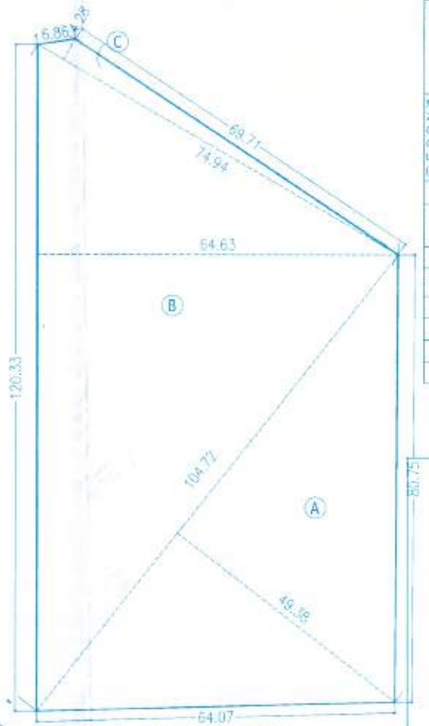
OPEN SPACE AREA CALCULATIONS							
A	28.00	X	27.72	=	776.16	SQ.M.
TOTAL				=	776.16	SQ.M.

ROAD WIDENING AREA CALCULATIONS								
A	64.7	X	7.08	X	0.5	=	229.04	SQ.M.
B	64.7	X	2.14	X	0.5	=	69.23	SQ.M.
TOTAL						=	298.27	SQ.M.

PLOT AREA CALCULATIONS								
A	104.72	X	49.38	X	0.5	=	2585.54	SQ.M
B	120.33	X	64.63	X	0.5	=	3888.46	SQ.M.
C	74.94	X	4.28	X	0.5	=	160.37	SQ.M
TOTAL						=	6634.37	SQ.M

OPEN SPACE AREA BY TRIANGULATION SCALE 1:300

ROAD WIDENING AREA BY TRIANGULATION SCALE 1:500



PLOT AREA BY TRIANGULATION SCALE 1:500

PARKING STATEMENT OF WING A						
TYPE OF USE	TENEMENTS	REQ. PARKING		PROP. PARKING		
		CARS	SCOOTERS	CARS	SCOOTERS
MULTI FAMILY RESI. 2 TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (2 CAR, 3 SCOOTERS)	103	52	260	52	260
TOTAL	103	52	260	52	260
ADDITIONS 5% PARKING	–	3	13	3	13
TOTAL	–	55	273	55	273

PARKING AREA CALCULATION			
VEHICLE	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	55	12.5 SQ.M./CAR	687.50
SCOOTERS	273	2.0 SQ.M./SCO	546.00
TOTAL			1233.50 SQ.M.

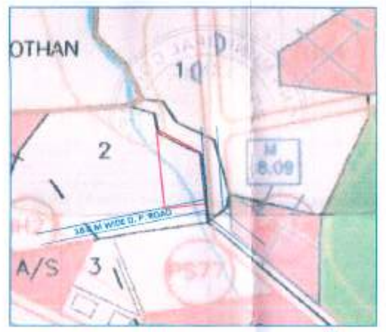
PARKING STATEMENT OF WING C & D						
TYPE OF USE	TENEMENTS	REQ. PARKING		PROP. PARKING		
		CARS	SCOOTERS	CARS	SCOOTERS
MULTI FAMILY RESI. 2 TENEMENTS HAVING CARPET AREA LESS THAN 30 SQ. M. (0 CAR, 4 SCOOTERS)	223	0	446	0	446
TOTAL	223	0	446	0	446
ADDITIONS 5% PARKING	–	0	23	0	23
TOTAL	–	0	469	0	469

PARKING AREA CALCULATION			
VEHICLE	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	0	12.5 SQ.M./CAR	0.00
SCOOTERS	469	2.0 SQ.M./SCO	938.00
TOTAL			938.00 SQ.M.

