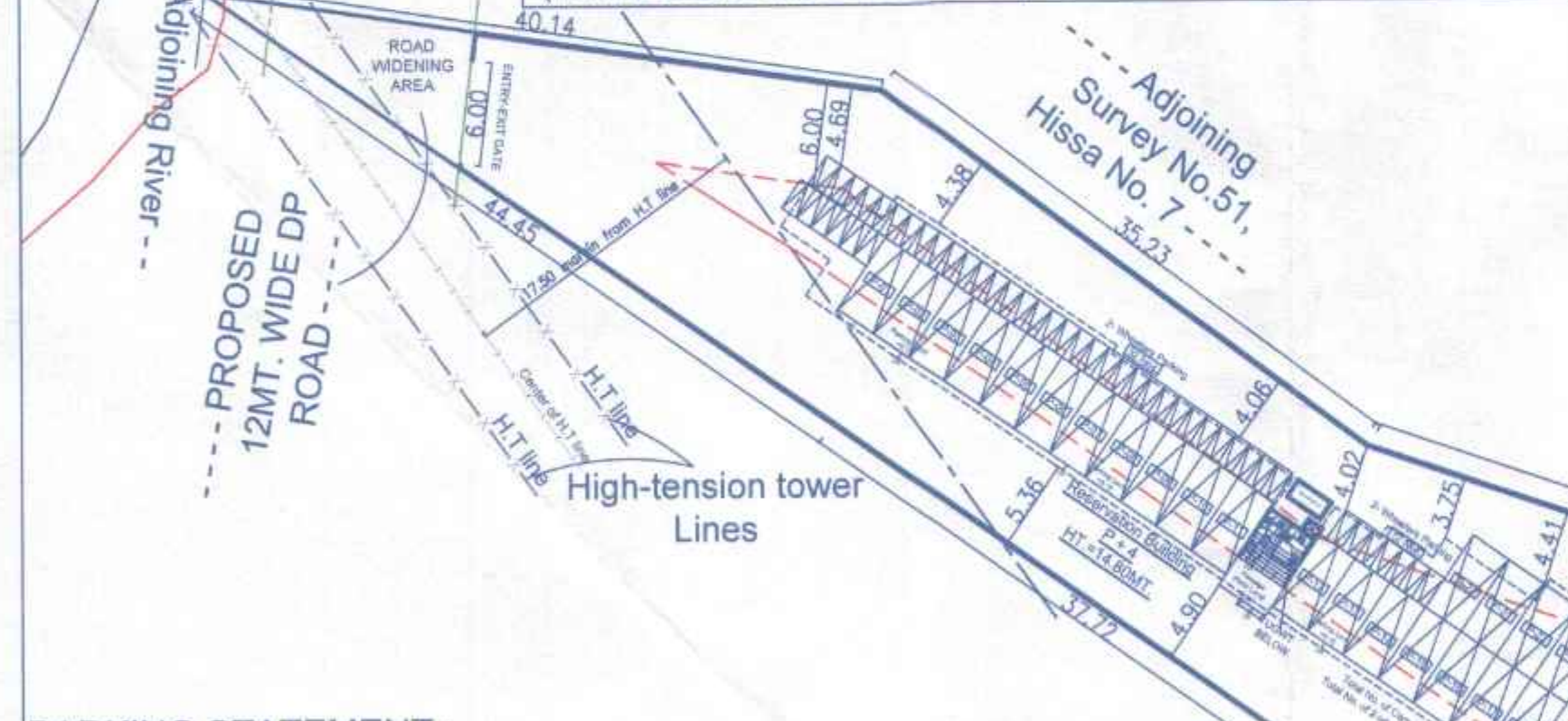


F.S.I. STATEMENT :-

FLOOR (WING A+B+C)	PROPOSED COMMERCIAL AREA (with 80% ancillary)	PROPOSED RESIDENTIAL AREA (with 60% ancillary)	PROPOSED EWS AREA (Free of FSI)	NO.OF SHOPS/ OFFICES	NO.OF FLATS	NO.OF FLATS (EWS)	LIFT AREA
LOWER GROUND	929.51			25			(3.61 x 4) +
UPPER GROUND	917.76			23			(4.75 x 3) +
MEZZANINE FL.	511.32						(3.24 x 5) +
FIRST FL.	1917.51			32			=44.89
2ND FL.		936.18 (Block A+C)	898.73 (Block B)		08	16	
3RD FL.		1222.50 (Block A+C)	598.25 (Block B)		10	10	
4TH FL.		1781.99			16		
5TH FL.		1781.99			16		
6TH FL. (Refuge Fl.)		1750.91			16		
7TH FL.		1781.99			16		
8TH FL.		1781.99			16		
9TH FL.		1781.99			16		
10TH FL.		1781.99			16		
11TH FL. (Refuge Fl.)		1750.91			16		
12TH FL.		710.48			5		
13TH FL.		507.25 (Wing C)			4		
14TH FL.		507.25 (Wing C)			4		
15TH FL.		507.25 (Wing C)			4		
16TH FL. (Refuge Fl.)		497.61 (Wing C)			4		
17TH FL.		507.25 (Wing C)			4		
18TH FL.		507.25 (Wing C)			4		
19TH FL.		507.25 (Wing C)			4		
20TH FL.		507.25 (Wing C)			4		
21ST FL. (Refuge Fl.)		497.61 (Wing C)			4		
22ND FL.		304.73 (Wing C)			3		
TOTAL	4276.10	21,913.62	1,496.98	80 NOS.	190 NOS.	26 NOS.	44.89

TOTAL PROP. B/UP (FSI) (RESIDENTIAL+COMMERCIAL)							26,189.72
6th, 11th, 16th, 21st FLOOR	REFUGED AREA (NON-FSI)						227.78
TOTAL PROP. B/UP (FSI)	LIFT AREA (NON-FSI)						44.89
COMMERCIAL B/UP	4328.10	TOTAL PROP. EWS B/UP (NON-FSI)					1,496.98
RESIDENTIAL B/UP	21,913.62	UPPER GROUND FLOOR NON-FSI/PARKING AREA					1617.39
TOTAL PROP. B/UP (FSI)	26,241.72	LOWER GROUND NON-FSI/PARKING AREA					2939.85
		BASEMENT 1 NON-FSI/PARKING AREA					4121.78
		BASEMENT 2 NON-FSI/PARKING AREA					4121.78
		CLUB HOUSE NON-FSI					102.06
