EXISTING BUILDING F.S.I STATEMENT

TYPE	FLOORS	NO. OF BUILDING	FSI	TOTAL FSI	TENE
BUNGALOW TYPE B1-B4	G+1	24	180.99	4343.76	24
BUNGALOW TYPE C1-C3	G+1	15	180.85	2712.75	15
~~BUNGALOW TYPE D1~~	~~G+1~~	2	~~179.60~~	~~359.20~~	2
BUNGALOW TYPE D2	G+1	3	180.29	540.87	3
BUNGALOW E-TYPE (E1 TO E6)	G+1	6	176.05	1056.30	6
TOTAL (A)	--	50		9012.88	50

EXISTING BUILDING F.S.I STATEMENT

BUILDING	FLOORS	NO. OF BUILDING	FSI IN SQ.M	BALCONY		EXCESS BALCONY	DRY BAL IN SQ.M	FIRE STAIRCASE (S1)	STAIRCASE (S2)	PASSAGE	PERMISSIBLE TERRACE (20%)	PROPOSED TERRACE	LIFT+ L.M.R	TENE.
				PERM	PROP									
BUILDING - A6	P+14	1	3978.22	596.73	596.51	0.00	181.02	231.14	230.44	289.79	787.64	188.16	34.27	56
BUILDING - A7	P+14	1	3978.22	596.73	596.73	187.94	181.02	231.14	230.44	289.79	795.64	0.00	34.27	56
	AREA TAKEN IN FSI		187.94	0.00										
TOTAL (A)	--	2	8144.38	1193.47	1193.24	187.94	362.04	462.28	460.88	579.58	1583.28	188.16	68.54	112

ON GOING PROPOSED BUILDING F.S.I STATEMENT AS PER PREVIOUS SANCTION

BUILDING	FLOORS	NO. OF BUILDING	FSI IN SQ.M	TOTAL FSI IN SQ.M	BALCONY		EXCESS BALCONY	DRY BAL	FIRE STAIRCASE (S1)	STAIRCASE (S2)	PASSAGE	PERMISSIBLE TERRACE (20%)	PROPOSED TERRACE	LIFT+ L.M.R	TENE
					PERM	PROP									
BUILDING - B3	P+14	1	6861.83	6861.83	1029.27	1027.70	0.00	302.96	462.28	475.44	579.43	1372.37	307.21	68.54	91
TOTAL (B)		1	6861.83	6861.83	1029.27	1027.70	0.00	302.96	462.28	475.44	579.43	1372.37	307.21	68.54	91

PROPOSED BUILDING F.S.I STATEMENT AS PER UDCPR 2020

BUILDING	FLOORS	NO. OF BUILDING	TOTAL FSI (SQ.M.)		TOTAL RESIDENTIAL FSI IN SQ.M	TOTAL FSI IN SQ.M (COMM. + RESI.)	TOTAL TENEMENT		
			COMMERCIAL	RESIDENTIAL			TENE.	TOTAL TENE.	SHOP
CLUBHOUSE	P+G+1	1	--	941.37	941.37	941.37	0	0	0
BUILDING - A1,A2,A3 & A8	P+15	4	--	6331.99	25327.96	25327.96	60	240	0
BUILDING - B2	P+15	1	--	10974.98	10974.98	10974.98	98	98	0
BUILDING - A4 & A5	P+15	2	--	6234.94	12469.88	12469.88	60	120	0
BUILDING - B3	15TH FLOOR	--	--	784.81	784.81	784.81	6	6	0
BUILDING - A7	15TH FLOOR	--	--	412.06	412.06	412.06	4	4	0
BUILDING - B4	G/P+14	1	256.69	10946.59	10946.59	11203.28	96	96	6
TOTAL (C)	--	9	--	--	61857.65	62114.34	324	564	6
TOTAL F.S.I AREA (A+B+C)	17157.26 (COMPLETED) + 6861.83 (ONGOING PREVIOUSLY SANCTIONED) + 62114.34 (PROPOSED) = 86133.43 SQ.M.								

BUILDING F.S.I. CALCULATION- A1,A2,A3,A8

FLOORS	FSI	TEN.
FIRST FLOOR	403.00	4
SECOND FLOOR	427.30	4
THIRD FLOOR	426.35	4
FOURTH FLOOR	426.35	4
FIFTH FLOOR	426.35	4
SIXTH FLOOR	426.35	4
SEVENTH FLOOR	426.35	4
EIGHTH FLOOR (R)	405.92	4
NINTH FLOOR	426.35	4
TENTH FLOOR	426.35	4
ELEVENTH FLOOR	426.35	4
TWELFTH FLOOR (R)	405.92	4
THIRTEENTH FLOOR	426.35	4
FOURTEENTH FLOOR	426.35	4
FIFTEENTH FLOOR	426.35	4
TOTAL	6331.99	60

BUILDING F.S.I. CALCULATION - B2 BUILDING

FLOORS	FSI	TEN.
FIRST FLOOR	628.58	6
SECOND FLOOR	678.55	6
THIRD FLOOR	676.77	6
FOURTH FLOOR	676.77	6
FIFTH FLOOR	676.77	6
SIXTH FLOOR	676.77	6
SEVENTH FLOOR	676.77	6
EIGHTH FLOOR - R.F.	752.71	7
NINTH FLOOR	796.43	7
TENTH FLOOR	796.43	7
ELEVENTH FLOOR	796.43	7
TWELFTH FLOOR -R.F.	752.71	7
THIRTEENTH FLOOR	796.43	7
FOURTEENTH FLOOR	796.43	7
FIFTEENTH FLOOR	796.43	7
TOTAL	10974.98	98

