FORM OF STATEMENT 2 PROPOSED BUILDING – TOWER A, B, C, D, COMMERCIAL & INCLUSIVE HOUSING

BUILDING	FLOOR	HEIGHT	COMMERCIAL FSI AREA (SQ.M.)	RESIDENTIAL FSI AREA (SQ.M.)	TOTAL RESI.+COMM (SQ.M.)	PROPOSED REFUGE (SQM)	TENEMENT
TOWER–A	B1+PO.+P1+P2+ E–DECK+1ST TO 12TH FLOOR	48.40	429.73	9466.57	9896.30	122.06	48
TOWER–B	B1+PO.+P1+P2+ E–DECK+1ST TO 26TH FLOOR	97.40	463.61	27327.17	27790.78	334.25	155
TOWER–C	B1+PO.+P1+P2+ E–DECK PODIUM FLOOR	14.90	397.24	912.06	1309.30	–	2
TOWER–D	B1+PO.+P1+P2+ E–DECK PODIUM FLOOR	16.20	631.07	1222.67	1853.74	–	4
COMMERCIAL	B3+B2+B1+GROUND FL. RETAIL+SERVICE FL.+ 4TH FLOOR	21.95	7569.06	–	7569.06	–	–
INCLUSIVE HOUSING BLDG.(SALE AREA)	–	–	–	79.29	79.29	–	03
TOTAL			9490.71	39007.76	48498.47	456.31	212
INCLUSIVE HOUSING	B3+B2+B1+GR.FL.+ 18TH FLOOR	57.30	–	5033.79	5033.79	58.23	68

WATER CALCULATION TOWER–A, B, C, D, COMMERCIAL & INCLUSIVE HOUSING

BUILDING	TENEMENT	NO.OF PERSON TENEMENT	WATER REQUIRED PER PERSON	O.H.W. CAPACITY REQUIRED (LTRS.)	O.H.W.T. CAPACITY REQUIRED (LTRS.) FIRE FIGHTING	U.G.T. CAPACITY REQUIRED(LTRS.)	U.G.T CAPACITY REQUIRED (LTRS.)	U.G.T CAPACITY REQUIRED (LTRS.) FIRE FIGHTING
TOWER–A	48	05	135	32400	32400 + 10000.00	42400.00 (PROVIDED) 42400.00	32400 X 1.50 = 48600	48600.00 + 48600.00 + 150000.00 = 198600.00 (PROVIDED) 198600.00
TOWER–B	155	05	135	104625	104625 + 10000.00	114625.00 (PROVIDED) 114625.00	104625 X 1.50 = 156938	156937.50 + 156937.50 + 200000.00 = 356937.50 (PROVIDED) 356937.50
TOWER–C	2	05	135	1350	1350 + 5000.00	6350.00 (PROVIDED) 6350.00	1350 X 1.50 = 2025	2025.00 + 0.00 = 2025.00 (PROVIDED) 2025.00
TOWER–D	4	05	135	2700	2700 + 25000.00	27700.00 (PROVIDED) 27700.00	2700 X 1.50 = 4050	4050.00 + 0.00 = 4050.00 (PROVIDED) 4050.00
COMMERCIAL	1395		45	62775	62775 + 20000.00	82775.00 (PROVIDED) 89795.00	62775 X 1.50 = 94163	94162.50 + 94162.50 + 200000.00 = 294162.50 (PROVIDED) 304692.50
TOTAL (RESI.+COMM.)				203850.00	203850.00 + 70000.00	273850.00 (PROVIDED) 280870.00	203850.00 X 1.50 = 305775.00	305775.00 + 305775.00 + 550000.00 = 855775.00 (PROVIDED) 866305.00
INCLUSIVE HOUSING+ SALE (68+03)	71	05	135	47925	47925 + 10000.00	57925.00 (PROVIDED) 57925.00	47925 X 1.50 = 71888	71887.50 + 71887.50 + 150000.00 = 221887.50 (PROVIDED) 221887.50
TOTAL (RESI.+COMM.)				251775	251775 + 80000.00	331775.00 (PROVIDED) 330765.00	251775 X 1.50 = 377662.50	377662.50 + 377662.50 + 700000.00 = 1077662.50 (PROVIDED) 1088192.50

