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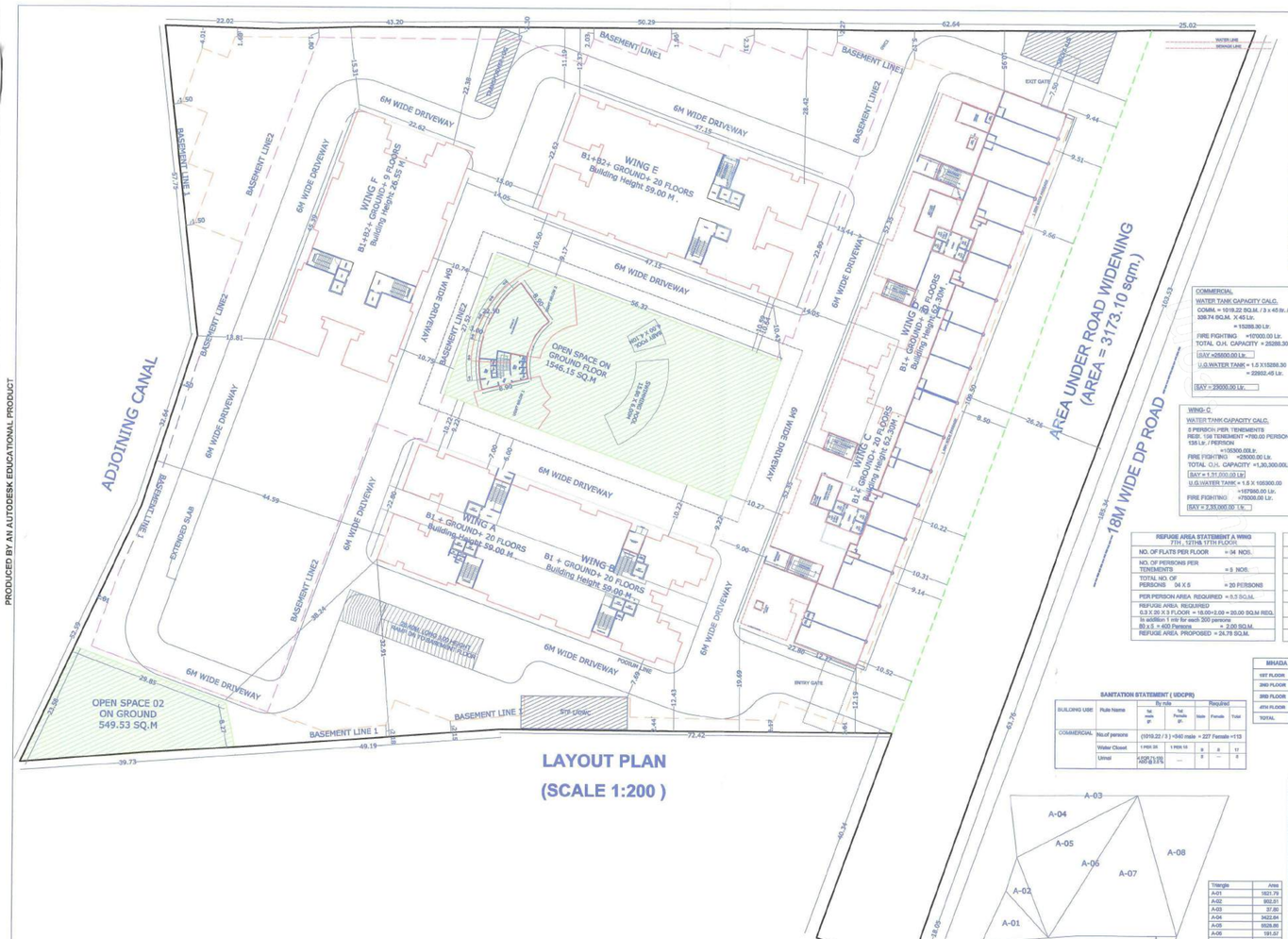


LAYOUT PLAN (SCALE 1:200)

