BUILDING WISE F.S.I. STATEMENT

BLDG. HEIGHT	NO OF TENEMENTS	BLDG. NAME	PROPOSED B/UP AREA	LIFT AREA	GROUND COVERAGE
3.30M	–	'A'–WING	13.78	––	–––
6.25M	9	'B'–WING	746.84	8.31	702.51
	9	TOTAL	760.62	8.31	702.51

GAT NO 921(P)+922(P),MOUJE-WAGHOLI,TAL.HAVELI, DIST. PUNE

F.S.I. STATEMENT (UDCPR 2024)

BLDG. HEIGHT	NO OF TENEMENTS 30 TO 40	40 TO 80	TOTAL	BUILDING NAME	PROPOSED RESI. B/UP AREA
3.30	–	–	–	'A'–WING	13.78
6.25	–	9	9	'B'–WING	746.84
	–	9	9	TOTAL	760.62
					760.62 SQ.M.

NON-F.S.I. STATEMENT

BASEMENT FLOOR	PARKING FLOOR	STAIRCASE TOWER AREA	LIFT TOP SLAB AREA	OVER HEAD WATER TANK AREA	UNDER GROUND WATER TANK AREA	CLUB HOUSE
1649.14	396.29	18.64	12.49	18.64	72.90	23.40
	702.51	22.14	11.96	22.14		
1649.14	1098.80	40.78	24.45	40.78	72.90	23.40
2950.25 SQ.M.						

760.62+2950.25=3710.87 SQ.M.

'B' WING WATER REQUIREMENT

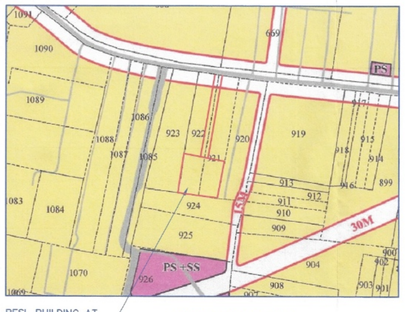
TOTAL NO.OF TENEMENTS = 9 NOS.
5 PERSONS PER TENANT = 5 X 9 = 45 PERSONS
WATER REQUIRED=135LIT/HEAD/DAY
TOTAL WATER REQUIRED = 135 X 45 = 6075.00 Lit.

OVER HEAD WATER CAPACITY (for resi bdg.)=6,100.00 Lit.
SAY =6,100.00 Lit.

UNDER GROUND SUMP WELL CAPACITY=1.50 X 6,100.00 Lit.
TOTAL=9,150.00 Lit.
SAY=9,200.00 Lit.

GOOGLE IMAGE
(SCALE:–NTS.)