BUILDING F.S.I. CALCULATION- A4 & A5 BUILDING

FLOORS	FSI	TEN.
FIRST FLOOR	396.45	4
SECOND FLOOR	420.85	4
THIRD FLOOR	419.90	4
FOURTH FLOOR	419.90	4
FIFTH FLOOR	419.90	4
SIXTH FLOOR	419.90	4
SEVENTH FLOOR	419.90	4
EIGHTH FLOOR R.F.	399.37	4
NINTH FLOOR	419.90	4
TENTH FLOOR	419.90	4
ELEVENTH FLOOR	419.90	4
TWELFTH FLOOR - R.F.	399.37	4
THIRTEENTH FLOOR	419.90	4
FOURTEENTH FLOOR	419.90	4
FIFTEENTH FLOOR	419.90	4
TOTAL	6234.94	60

BUILDING F.S.I. CALCULATION - B4 BUILDING

FLOORS	TOTAL FSI		TENEMENT	
	COMM.	RESI.	SHOP	TEN.
STILT PARKING FLOOR	180.05	----	6	---
MEZZANINE/FIRST FLOOR	76.64	472.78	0	4
SECOND FLOOR	----	687.66	0	6
THIRD FLOOR	----	685.87	0	6
FOURTH FLOOR	----	685.87	0	6
FIFTH FLOOR	----	685.87	0	6
SIXTH FLOOR	----	685.87	0	6
SEVENTH FLOOR	----	685.87	0	6
EIGHTH FLOOR(REFUGE)	----	761.93	0	7
NINTH FLOOR	----	805.49	0	7
TENTH FLOOR	----	805.49	0	7
ELEVENTH FLOOR	----	805.49	0	7
TWELFTH FLOOR (REFUGE)	----	761.93	0	7
THIRTEENTH FLOOR	----	805.49	0	7
FOURTEENTH FLOOR	----	805.49	0	7
FIFTHTEENTH FLOOR	----	805.49	0	7
TOTAL	256.69	10946.59	6	96
TOTAL FSI	11203.28			

PARKING STATEMENT

	BLDG./WING	TENE	CAR	SCOOTER	CYCLE
A	PROPOSED BUILDING PARKING AS PER UDCPR 2020				
	BUILDING-A1,A2,A3 & A8				
	TENE. BETWEEN 40-80 SQ.M.	2	1	2	
	PROP TENE. BETWEEN 40-80 SQ.M.	196	100	196	
	PROP TENE. BETWEEN 80-150 SQ.M.	1	1	1	
	PROP TENE. BETWEEN 80-150 SQ.M.	44	44	44	
	BUILDING-A4 & A5				
	TENE. BETWEEN 40-80 SQ.M.	2	1	2	
	PROP TENE. BETWEEN 40-80 SQ.M.	98	50	98	
	PROP TENE. BETWEEN 80-150 SQ.M.	1	1	1	
	PROP TENE. BETWEEN 80-150 SQ.M.	22	22	22	
	BUILDING-B2				
	TENE. BETWEEN 40-80 SQ.M.	2	1	2	
	PROP TENE. BETWEEN 40-80 SQ.M.	76	38	76	
	PROP TENE. BETWEEN 80-150 SQ.M.	1	1	1	
	PROP TENE. BETWEEN 80-150 SQ.M.	22	22	22	
	BUILDING-B3				
	TENE. BETWEEN 40-80 SQ.M.	2	1	2	
	PROP TENE. BETWEEN 40-80 SQ.M.	2	1	2	
	PROP TENE. BETWEEN 80-150 SQ.M.	1	1	1	
	PROP TENE. BETWEEN 80-150 SQ.M.	4	4	4	
	BUILDING-A7				
	TENE. BETWEEN 40-80 SQ.M.	2	1	2	
	PROP TENE. BETWEEN 40-80 SQ.M.	3	2	3	
	PROP TENE. BETWEEN 80-150 SQ.M.	1	1	1	
	PROP TENE. BETWEEN 80-150 SQ.M.	1	1	1	
	BUILDING-B4				
	TENE. BETWEEN 40-80 SQ.M.	2	1	2	
	PROP TENE. BETWEEN 40-80 SQ.M.	75	37	74	
	PROP TENE. BETWEEN 80-150 SQ.M.	1	1	1	
	PROP TENE. BETWEEN 80-150 SQ.M.	21	21	21	
	FOR 100SQM. CARPET (COMMERCIAL)		2	6	
	FOR 227.42SQM. CARPET (COMERCIAL.)		5	14	
	TOTAL	564	347	577	
B	ONGOING BUILDINGS AS PER PREVIOUS SANCTION				
	BUILDING-B3				CYCLE
	PROP TENE. BETWEEN 50-100 SQ.M.	3	1	3	3
	PROP TENE. BETWEEN 50-100 SQ.M.	91	31	91	137
	PARKING REQ (A+B)	655	378	668	137
	ADD 5% VISITORS PARKING		19	33	7
	TOTAL PARKING REQ.		397	701	144
	AREA REQ. PER PARKING		12.00	2.00	1.00
	TOTAL AREA REQ.		4962.50	1402	144
	PARKING PROVIDED		397.00	701	144

