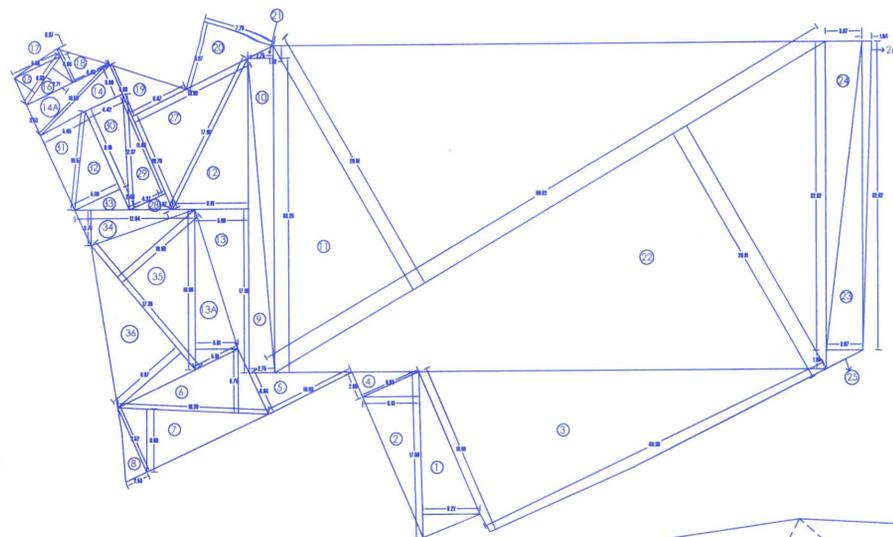


Residential Revision I  
 APPROVED SUBJECT TO CONDITION  
 APPROVED UNDER COMMENCEMENT  
 CERTIFICATE NO. CC/0277/23  
 DATE 04/05/2023  
 Building Inspector Deputy Engineer  
 Building Development Department



PLOT AREA PLAN

**PLOT AREA CALCULATION**

AREA OF BLOCK - A

1) 0.60 X 17.66 X 0.22 = 2.38 Sqm. 17) 0.60 X 10.97 X 5.60 = 3.68 Sqm.  
 2) 0.60 X 17.66 X 1.13 = 6.32 Sqm. 18) 0.60 X 24.08 X 4.43 = 9.03 Sqm.  
 3) 0.60 X 18.68 X 40.38 = 376.83 Sqm. 19) 0.60 X 5.93 X 6.47 = 19.18 Sqm.  
 4) 0.60 X 2.88 X 6.42 = 2.63 Sqm. 20) 0.60 X 7.78 X 6.97 = 27.04 Sqm.  
 5) 0.60 X 4.84 X 10.03 = 24.27 Sqm. 21) 0.60 X 5.32 X 2.76 = 1.81 Sqm.  
 6) 0.60 X 16.29 X 6.76 = 64.97 Sqm. 11) 0.60 X 69.32 X 29.91 = 1044.15 Sqm.  
 7) 0.60 X 16.29 X 6.78 = 64.49 Sqm. 22) 0.60 X 23.97 X 32.62 = 64.75 Sqm.  
 8) 0.60 X 2.53 X 7.52 = 9.51 Sqm. 24) 0.60 X 33.97 X 32.62 = 64.75 Sqm.  
 9) 0.60 X 2.76 X 33.26 = 46.73 Sqm. 25) 0.60 X 1.96 X 3.97 = 3.89 Sqm.  
 10) 0.60 X 2.76 X 33.26 = 46.73 Sqm. 26) 0.60 X 1.04 X 32.62 = 16.96 Sqm.  
 11) 0.60 X 69.32 X 29.91 = 1044.15 Sqm. 27) 0.60 X 10.96 X 17.77 = 97.28 Sqm.  
 12) 0.60 X 8.18 X 17.77 = 70.28 Sqm. 28) 0.60 X 22.03 X 4.48 = 4.84 Sqm.  
 13) 0.60 X 8.80 X 17.36 = 60.31 Sqm. 29) 0.60 X 4.48 X 11.83 = 28.06 Sqm.  
 13a) 0.60 X 5.10 X 16.99 = 43.32 Sqm. 30) 0.60 X 4.42 X 15.37 = 27.33 Sqm.  
 14) 0.60 X 3.38 X 10.68 = 17.82 Sqm. 31) 0.60 X 6.45 X 10.67 = 28.80 Sqm.  
 14a) 0.60 X 3.83 X 10.68 = 18.82 Sqm. 32) 0.60 X 6.38 X 9.10 = 24.47 Sqm.  
 15) 0.60 X 2.71 X 6.32 = 8.66 Sqm. 33) 0.60 X 2.43 X 6.38 = 6.50 Sqm.  
 16) 0.60 X 2.71 X 6.32 = 8.66 Sqm. 34) 0.60 X 12.84 X 3.76 = 26.62 Sqm.  
 35) 0.60 X 17.36 X 10.99 = 66.39 Sqm.  
 36) 0.60 X 17.36 X 10.99 = 66.39 Sqm.  
 37) 0.60 X 17.36 X 10.99 = 66.39 Sqm.

