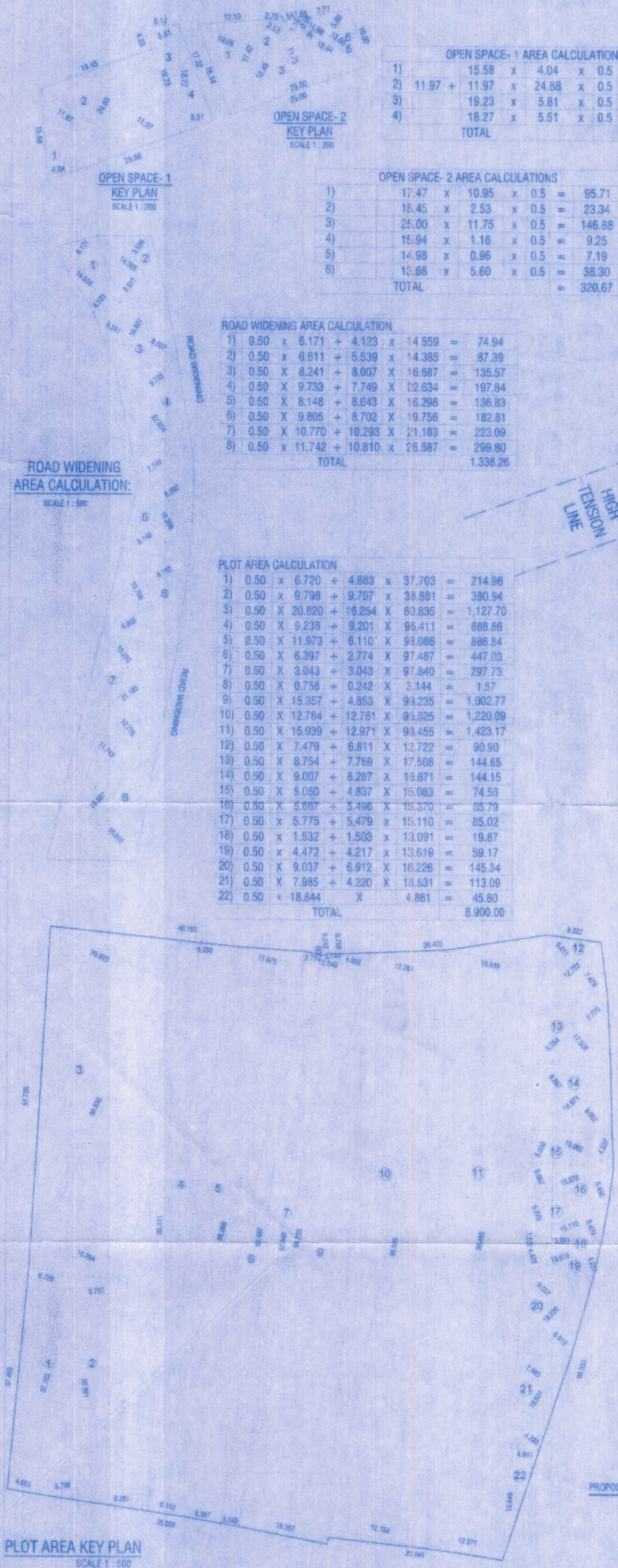




OPEN SPACE-1 AREA CALCULATIONS									
1)		15.58	x	4.04	x	0.5	=	31.47	
2)	11.97	+	11.97	x	24.88	x	0.5	=	297.81
3)		19.23	x	5.81	x	0.5	=	55.88	
4)		18.27	x	5.51	x	0.5	=	50.33	
TOTAL								=	435.50