BUILT UP AREA STATEMENT - WING A (IN SQ.M)						
FLOOR	P-LINE BUILT UP AREA	LIFT AREA	LIFT MACHINE ROOM	BUILDING HEIGHT	COVERAGE AREA	TENEMENTS
GROUND	37.98					-
1ST FLOOR	562.10					7
2ND FLOOR	562.10					7
3RD FLOOR	562.10					7
4TH FLOOR	562.10					7
5TH FLOOR	562.10					7
6TH FLOOR	562.10					7
7TH FLOOR	493.66	6.35	22.44	44.95	568.46	6
8TH FLOOR	562.10					7
9TH FLOOR	562.10					7
10TH FLOOR	562.10					7
11TH FLOOR	562.10					7
12TH FLOOR	493.66					6
13TH FLOOR	562.10					7
14TH FLOOR	562.10					7
15TH FLOOR	562.10					7
TOTAL	8332.65	6.35	22.44	44.95	568.46	103
GRAND TOTAL	8332.65					8332.65

BUILT UP AREA STATEMENT - WING B (IN SQ.M)						
FLOOR	P-LINE BUILT UP AREA	LIFT AREA	LIFT MACHINE ROOM	BUILDING HEIGHT	COVERAGE AREA	TENEMENTS
GROUND	22.79					-
1ST FLOOR	579.41					8
2ND FLOOR	579.41					8
3RD FLOOR	579.41					8
4TH FLOOR	579.41					8
5TH FLOOR	579.41					8
6TH FLOOR	579.41					8
7TH FLOOR	507.47	5.78	22.44	44.95	585.18	7
8TH FLOOR	579.41					8
9TH FLOOR	579.41					8
10TH FLOOR	579.41					8
11TH FLOOR	579.41					8
12TH FLOOR	507.47					7
13TH FLOOR	579.41					8
14TH FLOOR	579.41					8
15TH FLOOR	579.41					8
TOTAL	8570.00	5.78	22.44	44.95	585.18	118
GRAND TOTAL	8570.00					8570.00

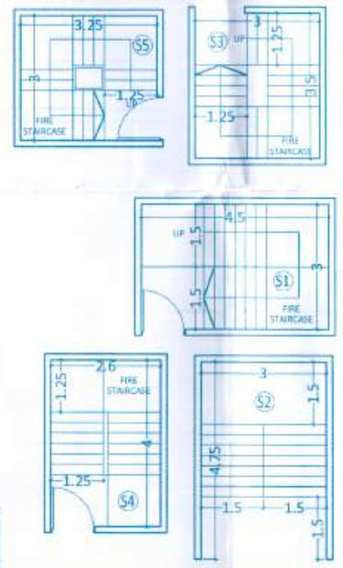
COMBINED PARKING STATEMENT					
TYPE OF USE	TENEMENTS	REQ. PARKING		PROP. PARKING	
		CARS	SCOOTERS	CARS	SCOOTERS
WING A	103	55	273	55	273
WING B	118	62	310	62	310
WING C & D	223	0	469	0	469
TOTAL	444	117	1052	117	1052



LOCATION PLAN SCALE 1:4500

BUILT UP AREA STATEMENT - WING C & D (IN SQ.M)							
FLOOR	COMMERCIAL P-LINE BUILT UP AREA	RESIDENTIAL P-LINE BUILT UP AREA	LIFT AREA	LIFT MACHINE ROOM	BUILDING HEIGHT	COVERAGE AREA	TENEMENTS
GROUND	339.72	25.58					0
1ST FLOOR	-	693.05					15
2ND FLOOR	-	693.05					15
3RD FLOOR	-	693.05					15
4TH FLOOR	-	693.05					15
5TH FLOOR	-	693.05					15
6TH FLOOR	-	693.05					15
7TH FLOOR	-	651.80	10.18	36.49	44.95	703.22	14
8TH FLOOR	-	693.05					15
9TH FLOOR	-	693.05					15
10TH FLOOR	-	693.05					15
11TH FLOOR	-	693.05					15
12TH FLOOR	-	651.80					14
13TH FLOOR	-	693.05					15
14TH FLOOR	-	693.05					15
15TH FLOOR	-	693.05					15
TOTAL	339.72	10,338.77	10.18	36.49	44.95	703.22	223
GRAND TOTAL	339.72	10,338.77					10,678.49