FORM OF STATEMENT 2 PROPOSED BUILDING (INCLUSIVE HOUSING)

FLOOR PLANE AREA STATEMENT

FLOOR	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(INCLUSIVE HOUSING AREA)	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(RESIDENTIAL SALE AREA)	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	TENEMENT	TENEMENT FOR SALE
BASEMENT–3	–	–			–	–
BASEMENT–2	–	–			–	–
BASEMENT–1	–	–			–	–
GROUND FLOOR	134.55	–			–	–
1ST FLOOR	279.82	–			4	–
2ND FLOOR	279.82	–			4	–
3RD FLOOR	279.82	–			4	–
4TH FLOOR	279.82	–			4	–
5TH FLOOR	279.82	–			4	–
6TH FLOOR	279.82	–			4	–
7TH FLOOR	279.82	–			4	–
8TH FLOOR (R)	233.98	26.43	14.42	19.41	3	1
9TH FLOOR	279.82	–			4	–
10TH /AMENITY FLOOR	279.82	–			3	–
11TH FLOOR	279.82	–			4	–
12TH FLOOR	279.82	–			4	–
13TH FLOOR (R)	233.98	26.43	14.42	19.41	3	1
14TH FLOOR	279.82	–			4	–
15TH FLOOR	279.82	–			4	–
16TH FLOOR	279.82	–			4	–
17TH FLOOR	279.82	–			4	–
18TH FLOOR (R)	233.98	26.43	14.42	19.41	3	1
TOTAL	5033.79	79.29	43.26	58.23	68.00	3.00

FORM OF STATEMENT 2 PROPOSED BUILDING (TOWER–A)

FLOOR PLANE AREA STATEMENT

FLOOR	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(COMMERCIAL)	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(RESIDENTIAL)	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	TENEMENT
BASEMENT –1	–	–			–
PO PARKING	–	–			–
P1 PARKING	–	–			–
P2 PARKING	–	272.74			–
E DECK PODIUM FLOOR	429.73	392.30			2
1ST FLOOR	–	804.05			4
2ND FLOOR	–	738.14			4
3RD FLOOR	–	738.14			4
4TH FLOOR	–	738.14			4
5TH FLOOR (R)	–	677.11	44.10	61.03	3
6TH FLOOR	–	738.14			4
7TH FLOOR	–	738.14			4
8TH FLOOR	–	738.14			4
9TH FLOOR	–	738.14			4
10TH FLOOR (R)	–	677.11	44.10	61.03	3
11TH FLOOR	–	738.14			4
12TH FLOOR	–	738.14			4
TOTAL	429.73	9466.57	88.20	122.06	48.00

FORM OF STATEMENT 2 PROPOSED BUILDING (TOWER–B)

FLOOR PLANE AREA STATEMENT

FLOOR	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(COMMERCIAL)	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(RESIDENTIAL)	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	TENEMENT
BASEMENT –1	–	–			–
PO PARKING	–	32.16			–
P1 PARKING	93.68	424.69			–
P2 PARKING	–	–			–
E DECK PODIUM FLOOR	369.93	672.54			4
1ST FLOOR	–	1055.53			6
2ND FLOOR	–	1019.06			6
3RD FLOOR	–	1019.06			6
4TH FLOOR (R)	–	952.21	62.40	66.85	5
5TH FLOOR	–	1019.06			6
6TH FLOOR	–	1019.06			6
7TH FLOOR	–	1019.06			6
8TH FLOOR	–	1019.06			6
9TH FLOOR (R)	–	952.21	62.40	66.85	5
10TH FLOOR	–	1019.06			6
11TH FLOOR	–	1019.06			6
12TH FLOOR	–	1019.06			6
13TH FLOOR	–	1019.06			6
14TH FLOOR (R)	–	952.21	62.40	66.85	5
15TH FLOOR	–	1019.06			6
16TH FLOOR	–	1019.06			6
17TH FLOOR	–	1019.06			6
18TH FLOOR	–	1019.06			6
19TH FLOOR (R)	–	952.21	62.40	66.85	5
20TH FLOOR	–	1019.06			6
21ST FLOOR	–	1019.06			6
22ND FLOOR	–	1019.06			6
23RD FLOOR	–	1019.06			6
24TH FLOOR (R)	–	952.21	62.40	66.85	5
25TH FLOOR	–	1019.06			6
26TH FLOOR	–	1019.06			6
TOTAL	463.61	27327.17	312.00	334.25	155.00

