

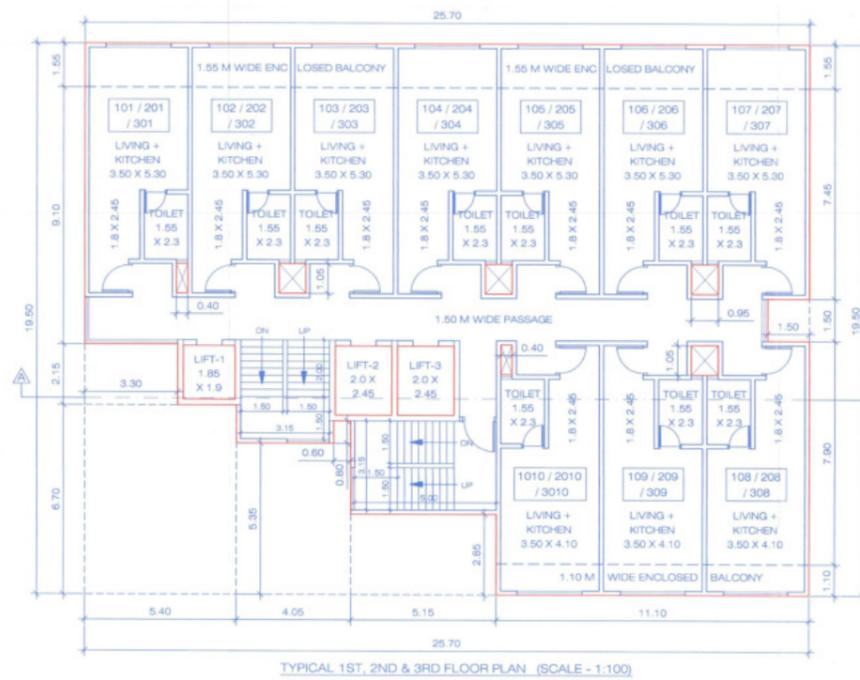


LOCATION PLAN

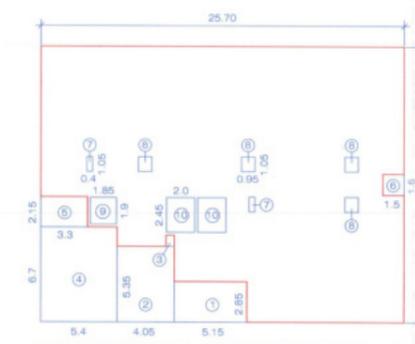


AREA STATEMENT (IN SQ.M.)

FLOOR	BUILT-UP (P. LINE)	LIFT	NO. OF TENEMENTS
BASEMENT - 2	-	-	-
BASEMENT - 1	-	-	-
GROUND	13.32	-	-
UPPER PARKING - 1	-	-	-
UPPER PARKING - 2	-	-	-
1ST	400.64	TAKEN IN FSI	10
2ND	400.64	-	10
3RD	400.64	-	10
TERRACE	-	-	-
TOTAL	1215.24	-	30



TYPICAL 1ST, 2ND & 3RD FLOOR PLAN (SCALE - 1:100)



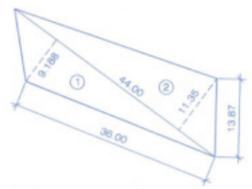
AREA KEY PLAN OF TYP. 1ST TO 3RD FLOOR (SCALE - 1:200)

AREA CAL. OF TYP. 1ST TO 3RD FLOOR :

AREA OF BLOCK = 25.70 X 19.50 = 501.15 SQ.M.

DEDUCTIONS :

01) 5.15 X 2.85	= 14.68 SQ.M.
02) 4.05 X 5.35	= 21.67 SQ.M.
03) 0.80 X 0.80	= 0.48 SQ.M.
04) 5.40 X 6.70	= 36.18 SQ.M.
05) 3.30 X 2.15	= 7.10 SQ.M.
06) 1.50 X 1.50	= 2.25 SQ.M.
07) 0.40 X 1.05 X 2	= 0.84 SQ.M.
08) 0.95 X 1.05 X 4	= 3.99 SQ.M.
09) 1.85 X 1.90	= 3.52 SQ.M.
10) 2.00 X 2.45 X 2	= 9.80 SQ.M.
TOTAL	= 100.51 SQ.M.
AREA OF TYP. 1ST TO 3RD FLOOR	= 400.64 SQ.M.



