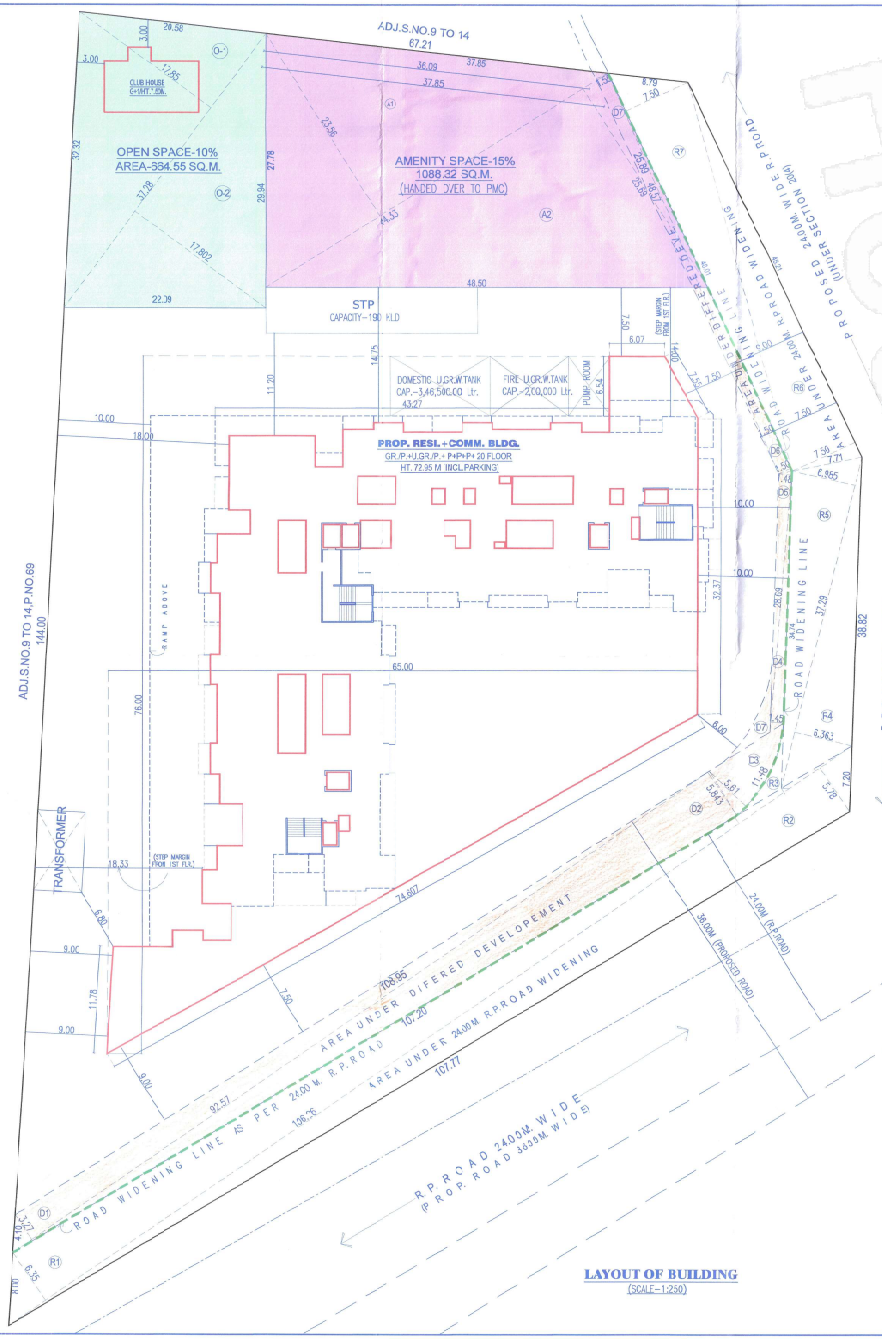


LAYOUT OF BUILDING
(SCALE-1:250)

F. S. I. STATEMENT BLDG.

(SQ.M.)

