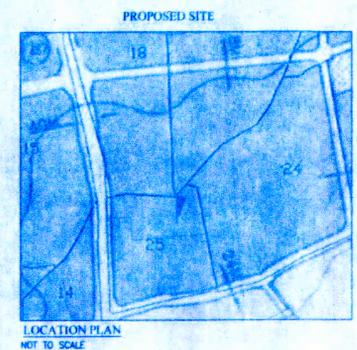


LAYOUT PREVIOUSLY APPROVED UNDER  
 CC NO. 2540/09, DATED - 07/11/2009  
 REV. LAYOUT + BLDG PLAN - CC NO. 2799/13, DATED - 22/11/2013  
 REV. LAYOUT + BLDG PLAN - CC NO. 1175/14, DATED - 16/07/2014  
 REV. LAYOUT + BLDG PLAN - CC NO. 2781/16, DATED - 06/02/2016  
 REV. LAYOUT + BLDG PLAN - CC NO. 2956/17, DATED - 06/02/2018  
 REV. BLDG PLAN - CC NO. 3116/18, DATED - 07/01/2019  
 REV. LAYOUT - CC NO. 3129/18, DATED - 06/01/2019  
 REV. BLDG PLAN - CC NO. 0414/21, DATED - 31/08/2021

Revised  
 APPROVED SUBJECT TO CONDITION  
 APPROVED UNDER COMMENCEMENT  
 CERTIFICATE NO. CC/0467/22 dtd.26/5/22  
 Building Inspector (K.Engg./Soc. Engg.)  
 Deputy Engineer  
 BUILDING PERMISSION DEPT.  
 ZONE-2, P.M.C.