NET PLOT AREA = 3599.54  
 TOTAL NET PLOT AREA = 3599.54 Sqm.

**OPEN SPACE AREA**

1)	22.60	X	6.86	X	0.50	=	77.52	
2)	29.21	X	5.11	X	0.50	=	74.63	
3)	29.21	X	13.04	X	0.50	=	190.45	
4)	18.61	X	1.87	X	0.50	=	17.40	
TOTAL							=	360.00

**Form Of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building**

'A' WING		
B/UP AREA		
FLOOR	RESIDENTIAL AREA	NO. OF TENE.
1ST FLOOR	513.48	5
LIFT AREA	3.51	
TOTAL	516.99	5

**Form Of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building**

'B' WING		
B/UP AREA		
FLOOR	RESIDENTIAL AREA	NO. OF TENE.
1ST FLOOR	513.48	5
2ND FLOOR	513.48	5
3RD FLOOR	513.48	5
4TH FLOOR	513.48	5
5TH FLOOR	513.48	5
6TH FLOOR	513.48	5
7TH FLOOR	513.48	5
8TH FLOOR	513.48	5
9TH FLOOR	513.48	5
10TH FLOOR	513.48	5
11TH FLOOR	361.03	4
12TH FLOOR	307.90	3
LIFT AREA	3.51	
TOTAL	5807.24	57

**TOTAL F.S.I. STATEMENT (SQ.M.)**

BLDG. NAME	BLDG. FLOORS	BLDG. HT. WITH PARKING	RESIDENTIAL BUILT UP AREA	TENE.
BUILDING-A	B.+Stilt+01	7.40	516.99	5
BUILDING-B	B.+Stilt+12	39.30	5807.24	57
TOTAL AREA			6324.23	62

**FORM OF STATEMENT 3 (SR.NO.9(g))**

AREA DETAILS OF APARTMENT

BUILDING NO.	Floor NO.	Flat Nos.	CARPET AREA
'A' WING	1ST FLOOR	101	97.80
		102	97.70
		103	71.60
		104	68.50
		105	97.60

NOTE: ABOVE STATEMENTS MAY VARY, WHEREVER REQUIRED

**FORM OF STATEMENT 3 (SR.NO.9(g))**

AREA DETAILS OF APARTMENT

BUILDING NO.	Floor NO.	Flat Nos.	CARPET AREA
'B' WING	1ST TO 12TH	101,201,301,401,501,601,701,801,901,1001	97.80
		102,202,302,402,502,602,702,802,902,1002,1102,1202	97.50
		103,203,303,403,503,603,703,803,903,1003,1103,1203	71.60
		104,204,304,404,504,604,704,804,904,1004,1104,1204	68.70
		105,205,305,405,505,605,705,805,905,1005	97.70