PARKING CALCULATION (COMMERCIAL)							
TYPE	CARPET AREA / FSI (M2)	TNMTB.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	1	1	0	2	00
Residential	80 - 150	1	0	1	0	1	00
Residential	> 150	1	0	2	0	3	00
Commercial	1019.22	100	1	2	20	6	60
TOTAL REQD.(NOS.)					20		60
TOTAL REQD.AREA					250.00		120
TOTAL PROP.AREA					370		
Add 5% visitors parking					370.00 +18.50		= 388.50

PARKING CALCULATION (WING A)							
TYPE	CARPET AREA / FSI (M2)	TNMTB.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	3	1	2	5	8
Residential	80 - 150	1	77	1	77	3	231
Residential	> 150	1	0	2	0	3	0
TOTAL REQD.(NOS.)					79		239
TOTAL REQD.AREA					987.50		475
TOTAL PROP.AREA					1465.50		
Add 5% visitors parking					1465.50 + 73.27		= 1538.77

PARKING CALCULATION (WING B / MHADA)							
TYPE	CARPET AREA / FSI (M2)	TNMTB.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	16	1	8	5	40
Residential	80 - 150	1	64	1	64	3	192
Residential	> 150	1	0	2	0	3	0
TOTAL REQD.(NOS.)					72		232
TOTAL REQD.AREA					900		464
TOTAL PROP.AREA					1364		
Add 5% visitors parking					1364.00+ 68.20		= 143.22

PARKING CALCULATION (WING C)							
TYPE	CARPET AREA / FSI (M2)	TNMTB.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	46	1	23	5	115
Residential	80 - 150	1	110	1	110	3	330
Residential	> 150	1	0	2	0	3	0
TOTAL REQD.(NOS.)					133		445
TOTAL REQD.AREA					1662.50		890
TOTAL PROP.AREA					2552.50		
Add 5% visitors parking					2552.50 + 127.62 = 2680.12		

PARKING CALCULATION (WING D)							
TYPE	CARPET AREA / FSI (M2)	TNMTB.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	46	1	23	5	115
Residential	80 - 150	1	110	1	110	3	330
Residential	> 150	1	0	2	0	3	0
TOTAL REQD.(NOS.)					133		445
TOTAL REQD.AREA					1662.50		890
TOTAL PROP.AREA					2552.50		
Add 5% visitors parking					2552.50 + 127.62 = 2680.12		

BUILDING NAME	COMM. AREA	RESI. AREA	TOTAL	MHADA. AREA
(SHOP)	1019.22 Sqm.	———	1019.22 Sqm.	———
(WING A)	———	11297.66 Sqm.	11297.66 Sqm.	———
(WING B)	———	6931.04 Sqm.	6931.04 Sqm.	1260.12 Sqm.
(WING C)	———	17701.06 Sqm.	17701.06 Sqm.	———
(WING D)	———	17799.03 Sqm.	17799.03 Sqm.	———
(WING E)	———	17246.37 Sqm.	17246.37 Sqm.	———
(WING F)	———	7005.00 Sqm.	7005.00 Sqm.	———
TOTAL	1019.22 Sqm.	77931.88 Sqm.	78950.09 Sqm.	1260.12 Sqm.

(Statement no.1)
[Sr.No. 8 (a) (B)]
Existing Building to be retained

Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
———	———	———	———	———

(Statement no.2)
Proposed Building
[Sr.No. 9 (g)]

BUILDING WISE FSI STATEMENT

Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
(SHOP)	GROUND +FIRST	1	994.20 sqm.	———	———
(WING A)	B + P + 20 th.	1	760.90 sqm.	752.60 sqm.	———
(WING B)	B + P + 20 th.	1	5541.50 sqm.	1012.00 sqm.	———
(WING C)	B + P + 20 th.	1	11745.60 sqm.	956.50 sqm.	———
(WING D)	B + P + 20 th.	1	11748.80 sqm.	958.50 sqm.	———
(WING E)	B1 +B2 + P +20 th.	1	12112.88 sqm.	1237.00 sqm.	———
(WING F)	B1 +B2 + P + 9 th.	1	4922.33 sqm.	439.04 sqm.	———