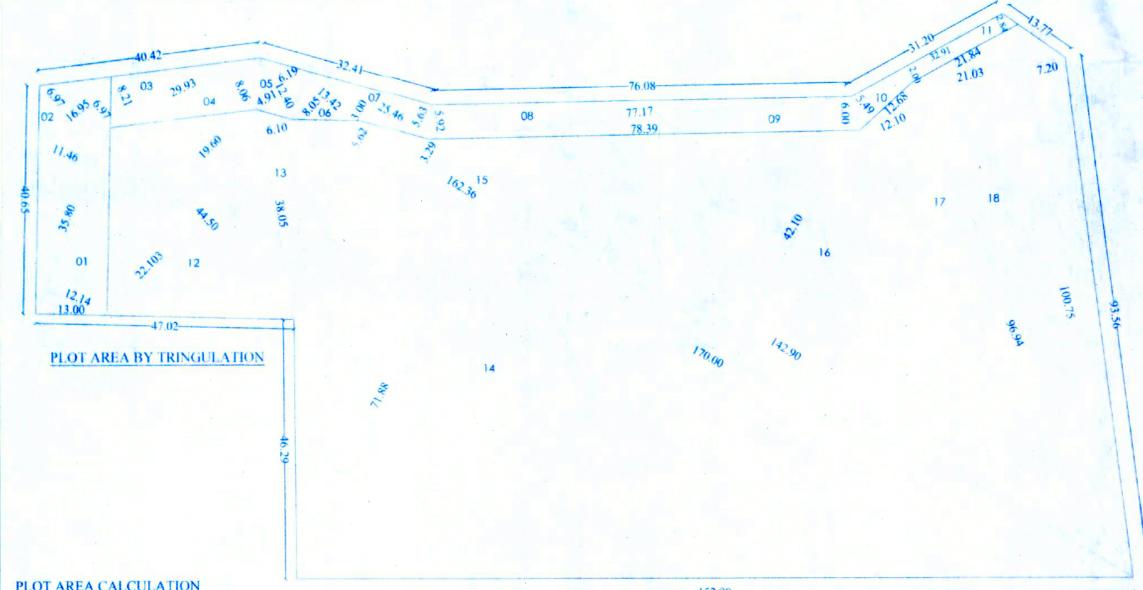
LOCATION PLAN  
 NOT TO SCALE

F.S.I. & NON F.S.I. STATEMENT									
BUILDING TYPE	F.S.I.(EXIST.)	F.S.I.(PROP.)	TOTAL	BALCONY PROP.	PASSAGE AREA	STAIRCASE	FIRE STAIRCASE	LIFT AREA	TERRACE AREA
BUILDING 1	-	6425.70	6425.70	-	-	-	-	10.15	-
BUILDING 2	4780.12	-	4780.12	699.60	512.26	258.02	258.02	10.82	309.80
BUILDING 3	5133.35	-	5133.35	644.16	328.50	258.02	258.02	10.82	201.58
BUILDING 4	4103.94	-	4103.94	712.27	423.50	268.10	263.76	12.81	259.41
BUILDING 5	-	1687.20	1687.20	-	-	-	-	7.58	-
TOTAL	14017.41	8112.90	22130.31	2056.03	1264.26	784.14	779.80	52.18	770.79
EXCESS BALCONY	-	-	-	-	-	-	5707.20	-	-
TOTAL F.S.I.	-	22130.31	-	-	-	-	-	-	-
FREE OF FSI AREA	-	-	5707.20	-	-	-	-	-	-
LWR GR. PARKING AREA	-	-	3574.16	-	-	-	-	-	-
STILT. FL. PARKING AREA	-	-	1859.43	-	-	-	-	-	-
CLUB HOUSE + SWIMMING POOL	-	-	458.55	-	-	-	-	-	-
ALL SERVICES + REFUGE AREA	-	-	848.46	-	-	-	-	-	-
OHT+UGT+STP+SECURITY CABIN	-	-	1035.75	-	-	-	-	-	-
GRAND TOTAL	-	-	35613.86	-	-	-	-	-	-

PARKING STATEMENT			
BUILDINGS	FLATS	CAR	SCOOTER
BUILDING 1	PROP. TENE. 34 NOS	42	107
BUILDING 2	PROP. TENE. 40 NOS	40	80
BUILDING 3	PROP. TENE. 40 NOS	40	80
BUILDING 4	PROP. TENE. 54 NOS	27	108
BUILDING 5	PROP. TENE. 8 NOS	8	25
TOTAL PARKING REQUIRED	-	157	400
AS PER RULE B.1.1(V) = 11CARS X 6 = 66 SCOOTERS	-	278	337
LESS 11 CARS	-	267	403
AREA REQUIRED PER PARKING	-	12.50	2.00
TOTAL PARKING AREA PROP.	-	3337.50	806.00

PARKING PROVIDED			
FLOORS	CAR	SCOOTER	CYCLE
STILT LVL. PARK	79	105	268
LOWER GR. PARK.	199	232	-
TOTAL	278	337	268

WATER REQUIREMENT			
BUILDINGS TYPE	FIRE FIGHTING	FIRE FIGHTING	
BUILDING 1	43000.00	134500.00	
BUILDING 2	47000.00	116000.00	
BUILDING 3	47000.00	116000.00	
BUILDING 4	56450.00	129675.00	
BUILDING 5	15400.00	8100.00	
TOTAL	208850.00	504275.00	



**PLOT AREA CALCULATION BY TRIANGULATION**

1	0.50 x (12.14+11.46) x 35.80	= 422.44	- area under Plot 'B' (petrol pump on lease)
2	0.50 x (6.97+6.97) x 16.95	= 118.14	
3	0.50 x 8.21 x 29.93	= 122.86	
4	0.50 x 8.06 x 29.93	= 120.62	
5	0.50 x (6.19+4.91) x 12.40	= 68.82	
6	0.50 x 8.05 x 13.42	= 54.01	
7	0.50 x (3.00+5.63) x 25.46	= 109.86	
8	0.50 x 5.92 x 77.17	= 228.42	
9	0.50 x 6.00 x 78.39	= 235.17	
10	0.50 x 5.49 x 12.68	= 34.81	
11	0.50 x (2.00+2.84) x 32.91	= 79.64	
12	0.50 x (22.103+19.60) x 44.50	= 927.88	
13	0.50 x 6.10 x 38.05	= 116.05	
14	0.50 x (5.62+71.88) x 170.00	= 6587.50	
15	0.50 x 3.29 x 162.36	= 267.08	
16	0.50 x 42.10 x 143.00	= 3010.15	
17	0.50 x 12.10 x 96.94	= 586.49	
18	0.50 x (21.03+7.20) x 100.75	= 1422.08	

