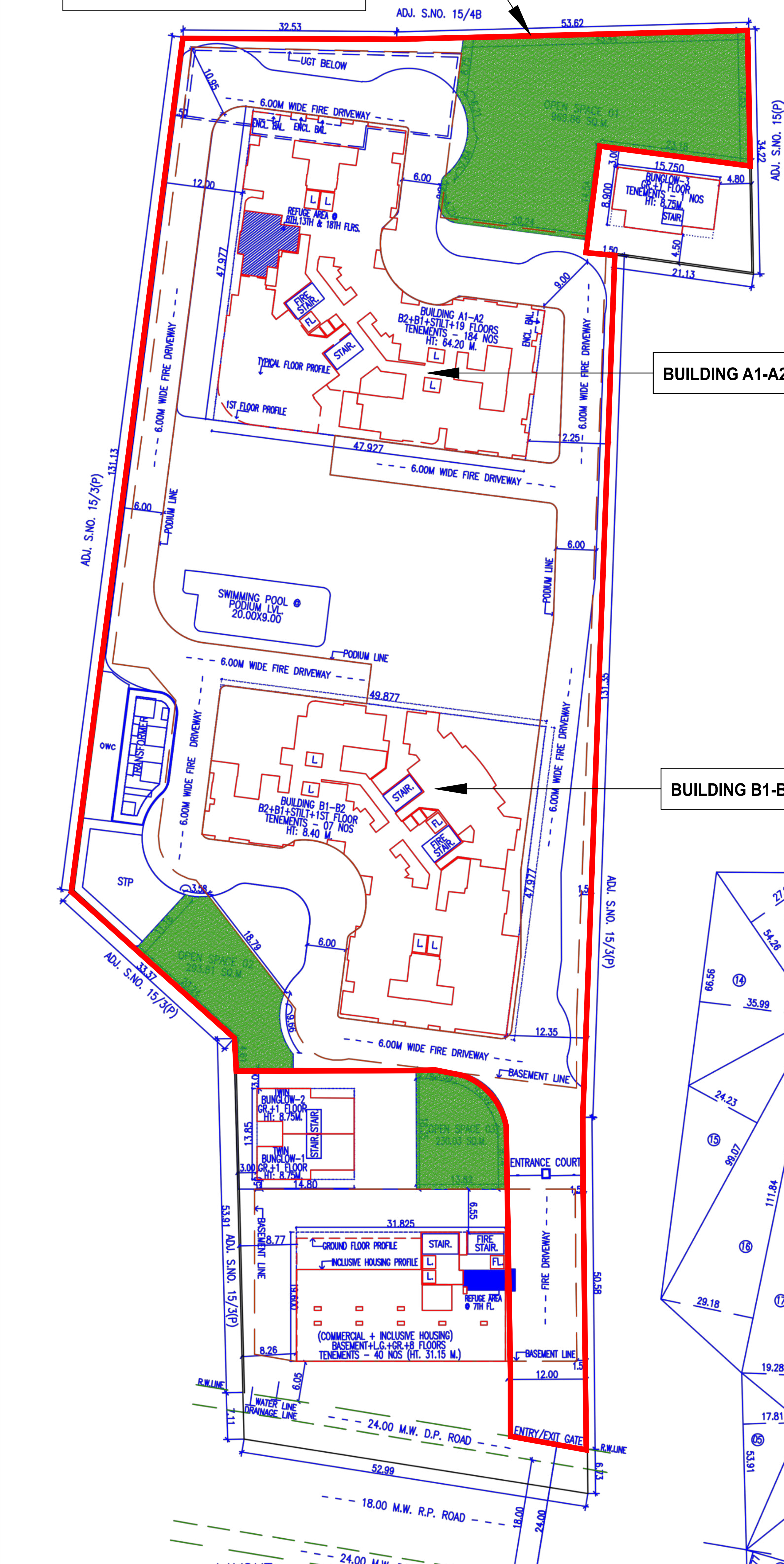
PROJECT : Palladio LaViento
(BOUNDARY HIGHLIGHTED IN RED)
PROJECT LAND AREA -12,150 sq.mt.
OPEN SPACE : 1263.67 sq.mt.



