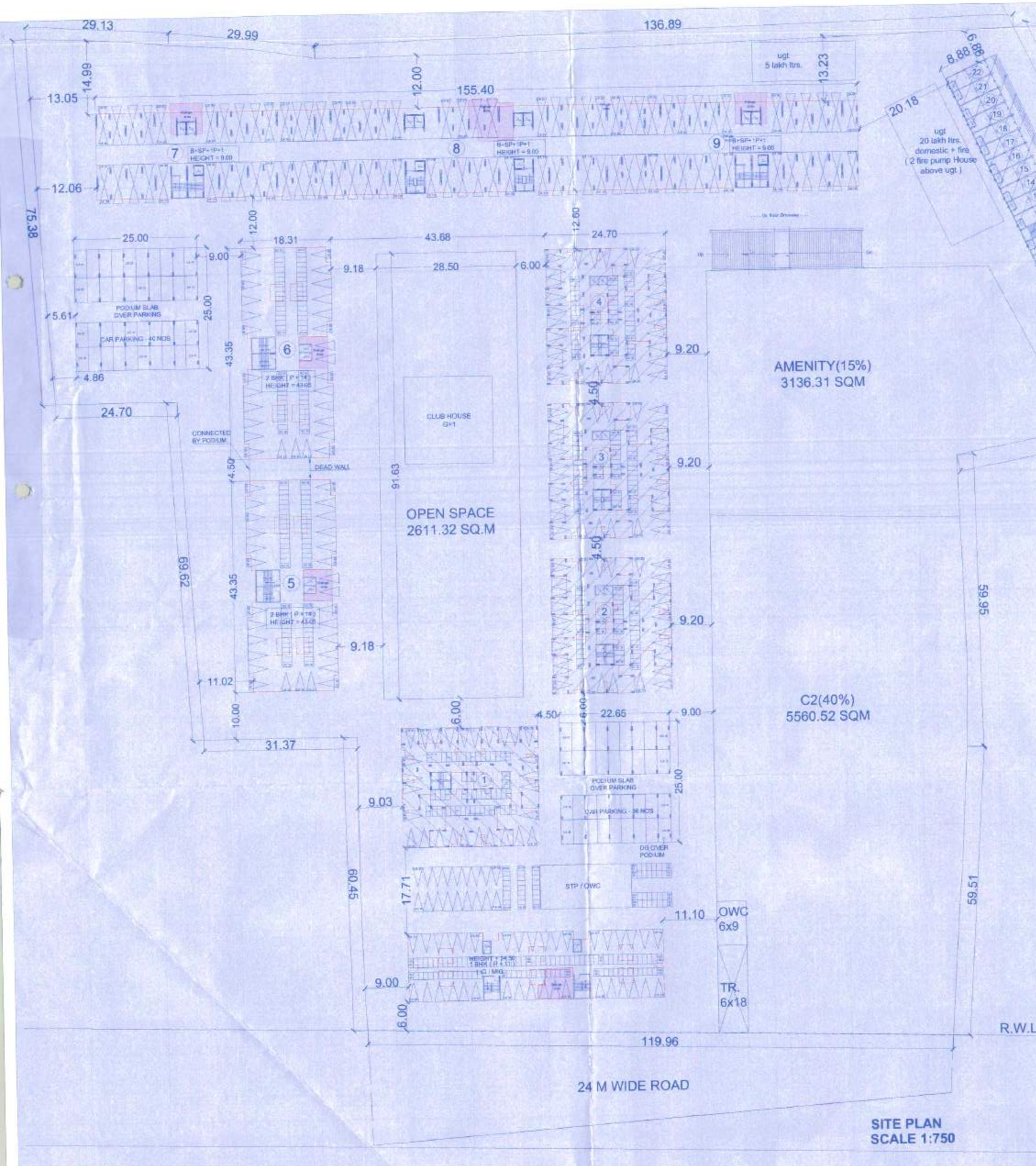
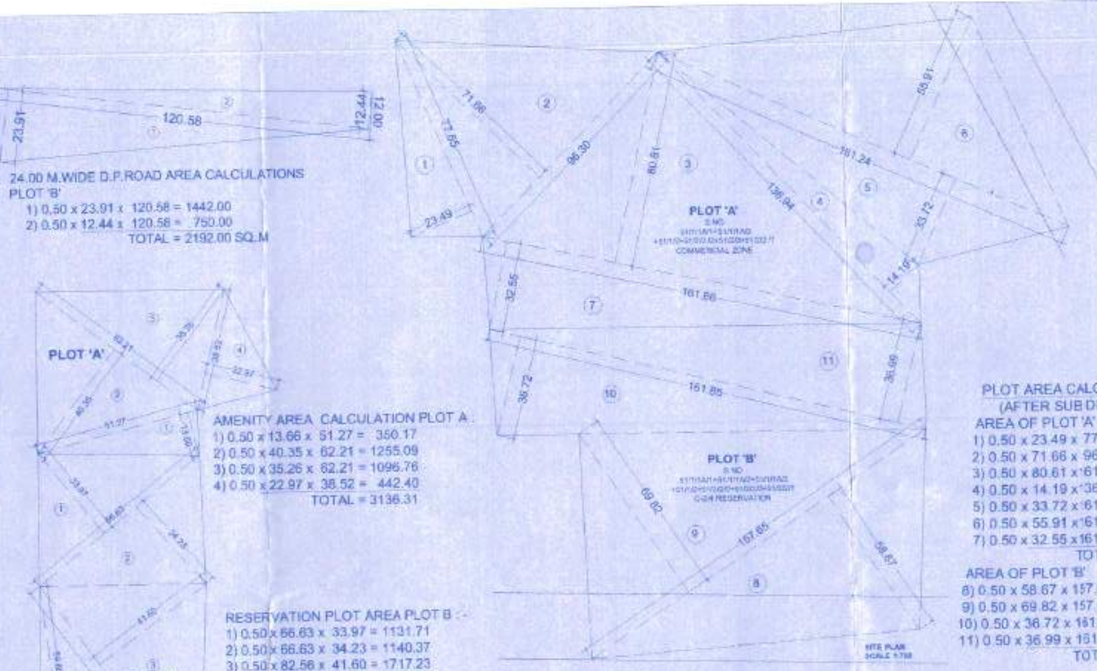