TOTAL = 14512.02 SQM.  
 AREA AS PER 7/12 = 14200.00SQM.  
 MINIMUM CONSIDERED = 14200.00SQM.

**PLOT AREA STATEMENT**

PLOT	AREA AS PER DEMARCATION	AREA AS PER LAYOUT	AREA U/40M WIDE D.P. ROAD	NET PLOT AREA
PLOT A	14211.04	14200.00	118.14	12615.49
PLOT B	-	1466.37	422.44	1043.93
TOTAL	14211.04	14200.00	540.58	13659.42

**F.S.I. STATEMENT**

FLOOR	FLOOR	HEIGHT	TEN.	EXISTING FSI	PROPOSED FSI	TOTAL FSI	BALCONY PROP.	PASSAGE	STAIRCASE	FIRE STAIR	TERRACE	LIFT
BUILDING 1	2P+20	66.90	34	0.00	6425.70	6425.70	0.00	0.00	0.00	0.00	10.15	
BUILDING 2	2P+14	48.15	40	4780.12	699.60	5479.72	699.60	512.26	258.02	258.02	309.80	10.82
BUILDING 3	2P+14	48.15	40	5133.35	644.16	5777.51	644.16	328.50	258.02	258.02	201.58	10.82
BUILDING 4	2P+14	48.15	40	4103.94	712.27	4816.21	712.27	423.50	268.10	263.76	259.41	12.81
BUILDING 5	GR.+7	23.95	8	0.00	1687.20	1687.20	0.00	0.00	0.00	0.00	7.58	
TOTAL	-	-	178	14017.41	8112.90	22130.31	2056.03	1264.26	784.14	779.80	770.79	52.18

**BALCONY AREA STATEMENT**

TOTAL EXISTING F.S.I.	= 14017.41
PERMI. BALCONY	= 14017.41 X 15%
PROP. BALCONY	= 2102.61
EXCESS BALCONY	= 2056.03

**AMENITY AREA CALCULATION**

1) 0.50 x 25.27 x 76.50	= 966.58
2) 0.50 x 21.43 x 74.21	= 795.16
3) 0.50 x 04.981 x 55.62	= 138.52
4) 0.50 x 09.48 x 31.36	= 148.65
TOTAL	= 2048.91

