

WING TYPE	FLOOR	PARKING/GROUND	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR	13TH FLOOR	14TH FLOOR	15TH FLOOR	TOTAL COMM AREA	TOTAL RES AREA	TOTAL FLOOR AREA	HT. OF BLDG. (MTR/PARK)	TENEMENT STATEMENT	SHOP STATEMENT
A	B+P+13	RESIDENTIAL	4.90	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	5905.46	5905.46	42.00	52		
B	B+P+13	RESIDENTIAL	4.90	453.79	453.79	453.79	453.79	453.79	453.79	453.79	453.79	453.79	453.79	453.79	453.79	453.79	453.79	5890.51	5890.51	42.00	52		
C	B+P+13	RESIDENTIAL	45.63	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	454.94	5946.19	5946.19	42.00	52		
D	B+P+13	RESIDENTIAL	4.87	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	5830.45	5830.45	42.00	52		
E	B+P+13	RESIDENTIAL	27.54	538.59	538.59	538.59	538.59	538.59	538.59	538.59	538.59	538.59	538.59	538.59	538.59	538.59	538.59	7029.21	7029.21	42.00	52		
F	B+P+13	RESIDENTIAL	61.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	449.71	5866.64	5866.64	42.00	52		
G	B+P+13	RESIDENTIAL	4.90	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	5976.39	5976.39	42.00	52		
H	B+P+13	RESIDENTIAL	4.76	459.68	459.68	459.68	459.68	459.68	459.68	459.68	459.68	459.68	459.68	459.68	459.68	459.68	459.68	5964.90	5964.90	42.00	52		
I	B+P+13	RESIDENTIAL	4.76	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	5981.15	5981.15	42.00	52		
J	B+P+13	RESIDENTIAL	4.76	534.12	534.12	534.12	534.12	534.12	534.12	534.12	534.12	534.12	534.12	534.12	534.12	534.12	534.12	6908.50	6908.50	42.00	52		
K	B+P+2	RESIDENTIAL	-	534.12	534.12	-	-	-	-	-	-	-	-	-	-	-	-	1068.24	1068.24	9.00	08		
L	B+P+1	RESIDENTIAL	4.72	393.70	-	-	-	-	-	-	-	-	-	-	-	-	-	398.42	398.42	6.00	04		
M	B+P+1	RESIDENTIAL	-	409.92	-	-	-	-	-	-	-	-	-	-	-	-	-	409.92	409.92	6.00	04		
N	B+P+7	RESIDENTIAL	-	409.92	409.92	409.92	409.92	409.92	409.92	409.92	409.92	409.92	409.92	409.92	409.92	409.92	409.92	2849.44	2849.44	24.00	28		
O	B+P+7	RESIDENTIAL	4.72	393.70	393.70	393.70	393.70	393.70	393.70	393.70	393.70	393.70	393.70	393.70	393.70	393.70	2599.50	2599.50	24.00	26			
P	B+P+13	RESIDENTIAL	4.76	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	5965.45	5965.45	42.00	52		
Q	B+P+13	RESIDENTIAL	4.76	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	460.93	5965.45	5965.45	42.00	52		
R	B+P+13	RESIDENTIAL	5.08	395.88	395.88	395.88	395.88	395.88	395.88	395.88	395.88	395.88	395.88	395.88	395.88	395.88	395.88	5122.22	5122.22	42.00	52		
S	G+1	COMMERCIAL	469.82	246.78	-	-	-	-	-	-	-	-	-	-	-	-	-	716.60	716.60	8.40	-		
T	B+G+1ST TO 11TH	COMMERCIAL	1594.23	1343.88	-	-	-	-	-	-	-	-	-	-	-	-	-	2958.11	42.46	3000.57	37.10	1	57
TOTAL																		3674.71	85735.74	89410.45	-	747	57 SHOPS

