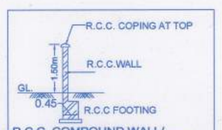
F.S.I STATEMENT

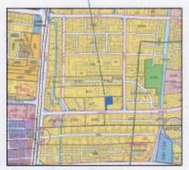
FLOORS	B/UP IN Sq. M. RESI. BUILD (prop.)	LIFT	TENAMENTS	TOTAL
GR. FLOOR	0.00		0.00	
1st FLOOR	784.19		6	
2nd FLOOR	784.19	1.90 X 2.50 =4.75	6	
3rd FLOOR	784.19	4.75 X 2 =9.50	6	
4th FLOOR	784.19		6	
5th FLOOR	784.19	3 X 3 X 2 =18.00	6	
6th FLOOR	784.19		6	
7th FLOOR (REFUSE)	517.94		4	
8th FLOOR	784.19		6	
9th FLOOR	784.19		6	
10th FLOOR	784.19		6	
11th FLOOR	784.19		6	
12th FLOOR (REFUSE)	650.08		5	
13th FLOOR	784.19		6	10604.68
14th FLOOR	784.19		6	
TOTAL	10604.68	27.50	81	10604.68

PARKING AREA STATEMENT	NON-CONGESTED AREA	
FOR EVERY TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 84 SQ.M.	CAR	SCOOTER
	1	2
FOR 81 TENEMENT REQUIRED PARKING	81	162
5 % VISITOR PARKING	4	8
PROPOSED PARKING	140	170
TOTAL AREA	1750.00	340



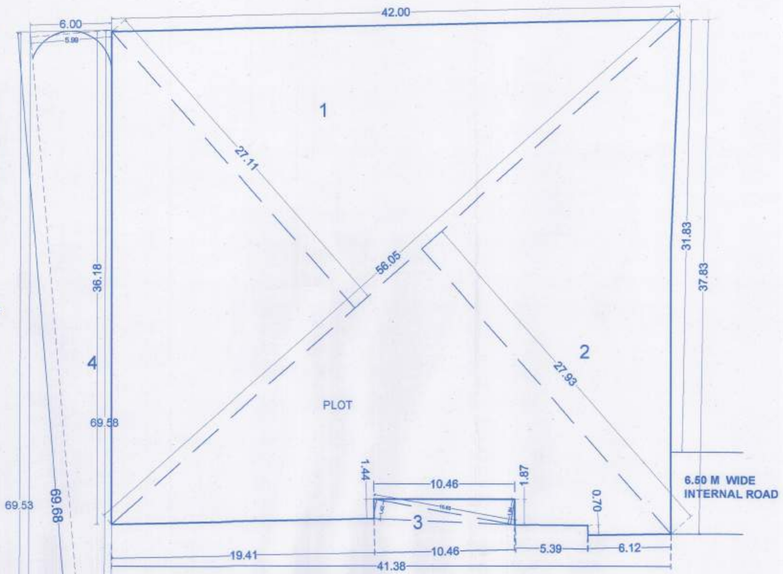
R.C.C. COMPOUND WALL/ RETAINING WALL SUITABLE T0 SITE CONDITION

PROPOSED SIDE



LOCATION PLAN
SCALE- NTS

WATER TANK CAP. CALCULATIONS	
81 TEN. X 5 PERSONS X135 ltrs.	= 54675.00 ltrs.
ADD FOR FIRE	=10000.00 ltrs.
O/H WATER TANK REQUIRED	= 64675.00 ltrs.
O/H WATER PROVIDED	=65,000.00 ltrs.
SUMP WELL CAPACITY	= 820013.00 Lts.
ADD FOR FIRE	=10,000.00 ltrs.
U/G WATER TANK PROVIDED	=110050.00 ltrs.