BLDG.	PARK/GR COMM.	PARK/GR RESI	PARK/GR TOTAL	PARK/U.GR. COMM	1ST.	2ND.	3RD.	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH	15TH	16TH	17TH	18TH	19TH	20TH	TOTAL	TEN NOS
					RESIDENTIAL																					
A	831.31	81.07	912.38	161.40	1464.03	1465.54	1464.03	1465.54	1440.01	1465.54	1464.03	1455.54	1464.03	1465.54	1464.01	1465.54	1440.01	1465.54	1454.03	1465.54	1454.03	1465.54	1023.44	454.38	29,393.73	302
TOTAL	831.31	81.07	912.38	161.40	1464.03	1465.54	1464.03	1465.54	1440.03	1455.54	1464.03	1455.54	1464.03	1465.54	1464.03	1465.54	1440.03	1465.54	1464.03	1465.54	1454.03	1465.54	1023.44	454.38	29,393.73	302

TOTAL COMM.AREA = (637.31+966.40)=1603.71 SQM+ TOTAL RESI.AREA= 27627.02 SQ.M.

Over Head Water Tank Capacity Calc.(WING "A")

	Floor Area	Discount Lock/Acute	No.of Persons	Req.cap. Per person	Total
For Commercial	1603.71	3	802	45	36090 LTR.
For Resicential	Total Tenement: No.			Req.cap/Ten	Total
	302			675	203850 LTR.

Total Capacity Of C.H.W Tank (27090+203850) + 230940 Ltr.
Total Say + 231000 Ltr.

Total Net Capacity Of C.H.Water Tank = 231000 Ltr.
add. Fire Fighting Cap.20,000 = 20,000 ---
Total O.H.W.Tank Capacity = 251000 Ltr.

Net Capacity Of U.G.Water Tank (U.G.W.Water Tank Capacity) 1.5DC+31000 = 348500 Ltr.
add. Fire Fighting Cap. 2,00,000 = 200000 ---
Total U.G.Water Tank Capacity = 548500 Ltr.

REQUIRED PARKING TABLE AS PER RULE (WING-A)

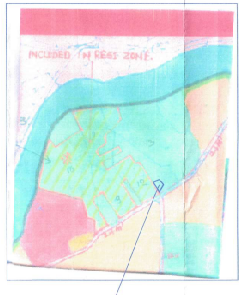
ONE PARKING SPACE FOR EVERY	REQUIRED PARKING CAR	SCOOTER	VISITOR
Comm.Having Carpet Area Upto 100 sq.m.	2	6	--
2 Ten. Having Carpet Area 40 TO 80 sq.m.	1	2	5%
1 Ten. Having Carpet Area 80 TO 150 sq.m.	1	1	5%

PARKING AREA CALCULATIONS

TENEMENTS	TOTAL TEN.NOS.	REQUIRED PARKING CAR	SCOOTER
Comm.Having Carpet 1409.03sq.m.	--	28	84
2 Ten Having Carpet Area Up To 40 To 80 Sqm.	284	142	284
1 Ten Having Carpet Area Up To 80 To 150Sq.m.	18	18	8
VISITOR 5%		08	16
TOTAL REQUIRED PARKING	302	196	492
TOTAL PROVIDED PARKING		215	572
REQUIRED AREA	(215X12.50)+(572X2.0) =2687.50+1144.00 = 3831.50 SQ.M.		
PROVIDED PARKING AREA AT PARKING FLOOR	(COV. PARKING FLOOR AREA) = 13502.38 SQ.M.		

