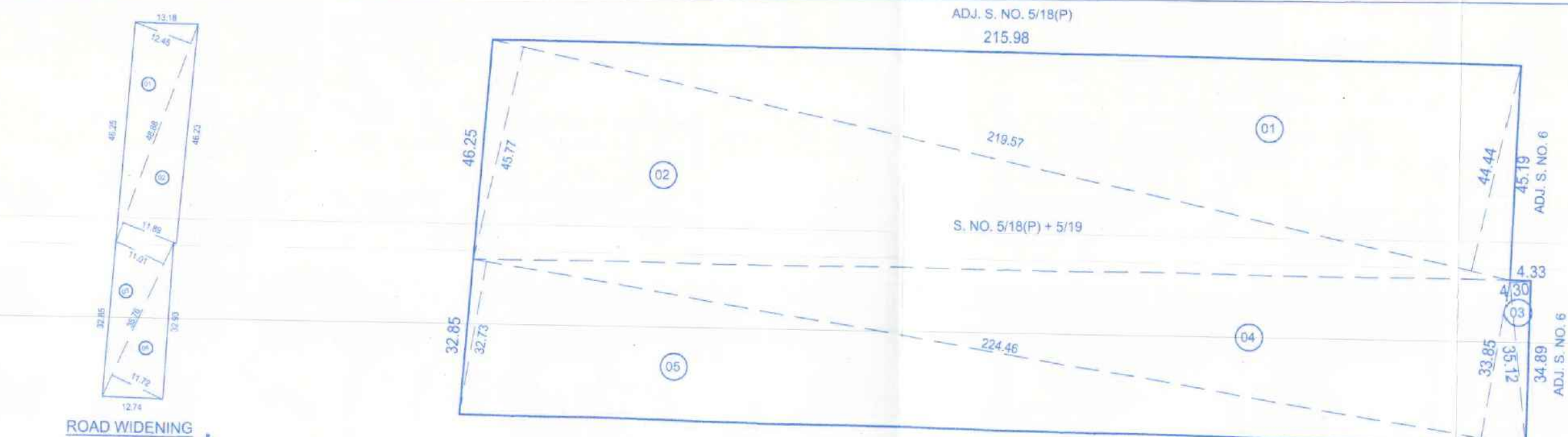


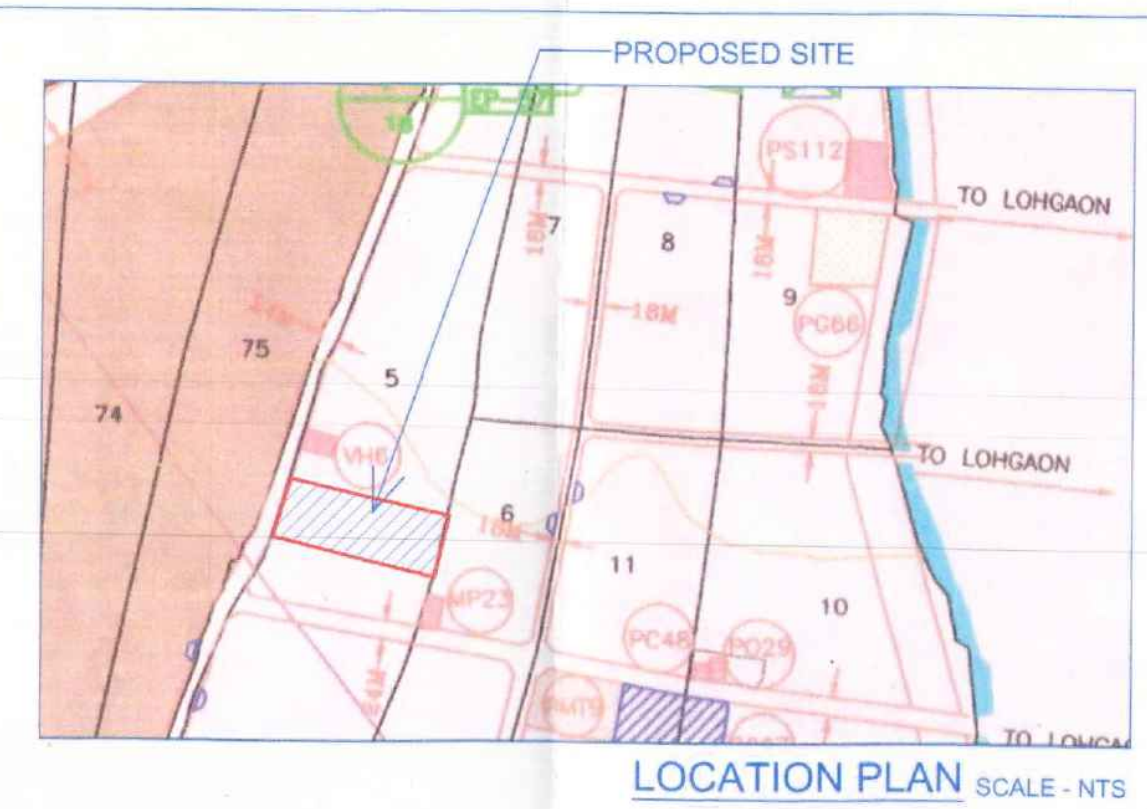


PLOT AREA CALCULATION - S.NO. 5/18(P) + 5/19

Sr.No.	Plot No./Survey No.	Area of Plot (As per Demarcation)	Area of Plot (Min. Considered)	DEDUCTION - AREA UNDER 36.00 M. ROAD	Balance Plot Area
1	5/18 (P)	17451.48	16450.00	1001.28	15448.72
TOTAL		17451.48	16450.00	1001.28	15448.72

PLOT AREA STATEMENT - AFTER AMALGAMATION

Sr.No.	Plot No./Survey No.	Area of Plot (As per Demarcation)	Area of Plot (Min. Considered)	DEDUCTION - AREA UNDER 36.00 M. ROAD	Balance Plot Area
1	5/18 (P)	17451.48	16450.00	1001.28	15448.72
TOTAL		17451.48	16450.00	1001.28	15448.72



FORM OF STATEMENT - 2 [Sr. No. 9 (a)]

BUILDING NAME	BUILT UP AREA	RESI.	INCLUSIVE HOUSING	TENE.
TOWER - 3	6976.53			60
TOWER - 4	13990.19			120
TOWER - 5	6080.22			60
INCLUSIVE HOUSING	0.00		3461.29	60
TOTAL	27046.94		4668.50	322.00

TOTAL FSI + NON FSI STATEMENT

No.	FSI AREA	NON FSI AREA	CONSTRUCTION AREA
1	1.00 X 0.50 X 12.45 X 48.88		304.28
2	1.00 X 0.50 X 11.89 X 48.88		290.59
3	1.00 X 0.50 X 11.01 X 35.76		196.86
4	1.00 X 0.50 X 11.72 X 35.76		209.55
TOTAL			1001.28

REFUGE AREA STATEMENT

No.	BUILDING	REFUGE AREA
1	TOWER - 3	43.56
2	TOWER - 4	75.60
3	TOWER - 5	36.22
4	INCLUSIVE HOUSING	44.10
TOTAL		199.48

PARKING STATEMENT

TYPE OF FLATS	NO. OF FLATS	PERM. PARKING	REQ. PARKING	PROPOSED PARKING
