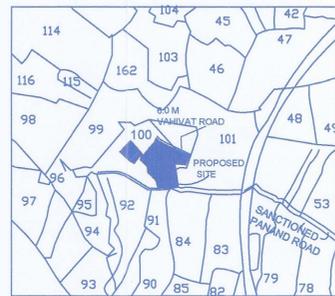


EXISTING WING F.S.I. STATEMENT IN SQ.M.												
FLOOR	TOTAL B/UP AREA	PERML. BALC.	PROP. BALC.	DRY BALC.	FIRE STAIRCASE	REGULAR STAIRCASE	PASSAGE AREA	LIFT	LIFT MAC RM. AREA	TERRACE AREA	TENE. NO.	GROUND COVERAGE
FIRST FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
SECOND FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
THIRD FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
FOURTH FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
FIFTH FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
SIXTH FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		2125.81
SEVENTH FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
EIGHTH FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
NINTH FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
TENTH FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
ELEVENTH FL.	575.23	88.28	84.74	42.60	12.86	14.88	174.31		88.24	8		
TOTAL	6214.33	932.15	910.56	466.55	142.58	163.68	1992.11	12.59	26.88	88.00		2125.81



# BUILTUP PREMIUM F.S.I STATEMENT - (EXISTING WING & PROPOSED WING - B)										
FLOOR NAME	BUILTUP AREA	LIFT AREA	LIFT ROOM	LIFT REGULAR	LIFT FIRE	TOTAL TENEMENTS	PREV. SANC.	PROPOSED	PREV. SANC.	PROPOSED
PREVIOUS/PROPOSED	EXI. - WING	B - WING	EXISTING - WING	B - WING	EXISTING - WING	B - WING	PREV. SANC.	PROPOSED	PREV. SANC.	PROPOSED
GROUND PAR.										
FIRST FLOOR	575.23	505.60				8	4			
SECOND FLOOR	575.23	505.60				8	4			
THIRD FLOOR	575.23	505.60				8	4			
FOURTH FLOOR	575.23					8				
FIFTH FLOOR	575.23					8				
SIXTH FLOOR	575.23		12.62	26.88	3.42	4.44				
SEVENTH FLOOR	575.23					8				
EIGHTH FLOOR	482.03					8				
NINTH FLOOR	575.23					8				
TENTH FLOOR	575.23					8				
ELEVENTH FLOOR	575.23					8				
TOTAL AREA	6214.33	1516.80				88	12			
ADD. LIFT AREA		3.42								
TOTAL AREA	6214.33	1520.22				88				
NEW PROPOSAL	7734.55	12.62	26.88	3.42	4.44	88				
PREVIOUS SANCTION	7493.67	12.62	12.62			110				
NET DIFFERENCE AREA	+240.88			+3.61	+4.44	-12				
NET TOTAL AREA	7734.55	12.62	26.88	3.42	4.44	88				

LOCATION MAP NOT TO SCALE

9.00 M WIDE INTERNAL ROAD AREA KEY PLAN SCALE 1 : 500

9.00 M W INTERNAL ROAD AREA CALCULATION	
A) 17.33 X 9.00 =	155.97 SQ.M.
B) AREA AS PER POLY LINE =	4.19 SQ.M.
TOTAL INTERNAL ROAD AREA =	155.97 + 4.19 = 160.16 SQ.M.

AREA KEY PLAN EXISTING 3.50 WIDE ROAD & PROPOSED 15.0 M WIDE ROAD SCALE 1 : 500

ROAD WIDENING AREA CALCULATION	
27 0.5 x 3.74 x 1.54 =	2.88
26 0.5 x 1.22 x 8.05 =	4.92
29 0.5 x 4.03 x 8.05 =	16.24
30 0.5 x 10.06 x 4.89 =	23.59
31 0.5 x 10.06 x 5.09 =	25.60
32 0.5 x 13.92 x 5.03 =	35.01
33 0.5 x 13.92 x 5.27 =	36.67
34 0.5 x 7.62 x 3.86 =	14.71
35 0.5 x 7.62 x 3.97 =	15.13
TOTAL	174.74

KEY PLAN FOR WIDENING OF EXISTING 6.0M WIDE ROAD SCALE 1 : 900

22 = 9.42 (1.37 + 1.44) / 2 =	13.24 SQ.M.
23 = 16.50 (1.50 + 1.47) / 2 =	24.60 SQ.M.
24 = 63.47 (1.50 + 1.50) / 2 =	95.21 SQ.M.
TOTAL AREA =	132.95 SQ.M.