WATER REQUIREMENT

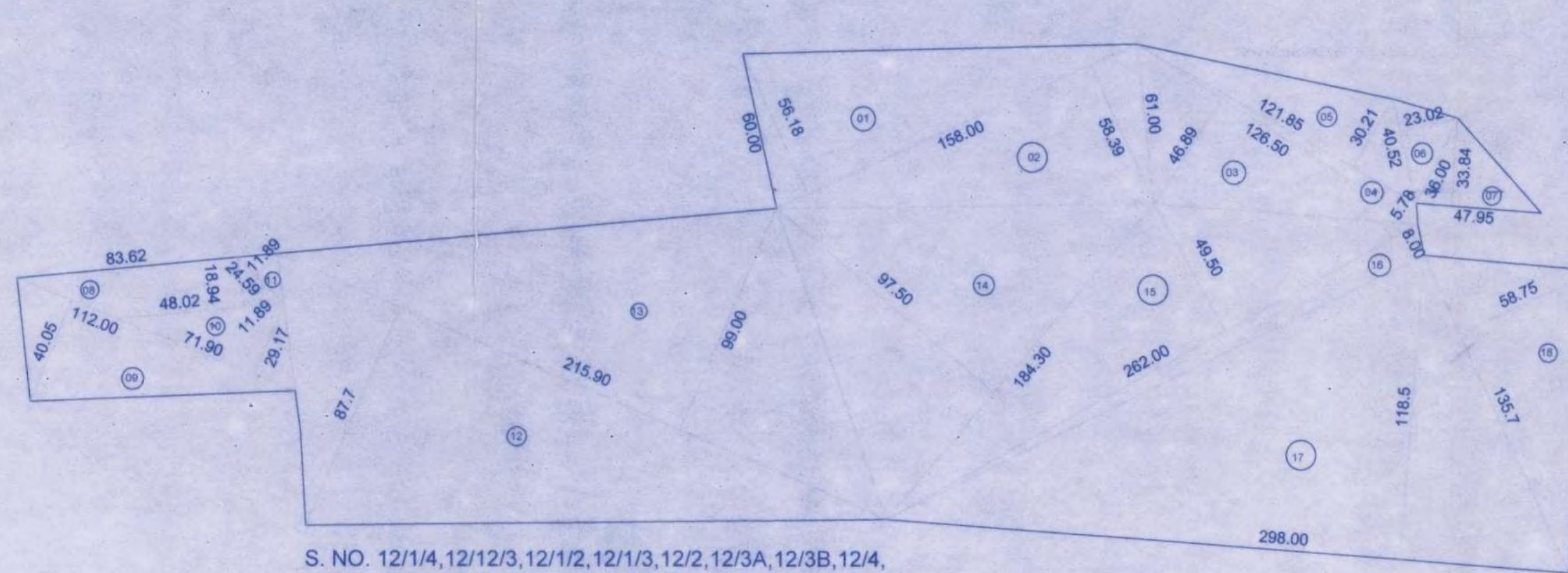
BUILDING	NO	O.H.W.T	O.H.W.T FIRE FIGHTING	O.H.W.T+ FIRE FIGHTING	U.G.W.T.	U.G.W.T. FIRE FIGHTING	U.G.W.T.+ FIRE FIGHTING
A. ONGOING BUILDINGS AS PER PREVIOUS SANCTION							
A7	1	40500.00	10000.00	50500.00	60750.00	150000.00	210750.00
B3	1	65475.00	10000.00	75475.00	98500.00	150000.00	248500.00
TOTAL (A)	2	105975.00	20000.00	125975.00	159250.00	300000.00	459250.00
PROPOSED BUILDING PARKING AS PER UDCPR 2020							
A1,A2,A3 & A8	4	162000.00	40000.00	202000.00	243000.00	600000.00	843000.00
B2	1	65475.00	10000.00	75475.00	98212.50	150000.00	248212.50
A4 & A5	2	81000.00	20000.00	101000.00	121500.00	300000.00	421500.00
B4	1	67021.58	15000.00	82021.58	100532.37	150000.00	250532.37
CLUB HOUSE	1	14130.00	0	14200.00	21195.00	150000.00	171195.00
TOTAL(B)	9	389626.58	85000.00	474696.58	584439.87	1350000.00	1934439.87
TOTAL (A+B)	11	495601.58	105000.00	600671.58	743689.87	1650000.00	2393689.87
TOTAL (SAY)	0	0.00	0.00	600700.00	0.00	0.00	2393700.00

BUILDING F.S.I. CALCULATION- B3 BUILDING

FLOORS	FSI	ENCL. BALCONY		DRY BALCONY	FIRE STAIRCASE (S1)	STAIRCASE (S2)	PASSAGE	PERMISSIBLE TERRACE (20%)	PROPOSED TERRACE	LIFT+ L.M.R	TEN.
		PERM	PROP								
FIRST FLOOR	411.92	61.79	61.41	19.53	33.02	33.96	37.13	82.38	20.16		6
SECOND FLOOR	414.39	62.16	61.41	19.53	33.02	33.96	85.04	82.88	20.16		6
THIRD FLOOR	452.44	67.87	67.84	19.53	33.02	33.96	37.13	90.49	20.16		6
FOURTH FLOOR	452.44	67.87	67.84	19.53	33.02	33.96	37.13	90.49	20.16	17.94	6
FIFTH FLOOR	452.44	67.87	67.84	19.53	33.02	33.96	37.13	90.49	20.16		6
SIXTH FLOOR	452.44	67.87	67.84	19.53	33.02	33.96	37.13	90.49	20.16		6
SEVENTH FLOOR	452.44	67.87	67.84	19.53	33.02	33.96	37.13	101.96	20.16	+	6
EIGHTH FLOOR- R.F.	509.81	76.47	76.44	23.75	33.02	33.96	42.98	101.96	23.50		7
NINTH FLOOR	550.74	82.61	82.56	23.75	33.02	33.96	37.13	110.15	24.03		7
TENTH FLOOR	550.74	82.61	82.56	23.75	33.02	33.96	37.13	110.15	23.50		7
ELEVENTH FLOOR	550.74	82.61	82.56	23.75	33.02	33.96	37.13	101.96	24.03		7
TWELFTH FLOOR - R.F.	509.81	76.47	76.44	23.75	33.02	33.96	42.98	101.96	23.50	50.60	7
THIRTEENTH FLOOR	550.74	82.61	82.56	23.75	33:02	33.96	37.13	110.15	24.03		7
FOURTEENTH FLOOR	550.74	82.61	82.56	23.75	33.02	33.96	37.13	110.15	23.50		7
TOTAL (A)	6861.83	1029.27	1027.70	302.96	462.28	475.44	579.43	1375.65	307.21		91
FIFTEENTH FLOOR AS PER UDCPR 2020	784.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		6
TOTAL (B)	784.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.54	6
TOTAL (A)+(B)	7646.64	(FSI AREA AS PER PREVIOUS SANCTION + FSI AREA AS PER UDCPR 2020)									