RESIDENTIAL				
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	131	1	2	66
FOR EVERY TWO TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	150	1	1	150
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	19	0	4	38
TOTAL	300		223	348
IN ADDITION 5% VISITOR PARKING			11	17
TOTAL PARKING			234	365

PARKING AREA CALCULATION

VEHICAL	NOS.	AREA REQUIRED
CARS	286	12.50 SQ.M.
SCOOTERS	540	2.00 SQ.M.
TOTAL		4655.00

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]

TOWER - T3 BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
(1)	(2)	(3)
TOWER - 3	STILT FLOOR	23.59 X 1 = 23.59
	1ST TO 7TH, 9TH TO 12TH & 14TH & 15TH FL.	466.50 X 13 = 6064.50
	8TH & 13TH FL.	444.22 X 2 = 888.44
TOTAL		6976.53

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]

TOWER - T4 BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
(1)	(2)	(3)
TOWER 4	STILT FLOOR	61.94 X 1 = 61.94
	1ST TO 7TH, 9TH TO 12TH & 14TH & 15TH FL.	928.55 X 13 = 12071.15
	8TH & 13TH FL.	928.55 X 2 = 1857.10
TOTAL		13990.19

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]

TOWER - T5 BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
(1)	(2)	(3)
TOWER 5	STILT FLOOR	36.37 X 1 = 36.37
	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH FLOOR	402.99 X 15 = 6044.85
TOTAL		6080.22

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]

