FORM OF STATEMENT 2 PROPOSED BUILDING – (WING T1 TO T4, T5 & T6 (SALE+INCLUSIVE HOUSING+RECREATIONAL/AMENITY)

SR. NO.	BUILDING	FLOOR/HEIGHT	FSI AREA (SQ.M.) COMMERCIAL AREA	RECREATIONAL /AMENITY AREA	RESIDENTIAL AREA (SALE)	RESIDENTIAL (INCLUSIVE HOUSING)	TOTAL (COMM.+RESI. +AMENITY)	LIFT (SQ.M.)	FIRE LIFT (SQ.M.)	REFUGE (SQ.M.)	TENEMENT SALE	TENEMENT INCLUSIVE HOUSING
1	WING-T1,T2,T3 & T4 (COMM.+RESI.)	B3+B2+B1+GR./P.+23FLOOR HT. 72.875M.	3071.63	--	38753.03	--	41824.66	27.70	11.00	330.04	315	--
2	WING-T5 (COMM.+RESI.)	B2+B1+GR./P.+11FLOORS HT. 37.50M. (AVG. HEIGHT)	684.68	--	6296.85	--	6981.53	6.10	6.10	35.92	208	--
3	WING-T6 (SALE+INCLUSIVE HOUSING+RECREATIONAL/ AMENITY)	B1+GR./P.+22 FLOORS 71.25 M.	–	292.05	15038.37	2553.39	15330.42	20.00	5.50	107.76	540	50
	TOTAL		3756.31	292.05	60088.25	2553.39	64136.61	53.80	22.60	473.72	1063	50
											1113	

FORM OF STATEMENT 2 PROPOSED BUILDING (WING T1,T2,T3 & T4) (RESI.+COMM.)

FLOOR'S NAME	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. (COMM.)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. (RESI.)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(COMM.+RESI.)	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	NOS. OF TENEMENTS
BASEMENT-03	–	–	–				---
BASEMENT-02	–	–	–				---
BASEMENT-01	–	–	–				---
GROUND/P. FLOOR	1382.52	124.95	1507.47	27.70	11.00		---
1ST FLOOR	1222.07	118.42	1340.49				---
2ND FLOOR	–	186.79	186.79				01
3RD FLOOR	467.04	1737.51	2204.55				14
4TH FLOOR	–	1845.77	1845.77				15
5TH FLOOR	–	1845.77	1845.77				15
6TH FLOOR	–	1845.77	1845.77				15
7TH FLOOR	–	1845.77	1845.77				15
8TH FLOOR (R)	–	1763.26	1763.26			82.51	15
9TH FLOOR	–	1845.77	1845.77				15
10TH FLOOR	–	1845.77	1845.77				15
11TH FLOOR	–	1845.77	1845.77				15
12TH FLOOR	–	1845.77	1845.77				15
13TH FLOOR (R)	–	1763.26	1763.26			82.51	15
14TH FLOOR	–	1845.77	1845.77				15
15TH FLOOR	–	1845.77	1845.77				15
16TH FLOOR	–	1845.77	1845.77				15
17TH FLOOR	–	1845.77	1845.77				15
18TH FLOOR (R)	–	1763.26	1763.26			82.51	15
19TH FLOOR	–	1845.77	1845.77				15
20TH FLOOR	–	1845.77	1845.77				15
21ST FLOOR	–	1845.77	1845.77				15
22ND FLOOR	–	1845.77	1845.77				15
23RD FLOOR (R)	–	1763.26	1763.26			82.51	15
TOTAL	3071.63	38753.03	41824.66	27.70	11.00	330.04	315

FORM OF STATEMENT 2 PROPOSED BUILDING (WING T5) (COMM.+RESI.)

