3.05 X 1 | = | 8.54 | SQ.M. |
| TOTAL | = | 17.08 | SQ.M. |



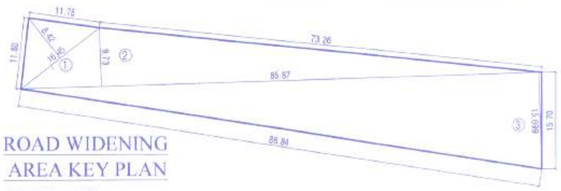

'A' WING




'B' WING

### FIRE LIFT & LIFT M/C ROOM

| FIRE LIFT AREA CALCULATION | | | |
|---|---|---|---|
| A) 1.80 X 1.50 X 1 | = | 2.70 | SQ.M. |
| B) 1.50 X 1.80 X 1 | = | 2.70 | SQ.M. |
| TOTAL | = | 5.40 | SQ.M. |
| FIRE LIFT M.C. RM. AREA CALCUL. | | | |
| A) 3.05 X 2.80 X 1 | = | 8.54 | SQ.M. |
| B) 2.80 X 3.05 X 1 | = | 8.54 | SQ.M. |
| TOTAL | = | 17.08 | SQ.M. |

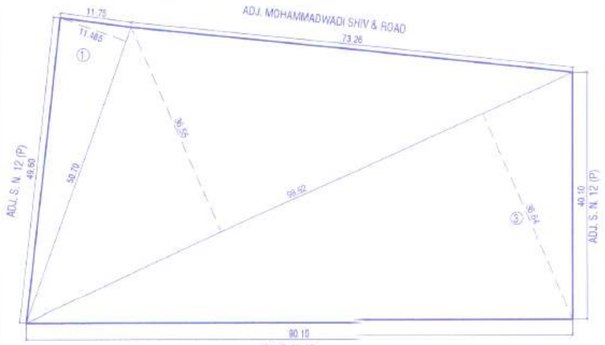



## ROAD WIDENING AREA KEY PLAN

SCALE - 1:500

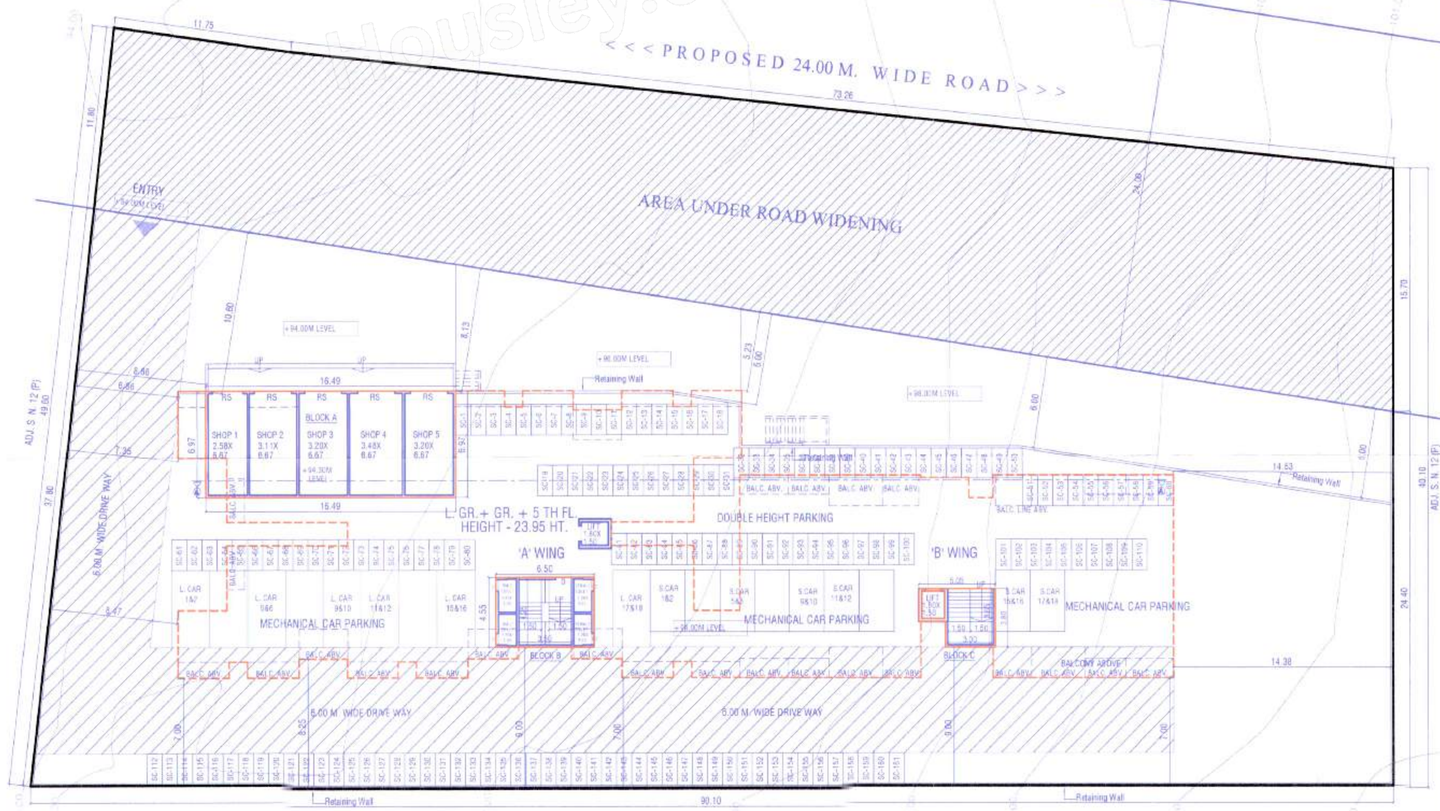
| 24. M. ROAD WIDENING AREA CALCULATION | | | |
|---|---|---|---|
| 01) 16.45 X 8.42 X 0.50 | = | 69.25 | SQ.M |
| 02) 85.87 X 9.73 X 0.50 | = | 417.76 | SQ.M |