BUILDING F.S.I. CALCULATION- A7 BUILDING

FLOORS	FSI	PERM. BALCONY	PROPOSED BALCONY		TOTAL PROP. BALCONY	EXCESS BALC.	DRY BALCONY	FIRE STAIRCASE (S1)	STAIRCASE (S2)	PASSAGE	LIFT+ L.M.R	TEN.
			ENCL.	OPEN								
FIRST FLOOR	269.81	40.47	40.42	13.44	53.86	13.39	12.93	16.51	16.46	18.57		4
SECOND FLOOR	270.49	40.57	40.55	13.44	53.99	13.42	12.93	16.51	16.46	42.54		4
THIRD FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
FOURTH FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
FIFTH FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	12.93	16.51	16.46	18.57		4
SIXTH FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	[illegible]	[illegible]	16.46	18.57		4
SEVENTH FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	[illegible]	[illegible]	16.46	18.57	+	4
EIGHTH FLOOR- R.F.	269.81	40.47	40.42	13.44	53.86	13.39	12.93	16.51	16.46	21.49		4
NINTH FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	[illegible]	[illegible]	[illegible]	[illegible]		4
TENTH FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	[illegible]	[illegible]	[illegible]	[illegible]		4
ELEVENTH FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	12.93	16.51	16.46	18.57		4
TWELFTH FLOOR- R.F.	269.81	40.47	40.42	13.44	53.86	13.39	[illegible]	[illegible]	[illegible]	[illegible]		4
THIRTEENTH FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	[illegible]	[illegible]	[illegible]	18.57	25.30	4
FOURTEENTH FLOOR	289.83	43.47	43.47	13.44	56.91	13.44	12.93	16.51	16.46	18.57		4
TOTAL (A)	3978.22	596.73	596.51	188.16	784.67	187.94	181.02	231.14	230.44	289.79		56
AREA TAKEN IN FSI		0.00	0.00	0.00	0.00	187.94	0.00	0.00	0.00	0.00		0
FIFTEENTH FLOOR AS PER UDCPR 2020	412.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		4
TOTAL (B)	412.06	0.00	0.00	0.00	0.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	34.27	4
TOTAL FSI AREA (A)+(B)	4390.28	(FSI AREA AS PER PREVIOUS SANCTION + FSI AREA AS PER UDCPR 2020)										
GRAND TOTAL	4578.22	(TOTAL FSI AREA + EXCESS BALCONY TAKEN IN FSI) = 4390.28 + 187.94										



S. NO. 12/1/4,12/12/3,12/1/2,12/1/3,12/2,12/3A,12/3B,12/4,
12/5A/1,12/5B,12/6/1,12/7,12/8,12/12/1,13/1/2/1
PLOT AFTER AMALGAMATION
SCALE 1:1000

83.62
40.05
112.00
48.02
18.94
24.59
11.89
71.90
11.89
29.17
60.00
56.18
158.00
58.39
61.00
46.89
121.85
126.50
30.21
40.52
23.02
36.00
33.84
5.78
8.00
47.95
97.50
99.00
215.90
87.7
184.30
262.00
49.50
58.75
118.5
135.7
298.00

PLOT AREA CALCULATION

1+2) 0.50 X (56.18+58.39) X 158.00 = 9051.03 SQ.M.
3+4) 0.50 X (46.89+05.78) X 126.50 = 3331.37 SQ.M.
05) 0.50 X 121.85 X 30.21 = 1840.54 SQ.M.
06) 0.50 X 40.52 X 23.02 = 0466.38 SQ.M.
07) 0.50 X 47.95 X 33.84 = 0811.32 SQ.M.
08) 0.50 X(83.62+48.02)X 18.94 = 1246.63 SQ.M.
09) 0.50 X 40.05 X 112.00 = 2242.80 SQ.M.
10) 0.50 X 29.17 X 71.90 = 1048.66 SQ.M.
11) 0.50 X(11.89+11.89)X24.59 = 292.38 SQ.M.
12) 0.50 x 87.70 X 215.90 = 9467.21 SQ.M.
13) 0.50 x 99.00 X 215.90 =10687.50 SQ.M.
14) 0.50 x 184.30 X 97.50 = 8984.62 SQ.M.
15) 0.50 x 262.00 X 49.50 = 6484.50 SQ.M.
16) 0.50 x 262.00 X 08.00 = 1048.00 SQ.M.
17) 0.50 x 298.00 X 118.50 = 17656.5 SQ.M.
18) 0.50 x 135.70 X 58.75 = 3986.18 SQ.M.
TOTAL = 78645.62 SQM

AMENITY SPACE AREA CALC. :-

1) 0.50 X 29.58 X 33.17 = 490.58
2) 0.50 X 52.27 X 20.20 = 527.93
3) 0.50 X 52.27 X 25.13 = 656.77
4) 0.50 X (10.90+ 12.46) X 25.34 = 295.97
5) 0.50 X 63.58X 132.20 = 4202.64
6) 0.50 X 15.85X 132.20 = 1047.69
7) 0.50 X 61.36X 129.70 = 3979.22
TOTAL = 11200.80

AREA UNDER 24.0M WIDE R.P. ROAD :-

0.50 x (7.97+8.00) x 222.75 = 1778.65 SQM
0.50 x (7.95+8.00) x 259.12 = 2066.48 SQM
TOTAL = 3845.13 SQM