FLOOR'S NAME	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. (COMM.)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. (RESI.)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(COMM.+RESI.)	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	NOS. OF TENEMENTS
BASEMENT-02	–	–	–				---
BASEMENT-01	–	–	–				---
GROUND/P. FLOOR	383.83	4.53	388.36	6.10	6.10		---
1ST FLOOR	300.85	225.84	526.69				---
2ND FLOOR	–	610.24	610.24				21
3RD FLOOR	–	610.24	610.24				21
4TH FLOOR	–	610.24	610.24				21
5TH FLOOR	–	610.24	610.24				21
6TH FLOOR	–	610.24	610.24				21
7TH FLOOR	–	610.24	610.24				21
8TH FLOOR (R)	–	574.32	574.32			35.95	19
9TH FLOOR	–	610.24	610.24				21
10TH FLOOR	–	610.24	610.24				21
11TH FLOOR	–	610.24	610.24				21
TOTAL	684.68	6296.85	6981.53	6.10	6.10	35.95	208

FORM OF STATEMENT 2 PROPOSED BUILDING (WING T6) (SALE+INCLUSIVE HOUSING+AMENITY)

FLOOR'S NAME	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. (SALE)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. (RECREATIONAL/ AMENITY)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. (INCLUSIVE HOUSING)	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	NOS. OF TENEMENTS SALE	NOS. OF TENEMENTS INCLUSIVE
---	---	---	---				---	---
BASEMENT-02	---	---	---				---	---
BASEMENT-01	---	---	---				---	---
GROUND/P. FLOOR	80.00	---	---	20.00	5.50		---	---
1ST FLOOR	722.85	---	255.42				28	05
2ND FLOOR	722.28	---	255.33				28	05
3RD FLOOR	722.28	---	255.33				28	05
4TH FLOOR	722.28	---	255.33				28	05
5TH FLOOR	722.28	---	255.33				28	05
6TH FLOOR	722.28	---	255.33				28	05
7TH FLOOR	722.28	---	255.33				28	05
8TH FLOOR (R)	686.36	---	255.33			35.92	26	05
9TH FLOOR	722.28	---	255.33				28	05
10TH FLOOR	722.28	---	255.33				28	05
11TH FLOOR	977.63	---	---				33	–
12TH FLOOR	977.63	---	---				33	–
13TH FLOOR (R)	290.48	292.05	---			35.92	9	–
14TH FLOOR	617.90	---	---				21	–
15TH FLOOR	617.90	---	---				21	–
16TH FLOOR	617.90	---	---				21	–
17TH FLOOR	617.90	---	---				21	–
18TH FLOOR (R)	581.98	---	---			35.92	19	–
19TH FLOOR	617.90	---	---				21	–
20TH FLOOR	617.90	---	---				21	–
21ST FLOOR	617.90	---	---				21	–
22ND FLOOR	617.90	---	---				21	–
TOTAL	15038.37	292.05	2553.39	20.00	5.50	107.76	540	50
							590	

STAMP OF APPROVAL	01/20
LAYOUT	
PLAN PREVIOUSLY APPROVED NO. CC/3187/22 DATED-03.03.2023	
PLAN PREVIOUSLY APPROVED NO. CC/1141/23 DATED-18.08.2023	

उपक्रम - 2 बांधकाम परवानगी
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2831/23 dt. 7/2/24

Building Inspector (B.P./D.P. Zone No.-1) P.M.C — Deputy Engineer P.M.C

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

WATER CALCULATION (WING T1 TO T4, T5 & T6 (SALE+INCLUSIVE HOUSING+AMENITY)