PROPOSED RESI. BUILDING AT GAT NO: 921(P)+922(P),MOUJE-WAGHOLI,TAL.HAVELI,DIST-PUNE

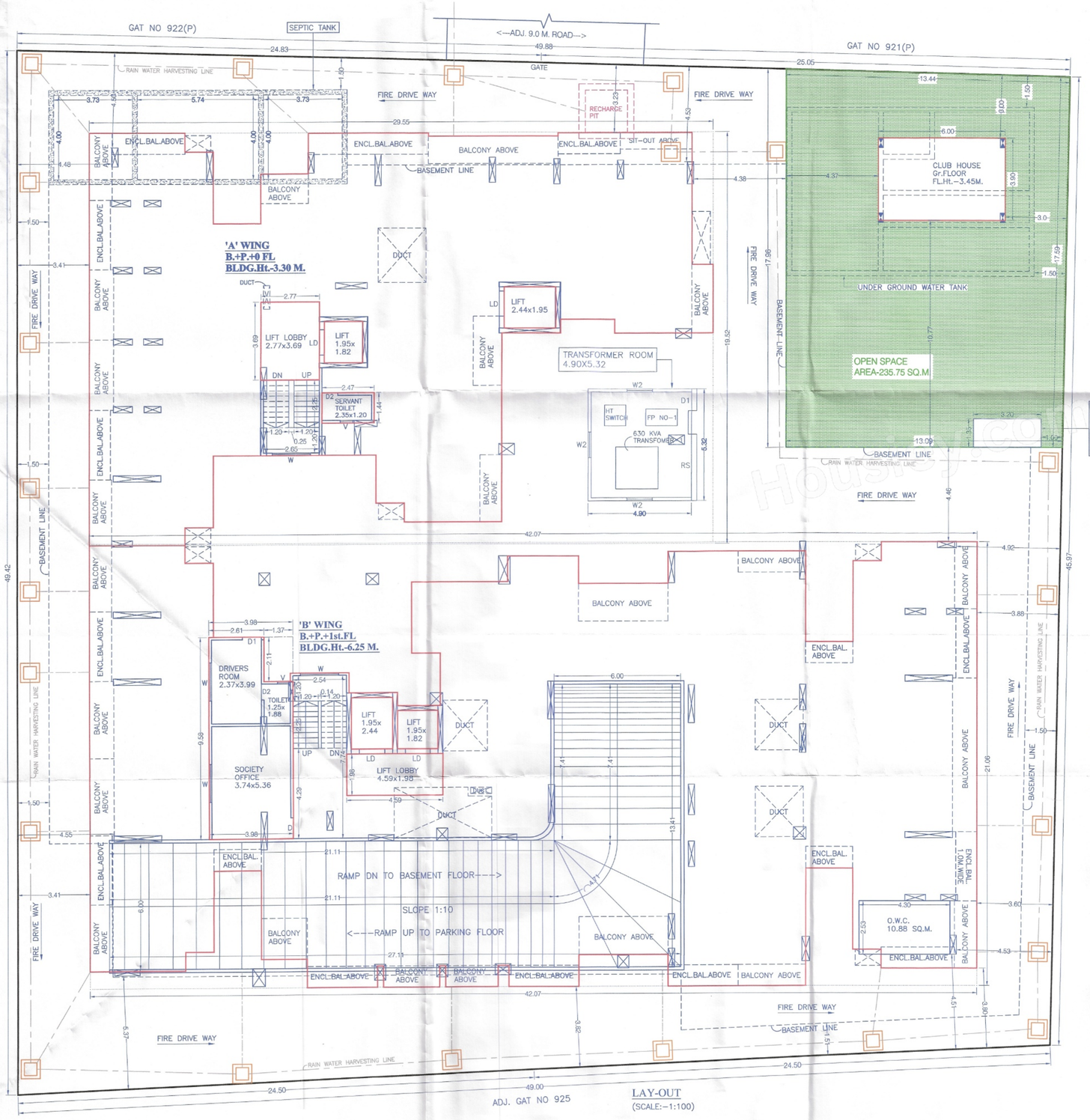


DRAFT D.P. PLAN
(SCALE:–NTS.)

STAMP OF APPROVAL 1/5

LAY-OUT

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter
No. BHA / C.R. No. 2926/23-24 / Mouza वाघोली
S. No. / G. No. / CTS No. ९३७ पै व ९३८ पै
Dated :- 96 / 09 / 2024
Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



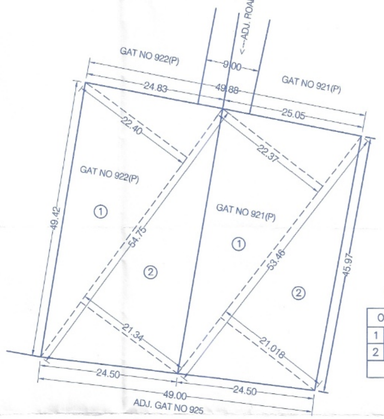
LAY-OUT
(SCALE:–1:100)

'B'–WING PARKING CALCULATION–RESIDENTIAL
(As updated up to 30th January,2024)

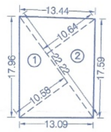
TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS) UNIT	PROP.	CAR (NOS) BY RULE	PROP.	SCOOTER (NOS.) BY RULE	PROP.
RESIDENTIAL	0–30	2	0	0	0	2	0
	30–40	2	0	1	0	2	0
	40–80	2	9	1	5	2	9
	80–150	1	0	1	0	1	0
	> 150	1	0	2	0	1	0
VISITOR				5%(Car)	0	5%(SC)	0
TOTAL	REQUIRED	–	9	–	5	–	9
TOTAL	PROPOSED	–	9	–	5	–	9

CLAUSE NO:–8.1.1 (V) PAGE NO 156
COMPOSITE PARKING:- ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.
6 SC = 1 CAR 9 X 1 / 6 = 9 / 6 = 2 CAR
9 SC = ??

TOTAL REQUIRED CAR PERKING = 5 + 2 = 7 NOS
TOTAL PROPOSED CAR PERKING = 7 NOS



PLOT AREA KEY PLAN
(SCALE:–1:500)

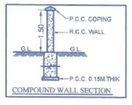


OPEN SPACE AREA KEY PLAN
(SCALE:–1:500)

OPEN SPACE AREA CALCULATION Δ METHOD							
1	0.50	22.22	X	10.58	=	117.54	SQ.M.
2	0.50	22.22	X	10.64	=	118.21	SQ.M.
				TOTAL	=	235.75	SQ.M.

GAT NO 922(P) PLOT AREA CALCULATION Δ METHOD							
1	0.50	54.75	X	22.40	=	613.20	SQ.M.
2	0.50	54.75	X	21.346	=	584.35	SQ.M.
				TOTAL	=	1197.55	SQ.M.
AREA AS PER DEMARCATION						1197.55	SQ.M.
AREA AS PER 7/12						1250.00	SQ.M.
MINIMUM OF BOTH						1197.55	SQ.M.

