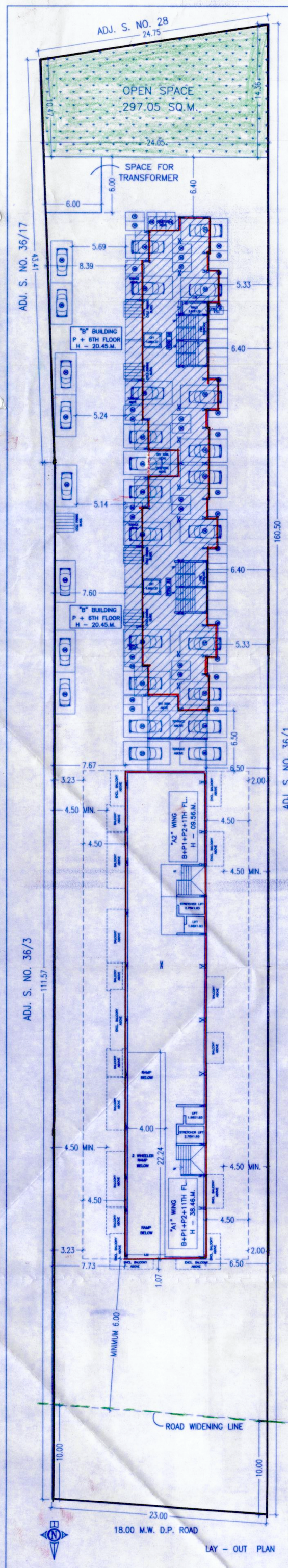
Project Name - Lantana Court A Building

Built up area 3024.64 Sq. Mts

total Plint area 608.36 Sq. Mts



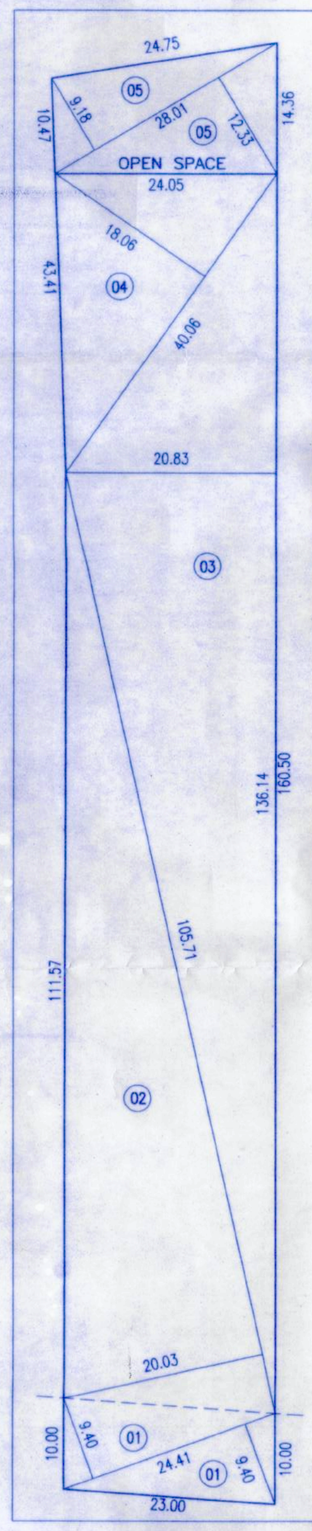
LAY - OUT PLAN

STATEMENT 1 EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA.	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCE OF FLOORS
B BUILDING	P+6	425.71	1828.80	P+6

STATEMENT 2 PROPOSED BUILDING		
BUILDING NO.	FLOOR NO.	TOTAL B/UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
A BUILDING	B+P1+P2+11TH FLOOR	3024.64
TOTAL		3024.64

TENAMENT STATEMENT		
PERMMISIBLE TENAMENT	=	250T/HEC.
	=	2970.55 X 250 / 10000
PERMMISIBLE TENAMENT	=	74 NOS.
EXISTING TENAMENT	=	24 NOS.
PROPOSED TENAMENT	=	20 NOS.
PROPOSED TENAMENT	=	44 NOS.