	TENEMENT	NO.OF PERSONS/ TENEMENT	WATER REQUIRED PER PERSON.	D.H.W.T CAPACITY REQUIRED (LTRS.)	O.H.W.T. CAPACITY REQUIRED (LTRS.) FIRE FIGHTING				U.G.T. CAPACITY REQUIRED (LTRS.)				U.G.T CAPACITY REQUIRED (LTRS.)	U.G.T CAPACITY REQUIRED (LTRS.) FIRE FIGHTING			
WING T1 TO T4 (COMM.+RESI.)	315	05	135	212625.00	244395.00	+	20000.00	264395.00	(PROVIDED) 264395.00	244395.00	X	1.50	366592.50	366592.50	366592.50	+ 200000.00	566592.50	(PROVIDED) 566592.50
	708	45		31770.00														
WING T5 (COMM.+RESI)	30	05	135	20250.00	76005.00	+	20000.00	96005.00	(PROVIDED) 96005.00	76005.00	X	1.50	114007.50	114007.50	114007.50	+ 75000.00	189007.50	(PROVIDED) 189007.50
	178	02	135	48060.00														
	171	45		7695.00														
WING T6 (SALE+ INCL. HOUSING+ RECREATIONAL/ AMENITY)	132	05	135	89100.00	214605.00	+	20000.00	234605.00	(PROVIDED) 237080.00	214605.00	X	1.50	321907.50	321907.50	321907.50	+ 200000.00	521907.50	(PROVIDED) 525620.00
	458	02	135	123660.00														
	41	45		1845.00														
TOTAL (RESI.+COMM.)				535005.00	535005.00	+	60000.00	595005.00	(PROVIDED) 597480.00	535005.00	X	1.50	802507.50	802507.50	802507.50	+ 475000.00	1277507.50	(PROVIDED) 1281220.00

PLOT AFTER AMALGAMATION AREA CALCULATION

S.NO. 38/1/A/1A/1,38/3,38/4/1(P) & 38/5

ADDITION

1	0.50	X	85.97	X	22.80	=	980.06	SQ.M
2	0.50	X	85.97	X	10.14	=	435.87	SQ.M
3	0.50	X	52.40	X	27.15	=	711.33	SQ.M
4	0.50	X	106.01	X	31.07	=	1646.86	SQ.M
5	0.50	X	106.01	X	17.26	=	914.87	SQ.M
6	0.50	X	90.39	X	20.85	=	942.31	SQ.M
7	0.50	X	82.73	X	8.94	=	369.80	SQ.M
8	0.50	X	97.38	X	18.79	=	914.88	SQ.M
9	0.50	X	100.32	X	12.84	=	644.05	SQ.M
10	0.50	X	115.57	X	25.89	=	1496.05	SQ.M
11	0.50	X	119.69	X	4.32	=	258.53	SQ.M
12	0.50	X	119.69	X	2.63	=	157.39	SQ.M
13	0.50	X	112.30	X	4.62	=	259.41	SQ.M
14	0.50	X	91.46	X	2.87	=	131.25	SQ.M
15	0.50	X	89.75	X	5.94	=	266.56	SQ.M
16	0.50	X	68.03	X	9.52	=	323.82	SQ.M
17	0.50	X	68.25	X	3.63	=	123.87	SQ.M
18	0.50	X	68.25	X	24.79	=	845.96	SQ.M
19	0.50	X	51.94	X	9.28	=	241.00	SQ.M
20	0.50	X	52.56	X	2.95	=	77.53	SQ.M
21	0.50	X	52.56	X	38.77	=	1018.88	SQ.M
22	0.50	X	50.38	X	13.79	=	347.37	SQ.M
23	0.50	X	39.41	X	6.485	=	127.79	SQ.M
24	0.50	X	44.40	X	13.98	=	310.38	SQ.M
25	0.50	X	60.25	X	18.80	=	566.35	SQ.M
26	0.50	X	60.25	X	10.98	=	330.77	SQ.M
27	0.50	X	45.91	X	13.31	=	305.53	SQ.M
28	0.50	X	46.78	X	30.342	=	709.70	SQ.M
29	0.50	X	77.13	X	27.76	=	1070.56	SQ.M
TOTAL						=	16528.71	SQ.M

OCCUPANT LOAD CALCULATION (COMM.) (WING T1 TO T4)

FLOOR	CARPET AREA	OCCUPANCY LOAD PER SQ.M.	PERSONS	MALE	FEMALE
GROUND FLOOR	1275.19	3	425	213	212
1ST FLOOR	1247.07	6	208	104	104
3RD FLOOR	436.85	6	73	37	36
TOTAL	2959.11		706	354	352