AREA UNDER VILLAGE ROAD WIDENING :-

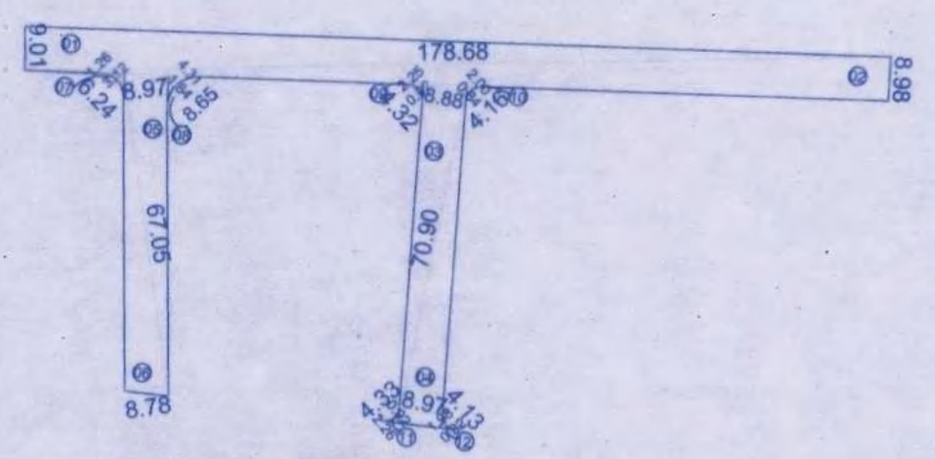
0.50 x (1.44+1.45) x 49.56 = 71.61 SQM
0.50 x 3.35 x 6.71 = 11.23 SQM
TOTAL = 82.84 SQM
TOTAL ROAD WIDENING AREA = 3845.13+ 82.84 = 3927.97 SQ.M

F.S.I + NON F.S.I STATEMENT

BUILDING TYPE	NO OF BLDG	F.S.I	NON F.S.I	TOTAL F.S.I. +NON F.S.I
B1 TO B4 TYPE BUNGALOWS	24	4343.76		4343.76
C1 TO C3 TYPE BUNGALOWS	15	2712.75		2712.75
D1 TYPE BUNGALOWS	2	359.20		359.20
D2 TYPE BUNGALOWS	3	540.87		540.87
E1 TO E6 TYPE BUNGALOWS	6	1056.30	110.16	1166.46
CLUB HOUSE			200.00	200.00
TOTAL	50.00	9012.88	310.16	9323.04
A1,A2,A3,A4,A5,A8 BUILDING	6	37797.84	5364.60	43162.44
A6 BUILDING	1	3978.22	2577.75	6555.97
A7 BUILDING	1	4390.28	2616.65	7006.93
B[illegible] BUILDING	1	10974.98	1348.29	12323.27
B[illegible] BUILDING	1	7646.64	4484.26	12130.90
B[illegible] BUILDING	1	[illegible]	[illegible]	[illegible]
CLUB HOUSE ABOVE PODIUM	2	941.37	23751.65	24693.02
COVERED PARKING			[illegible]	6500.00
SERVICES & [illegible]			[illegible]	5179.13
TOTAL		76675.92	53171.00	129846.92
GRAND TOTAL(A+B)		[illegible]	[illegible]	[illegible]

OPEN SPACE AREA CALCULATION

OPEN - SPACE 01							
A	0.50	X	48.00	X	55.03	=	1320.72
OPEN - SPACE 02							
A	0.50	X	44.51	X	50.95	=	1133.89
B	0.50	X	29.85	X	3.91	=	58.36
C	0.66	X	6.49	X	1.38	=	5.91
TOTAL							1198.16
OPEN - SPACE 03							
A	0.50	X	60.87	X	64.76	=	1970.97
OPEN - SPACE 04							
A	0.50	X	27.30	X	31.19	=	425.74
OPEN - SPACE 05							
A	0.50	X	32.27	X	42.04	=	678.32
OPEN - SPACE 06							
A	0.50	X	15.37	X	36.35	=	279.35
B	0.50	X	10.27	X	21.70	=	111.43
C	0.50	X	8.86	X	21.70	=	96.13
D	0.50	X	1.62	X	12.02	=	9.74
E	0.66	X	0.58	X	2.80	=	1.06
F	0.50	X	9.18	X	36.34	=	156.68
H	0.50	X	24.43	X	58.61	=	715.89
I	0.50	X	3.71	X	41.93	=	77.78
J	0.50	X	3.03	X	44.90	=	68.02
K	0.50	X	16.01	X	44.90	=	359.42
TOTAL							1875.51
TOTAL OPEN SPACE PROVIDED							7469.42
TOTAL OPEN SPACE REQUIRED							7467.20