COMBINED F.S.I STATEMENT FOR WING A, WING B , WING C & D (IN SQ.M)						
WING	P-LINE BUILT UP AREA	LIFT AREA	LIFT MACHINE ROOM	BUILDING HEIGHT	COVERAGE AREA	TENEMENTS
WING A	8332.65	6.35	22.44	44.95	568.46	103
WING B	8570.00	5.78	22.44	44.95	585.18	118
WING C & D	10678.49	10.18	36.49	44.95	703.22	223
TOTAL	27581.14	22.30	81.37		1856.86	444
EXCESS REFUGE AREA COUNTED IN F.S.I.				=		179.60
GRAND TOTAL	27581.14	+	179.60	=		27760.75



STAIRCASE AREA CALCULATIONS - WING A							
S1	4.50	X	3.00	X	1	=	13.50 SQ.M.
S2	4.75	X	3.00	X	1	=	14.25 SQ.M.
TOTAL						=	27.75 SQ.M.

STAIRCASE AREA CALCULATIONS - WING B							
S2	4.75	X	3.00	X	1	=	14.25 SQ.M.
S5	3.00	X	3.50	X	1	=	10.50 SQ.M.
TOTAL						=	24.75 SQ.M.

STAIRCASE AREA CALCULATIONS WING C & D							
S2	3.00	X	4.75	X	1	=	14.25 SQ.M.
S4	2.60	X	4.00	X	1	=	10.40 SQ.M.
S5	3.25	X	3.00	X	1	=	9.75 SQ.M.
TOTAL						=	34.40 SQ.M.

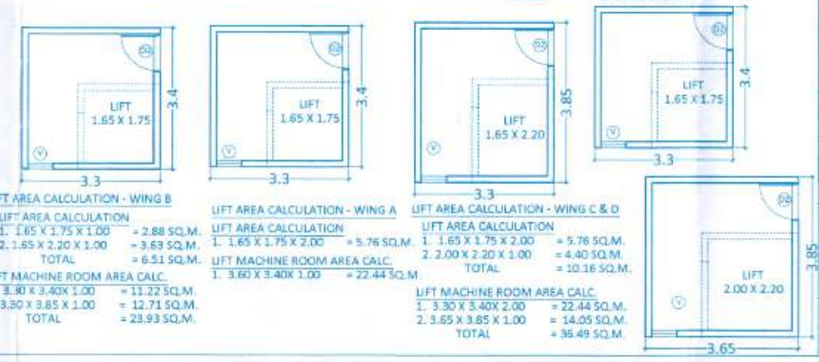
EXCESS REFUGE AREA COUNTED IN F.S.I.

WING A = 81.04 SQ.M.
WING B = 85.08 SQ.M.
WING C & D = 13.48 SQ.M.
TOTAL = 179.60 SQ.M.

PARKING STATEMENT OF WING B						
TYPE OF USE	TENEMENTS	REQ. PARKING		PROP. PARKING		
		CARS	SCOOTERS	CARS	SCOOTERS
MULTI FAMILY RESI. 2 TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 CAR, 5 SCOOTERS)	118	59	295	59	295
TOTAL	118	59	295	59	295
ADDITIONS 5% PARKING	–	3	15	3	15
TOTAL	–	62	310	62	310

PARKING AREA CALCULATION			
VEHICLE	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	62	12.5 SQ.M./CAR	775.00
SCOOTERS	310	2.0 SQ.M./SCO	620.00
TOTAL			1395.00 SQ.M.