AREA KEY PLAN OF 30.0 M W.D. D. P. ROAD (SCALE - 1:500)

AREA CAL. OF 30.0 M D. P. R. / W. :

01) 0.5 X 44.00 X 9.188	= 202.14 SQ.M.
02) 0.5 X 44.00 X 11.35	= 249.70 SQ.M.
LESS	-
03) 0.67 X 26.93 X 2.347	= 42.34 SQ.M.
TOTAL	= 451.84 SQ.M.

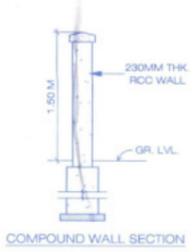
AREA UNDER 30.0 M D. P. ROAD = 451.88 SQ.M.



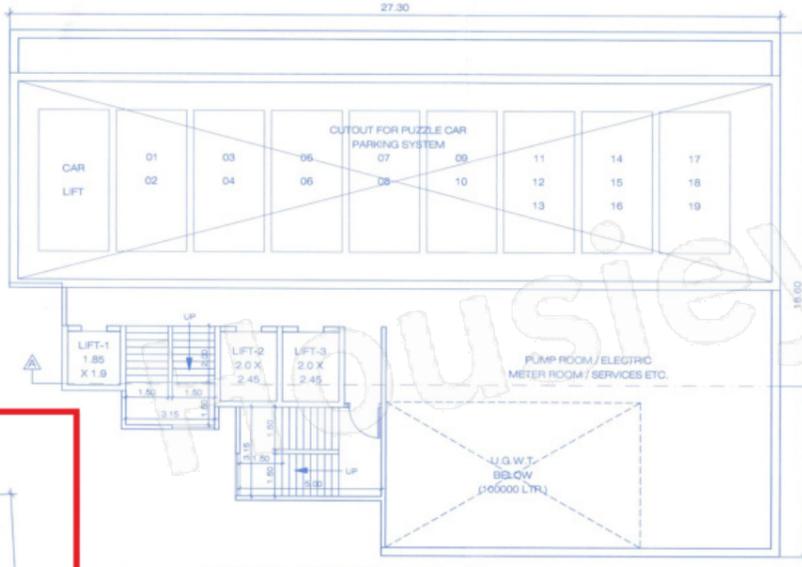
AREA KEY PLAN OF INTERNAL ROAD (SCALE - 1:500)

AREA CAL. OF INTERNAL ROAD :

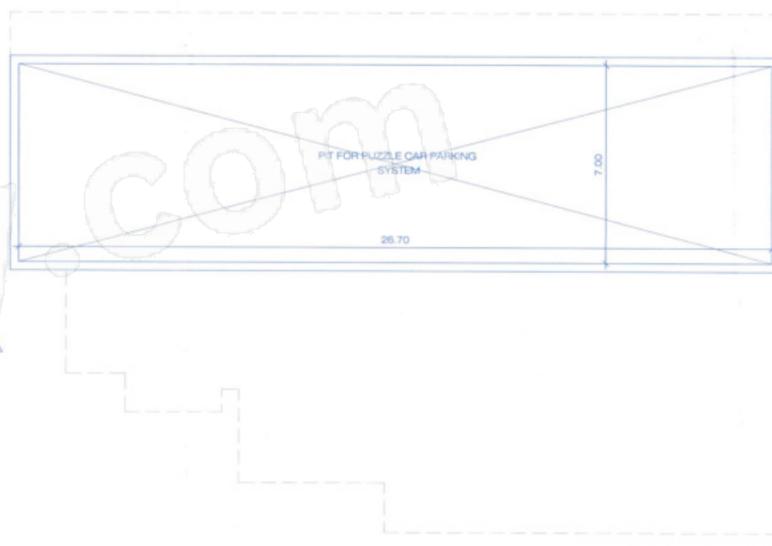
01) 0.5 X 26.93 X 6.07	= 81.73 SQ.M.
02) 0.5 X 23.00 X 1.71	= 19.67 SQ.M.
LESS	-
03) 0.67 X 26.93 X 2.347	= 42.34 SQ.M.
TOTAL	= 59.06 SQ.M.