GROUND COVERAGE
GROUND COVERAGE PERMI.
2970.55 X 1/2 = 1485.27 SMT
EXISTING BUILDING = 425.71 SMT
A TYPE BUILDING = 572.72 SMT
NET COVERAGE = 998.43 SMT

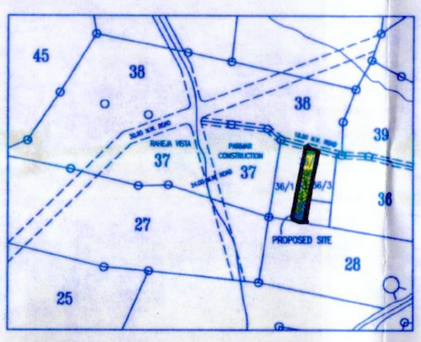


PLOT AREA CALCULATION [BY TRIANGULATION METHOD]		
AREA CALCULATION		
01) 024.41 X (09.40+09.40) X 0.50	=	0229.45 SQ.M.
02) 105.71 X 20.03 X 0.50	=	1058.68 SQ.M.
03) 136.14 X 20.83 X 0.50	=	1417.89 SQ.M.
04) 040.06 X 18.06 X 0.50	=	0361.74 SQ.M.
05) 028.01 X (09.18+12.33) X 0.50	=	0301.24 SQ.M.
● TOTAL AREA	=	3369.00 SQ.M.
● AREA AS PER P.R.C.	=	3200.00 SQ.M.
● AREA AS PER TRIANGULATION METHOD	=	3369.00 SQ.M.
● MINIMUM AREA IS TAKEN	=	3200.00 SQ.M.

AREA UNDER ROAD WIDENING		
01) 024.41 X (09.40+09.40) X 0.50	=	0229.45 SQ.M.
TOTAL ROAD WIDENING	=	0229.45 SQ.M.
NET PLOT AREA	=	2970.55 SQ.M.

OPEN SPACE AREA CALCULATION		
05) 028.01 X (09.18+12.33) X 0.50	=	0301.24 SQ.M.
● TOTAL AREA	=	0301.24 SQ.M.
● AREA AS PER REQUIRED	=	0297.05 SQ.M.
● AREA AS PER TRIANGULATION METHOD	=	0301.24 SQ.M.
● MINIMUM AREA IS TAKEN	=	0297.05 SQ.M.
NET OPEN SPACE AREA	=	0297.05 SQ.M.

LOCATION PLAN



B BUILDING (EXISTING)

PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
COMM. AREA 100.sq.mt.	03	09	03
BELOW 40.00 2 TENA.	01	04	04
40.00 TO 80.00 SQ.M. 2 TENA.	02	04	02
80.00 TO 150.00SQ.M. 1 TENA.	02	02	02
ABOVE 150.00 SQ.M. 1 TENA.	03	02	02
5% VISITOR PARKING	5%	5%	5%

PARKING REQUIRED	CAR	SCOOTER	CYCLE
COMM. AREA 100.sq.mt.	00	00	00
BELOW 40.00 2 TENA.	00	00	00
40.00 TO 80.00 SQ.M. 24 TENA.	24	48	24
80.00 TO 150.00SQ.M. 1 TENA.	00	00	00
5% VISITOR PARKING	02	03	02
TOTAL	26	51	26

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	26 NOS X 12.50 SMT	325.00
SCOOTER	51 NOS X 02.00 SMT	102.00
CYCLE	26 NOS X 00.70 SMT	018.20
TOTAL		445.20

PARKING STATEMENT A BUILDING (UDCPR)