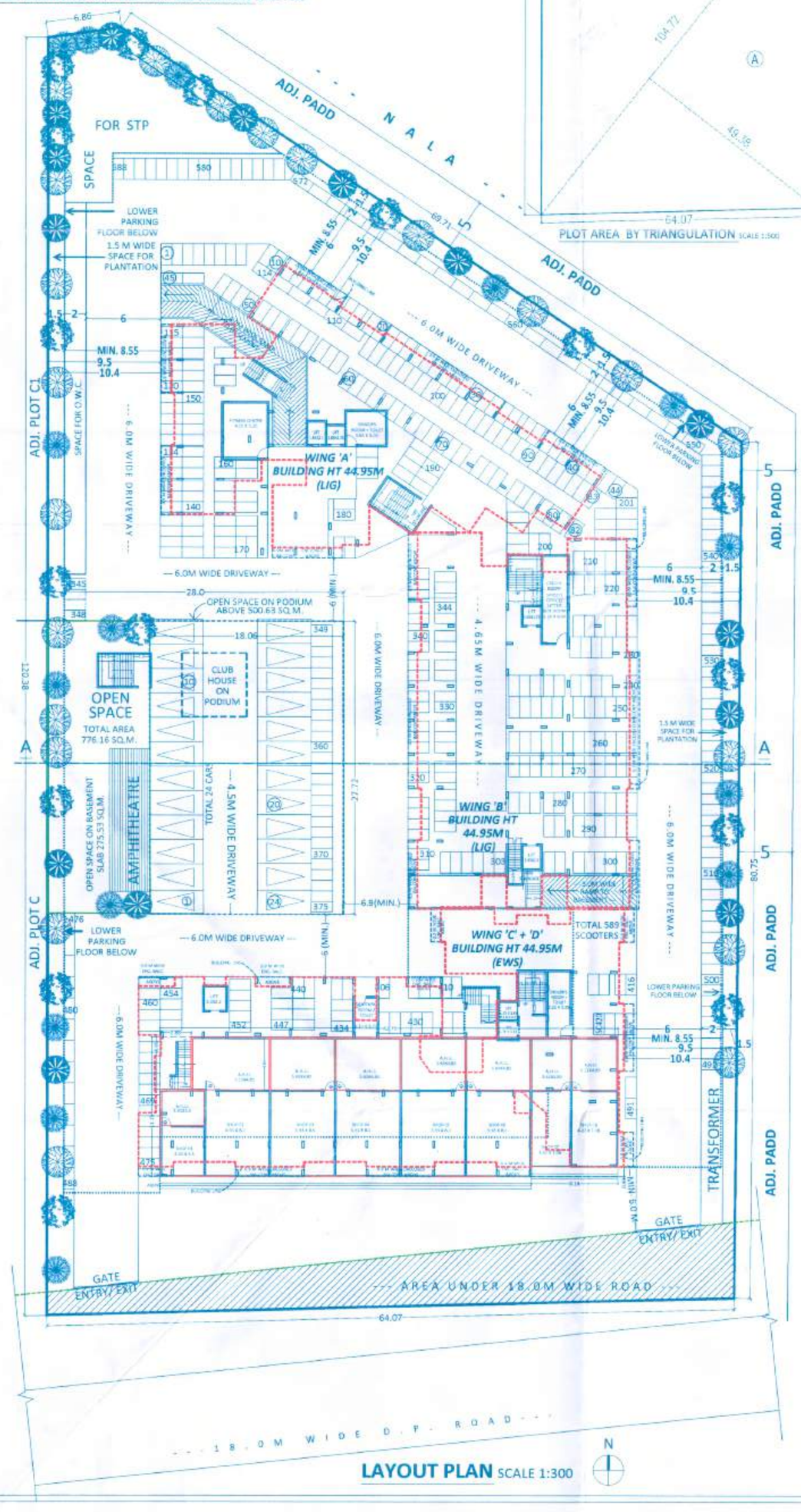
F.S.I. & NON F.S.I. AREA STATEMENT		
WING A		
F.S.I. AREA	8332.65	SQ.M.
NON F.S.I. AREA		
a. O.H.W.T.	35.00	SQ.M.
b. REFUGE AREA	138.05	SQ.M.
TOTAL NON FSI AREA FOR WING A	173.05	SQ.M.
WING B		
F.S.I. AREA	8570.00	SQ.M.
NON F.S.I. AREA		
c. O.H.W.T.	50.00	SQ.M.
d. REFUGE AREA	143.87	SQ.M.
TOTAL TOTAL NON FSI AREA FOR WING B	193.87	SQ.M.
WING C + D		
F.S.I. AREA	10678.49	SQ.M.
NON F.S.I. AREA		
e. O.H.W.T.	67.00	SQ.M.
f. REFUGE AREA	82.49	SQ.M.
TOTAL FOR WING C+ D	149.49	SQ.M.
COMMON AREAS		
TOP TERRACE AREA	1856.86	SQ.M.
STILT	5180.03	SQ.M.
BASEMENT	5180.03	SQ.M.
RAMP	122.63	SQ.M.
UNDER GROUND WATER TANK	250.00	SQ.M.
SEWAGE TREATMENT PLANT	170.00	SQ.M.
ORGANIC WASTE COMPOSTING	105.00	SQ.M.
TRANSFORMER & D.G. SET	46.76	SQ.M.
CLUB HOUSE	36.00	SQ.M.
TOTAL FOR COMMON AREAS	12947.31	SQ.M.
OTHER COMMON AREAS	1000.00	SQ.M
GRAND TOTAL OF F.S.I. & NON F.S.I. AREA	42,044.84	SQ.M.