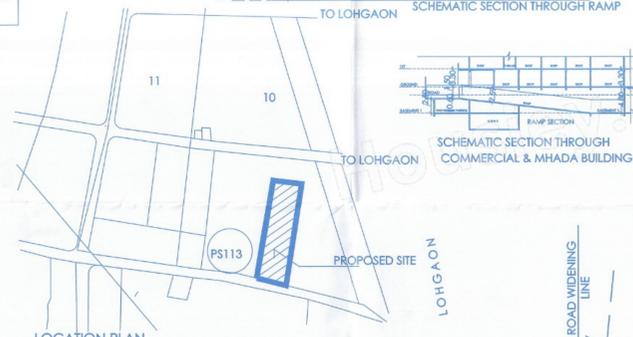
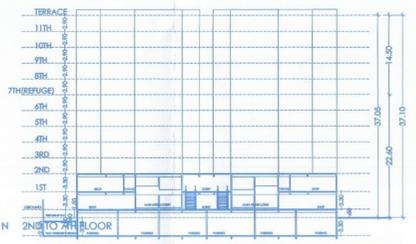
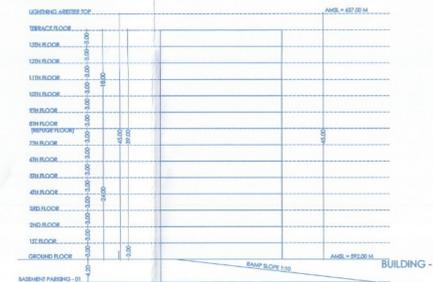
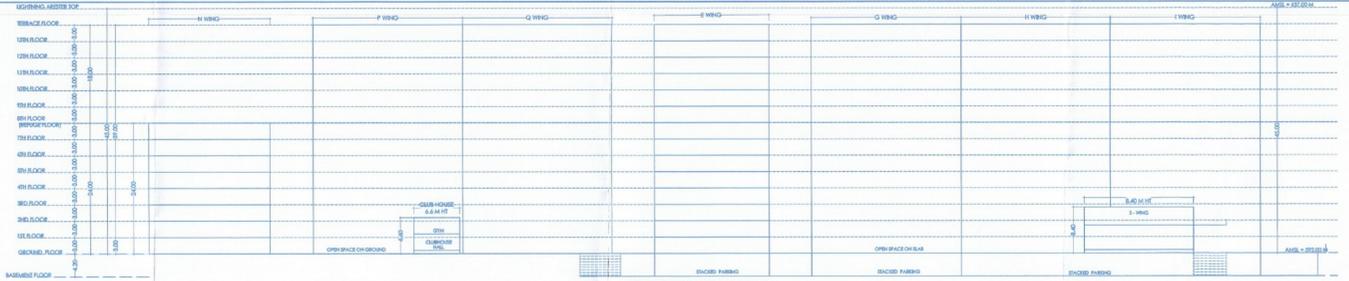
LIFT AREA IN SQM	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	TOTAL IN SQM	
	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	14.25	185.25

WING TYPE	FLOOR	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	TOTAL FLOOR AREA	TOTAL TEN.
MHADA		27.10	27.10	644.53	644.53	644.53	644.53	644.53	644.53	644.53	644.53	644.53	644.53	6027.07	6457.04
															119

SOCIETY OFFICE	AREA IN SQM	POSITION @ GROUND FLOOR
SOCIETY OFFICE	30.30 SQM	S WING
FITNESS CENTER	107.00 SQM	S WING
DRIVERS ROOM	45.63 SQM	C WING
TOILET BLOCK	27.54 SQM	E WING
CRECHE	56.94 SQM	F WING