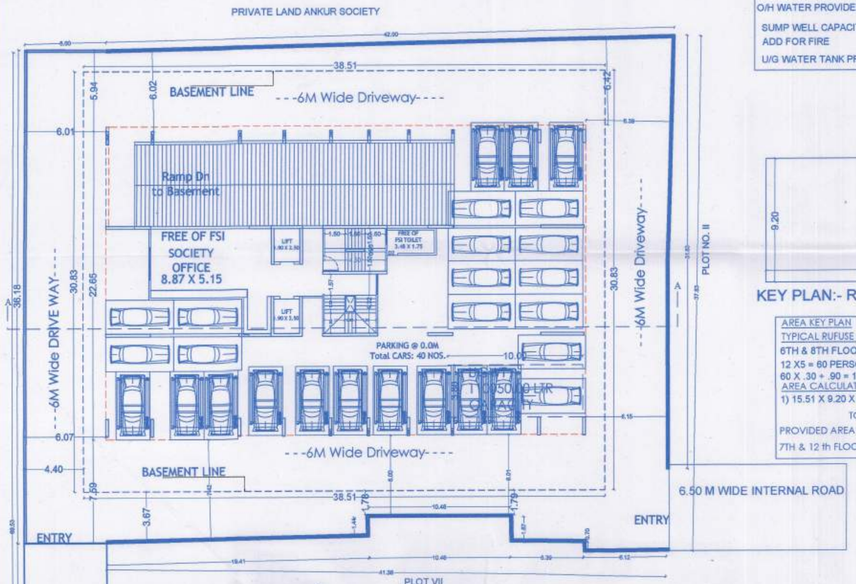


AREA KEY PLAN PLOT
SCALE- 1:200

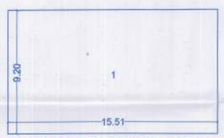
PLOT AREA STATEMENT		
CALCULATION :-		
1.	0.5 X 56.05 X 27.11 =	759.75 SQ.M
2.	0.5 X 56.05 X 27.93 =	782.73 SQ.M
TOTAL AREA	=	1539.48 SQ.M
DEDUCT AREA STATEMENT		
3.	0.5 X 10.63 X 1.84 =	9.77 SQ.M
	0.5 X10.63 X 1.42 =	7.54 SQ.M
TOTAL DEDUCTION AREA =		17.31 SQ.M
	1539.48 - 17.31=	1522.17 SQ.M
NET PLOT TOTAL AREA	=	1522.17 SQ.M

ROAD / TIT BIT AREA STATEMENT		
CALCULATION :-		
4.	0.5 X 69.68 X 5.99 =	208.69 SQ.M
5.	0.5 X 69.68 X 6.00 =	209.04 SQ.M
TOTAL AREA	=	417.73 SQ.M

AREA KEY PLAN TIT BIT
SCALE- 1:200

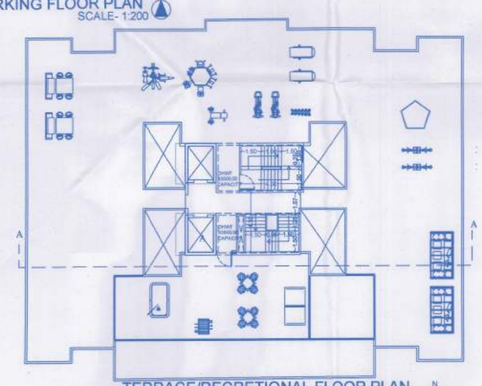


PARKING FLOOR PLAN
SCALE- 1:200

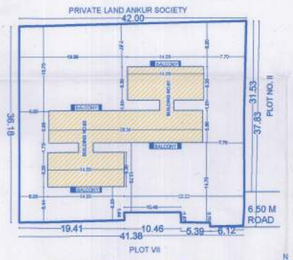


KEY PLAN:- REFUSE AREA 7 &12th
SCALE- 1:200

AREA KEY PLAN
TYPICAL RUFUSE AREA 7&12th
6TH & 8TH FLOOR AREA 6TEN. X 2 = 12 NO.
12 X5 = 60 PERSON
60 X .30 + .90 = 18.90 SQ.MT
AREA CALCULATIONS
1) 15.51 X 9.20 X 1 = 142.69 SQ.M.
TOTAL = 142.69 SQ.M.
PROVIDED AREA 142.69 SQ.M.
7TH & 12 th FLOOR 142.69 X 2 = 285.38 SQ.M.

