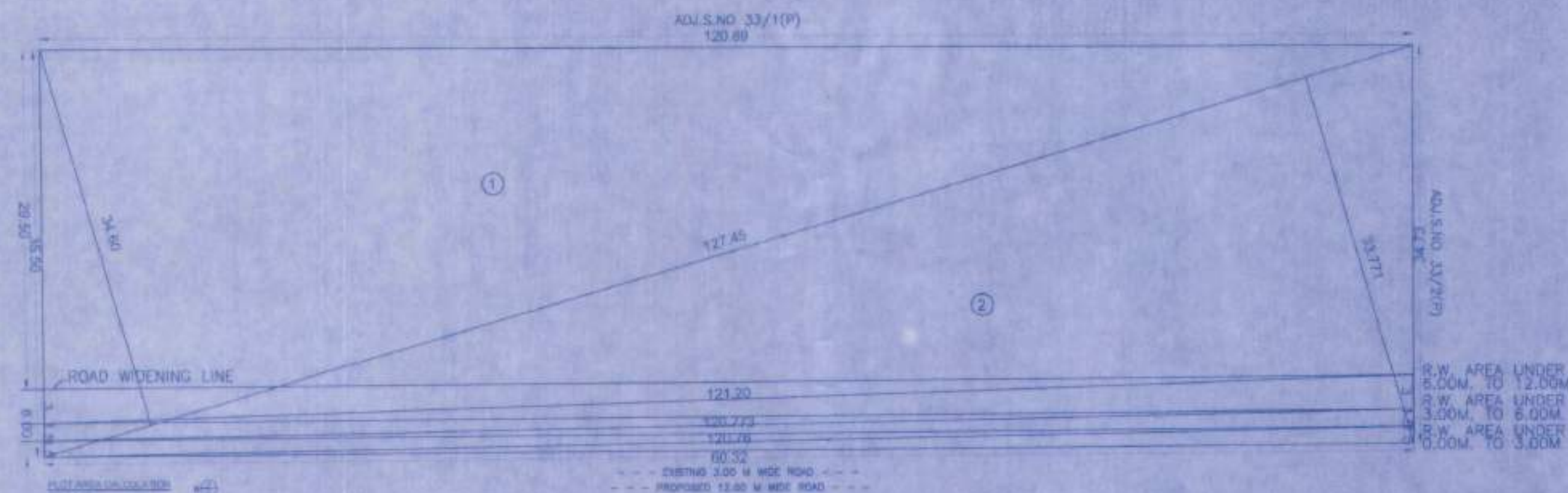




#### AREA CALCULATION OF PLOT

1)  $0.50 \times 34.60 \times 127.45 = 2204.89$   
 2)  $0.50 \times 33.77 \times 127.45 = 2152.05$   
**TOTAL = 4356.94 SQ.M**  
 AREA AS PER 7/12 = 4350.00 SQ.M

#### ROAD WIDENING AREA 0.00M TO 3.00M

G)  $(1.50+1.50) \times 120.76 \times 0.50 = 181.14$   
**TOTAL = 181.14 SQ.M**

#### ROAD WIDENING AREA 6.00M TO 12.00M

H)  $(3.00+3.00) \times 121.20 \times 0.50 = 363.60$   
**TOTAL = 363.60 SQ.M**

#### ROAD WIDENING AREA 3.00M TO 6.00M

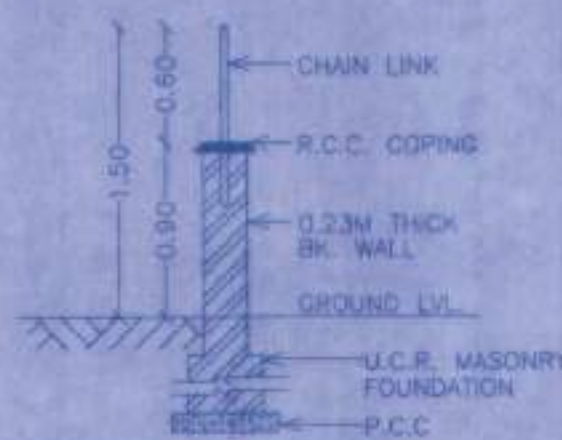
H)  $(1.50+1.50) \times 120.77 \times 0.50 = 181.16$   
**TOTAL = 181.16 SQ.M**

#### AREA CALCULATION OF OPEN SPACE

1)  $0.50 \times 14.00 \times 36.00 = 252.00$   
 2)  $0.50 \times 12.95 \times 36.00 = 233.10$   
**TOTAL = 485.10 SQ.M**  
 SAYS = 485.00 SQ.M