ADJ. S.NO. 15/4B
32.53
53.62
UGT BELOW
6.00M WIDE FIRE DRIVEWAY
OPEN SPACE 01 969.86 SQ.M.
BUNGLOW-3 GR.+1 TENEMENTS - 1 NOS HT. 8.75M
STAIR
ADJ. S.NO. 15(P)
34.22
4.80
21.13
REFUGE AREA @ 8TH,13TH & 18TH FLRS.
BUILDING A1-A2 B2+B1+STILT+19 FLOORS TENEMENTS - 184 NOS HT. 64.20 M
FIRE STAIR
TYPICAL FLOOR PROFILE
1ST FLOOR PROFILE
47.927
6.00M WIDE FIRE DRIVEWAY
6.00M WIDE FIRE DRIVEWAY
PODIUM LINE
SWIMMING POOL PODIUM LVL 20.00X9.00
ADJ. S.NO. 15/3(P)
131.13
49.877
OWC
TRANSFORMER
BUILDING B1-B2 B2+B1+STILT+1ST FLOOR TENEMENTS - 07 NOS HT. 8.40 M
STP
OPEN SPACE 02 293.81 SQ.M
47.977
ADJ. S.NO. 15/3(P)
12.35
BASEMENT LINE
BUNGLOW-2 GR.+1 FLOOR HT. 8.75M
BUNGLOW-1 GR.+1 FLOOR HT. 8.75M
OPEN SPACE 03 230.03 SQ.M
ENTRANCE COURT
31.825
GROUND FLOOR PROFILE
INCLUSIVE HOUSING PROFILE
REFUGE AREA @ 7TH FL.
(COMMERCIAL + INCLUSIVE HOUSING) BASEMENT+L.G.+GR.+8 FLOORS TENEMENTS - 40 NOS (HT. 31.15 M)
FIRE DRIVEWAY
ADJ. S.NO. 15/3(P)
R.W.LINE
DRAINAGE LINE
ENTRY/EXIT GATE
24.00 M.W. D.P. ROAD
52.99
18.00 M.W. R.P. ROAD
24.00 M.W. D.P. ROAD

LAYOUT
SCALE 1:300

BUILDING A1-A2

BUILDING B1-B2

TOTAL F.S.I. STATEMENT (BUILDING A1-A2, BUILDING B1-B2, COMMERCIAL+INCLUSIVE HOUSING & BUNGLOWS)												
	FLOOR	HEIGHT	INCLUSIVE HOUSING (SQ.M.)	COMMERCIAL FSI AREA (SQ.M.)	RESIDENTIAL FSI AREA (SQ.M.)	TOTAL FSI AREA (COMM.+RESI.) (SQ.M.)	LIFT (SQ.M.)	FIRE LIFT (SQ.M.)	PROPOSED REFUGE (SQM)	TENEMENT	SHOP/COMM. UNITS	INCL.HSG. TENEMENT
BUILDING A1-A2	B2+B1+STILT+19 FLOORS	64.20 M	–	306.09	22904.37	23210.46	21.53	5.29	194.40	184	–	–
BUILDING B1-B2	B2+B1+STILT+1ST FLOOR	8.40 M	–	218.91	976.06	1194.97	21.53	5.29	–	07	–	–
TWIN BUNGLOW-1&2	GR.+1 FLOOR	8.75 M	–	–	319.75	319.75	–	–	–	2	–	–
BUNGLOW-3	GR.+1 FLOOR	8.75 M	–	–	252.83	252.83	–	–	–	1	–	–
COMMERCIAL + INCLUSIVE HOUSING	BASEMENT+L.G.+GR.+8 FLOORS	31.15 M	3289.34	1064.20	–	1064.20	8.00	4.00	23.81	–	5 SHOP	40
TOTAL			3289.34	1589.20	24453.01	26042.21	51.06	14.58	218.21	194		40

TOTAL SANCTIONED FSI FOR THE PROJECT :
= 24,405.43 SQ.M.

WATER CALCULATION (BUILDING A1-A2,BUILDING B1-B2, COMMERCIAL + INCLUSIVE HOUSING, BUNGALOWS)																				
	TENEMENT	NO.OF PERSONS/ TENEMENT	WATER REQUIRED PER PERSON	O.H.W.T. CAPACITY REQUIRED (LTRS.)	O.H.W.T. CAPACITY REQUIRED (LTRS.) FIRE FIGHTING				O.H.T CAPACITY PROVIDED (LTRS.)	U.G.T. CAPACITY REQUIRED(LTRS.)				U.G.T CAPACITY REQUIRED (LTRS.)	U.G.T CAPACITY REQUIRED (LTRS.) FIRE FIGHTING				U.G.T CAPACITY PROVIDED (LTRS.)
BUILDING A1-A2 (COMM.+RESI)	184	05	135	124200.00	126495.00	+	100000.00	226495.00	226495.00	126495.00	X	1.5	189742.50	189742.50	189742.50	+	150000.00	339742.50	339742.50
	–	51	45	2295.00															
BUILDING B1-B2 (COMM.+RESI)	7	05	135	4725.00	6345.00	+	5000.00	11345.00	11345.00	6345.00	X	1.5	9517.50	9517.50	9517.50	+	0.00	9517.50	9517.50
	–	36	45	1620.00															
COMMERCIAL BUILDING+ INCLUSIVE HOUSING	40	05	135	27000.00	39150.00	+	25000.00	64150.00	64150.00	39150.00	X	1.5	58725.00	58725.00	58725.00	+	0.00	58725.00	58725.00
	–	270	45	12150.00															
BUNGALOW (1 TO 3)	3	05	135	2025.00	2025.00	+	0.00	2025.00	2025.00	2025.00	X	1.5	3037.50	3037.50	3037.50	+	0.00	3037.50	3037.50
TOTAL (RESI.+COMM.)				174015.00	174015.00	+	130000.00	304015.00	304015.00	174015.00	X	1.5	261022.50	261022.50	261022.50	+	150000.00	411022.50	411022.50