LIFT AREA CALCULATION - WING B
LIFT AREA CALCULATION
1. 1.65 X 1.75 X 1.00 = 2.88 SQ.M.
2. 1.65 X 2.20 X 1.00 = 3.63 SQ.M.
TOTAL = 6.51 SQ.M.
LIFT MACHINE ROOM AREA CALC.
1. 3.80 X 3.40X 1.00 = 11.22 SQ.M.
2. 3.30 X 3.85 X 1.00 = 12.71 SQ.M.
TOTAL = 23.93 SQ.M.

LIFT AREA CALCULATION - WING A
LIFT AREA CALCULATION
1. 1.65 X 1.75 X 2.00 = 5.76 SQ.M.
LIFT MACHINE ROOM AREA CALC.
1. 3.60 X 3.40X 1.00 = 22.44 SQ.M.

LIFT AREA CALCULATION - WING C & D
LIFT AREA CALCULATION
1. 1.65 X 1.75 X 2.00 = 5.76 SQ.M.
2. 2.00 X 2.20 X 1.00 = 4.40 SQ.M.
TOTAL = 10.16 SQ.M.
LIFT MACHINE ROOM AREA CALC.
1. 3.30 X 3.40X 2.00 = 22.44 SQ.M.
2. 3.65 X 3.85 X 1.00 = 14.05 SQ.M.
TOTAL = 36.49 SQ.M.