NOTE: ABOVE STATEMENTS MAY VARY, WHEREVER REQUIRED

**PARKING STATEMENT**

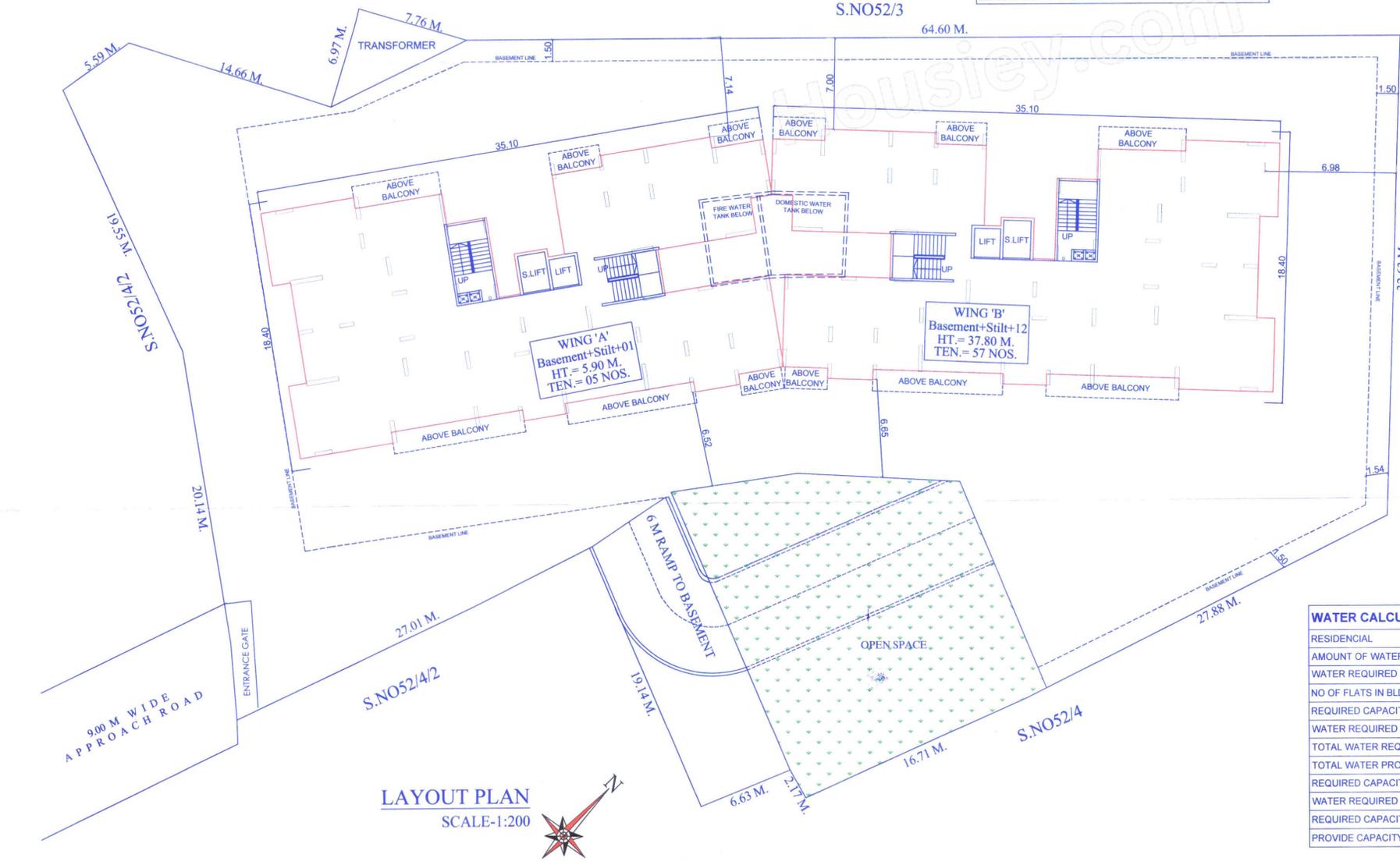
TYPE OF FLATS	NO. OF FLATS/ Area	PARKING REQ FOR EVERY		REQ. PARKING		PROVIDED PARKING	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
RESIDENTIAL							
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	35	1	1	35	35	35	35
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	27	1	2	14	27	17	27
TOTAL	62	2	3	49	62	52	62
IN ADDITION 5% VISITOR PARKING				2	3	3	3
TOTAL RESI.				51	65	55	65

PARKING AREA CALCULATION

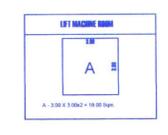
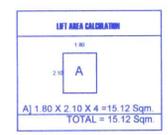
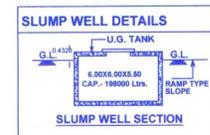
VEHICAL	NOS.	AREA REQUIRED
CARS	55 X	12.50 SQ.M.
SCOOTERS	65 X	2.00 SQ.M.
TOTAL PARKING AREA		817.50



DP LOCATION PLAN



LAYOUT PLAN SCALE:1:200



**WATER CALCULATION**

RESIDENTIAL		
AMOUNT OF WATER REQUIRED PER PERSON	=	135 lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675 lts/day
NO OF FLATS IN BLDG.	=	65 NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	43875.00 lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	50000.00 lts/day
TOTAL WATER REQUIRED FOR OHWT	=	93875.00 lts/day
TOTAL WATER PROVIDE FOR OHWT	=	94000.00 lts/day
REQUIRED CAPACITY OF UGWT	=	65812.50 lts/day
WATER REQUIRED FOR FIRE FIGHTING FOR UGWT	=	150000.00 lts/day
REQUIRED CAPACITY OF UNDER GROUND WATER TANK	=	215812.50 lts/day
PROVIDE CAPACITY TO UNDER GROUND WATER TANK	=	216000.00 lts/day