F.S.I. STATEMENT (BUILDING A1-A2)						
FLOOR	F.S.I. PROPOSED AREA (SQ.M.) (COMMERCIAL)	F.S.I. PROPOSED AREA (SQ.M.) (RESIDENTIAL)	LIFT AREA AREA (SQ.M.)	FIRE LIFT AREA (SQ.M.)	REFUGE AREA (SQ.M.)	TENEMENT
BASEMENT 2 FLOOR		5.70				–
BASEMENT 1 FLOOR		5.70				–
STILT FLOOR		35.12	21.53	5.29		–
1ST FLOOR	306.09	1029.66				08
2ND FLOOR		1179.28				09
3RD FLOOR		1226.10				10
4TH FLOOR		1226.10				10
5TH FLOOR		1226.10				10
6TH FLOOR		1226.10				10
7TH FLOOR		1226.10				10
8TH FLOOR (R)		1161.17			64.80	09
9TH FLOOR		1226.10				10
10TH FLOOR		1226.10				10
11TH FLOOR		1226.10				10
12TH FLOOR		1226.10				10
13TH FLOOR (R)		1161.17			64.80	09
14TH FLOOR		1226.10				10
15TH FLOOR		1226.10				10
16TH FLOOR		1226.10				10
17TH FLOOR		1226.10				10
18TH FLOOR (R)		1161.17			64.80	09
19TH FLOOR		1226.10				10
TOTAL	306.09	22904.37	21.53	5.29	194.40	184
TOTAL (RESI+COMM.)	23210.46					

F.S.I. STATEMENT (BUILDING B1-B2)					
FLOOR	F.S.I. PROPOSED AREA (SQ.M.) (COMMERCIAL)	F.S.I. PROPOSED AREA (SQ.M.) (RESIDENTIAL)	LIFT AREA AREA (SQ.M.)	FIRE LIFT AREA (SQ.M.)	TENEMENT
BASEMENT 2 FLOOR		5.70			–
BASEMENT 1 FLOOR		5.70			–
STILT FLOOR		35.12	21.52	5.29	–
1ST FLOOR	218.91	929.54			7
TOTAL	218.91	976.06	21.52	5.29	7
TOTAL (RESI.+COMM.)	1194.97				

F.S.I. STATEMENT (COMMERCIAL+INCLUSIVE HOUSING)						
FLOOR	F.S.I. PROPOSED AREA (SQ.M.) (COMMERCIAL)	F.S.I. PROPOSED AREA (SQ.M.) (INCLUSIVE HOUSING)	LIFT AREA AREA (SQ.M.)	FIRE LIFT AREA (SQ.M.)	REFUGE AREA (SQ.M.)	TENEMENT
BASEMENT FLOOR						
LOWER GROUND FLOOR						–
GROUND FLOOR	550.88	38.68	8.00	4.00		–
1ST FLOOR	513.32	38.68				–
2ND FLOOR		478.21				06
3RD FLOOR		478.21				06
4TH FLOOR		478.21				06
5TH FLOOR		478.21				06
6TH FLOOR		478.21				06
7TH FLOOR (R)		410.42			23.81	05
8TH FLOOR		410.51				05
TOTAL	1064.20	3289.34	8.00	4.00	23.81	40

F.S.I. STATEMENT (TWIN BUNGLOW 1 & 2)		
FLOOR	F.S.I. PROPOSED AREA (SQ.M.)	TENEMENT
GROUND FLOOR	170.55	02
1ST FLOOR	149.20	
TOTAL	319.75	2