LAYOUT PLAN SCALE 1:300

BASEMENT LEVEL PLAN SCALE 1:300

COMPOUND WALL SECTION

DATE & STAMP OF APPROVAL

01/02

THIS LAYOUT FOR E.C. PURPOSE

AREA STATEMENT		Sq.mt
01	Area of Plot	
	a) Gross area of plot as per layout approved under CC /0648/17 Dated 08/ 06/ 17	8,559.82
02	Deductions for	
	a. 18.0 m wide road under section 205	819.90
	b. Any DP reservation	0.00
	Total (a+b)	819.90
03	Balance plot area (1-2)	7,739.92
04	Pro rata Amenity Space as per layout sanctioned under CC/0648/17 Dated 08/ 06/ 17	1,189.92
05	Net plot area	6,550.00
06	Recreational open space as per Layout approved under CC/0648/17 Dated 08/ 06/ 17	776.16
07	Building potential for PMAY for 18 mt road width as per 14.4.1 & 6.3 of UDCPR 2020 (for up to 2.5 potential)	
a)	Basic FSI (1.1) = 05 X 1.1	7,205.00
b)	TDR permissible for (2.5 F.S.I.) = 05 X 0.9	5895.00
c)	Premium FSI Permissible (0.50) = 01 X 0.50	4,279.91
d)	Total (a +b+c)	17,379.91
08	Maximum utilization of FSI for P.M.A.Y. on 18.0 m wide road width as per 14.4.1 & 6.3 (2.75)	17,379.91
09	Total built up area proposed in proposal	
	a) Permissible Commercial Area under 14.4 [10% of 7a)	720.50
	b) Proposed Commercial Area	188.73
	c) Permissible ancillary for Commercial (80%)	150.98
	d) Proposed ancillary for Commercial (80%)	150.98
	e) Total Proposed area for Commercial	339.72
	f) Proposed Residential Area	17,191.18
	g) Permissible ancillary area for Residential (60%)	10,314.70
	h) Proposed ancillary for Residential Area	10,229.85
	i) Total Proposed Area for Residential	27,421.03
10	Total entitlement of FSI in proposal under 14.4 08 + 60% ancillary FSI	27,807.86
11	Additional FSI under Chapter no.7	---
12	Total b/up Are in proposal (excluding area at sr.no.15b)	
	a) Existing Built-up Area	---
	b) Proposed Built-up Area (as per P-line) 9(e)+9(i)	27,760.75
13	Maximum utilization limit of F.S.I (building potential) Permissible as per front road width 10+11	27,807.86
14	F.S.I. Consumed (should not be more than sr.no.13 above)	27,760.75
15	Area for Inclusive Housing, If any	
	a) Required (20% of Sr.no.5)	
	b) Proposed	

C PARKING STATEMENT		CAR	SCOOTER	CYCLE
a)	PARKING REQD. BY RULE	117	1052	00
b)	PARKING PROVIDED	117	1052	00
c)	GARAGE PERMISSIBLE	00	00	00
d)	GARAGE PROPOSED	00	00	00

D 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 AREAS 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 DEPT. / CITY SURVEYED RECORDS.

ARCHITECT

E LEGEND

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

F OWNERS' DETAILS

M/S ELATED HOUSING LLP THROUGH P.O.A MR. PRANAY JAIN

Owner(s) sign:

G PROPOSAL DETAILS

PROPOSED DEVELOPMENT AT S.NO. 2/ 1+2A, 2/ 2B/ 2B. 2/ 2C/ 1C, 2/ 2C/ 1B, 2/ 2C/ 1A, 2/ 2C/ 2/ 2C/ 1+2A/ 1/ 2 MOHAMMADWADI, TAL - HAVELI, DIST - PUNE.

H ARCHITECT'S SIGN AND STAMP

C.A / 2011 / 53771
ARCH. RUPESH K. JAMKHINDIKAR

ARCKITUDE STUDIO
T :- +91-9028424207
M :- +91-9822244217
E :- rupeshkj@gmail.com
301, THIRD FLOOR, "ROYALE FORTUNE" OFF PAN CARD CLUB ROAD, BANER ,PUNE- 411 045

ARCHITECT'S SIGNATURE

REVISION	DRAWN BY : HPT
DATE : 12.06.2021	CHECKED BY : RKJ
SCALE : 1:300 @A1	SCP NO :
NORTH	FILE NO :

ARCHITECT'S STAMP

ARCKITUDE STUDIO
A.R. RUPESH JAMKHINDIKAR
Reg. No. CA/2011/53771

D:\MYSERVER\Projects\S.no 2 Mohammadwadi\Sanction drawing\SN 06-21 Sanction drawing.dwg

INWARD NO.	DATE
KEY NO.	SHEET NO.