OPEN SPACE-2 AREA CALCULATIONS

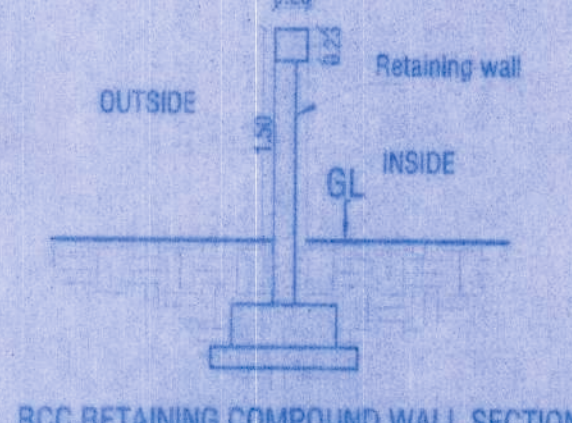
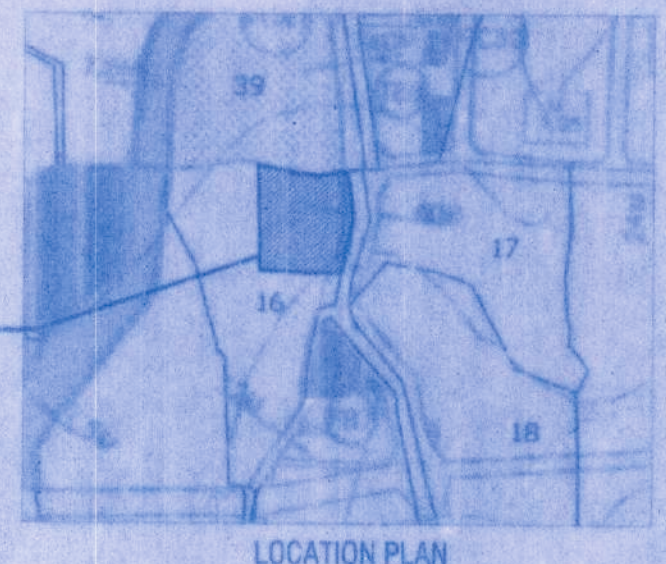
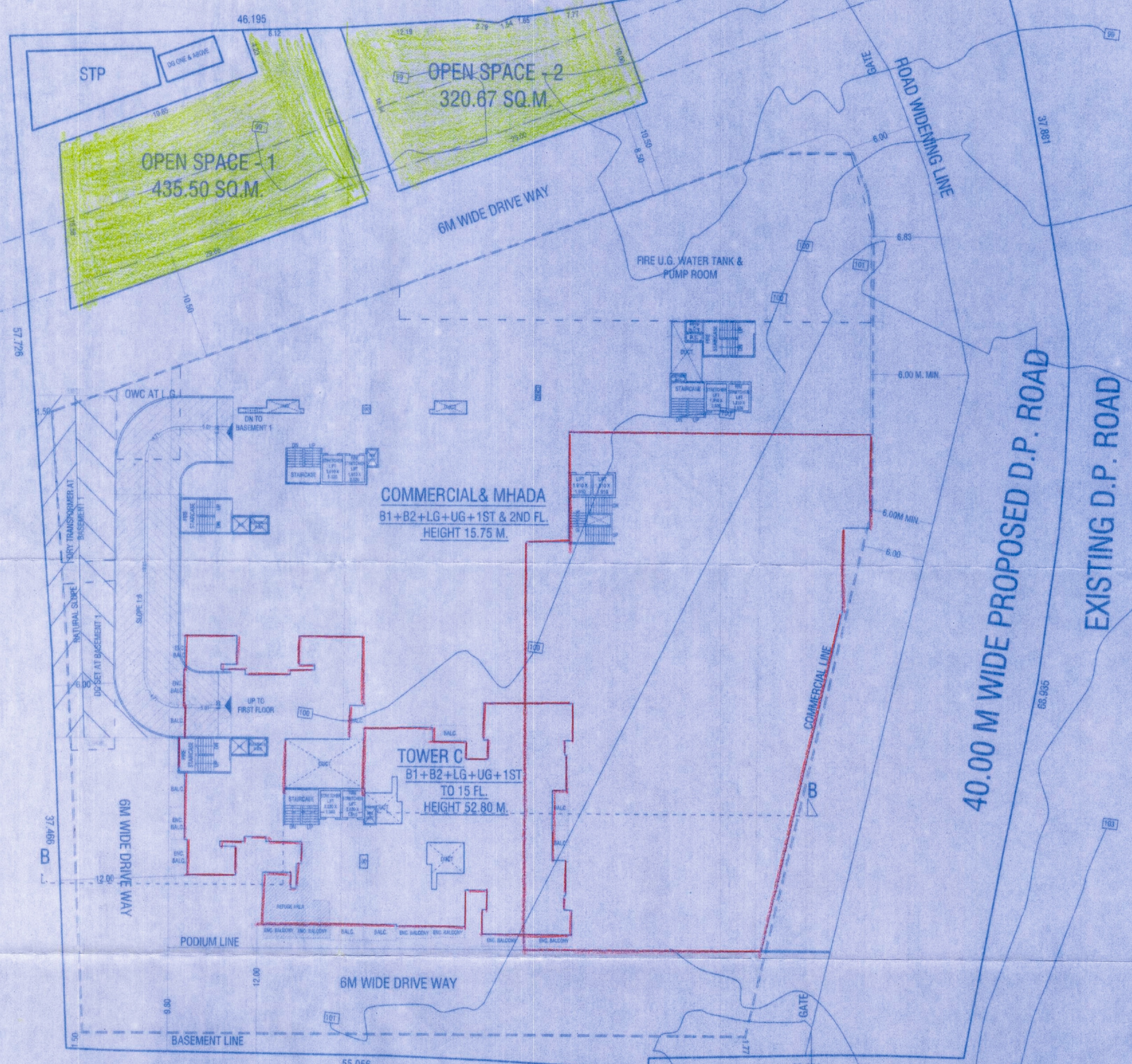
1)	17.47	x	10.95	x	0.5	=	95.71
2)	18.45	x	2.53	x	0.5	=	23.34
3)	25.00	x	11.75	x	0.5	=	146.88
4)	15.94	x	1.16	x	0.5	=	9.25
5)	14.98	x	0.96	x	0.5	=	7.19
6)	13.68	x	5.60	x	0.5	=	38.30
TOTAL						=	320.67