INCLUSIVE HOUSING

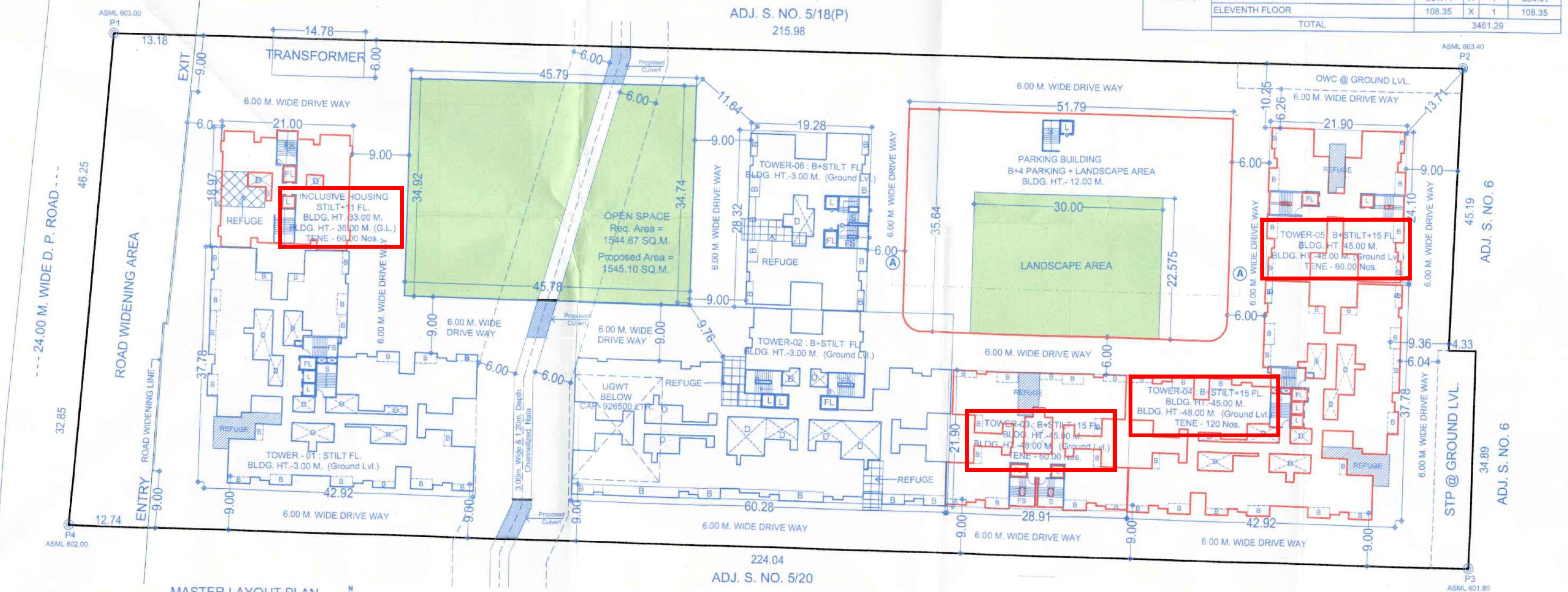
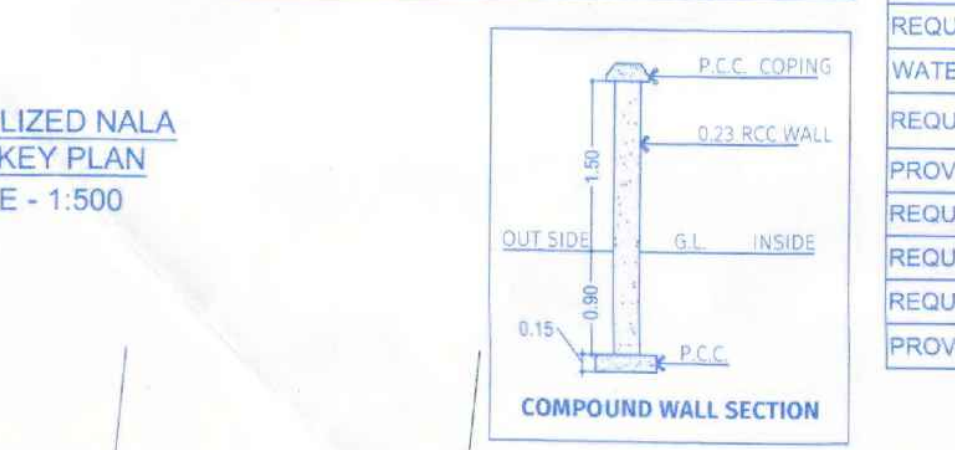
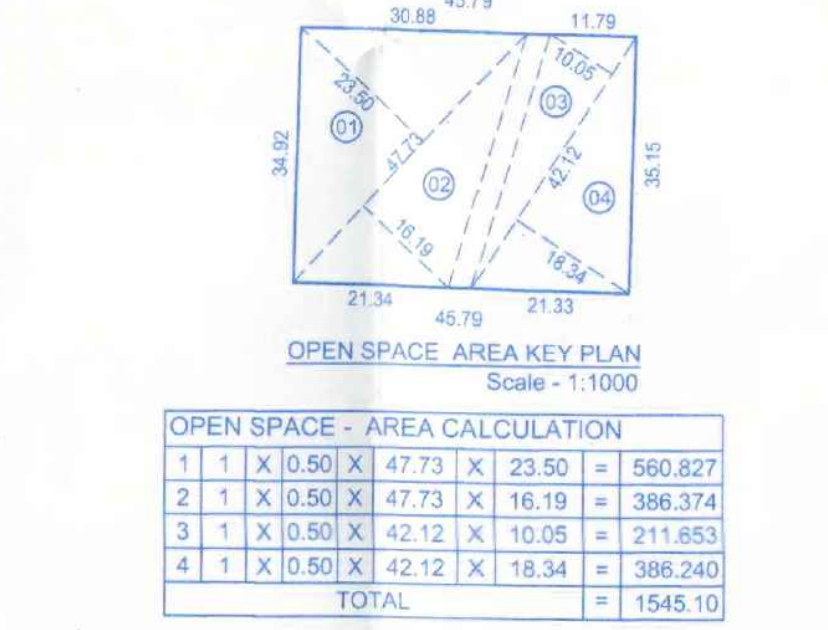
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
(1)	(2)	(3)
INCLUSIVE HOUSING	STILT FLOOR	15.08 X 1 = 15.08
	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH	337.05 X 9 = 3033.45
	8TH (REFUGE)	304.41 X 1 = 304.41
	ELEVENTH FLOOR	108.35 X 1 = 108.35
TOTAL		3461.29