		SWIMMING POOL NON-FSI					42.75
		M&S-5 RESERVATION B/UP NON-FSI					1707.25
		SERVICES NON-FSI (STP, UGWT, OWC, DG SET, TRANSFORMER)					746.66
		ARCHITECTURAL PROJECTIONS NON-FSI					679.06
		SECURITY CABIN NON-FSI					8.03
		TOTAL NON-FSI					17,856.26
		TOTAL FSI + NON-FSI AREA (TOTAL CONSTRUCTION AREA)					44,097.99

6th, 11th, 16th, 21st FLOOR	REFUGED AREA (NON-FSI)	227.78
TOTAL PROP. B/UP (FSI)	LIFT AREA (NON-FSI)	44.89
COMMERCIAL B/UP	TOTAL PROP. EWS B/UP (NON-FSI)	1,496.98
RESIDENTIAL B/UP	UPPER GROUND FLOOR NON-FSI/PARKING AREA	1617.39
TOTAL PROP. B/UP (FSI)	LOWER GROUND NON-FSI/PARKING AREA	2939.85
	BASEMENT 1 NON-FSI/PARKING AREA	4121.78
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	SECURITY CABIN NON-FSI	8.03
	TOTAL NON-FSI	17,856.26
	TOTAL FSI + NON-FSI AREA (TOTAL CONSTRUCTION AREA)	44,097.99



PARKING STATEMENT :-

DESCRIPTION	CAR	SCOOTER
For EWS:		
TENE. 30.0 TO 40.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (09 NOS.)	9	18
TENE. 40.0 TO 80.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (17 NOS.)	17	34
For Residential:		
TENE. 40.0 TO 80.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (128 NOS.)	128	256
TENE. 80.0 TO 150.0 SQM (FOR EVERY TENN.)	1	1
TOTAL REQUIRED FOR (62 NOS.)	62	62
For Commercial Shops:		
FOR EVERY 100 SQM CARPET	2	6
TOTAL REQUIRED AREA - 1528.71 SQM	30	90
For Commercial Offices:		
FOR EVERY 200 SQM CARPET	3	11
TOTAL REQUIRED AREA - 1428.56 SQM	21	77
5% VISITOR'S PARKING REQUIRED	15	26
TOTAL PARKING REQUIRED	206	409
TOTAL PARKING PROPOSED	206	409
AREA REQUIRED PER PARK	12.50	2.00
PARKING AREA REQUIRED	2575.0	818.00
PARKING AREA PROPOSED	2575.0	818.00
TOTAL PARKING AREA REQUIRED	3393.00 SQ.M.	
TOTAL PARKING AREA PROPOSED	3393.00 SQ.M.	