Statement 3
[Sr.No. 9 (a)]
Area detail of Apartment

PARKING CALCULATION (WING E)							
TYPE	CARPET AREA / FSI (M2)	TNMTB.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		PROP.	BY RULE	REQD	BY RULE	REQD	
Residential	40 - 80	2	3	1	3	5	15
Residential	80 - 150	1	117	1	117	3	351
Residential	> 150	1	0	2	0	3	0
TOTAL REQD.(NOS.)					120		366
TOTAL REQD.AREA					1600		732
TOTAL PROP.AREA					2232		
Add 5% visitors parking					2232 + 111.60		= 2343.60

PARKING CALCULATION (WING F)							
TYPE	CARPET AREA / FSI (M2)	TNMTB.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	0	1	0	5	0
Residential	80 - 150	1	53	1	53	3	159
Residential	> 150	1	0	2	0	3	0
TOTAL REQD.(NOS.)					53		159
TOTAL REQD.AREA					662.50		318
TOTAL PROP.AREA					960.50		
Add 5% visitors parking					960.50 + 48.02		= 1029.52

PARKING STATEMENT		
REQUIRING PARKING		PROPOSED PARKING
CAR	810 + 26 = 836	1169
SCOOTER	1366 + 128 = 2072	2015

COMMERCIAL	WING-A	WING-B & (MHADA)
WATER TANK CAPACITY CALC.	WATER TANK CAPACITY CALC.	WATER TANK CAPACITY CALC.
COMM. = 1019.22 SQ.M. / 3 x 45 ltr. / PERSON 306.74 SQ.M. X 45 Ltr.	5 PERSON PER TENEMENTS RESI. 80 TENEMENT = 400.00 PERSONS 135 Ltr. / PERSON	5 PERSON PER TENEMENTS RESI. 80 TENEMENT = 360.00 PERSON 135 Ltr. / PERSON
= 13289.30 Ltr.	=54000.00 Ltr.	=54000.00 Ltr.
FIRE FIGHTING =10000.00 Ltr.	FIRE FIGHTING =20000.00 Ltr.	FIRE FIGHTING =20000.00 Ltr.
TOTAL O.H. CAPACITY =25289.30 Ltr.	TOTAL O.H. CAPACITY =79000.00Ltr.	TOTAL O.H. CAPACITY =79000.00Ltr.
SAY = 25000.00 Ltr.	SAY = 79000.00 Ltr.	SAY = 79000.00 Ltr.
U.G.WATER TANK = 1.5 X 15289.30 = 22932.45 Ltr.	U.G.WATER TANK = 1.5 X 54000.00 =81000.00Ltr.	U.G.WATER TANK = 1.5 X 54000.00 =81000.00Ltr.
FIRE FIGHTING =10000.00 Ltr.	FIRE FIGHTING =10000.00 Ltr.	FIRE FIGHTING =10000.00 Ltr.
SAY = 23000.00 Ltr.	SAY = 1,26,000.00 Ltr.	SAY = 1,26,000.00 Ltr.