OCCUPANT LOAD CALCULATION (COMM.) (WING T5)

FLOOR	CARPET AREA	OCCUPANCY LOAD PER SQ.M.	PERSONS	MALE	FEMALE
GROUND FLOOR	348.40	3	116	58	58
1ST FLOOR	327.66	6	55	28	27
TOTAL	676.26		171	86	85

OCCUPANT LOAD CALCULATION (RECREATIONAL/AMENITY AREA) (WING T6)

FLOOR	CARPET AREA	OCCUPANCY LOAD PER SQ.M.	PERSONS	MALE	FEMALE
13TH FLOOR	248.62	6	41	21	20
TOTAL	248.62		41	21	20

SANITATION REQUIREMENT–(WING T1 TO T4)

TOTAL NO OF PERSONS = 706 PERSONS
GENTS = 354 NOS. LADIES = 352 NOS.

SANITATION REQUIREMENTS– MERCANTILE WINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS

FIXTURES	MALE	FEMALE	REQUIRED M	REQUIRED F	PROPOSED M	PROPOSED F
WATER-CLOSETS	1 FOR UP TO 15 2 FOR 16–35 3 FOR 36–65 4 FOR 66–100	1 FOR UP TO 12 2 FOR 13–25 3 FOR 26–40 4 FOR 41–57 5 FOR 58–77 6 FOR 78–100	14	21	14	21
URINALS	NIL UP TO 6 1 FOR 7–20 2 FOR 21–45 3 FOR 46–70 4 FOR 71–100	–	14	–	14	–

SANITATION REQUIREMENT–(COMM.) (WING T5)

TOTAL NO OF PERSONS =171 PERSONS
GENTS = 86 NOS. LADIES = 85 NOS.

SANITATION REQUIREMENTS– MERCANTILE WINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS

FIXTURES	MALE	FEMALE	REQUIRED M	REQUIRED F	PROPOSED M	PROPOSED F
WATER-CLOSETS	1 FOR UP TO 15 2 FOR 16–35 3 FOR 36–65 4 FOR 66–100	1 FOR UP TO 12 2 FOR 13–25 3 FOR 26–40 4 FOR 41–57 5 FOR 58–77 6 FOR 78–100	3	5	3	5
URINALS	NIL UP TO 6 1 FOR 7–20 2 FOR 21–45 3 FOR 46–70 4 FOR 71–100	–	3	–	3	–

SANITATION REQUIREMENT–(WING T6)

TOTAL NO OF PERSONS = 41 PERSONS
GENTS = 21 NOS. LADIES = 20 NOS.

SANITATION REQUIREMENTS– MERCANTILE WINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS

FIXTURES	MALE	FEMALE	REQUIRED M	REQUIRED F	PROPOSED M	PROPOSED F
WATER-CLOSETS	1 FOR UP TO 15 2 FOR 16–35 3 FOR 36–65 4 FOR 66–100	1 FOR UP TO 12 2 FOR 13–25 3 FOR 26–40 4 FOR 41–57 5 FOR 58–77 6 FOR 78–100	1	2	1	2
URINALS	NIL UP TO 6 1 FOR 7–20 2 FOR 21–45 3 FOR 46–70 4 FOR 71–100	–	1	–	1	–