WATER REQUIREMENT STATEMENT:-

REQUIREMENT FOR:- EWS	
TENE. PROPOSED = 26 NOS.	
O.H.W.T. CAP. :-	5 x 135 x 26 = 17,550.00 LIT. [1]
REQUIREMENT FOR:- RESIDENTIAL	
TENE. PROPOSED = 190 NOS.	
O.H.W.T. CAP. :-	5 x 135 x 190 = 1,28,250.00 LIT. [2]
REQUIREMENT FOR:- COMMERCIAL OFFICES	
COMMERCIAL SHOPS ON GROUND= 917.76/3 = 306 PEOPLE	
COMMERCIAL OFFICES ON FIRST FLOOR = 1917.51/6 = 320 PEOPLE	
TOTAL NO. OF PEOPLE = 626 NO. OF PEOPLE	
O.H.W.T. CAP. :-	626 x 45 = 28,170.00 LIT. [3]
FIRE FIGHTING TANK = 25,000.00 LIT. x 3 wings = 75,000.00 LIT. [4]	
TOTAL O.H.WATER TANK = [1] + [2] + [3] + [4]	= (17,550 + 1,28,250 + 28,170) + 75,000.00
	= 1,81,395 LIT. + 75,000 LIT.
	= 2,48,970 LIT.
SUMPWELL CAP. :-	2,48,970.00 x 1.50 = 3,73,455 LIT.
UNDER GROUND STATIC WATER TANK = 1,50,000 x 3 = 4,50,000	
	= 4,50,000 LIT. + 3,73,455 LIT.
	= 8,23,455.00 LIT.

CARPET AREA STATEMENT :- SECOND FLOOR

FLOOR	FLAT NO.	RERA CARPET	BALC. AREA	TOTAL AREA
TYPICAL 2nd FLOOR (EWS TENANTS)				
WING B (EWS Tenants)	B-201	49.30	--	49.30
	B-202	31.59	--	31.59
	B-203	47.53	--	47.53
	B-204	44.86	--	44.86
	B-205	44.95	--	44.95
	B-206	46.32	3.35	49.67
	B-207	42.79	--	42.79
	B-208	38.34	--	38.34
	B-209	34.56	--	34.56
	B-210	39.46	--	39.46
	B-211	46.32	3.35	49.67
	B-212	44.55	--	44.55
	B-213	44.71	--	44.71
	B-214	47.53	--	47.53
	B-215	31.59	--	31.59
	B-216	49.30	--	49.30

TOTAL PROP. B/UP (FSI) WITH ANCILLARY

	NET AREA	ANCILLARY AREA	TOTAL AREA
COMMERCIAL B/UP	2375.61	1900.49 (80%)	4276.10
RESIDENTIAL B/UP	13696.01	8,217.61 (60%)	21913.62
TOTAL PROP. B/UP (FSI)	16071.62	10118.10	26189.72

F.S.I. STATEMENT :-

M&S-5 RESERVATION PLOT

FLOOR	PROP. AREA	NO.OF SHOPS/
GROUND FL.	-	-
FIRST FL.	435.26	15
SECOND FL.	435.26	15
THIRD FL.	435.26	15
FOURTH FL.	401.47	14
TOTAL	1707.25	74 NOS.

PLOT AREA CALCULATIONS

BY TRIANGULATION:-

S.No. 51/10	
a) 0.50 x 4.00 x 1.98 = 3.96	
b) 0.50 x (1.96 + 7.84) x 12.13 = 59.43	
c) 0.50 x (5.58 + 16.80) x 22.79 = 255.02	
d) 0.50 x (7.47 + 8.11) x 19.55 = 152.29	
e) 0.50 x (14.49 + 14.16) x 30.48 = 436.63	
f) 0.50 x (4.95 + 10.55) x 19.23 = 149.03	
g) 0.50 x (15.82 + 35.33) x 34.02 = 870.06	
h) 0.50 x 2.14 x 10.47 = 11.20	
i) 0.50 x (10.45 + 15.31) x 166.61 = 2145.94	
j) 0.50 x 1.29 x 16.93 = 10.91	
k) 0.50 x (32.17 + 17.52) x 171.11 = 4251.23	
l) 0.50 x (6.00 + 4.98) x 153.81 = 845.68	
m) 0.50 x 8.39 x 6.00 = 24.63	