F.S.I. STATEMENT (BUNGLOW 3)		
FLOOR	F.S.I. PROPOSED AREA (SQ.M.)	TENEMENT
GROUND FLOOR	128.69	01
1ST FLOOR	124.14	
TOTAL	252.83	1

OCCUPANT LOAD CALCULATIONS (COMMERCIAL+INCLUSIVE HOUSING BUILDING) (SHOPS)					
FLOOR	B/UP AREA SQ.M.	OCCUPANCY LOAD PER	NO. OF PERSONS	M	F
GROUND FLOOR	550.88	3	184	92	92
1ST FLOOR	513.32	6	86	43	43
TOTAL	1064.20		270	135	135

SANITATION REQUIREMENT-(COMMERCIAL) (SHOPS)
TOTAL NO OF PERSONS = 270 PERSONS
GENTS = 135 NOS. LADIES = 135 NOS.
SANITATION REQUIREMENTS- MERCANTILE WINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS

FIXTURES			REQUIRED		PROPOSED	
	MALE	FEMALE	M	F	M	F
W.C.	1 PER 50 (MINIMUM 2)	1 PER 50 (MINIMUM-2)	5	8	5	8
URINALS	1 PER 50	–	5	–	5	–

OCCUPANT LOAD CALCULATIONS (BUILDING A1-A2) (AMENITIES)					
FLOOR	B/UP AREA SQ.M.	OCCUPANCY LOAD PER	NO. OF PERSONS	M	F
1ST FLOOR	306.09	6	51	26	25
TOTAL	306.09		51	26	25

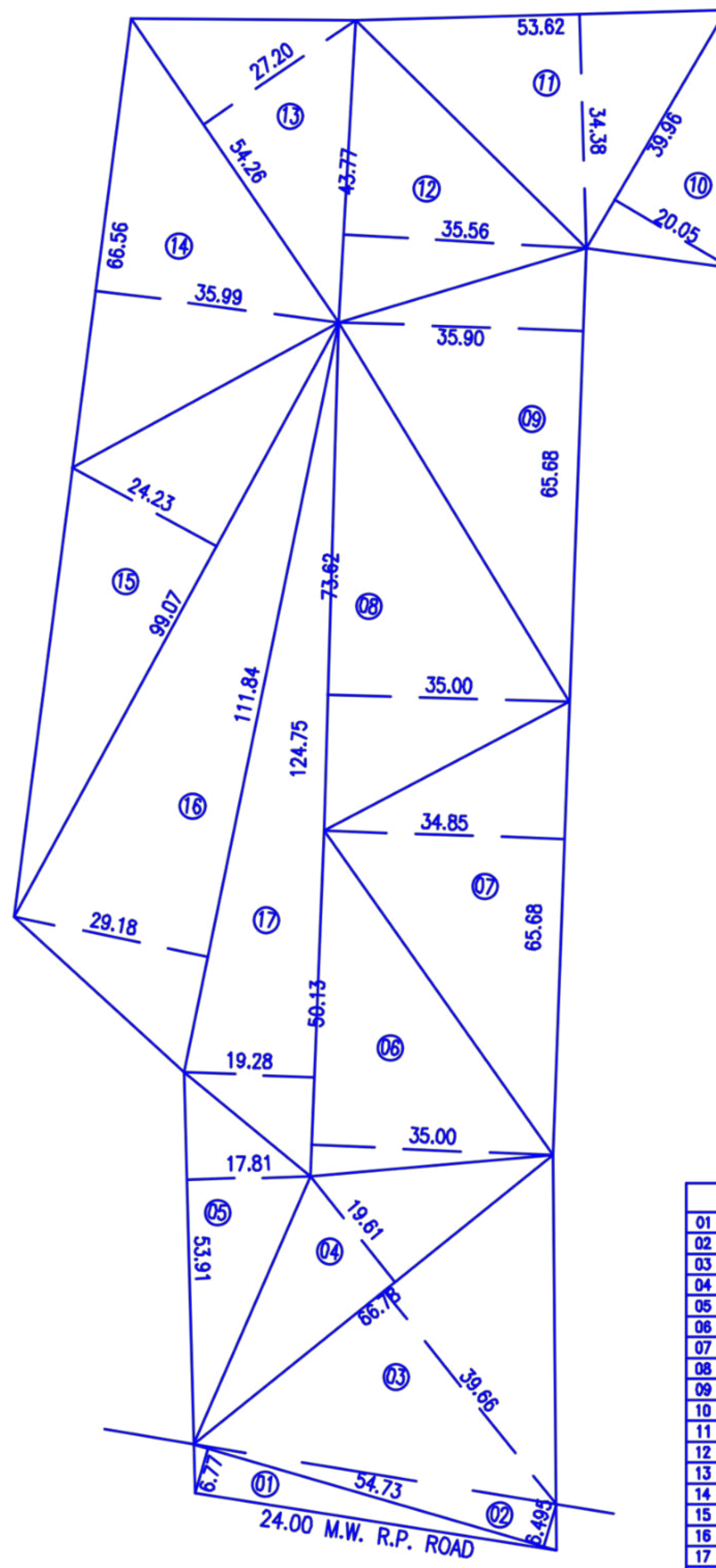
SANITATION REQUIREMENTS (AMENITIES) (BUILDING A1-A2)
TOTAL NO OF PERSONS = 51 PERSONS
MALE-26 NOS. FEMALE-25 NOS.