TOTAL AMENITY AREA = 2048.91sq.m

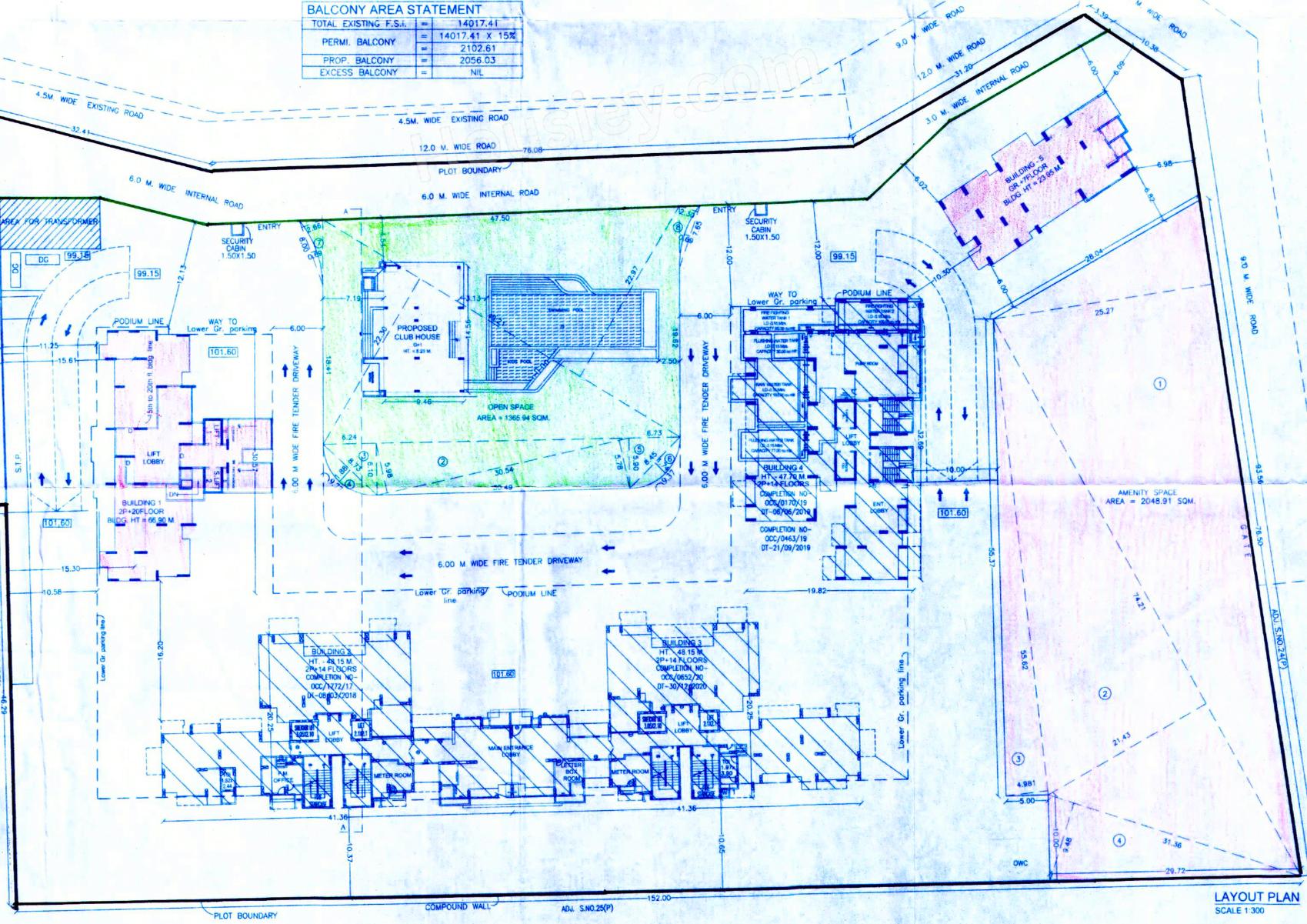
**OPEN SPACE AREA CALCULATION**

1) 0.50(22.30+22.97)x49.21	= 1113.87
2) 0.50(5.98+5.78)x30.65	= 180.22
3) 0.50 x 6.24 x 6.10	= 19.03
4) 2/3 x 8.73 x 1.88	= 10.94
5) 0.50 x 6.73 x 5.90	= 19.85
6) 2/3 x 8.45 x 1.74	= 9.80
7) 0.50 x 2.66 x 8.00	= 6.96
-2/3x8.00x0.69	= -3.64
8) 0.50 x 2.30 x 7.65	= 5.27
-2/3x7.65x0.69	= -3.54
TOTAL	= 1365.94

TOTAL OPEN SPACE = 1365.94sq.m

**INTERNAL ROAD AREA CALCULATION**

3) 0.50 x 8.21 x 29.93	= 122.86
4) 0.50 x 8.06 x 29.93	= 120.62
5) 0.50 x (6.19+4.91) x 12.40	= 68.82
6) 0.50 x 8.05 x 13.42	= 54.01
7) 0.50 x (3.00+5.63) x 25.46	= 109.86
8) 0.50 x 5.92 x 77.17	= 228.42
9) 0.50 x 6.00 x 78.39	= 235.17
10) 0.50 x 5.49 x 12.68	= 34.81
11) 0.50 x (2.00+2.84) x 32.91	= 79.64
TOTAL	= 1054.21 sqm.