TOTAL = 9216.01 SQM
AS PER 7/12 DOCUMENT = 9100.00 SQM --- [1]
MINIMUM AREA TO BE CONSIDERED

CARPET AREA STATEMENT :- THIRD FLOOR

FLOOR	FLAT NO.	RERA CARPET	BALC. AREA	TOTAL AREA
TYPICAL 3rd FLOOR (EWS TENANTS)				
WING B (EWS Tenants)	B-301	49.30	--	49.30
	B-304	38.34	--	38.34
	B-305	34.56	--	34.56
	B-306	39.46	--	39.46
	B-307	46.32	3.35	49.67
	B-308	44.55	--	44.55
	B-309	44.71	--	44.71
	B-310	47.53	--	47.53
	B-311	31.59	--	31.59
	B-312	49.30	--	49.30



Proposed Site (Ref. Google Maps)

TDR STATEMENT :-

Slum TDR, DRC:
TDR generated from = S.No. 44/1 (Part), Erandawane, Pune
Ready reckoner rate = 50,680 (Rg)
Ready Reckoner rate = 28,020 (Rr)
TDR area purchased = 703.41 SQ.M (Y)
Rg 50,680 x 703.41 = 1272.47 sq.m
Rr 28,020 x 703.41 = 1272.47 sq.m

Regular TDR, DRC:
TDR generated from = 30M. DP Road, S.no. 2/170 (P.), Balewadi, Pune
Ready reckoner rate = 29,180 (Rg)
Ready Reckoner rate = 33,920 (Rr)
TDR area purchased = 1,479.62 SQ.M (Y)
Rg 29,180 x 1,479.62 = 1272.47 sq.m
Rr 33,920 x 1,479.62 = 1272.47 sq.m

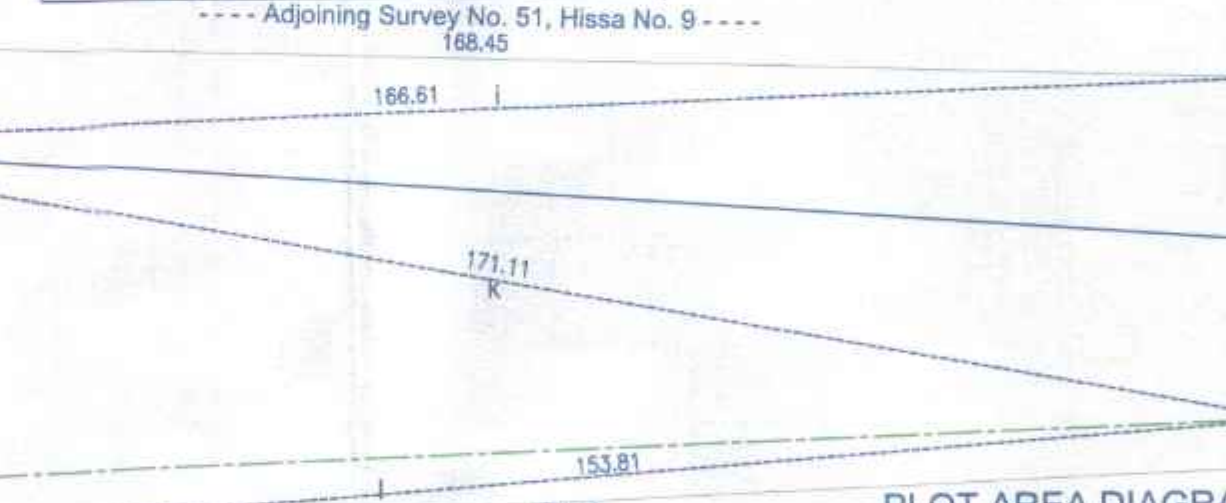
Total TDR utilized on plot = On S. no. 51/10, At Village - Bavdhan Khurd, Taluka - Mulshi, District - Pune
Regular = 1272.47 sq.m
Slum = 1272.47 sq.m
Total = 1272.47 + 1272.47 = 2544.94 sq.m