GAT NO 921(P) PLOT AREA CALCULATION Δ METHOD							
1	0.50	53.46	X	22.37	=	597.95	SQ.M.
2	0.50	53.46	X	21.018	=	561.81	SQ.M.
				TOTAL	=	1159.76	SQ.M.
AREA AS PER DEMARCATION						1159.76	SQ.M.
AREA AS PER 7/12						1250.00	SQ.M.
MINIMUM OF BOTH						1159.76	SQ.M.



COMPOUND WALL SECTION

BRIEF SPECIFICATIONS
1. R.C.C. FRAMED STRUCTURED.
2. EXT. SAND FACED CEMENT PLASTER
3. INT. NERRU FINISHED CEMENT PLASTER
4. EXT. WALLS ARE 0.15 M. THK BRICK
5. INT. WALLS ARE 0.15 M. THK BRICK
6. T. W. DOOR & M. S. WINDOWS.
7. GRAY MOSAIC TILE FLOORINGS.
8. 0.15 M.THK.R.C.C.SLAB WITH I.P.S. FINISH

PROJECT:–BUILDING PROPOSAL & RESIDENTIAL LAYOUT IN GAT NO 921(P)+922(P),MOUJE–WAGHOLI,TAL.HAVELI,DIST.PUNE. — Drawing sheet no: 1/5

STAMPS OF APPROVAL OF PLANS:

		SQ.M.
A)	AREA STATEMENTS	
1	AREA OF PLOT (Minimum area of a,b,c to be considered)	2357.31
	(a) As per ownership documents(7/12, CTS extract)	2500.00
	(b) As per measurement sheet	2357.31
	(c) As per sanction lay–out	–––
2	DEDUCTION FOR:	
	(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway winding	–––
	(b) Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA)	–––
	Total (a+b)	–––
3	BALANCE AREA OF THE PLOT (1–2)	2357.31
4	AMENITY SPACE (if Applicable)	
	(a) Required 10%	–––
	(b) Adjustment of 2(b), if any	–––
	(c) Balanced Proposed	–––
5	NET PLOT AREA (3–4(c)	2357.31
6	RECREATION OPEN SPACE (if Applicable)	
	(a) Required	235.75
	(b) Proposed	235.75
7	Internal Road Area	–––
8	Plotable Area (if Applicable)	2357.31
9	Built up area with refrence to Basic F.S.I. as per front road (Sr.No.5xbasic FSI) (2357.31x1.10=2593.04 sq.m.)	2593.04
10	Addition of FSI on payment of premium	–––
	(a) Maximum permissible premium FSI –based on road width/TOD zone. (2357.31X0.50)	–––
	(b) Proposed FSI on payment of premium	–––
	(c) Total payment of premium (b+c)	–––
11	In–situ FSI / TDR loading	
	(a) In–situ area against D.P. road [2.0xSr.No.2(a)] if any	–––
	(b) In–situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4(b) and/or (c)]	–––
	(c) TDR area (2357.31X0.40=942.92 SQ.M.)	–––
	T.D.R. AREA: Regular T.D.R.–942.92X0.70=660.04 sq.m.	–––
	T.D.R. AREA: 30% SLUM T.D.R.–942.92X0.30=282.88 sq.m.	–––
	(d) Total in–situ/TDR loading proposed (11(a)+(b)+(c))	–––
12	GRIHA 5–STAR/IGBC/LEED 5% incentive fsi on basic fsi.	–––
13	Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable	2593.04
	(b) Ancillary Area FSI (upto 60% OR 80% with payment of charges) (2593.04 X 0.60=1555.82 sq.m.)	–––
	(c) Total entitlement (a+b)	2593.04
14	Maximum utilization limit of FSI (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. 17b)	–––
	(a) Existing Built up area	–––
	(b) Proposed Built up area (As per 'P–line')	760.62
	(c) Total (a+b)	760.62
16	FSI Consumed (15/13) (should not be more than Sr. no. 14 above)	0.27
17	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 SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CTS / SURVEY RECORDS.

SIGN OF ARCHITECT
CA/2004/34113

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

YASHODHA ASSOCIATES AND COMPANY THROUGH PARTNER;

Mr. TUSHAR VILAS SATAV

PROJECT: Building Proposal & Residential Layout in GAT NO: 921(P)+922(P) C.T.S. NO:

HISSA NO: FINAL PLOT NO:
PLOT NO: PETH: MOUJE–WAGHOLI,TAL.HAVELI,DIST–PUNE

ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR — ARCHITECT'S SIGN
B01,T2,MONTREAL BUSINESS CENTER, S.NO.272, PALLOD FARMS, OFF.BANER ROAD,PUNE–411045

NORTH	JOB NO	DATE	SCALE	DRAWN BY	REGISTRATION NO OF ARCHITECT
	819	07/01/2025	1:100	PRANAVKUMAR	CA/2004/34113