SITE PLAN
SCALE 1:750

24.00 M.WIDE D.P.ROAD AREA CAL.
PLOT 'A'
1) 0.50 x 88.02 x 11.65 = 512.80
2) 0.50 x 88.02 x 7.20 = 285.18
TOTAL = 797.98 SQ.M

24.00 M.WIDE D.P.ROAD AREA CALCULATIONS
PLOT 'B'
1) 0.50 x 23.91 x 120.58 = 1442.00
2) 0.50 x 12.44 x 120.58 = 750.00
TOTAL = 2192.00 SQ.M

OPEN SPACE AREA CALCULATIONS			
1	1	28.50	91.63	2611.46
TOTAL AREA			2611.46



AMENITY AREA CALCULATION PLOT A
1) 0.50 x 13.66 x 51.27 = 350.17
2) 0.50 x 40.35 x 62.21 = 1255.09
3) 0.50 x 35.26 x 62.21 = 1095.76
4) 0.50 x 22.97 x 38.52 = 442.43
TOTAL = 3136.31

RESERVATION PLOT AREA PLOT B :-
1) 0.50 x 66.63 x 33.97 = 1131.71
2) 0.50 x 66.63 x 34.23 = 1140.37
3) 0.50 x 82.56 x 41.60 = 1717.23
4) 0.50 x 82.56 x 33.75 = 1393.30
5) 0.50 x 58.80 x 5.95 = 177.91
TOTAL = 5560.52

PLOT AREA CALCULATIONS
(AFTER SUB DIVISION)
AREA OF PLOT 'A'
1) 0.50 x 23.49 x 77.65 = 911.99
2) 0.50 x 71.66 x 96.30 = 3450.42
3) 0.50 x 80.61 x 161.66 = 6515.71
4) 0.50 x 14.19 x 136.94 = 971.59
5) 0.50 x 33.72 x 161.24 = 2718.51
6) 0.50 x 55.91 x 161.24 = 4507.46
7) 0.50 x 32.55 x 161.66 = 2631.02
TOTAL = 21706.69
AREA OF PLOT 'B'
8) 0.50 x 58.67 x 157.65 = 4624.86
9) 0.50 x 69.82 x 157.65 = 5503.59
10) 0.50 x 36.72 x 161.85 = 2971.57
11) 0.50 x 36.99 x 161.85 = 2993.42
TOTAL = 16093.31

Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO.CC/1362/24 , Dt. 24/8/2024
Building Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

