

F.S.I. STATEMENT (WING A EXISTING)						
WING	FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE OPEN BALCONY	PROPOSED BALCONY	PROPOSED PASSAGE	TENANTS
PARKING						
FIRST	480.134	69.02	63.375	68.47		18
SECOND	484.356	69.02	63.375	68.47		18
THIRD	484.356	69.02	63.375	68.47		18
FOURTH	484.356	69.02	63.375	68.47		18
FIFTH	484.356	69.02	63.375	68.47		18
SIXTH	480.67	67.85	59.625	68.47		18
SEVENTH	326.75	49.01	44.625	55.32		12
TOTAL	3095.28	484.29	421.13	467.14	8.48	108

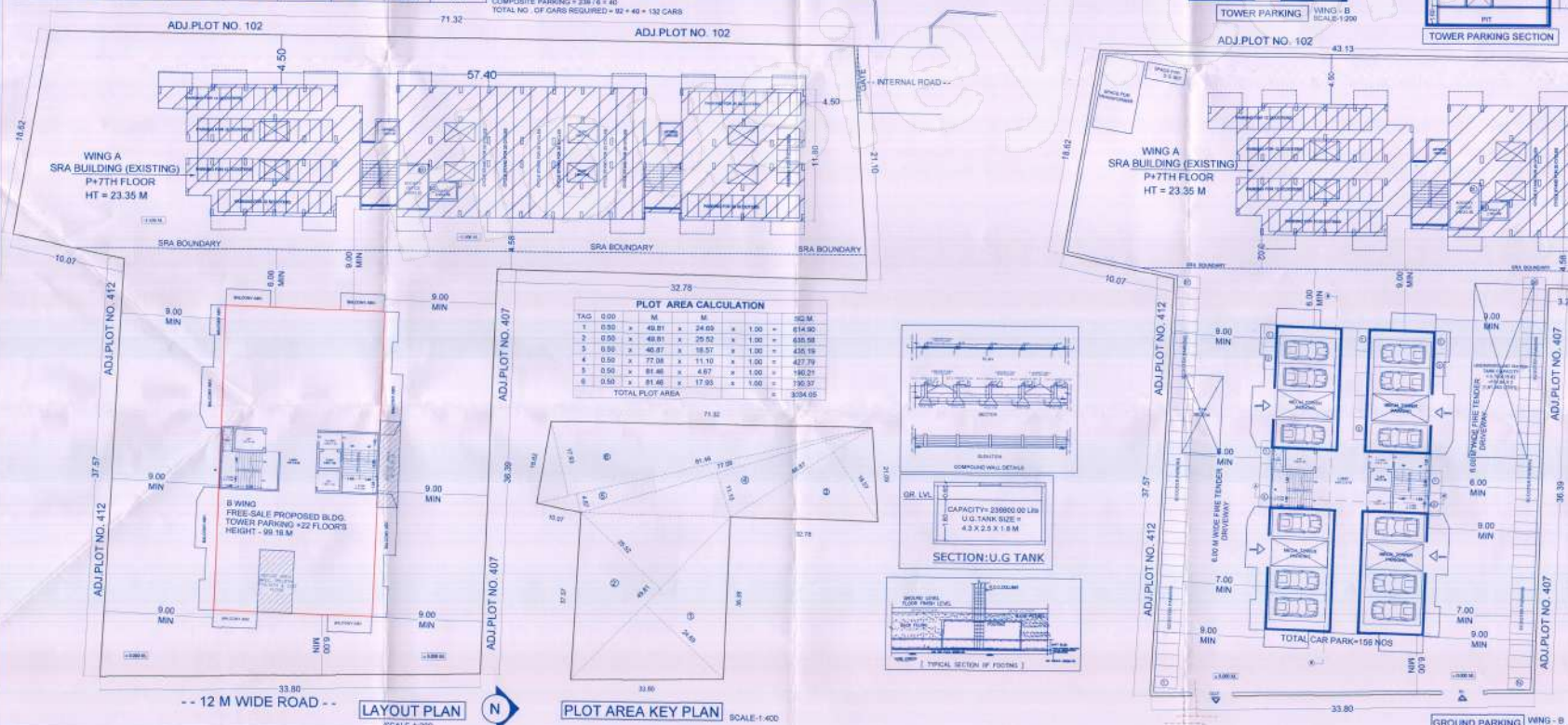
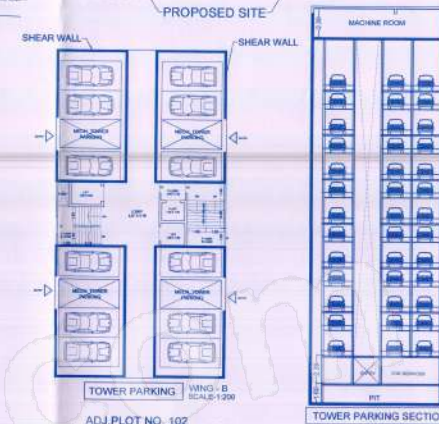
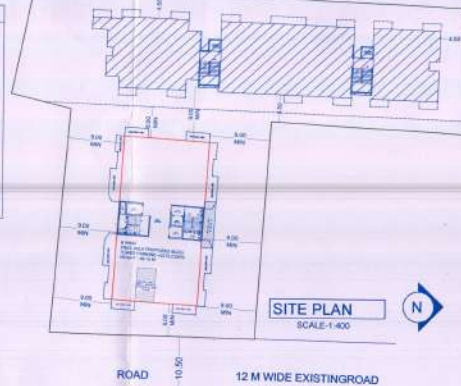
TABLE 1 AS PER LODGP-35 AREA STATEMENT		
NO.	DESCRIPTION	SQ.M.
1	AREA OF THE PLOT	2973.42
2	BASIC F.A.R. PERMISSIBLE	3.00
3	PERMISSIBLE BUILT UP AREA (1 X 2)	8920.26
4	BUILT UP AREA PROPOSED FOR REHAB	3095.29
5	EXCESS BALCONY COUNTED IN F.S.I.	0.00
6	BALANCE BUILT UP AREA FOR FREESALE	5824.97
7	ANCILLARY F.S.I. PERMISSIBLE ON FREESALE (50% OF 6)	2912.48
8	TOTAL BUILT UP AREA PERMISSIBLE FOR FREESALE	8737.45
9	PROPOSED BUILT UP AREA FOR FREESALE	5268.35