PARKING REQUIRED	CAR	SCOOTER	CYCLE
COMMERCIAL AREA 100.sq.mt.	01	05	00
00.00 TO 30.00 SMT. 02 TENA.	00	04	00
30.00 TO 40.00 SMT. 02 TENA.	01	02	00
40.00 TO 80.00 SMT. 02 TENA.	01	05	00
80.00 TO 150.00 SMT. 01 TENA.	01	03	00
ABOVE 150.00 SMT. 01 TENA.	02	03	00
5% VISITOR PARKING	00	00	00

PARKING STATEMENT

PARKING PROVIDED	CAR	SCOOTER	CYCLE
30.00 TO 40.00 SMT. 00 TENA.	00	00	00
40.00 TO 80.00 SMT. 08 TENA.	04	20	00
80.00 TO 150.00 SMT. 12 TENA.	12	36	00
ABOVE 150.00 SMT. 00 TENA.	00	00	00
5% VISITOR PARKING	01	03	00
TOTAL	17	59	00

PARKING AREA STATEMENT

PARKING PROVIDED		
	AREA REQUIRED	AREA PROPOSED
CAR	017 NOS X 12.50 SMT	212.50
SCOOTER	059 NOS X 02.00 SMT	118.00
CYCLE	000 NOS X 01.40 SMT	000.00
TOTAL		330.50

STAMP OF APPROVAL | 1/5

BUILDING PERMISSION

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/1309/22
18/08/2022
Building Inspector — Assistant Engineer P.M.C.

POONA MUNICIPAL CORPORATION ★ BUILDING CONTROL DEPARTMENT ★ APPROVED

PROPOSED BUILDING LAYOUT ON S. NO. 36/2, AT MAHAMMADWADI, TAL:- HAVELI. DIST:- PUNE.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		
(a) AS PER OWNERSHIP DOCUMENT. (7/12, CTS EXTRACT)		3200.00
(b) AS PER MEASUREMENT SHEET.	(DEMARCATION)	3369.00
(b) AS PER SITE.		3200.00
2. DEDUCTIONS FOR	(GROSS PLOT)	---
(a) PROPOSED D.P. ROAD WIDENING		0229.45
SERVICE ROAD AREA		---
HIGHWAY ROAD WIDENING		---
(b) ANY D.P. RESERVATION AREA.		0229.45
TOTAL (a + b.)		0229.45
3. BALANCE AREA OF PLOT (1-2)	(NET PLOT)	2970.55
4. AMENITY SPACE (if applicable)	(GROSS NET PLOT)	---
(a) REQUIRED AMENITY SPACE		---
(b) ADJUSTMENT OF 2(B)		---
(c) BALANCE PROPOSED		
5. NET PLOT AREA (3-4c)		2970.55
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)		---
(a) REQUIRED		---
(b) PROPOSED	(10%XSR.NO.5)	297.05
7. INTERNAL ROAD AREA		---
8. PLOTABLE AREA (IF APPLICABLE)		2970.55
9. BASIC F.S.I. (AS PER FRONT ROAD WIDTH)	(1.10)	3267.60
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM		---
(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH/TOD ZONE		---
(b) PROPOSED FSI ON PAYMENT OF PREMIUM (0.50 X 3200)		---
11. IN SITU F.S.I./TDR LOADING (0.90 X 3200 = 2880.00)		---
(a) IN SITU AREA AGAINST D.P.ROAD (229.45X2.00)		0458.90
(b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR Sr.NO.2(b) & /OR (c))		---
(c) TDR AREA		---
(d) TOTAL IN SITU/TDR LOADING PROPOSED(11(a)+(b)+(c))		0458.90
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7		---
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL		---
(a) (9+10(b)+11(d)) OR 12 WHICHEVER IS APPLICABLE.		3726.50
(b) ANCILLARY ARE F.S.I. UPTO 60% & 80% WITH PAYMENT OF CHARGES. (3726.50-1828.80=1897.70X60% = 1138.62)		1138.62
(c) TOTAL ENTITLEMENT (a+b)		4865.12
14 MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH. (3200.00 X 2.50 X 1.60)		12800.00
15. TOTAL BUILT-UP AREA IN PROPOSAL.(EXCLUDING SR.NO.17b)		---
(a) EXISTING BUILT-UP AREA (AS PER OLD D.C. RULE)		1828.80
(b) PROPOSED BUILT-UP AREA (AS PER P-LINE)		3024.64
(c) TOTAL (a+b)		4853.44
16. F.S.I.CONSUMED (16/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)		1.09
17. AREA FOR INCLUSIVE HOUSING, IF ANY.		---
(a) REQUIRED (20%OF SR.NO.5)		---
(B) PROPOSED		---