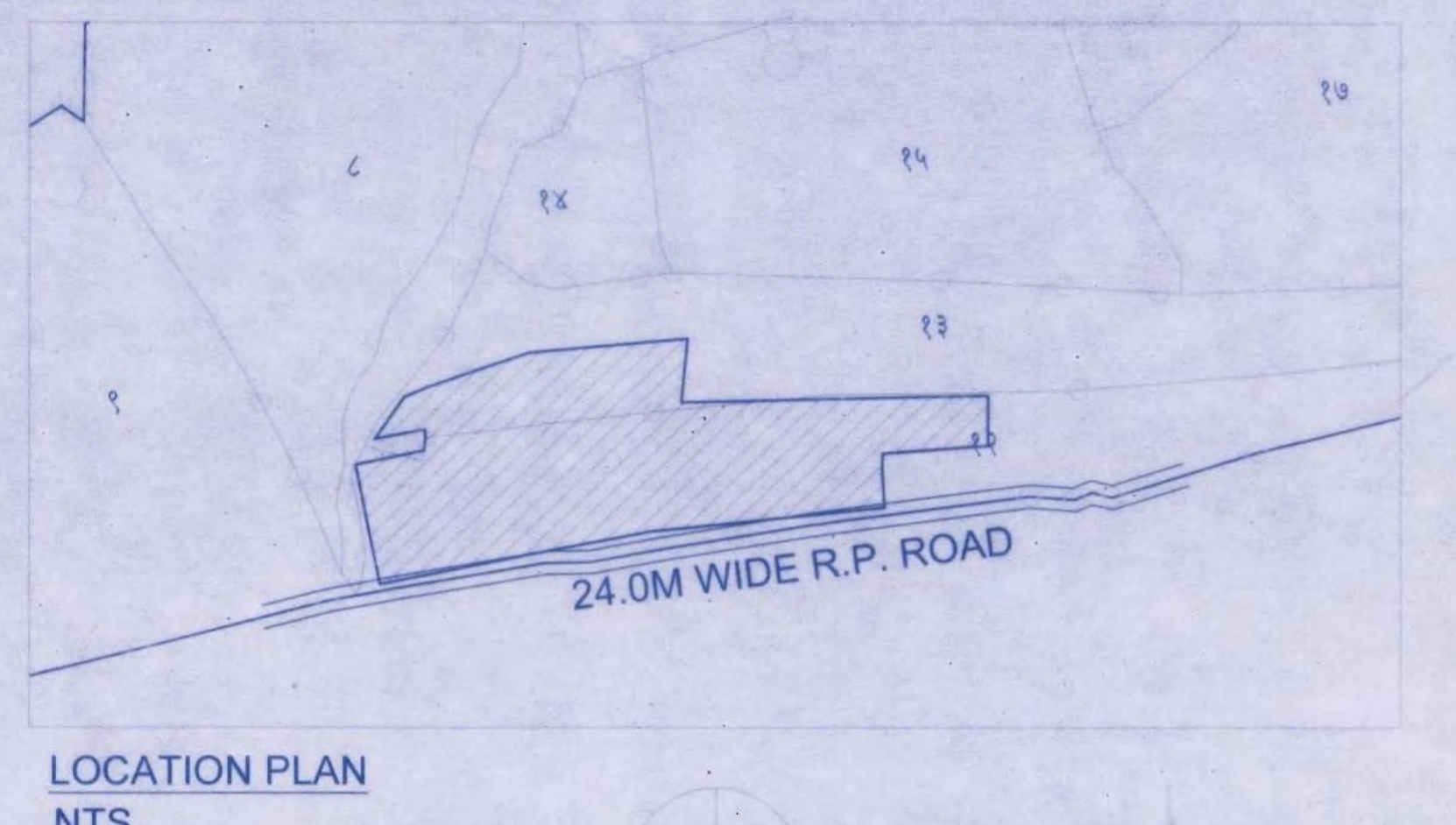


INTERNAL ROAD AREA CALC.

178.68
9.01
8.98
6.24
8.97
8.85
67.05
70.90
8.78

INTERNAL ROAD AREA CALC. :-

01) 0.50 x 9.01 x 178.68	= 804.95
02) 0.50 x 8.98 x 178.68	= 802.27
03) 0.50 x 8.88 x 70.90	= 314.80
04) 0.50 x 8.97 x 70.90	= 317.99
05) 0.50 x 8.97 x 67.05	= 300.72
06) 0.50 x 8.78 x 67.05	= 294.35
07) (0.50 x 3.12 x6.24) - (1/3 x 1.26 x6.24)	= 4.49
08) (0.50 x 4.31 x8.65) - (1/3 x 1.84 x8.65)	= 8.03
09) (0.50 x 2.25 x4.32) - (1/3 x 0.92 x4.32)	= 2.21
10) (0.50 x 2.00 x4.16) - (1/3 x 0.84 x4.16)	= 1.83
11) (0.50 x 2.26 x4.33) - (1/3 x 0.92 x4.33)	= 2.24
12) (0.50 x 1.98 x4.13) - (1/3 x 0.82 x4.13)	= 1.83
	TOTAL = 2855.70 SQM



LOCATION PLAN
NTS

24.0M WIDE R.P. ROAD
N

1) N.A. ORDER IS PREVIOUSLY OBTAINED,ORDER NO: PRH/NASR/385/2014, DATED - 13/03/2015

2) AS PER PMRDA PREVIOUS SANCTION OFFICE ,VIDE LETTER NUMBER - BHA/ MOUZA- UNDRI/ Sr. No.12(p),13 (p) Pra. Kra 2550 , DATED- 19/12/2015

3) AS PER PMRDA PREVIOUS SANCTION OFFICE , VIDE LETTER NUMBER - BHA/C.R,NO.1397/16-17 , MOUZA- UNDRI , DATED- 07/02/2017

4) AS PER PMC PREVIOUS SANCTION ,VIDE NO. CC/0969/18, DATED- 06/07/2018 (FOR REVISED FULL POTENTIAL LAYOUT AND BUILDING PLANS)

5) AS PER PMC PREVIOUS SANCTION ,VIDE NO. CC/1192/20, DATED- 23/11/2020 (FOR BUILDING PERMISSION)

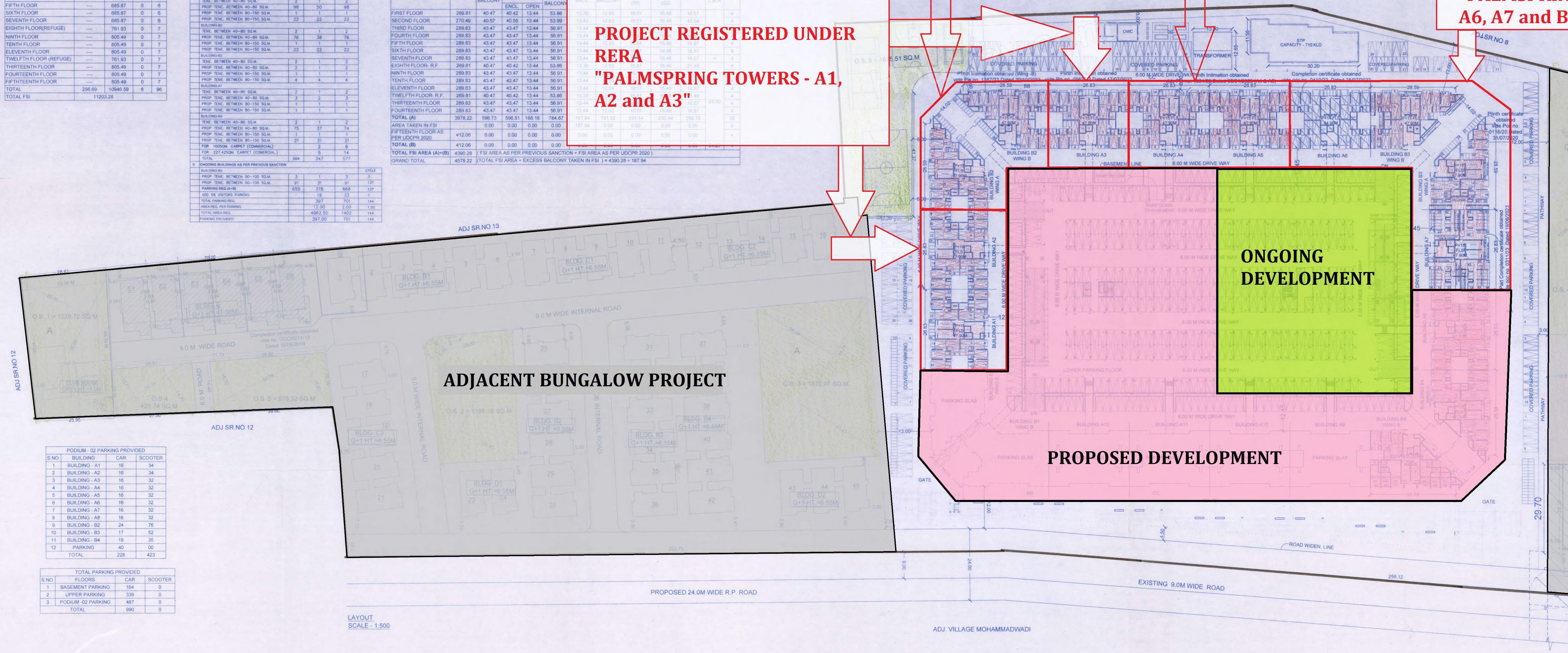
6) AS PER PMC PREVIOUS SANCTION ,VIDE NO. CC/1895/22, DATED- 20/10/2022 (FOR REVISE BUILDING PLANS)