NALA AREA CALCULATION

ADDITION

1	0.50	X	8.41	X	4.07	=	17.11	SQ.M
2	0.50	X	8.48	X	4.52	=	19.16	SQ.M
3	0.50	X	8.56	X	6.36	=	27.22	SQ.M
4	0.50	X	11.05	X	3.68	=	20.33	SQ.M
5	0.50	X	11.05	X	4.96	=	27.40	SQ.M
6	0.50	X	9.95	X	4.79	=	23.83	SQ.M
7	0.50	X	11.28	X	3.09	=	17.43	SQ.M
8	0.50	X	11.28	X	4.45	=	25.10	SQ.M
9	0.50	X	16.66	X	6.21	=	51.73	SQ.M
10	0.50	X	16.66	X	3.16	=	26.32	SQ.M
11	0.50	X	81.67	X	7.39	=	301.77	SQ.M
12	0.50	X	81.67	X	6.73	=	274.82	SQ.M
13	0.50	X	18.20	X	7.41	=	67.43	SQ.M
14	0.50	X	9.53	X	7.78	=	37.07	SQ.M
15	0.50	X	12.48	X	3.37	=	21.03	SQ.M
16	0.50	X	12.48	X	5.51	=	34.38	SQ.M
17	0.50	X	10.62	X	4.77	=	25.33	SQ.M
18	0.50	X	20.11	X	7.90	=	79.43	SQ.M
19	0.50	X	15.22	X	3.65	=	27.78	SQ.M
20	0.50	X	10.14	X	3.70	=	18.76	SQ.M
21	0.50	X	11.65	X	3.68	=	21.44	SQ.M
22	0.50	X	11.65	X	7.01	=	40.83	SQ.M
23	0.50	X	31.36	X	7.02	=	110.07	SQ.M
24	0.50	X	31.36	X	8.81	=	138.14	SQ.M
25	0.50	X	12.72	X	9.36	=	59.53	SQ.M
26	0.50	X	14.81	X	2.77	=	20.51	SQ.M
27	0.50	X	14.81	X	5.74	=	42.50	SQ.M
TOTAL						=	1576.48	SQ.M

TOTAL PARKING CALCULATION (WING T1 TO T4, T5 & T6 (SALE+INCLUSIVE HOUSING)

BUILDING	PARKING REQUIRED	NO. OF TENEMENT	PARKING REQUIRED CARS	PARKING REQUIRED SCOOTERS	PARKING PROVIDED CARS	PARKING PROVIDED SCOOTERS
WING T1 TO T4	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1–2)	142	71	142		
	FOR EVERY TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1–1)	173	173	173		
WING T5	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. (0–2)	178	0	178		
	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1–2)	30	15	30		
WING T6 (SALE+ INCLUSIVE HOUSING)	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (0–2) (SALE.)	458	0	458	414	1387
	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1–2) (SALE.)	82	41	82		
	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1–2) (INCLUSIVE HOUSING)	50	25	50		
	TOTAL (RESI.)	1113	325	1113		
	5% VISITOR PARKING		16	56		
WING T1 TO T4 & T5 (COMM.)	FOR EVERY 100.00 SQ.M. CARPET AREA OR FRACTION THEREOF (2–6) (COMM.)	3635.37	73	218		
	TOTAL (COMM.)		73	218		
	TOTAL (RESI. & COMM.)		414	1387	414	1387
			X	X	X	X
	AREA REQUIRED PER NOS.		12.50	2.00	12.50	2.00
	TOTAL AREA		5175.00	2774.00	5175.00	2774.00
			7949.00		7949.00	

PROPOSED TDR STATEMENT

1	T.D.R. ORIGINATED FROM 004696 SLUM.	= S.NO. 135, F.P. 586 PARVATI, PUNE	
2	T.D.R. ORIGINATED FROM (0002601) REGULAR	= ERANDAWANE T. P. SCHEME F.P. NO. 26,27	
3	T.D.R. TO BE USED ON SITE	= AT S.NO. 38/1/A/1A/1,38/3,38/4/1(P) & 38/5 VILLAGE KHARADI.	
3	T.D.R. ZONE	= NA	
4	HEIGHT OF BUILDING	= BUILDING –T1 TO T4 = 72.875 M.	
5	T.D.R. USED ON FLOOR	= BUILDING –T1 TO T4 = GROUND,1ST FLOOR & 22ND(PART), 23RD FLOOR	
6	T.D.R. PURCHASE D.R.C. NO.	= T.D.R. PURCHASE	TDR INDEXING
	0002601 (REGULAR)	= 189.47 SQ.M.	1596.00 SQ.M.
	004696 (SLUM)	= 785.79 SQ.M.	686.20 SQ.M.
7	TOTAL TDR UTILIZE AS PER INDEXING	= 2282.20 SQ.M.	