CARPET AREA STATEMENT

SHOP NO.	CARPET AREA (SQ.M.)
G-01,JR-01	21.32
G-02,JR-02	27.56
G-03,JR-03	26.91
G-04,JR-04	41.76
G-05,JR-05	43.07
G-06,JR-06	27.76
G-07,JR-07	27.76
G-08,JR-08	27.76
G-09,JR-09	24.57
G-10,JR-10	31.52
G-11,JR-11	37.71
G-12,JR-12	26.84
G-13,JR-13	27.54
G-14,JR-14	27.54
G-15,JR-15	27.52
G-16,JR-16	27.52
G-17,JR-17	21.40
G-18,JR-18	46.44
G-19,JR-19	48.40
G-20,JR-20	34.91
G-21,JR-21	25.25
G-22,JR-22	25.25
G-23,JR-23	35.81

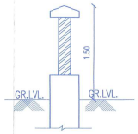


PROP. SITE

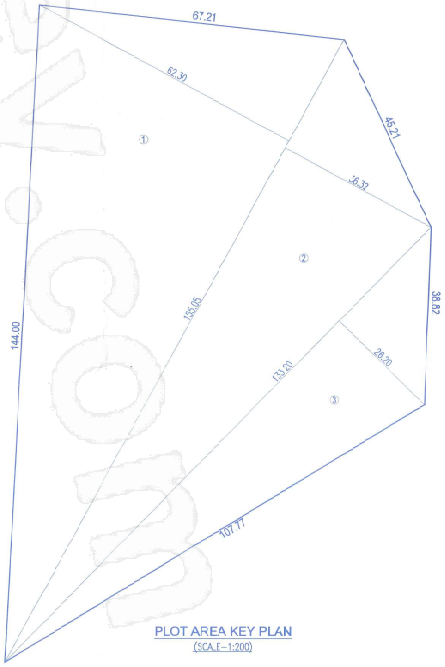
LOCATION PLAN

NORTH

SECTION THROUGH U.G.R.WATER TANK



SECTION THROUGH COMPOUND WALL



PLOT AREA KEY PLAN
(SCALE-1:200)

CARPET AREA STATEMENT (IN SQ.M.)

FLAT NO.	UNIT TYPE	FLAT AREA CARPET	BALCONY CARPET	VERRACE CARPET	TOTAL CARPET
101,102,103,1701,901,1101,1301	2 BHK	63.45	8.55	-----	71.95
201,202,203,1801,1001,1201,1401	2 BHK	63.45	8.55	-----	71.95
102,202,302,702,802,1102,1302	2 BHK	60.00	11.54	-----	71.54
202,402,302,802,1002,1202,1402	2 BHK	60.00	11.54	-----	71.54
103,203,303,703,803,1103,1303	2 BHK	61.68	6.78	6.11	74.53
203,403,303,803,1003,1203,1403	2 BHK	61.97	6.78	6.11	74.86
104,204,304,704,804,1104,1304	2 BHK	62.39	4.77	3.81	70.97
204,404,304,804,1004,1204,1404	2 BHK	62.39	4.77	3.81	70.97
105,205,305,705,805,1105,1305	2 BHK	61.17	4.67	3.81	69.65
205,405,305,805,1005,1205,1405	2 BHK	61.17	4.67	3.81	69.65
106,206,306,706,806,1106,1306	1 BHK	44.62	4.77	-----	49.39
206,406,306,806,1006,1206,1406	1 BHK	44.62	4.77	-----	49.39
107,207,307,707,807,1107,1307	2 BHK	62.75	4.93	3.72	71.39
207,407,307,807,1007,1207,1407	2 BHK	62.68	4.93	3.81	71.25
108,208,308,708,808,1108,1308	2 BHK	62.52	4.64	3.81	70.97
208,408,308,808,1008,1208,1408	2 BHK	62.52	4.64	3.81	70.97
109,209,309,709,809,1109,1309	2 BHK	59.52	11.76	-----	71.28
209,409,309,809,1009,1209,1409	2 BHK	59.52	11.76	-----	71.28
110,310,510,710,810,1110,1310	2 BHK	58.95	6.97	5.20	72.10
210,410,310,810,1010,1210,1410	2 BHK	58.29	6.95	5.20	72.44
111,311,511,711,811,1111,1311	2 BHK	62.35	4.67	3.81	70.84
211,411,311,811,1011,1211,1411	2 BHK	62.35	4.67	3.81	70.84
112,312,512,712,812,1112,1312	2 BHK	62.77	4.67	3.81	71.25
212,412,312,812,1012,1212,1412	2 BHK	62.77	4.67	3.81	71.25
113,313,513,713,813,1113,1313	2 BHK	62.77	4.67	3.81	71.25
213,413,313,813,1013,1213,1413	2 BHK	62.77	4.67	3.81	71.25
114,314,514,714,914,1114,1314	3 BHK	85.30	4.39	8.82	102.51
214,414,314,814,1014,1214,1414	3 BHK	83.61	4.75	10.75	105.11
115,315,515,715,815,1115,1315	2 BHK	63.37	8.55	-----	71.92
1915	1 BHK	47.30	4.74	-----	52.04
215,415,315,815,1015,1215,1415	2 BHK	63.37	8.55	-----	71.92
116,316,516,716,916,1116,1316	2 BHK	61.71	8.55	-----	70.29
216,416,316,816,1016,1216,1416	2 BHK	61.71	8.55	-----	70.29