FORM OF STATEMENT 2 PROPOSED BUILDING (TOWER–C)

FLOOR PLANE AREA STATEMENT

FLOOR	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(COMMERCIAL)	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(RESIDENTIAL)	TENEMENT
BASEMENT –1	–	–	–
PO PARKING	–	37.11	–
P1 PARKING	–	424.32	–
P2 PARKING	–	49.96	–
E DECK PODIUM FLOOR	397.24	400.67	2
TOTAL	397.24	912.06	2.00

FORM OF STATEMENT 2 PROPOSED BUILDING (TOWER–D)

FLOOR PLANE AREA STATEMENT

FLOOR	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(COMMERCIAL)	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(RESIDENTIAL)	TENEMENT
BASEMENT –1			
PO PARKING	–	50.00	–
P1 PARKING	–	435.71	–
P2 PARKING	185.01	66.22	–
E DECK PODIUM FLOOR	446.06	670.74	4
TOTAL	631.07	1222.67	4.00

FORM OF STATEMENT 3 PROPOSED BUILDING (COMMERCIAL)

FLOOR PLANE AREA STATEMENT

FLOOR	TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(RESIDENTIAL)	UNIT
BASEMENT –3	–	–
BASEMENT –2	–	–
BASEMENT –1	–	–
GROUND (RETAIL)	1738.09	–
FIRST (RETAIL)	1490.87	–
2ND FLOOR (RETAIL)	2002.76	–
SERVICE FLOOR	–	–
3RD FLOOR	2015.92	–
4TH FLOOR	321.42	–
TOTAL	7569.06	–

OCCUPANT LOAD CALCULATIONS (COMMERCIAL)

	FLOOR	B/UP AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	PERSONS M	PERSONS F
SHOP	BASEMENT–3	–	–	–	–
	BASEMENT–2	–	–	–	–
	BASEMENT–1	–	–	–	–
	GROUND FLOOR	1738.09	3	579	290
	1ST FLOOR RETAIL	1490.87	6	248	124
	2ND FLOOR RETAIL	2002.76	6	334	167
	SERVICE FLOOR	–	–	–	–
	TOTAL	5231.72	–	1161	581
OFFICE	3RD FLOOR	2015.92	10	202	101
	4TH FLOOR	321.42	10	32	16
	TOTAL	2337.34		234	117
TOTAL SHOP & OFFICE		7569.06		1395	698

TOTAL SANITATION REQUIREMENT–COMMERCIAL (SHOP)

TOTAL NO OF PERSONS = 1161(MALE 581 NOS. FEMALE = 580 NOS.)

MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS

FIXTURES	MALE	FEMALE	REQUIRED MALE	REQUIRED FEMALE	PROPOSED M	PROPOSED F
W.C.	1 per 50 (Minimum2)	1 per 50 (Minimum2)	12	12	36	–
URINALS	1 per 50		12	–	–	

TOTAL SANITATION REQUIREMENT–COMMERCIAL (OFFICE)

TOTAL NO OF PERSONS=234(MALE 117 NOS.FEMALE=117 NOS.)