WING- C	WING- D	WING- E	WING- F
WATER TANK CAPACITY CALC.	WATER TANK CAPACITY CALC.	WATER TANK CAPACITY CALC.	WATER TANK CAPACITY CALC.
5 PERSON PER TENEMENTS RESI. 156 TENEMENT =780.00 PERSON 135 Ltr. / PERSON	5 PERSON PER TENEMENTS RESI. 156 TENEMENT =780.00 PERSON 135 Ltr. / PERSON	5 PERSON PER TENEMENTS RESI. 120 TENEMENT =600.00 PERSON 135 Ltr. / PERSON	5 PERSON PER TENEMENTS RESI. 29 TENEMENT =145.00 PERSON 135 Ltr. / PERSON
=105300.00Ltr.	=105300.00Ltr.	=81000.00Ltr.	=19575.00 Ltr.
FIRE FIGHTING =20000.00 Ltr.	FIRE FIGHTING =20000.00 Ltr.	FIRE FIGHTING =20000.00 Ltr.	FIRE FIGHTING =20000.00 Ltr.
TOTAL O.H. CAPACITY =1,30,300.00Ltr.	TOTAL O.H. CAPACITY =1,30,300.00Ltr.	TOTAL O.H. CAPACITY =1,01,000.00Ltr.	TOTAL O.G. CAPACITY =1104782.50 Ltr.
SAY = 1,31,000.00 Ltr	SAY = 1,31,000.00 Ltr	SAY = 1,06,000.00 Ltr	SAY = 104700.00 Ltr
U.G.WATER TANK = 1.5 X 105300.00 =157950.00 Ltr.	U.G.WATER TANK = 1.5 X 105300.00 =157950.00 Ltr.	U.G.WATER TANK = 1.5 X 81000.00 = 121500.00 Ltr.	U.G.WATER TANK = 1.5 X 19575.00 = 29362.50 Ltr.
FIRE FIGHTING =70000.00 Ltr.	FIRE FIGHTING =70000.00 Ltr.	FIRE FIGHTING =70000.00 Ltr.	FIRE FIGHTING =70000.00 Ltr.
SAY = 2,33,000.00 Ltr.	SAY = 2,35,000.00 Ltr	SAY = 1,97,000.00 Ltr	SAY = 104700.00 Ltr

DETAILS OF COMPOUND WALL

REFUGE AREA STATEMENT A WING 7TH , 12TH& 17TH FLOOR	
NO. OF FLATS PER FLOOR	= 04 NOS.
NO. OF PERSONS PER TENEMENTS	= 5 NOS.
TOTAL NO. OF PERSONS 04 X 5	= 20 PERSONS
PER PERSON AREA REQUIRED	= 0.3 SQ.M.
REFUGE AREA REQUIRED 0.3 X 20 X 3 FLOOR = 18.00+2.00 = 20.00 SQ.M REQ. In addition 1 nisi for each 200 persons 80 x.5 = 400 Persons	= 2.00 SQ.M.
REFUGE AREA PROPOSED	= 24.24 SQ.M.

REFUGE AREA STATEMENT B WING 7TH , 12TH& 17TH FLOOR	
NO. OF FLATS PER FLOOR	= 04 NOS.
NO. OF PERSONS PER TENEMENTS	= 5 NOS.
TOTAL NO. OF PERSONS 04 X 5	= 20 PERSONS
PER PERSON AREA REQUIRED	= 0.3 SQ.M.
REFUGE AREA REQUIRED 0.3 X 20 X 3 FLOOR = 18.00+2.00 = 20.00 SQ.M REQ. In addition 1 nisi for each 200 persons 80 x.5 = 400 Persons	= 2.00 SQ.M.
REFUGE AREA PROPOSED	= 24.24 SQ.M.

REFUGE AREA STATEMENT C WING 7TH , 12TH& 17TH FLOOR	
NO. OF FLATS PER FLOOR	= 08 NOS.
NO. OF PERSONS PER TENEMENTS	= 5 NOS.
TOTAL NO. OF PERSONS 08 X 5	= 40 PERSONS
PER PERSON AREA REQUIRED	= 0.3 SQ.M.
REFUGE AREA REQUIRED 0.3 X 40 X 3 FLOOR = 36.00+3.60= 39.60 SQ.M REQ. In addition 1 nisi for each 200 persons 195 x.5 = 780 Persons	= 3.90 SQ.M.
REFUGE AREA PROPOSED	= 48.26 SQ.M.

REFUGE AREA STATEMENT D WING 7TH , 12TH& 17TH FLOOR	
NO. OF FLATS PER FLOOR	= 08 NOS.
NO. OF PERSONS PER TENEMENTS	= 5 NOS.
TOTAL NO. OF PERSONS 08 X 5	= 40 PERSONS
PER PERSON AREA REQUIRED	= 0.3 SQ.M.
REFUGE AREA REQUIRED 0.3 X 40 X 3 FLOOR = 36.00+3.60= 39.60 SQ.M REQ. In addition 1 nisi for each 200 persons 195 x.5 = 780 Persons	= 3.90 SQ.M.
REFUGE AREA PROPOSED	= 48.26 SQ.M.