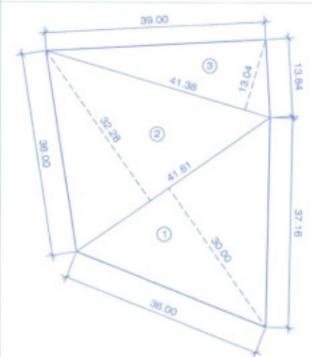
COMPOUND WALL SECTION



BASEMENT - 1 FLOOR PLAN (SCALE - 1:100)



BASEMENT - 2 FLOOR PLAN (SCALE - 1:100)



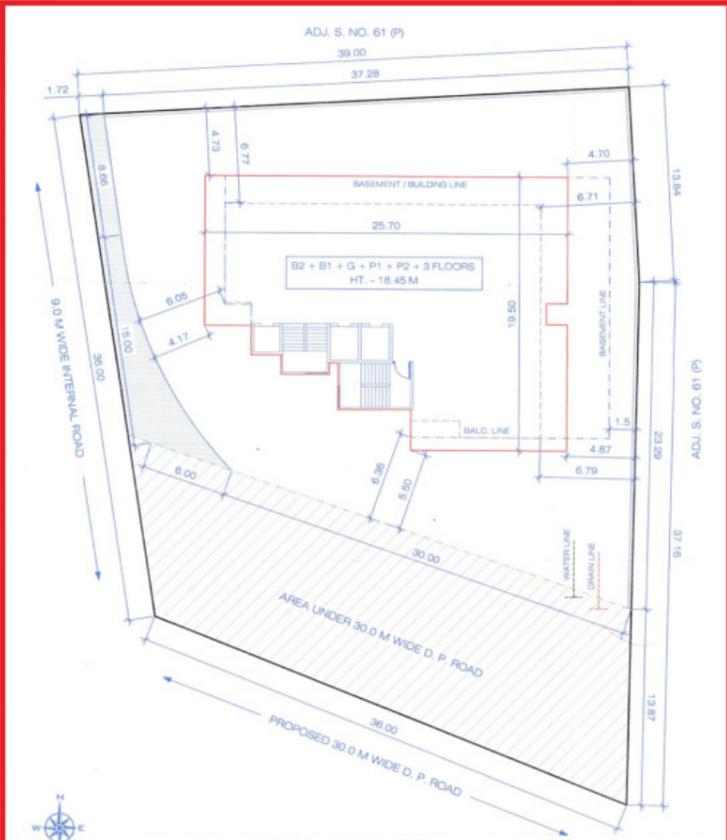
AREA KEY PLAN OF PLOT (SCALE - 1:500)

AREA CAL. OF PLOT BY TRIANG. :

01) 0.5 X 41.81 X 30.00	= 627.15 SQ.M.
02) 0.5 X 41.81 X 32.28	= 674.81 SQ.M.
03) 0.5 X 41.38 X 13.04	= 269.80 SQ.M.
TOTAL	= 1571.76 SQ.M.

AREA OF PLOT AS PER P. R. CARD = 1550.00 SQ.M.

MIN. AREA OF PLOT TO CONSIDER = 1550.00 SQ.M.

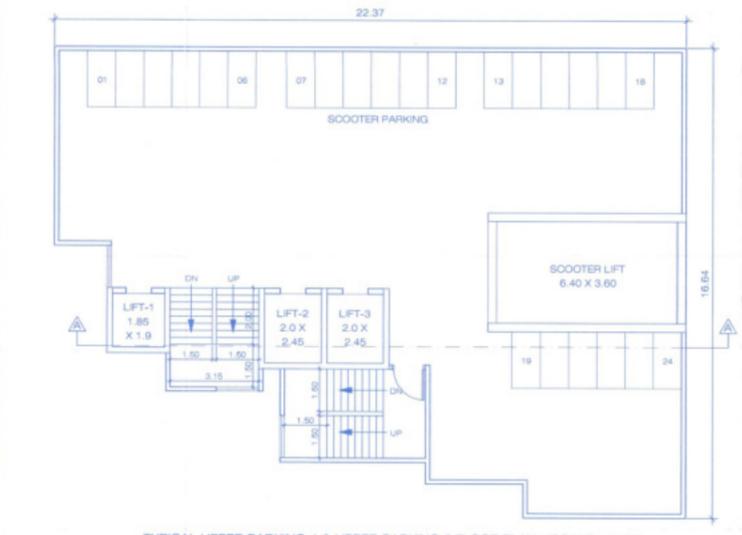


SITE PLAN (SCALE - 1:200)



GROUND FLOOR PLAN (SCALE - 1:100)

AREA OF GROUND FLOOR = (1.85 X 1.90) + (2.0 X 2.45 X 2) = 13.32 SQ.M.