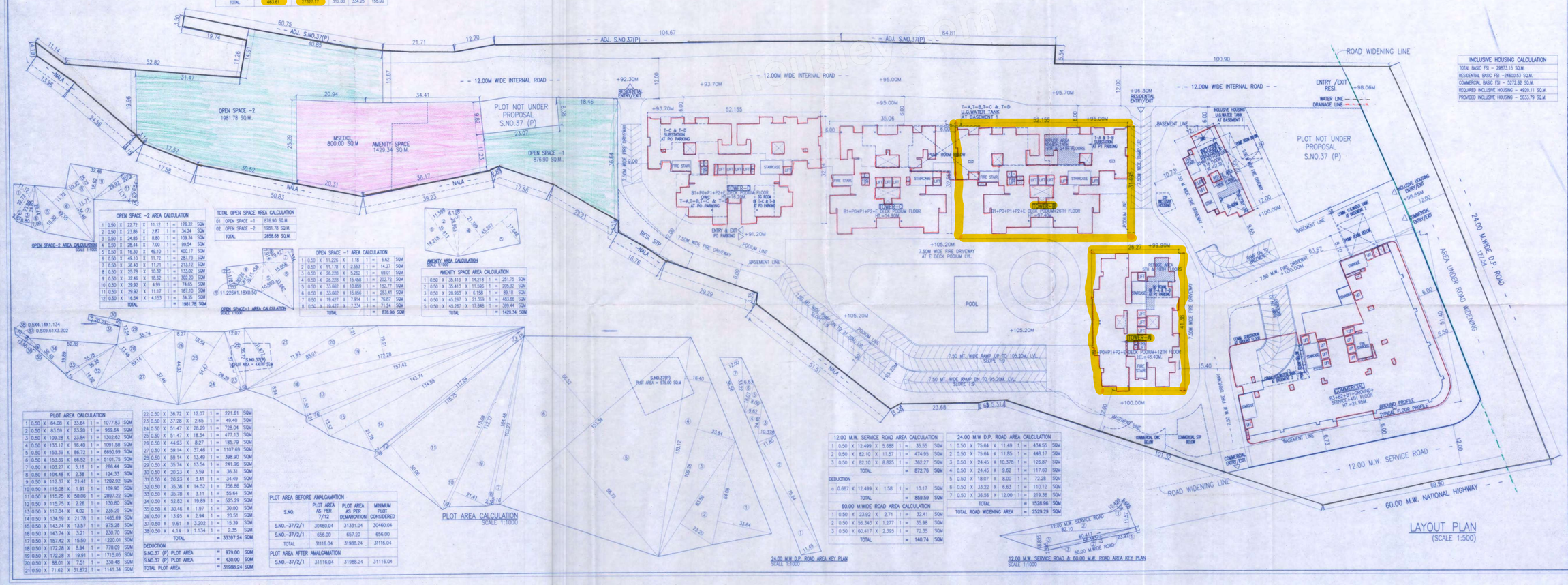
OFFICE BUILDING

FIXTURES	MALE	FEMALE	REQUIRED MALE	REQUIRED FEMALE	PROPOSED M	PROPOSED F
W.C.	1 per 25	1 per 15	5	8	20	–
URINALS	Nil up to 6 1 for 7–20 2 for 21–45 3 for 46–70 4 for 71–100 Add @ 25 for 101–200 Add @ 2.5 % Over 200		4	–	–	

TOTAL PARKING CALCULATION (RESI.+COMM.+INCLUSIVE HOUSING)

BUILDING	PARKING REQUIRED	TENEMENT	PARKING REQUIRED CARS	PARKING REQUIRED SCOOTERS	PARKING PROVIDED CARS	PARKING PROVIDED SCOOTERS
TOWER –A, B, C & D	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. ABOVE (2–1)	2	4	2	245	701
	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1–1)	207	207	207		
INCLUSIVE HOUSING BLDG. (SALE TENEMENT)	FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. (0–2)	3	0	3		
INCLUSIVE HOUSING	FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1–2)	68	34	68		
	TOTAL	280	245	280	245	701
	5% VISITOR PARKING		12	14	12	35
	TOTAL		257	294	257	736
COMM.	100 SQM.OR PART THEREOF CARPET (2–6)	3373.96	67	202	92	294
	(OFFICE AND I.T. BUILDING) FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF.(3–11)	1668.38	25	92		
	TOTAL (COMM.)		92	294	92	294
	TOTAL RESI.+COMM		349	588	349	1030

LOCATION PLAN



LAYOUT PLAN
(SCALE 1:500)

OPEN SPACE –2 AREA CALCULATION

1	0.50	X	22.72	X	11.12	=	126.32 SQM
2	0.50	X	23.86	X	2.87	=	34.24 SQM
3	0.50	X	24.85	X	8.80	=	109.34 SQM
4	0.50	X	28.44	X	7.00	=	99.54 SQM
5	0.50	X	16.30	X	49.10	=	400.17 SQM
6	0.50	X	49.10	X	11.72	=	287.73 SQM
7	0.50	X	36.40	X	11.71	=	213.12 SQM
8	0.50	X	25.78	X	10.32	=	133.02 SQM
9	0.50	X	32.46	X	18.62	=	302.20 SQM
10	0.50	X	29.92	X	4.99	=	74.65 SQM
11	0.50	X	29.92	X	11.17	=	167.10 SQM
12	0.50	X	16.54	X	4.153	=	34.35 SQM
TOTAL						=	1981.78 SQM