REFUGE AREA STATEMENT E WING 7TH , 12TH& 17TH FLOOR	
NO. OF FLATS PER FLOOR	= 06 NOS.
NO. OF PERSONS PER TENEMENTS	= 5 NOS.
TOTAL NO. OF PERSONS 06 X 5	= 30 PERSONS
PER PERSON AREA REQUIRED	= 0.3 SQ.M.
REFUGE AREA REQUIRED 0.3 X 30 X 3 FLOOR = 27.00+3.00= 30.00 SQ.M REQ. In addition 1 nisi for each 200 persons 120 x .5 = 600 Persons	= 3.00 SQ.M.
REFUGE AREA PROPOSED	= 30.42 SQ.M.

REFUGE AREA STATEMENT F WING 7TH FLOOR	
NO. OF FLATS PER FLOOR	= 06 NOS.
NO. OF PERSONS PER TENEMENTS	= 5 NOS.
TOTAL NO. OF PERSONS 06 X 5	= 30 PERSONS
PER PERSON AREA REQUIRED	= 0.3 SQ.M.
REFUGE AREA REQUIRED 0.3 X 30 X 3 FLOOR = 27.00+1.32= 28.32 SQ.M REQ. In addition 1 nisi for each 200 persons 53 x .5 = 265 Persons	= 1.32 SQ.M.
REFUGE AREA PROPOSED	= 30.42 SQ.M.

LOCATION MAP

TENEMENT STATEMENT							
FLOOR NO.	SHOP	WING -A	WING -B	WING -C	WING -D	WING -E	WING -F
TOTAL	1	80	64	156	156	120	29
TOTAL TENEMENTS	17	80 + 64 + 156 + 156 + 120 + 29 = 625 +16 (MHADA)= 641					

MHADA (B WING)	
1ST FLOOR	04
2ND FLOOR	04
3RD FLOOR	04
4TH FLOOR	04
TOTAL	16

MHADA CALCULATION
BASIC FSI - OLD BUILT UP AREA 2085.66 + 1801.00 = 3886.66
3886.66 X 30 % = 1165.99

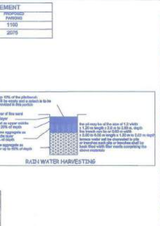
CLUB HOUSE AREA	
GROUND FLOOR	153.39 SQ.M.
FIRST FLOOR	76.21 SQ.M.
TOTAL	229.60 SQ.M.

SANITATION STATEMENT (UDCPR)					
BUILDING USE	Rule Name	By rule		Required	
		1st male, female	1st Female gr.	Male	Female	Total
COMMERCIAL	No.of persons	(1019.22 / 3) =340 male + 227 Female =113			
	Water Closet	1 PER 25	1 PER 15	9	17
	Urinal	1 PER 25 FOR FIRST 100 & 1 PER 50	—	2	—