| 03) 85.87 X 15.699 X 0.50 | = | 674.04 | SQ.M |
| TOTAL AREA | = | 1161.05 | SQ.M |

| PLOT AREA CALCULATION BY TRIANGULATION METHOD | | | |
|---|---|---|---|
| 01) 50.70 X 11.485 X 0.50 | = | 291.15 | SQ.M |
| 02) 98.62 X 36.55 X 0.50 | = | 1802.28 | SQ.M |
| 03) 98.62 X 36.64 X 0.50 | = | 1806.73 | SQ.M |
| TOTAL AREA BY TRIANGULATION | = | 3900.16 | SQ.M |
| AREA AS PER 7/12 EXTRACT | = | 3900.00 | SQ.M |
| MINIMUM AREA CONSIDER | = | 3900.00 | SQ.M |




## PLOT AREA KEY PLAN

SCALE - 1:500




## LOWER GROUND 1 & PARKING FLOOR PLAN ( LVL. + 94.00)

SCALE - 1:200

STAMP OF APPROVAL 01/06

LAYOUT PLAN, FLOOR PLAN & AREA CALCULATION

New Resi. + Comm.
APPROVED SUBJECT TO CONDITION
APPROVAL SUBJECT TO COMMENCEMENTS CERTIFICATE
CC/2183/22
Date:- 18/11/2022
Building Inspector Assistant Engineer P.M.C