PARKING AREA STATEMENT (FREE SALE BUILDING)			
NO.	DESCRIPTION	CARS	SCOOTERS
1	TOTAL NO. OF PLATS FOR 76 PLATS	4	1
2	PARKING REQUIRED FOR EVERY TENEMENTS WITH EACH TENEMENTS HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M FOR 82 PLATS	83	83
3	TOTAL PARKING	83	83
4	5% VISITOR PARKING	5	5
5	PARKING PROVIDED	102	102
6	MULTIPLYING FACTOR = 1.05	156	156
7	TOTAL PARKING REQUIRED	156	156
8	TOTAL PARKING AREA	156 X 12.50 = 1950 SQ.M	85 X 2.20 = 187 SQ.M

F.S.I. STATEMENT (WING B) NEWLY PROPOSED FREE - SALE BUILDING						
WING	FLOOR	PROPOSED BUILT UP AREA	STAIRCASE	BALCONY	PASSAGE	TENEMENTS
GROUND						
PARKING 01	0	0	0	0	0	0
PARKING 02	0	0	0	0	0	0
PARKING 03	0	0	0	0	0	0
PARKING 04	0	0	0	0	0	0
PARKING 05	0	0	0	0	0	0
FIRST	368.57	27.89	27.17	28.48	4	449.91
SECOND	368.57	27.89	27.17	28.48	4	449.91
THIRD	368.57	27.89	27.17	28.48	4	449.91
FOURTH	368.57	27.89	27.17	28.48	4	449.91
FIFTH	368.57	27.89	27.17	28.48	4	449.91
SIXTH	368.57	27.89	27.17	28.48	4	449.91
SEVENTH	368.57	27.89	27.17	28.48	4	449.91
EIGHT	368.57	27.89	27.17	28.48	4	449.91
NINTH	368.57	27.89	27.17	28.48	4	449.91
TENTH	368.57	27.89	27.17	28.48	4	449.91
RECREATIONAL FLOOR 01	0	0	0	0	0	0
ELEVENTH	368.57	27.89	27.17	28.48	4	449.91
TWELFTH	368.57	27.89	27.17	28.48	4	449.91
THIRTEENTH	368.57	27.89	27.17	28.48	4	449.91
FOURTEENTH	368.57	27.89	27.17	28.48	4	449.91
FIFTEENTH	368.57	27.89	27.17	28.48	4	449.91
SIXTEENTH	368.57	27.89	27.17	28.48	4	449.91
SEVENTEENTH	368.57	27.89	27.17	28.48	4	449.91
EIGHTEENTH	368.57	27.89	27.17	28.48	4	449.91
NINETEENTH	368.57	27.89	27.17	28.48	4	449.91
TWENTIETH	368.57	27.89	27.17	28.48	4	449.91
TWENTYONE	263.68	27.89	27.17	28.48	4	370.23
TOTAL	7326.09	581.49	563.78	591.69	83.00	5268.35

COMPOSITE PARKING = 336 X 40
TOTAL NO. OF CARS REQUIRED = 92 + 40 = 132 CARS

DETAILED SPECIFICATION
 1. FLOORING: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.
 2. WALLS: 100MM THICK RED BRICK WITH WHITE WASH.
 3. ROOFING: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.
 4. DOORS: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.
 5. WINDOWS: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.
 6. STAIRCASES: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.
 7. BALCONIES: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.
 8. PASSAGES: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.
 9. TENEMENTS: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.
 10. RECREATIONAL FLOOR: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.