PLOT AREA KEY PLAN SCALE 1 : 500

F.S.I AREA STATEMENT - PROPOSED - B - WING	ALL AREA IN SQ.M.
01. AREA OF PLOT	1393.00
02. Area F.S.I. as per Ownership Document (912)	1393.00
03. F.S.I. on payment of premium (1393.00 x 0.50 = 696.50)	696.50
04. TDR Area Permissible Area (1393.00 x 0.50 = 696.50)	696.50
05. Total Area (02+03+04)	2089.50
06. Auxiliary Area F.S.I upto 60% with payment of charge (05 x 0.6)	1253.70
07. Total Entitlement (06+07)	3343.20

PLOT AREA CALC. OF PROPOSED AMALGAMATION

Plot Area Calculation of S.No. 100 (Part 1) + (Part 2)	
1 0.5 X 36.97 X 4.92 =	90.95
2 0.5 X 39.96 X 15.97 =	319.08
3 0.5 X 39.96 X 12.03 =	240.36
4 0.5 X 35.41 X 12.86 =	227.69
5 0.5 X 13.75 X 1.40 =	9.62
6 0.5 X 14.43 X 2.28 =	16.45
7 0.5 X 51.42 X 5.05 =	129.84
8 0.5 X 54.01 X 11.33 =	305.97
9 0.5 X 54.01 X 6.95 =	187.68
10 0.5 X 24.20 X 6.69 =	80.95
11 0.5 X 18.49 X 6.97 =	64.44
12 0.5 X 21.11 X 4.00 =	42.22
13 0.5 X 25.86 X 3.14 =	40.60
14 0.5 X 64.37 X 31.80 =	1023.48
15 0.5 X 64.37 X 20.17 =	649.17
16 0.5 X 40.19 X 14.61 =	291.14
17 0.5 X 42.35 X 14.32 =	303.23
18 0.5 X 42.35 X 16.07 =	340.32
TOTAL	4363.19

PLOT AREA CALC. OF PROPOSED AMALGAMATION

Plot Area Calculation of S.No. 100 (Part 3)	
1 0.5 X 13.41 X 4.62 =	30.98
2 0.5 X 13.41 X 5.75 =	38.55
3 0.5 X 21.40 X 6.29 =	67.30
4 0.5 X 21.40 X 9.67 =	103.47
5 0.5 X 16.32 X 9.92 =	57.04
6 0.5 X 16.32 X 6.92 =	76.87
7 0.5 X 31.11 X 15.22 =	236.75
8 0.5 X 31.11 X 17.80 =	276.88
9 0.5 X 27.36 X 10.11 =	138.30
10 0.5 X 32.23 X 10.05 =	161.96
11 0.5 X 42.38 X 3.74 =	79.25
12 0.5 X 46.04 X 3.60 =	82.87
13 0.5 X 49.78 X 5.88 =	146.35
14 0.5 X 51.81 X 4.06 =	105.17
15 0.5 X 51.81 X 10.88 =	281.85
16 0.5 X 47.38 X 2.76 =	65.38
17 0.5 X 46.32 X 16.15 =	374.02
TOTAL	2323.00

PLOT AREA CALC. OF PROPOSED AMALGAMATION

Plot Area Calculation of S.No. 100 (Part 4)	
1 0.5 X 9.85 X 3.14 =	15.46
2 0.5 X 43.40 X 9.59 =	208.10
3 0.5 X 53.95 X 13.74 =	370.64
4 0.5 X 53.95 X 10.17 =	274.34
5 0.5 X 46.21 X 22.72 =	524.95
TOTAL	1393.49

TOTAL PLOT AREA =	4363.19 + 2323.00 + 1393.49 = 8079.68 SQ.M.
PLOT AREA AS PER CALCULATION =	8079.68 SQ.M.
PLOT AREA AS PER 7/2 =	8079.00 SQ.M.
MINIMUM AREA CONSIDER =	8079.00 SQ.M.