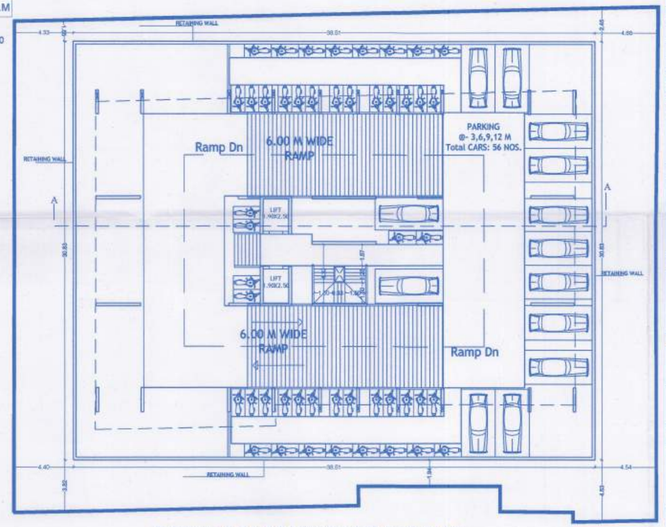


TERRACE/RECRETIONAL FLOOR PLAN
SCALE- 1:200



TO BE DEMOLISH PLAN
SCALE- 1:500

FLAT NO.	CARPET AREA	TOTAL
102,103,105,106 202,203,205,206 302,303,305,306 402,403,405,406 502,503,505,506 602,603,605,606 702,703,705,706 802,803,805,806 902,903,905,906 1002,1003,1005,1006 1102,1103,1105,1106 1202,1203,1205,1206 1302,1303,1305,1306 1402,1403,1405,1406	86.50 SQ.M	56
101,104,201,204 301,304,401,404 501,504,601,604 801,804,901,904 1001,1004,1101,1104, 1204 1301,1304,1401,1404	91.56 SQ.M	25
		81



TYPICAL 1,3,5,7 BASEMENT FLOOR PLAN
SCALE- 1:200

STAMP OF APPROVAL 1/3

नवीन निवासी दि. 24/10/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/2218/24.

Building Inspector — Assistant Engineer P.M.C

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

A. AREA STATEMENTS	SQ.M
1. AREA OF PLOT AS PER UDCPR-2020	
(a) AS PER OWNERSHIP DOCUMENT (CONVINANCE DEED)	1504.42
(b) AS PER MHADA MEASUREMENT SHEET	1522.17
(c) TIT BIT AREA	435.48
(d) TOTAL AREA	1939.90
2. DEDUCTIONS FOR	
(a) PRAPOSED D.P/D.P. ROAD WIDENING AREA / SERVICE ROAD/ HIGHWAY WIDENING	-----
(b) CHAMFER AREA	------
(TOTAL a+b)	
3. BALANCE AREA OF PLOT (1-2)	1504.42
4. ADDITION	
(A)TIT BIT AREA	435.48
5. NET AREA (3+4A)	1939.90
6. RECREATIONAL OPEN SPACE (IF APPLICABE)	
(a) REQUIRED	
(b) PROPOSED	
(C)INTERNAL ROAD AREA	00.00
7. NET AREA	1939.90
8. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO.8xBASIC FSI) (1939.90 x 3.00 AS PER MHADA)	5819.70
9. PERMISSIBLE PRO-RATA	838.40
10. TOTAL PERMISSIBLE FSI	6658.10
11. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
12. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [9+10(b)+11(d) OR 12 WHICHEVER IS APPLICABLE	
(b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES (6658.10 X 60%= 3994.86)	3946.58
(c) TOTAL ENTITLEMENT (a+b)	
13. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)	10652.96
PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATIONS NO. 6.1 / 6.2 / 6.3 OR 6.4 AS APPLICABLE) x1.6 OR 1.8)	
14. TOTAL BUILT-UP AREA IN PROPOSAL	10604.68
(a) EXISTING BUILT-UP AREA	
(b) PROPOSED BUILTUP AREA	10604.68
(c) TOTAL (a+b)	10604.68
15. F.S.I CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	
16. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) REQUIRED (20% OF SR.NO.5)	
(b) PROPOSED	

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 THE SITE AND THE STATED IN DOCUMENT OF OWNERSHIP/ T.P SCHEME RECORDS/ LAND RECORDS DEPARTMENT /CITY SURVEY RECORDS.

SIGN. OF ARCHITECT

DOOR & WINDOW SCHEDULED

D	1.00 X 2.10	W	1.50 X 1.20
D1	0.90 X 2.10	W1	1.35 X 1.20
D2	0.85 X 2.10	V	0.60 X 1.20
D3	3.50 X 2.10		
D4	2.00 X 2.10		

PROJECT

PROPOSED MHADA REDEVLOPMENT RESIDENTIAL BUILDINGS SR.NO. 697/1 FINAL PLOT 418 T.P.SCEME III. BUILDING NO.91 & 92 MAHARSHI NAGAR, GULTEKDI, PUNE.

NAME OF OWNER

MARYADA CO-OPERATIVE HOUSING SOCIETY LTD. THROUGH ABHIJAY CITYSCAPES .LLP MR. ABHIJIT KOTKAR & SUJAY SHAH

SIGN OF OWNER — SIGN. OF ARCHITECT

NAME OF ARCHITECT

AR.RAM P. JADHAV
REG. NO. CA/88233/15
OFFICE NO.501,DIAMOND HOUSE
AAMCHI COLONY,NEAR MAHARASHTRA BANK
BAVDHAN KH.PUNE-21

DATE	SCALE	DRAWN BY	CHECKED BY
21/10/2024	1:100	AR.RAM JADHAV	AR.RAM JADHAV