7) AS PER PMC PREVIOUS SANCTION ,VIDE NO. CC/0598/23, DATED- 12/06/2023 (FOR REVISE BUILDING PLANS)

STAMP OF APPROVAL
REVISED CURRENT LAYOUT AND BUILDING PLANS
01/36

इकत 'निवासी + व्यापारी'
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. 3468/23 ता. 28/3/24
Building Inspector Assistant Engineer P.M.C

POONA MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED



PROJECT REGISTERED UNDER RERA "PALMSPRING TOWERS - A1, A2 and A3"
PROJECT REGISTERED UNDER RERA "PALMSPRING TOWERS - A4, A5 and B2"
PROJECT REGISTERED UNDER RERA "PALMSPRING TOWERS - A6, A7 and B3"
ADJACENT BUNGALOW PROJECT
ONGOING DEVELOPMENT
PROPOSED DEVELOPMENT
AMENITY SPACE
ADJ SR.NO 13
ADJ SR.NO 12
ADJ SR.NO 8
O.S. 1 = 1320.72 SQ.M
O.S.-4 425.74 SQ.M
O.S. 5 = 678.32 SQ.M
O.S. 2 = 1198.16 SQ.M
O.S. 3 = 1970.97 SQ.M
O.S. 6 = 1875.51 SQ.M
CLUB HOUSE GR.FL.HT.=5.0M
BLDG. E G+1 HT.=7.38M
BLDG. B1 G+1 HT.=6.55M
BLDG. C1 G+1 HT.=6.55M
BLDG. C2 G+1 HT.=6.55M
BLDG. C3 G+1 HT.=6.55M
BLDG. B2 G+1 HT.=6.55M
BLDG. B3 G+1 HT.=6.55M
BLDG. B4 G+1 HT.=6.55M
BLDG. D1 G+1 HT.=6.55M
BLDG. D2 G+1 HT.=6.55M
Completion certificate obtained vide no. OCC/0211/19 Dated 15/06/2019
9.0 M. WIDE ROAD
9.0 M WIDE INTERNAL ROAD
6.0 M. ROAD
OWC
DG
TRANSFORMER
STP CAPACITY - 710 KLD
COVERED PARKING
Plinth Intimation obtained (Wing -B) vide Pln no. 1167/23 Dated 30/10/2023
Plinth Intimation obtained vide Pln no. 0563/23 Dated 17/07/2023
Plinth Intimation obtained vide Pln no. 1631/22 Dated 06/01/2023 (A4 & A5)
Completion certificate obtained vide occ no. 0410/22 Dated 25/07/2022
Plinth certificate obtained vide Pcc no. 0116/20 Dated 31/07/2020
Part Completion certificate obtained vide occ no. 0311/23 Dated 19/06/2023
6.00 M WIDE DRIVE WAY
BASEMENT LINE
BUILDING B2 WING B
BUILDING B2 WING A
BUILDING A1
BUILDING A2
BUILDING A3
BUILDING A4
BUILDING A5
BUILDING A6
BUILDING B3 WING B
BUILDING B3 WING A
BUILDING A7
BUILDING A8
BUILDING B4 WING A
BUILDING B4 WING B
BUILDING A9
BUILDING A10
BUILDING A11
BUILDING A12
BUILDING B1 WING B
BUILDING B1 WING A
P+15 FLS 47.90M
P+14 FLS 44.90M
LOWER PARKING FLOOR
PARKING SLAB
RAMP DOWN TO BASEMENT
GATE
PATHWAY
PROPOSED 12.0M WIDE ROAD
O.S. 40% OF 8100SQ.M = 3240.00 SQM
AMENITY BUILDING HT.=4.50M+18.00M = 22.50M
Completion certificate obtained vide no. 853/15-16 Dated 22/06/2017
AMENITY SPACE 11200.80 SQ.M
AMENITY BUILDING - COMMERCIAL BUILDING LG+UG+4 FLOORS HT. - 24.75 M
ADJ NALLAH
EXISTING NALLAH
ROAD WIDEN. LINE
ROAD WIDENING LINE
EXISTING 9.0M WIDE ROAD
PROPOSED 24.0M WIDE R.P. ROAD
PROPOSED 24.00M WIDE R.P ROAD
ADJ. VILLAGE MOHAMMADWADI
222.75
259.12
29.70