ROAD WIDENING AREA CALCULATION								
1)	0.50	x	6.171	+	4.123	x	14.559	= 74.94
2)	0.50	x	6.611	+	5.539	x	14.385	= 87.39
3)	0.50	x	8.241	+	8.007	x	16.887	= 135.57
4)	0.50	x	9.733	+	7.749	x	22.634	= 197.84
5)	0.50	x	8.148	+	8.643	x	16.298	= 136.83
6)	0.50	x	9.805	+	8.702	x	19.756	= 182.81
7)	0.50	x	10.770	+	10.293	x	21.183	= 223.09
8)	0.50	x	11.742	+	10.810	x	25.587	= 299.80
TOTAL								1,338.26

PLOT AREA CALCULATION							
1)	0.50	x	6.720	+ 4.683	x	37.703	= 214.86
2)	0.50	x	9.798	+ 9.797	x	38.881	= 380.94
3)	0.50	x	20.820	+ 16.254	x	60.835	= 1,127.70
4)	0.50	x	9.238	+ 9.201	x	95.411	= 888.86
5)	0.50	x	11.973	+ 6.110	x	93.086	= 886.84
6)	0.50	x	6.397	+ 2.774	x	97.487	= 447.03
7)	0.50	x	3.043	+ 3.043	x	97.840	= 297.73
8)	0.50	x	0.758	+ 0.242	x	3.144	= 1.57
9)	0.50	x	15.357	+ 4.853	x	93.235	= 1,002.77
10)	0.50	x	12.784	+ 12.781	x	95.525	= 1,220.09
11)	0.50	x	15.939	+ 12.971	x	93.455	= 1,423.17
12)	0.50	x	7.479	+ 6.811	x	12.722	= 90.90
13)	0.50	x	8.754	+ 7.769	x	17.508	= 144.65
14)	0.50	x	9.007	+ 8.287	x	10.871	= 144.15
15)	0.50	x	5.050	+ 4.837	x	15.083	= 74.55
16)	0.50	x	5.587	+ 5.496	x	15.370	= 35.79
17)	0.50	x	5.775	+ 5.479	x	15.110	= 85.02
18)	0.50	x	1.532	+ 1.503	x	13.091	= 19.87
19)	0.50	x	4.472	+ 4.217	x	13.619	= 59.17
20)	0.50	x	9.037	+ 6.912	x	10.226	= 145.34
21)	0.50	x	7.985	+ 4.220	x	16.531	= 113.09
22)	0.50	x	18.844	x	4.861	= 45.80	
TOTAL							8,900.00

AREA STATEMENT

TOWER	NO. OF FLOOR	HT. OF BLDG. FROM GF.FL.	TOTAL TENEMENT	(P' LINE) AREA	TOTAL (P' LINE) AREA
COMMERCIAL	B1+B2+LG+UG+1ST & 2ND FLR	15.75 M	---	4200.40	13,775.23
TOWER C RESI.	B1+B2+LG+UG+15 FLR	52.80 M	99	9574.83	