STAMP OF APPROVAL
LAYOUT PLAN

01 93

OFFICE OF THE
SLUM REHABILITATION AUTHORITY,
PUNE-16
Approved subject to condition mentioned in
Commencement Certificate No. - Building Permit
No. SA/77/2022 - Date 28/03/2022

COMMENCEMENT SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING,
SLUM REHABILITATION AUTHORITY, PUNE-16

AREA STATEMENT

1. AREA OF THE PLOT: 2973.42

2. DEDUCTIONS FOR:

a. AREA UNDER ROAD WIDENING: 0.00

b. AREA UNDER RESERVATION (ANY): 0.00

c. TOTAL (a+b): 0.00

3. NET GROSS AREA OF THE PLOT (1 - 2): 2973.42

4. DEDUCTIONS FOR:

a. 10% OPEN SPACE: 0.00

b. AMENITY SPACE: 0.00

c. INTERNAL ROAD: 0.00

d. TOTAL (a+b+c): 0.00

5. NET AREA OF THE PLOT (3 - 4C): 2973.42

6. BASIC F.A.R. PERMISSIBLE: 3.00

7. PERMISSIBLE BUILT UP AREA (5 X 6): 8920.26

8. AREA OF ROAD WIDENING (2x3.00): 0.00

9. BASIC PERMISSIBLE BUILT UP AREA (7 + 8): 8920.26

10. ANCILLARY F.S.I. PERMISSIBLE ON FREESALE COMPONENT (TABLE 1): 2912.48

11. TOTAL BUILT UP AREA PERMISSIBLE (9+10): 12410.24

12. TOTAL BUILT UP AREA IN PROPOSAL:

a. TOTAL BUILT UP AREA OF REHAB BUILDING: 3095.29

b. TOTAL BUILT UP AREA OF SALE BUILDING: 9268.35

c. TOTAL: 12363.64

13. BALANCE BUILT UP AREA: 51.80

14. TOTAL ANCILLARY F.S.I. CONSUMED (10-12): 3443.38

15. TENEMENT PROPOSED:

a. TENEMENT PROPOSED REHAB RESIDENTIAL: 108

b. TENEMENT PROPOSED REHAB COMMERCIAL: 0

c. TENEMENT PROPOSED FREESALE RESIDENTIAL: 83

d. TENEMENT PROPOSED FREESALE COMMERCIAL: 0

e. TOTAL: 191

LIBRARY: 300K, WINDOW: 2040X1800

SPECIFICATIONS:

1. FLOORING: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.

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8. PASSAGES: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.

9. TENEMENTS: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.

10. RECREATIONAL FLOOR: 100MM THICK POLISHED TERRAZZO (100MM THICK POLISHED TERRAZZO) WITH 10MM GRIT POLISHED FINISH.

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on ... and the dimensions of sites etc. if plot stated on plan are as measured on site and the area as worked out tally with the area stated in document of Development T.T. Scheme Records Land Records Department/City Survey records.

Signature
(Dr. Atit Shrikant Admulkar)

OWNER'S DECLARATION
We hereby declare that the above mentioned details are true and correct and the same are as measured on site and the area as worked out tally with the area stated in document of Development T.T. Scheme Records Land Records Department/City Survey records.

PROJECT NAME
PROPOSED SRA SCHEME AT SR.NO. F.P.NO. 409 PART - SANGAWADI TPS, GHORPADE, PUNE

OWNER'S / POAH NAME **SIGNATURE**
DARCOE JOO PVT LTD AND DARCOE BROTHERS FOR POAH
DRIPENT DEVELOPERS THROUGH MR. KIRAN PANDAR & OTHERS

ARCHITECT'S NAME **SIGNATURE**
AR. ATIT SHRIKANT ADMULKAR

JOB NO. **DRAWING NO.** **SCALE** **DRAWN BY** **CHECKED BY** **REGISTRATION NO. OF ARCHITECT**
AA-19-116 NO.001/21 1:200 MUKTA 17/03/2022 AA CA/2009/41857

ARCHITECT: **atit admulkar ARCHITECTS**
(AN ISO 9001:2015 CERTIFIED COMPANY)
OFFICE NO. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.