OPEN SPACE–2 AREA CALCULATION SCALE 1:1000

TOTAL OPEN SPACE AREA CALCULATION

01	OPEN SPACE –1	876.90 SQ.M.
02	OPEN SPACE –2	1981.78 SQ.M.
TOTAL		2858.68 SQ.M.

OPEN SPACE –1 AREA CALCULATION

1	0.50	X	11.225	X	1.18	=	6.62	SQM
2	0.50	X	11.178	X	2.553	=	14.27	SQM
3	0.50	X	26.228	X	5.262	=	69.01	SQM
4	0.50	X	26.228	X	15.458	=	202.72	SQM
5	0.50	X	33.662	X	10.859	=	182.77	SQM
6	0.50	X	33.662	X	15.056	=	253.41	SQM
7	0.50	X	19.427	X	7.914	=	76.87	SQM
8	0.50	X	19.427	X	7.334	=	71.24	SQM
TOTAL						=	876.90	SQM

OPEN SPACE–1 AREA CALCULATION SCALE 1:1000

AMENITY AREA CALCULATION SCALE 1:1000

AMENITY SPACE AREA CALCULATION

1	0.50	X	35.413	X	14.218	=	251.75	SQM
2	0.50	X	35.413	X	11.595	=	205.32	SQM
3	0.50	X	26.963	X	6.158	=	83.18	SQM
4	0.50	X	45.267	X	21.369	=	483.66	SQM
5	0.50	X	45.267	X	17.848	=	399.44	SQM
TOTAL						=	1429.34	SQM

PLOT AREA CALCULATION

1	0.50	X	64.08	X	33.64	=	1077.83	SQM
2	0.50	X	83.59	X	23.20	=	969.64	SQM
3	0.50	X	109.28	X	23.84	=	1302.60	SQM
4	0.50	X	133.12	X	16.40	=	1091.58	SQM
5	0.50	X	153.39	X	86.72	=	6650.99	SQM
6	0.50	X	153.39	X	66.52	=	5101.75	SQM
7	0.50	X	103.27	X	5.16	=	266.44	SQM
8	0.50	X	104.48	X	2.38	=	124.33	SQM
9	0.50	X	112.37	X	21.41	=	1202.92	SQM
10	0.50	X	115.08	X	1.91	=	109.90	SQM
11	0.50	X	115.75	X	50.06	=	2897.22	SQM
12	0.50	X	115.75	X	2.26	=	130.80	SQM
13	0.50	X	117.04	X	4.02	=	235.25	SQM
14	0.50	X	134.59	X	21.78	=	1465.69	SQM
15	0.50	X	143.74	X	13.57	=	975.28	SQM
16	0.50	X	143.74	X	3.21	=	230.70	SQM
17	0.50	X	157.42	X	15.50	=	1220.01	SQM
18	0.50	X	172.28	X	8.94	=	770.09	SQM
19	0.50	X	172.28	X	19.91	=	1715.05	SQM
20	0.50	X	88.01	X	7.51	=	330.48	SQM
21	0.50	X	71.62	X	31.872	=	1141.34	SQM
22	0.50	X	36.72	X	12.07	=	221.61	SQM
23	0.50	X	37.28	X	2.65	=	49.40	SQM
24	0.50	X	51.47	X	28.29	=	728.04	SQM
25	0.50	X	51.47	X	18.54	=	477.13	SQM
26	0.50	X	44.93	X	8.27	=	185.79	SQM
27	0.50	X	59.14	X	37.46	=	1107.69	SQM
28	0.50	X	59.14	X	13.49	=	398.90	SQM
29	0.50	X	35.74	X	13.54	=	241.96	SQM
30	0.50	X	20.23	X	3.59	=	36.31	SQM
31	0.50	X	20.23	X	3.41	=	34.49	SQM
32	0.50	X	35.38	X	14.52	=	256.86	SQM
33	0.50	X	35.78	X	3.11	=	55.64	SQM
34	0.50	X	52.82	X	19.89	=	525.29	SQM
35	0.50	X	30.46	X	1.97	=	30.00	SQM
36	0.50	X	13.95	X	2.94	=	20.51	SQM
37	0.50	X	9.61	X	3.202	=	15.39	SQM
38	0.50	X	4.14	X	1.134	=	2.35	SQM
TOTAL						=	33397.24	SQM