PLOT AREA AS PER EXISTING PREVIOUS APPROVAL =	4363.19 + 2323.00 = 6686.19 SQ.M.
PLOT AREA AS PER EXISTING + PROPOSED APPROVAL =	6686.19 + 1393.49 = 8079.68 SQ.M.

STAMP OF APPROVAL 01 02

PARKING LAYOUT / BUILDING LAYOUT PLAN, F.S.I STATEMENT, ALL CALCULATIONS & ETC.

PMRDA SANCTION NO. BHUCR NO. 1546 / 17-18
DATE - 17/04/2018

Approved as amended in Green
Subject to conditions mentioned in Annexure 'A' of letter No. PMU I.C.R.No. 186/23-24
S.No. I.G.No. / G.S.No. 9007
Dated: 20/02/2024

Deputy Joint Metropolitan Planner
Pune Metropolitan Regional Development Authority, Pune

PROFORMA - 1 : AREA STATEMENT

AREA OF PLOT	ALL AREA IN SQ.M.	PREVIOUS SANCTION	PROPOSED SANCTION
(a) As Per Ownership Document (712)	2720.00	2720.00	2720.00
(b) As Per Measurement Sheet (1/Measurement)	8079.68	8079.68	8079.68
(c) As Per Under N.A Proposal (Minimum) (6886.00 + 1393.00)	8079.00	8079.00	8079.00
(d) Deductions for:			
(a) Area Under Road Widening (15.00 m wide village road)	174.74	174.74	174.74
(b) Area Under Road Widening of Existing 6.0m & Proposed 9.0m Wide Road	132.95	132.95	132.95
(c) Total Area (a+b)	307.69	307.69	307.69
(e) Balance area of plot (1-c)	7771.31	7771.31	7771.31
(f) Amenity Space (If applicable):			
(a) Required Amenity (6378.31 + 1393.00 + 7771.31 x 0.15% = 1165.70)	1165.70	1165.70	1165.70
(b) Proposed Amenity	1165.70	1165.70	1165.70
(c) Adjustment of 20% (If any)			
(d) Proposed Open Space (10% of 7771.31)	777.13	777.13	777.13
(e) Net Plot Area (3-d-f)	6605.61	6605.61	6605.61
(g) Internal Road area	60.00	60.00	60.00
(h) Plottable area (3-d-h x 0.90) (3-d-h x 1.00)	5945.09	6605.61	6605.61
(i) Built up area with reference to Basic F.S.I. as per front road width (as per Basic F.S.I. 110)	6539.54	7266.17	7266.17
(j) Additional F.S.I on payment of premium			
(k) Against Open space Premium F.S.I.			
(l) Proposed F.S.I. on payment of premium			
(m) In-situ F.S.I. TDR loading:			
(a) Area Under Road Widening (15.00 m wide village road)	174.74	174.74	174.74
(b) In-situ area against Amenity Space (if loaded over 11% of 7771.31 = 1165.70)	957.13	957.13	957.13
(c) TDR AREA (Permissible Area 8079.00 x 0.50 = 4039.50)	1131.87	1131.87	1131.87
(d) Total In-situ / TDR loading Proposed (l+m+n)	1131.87	1131.87	1131.87
(e) Total entitlement of F.S.I. under chapter No 7			
(f) Total entitlement of F.S.I. under proposal			
(g) [8-10(d)] or 11 whichever is applicable	7671.41	8398.04	8398.04
(h) Auxiliary Area F.S.I. upto 60% or 80% with payment of charge			
(a) Residential 60%			
(b) Commercial 80%			
(c) Total auxiliary Area (13+h)	0.00	0.00	0.00
(i) Final entitlement (12+g+h)	7671.41	8398.04	8398.04
(j) Maximum utilization limit of F.S.I. Permissible road width (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) (6)			
(k) Total Built up area as proposed			
(a) Existing - A - Wing Area	6214.33	6214.33	6214.33
(b) Proposed - B - Wing Area (As per Plan) (1516.80 + 3.42)	1520.22	1520.22	1520.22
(c) Total (16+k)	7493.67	7734.55	7734.55
(d) F.S.I Consumed (18c/16) (subject not to be more than serial No.14 above)	60.80	60.80	60.80