#### AREA CALCULATION OF AMENITY SPACE

1)  $0.50 \times 19.67 \times 37.10 = 354.88$   
 2)  $0.50 \times 19.55 \times 37.10 = 362.65$   
**TOTAL = 717.53 SQ.M**  
 SAYS = 717.50 SQ.M



SECTION THROUGH COMPOUND WALL

#### PARKING PROVIDED

| FLOORS       | CAR       | SCOOTER    | CYCLE     |
|--------------|-----------|------------|-----------|
| GR. FL.      | 48        | 92         | -         |
| BASEMENT 1   | 43        | 38         | 41        |
| <b>TOTAL</b> | <b>91</b> | <b>130</b> | <b>41</b> |

#### BALCONY AREA STATEMENT

|                       |   |               |
|-----------------------|---|---------------|
| TOTAL PROPOSED F.S.I. | = | 2773.89       |
| PERM. BALCONY         | = | 2773.89 x 15% |
|                       | = | 416.08        |
| PROP. BALCONY         | = | 415.45        |
| EXCESS BALCONY        | = | NIL           |

#### WATER REQUIREMENT

| BLDG.        | G.H.W.T. + FIRE FIGHTING | U.G.W.T. + FIRE FIGHTING |
|--------------|--------------------------|--------------------------|
| A            | 57560.00                 | 101325.00                |
| B            | 37550.00                 | 101325.00                |
| <b>TOTAL</b> | <b>95110.00</b>          | <b>202650.00</b>         |

#### PARKING STATEMENT

| FLOORS                                                    | TENE. | CAR            | SCOOTER       | CYCLE        |
|-----------------------------------------------------------|-------|----------------|---------------|--------------|
| TENE. BETWEEN 40-80 SQ.M.                                 | 2     | 2              | 4             | 2            |
| PROP. TENE. BETWEEN 40-80 SQ.M.                           | 7     | 7              | 14            | 7            |
| TENE. BETWEEN 80-150 SQ.M.                                | 1     | 2              | 2             | 2            |
| PROP. TENE. BETWEEN 80-150 SQ.M.                          | 20    | 40             | 40            | 40           |
| TENE. BETWEEN 150-300 SQ.M.                               | 1     | 1              | 3             | -            |
| PROP. TENE. BETWEEN 150-300 SQ.M.                         | 21    | 21             | 63            | -            |
| TENE. ABOVE 300 SQ.M.                                     | 1     | 2              | 3             | -            |
| PROP. TENE. ABOVE 300 SQ.M.                               | 4     | 8              | 12            | -            |
| PARKING REQ.                                              |       | 76             | 129           | 47           |
| IN ADDITION SIX VISITOR PARKING                           |       | 3              | 3             | 2            |
| <b>TOTAL PARKING REQ.</b>                                 |       | <b>79</b>      | <b>132</b>    | <b>49</b>    |
| PARKING PROVIDED                                          |       | 91             | 130           | 41           |
| AS PER RULE 8.1.1 (V) = 5 CARS X 6 SCOOTERS = 30 SCOOTERS |       | 86             | 160           | 41           |
| AREA REQ. PER PARKING                                     |       | 12.50          | 2.00          | 1.00         |
| <b>TOTAL AREA REQ.</b>                                    |       | <b>1075.00</b> | <b>320.00</b> | <b>49.00</b> |

#### F.S.I. STATEMENT

| BUILDING     | NO. OF FLOORS | NO. OF TENE. | BLDG. HT. | PREVIOUSLY SANCTIONED AREA | PROPOSED AREA  | TOTAL PROPOSED AREA | BALCONY PROP. | PASSAGE       | STAIRCASE     | FIRE STAIR    | TERRACE       | LIFT+LMR     |
|--------------|---------------|--------------|-----------|----------------------------|----------------|---------------------|---------------|---------------|---------------|---------------|---------------|--------------|
| A            | B+P+14 FL.    | 26           | 48.90     | 1295.91                    | 2354.76        | 3650.67             | 193.62        | 183.45        | 115.78        | 115.78        | 255.34        | 28.87        |
| B            | B+P+14 FL.    | 26           | 48.90     | 1477.98                    | 2767.86        | 4265.84             | 221.83        | 228.97        | 82.67         | 114.73        | 261.95        | 26.86        |
| <b>TOTAL</b> |               | <b>52</b>    |           | <b>2773.89</b>             | <b>5142.62</b> | <b>7916.51</b>      | <b>415.45</b> | <b>412.42</b> | <b>198.45</b> | <b>230.51</b> | <b>517.32</b> | <b>55.56</b> |