FLOOR WISE FSI STATEMENT (COMMERCIAL & RESIDENTIAL A , B , C, D, E & F WING)																							
FLOORS	COMM. AREA	SHOPS	A WING	TENEMENTS	B WING	TENEMENTS	C WING	TENEMENTS	D WING	TENEMENTS	E WING	TENEMENTS	F WING	TENEMENTS	TOTAL AREA	MHADA AREA B WING	TENEMENTS
LOWER BASEMENT PARKING	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———
UPPER BASEMENT PARKING	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———
GROUND PARKING	1019.22 Sqm.	17	75.84 Sqm.	———	75.84 Sqm.	———	101.66 Sqm.	———	146.88 Sqm.	———	55.80 Sqm.	———	55.80 Sqm.	———	1590.88 Sqm.	———	———
FIRST FLOOR	———	———	865.83 Sqm.	04	———	———	1101.49 Sqm.	04	1101.49 Sqm.	04	892.00 Sqm.	08	894.37 Sqm.	08	3163.37 Sqm.	315.03 Sqm.	4
SECOND FLOOR	———	———	865.83 Sqm.	04	———	———	906.69 Sqm.	04	906.69 Sqm.	08	892.00 Sqm.	08	894.37 Sqm.	08	4043.55 Sqm.	315.03 Sqm.	4
THIRD FLOOR	———	———	865.83 Sqm.	04	———	———	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	894.37 Sqm.	08	4043.55 Sqm.	315.03 Sqm.	4
FOURTH FLOOR	———	———	865.83 Sqm.	04	———	———	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	894.37 Sqm.	08	4043.55 Sqm.	315.03 Sqm.	4
FIFTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	894.37 Sqm.	08	4497.89 Sqm.	———	———
SIXTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	894.37 Sqm.	08	4497.89 Sqm.	———	———
SEVENTH FLOOR	———	———	846.41Sqm.	04	412.87 Sqm.	04	867.12 Sqm.	08	867.12 Sqm.	08	845.46 Sqm.	08	797.66 Sqm.	08	4566.95 Sqm.	———	———
EIGHT FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	894.37 Sqm.	08	4497.89 Sqm.	———	———
NINTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	832.15 Sqm.	09	4166.54 Sqm.	———	———
TENTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	———	———	3803.31 Sqm.	———	———
ELEVENTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	———	———	3803.31 Sqm.	———	———
TWELFTH FLOOR	———	———	846.41Sqm.	04	412.87 Sqm.	04	867.12 Sqm.	08	867.12 Sqm.	08	845.46 Sqm.	08	———	———	3579.10 Sqm.	———	———
THIRTEENTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	———	———	3803.31 Sqm.	———	———
FOURTEENTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	———	———	3803.31 Sqm.	———	———
FIFTEENTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	———	———	3803.31 Sqm.	———	———
SIXTEENTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	———	———	3803.31 Sqm.	———	———
SEVENTEENTH FLOOR	———	———	846.41Sqm.	04	412.87 Sqm.	04	867.12 Sqm.	08	867.12 Sqm.	08	845.46 Sqm.	08	———	———	3579.10 Sqm.	———	———
EIGHTEENTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	———	———	3803.31 Sqm.	———	———
NINETEENTH FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	———	———	3803.31 Sqm.	———	———
TWENTY FLOOR	———	———	865.83 Sqm.	04	434.39 Sqm.	04	906.69 Sqm.	08	906.69 Sqm.	08	892.00 Sqm.	08	———	———	3803.31 Sqm.	———	———
TERRACE FLOOR	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———
TOTAL	1019.22 Sqm.	17	11297.66 Sqm.	80	6931.04 Sqm.	64	17701.06 Sqm.	156	17799.03 Sqm.	156	17246.37 Sqm.	120	7005.00 Sqm.	29	78950.09 Sqm.	1260.12 Sqm.	16

Triangle	Area
A-01	3621.73
A-02	962.51
A-03	37.56
A-04	3422.64
A-05	5526.88
A-06	191.57
A-07	8271.19
A-08	5443.88
A-09	347.30
A-10	347.30
Total (PLOT -B)	28112.86

Triangulation (Scale - 1:1000)



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STAMP OF APPROVAL

Sanctioned No. B.P/Panvale/03/2023
Subject to conditions mentioned in the Letter Order No.
vide dated 13/02/2023
Pimpri
Date : 13/02/2023