AMENITY SPACE–1 AREA CALCULATION (PLOT–A)

ADDITION

1	0.50	X	23.44	X	9.07	=	106.30	SQ.M
2	0.50	X	33.18	X	2.79	=	46.29	SQ.M
3	0.50	X	44.50	X	2.59	=	57.63	SQ.M
4	0.50	X	44.50	X	11.76	=	261.66	SQ.M
5	0.50	X	38.53	X	16.99	=	327.31	SQ.M
6	0.50	X	59.02	X	10.702	=	315.82	SQ.M
7	0.50	X	59.37	X	6.91	=	205.12	SQ.M
8	0.50	X	59.37	X	3.69	=	109.54	SQ.M
9	0.50	X	56.85	X	14.71	=	418.13	SQ.M
10	0.50	X	47.69	X	19.63	=	468.08	SQ.M
11	0.50	X	46.75	X	7.04	=	164.56	SQ.M
12	0.50	X	45.91	X	7.46	=	171.24	SQ.M
13	0.50	X	45.91	X	4.74	=	108.81	SQ.M
14	0.50	X	31.19	X	11.66	=	181.84	SQ.M
15	0.50	X	29.05	X	16.97	=	246.49	SQ.M
16	0.50	X	33.21	X	4.67	=	77.55	SQ.M
17	0.50	X	36.41	X	24.42	=	444.57	SQ.M
18	0.50	X	28.09	X	11.58	=	162.64	SQ.M
TOTAL						=	3873.57	SQ.M

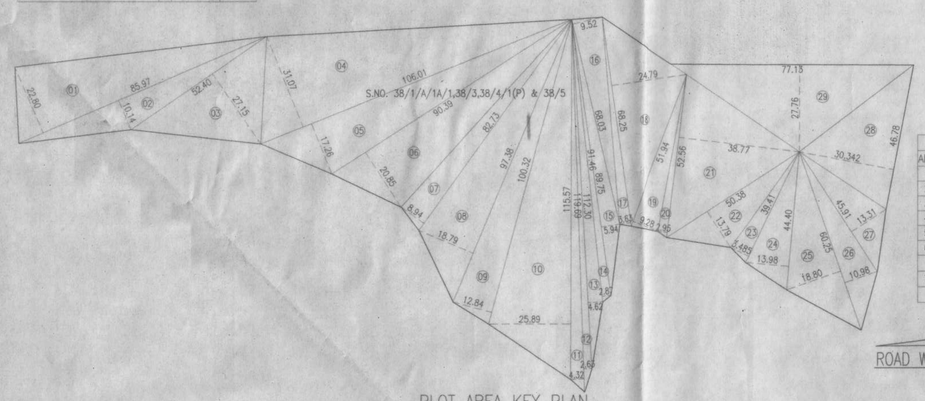
PLOT AREA STATEMENT

SR. NO.	GAT NO.	AREA AS PER 7/12 EXTRACT (OWNER)	AREA AS PER DEMARCATION	MINIMUM PLOT AREA
1	S.NO. 38/1/A/1A/1,38/3, 38/4/1(P) & 38/5	17198.55	16528.71	16500.00
		17198.55	16528.71	16500.00