FIXTURES			REQUIRED		PROPOSED	
	MALE	FEMALE	M	F	M	F
W.C.	1 PER 50 (MINIMUM 2)	1 PER 50 (MINIMUM-2)	1	1	1	1
URINALS	1 PER 50	–	1	–	1	–

OCCUPANT LOAD CALCULATIONS (BUILDING B1-B2) (AMENITIES)					
FLOOR	B/UP AREA SQ.M.	OCCUPANCY LOAD PER	NO. OF PERSONS	M	F
1ST FLOOR	218.91	6	36	18	18
TOTAL	218.91		36	18	18

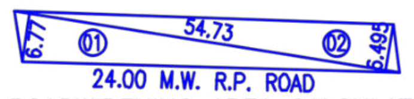
SANITATION REQUIREMENTS (AMENITIES) (BUILDING B1-B2)
TOTAL NO OF PERSONS = 36 PERSONS
MALE-18 NOS. FEMALE-18 NOS.

FIXTURES			REQUIRED		PROPOSED	
	MALE	FEMALE	M	F	M	F
W.C.	1 PER 50 (MINIMUM 2)	1 PER 50 (MINIMUM-2)	1	1	1	1
URINALS	1 PER 50	–	1	–	1	–



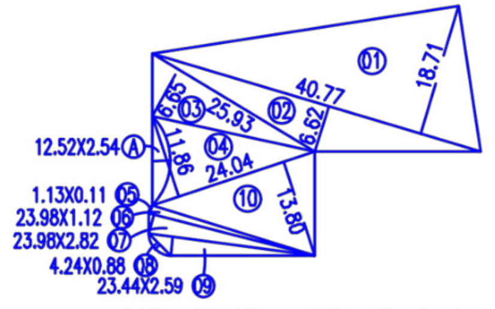
PLOT AREA CALCULATION
SCALE-1:600

PLOT AREA CALCULATION										
01	0.50	X	54.73	X	6.77	X	1	=	185.26	SQ.M
02	0.50	X	54.73	X	6.495	X	1	=	177.74	SQ.M
03	0.50	X	66.78	X	39.66	X	1	=	1324.25	SQ.M
04	0.50	X	66.78	X	19.91	X	1	=	664.79	SQ.M
05	0.50	X	53.91	X	18.01	X	1	=	485.46	SQ.M
06	0.50	X	50.13	X	35.00	X	1	=	877.28	SQ.M
07	0.50	X	65.68	X	34.85	X	1	=	1144.47	SQ.M
08	0.50	X	73.62	X	35.00	X	1	=	1288.35	SQ.M
09	0.50	X	65.68	X	35.90	X	1	=	1178.96	SQ.M
10	0.50	X	39.96	X	20.05	X	1	=	400.60	SQ.M
11	0.50	X	53.62	X	34.38	X	1	=	921.73	SQ.M
12	0.50	X	43.77	X	35.56	X	1	=	778.23	SQ.M
13	0.50	X	54.26	X	27.20	X	1	=	737.94	SQ.M
14	0.50	X	66.56	X	35.99	X	1	=	1197.75	SQ.M
15	0.50	X	99.07	X	24.23	X	1	=	1200.23	SQ.M
16	0.50	X	111.84	X	29.18	X	1	=	1631.75	SQ.M
17	0.50	X	124.75	X	19.28	X	1	=	1202.59	SQ.M
TOTAL								=	15397.44	SQ.M



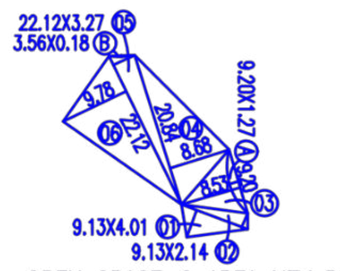
24.00 M.W. R.P. ROAD
ROADWIDENING AREA CALCULATION
SCALE-1:600