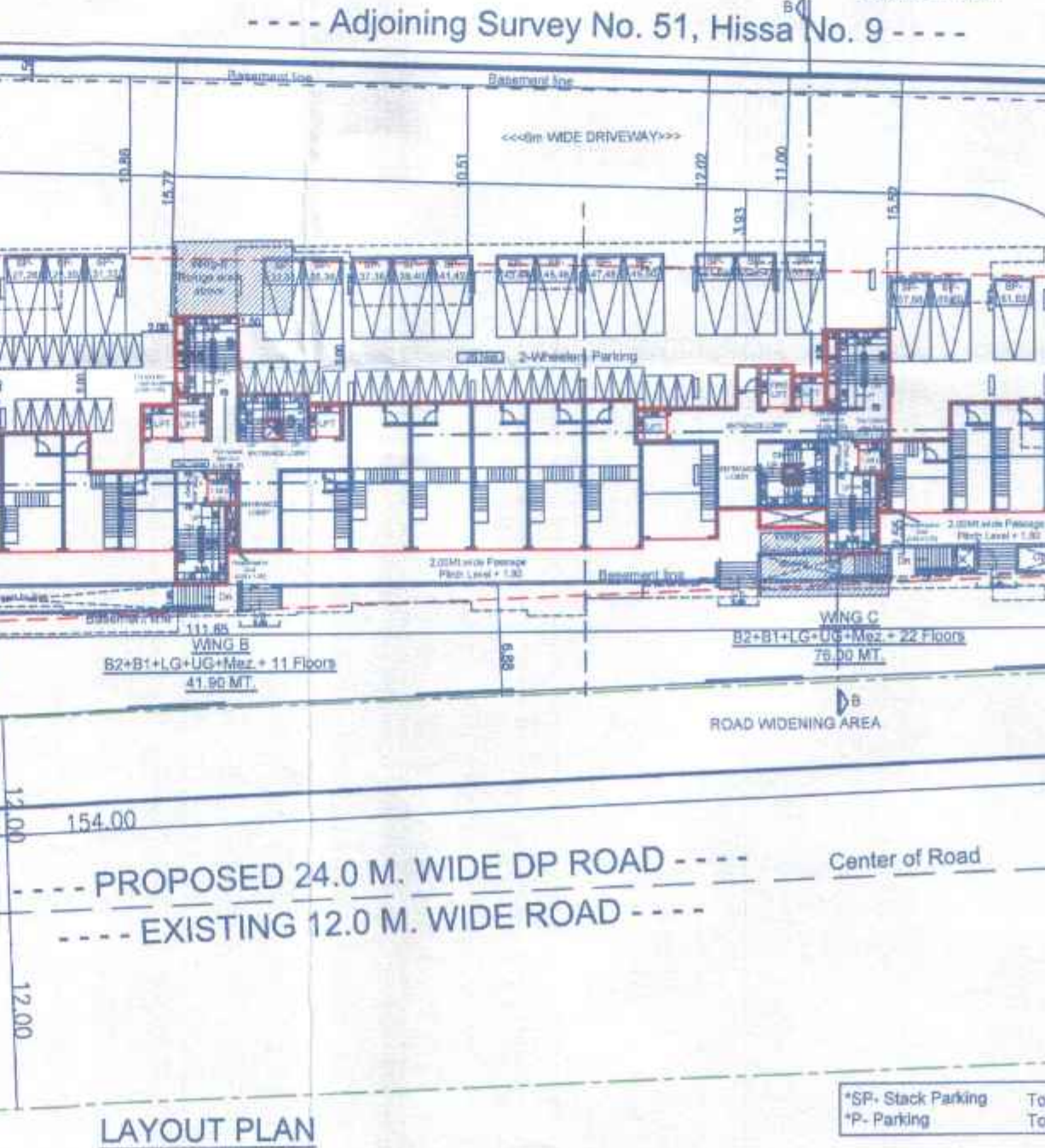
Proposed Site (Ref. Development Plan)

CARPET AREA STATEMENT FOR M&S-5 RESERVATION PLOT

FLOOR	SHOP NO.	CARPET AREA	FLOOR	SHOP NO.	CARPET AREA
FIRST, SECOND & THIRD FLOOR LEVEL					
SHOPS	S101, S201, S301	16.87	SHOPS	S401	16.87
	S102, S202, S302	14.42		S402	14.42
	S103, S203, S303	17.14		S403	17.14
	S104, S204, S304	17.14		S404	17.14
	S105, S205, S305	17.14		S405	17.14
	S106, S206, S306	15.47		S406	15.47
	S107, S207, S307	16.38		S407	16.38
	S108, S208, S308	16.38		S408	16.38
	S109, S209, S309	16.38		S409	16.38
	S110, S210, S310	16.38		S410	16.38
	S111, S211, S311	18.82		S411	18.82
	S112, S212, S312	22.79		S412	22.79
	S113, S213, S313	22.79		S413	22.79
	S114, S214, S314	17.67		S414	23.02
	S115, S215, S315	29.78			