| AREA STATEMENT | SQ.M |
|---|---|
| 01. a) AREA OF PLOT ( AS PER 7/12) | 3900.00 |
| b) AREA OF PLOT (DEMARCATION) | 3900.16 |
| C) AREA AS PER MINI. AREA CONSIDER | 3900.00 |
| 2 : DEDUCTIONS FOR: a) PROPOSED D.P ROAD WIDENING AREA SERVICE ROAD/ HIGHWAY WIDENING | 1161.05 |
| b) ANY D.P. RESERVATION | --- |
| c) TOTAL [a+b] | 1161.05 |
| 3 : BALANCE AREA OF PLOT (1 - 2c) | 2738.95 |
| 4 : AMENITY SPACE a. REQUIRED | --- |
| b. ADJUSMENT OF 2(b), IF ANY | --- |
| c. BALANCE PROPOSED | --- |
| 5 : NET PLOT AREA (3-4(c)) | 2738.95 |
| 6 : RECREATIONAL OPEN SPACE a. REQUIRED | --- |
| b. PROPOSED | --- |
| 7 : INTERNAL ROAD AREA | 0.00 |
| 8 : PLOTABLE AREA | 2738.95 |
| 9 : BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (2738.95 X 1.10) | 3012.85 |
| 10 : ADDITION OF F.S.I. ON PAYMENT OF PREMIUM a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE | --- |
| b) PROPOSED FSI ON PAYMENT OF PRIMIUM (3900.00 X 50% = 1950.00 SQM.) | 0.00 |
| 11 : IN - SITU FSI / TDR LOADING a) IN - SITU AREA AGAINST D.P. ROAD (1161.05 X 2) | 0.00 |
| b) IN - SITU AREA AGAINST AMENITY HANDED OVER | --- |
| c) TDR AREA ([3900.00 X 1.15] - 2322.10 = 1746.35) | 0.00 |
| d) TOTAL IN - SITU / TDR LOADING PROPOSED (11 (a) + (b) + (c)) | 0.00 |
| 12 : ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 | --- |
| 13 : TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL a) [9+10(b)+11(d)] OR 12 WHICHEVER IS APPLICABLE | 3012.85 |
| b) ANCILLARY AREA FSI UPTO 60% PAYMENT OF CHARGES (3012.85 X 0.60 = 1807.71 SQ.M.) | 1802.51 |
| c) TOTAL ENTITLEMENT (a + b) | 4815.36 |
| 14 : MAXIMUM UTILIZATION LIMIT OF FSI | --- |
| 15 : TOTAL BUILT UP AREA IN PROPOSAL a) EXISTING BUILT UP AREA | --- |
| b) PROPOSED BUILT UP AREA | 4815.36 |
| b) TOTAL (a + b) | 4815.36 |
| 16 : FSI CONSUMED (15/13) | 0.99 |
| 17 : AREA FOR INCLUSIVE HOUSING a) REQUIRED (5 X 20%) | --- |
| b) PROPOSED | --- |

### CERTIFICATE OF AREA

Certified that the pit under reference was survey by me on _____ and the dimensions f 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.

Signature
Ar. Milind Panchal

PROJECT

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING AT S.NO 12/5B, AT -UNDRI, TAL- HAVELI, DIST-PUNE.

OWNER'S NAME, ADD & SIGN.

We undersigned hereby confirm that We would abide by plans approved by Authority/ Collector. We would execute the stucture as per approved plans. Also we would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

**M/S. A. S. Enterprises Pramotrs And Developers, Through Its Partner Mr. Bahauddin Abdul Salam Kureshi And Other 5 Through (P.O.H)**

M/S. DIVINE BUILDCON THROUGH PARTNER

1) MR. DATTATRAYA MADHUKAR BHANGIRE

2) MR. UMESH BALKRISHNA KHAVALE

3) MR. SANDEEP RAJARAM HARPALE

ARCHITECT

**MILIND PANCHAL AND ASSOCIATES**
**Ar. Milind Panchal**
Hirabaug Business Center Office No.- 217 & 218 Second Floor, C.T.S. No :- 677 Final Plot No. 47A, Subhash Nagar, Shukrawar Peth, Pune - 411002

| SCALE | 1:100 | DRN BY | NIRAJ |
|---|---|---|---|
| SHEET NO | 01/06 | CHKD BY | MILIND SIR |