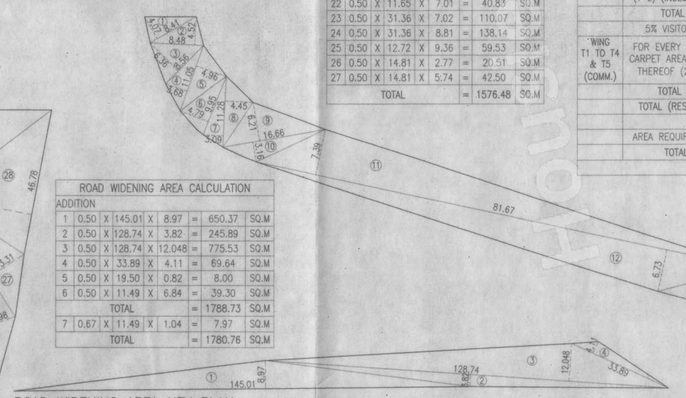
ROAD WIDENING AREA CALCULATION

ADDITION

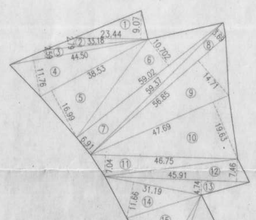
1	0.50	X	145.01	X	8.97	=	650.37	SQ.M
2	0.50	X	128.74	X	3.82	=	245.89	SQ.M
3	0.50	X	128.74	X	12.048	=	775.53	SQ.M
4	0.50	X	33.89	X	4.11	=	69.64	SQ.M
5	0.50	X	19.50	X	0.82	=	8.00	SQ.M
6	0.50	X	11.49	X	6.84	=	39.30	SQ.M
TOTAL						=	1788.73	SQ.M
7	0.67	X	11.49	X	1.04	=	7.97	SQ.M
TOTAL						=	1780.76	SQ.M



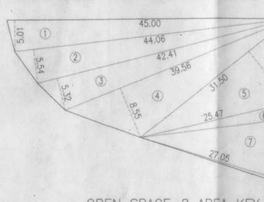
PLOT AREA KEY PLAN
SCALE–1:1000



ROAD WIDENING AREA KEY PLAN
SCALE–1:1000



AMENITY SPACE–1 AREA KEY PLAN (PLOT–A)
SCALE–1:1000



OPEN SPACE–2 AREA KEY PLAN
SCALE–1:500

OPEN SPACE–2 AREA CALCULATION

ADDITION

1	0.50	X	45.00	X	5.01	=	112.73	SQ.M
2	0.50	X	44.06	X	5.54	=	122.05	SQ.M
3	0.50	X	42.41	X	5.32	=	112.81	SQ.M
4	0.50	X	39.56	X	8.55	=	169.12	SQ.M
5	0.50	X	31.50	X	10.595	=	166.87	SQ.M
6	0.50	X	25.47	X	2.40	=	30.56	SQ.M
7	0.50	X	27.05	X	9.54	=	129.03	SQ.M
8	0.50	X	27.05	X	0.61	=	8.25	SQ.M
9	0.667	X	2.68	X	0.15	=	0.27	SQ.M
TOTAL						=	851.68	SQ.M
A	0.667	X	10.52	X	1.70	=	11.93	SQ.M
TOTAL						=	839.75	SQ.M