DEDUCTION

S.NO.37 (P) PLOT AREA	=	979.00	SQM
S.NO.37 (P) PLOT AREA	=	430.00	SQM
TOTAL PLOT AREA	=	31988.24	SQM

PLOT AREA CALCULATION
SCALE 1:1000

PLOT AREA BEFORE AMALGAMATION

S.NO.	PLOT AREA AS PER 7/12	PLOT AREA AS PER DEMARCATION	MINIMUM PLOT CONSIDERED
S.NO.–37/2/1	30460.04	31331.04	30460.04
S.NO.–37/2/1	656.00	657.20	656.00
TOTAL	31116.04	31988.24	31116.04

PLOT AREA AFTER AMALGAMATION

S.NO.–37/2/1	31116.04	31988.24	31116.04

12.00 M.W. SERVICE ROAD AREA CALCULATION

1	0.50	X	12.499	X	5.688	=	35.55	SQM
2	0.50	X	82.10	X	11.57	=	474.95	SQM
3	0.50	X	82.10	X	8.825	=	362.27	SQM
TOTAL						=	872.76	SQM

DEDUCTION

a	0.667	X	12.499	X	1.58	=	13.17	SQM
TOTAL						=	859.59	SQM

60.00 M.WIDE ROAD AREA CALCULATION

1	0.50	X	23.92	X	2.71	=	32.41	SQM
2	0.50	X	56.343	X	1.277	=	35.98	SQM
3	0.50	X	60.417	X	2.395	=	72.35	SQM
TOTAL						=	140.74	SQM

24.00 M.W D.P. ROAD AREA KEY PLAN
SCALE 1:1000

24.00 M.W D.P. ROAD AREA CALCULATION

1	0.50	X	75.64	X	11.49	=	434.55	SQM
2	0.50	X	75.64	X	11.85	=	448.17	SQM
3	0.50	X	24.45	X	10.378	=	126.87	SQM
4	0.50	X	24.45	X	9.62	=	117.60	SQM
5	0.50	X	18.07	X	8.00	=	72.28	SQM
6	0.50	X	33.22	X	6.63	=	110.12	SQM
7	0.50	X	36.56	X	12.00	=	219.36	SQM
TOTAL						=	1528.96	SQM
TOTAL ROAD WIDENING AREA						=	2529.29	SQM

12.00 M.W. SERVICE ROAD & 60.00 M.W. ROAD AREA KEY PLAN
SCALE 1:1000

INCLUSIVE HOUSING CALCULATION

TOTAL BASIC FSI – 29873.15 SQ.M.	
RESIDENTIAL BASIC FSI – 24600.53 SQ.M.	
COMMERCIAL BASIC FSI – 5272.62 SQ.M.	
REQUIRED INCLUSIVE HOUSING – 4920.11 SQ.M.	
PROVIDED INCLUSIVE HOUSING – 5033.79 SQ.M.	

LEGEND

PLOT LINES	THICK BLACK
EXISTING STREET	GREEN
FUTURE STREET, IF ANY	GREEN DOTTED
PERMISSIBLE BUILDING LINES	THICK DOTTED BLACK
EXISTING WORK	BLACK (OUTLINE)
WORK PROPOSED TO BE DEMOLISHED	YELLOW HATCHED
PROPOSED WORK	RED FILLED IN
DRAINAGE &SEWERAGE WORK	RED DOTTED
WATER SUPPLY WORK	BLACK DOTTED THIK
DEVIATIONS	RED HATCHED

NOTE

ALL DRAWINGS ARE PREPARED AS PER DOCUMENTS GIVEN BY THE OWNER/P.A.H.