PUNE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED
PUNE

STAMP OF APPROVAL 01/09

AREA STATEMENT		
1	**AREA OF PLOT** (Minimum area of a,b,c to be considered)	37800.00
	a As per ownership document (7/12 ,CTS extract)	37800.00
	b As per measurement sheet	37800.00
	c As per site	37800.00
2	**DEDUCTIONS FOR**	
	a Proposed 24.00m D.P.Road Widening Area	2989.98
	b AMENITY SPACE = (20908.71 x15%)	3136.31
	c 40 % OF C2/4 RESERVATION	5560.52
	d (Total a+b+c)	11686.81
3	**BALANCE AREA OF PLOT (1 - 2)**	26113.19
4	**AMENITY SPACE** (if applicable)	
	a Required	8696.83
	b Adjustment of 2(b),if any	8696.83
	c Balance proposed	0.00
5	**NET PLOT AREA (3-4 (e))**	26113.19
6	**RECREATIONAL OPEN SPACE** (if applicable)	
	a Required (26113.19 x 10%)	2611.32
	b Proposed	2611.32
7	**INTERNAL ROAD AREA**	0.00
8	**PLOTABLE AREA** (if applicable)	0.00
9(a)	**BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (1.10)** (sr.no.5/basic FSI) (26113.19 x 1.10)	28724.51
9(b)	Green building - Platinum certification incentive FSI (7% of Basic FSI 28724.51)	2010.72
10	**ADDITION OF FSI ON PAYMENT OF PREMIUM**	0.00
	a maximum permissible PREMIUM fsi based on road width / loc zone (37800.00 x 0.50)	0.00
	b proposed fsi on PAYMENT OF PREMIUM)	0.00
11	**IN-SITU FSI / TDR LOADING**	0.00
	a in-situ area against c.p.road [2.0x sr.no.2(a)],if any (2989.98 X 2)	5979.96
	b in-situ area against amenity space if handed over [2.00 or 1.80 x sr.no.4(b) and AW (d)]	0.00
	c tdr area (1.15X 37800) - (11a +11b)	0.00
	d total in - situ /tdr loading proposed (11a+b+c)	0.00
12	**ADDITIONAL FSI AREA UNDER CHAPTER NO 7**	0.00
13	**TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL**	
	a [9a+9b+10b+11a+11b]	36715.19
	b Existing Built-up Area.	11864.32
	c Existing Built-up Area. COMMERCIAL	1237.62
	d Balance area 13a - (13b+13c)	23613.25
	e ancillary area fsi upto 60% or 80% with payment of charges.	0
	f proposed ancillary area.	0
	g total entitlement (d+e) (permissible)	23613.25
14	**MAXIMUM UTILIZATION LIMIT OF F.S.I** (building potential) permissible as per road width (pm per regulation no.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8) (2.75) 9a+9b+10a+11a,b,c	36715.19
15	**TOTAL BUILT-UP AREA IN PROPOSAL** (excluding area at Sr.No.17 b)	
	a Existing Built-up Area.	11864.32
	b Existing Built-up Area. COMMERCIAL	1237.62
	c Proposed Built-up Area (as per 'P-line') Residential	22942.52
	d Proposed Built-up Area commercial (as per 'P-line')	46.08
	e Total (a+c) RESIDENTIAL	34806.84
	f Total (b+d) COMMERCIAL	1283.70
16	**TOTAL AREA**	36090.54
17	**F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)**	0.98
18	**AREA FOR INCLUSIVE HOUSING, IF ANY**	
	a Required (20% of Sr.No.5)	5744.96
	b Proposed	5812.96

D) PARKING STATEMENT

	CAR-L	CAR-S	SCOOTER
(a) PARKING REQUIRED BY RULE		606	1233
(b) PARKING PROVIDED		606	1233
(c) GARAGES PERMISSIBLE			
(d) GARAGES PROPOSED			

SPECIFICATIONS

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

SIGN OF ARCHITECT

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMO.WORK SHOWN HATCHED YELLOW

OWNER'S NAME: Yashodhan Affordable Landmark LLP — OWNER'S SIGN.

PROJECT: PROPOSED RESIDENTIAL SCHEME "DWARIKADHAM"
SURVEY NO: 51/1/1/A/1,51/1/1/B/1,51/1/2/A/3,51/1/1/1,51/2/2/1,51/2/2/2 ,51/2/2/3 (PART) TOWN PLANNING SCHEME NO.1 (KOTHRUD) (BK), PUNE - 48.
HISSA NO: — CTS NO:
PLOT NO: — SOC. NAME:
FINAL PLOT NO: — PETH : KONDHWA (BK)
ARCHITECT: SHIVANI ARCHITECTS LLP — APPOINTED BY
Add. Near singhad road, Pune - 411029.