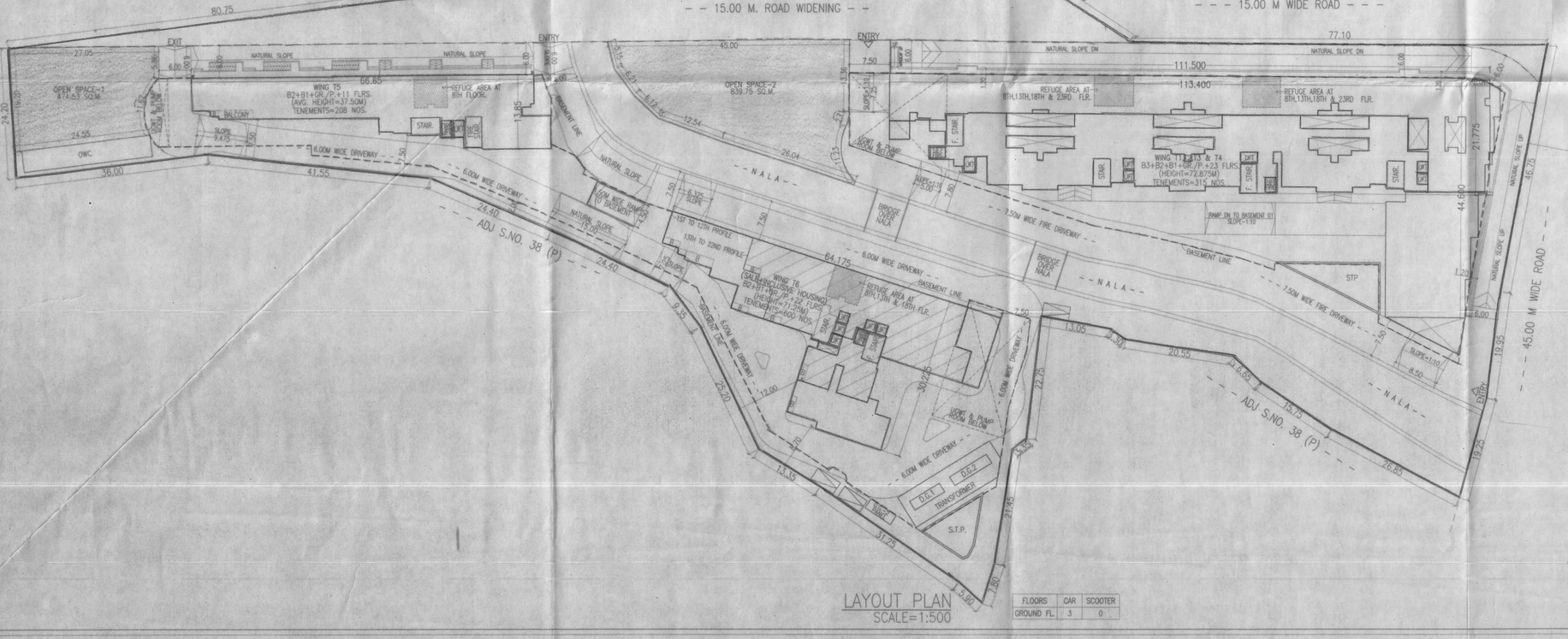
OPEN SPACE–1 AREA KEY PLAN
SCALE–1:500

OPEN SPACE–1 AREA CALCULATION

ADDITION

1	0.50	X	30.81	X	15.90	=	244.94	SQ.M
2	0.50	X	30.81	X	10.246	=	157.84	SQ.M
3	0.50	X	28.56	X	5.94	=	84.82	SQ.M
TOTAL						=	487.60	SQ.M
A	0.667	X	10.83	X	1.81	=	13.07	SQ.M
TOTAL						=	474.53	SQ.M

TOTAL OPEN SPACE AREA = OPEN SPACE–1 + OPEN SPACE–2
= 839.75 + 474.53 = 1314.28 SQ.M.



LAYOUT PLAN
SCALE=1:500

FLOORS	CAR	SCOOTER
GROUND FL.	3	0

PROPOSED SITE

SR. No.	AREA STATEMENT	SQM.
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	16500.00
	(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	17198.55
	(b) AS PER DEMARCATION	16528.71
	(c) AS PER SITE	–
2	DEDUCTIONS FOR	
	(a) AREA UNDER 15M. ROAD	1780.76
	(b) AREA UNDER NALA	1576.48
	(c) D.P. RESERVATION AREA	–
	TOTAL AREA (a+b+c)	3357.24
3	BALANCE AREA OF PLOT (1–2)	13142.76
4	AMENITY SPACE (UPTO 20000=NIL, ABOVE 20000 = 5% .	
	a) REQUIRED –	--
	b) ADJUSTMENT OF 2(b), IF ANY –	–
	c) BALANCE PROPOSED –	–
5	NET PLOT AREA (3–4c)	13142.76
6	RECREATIONAL OPEN SPACE	
	a) REQUIRED – (SR.NO.3X10%)	1314.28
	b) PROPOSED –	1314.28
7	INTERNAL ROAD AREA	–
8	PLOTABLE AREA (IF APPLICABLE)	–
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5 X BASIC FSI 1.10)	14457.04
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI–BASED ON ROAD WIDTH (SR.NO.1–2bX0.50)	7