SPECIFICATIONS IN BRIEF

RCC FRAME STRUCTURE, EXTERNAL WALLS 150MM BRICK, INTERNAL WALLS 115MM BRICK, EXTERNAL PLASTER 18MM, SAND FACED PLASTER, INTERNAL PLASTER 12MM NEERU, KOTTAH/ CERAMIC/M.N. FLOORING, GLAZED TILE DADO IN TOILET, WOODEN FRAMED FLUSHED DOORS, ALUMINIUM SLIDING WINDOWS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P.SCHEME RECORD/ LAND RECORD DEPARTMENT/ CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

NAME–
FOR KOLTE PATIL DEVELOPERS LTD. THROUGH
Mr. VINAYAK K. JOGDEO

PROJECT

PROPOSED COMMERCIAL & RESIDENTIAL LAYOUT OF BUILDING ON S.NO.37/2/1, AT BANER, PUNE.

NAME AND SIGNATURE OF ARCHITECT

SANJEE VALMIKE
CA/92/14618

VOUSSOIRS

ARCHITECT AND INTERIOR DESIGNERS.
10 JANHAVI APPT., BHONDE COLONY, NR. OLD KARNATAK H. SC., ERANDAVANA PUNE–4 TEL:–41406399

NORTH	SCALE 1:500	SHEET NO.
N	DEALT BY:– SANDESH CHK BY:– SV DATE 31.03.2023	01/22

SUBJECT TO APPROVAL FROM COMPETENT AUTHORITY

LAYOUT	01/22

STAMP OF APPROVAL

नगर विकास विभाग - व्यापारी
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 67/2023
DATE 31/03/2023

Building Development Department Building Development Department

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

Sr. No.	AREA STATEMENT		SQM.
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)		31116.04
	a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)		31116.04
	b) AS PER DEMARCATION		31988.24
	c) MINIMUM AREA TO BE CONSIDERED		31116.04
2	DEDUCTIONS FOR		
	(a) AREA UNDER 24.00M.W D.P. ROAD		1526.96
	(b) AREA UNDER 60.00M.W.ROAD		140.74
	(c) AREA UNDER 12.00M.W. SERVICE ROAD		859.59
	(d) D.P. RESERVATION AREA		0.00
	TOTAL AREA (a+b+c+d)		2529.29
3	BALANCE AREA OF PLOT (1–2)		28586.75
4	AMENITY SPACE		
	a)REQUIRED –(SR.NO.34(5))		1429.34
	b) ADJUSTMENT OF 2(b), IF ANY –		–
	c) BALANCE PROPOSED –		1429.34
5	NET PLOT AREA (3–4c)		27157.41
6	RECREATIONAL OPEN SPACE		
	a) REQUIRED – (SR.NO.34(10))		2858.68
	b) PROPOSED –		2858.68
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 (SR.NO.5 X BASIC FSI 1.10)		29873.15
10	ADDITION OF FSI ON PAYMENT OF PREMIUM		
	a) MAXIMUM PERMISSIBLE PREMIUM FSI–(BASED ON ROAD WIDTH (SR.NO.1–SR.NO.4x(0.50)		0.00
	b) PROPOSED FSI ON PAYMENT OF PREMIUM.		0.00
11	IN–SITU FSI / TDR LOADING (SR.NO.1–SR.NO.4x(1.40))		0.00
	a)IN–SITU AREA AGAINST D.P. ROAD [2.0(SR.NO. 2(a)] IF ANY		0.00
	b)IN–SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR1.85 X SR. NO. 4 (B)AND /OR(C)],		–
	c)TDR AREA (To be purchase from outside)(41561.38–5058.58=36502.80)		0.00
	Regular TDR(70%)=(36502.80X0.70=25551.96)		–
	Slum TDR(30%)=(36502.80x0.30=10950.84)		
	d)TOTAL IN–SITU/TDR LOADING PROPOSED (1lacs)		0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		
	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
	a) [9 + 10(a)+11(a)] OR 12 WHICHEVER IS APPLICABLE.		29873.15
	a1) DEDUCTION – BUILT UPTO AREA (FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE		–
	a2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a–a1)		29873.15
13	b) ANCILLARY AREA FSI WITH PAYMENT OF CHARGES WITH PAYMENT CHARGES FOR RESI. MADE (29873.15–5272.62. = 24600.53 X 60% = 14760.32 SQM)		14760.32
	b1) ANCILLARY AREA FSI WITH PAYMENT OF CHARGES WITH PAYMENT CHARGES FOR COMM. (9490.71 X 100 / 180 =5272.62 X 0.80% =4218.09)		4218.09
	c) TOTAL ENTITLEMENT (13a+13b+13b1)		48851.57
	MAXIMUM UTIL