#### PROPOSED SITE



LOCATION PLAN

REVISED PLAN  
 PLAN PREVIOUSLY APPROVED UNDER  
 C.C. NO. - 3571/15 DATED - 22/01/2016  
 C.C. NO. - 0532/17 DATED - 26/05/2017  
 C.C. NO. - 3120/17 DATED - 23/02/2018  
 C.C. NO. - 3753/18 DATED - 28/02/2019  
 C.C. NO. - 0769/20 DATED - 13/10/2020  
 C.C. NO. - 1279/21 DATED - 12/08/2021

Revised

APPROVED SUBJECT TO CONDITION  
 APPROVED UNDER COMMENCEMENT  
 CERTIFICATE NO. C/3680/21  
 DATE - 20/07/2022

Building Inspector  
 Building Development Department



#### STAMP OF APPROVAL

1/11

#### AREA STATEMENT

| 1         | AREA OF PLOT                                                                | SQ.M.          |
|-----------|-----------------------------------------------------------------------------|----------------|
| a)        | AS PER OWNERSHIP DOCUMENT                                                   | 4350.00        |
| b)        | AS PER MEASUREMENT SHEET                                                    | 4350.00        |
| c)        | MINIMUM AREA TO BE CONSIDERED                                               | 4350.00        |
| <b>2</b>  | <b>DEDUCTION FOR</b>                                                        |                |
| a)        | AREA UNDER ROAD WIDENING 6.00 M TO 6.00 M                                   | 363.60         |
| b)        | AREA UNDER ANY RESERVATION                                                  | 0.00           |
|           | <b>TOTAL DEDUCTION A+B</b>                                                  | <b>363.60</b>  |
| <b>3</b>  | <b>BALANCE AREA OF PLOT (1-2)</b>                                           | <b>3987.70</b> |
| <b>4</b>  | <b>AMENITY SPACE</b>                                                        | <b>0.00</b>    |
| a)        | REQUIRED AREA                                                               | 727.50         |
| b)        | ADJUSTMENT OF 2.00, IF ANY                                                  | 0.00           |
| c)        | BALANCE PROPOSED                                                            | 727.50         |
| <b>5</b>  | <b>NET PLOT AREA (3-4)</b>                                                  | <b>3260.20</b> |
| <b>6</b>  | <b>RECREATIONAL OPEN SPACE</b>                                              |                |
| a)        | REQUIRED                                                                    | 485.00         |
| b)        | PROPOSED                                                                    | 485.00         |
| <b>7</b>  | <b>INTERNAL ROAD AREA</b>                                                   | <b>0.00</b>    |
| <b>8</b>  | <b>FLOTABLE AREA (IF APPLICABLE)</b>                                        | <b>0.00</b>    |
| <b>9</b>  | <b>BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH</b> | <b>3586.22</b> |
| <b>10</b> | <b>ADDITION OF F.S.I. ON PAYMENT OF PREMIUM</b>                             |                |
| a)        | PERMISSIBLE PREMIUM F.S.I. (SR. NO. 5/10.50)                                | 1530.10        |
| b)        | PROPOSED F.S.I. ON PAYMENT OF PREMIUM                                       | 947.80         |
| <b>11</b> | <b>IN-SITU F.S.I. TOR LOADING</b>                                           |                |
| a)        | IN-SITU AREA AGAINST O.P. ROAD (2x2.0)                                      | 0.00           |
| b)        | IN-SITU AREA AGAINST AMENITY SPACE (Already sanctioned)                     | 1485.00        |
| c)        | PERMISSIBLE 30% SLOM TOR (3280.20x0.65%+2119.13x11a)x30% = 199.24 sqm       | 0.00           |
| d)        | PERMISSIBLE AMENITY TOR 140% of 3280.20 = 2119.13x(11a+b+c)+464.89 sqm      | 0.00           |
| e)        | <b>TOTAL IN-SITU TOR LOADING PROPOSED 11 (a)+(b)+(c)+(d)</b>                | <b>1425.00</b> |
| <b>12</b> | <b>ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7</b>                           |                |
| <b>13</b> | <b>TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL</b>                          |                |
| a)        | [9 + 10(b)+(11e)] OR 12 WHICHEVER IS APPLICABLE                             | 5088.22        |
| b)        | INCENTIVE FOR GREEN BUILDING (8x7%)                                         | 0.00           |
| c)        | PREVIOUSLY SANCTIONED AREA                                                  | 2773.89        |
| d)        | BALANCE AREA (13a+13b+13c)                                                  | 3214.33        |
| e)        | ANCILLARY AREA F.S.I. UP TO 80% (13d x 0.80)                                | 1928.60        |
| f)        | <b>TOTAL ENTITLEMENT (13a+13b+13c)</b>                                      | <b>7916.82</b> |
| <b>14</b> | <b>MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)</b>             |                |
| a)        | PERMISSIBLE AS PER ROAD WIDTH 5x2.5+13b)x1.60                               | 11736.72       |
| <b>15</b> | <b>TOTAL BUILT-UP AREA IN PROPOSAL</b>                                      |                |
| a)        | EXISTING BUILT-UP AREA                                                      | 2773.89        |
| b)        | PROPOSED BUILT-UP AREA (AS PER F.S.I.)                                      | 5142.62        |
| c)        | <b>TOTAL (14a+14b)</b>                                                      | <b>7916.51</b> |
| <b>16</b> | <b>F.S.I. CONSUMED (15c/13c)</b>                                            | <b>1.00</b>    |