**AREA STATEMENT**

AREA OF PLOT	SQ.M.
a) AS PER OWNERSHIP DOCUMENT	12733.63
b) AS PER MEASUREMENT SHEET	12733.63
c) MINIMUM AREA TO BE CONSIDERED	12733.63
2 DEDUCTION FOR	
a) AREA UNDER 40 M WIDE ROAD	118.14
b) AREA UNDER ANY RESERVATION	0.00
TOTAL DEDUCTION A+B	118.14
3 BALANCE AREA OF PLOT (1-2)	12615.49
4 AMENITY SPACE	0.00
a) REQUIRED AREA	2048.91
b) ADJUSTMENT OF 2(B), IF ANY -	0.00
c) BALANCE PROPOSED -	2048.91
5 NET PLOT AREA (3-4)	10566.58
6 RECREATIONAL OPEN SPACE	
a) REQUIRED	1261.58
b) PROPOSED	1365.94
7 INTERNAL ROAD AREA	0.00
8 PLOTTABLE AREA (IF APPLICABLE)	0.00
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH	11623.24
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) PERMISSIBLE PREMIUM FSI (SR. NO 5X0.50)	5283.29
b) PROPOSED FSI ON PAYMENT OF PREMIUM (19.63% OF 10566.58)	3131.00
11 IN-SITU FSI / TDR LOADING	
a) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2 (a))	236.28
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	4097.82
c) PERMISSIBLE slum TDR 30% OF 14783.21	0.00
d) PERMISSIBLE TDR 140% OF 10566.58	0.00
e) TOTAL IN-SITU/TDR LOADING PROPOSED 11 (a)+(b)+(c)+(d)	4334.10
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) [9 + 10(b)+11(e)] OR 12 WHICHEVER IS APPLICABLE	19088.34
b) PREVIOUSLY SANCTION AREA	14017.41
c) BALANCE AREA	5070.93
d) ANULLARY AREA FSI UPTO 60% (13c x 0.60)	3042.56
e) TOTAL ENTITLEMENT (13a+13c)	22130.89
14 MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH(5X3.0X1.60)	50719.58
15 TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	0.00
a) EXISTING BUILT-UP AREA	14017.41
b) PROPOSED BUILT-UP AREA (AS PER P-LINE)	8112.90
c) TOTAL (15a+15b)	22130.31
16 F.S.I. CONSUMED (15c/13e)	1.00

**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPT. & CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

DEPARTMENT OF SURVEY RECORDS AR. JAGADISH P. DESHPANDE  
**LEGEND**  
 PLOT LINE SHOWN - BLACK  
 PROPOSED WORK SHOWN - RED  
 DRAINAGE LINE SHOWN - RED DOTTED  
 WATER LINE SHOWN - BLACK DOTTED  
 EXISTING TO BE RETAINED - HATCHED BLUE  
 EXISTING TO BE DEMOLISHED - HATCHED YELLOW

**PROJECT**  
 PROPOSED BUILDING ON S.NO. 25/2/2A, AT KONDHVA BUDDHUK,PUNE.

**OWNER'S NAME, SIGNATURE**  
 JAGADISH P. DESHPANDE

**ARCHITECT**  
 JAGADISH P. DESHPANDE  
 ARCHITECT, TOWN PLANNER, INTERIOR DESIGNER  
 A-1, SUCCESS CHAMBERS, 1232 APTE ROAD,  
 DECCAN GYMKHANA, PUNE 411004.  
 PH. NO. 25532182, 25531141,  
 FAX. NO. -020-25532325

**DATE** 27/05/2022 **DEALT BY** SUCHITA **REVISED BY** SUCHITA **CHECKED BY** ASHOK Z **SCALE** 1:300