STAMP OF APPROVAL 01 12

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 2508/28
Building Inspector Deputy Engineer
(Jr. Engg. Sect. Engg.)
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.
PUNE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
PUNE
APPROVED

AREA STATEMENT:

	SQ.M.
1) AREA OF PLOT (Minimum area of a.b.c to be considered)	8,900.00
a) As per ownership document (7/12, CTS extract)	8,900.00
b) As per measurement sheet	8,900.00
c) As per site	
2) Deductions for:	
a) Proposed 40.00 M. D.P. Road widening Area	1,338.26
b) Any D.P. Reservation area	0.00
c) Nala Area	0.00
(Total a+b+c)	1,338.26
3) Balance area of plot (1-2)	7,561.74
a) Amenity space (If applicable)	
a) Required	0.00
b) Adjustment of 2(b), if any	0.00
c) Balance Proposed	
5) Net plot area (3-4(c))	7,561.74
6) Recreational open space (If applicable)	
a) Required	796.17
b) Proposed	796.17
7) Internal road area	0.00
8) Plottable area (If applicable)	0.00
9) Built up area with reference to basic F.S.I. as per front road width (sr.no. 5x basic FSI) (7,561.74x1.10=8,317.91)	8,317.91
10) Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI based on road width	0.00
b) Proposed F.S.I. on payment of premium	0.00
8,900 X 50% = 4,450	0.00
11) In-situ FSI/TDR loading	
a) In-situ area against D.P. road (22xsr.no.2(b))	0.00
b) In-situ area against Amenity space if handed over (2.0 sr.no. 23xsr.no.4(b) and/ or c)	
c) TDR area	
5,900 X 1.40 = 12,460	0.00
d) Nala area	0.00
e) Total in-situ/TDR loading proposed (11(a) + (b) + (c))	0.00
12) Additional FSI area under Chapter no 7	
a) IT Additional FSI 200% of basic FSI	0.00
b) Incentive FSI 7% of basic FSI	0.00
13) Total entitlement of FSI in the proposal	
a) (9+10(b)+(11(d)) or 12 whichever is applicable	8317.91
b) Ancillary Area FSI upto 60% with payment of charges	
8317.91 - 2333.56 = 5984.35 X 60% = 3590.62 Residential Ancillary	
2200.00 / 1.80 = 2333.56 X 60% = 1399.84 Commercial Ancillary	
Permissible 3590.62 + 1399.84 = 4990.46	
c) Total entitlement (a+b)	13775.37
14) Maximum utilization of FSI Permissible as per road width (as per regulation no.15.4) (sr.no. 5 X 3)	
15) Total Built-up Area in proposal (excluding area at sr.no.17 b)	
a) Existing Built-up Area	0.00
b) Proposed Built-up Area (as per P-Line)	13,775.23
c) Total (a+b)	13,775.23
16) Area for recreational housing, if any	
a) Required (20% of sr.no.9)	1,663.56
8317.91 x 20% = 1663.58	
b) proposed	1,700.22

REVISED & PROPOSED RESIDENTIAL + COMMERCIAL LAYOUT ON S.NO. 16/1A KONDHWA BK. TAL. HAVELI DIST. PUNE.

FOR M/S. R.S.M.S. 9 INFRASTRUCTURE LLP THROUGH M/S. SIDDHI SAMRUDHI BUILDCON LLP PARTNER FIRM THROUGH MR. SWAPNIL RAMDAS CHARVAD

M/S. R.S.M.S. 9 INFRASTRUCTURE LLP THROUGH M/S. CHANDRAI BUILDCON LLP PARTNER FIRM THROUGH MR. MANGESH SUDAM BELDARE

LEGEND
a) PLOT BOUNDARY SHOWN IN BLACK
b) PROPOSED WORK SHOWN IN RED
c) DRAINAGE LINE SHOWN IN RED DOTTED
d) WATER LINE SHOWN IN BLACK DOTTED
e) EXISTING WORK SHOWN IN BLUE HATCHED
f) AMENITY SPACE IN PINK HATCHED & O/S GREEN HATCHED
g) ROAD WIDENING LINE SHOWN IN GREEN DOTTED
CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ F.P. SCHEME RECORD/ LAND RECORD DEPT CITY SURVEY RECORDS

SCALE: 1:500
DATE: 07-12-2024
APPROVED BY: AR SHAHN
DEL BY: JAWAHIRIA
CHECKED BY: ORG. NO.
REVISION NO.: 01
12

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