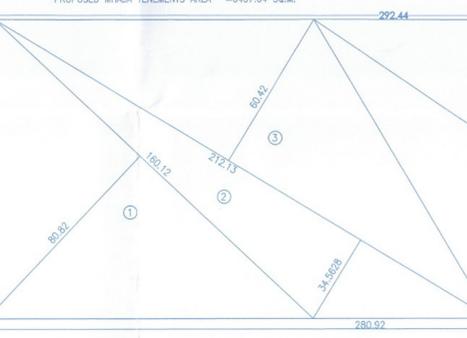
AMENITY AREA CALCULATIONS

AMENITY 1
 1) = (56.25) / 2 X 28.13
 = 791.16 SQ.M.
 2) = (56.25) / 2 X 19.66
 = 552.94 SQ.M.
 3) = (44.85) / 2 X 1.53
 = 34.31 SQ.M.
 4) = (33.77) / 2 X 9.812
 = 165.68 SQ.M.
 TOTAL = 1544.09 SQ.M.



NO.	DESCRIPTION	AREA IN SQM.
01	GRASSY PLOT AREA	31400.00
02	ROAD WIDENING	393.74
03	ROAD WIDENING	393.74
04	NET FLOOR AREA	30881.87
05	OPEN SPACE AREA (10%)	3088.19
06	AMENITY AREA (5%)	1544.09
07	NET FLOOR AREA FOR CALCULATION (4-6)	29337.78
08	BASIC FSI	32271.86
09	REQUIRED AREA FOR MHADA (20% OF 07)	6454.31
10	PROPOSED AREA FOR MHADA	6457.04

FLOORS FOR MHADA TENEMENT	TENEMENT NOS	AREA	NO. OF TENEMENTS
GROUND FLOOR	-	27.10	-
1ST FLOOR	-	27.10	-
2ND FLOOR	201,202,203,204,205,206,207,208,209,210,211,212	644.53	12
3RD FLOOR	301,302,303,304,305,306,307,308,309,310,311,312	644.53	12
4TH FLOOR	401,402,403,404,405,406,407,408,409,410,411,412	644.53	12
5TH FLOOR	501,502,503,504,505,506,507,508,509,510,511,512	644.53	12
6TH FLOOR	601,602,603,604,605,606,607,608,609,610,611,612	644.53	12
7TH FLOOR	701,702,703,704,705,706,707,708,709,710,711,712	644.53	12
8TH FLOOR	801,802,803,804,805,806,807,808,809,810,811,812	644.53	12
9TH FLOOR	901,902,903,904,905,906,907,908,909,910,911,912	644.53	12
10TH FLOOR	1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012	644.53	12
11TH FLOOR	1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111	6027.07	11
TOTAL AREA PROVIDED FOR MHADA		6457.04	119



ROAD WIDENING AREA CALCULATIONS

ROAD WIDENING AREA
 A) = (4.92+3.44) / 2 X 66.12
 = 284.74 SQ.M.
 B) = (1.72+3.44) / 2 X 42.25
 = 109.00 SQ.M.
 TOTAL = 393.74 SQ.M.

ADDITIONS	01)	02)	03)	04)	TOTAL AREA
OPEN SPACE (1) AREA CALCULATION	00.50 X 57.85 X 24.53	= 707.08 SQ.M.	00.50 X 57.85 X 24.53	= 707.08 SQ.M.	
	03) 00.50 X 29.225 X 4.45	= 65.03 SQ.M.	04) 00.50 X 29.225 X 4.45	= 65.03 SQ.M.	
TOTAL AREA		= 1544.22 SQ.M.			



ADDITIONS	01)	02)	03)	TOTAL AREA
OPEN SPACE (2) AREA CALCULATION	42.55 X 35.94 X 1	= 1529.25 SQ.M.	02) 00.77 X 11.97 X 1	= 9.22 SQ.M.
	03) 00.77 X 7.142 X 1	= 5.50 SQ.M.	TOTAL AREA	= 1543.97 SQ.M.

OPEN SPACE PROVIDED
 O.S.1+O.S.2
 = 1544.22 + 1543.97
 = 3088.19 SQ.M.