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.		DATE	20.07.2024	
KEY NO.		SHEET NO.	01	

PLOT AREA CALCULATION :-

S.NO.H.NO	PLOT NO.	AREA AS PER 7/12 SQ.M	MINIMUM AREA	R.W. AREA SQ.M	BAL. AREA SQ.M
51/1/1A/1+ 51/1/1A/2+ 51/1/2+51/2/2+ 51/2 /2/3+51/2/2 /1	A COMMERCIAL ZONE	37800.00	21706.69	797.98	20908.71
	B C-2/4 RESERVATION		16093.31	2192.00	13901.31
TOTAL		37800.00	37800.00	2989.98	34810.02

AREA STATEMENT

	A) C ZONE	B) C2 RESERVATION	TOTAL (SQ.M)
PLOT	21706.69	16093.31	37800.00
ROAD WIDENING	797.98	2192.00	2989.98
NET PLOT	20908.71	13901.31	34810.02
AMENITY (15%)	3136.31	—	8696.83
RESERVATION (40%)	—	5560.52	
BAL. PLOT	17772.40	8340.76	26113.16
OPEN SPACE (10%)			2611.32

TOTAL GROUND COVERAGE AREA STATEMENT

NO.OF BLDG.	BUILDING	G.C. AREA	TOTAL
4	1BHK	498.50	1994.00
2	2BHK (5,6)	689.03	1378.06
2	2BHK (7,9)	749.26	1498.52
1	2BHK (8)	1134.29	1134.29
1	LIG/ MIG.	657.61	657.61
1	COMM.	645.84	645.84
	TOTAL		7308.32

AREA STATEMENT FOR :- LIG / MIG (28724.51 X 20% = 5744.90SQ.M) AS PER UDCPR

Floor	BUILT UP AREA OF 1 BUILDING 'A'	TENEMENTS FOR 1 BLDG	PARKING FLOOR	LIFT
PARKING FLOOR	0.00	0.00	650.41	7.20
1ST FLOOR	650.41	12		7.20
2ND FLOOR (LIG/MIG)	650.41	12		7.20
3RD FLOOR (LIG/MIG)	650.41	12		7.20
4TH FLOOR (LIG/MIG)	650.41	12		7.20
5TH FLOOR	650.41	12		7.20
6TH FLOOR	650.41	12		7.20
7TH FLOOR (LIG/MIG)	650.41	12		7.20
8TH FLOOR (LIG/MIG)	650.41	12		7.20
9TH FLOOR (LIG/MIG)	650.41	12		7.20
10TH FLOOR (LIG/MIG)	650.41	12		7.20
11TH FLOOR (LIG/MIG)	650.41	12		7.20
TOTAL	7113.78	131	650.41	80.40
TOTAL NON FSI AREA INCL. PARKING			7764.19	

AREA STATEMENT FOR 1 BLDG.(2 BHK) :- BLDG .NO. - 5 & 6 UDCPR

F.S.I STATEMENT

FLOOR	BUILT UP AREA OF 1 BUILDING 'A'	TENEMENTS FOR 1 BLDG.	PARKING FLOOR	LIFT
PARKING FLOOR	0.00	0.00	681.83	7.20
1ST FLOOR	681.83	05		7.20
2ND FLOOR	681.83	06		7.20
3RD FLOOR	681.83	06		7.20
4TH FLOOR	681.83	06		7.20
5TH FLOOR	681.83	06		7.20
6TH FLOOR	681.83	06		7.20
7TH FLOOR	681.83	06		7.20
8TH FLOOR	681.83	06		7.20
9TH FLOOR	681.83	06		7.20
10TH FLOOR	681.83	06		7.20
11TH FLOOR	681.83	06		7.20
12TH FLOOR	681.83	06		7.20
13TH FLOOR	681.83	06		7.20
14TH FLOOR	681.83	06		7.20
TOTAL	9545.62	112		108.00
NO.OF BLDG	2	2	2	2
TOTAL	19091.24	224	1363.66	216.00

WATER CALCULATION : - 1BHK (1,2,3,4)

PROVIDED O.H.T CAPACITY	70	4	135	37800
TANK CAP.= O.H.T + FIRE TANK				37800
REQ. U.G.T CAP.	37800	1.5	4	226800
TOTAL				226800