#### SPECIFICATIONS

#### CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY MEANS THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

#### LEGEND

PLOT BOUNDARY SHOWN BLACK  
 PROPOSED WORK SHOWN RED  
 DRAINAGE LINE SHOWN RED DOTTED  
 WATERLINE SHOWN BLACK DOTTED  
 EXISTING TO BE RETAINED HATCHED  
 DEMOLITION SHOWN HATCHED YELLOW

#### PROJECT

PROPOSED BUILDING AT S. NO. 33/2/7/8 & 7, 33/2/2/10(P), 33/2/2/9 TO 14, DAWAR, PUNE.

#### OWNER'S NAME SIGNATURE

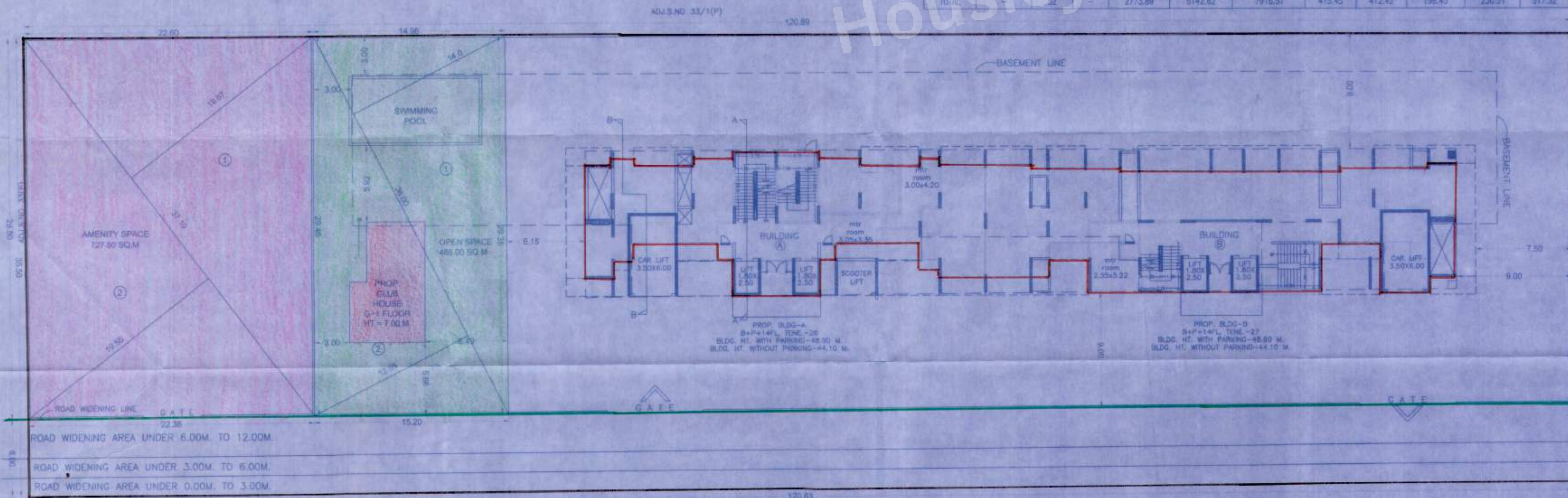
MR. SATISH S. SHIRWANE (M/S. SHIRWANE PROP.)  
 MR. JAGADISH P. DESHPANDE (M/S. SHIRWANE PROP.)

#### ARCHITECT

JAGADISH P. DESHPANDE  
 ARCHITECT, TOWN PLANNER, INTERIOR DESIGNER  
 A-1, SUCCESSE CHAMBERS, 1232 APTE ROAD, DECCAN GYMCHAM, PUNE 411004.  
 PH. NO. 25532182, 25531141, FAX. NO. 020-25532325

| DATE       | DEALT BY | REVISED BY | CHECKED BY | SCALE |
|------------|----------|------------|------------|-------|
| 26/11/2021 | NILESH   |            | ASHOK      | 1:200 |

V:\architect\jagadish\shirwane\shirwane\prop\dwg\2\dwg\2\dwg\190511a1



PLOT AFTER AMALGAMATION  
 SCALE 1:200

--- EXISTING 3.00 M WIDE ROAD ---  
 --- PROPOSED 12.00 M WIDE ROAD ---