PLOT AREA CALC.AS PER D.C.

NET AREA
1. 0.5 X 157.05 X 62.34 = 4834.46 SQM
2. 0.5 X 157.05 X 36.32 = 2815.70 ----
3. 0.5 X 133.20 X 26.20 = 1744.92 ----
TOTAL AREA = 9395.08 SQ.M.

AREA CALC.OF OPEN SPACE

NET AREA
31. 0.5 X 37.28 X 17.85 = 332.22 SQ.M.
32. 0.5 X 37.28 X 17.802 = 331.63 ----
TOTAL AREA = 664.55 SQ.M.

AREA CALC.OF AMENITY SPACE

NET AREA
A1. 0.5 X 44.13 X 23.55 = 522.20 SQ.M.
A2. 0.5 X 44.13 X 23.55 = 566.12 ----
TOTAL AREA =1088.32 SQ. M.

AREA CALC.OF 24.0M. R.P.ROAD

NET AREA
R1. 0.5 X 116.26 X 5.35 = 337.37 SQ.M.
R2. 0.5 X 116.26 X 5.78 = 307.11 ----
TOTAL AREA =644.51 SQ.M.
R3. CHAMFER = 11.38 ----
R4. 0.5 X 37.29 X 6.363= 118.45 SQ.M.
R5. 0.5 X 37.29 X 6.985= 130.24 ----
R6. 0.5 X 15.21 X 7.50 = 156.94 ----
R7. 0.5 X 18.01 X 7.50 = 135.02 ----
TOTAL AREA =1254.52 SQ.M.
(644.51+6.01)

AREA LEFT FOR DIFFERED DEVELOPEMENT

NET AREA
D1. 0.5 X 32.57 X 3.27 = 151.35 SQ.M.
D2. 0.5 X 32.57 X 5.863= 270.45 ----
D3. 0.5 X 11.98 X 5.61 = 33.49 ----
TOTAL AREA = 454.06 SQ.M.
D4. 0.5 X 28.63 X 1.45 X (1) = 20.80 SQ.M.
D5. 0.5 X 28.63 X 1.45 X (1) = 21.33 ----
D6. 0.5 X 18.01 X 1.50 X (1) = 13.50 ----
D7. 0.5 X 18.57 X 1.50 X (1) = 13.92 ----
D8. CHAMFER = 11.38 ----
TOTAL AREA = 884.05 SQ.M
(454.06+430.00)

STAMP OF APPROVAL 1/15

PROPOSED LAYOUT OF BUILDING ON S.NO.9 TO 14 H.NO.2/1/1 P.NO.70 AT KESHAVNAGAR-MUNDHWA PUNE.

01-PLAN PRS/1101/LSV APPROVED UNDER C.N.O. 1699/19 DT.23.11.2019
02-PLAN PRS/1101/LSV APPROVED UNDER C.N.O. 1148/22 DT.31.01.2022
03-PLAN PRS/1101/LSV APPROVED UNDER C.N.O. 3940/22 DT.31.01.2023

APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE
Building Inspector Deputy Engineer P.M.C.
(B.P.O.) Z.O. No.-1 P.M.C.