WATER CALCULATION : - 2BHK (5,6)

PROVIDED O.H.T CAPACITY	224	5	135	151200
FIRE TANK CAP.				20000
TANK CAP.= O.H.T + FIRE TANK				171200
REQ. U.G.T CAP.	171200	1.5	4	256800
TOTAL				256800

WATER CALCULATION : - 2BHK (7,8,9)

PROVIDED O.H.T CAPACITY	56	5	135	18900
FIRE TANK CAP.				20000
TANK CAP.= O.H.T + FIRE TANK				38900
REQ. U.G.T CAP.	38900	1.5	4	58350
TOTAL				58350

WATER CALCULATION : - COMMERCIAL

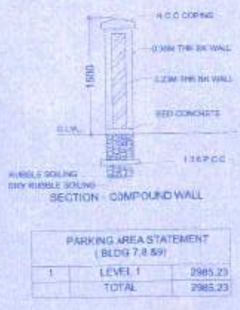
BUILT UP	0	1283.70	45	57767
TANK CAP.= O.H.T + FIRE TANK				57767
REQ. U.G.T CAP.	57767	1.5	1	86650
TOTAL				86650

WATER CALCULATION : - LIG / MIG

PROVIDED O.H.T CAPACITY	131	5	135	88425
FIRE TANK CAP.				24000
TANK CAP.= O.H.T + FIRE TANK				112425
REQ. U.G.T CAP.	68425.00	1.5	1	102638
TOTAL				102638
WATER CALCULATION : - 1BHK				37800
WATER CALCULATION : - 2BHK				215100
WATER CALCULATION : - COMMERCIAL				86650
WATER CALCULATION : - LIG / MIG				102638
FIRE TANK FOR ALL BLDG (LIG)				300000
TOTAL				1041838

AREA STATEMENT FOR 1 BLDG. (1 BHK) :- NO.OF BLDG - 1,2,3,4 DCPR (EXISTING BUILDING)

F.S.I STATEMENT						NON FSI AREA						
Floor	BUILT UP AREA OF 1 BUILDING 'A'	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY	EXCESS BALCONY	PARKING FLOOR	STAIRCASE	LIFT	LIFT MACHINE ROOM 'B'	TOTAL AREA FOR 1 BLDG. A+B	TENEMENTS FOR 1 BLDG.
PARKING FLOOR	0.00		—		422.06	14.00	4.96			0.00
1ST FLOOR	422.06		57.48			14.00	4.96			10
2ND FLOOR	422.06		57.48			14.00	4.96			10
3RD FLOOR	422.06	2954.42 x 15%	57.48			14.00	4.96			10
4TH FLOOR	422.06		57.48			14.00	4.96			10
5TH FLOOR	422.06		57.48			14.00	4.96			10
6TH FLOOR	422.06		57.48			14.00	4.96			10
7TH FLOOR	422.06		57.48			14.00	4.96	11.66		10
TOTAL	2954.42	443.16	402.36	NIL	422.06	112.00	39.68	11.66	2966.08	70
NO.OF BLDG	4.00	4.00	4.00		4	4.00	4.00	4	4.00	4
TOTAL	11817.68	1772.64	1609.44		1688.24	448.00	158.72	46.64	11864.32	280.00



PARKING AREA STATEMENT (BLDG 7,8 &9)		
1	LEVEL 1	2985.23
	TOTAL	2985.23

AREA STATEMENT FOR 3 BLDG.(2 BHK) :- BLDG .NO. - 7, 8, 9 AS PER UDCPR

F.S.I STATEMENT

FLOOR	BUILT UP AREA BLDG NO 7	BUILT UP AREA BLDG NO 8	BUILT UP AREA BLDG NO 9	TOTAL	TENEMENTS BLDG NO 7	TENEMENTS BLDG NO 8	TENEMENTS BLDG NO 9	TOTAL TENEMENTS	PARKING B+P+1UP	LIFT FOR 7,8,9 BLDG.
BASEMENT								0.00	3775.44	47.12
STILT PARKING								0.00	2985.23	47.12
1ST PARKING									2985.23	47.12
1ST FLOOR	736.78	1076.90	736.78		8	12	8	28		47.12
TOTAL	736.78	1076.90	736.78		8	12	8	28		188.48
NO.OF BLDG	1	1	1		1	1	1	1	1	4
TOTAL	736.78	1076.90	736.78	2550.46	8.00	12.00	8.00	28.00	9743.90	188.48