TYPICAL UPPER PARKING-1 & UPPER PARKING-2 FLOOR PLAN (SCALE - 1:100)



A	PREVIOUS APPROVALS		
01	---		
B	AREA STATEMENT	SQ. M.	
01	AREA OF PLOT	1550.00	
02	DEDUCTIONS FOR :		
02	(a) AREA UNDER 30.0 M D. P. ROAD WIDENING	451.84	
02	(b) AREA UNDER RESERVATION	-	
02	(c) TOTAL (a + b)	451.84	
03	BALANCE AREA OF PLOT [(1) - (2c)]	1098.16	
04	AMENITY SPACE (IF APPLICABLE)		
04	(a) REQUIRED	-	
04	(b) ADJUSTMENT OF (2d), IF ANY	-	
04	(c) BALANCE PROPOSED AMENITY SPACE	-	
05	NET PLOT AREA [(3) - (4c)]	1098.16	
06	RECREATIONAL OPEN SPACE (IF APPLICABLE)		
06	(a) REQUIRED	-	
06	(b) PROPOSED	-	
07	INTERNAL ROAD AREA	59.06	
08	PLOTABLE AREA (IF APPLICABLE)		
09	PERMISSIBLE BUILT-UP AREA W.R.T. BASIC FSI AS PER FRONT ROAD WIDTH (1098.16 X 1.10)	1207.98	
10	ADDITIONAL FSI ON PAYMENT OF PREMIUM		
10	(a) MAX. PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TDR ZONE	-	
10	(b) PROPOSED FSI ON PAYMENT OF PREMIUM [PERM. 1550.00 X 0.50]	-	
11	IN-SITU FSI / TDR LOADING		
11	(a) AREA AGAINST D. P. ROAD X 2	-	
11	(b) AREA AGAINST AMENITY SPACE IF HANDED OVER TO PMC	-	
11	(c) PROPOSED TDR AREA	-	
11	(d) TOTAL PROPOSED IN-SITU / TDR [(a)+(b)+(c)]	-	
12	ADDITIONAL FSI UNDER CHAPTER 7		
13	TOTAL ENTITLEMENT OF FSI		
13	(a) (9) + (10b) + (11d) + (12)	1207.98	
13	(b) ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES [PERM. = 1207.98 X 60% = 724.79]	50.00	
13	(c) TOTAL PERMISSIBLE BUILT-UP AREA [a + b]	1257.98	
14	MAX. UTILIZATION LIMIT OF FSI PERMISSIBLE AS PER FRONT ROAD WIDTH		
15	TOTAL PROPOSED BUILT-UP AREA		
15	(a) EXISTING BUILT-UP AREA	-	
15	(b) PROPOSED BUILT-UP AREA	1215.24	
15	(c) TOTAL PROPOSED BUILT-UP AREA [a + b]	1215.24	
16	FSI CONSUMED [(15) / (13)]		
17	INCLUSIVE HOUSING (IF ANY)		
17	(a) MIN. REQUIRED BUILT-UP AREA @20% OF (9)	N.A.	
17	(b) PROPOSED BUILT-UP AREA		
C	PARKING STATEMENT	REQUIRED PROVIDED	
C	(a) CARS	18 24	
C	(b) SCOOTERS / MOTORCYCLES	32 48	
D	Plot Boundary Shown in Black RW Line Shown in Dotted Green Existing Work To Be Retained Shown in Blue Existing Work To Be Demolished Shown in Yellow Hatch Proposed Work Shown in Red	Drainage Line Shown in Dotted Red Water Line Shown in Dotted Black Recreation Ground Shown in Green Wash Existing Work To Be Demolished Shown in Yellow Hatch Amenity Area Shown in Pink Wash	
E	CERTIFICATE OF AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15-05-2023 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 RECORDS DEPT. / CITY SURVEY RECORDS.			
SIGNATURE OF LICENSED ARCHITECT / ENGINEER / STRUCTURAL ENGINEER			
F	OWNERS DECLARATION		
I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY THE AUTHORITY / COLLECTOR. I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I / WE WOULD ENSURE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.			
FOR M/S HIGHSPOT REALTY LLP			
PMC CASE NO. :	JOB NO. :	SCALE :	DATE :
-	135	AS SHOWN	07-08-2023
NAME OF CLIENT :		SIGN OF CLIENT :	
M/S HIGHSPOT REALTY LLP		[Signature]	
		SIGN OF ARCHITECT :	
		[Signature]	
PARTICULARS OF DRAWING :			
SITE PLAN, AREA STATEMENTS, SECTION, LOCATION PLAN, ETC.			
DISCUSSION OF PROPOSAL :			
PROPOSED DEVELOPMENT AT S. NO. 61 / 5 (P), CTS. NO. 1684 (P), MUNDHWA, PUNE			