O. C. Signed by
City Engineer

Executive Engineer
Development Plan Section
Pimpri-Chinchwad

PROFORMA - I AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX ON E.NO. 151/1, 151/2, 152 (PLOT B) OF VILLAGE-PUNAWALE, TALUKA - HAVELI.	
STAMPS OF APPROVAL OF PLANS	
AREA STATEMENT	
1 AREA OF PLOT (MINIMUM AREA OF a, b, c TO BE CONSIDERED)	34159.91 SQM.
a) AS PER OWNERSHIP DOCUMENT	87200.00 SQM.
b) AS PER MEASUREMENT SHEET	70638.32 SQM.
c) AS PER SITE	34159.91 SQM.
2 DEDUCTIONS FOR	
a) PROPOSED D.P. /D.P. ROAD WIDENING AREA SERVICEROAD / HIGHWAY WIDENING	3173.10 SQM.
b) ANY D.P. RESERVATION AREA (TOTAL a +b)	0.00 SQM.
	0.00 SQM.
3 BALANCE AREA OF PLOT (1-2)	30986.81 SQM.
4 AMENITY SPACE (IF APPLICABLE)	0.00 SQM.
a) REQUIRED -	0.00 SQM.
b) ADJUSTMENT OF 2(b), IF ANY -	——— SQM.
c) BALANCE PROPOSED -	——— SQM.
5 NET PLOT AREA (3 - 4 c)	30986.81 SQM.
6 RECREATIONAL OPEN SPACE(IF APPLICABLE)	——— SQM.
a) REQUIRED -	2066.58 SQM.
b) PROPOSED -	2066.58 SQM.
7 INTERNAL ROAD AREA	——— SQM.
8 PLOTABLE AREA (IF APPLICABLE)	N.A. SQM.
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 8X BASIC FSI) (1.10)	23052.49 SQM.
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PAYMENT FSI - BASED ON ROAD WIDTH / TOZ 2C/8E	10478.40 SQM.
b) PROPOSED FSI ON PAYMENT OF PREMIUM	9377.12 SQM.
11. IN SITU FSI / TDR LOADING a)-IN SITU AREA AGAINST EXP. ROAD (2.5 X BR. NO. 3x) IF ANY	——— SQM.
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	——— SQM.
c) TDR AREA	1886.12 SQM.
d) TOTAL IN SITU / TDR LOADING PROPOSED ((1b + b + c))	16879.50 SQM.
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	——— SQM.
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSED (9+10+11) (WHICHEVER IS APPLICABLE)	49309.11 SQM.
a1) DEDUCTION :- BUILT UP AREA (FSI / UTILIZED AREA / FSI TO BE RETAINED AS PER OLD DC RULE	——— SQM.
a2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-a1)	——— SQM.
b) COMMERCIAL ANCILLARY AREA FSI 50%	452.98 SQM.
c) RESIDENTIAL ANCILLARY AREA FSI 50%	——— SQM.
b1) ANCILLARY AREA FSI REQUIRED	29207.81 SQM.
d) TOTAL ENTITLEMENT (a+b)	29207.81 SQM.
14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 8.1 OR 8.2 OR 8.4 AS APPLICABLE) X 1.6 OR 1.8)	——— SQM.
15.Total Built-up Area In proposal (excluding area at Sr.No.17b)	79007.81 SQM.
BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH	
a) Existing Built-up Area (As per old note	———
i) Completed	———
ii) Residential	———
iii) Commercial	———
b) Proposed Built-up Area (as per (9+10+11)	———
i) Residential	77931.88 Sqm.
ii) Commercial	1019.22 Sqm.
c) Total (a+b)	78950.90 Sqm.
	———
16 FSI DONSUMED (15/ 13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	———
17 AREA FOR INCLUSIVE HOUSING , IF ANY	
a) REQUIRED (20% OF SR.NO. 5)	1260.00 sqm.
b) PROPOSED	1260.12 sqm.

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 and Records Department /City Survey records.

KIMAYA ASSOCIATES
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Signature
Ar. Manik Buchade
Lic.No.CA/03/32518

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority /Collector. I/We would execute the structure as per approved plans.Also I/We executive the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

P.A. Vishal and UNIQUE SPACES LLP
Signature

Architect / Licensed Engineer / Supervisor name and signature

Date	Drawing No.	Scale	Drawn by	Checked by	Registration No.of Architect/Licensed no.of Licensed Engineer / Supervisor
28.12.2022		1:100	Mrs.Pathak		Lic.No.CA/03/32518