TOTAL F.S.I AREA STATEMENT

F.S.I STATEMENT	FSI AREA					NON FSI AREA													TOTAL FSI AREA				
BUILDING NO	BUILT UP AREA OF 1 BUILDING 'A'	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY	LIFT M/C ROOM	LIG / MIG	BASEMENT AREA	PARKING FLOOR	UPPER PARKING	STAIRCASE	LIFT	OHT	Refuge Area	UGT	STP	PODIUM 1	PODIUM 2	CLUB HOUSE	TOTAL AREA FOR 1 BLDG.	NO.OF BLDG.	TENEMENTS FOR 1 BLDG.	NET BUILT UP AREA	TOTAL	TENEMENTS
NO.OF BLDG. 5,6 (P+14)	9545.62	0.00	0.00	0.00		0.00	1363.66	0.00	0.00	216.00	132.00	136.80						9545.62	2	112	19091.24		224
NO.OF BLDG. 7,8,9 (B+SP+1P+6)	2550.46	0.00	0.00	0.00		0.00	0.00	0.00	0.00	14.40	50.00	40.68						2550.46	1	28	2550.46		28
2 FLOOR ABOVE LIG / MIG	1300.82	0.00	0.00	0.00		0.00	0.00	0.00	0.00	14.40	50.00	40.68						1300.82	1	24	1300.82		24
TOTAL (A)						3775.44	4348.89	2985.23	0.00	418.80	470.00								4.00		22942.52		276.00
COMMERCIAL BLDG	1283.70	192.56	97.40	0.00		0.00	0.00	0.00	54.00	0.00	20.00							1283.70	1	45	1283.70		45
NO.OF BLDG. 1,2,3,4 (P+7)	2954.42	443.16	402.36	11.66		0.00	1688.24	0.00	448.00	158.72	200.00							2966.08	4	70	11864.32		280
TOTAL (B)						0.00	1688.24	0.00	502.06	158.72	220.00								5.00		13148.02		325.00
TOTAL (A+B)					6535.37	3775.44	6037.13	2985.23	502.06	577.60	690.00	177.08	800.00	500.00	625.00	625.00	550.00		9.00		36090.54		601.00
									TOTAL NON FSI AREA 'C'										TOTAL FSI AREA			TOTAL FSI + NON FSI	
									24379.91										36090.54			60470.45	

COMMERCIAL BLOCK - (B) (EXISTING BUILDING)

FLOOR	NET B/UP AREA IN SQ.M.	FSI AREA BAL. PERMISSIBLE	PROPOSED	EXCESS	STAIRCASE
GROUND FLOOR	618.61	1283.70X 15%	—		27.03
FIRST FLOOR	618.61	192.56	97.40	—	27.03
SECOND FLOOR	46.08				
TOTAL	1283.70		97.40		54.06

PARKING STATEMENT PROPOSED BUILDING

NO. OF TENEMENTS (2 BHK)		252		AS PER NEW DCPR	
2 TENAMENT HAVING CARPET AREA UP TO 60.00 SQ.M.		REQUIRED PARKING AS/RULE		PROVIDED PARKING AS/RULE	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	2	126	252	126	252
TOTAL		126	252	126	252

PARKING STATEMENT EXISTING BUILDING

NO. OF TENIMENTS (1 BHK)		280		AS PER NEW DCPR	
2 TENAMENT HAVING CARPET AREA UP TO 60.00 SQ.M.		REQUIRED PARKING AS/RULE		PROVIDED PARKING AS/RULE	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	2	140	280	140	280
TOTAL		140	280	140	280

PARKING STATEMENT EXISTING COMMERCIAL BUILDING

NO. OF TENEMENTS	CARPET AREA	1283.70	0.65	1091
FOR EVERY 100SQ.M CARPET AREA	REQUIRED PARKING AS/RULE		PROVIDED PARKING AS/RULE	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
2	6	22	65	22	65

PARKING STATEMENT PROPOSED LIG / MIG BUILDING

NO. OF TENEMENTS		107		AS PER NEW DCPR	
2 TENAMENT HAVING CARPET AREA UP TO 40.00 SQ.M.		REQUIRED PARKING AS/RULE		PROVIDED PARKING AS/RULE	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	2	54	107	54	107
TOTAL PARKING		341	764	341	764
Add 5% Visitors		17	35	17	35
TOTAL PARKING		358	749	358	749