24.0 M.W. R.P. ROAD AREA CALCULATION										
01	0.50	X	54.73	X	6.77	X	1	=	185.26	SQ.M
02	0.50	X	54.73	X	6.495	X	1	=	177.74	SQ.M
TOTAL								=	363.00	SQ.M



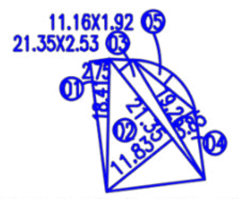
OPEN SPACE-1 AREA KEY PLAN
SCALE-1:600

OPEN SPACE-1 AREA CALCULATION										
01	0.50	X	40.77	X	18.71	X	1	=	381.40	SQ.M
02	0.50	X	40.77	X	6.62	X	1	=	134.94	SQ.M
03	0.50	X	25.93	X	6.65	X	1	=	86.21	SQ.M
04	0.50	X	24.04	X	11.86	X	1	=	142.56	SQ.M
05	0.67	X	1.13	X	0.11	X	1	=	0.08	SQ.M
06	0.50	X	23.98	X	1.12	X	1	=	13.43	SQ.M
07	0.50	X	23.98	X	2.82	X	1	=	33.81	SQ.M
08	0.67	X	4.24	X	0.88	X	1	=	2.50	SQ.M
09	0.50	X	23.44	X	2.59	X	1	=	30.35	SQ.M
10	0.50	X	24.04	X	13.80	X	1	=	165.88	SQ.M
TOTAL								=	991.17	SQ.M
DEDUCTION										
A	0.67	X	12.52	X	2.54	X	1	=	21.31	SQ.M
TOTAL								=	21.31	SQ.M
NET AREA									969.86	



OPEN SPACE-2 AREA KEY PLAN
SCALE-1:600

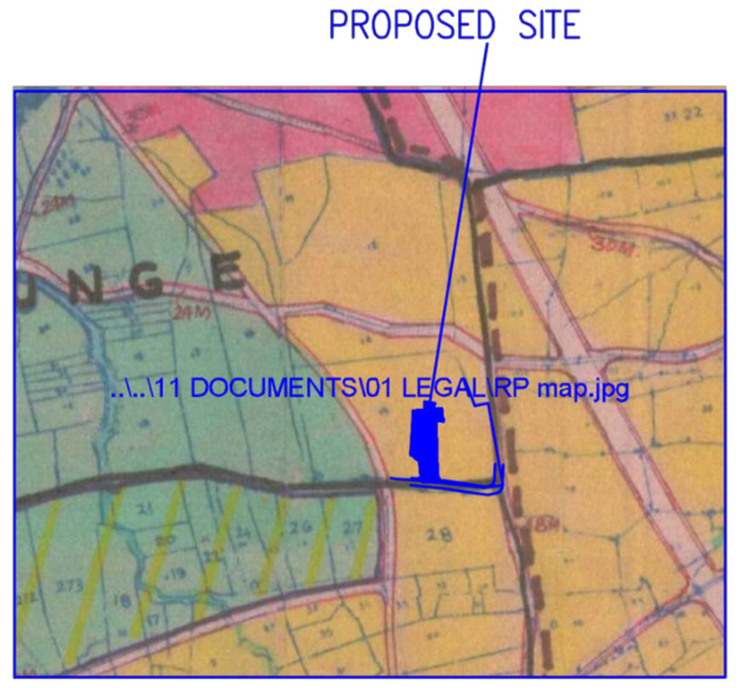
OPEN SPACE-2 AREA CALCULATION										
01	0.50	X	9.13	X	4.01	X	1	=	18.31	SQ.M
02	0.50	X	9.13	X	2.14	X	1	=	9.76	SQ.M
03	0.50	X	9.20	X	8.53	X	1	=	39.23	SQ.M
04	0.50	X	20.84	X	8.68	X	1	=	90.45	SQ.M
05	0.50	X	22.12	X	3.27	X	1	=	36.17	SQ.M
06	0.50	X	22.12	X	9.78	X	1	=	108.17	SQ.M
TOTAL								=	302.07	SQ.M
DEDUCTION										
A	0.67	X	9.20	X	1.27	X	1	=	7.83	SQ.M
B	0.67	X	3.56	X	0.18	X	1	=	0.43	SQ.M
TOTAL								=	8.26	SQ.M
NET AREA									293.81	