SEAL OF APPROVAL OF PLANS 1 45

Revised Date - 28/02/2025
 APPROVED SUBJECT CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. CC 127/2025
 Building Inspector Deputy Engineer P.M.C.
 (B.P.D. Zone No. 1) P.M.C.

AREA STATEMENT	SQ.M.
1. Area of plot	31400.00
(a) As per ownership document (7/12, CTS extract)	31400.00
(b) as per measurement sheet	31420.69
(c) as per site	-
2. Deductions for	-
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	393.74
(b) BUS BAY AREA	124.39
(Total ohb)	518.13
3. Balance area of plot (1-2)	30881.87
4. Amenity Space (if applicable)	1544.09
(a) Proposed - 5% OF 30881.87	-
(b) Adjustment of 20% if any --	1544.09
(c) Proposed - 5% OF 30881.87	1544.09
5. Net Plot Area (3-4 (c))	30881.87
6. Recreational Open space (if applicable)	2937.78
(a) (a) Required - 10% OF 03	3088.19
(b) (b) Proposed -	3088.19
7. Internal Road area	-
8. Plottable area (if applicable)	-
9. Built up area with reference to Basic F.S.I. as per front road width 24.0 M	32271.86
(Fr. No. Subotic FSI)	29337.78 X 1.1
10. Addition of FSI on payment of premium	-
(a) Minimum permissible premium FSI - based on road width / TCD Zone.	-
31400.00 - (518.13 + 1544.09) X 0.50 = 29337.78 X 0.50 = 14668.89	-
(b) Previous sanctioned FSI on payment of premium. 14668.89 X 1.138%	4608.06
(c) Proposed FSI on payment of premium. 31400.00 - 1544.09 X 0.50 = 14927.56	-
31400.00 - 1544.09 X 0.50 = 14927.56	-
(d) Total premium area [Fr. No. Subotic FSI]	4608.06 + 14927.56
11. In-situ FSI / TDR loading	-
(a) In-situ area against D.P. road (2.0 x Fr. No. 2 (a)) if any 393.74 X 2 = 787.48	-
(b) In-situ area against BUS BAY AREA 124.39 X 2 = 248.78	-
(c) In-situ area against 20% if any --	-
(d) In-situ area against 5% OF 30881.87	-
(e) In-situ area against 5% OF 30881.87	-
(f) In-situ area against 5% OF 30881.87	-
(g) In-situ area against 5% OF 30881.87	-
(h) In-situ area against 5% OF 30881.87	-
(i) In-situ area against 5% OF 30881.87	-
(j) In-situ area against 5% OF 30881.87	-
(k) In-situ area against 5% OF 30881.87	-
(l) In-situ area against 5% OF 30881.87	-
(m) In-situ area against 5% OF 30881.87	-
(n) In-situ area against 5% OF 30881.87	-
(o) In-situ area against 5% OF 30881.87	-
(p) In-situ area against 5% OF 30881.87	-
(q) In-situ area against 5% OF 30881.87	-
(r) In-situ area against 5% OF 30881.87	-
(s) In-situ area against 5% OF 30881.87	-
(t) In-situ area against 5% OF 30881.87	-
(u) In-situ area against 5% OF 30881.87	-
(v) In-situ area against 5% OF 30881.87	-
(w) In-situ area against 5% OF 30881.87	-
(x) In-situ area against 5% OF 30881.87	-
(y) In-situ area against 5% OF 30881.87	-
(z) In-situ area against 5% OF 30881.87	-

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on / / and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership / T. P. schemes records / Land Records Dept. / City Survey records.

SIGNATURE OF LICENSED ARCHITECT
 SHIRISH DASHNURKAR & ASSOCIATES
 architects & designer

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT. AT S.NO. 10/2,
 DHANORI, PUNE

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NAME & SIGN. OF OWNER NAME & SIGN. OF ARCHITECT

NORTH	SCALE	JOB NO.	DRW BY	DEALT BY	COMPUTER FILE
	1:500				