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	3600.00
MINIMUM AREA OF A,B,C,D TO BE CONSIDERED	
a) AS PER OWNERSHIP DOCUMENTS (7/11,CTS EXTRACT)	3600.00
b) AS PER MEASUREMENT SHEET	6302.43
c) AS PER SITE	6302.43
2. DEDUCTIONS	
a) PROPOSED RP/RLP/ROAD WIDENING,SERVICE ROAD	1544.31+610.01
b) ANY RESERVATION AREA(AREA LEFT FOR -1.5M. TO 6.0M.)	----
c) TOTAL A+i	2154.32
3. BALANCE AREA OF PLOT	4148.48
4. AMENITY SPACE (IF APPLICABLE)	----
a) REQUIRED- 15% 7203.40(as per previous sanction)	1088.32
b) ADJUSTMENT OF 2(b) IF ANY (as per previous sanction)	1088.32
c) BALANCE PROPOSED	----
5. NET PLOT AREA (3-4c)	3527.16
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	----
a) REQUIRED - 10% OF 6945.48	694.55
b) PROPOSED-	694.55
7. INTERNAL ROAD AREA	----
8. PLOTABLE AREA (IF APPLICABLE)	----
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.AS PER FRONT road width (ERWL.5-7.00mtrs fsi) 3557.16*1.10	6112.38
10. ADDITION OF FSI OR PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOD ZONE (PREVIOUS PERMISSIBLE B.U.A.(4031+7900.16))	3913.30
b) PROPOSED FSI BASED ON PAYMENT OF PREMIUM(1.00+0.42)*3527	2725.54
11. IN SITU FSI/TDR EARNING	----
a) IN SITU AREA AGAINST D.P. ROAD 2.00(RWL)2(AF ANY	289.32
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER 0.40 OR 1.0(SEE NO.10)(as per sr. c)	2176.84
c) TDR AREA	2103.89
d) TOTAL IN SITU/TDR LOADING PROPOSED -1 (a+b+c)(as per sanction	5569.55
12. ADDITIONAL FSI AREA UNDER CHAPTER NO.7	----
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	----
a) (9+10d+11d IN 12 WHICHEVER IS APPLICABLE)(1.00+2.25+4.95)(B.U.A)	14425.07
b) ANCILLARY AREA FSI UP TO 60% FOR COMMERCIAL(1603.71/1.60)	861.64
ANCILLARY AREA FSI UP TO 60% FOR RESIDENTIAL(7600.43/60%)	1520.86
TOTAL ANCILLARY AREA	1395.00
c) TOTAL ENTITLEMENT (a+b)	2273.57
14. MAXIMUM UTILIZATION OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH AS PER REGULATION NO.6.,6.2&3 OR 6.4 AS APPLICABLE)(0.4 OR 1.8	2273.57
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SRNO.17b)	
a) EXISTING BUILT UP AREA	----
b) PROPOSED ANCILLARY F.S.I.	1152.66
c) PROPOSED REGULAR F.S.I.	1120.07
d) PROPOSED BUILT-UP AREA (AS PER 7-LINE)	2272.73
16. F.S.I.CONSUMED (THOUGH NOT BE MORE THAN SERIAL NO.14 ABOVE)	1.198
17. AREA FOR INCLUSIVE HOUSING IF ANY	----
a) REQUIRED (20% OF SR.NO.2)	----
b) PROPOSED	----

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR ..... 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/7/12, SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE

NAME OF ARCHITECT/LICENSED ENGINEER/SURVEYOR

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR/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 OF THE WORK ETC.

OWNER'S NAME AND SIGNATURE

M/S. BUILDWICK SPACES LLP THROUGH

Mr.JAGJIT DINESBHAI PATEL

NORTH

atit admulwar ARCHITECTS
(AN ISO 9001:2015 CERTIFIED COMPANY)
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CELL: +91 98 9595 4700, +91 99 0941 8100
office@atitadmulwar.com
www.atitadmulwar.com

JOB NO.	SCALE	DRAWN BY	CHECKED BY	DATE
	1:250	NAVANATH	AL	31.01.2024