OPEN SPACE-3 AREA KEY PLAN
SCALE-1:600

OPEN SPACE-3 AREA CALCULATION										
01	0.50	X	18.41	X	2.75	X	1	=	25.31	SQ.M
02	0.50	X	21.35	X	11.83	X	1	=	126.28	SQ.M
03	0.50	X	21.35	X	2.53	X	1	=	27.00	SQ.M
04	0.50	X	19.26	X	3.85	X	1	=	37.08	SQ.M
05	0.67	X	11.16	X	1.92	X	1	=	14.36	SQ.M
TOTAL AREA								=	230.03	SQ.M

TOTAL OPEN SPACE AREA	
OPEN SPACE 1	969.86
OPEN SPACE 2	293.81
OPEN SPACE 3	230.03
TOTAL	1493.70



LOCATION PLAN
(SCALE N.T.S)

REFUGE AREA CALCULATION (BUILDING A1-A2) (8TH,13TH,18TH FLOOR)						
AREA OF TWO CONSECUTIVE FLOORS (1226.10+1161.17=2387.27)					2387.27	AREA
(2 NO. OF FLOORS BUILT UP AREA/PERSONS)	2387.27	/	12.50 PERSONS	=	190.98	PERSONS
MINIMUM REFUGE AREA REQUIRED 0.30 SQ.M. PER PERSON						
	190.98	X	0.30	=	57.29	SQM
ADDITIONAL AREA TO ACCOMODATE WHEELCHAIR SPACE	57.29	+	0.90	=	58.19	SQM
TOTAL REQUIRED REFUGE AREA				=	58.19	SQM
PROPOSED REFUGE AREA				=	64.80	SQM

REFUGE AREA CALCULATION (COMM. + INCL. HSG.) (7TH FLOOR)						
BUILT UP AREA OF TWO CONSECUTIVE FLOORS (478.21+410.42=888.63)					888.63	AREA
(2 NO. OF FLOORS BUILT UP AREA/PERSONS)	888.63	/	12.50 PERSONS	=	71.09	PERSONS
MINIMUM REFUGE AREA REQUIRED 0.30 SQ.M. PER PERSON						
	71.09	X	0.30	=	21.33	SQM
ADDITIONAL AREA TO ACCOMODATE WHEELCHAIR SPACE	21.33	+	0.90	=	22.23	SQM
TOTAL REQUIRED REFUGE AREA				=	22.23	SQM
PROPOSED REFUGE AREA				=	23.81	SQM

TOTAL PARKING CALCULATION (BUILDING A1-A2, BUILDING B1-B2, COMMERCIAL + INCLUSIVE HOUSING, BUNGALOWS)						
WING	PARKING REQUIRED	NO. OF TENEMENT	PARKING REQUIRED		PARKING PROVIDED	
			CARS	SCOOTERS	CARS	SCOOTERS
BUILDING A1-A2	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. & ABOVE (2-1)	1	2	1	1075	478
	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1-1)	147	147	147		
	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)	36	18	36		
BUILDING B1-B2	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. & ABOVE (2-1)	1	2	1		
	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1-1)	3	3	3		
	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)	3	2	3		
BUNGALOW (1 TO 3)	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE (2-1)	3	6	3		
	TOTAL	194	180	194		
	5% VISITOR PARKING		9	10		
	TOTAL (RESI.)		189	204	1112	478
INCLUSIVE HOUSING	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)	40	20	40	22	43
	TOTAL	40	20	40		
	5% VISITOR PARKING		1	3		
	TOTAL (INCLUSIVE)		21	43	22	43
COMMERCIAL BUILDING	MERCANTILE (MARKETS, DEPARTMENTAL STORES,SHOPS AND OTHER COMMERCIALS USERS) FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (2-6)	929.14	19	56	38	131
	TOTAL (COMM.)	929	19	56	38	131
	TOTAL (RESI. & COMM.)		228	303	1172	652
	AREA REQUIRED PER NOS.		12.50	2.00	12.50	2.00
	TOTAL AREA		2851.04	605.50	14650.00	1304.00
			3456.53		15954.00	

TOTAL PARKING FOR
BUIDLING A1-A2 & B1-B2 :
CARS = 556 NOS. &
SCOOTERS = 348 NOS.