LAYOUT
SCALE - 1:500

THIS PLOT DOES NOT BELONG TO MR. KEVALKUMAR K. JAIN (P.A.H.) AND WE ARE NOT WORKING AS AN ARCHITECT FOR THE SAME. PROPOSAL IN AMENITY SPACE HAS BEEN SANCTIONED. VIDE NO. CC/1042/22, DATED- 21/07/2022

PODIUM - 02 PARKING PROVIDED

S.NO.	BUILDING	CAR	SCOOTER
1	BUILDING - A1	16	34
2	BUILDING - A2	16	34
3	BUILDING - A3	16	32
4	BUILDING - A4	16	32
5	BUILDING - A5	16	32
6	BUILDING - A6	16	32
7	BUILDING - A7	16	32
8	BUILDING - A8	16	32
9	BUILDING - B2	24	76
10	BUILDING - B3	17	52
11	BUILDING - B4	19	35
12	PARKING	40	00
	TOTAL	228	423

TOTAL PARKING PROVIDED

S.NO.	FLOORS	CAR	SCOOTER
1	BASEMENT PARKING	164	0
2	UPPER PARKING	339	0
3	PODIUM -02 PARKING	487	0
	TOTAL	990	0

AREA STATEMENT

			SQ.M.
1	AREA OF PLOT		
	a)	AS PER OWNERSHIP DOCUMENT	78600.00
	b)	AS PER MEASUREMENT SHEET	78600.00
	c)	MINIMUM AREA TO BE CONSIDERED	78600.00
2	DEDUCTION FOR		
	a)	AREA UNDER D.P.ROAD	3927.97
	b)	AREA UNDER ANY RESERVATION	0.00
	TOTAL DEDUCTION A+B		3927.97
3	BALANCE AREA OF PLOT (1-2)		74672.03
4	AMENITY SPACE		0.00
	a)	REQUIRED AREA	11200.80
	b)	ADJUSTMENT OF 2(B), IF ANY -	0.00
	c)	BALANCE PROPOSED -	11200.80
5	NET PLOT AREA (3-4c)		63471.23
6	RECREATIONAL OPEN SPACE		
	a)	REQUIRED	7467.20
	b)	PROPOSED	7469.42
7	INTERNAL ROAD AREA		0.00
8	PLOTABLE AREA (IF APPLICABLE)		0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5 X 1.1)		69818.35
10	ADDITION OF FSI ON PAYMENT OF PREMIUM		
	a)	PERMISSIBLE PREMIUM FSI (SR. NO 5X0.50)	31735.62
	b)	PROPOSED FSI ON PAYMENT OF PREMIUM. (Already Paid)	11424.82
11	IN-SITU FSI / TDR LOADING		
	a)	IN-SITU AREA AGAINST D.P. ROAD (2a x 2.0) = 7855.94 Sq. m.	0.00
	b)	IN-SITU AREA AGAINST AMENITY SPACE	0.00
	c)	PERMISSIBLE 30% SLUM TDR ((63471.23x115%=72991.91)-11a)x30% = 19540.79 Sq. m.	0.00
	d)	PERMISSIBLE 70% AMENITY TDR 115% of 63471.23 =72991.91-(11a+b+c) = 45595.18 Sq. m.	0.00
	e)	TOTAL IN-SITU/TDR LOADING PROPOSED 11 (a)+(b)+(c)+(d)	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
	a)	[9 + 10(b)+11(e)] OR 12 WHICHEVER IS APPLICABLE.	81243.17
	b)	INCENTIVE FOR GREEN BUILDING (9X7%)	0.00
	c)	EXISTING FSI AREA	12991.10
	d)	BALANCE AREA (13a+13b)-13c	68252.07
	e)	ANCILLARY AREA FSI UPTO 60% (13d x 0.60) = 40951.24 Sq.m	20561.33
	f)	TOTAL ENTITLEMENT (13a+13b+13e)	101804.50
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH(5X2.75+13b)X1.60		--
15	TOTAL BUILT-UP AREA IN PROPOSAL.		
	a)	EXISTING BUILT-UP AREA	17157.26
	b)	ONGOING FSI AREA AS PER PREVIOUSLY SANCTIONED	6861.83
	c)	PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	62114.34
	d)	TOTAL (15a+15b)	86133.43
	e)	Balanced FSI	15671.07
16	F.S.I. CONSUMED (15d/5)		0.62

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS		WINDOWS	
D-0.90X2.10 D1-0.75X2.10 S.D.-1.80X2.10 OP-0.90X2.10	FD-1.24X2.10 FD1-1.52X2.10	W-1.80X1.22 W1-0.90X1.22 V-0.60X0.90	W2-1.24X1.22

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

NORTH
N

OWNER'S NAME, ADDRESS, SIGNATURE :-

MR. KEVALKUMAR K. JAIN (P.A.H.)

MR. ARWIND C. KERING (P.A.H.)
ADD=1ST FLOOR, KUMAR CAPITAL, 2413, EAST STREET,CAMP,PUNE-411001

PROJECT :-
PROPOSED LAYOUT AND RESI.GROUP HOUSING SCHEME
ON S. NO. 12/1/4,12/12/3,12/1/2,12/1/3,12/2,12/3A,12/3B,12/4,
12/5A/1,12/5B,12/6/1,12/7,12/8,12/12/1,13/1/2/1
AT VILLAGE UNDRI, TALUKA HAVELI, DISTRICT PUNE.

ARCHITECT :-
JAGADISH P. DESHPANDE
ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS
A-1, SUCCESS CHAMBERS, 1232 APTE ROAD,
DECCAN GYMKHANA, PUNE 411004
PH. NO. 25532182, 25531141
FAX. NO.-020-25532325
JAGADISH P. DESHPANDE
C.A.84/8318

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
07/12/2023	PRATIMA	RAVI	SK	1:500

Z:\KUMAR PROPERTIES\UNDRI\SR.NO. 12 & 13 (PALM SPRING)\SUBMISSION DRAWINGS\10TH SANCTION\BUILDING\BUILDING PLAN\BUILDING PLANS\231030\231030- CURRENT LAYOUT FINAL.dwg