PLOT AREA DIAGRAM SCALE: 1:800



LAYOUT PLAN

STAMP OF APPROVAL

1/12

LAYOUT PLAN

AREA STATEMENT		SQ.M.	SQ.M.
		PLOT-A	PLOT-B M&S-5
1	Area of plot (Minimum area of a, b, c to be considered)	9,100.00	-
	a. As per ownership document (7/12,CTS Extract)	9,100.00	
	b. As per measurement sheet		
	c. As per Site		
2	DEDUCTION FOR		
	a) Proposed D.P / D.P road widening area		
	24.0 m wide D.P Road	870.31	-
	12.0 m wide D.P Road	59.43	-
	b) Any D.P reservation area (3414.49; Area to be handed over = 40% of 3414.49 = 1365.79 sq.m)	1365.79	1365.79
	c) Area under River		
	Total (a+b)		
3	BALANCE AREA OF THE PLOT(1-2)	8,170.26	1,365.79
4	Amenity Space (if applicable)		
	a. Required	0	-
	b. Adjustment of 2(b), if any -	0	-
	c. Balance Proposed -	0	-
5	NET PLOT AREA (3-4 (c))	8170.26	1365.79
6	Recreational Open space (if applicable)		
	a. Required (10% of (5-2b))	680.45	-
	b. Proposed	680.45	-
7	INTERNAL ROAD AREA	0	-
8	Plottable area (if applicable)	0	-
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI 1.10)	8987.29	1707.25
11	Addition of FSI on payment of premium		
	(a)Maximum permissible premium FSI - based on road width	4550	-
	(b) Proposed FSI on payment of premium.	2,685.26	-
11	In-situ FSI / TDR loading		
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	1859.48	-
	(b) In-situ area against Amenity Space if handed over [2.00 or 0.85 x Sr. No. 4 (b)and /or(c)],	0	-
	(c)TDR area		-
	Slum TDR	1272.47	-
	Regular TDR	1272.47	-
	(d) Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	4404.42	-
12	Additional FSI area under Chapter No. 7		
	Green FSI (5% on basic FSI)		-
13	Total entitlement of FSI In the proposal		
	[a] 9 + [10*(b)+11(d)] or 12 whichever is applicable.	16076.97	1707.25
	Proposed Residential FSI	13696.01	-
	Proposed Commercial FSI	2375.61	-
	(b) Ancillary Area FSI 60% with payment of charges. (Residential)	8217.61	-
	Ancillary Area FSI 80% with payment of charges (Commercial)	1900.49	-
	(c) Total entitlement (a+b)	26189.72	1707.25
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width	26189.72	1707.25
15	Total Built-up Area In proposal.(excluding area at Sr.No.17 b)		
	(a) Existing Built-up Area.	14719.90	
	(b) Proposed Built-up Area. (as per 'P-line')	11469.82	1707.25
	(c) Total (a+b)	26189.72	1707.25
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00	
17	Area for Inclusive Housing, if any		
	(a) Required	1,496.98	-
	(b) Proposed	1496.98	-
18	Balance F.S.I. to be Consumed	0.00	-



१. मधील नमुने प्रमाणित करणे. २. ३. ४. ५. ६. ७. ८. ९. १०. ११. १२. १३. १४. १५. १६. १७. १८. १९. २०. २१. २२. २३. २४. २५. २६. २७. २८. २९. ३०. ३१. ३२. ३३. ३४. ३५. ३६. ३७. ३८. ३९. ४०. ४१. ४२. ४३. ४४. ४५. ४६. ४७. ४८. ४९. ५०. ५१. ५२. ५३. ५४. ५५. ५६. ५७. ५८. ५९. ६०. ६१. ६२. ६३. ६४. ६५. ६६. ६७. ६८. ६९. ७०. ७१. ७२. ७३. ७४. ७५. ७६. ७७. ७८. ७९. ८०. ८१. ८२. ८३. ८४. ८५. ८६. ८७. ८८. ८९. ९०. ९१. ९२. ९३. ९४. ९५. ९६. ९७. ९८. ९९. १००.

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