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

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 & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORDS / LAND RECORD DEPARTMENT / CITY SURVEY RECORDS.

SIGN OF ENGINEER

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PUNE MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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 & SIGNATURE

SOU. SHAMA RAMDAS KAMATHE.
SHRI. RAJESH PANDURANGJI MUNDADA.
SHRI. NAVIN RAMESHCHANDRAJI MUNDADA.
SHRI. RITISH SATISHJI WAGALE.

OWNER'S ADDRESS: OFF. NO. 12 PRIYADARSHANI. 725+26, BUDHWAR PETH, PUNE..

ENGINEER'S SIGN.

P. R. KAMATHE AND ASSOCIATES
CIVIL ENGINEER
(BUILDING / LAYOUT PERMIT)
PHURSUNGI OPP. KAMATHE TALIM , PUNE.
PH. :- 9822334090(M)

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY	LICENSE ENGINEER.
	MD	1: 250	PRASAD	P.R.K.	P.M.C. LIC. NO.
			20.07.2022	20.07.2022	976/2003

C:\PMC\PRK_LANDMARK\MOHAMMADWADI\SANCTION_04\REV4_MD16_WITHOUT PAID & TDR.

F.S.I.STATEMENT

EXISTING B/UP AREA AS PER OLD DC RULES

FLOORS	B/UP AREA COMMERCIAL	B/UP AREA RESIDENTIAL	PERMISSIBLE BALCONY	PROPOSED BALCONY ENCLOSED	PROPOSED BALCONY OPEN	EXCESS BALCONY	STAIRCASE REGULAR	STAIRCASE FIRE	PASSAGE AREA	TERRACE AREA	LIFT AREA	LIFT MACH. ROOM AREA	EXCESS REFUGE AREA	TOTAL B/UP AREA (B/UP+EXCESS BAL.)	PROPOSED TENEM
A BUILDING	---	---	---	---	---	---	---	---	---	---	---	---	---		00
B BUILDING	---	1828.80	---	---	---	00.00	151.62	151.62	---	324.33	04.60	26.66	---		24
TOTAL	---	1828.80	---	---	---	00.00	151.62	151.62	---	324.33	04.60	26.66	---	1828.80	24

PROPOSED B/UP AREA AS PER UDCPR 2020

FLOORS	B/UP AREA COMMERCIAL	B/UP AREA RESIDENTIAL	PERMISSIBLE BALCONY	PROPOSED BALCONY ENCLOSED	PROPOSED BALCONY OPEN	EXCESS BALCONY	STAIRCASE REGULAR	STAIRCASE FIRE	PASSAGE AREA	TERRACE AREA	LIFT AREA	LIFT MACH. ROOM AREA	EXCESS REFUGE AREA	TOTAL B/UP AREA + EXCESS REFUGE AREA	PROPOSED TENEM
A BUILDING	---	3024.64	---	---	---	---	---	---	---	---	17.30	64.90	---		20
B BUILDING	---	---	---	---	---	---	---	---	---	---	17.30	64.90	---		00
TOTAL	---	3024.64	---	---	---	---	---	---	---	---	34.60	129.80	---	3024.64	20