SR. NO.	AREA STATEMENT (BASIC + ANCILLARY)	SQM
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	15300.00
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	15300.00
	(b) AS PER MEASUREMENT SHEET	15397.44
	(c) AS PER SITE	–
	(d) MINIMUM AREA TO BE CONSIDERED	15300.00
2	DEDUCTIONS FOR	
	(a) AREA UNDER D.P. ROAD 24.00 M.W. (PROPOSED)	363.00
	(b) AREA UNDER R.P. ROAD	0
	(c) AREA UNDER RESERVATION	0
	TOTAL ((a+b+c)	363.00
3	BALANCE AREA OF PLOT (1-2)	14937.00
4	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -(UPTO 20000-NIL, above 20000 5%)	0
	(b) ADJUSTMENT OF 2(b), IF ANY -	0
	(c) PROPOSED AMENITY SPACE	0.00
5	NET PLOT AREA (3-4 (c))	14937.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED (SR.NO. 3 X 10%)	1493.70
	(b) PROPOSED -	1493.70
7	INTERNAL ROAD AREA	0.00
8	PLOTABLE AREA (IF APPLICABLE)	–
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5X1.10)(14937.00x1.10)	16430.70
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	–
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE.(SR.NO.1*0.50)	0.00
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11	IN-SITU FSI / TDR LOADING SR.NO.1X1.15	0.00
	(a) AREA AGAINST D.P.ROAD [SR.NO.2(a)X2], IF ANY (363.00)X2) = 726.00	0.00
	(b) AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 SR. NO. 4 (b)].	0.00
	(c)D.P RESERVATION AREA	0.00
	(e)TDR AREA TO BE PURCHASED FROM OUTSIDE 17595.00-726.00=16869.00	0.00
	TDR AREA TO BE PURCHASED FROM OUTSIDE SLUM(30%) 16869.00 X 30%	0.00
	TDR AREA TO BE PURCHASED FROM OUTSIDE REGULAR (70%) 16869.00 X 70% =	0.00
	(f) TOTAL TDR AREA (11a+b+c+d+e)	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0
	(a) GREEN BUILDING AS PER STAR RATING (IF ANY) (9X7%)	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	16430.70
	(a) [9 + 10(c)+11(g)+12a] OR 12 WHICHEVER IS APPLICABLE.	
	(b) ANCILLARY AREA FSI UP TO 80% WITH PAYMENT OF CHARGES FOR COMM. (1589.20X100/180=882.89X 80%)	706.31
	(c) ANCILLARY AREA FSI UP TO & 60% WITH PAYMENT OF CHARGES FOR RESI. (16430.70-882.89=15547.81X 0.60 = 9328.69)	9328.69
	(d) TOTAL ENTITLEMENT (13+13b+13c)	26465.70
14	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	
15	TOTAL BUILT-UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.18b)	
	(b)BUILT-UP AREA (AS PER PREVIOUS SANCTION)	–
	(b) PROPOSED RESIDENTIAL BUILT-UP AREA (ALLOWED)	24453.01
	(c) PROPOSED COMMIRCIAL BUILT-UP AREA	1589.20
	(d) TOTAL (A+B)	26042.21
16	BALANCE PERMISSIBLE FSI (13d-15d)	423.49
17	F.S.I. CONSUMED (15d/13d)	
18	AREA FOR INCLUSIVE HOUSING (IF ANY)	
	a) REQUIRED (20% OF SR. NO. 9)	3286.14
	b) PROPOSED	3289.34

STAMP OF APPROVAL 01/14
LAYOUT

Signature valid
DIGITAL SIGNATURE BY PMRDA

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	15300.000
(a) As per ownership document (7/12, CTS extract)	15300.000
(b) as per TILR or City Survey measurement sheet	15397.440
(c) as per Demarcated drawing area	15300.005
LESS	
2.Area not in possession	0.000
3. Entire area (1-2)	15300.000
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	363.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	363.000
5.Balance area of plot (3-4)	14937.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	14937.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	1493.700
Proposed___	1493.701
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.000
Proposed ______________	1493.701
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-06-18 and the dimensions of sides etc. of plot stated onplan 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
(Name of Architect/ Licensed Engineer/ Supervisor.)

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 would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner Vilas Javdekar Eco Developers Pvt. LtdPAH
Through Director Sarvesh Vilas Javdekar

Postal Address : 306, Siddharth Tower, Sangam Press Road
Kothrud, Pune - 411038

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS.NO./SURVEY NO.-15

SITE ADDRESS :
GAT NO- 15/3 (P), 15/5/1,15/5/2,15/5/3, MAHALUNGE, TAL-
MULSHI, DIST- PUNE

Name Of Architect : Sameer Valimbe
LOGO: VOUSSOIRS
ADDRESS OF OFFICE
OFFICE -ARCHITECTS AND INTERIOR DESIGNERS
PUNE
10 JANHAVI APT. BHONDE COLONY,ERANDWANE,
TEL-25456399 ,TEL. FAX-5456399

OWNERS SIGN -
TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100
Date: 30/09/25
JOB NO - PMRDA-25-96413
CHECK BY --

SUBMISSION DRAWING

Housiey.com