Sr.No.	Area Statement	Sq.M
1.	Area of Plot	3600.00 SQM.
	(a) As per Ownership Document (7/12, PRC, PAH)	3599.54 SQM.
	(b) As per Measurement Sheet	3599.54 SQM.
	(c) As per Site	3599.54 SQM.
	Minimum Area to be considered	3599.54 SQM.
2.	Deduction For	
	(a) Area under Road	0.00 SQM.
	(b) Existing Road	0.00 SQM.
	(c) Any Reservation	0.00 SQM.
	(d) Other	0.00 SQM.
	Total (a+b+c+d)	0.00 SQM.
3.	Balance Area of Plot	3599.54 SQM.
4.	Amenity Space (if applicable)	
	(a) Required -	0.00 SQM.
	(b) Adjustment of Z(c), if any -	0.00 SQM.
	(c) Balance Proposed -	0.00 SQM.
	Net Plot Area (3-4 (c))	3599.54 SQM.
5.	Recreational Open space (if applicable)	
	(a) Required -	359.54 SQM.
	(b) Proposed -	360.00 SQM.
6.	Internal Road area	0.00 SQM.
7.	Plotable area (if applicable)	0.00 SQM.
8.	*Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x basic FSI) = 3599.54 x 1.1*	3969.49 SQM.
9.	Additional of FSI on payment of premium	0.00 SQM.
	(a) Maximum permissible premium FSI - based on road width (3599.54 x 0.5)	0.00 SQM.
	(b) Proposed FSI on payment of premium.	0.00 SQM.
10.	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	0.00 SQM.
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4 (b) and (c)] if any	0.00 SQM.
	(c) TDR area (3599.54 x 0.4)	0.00 SQM.
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00 SQM.
11.	Additional FSI area under Chapter No. 7	
	(a) IT Additional FSI 200% of Basic FSI	0.00 SQM.
	(b) Incentive FSI 7% of Basic FSI	0.00 SQM.
12.	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	3969.49 SQM.
	(b) Ancillary Area FSI upto 80% or 80% with payment of charges (3599.54 x 60%)	2375.69 SQM.
	(c) Total entitlement (a+b)	6335.18 SQM.
13.	*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 1.8 or 1.8) (3599.75 x 2) x 1.80*	6335.18 SQM.
14.	Total Built-up Area in proposal (excluding area at Sr.No.17 (b))	
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area (as per 'P-line')	6324.23 SQM.
	(c) Total (a+b)	6324.23 SQM.
15.	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
16.	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	0.00
	(b) Proposed	0.00

**DOORS**  
 D1 - 0.90 x 2.10 M  
 D2 - 0.75 x 2.10 M  
 D - 0.90 x 2.10 M  
 FD1 - 1.95 x 2.15 M  
 FD2 - 1.15 x 2.15 M

**WINDOWS**  
 W1 - 1.50 x 2.15 M  
 W2 - 1.55 x 2.15 M  
 W3 - 2.30 x 2.15 M  
 W4 - 1.65 x 0.90 M  
 V - 0.60 x 0.90 M

**CERTIFICATE OF AREA :-**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNER SHIP.

SIGNATURE OF LICENSED ENGINEER

**LEGEND :-**

LEGEND :-	COLOR
- PLOT BOUNDARY	THICK BLACK
- PROPOSED WORK	RED
- DRAINAGE LINE	RED DOTTED
- WATER LINE	BLACK DOTTED
- ROAD WIDENING LINE	GREEN DOTTED

**PROJECT :-**  
 PROPOSED RESIDENTIAL BUILDING AT, BANER  
 S.NO. 52/3, 52/4/1/2, 52/4/1/51, 52/4/2, 52/4/50, 52/4/52, 52/4/53  
 Tal. - HAVELI, Dist. - PUNE.

ENGINEER'S SIGN	OWNER'S SIGN

ER. PRASAD P. MUGALE  
 PMC.LIC.NO. :- 1858

MR. KISHOR PREMSINGH RAWAL  
 THROUGH  
 POA M/S. INFINITO DEVELOPERS

DATE	SCALE	DRN. BY	CKD.BY
19/12/2022	1:200	VISHAL	SAGAR SIR

PLANNING SCALE 1:200