Legend	Schedule of Openings:
PLOT BOUNDARY SHOWN BLACK	D - 1.00x2.10
PROPOSED WORK SHOWN RED	D1 - 0.80x2.10
DRAINAGELINE SHOWN RED DOTTED	D2 - 0.75x2.10
WATERLINE SHOWN BLACK DOTTED	RS - 3.00x2.44
EXISTING TO BE RETAINED HATCHED	W - 1.80x1.50
DEMOLITION SHOWN HATCHED YELLOW	W1 - 1.50x1.50
	W2 - 0.50x0.90
	V - 0.90x0.90

OWNER'S NAME, ADDRESS & SIGN.

THIS P.M.R.D.A. DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATIONS & LEGAL DOCUMENTS GIVEN BY ME/WE (THE OWNER/P.A.H.) TO THE ARCHITECT.

I / WE (THE OWNER/P.A.H.) HAVE READ & STUDIED THIS & ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION & THEY ARE AS PER MY/OUR INSTRUCTIONS AND INFORMATION GIVEN BY ME/WE (THE OWNER/P.O.A. HOLDER).

(OWNER/P.O.A. HOLDER) SIGN

SKYI IRIS BAVDHAN SAHAKARI GRAHARACHANA SANSTHA MARYADIT THROUGH CHAIRMAN Mr. TUSHAR HINGE & OTHER M/S. SKYI PREMIUM PROPERTIES THROUGH PARTNER Mr. AMIT A. JAGTAP & Mr. PRITAM V. RATHOD THROUGH POAH. M/s. CHAKANKAR PROPERTIES THROUGH PARTNER

1) Mr. AMIT S. CHAKANKAR
2) Mr. PRASAD S. CHAKANKAR

PROJECT :-
REVISE & PROPOSED RESIDENTIAL BUILDING ON S.NO.100 (P), VILLAGE - BAVDHAN BUDRUK, TAL - MULSHI, DIST - PUNE.

Shekhar D. Walhekar	Drawn Date	24/03/24	Rev. No.	01	Rev. No.	01
Reg. No. GA/2007/3845 <td>Issue Date <td>24/03/24 <td>Rev. No. <td>02 <td>Rev. No. <td>02 </td></td></td></td></td></td>	Issue Date <td>24/03/24 <td>Rev. No. <td>02 <td>Rev. No. <td>02 </td></td></td></td></td>	24/03/24 <td>Rev. No. <td>02 <td>Rev. No. <td>02 </td></td></td></td>	Rev. No. <td>02 <td>Rev. No. <td>02 </td></td></td>	02 <td>Rev. No. <td>02 </td></td>	Rev. No. <td>02 </td>	02
Author's Sign	Check Date <td>24/03/24 <td>Rev. No. <td>03 <td>Rev. No. <td>03 </td></td></td></td></td>	24/03/24 <td>Rev. No. <td>03 <td>Rev. No. <td>03 </td></td></td></td>	Rev. No. <td>03 <td>Rev. No. <td>03 </td></td></td>	03 <td>Rev. No. <td>03 </td></td>	Rev. No. <td>03 </td>	03

Walhekar & Associates
ARCHITECTS ENGINEERS INTERIORS LANDSCAPE

WALS ARCHITECTS

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