CANALIZED NALA AREA CALCULATION

No.	FSI AREA	NON FSI AREA	CONSTRUCTION AREA
1	1.00 X 0.50 X 7.53 X 2.23		8.40
2	1.00 X 0.50 X 7.53 X 2.49		9.37
3	1.00 X 0.50 X 21.02 X 2.88		30.27
4	1.00 X 0.50 X 21.02 X 2.91		30.59
5	1.00 X 0.50 X 54.45 X 2.97		80.86
6	1.00 X 0.50 X 54.45 X 2.99		81.40
7	1.00 X 0.50 X 3.55 X 1.22		2.17
8	1.00 X 0.50 X 3.55 X 1.55		2.75
TOTAL			245.80

WATER AREA CALCULATION

AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day
WATER REQUIRED PER FLAT (5 PERSONS/FLAT)	=	675	lts/day
NO. OF FLATS IN BLDG.	=	300	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	202500	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	40000	lts/day
REQUIRED TOTAL O.H.W. TANK CAPACITY	=	257350.00	lts/day
PROVIDED TOTAL O.H.W. TANK CAPACITY	=	243000.00	lts/day
REQUIRED CAPACITY TO U.G.W. TANK FOR REGULAR	=	326025	lts/day
REQUIRED CAPACITY TO U.G.W. TANK FOR FIRE	=	600000	lts/day
REQUIRED TOTAL U.G.W. TANK CAPACITY	=	926025	lts/day
PROVIDED TOTAL U.G.W. TANK CAPACITY	=	904000.00	lts/day



DATE & STAMP OF APPROVAL
BUILDING LAYOUT

APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 5/123/23/23
Building Inspector Deputy Engineer P.M.C.
(B.P.D.P. Zone No.-1) P.M.C.

A AREA STATEMENTS

	SQ.M
01 Area of Plot (Minimum area of a, b, c to be considered)	16450.00
(a) As per ownership document (7/12, CTS extract)	16450.00
(b) As per measurement sheet	17451.48
(c) As per Amalgamation	17451.48
02 Deductions for:	
(a) Proposed 24.00 M. D.P. Road widening Area	1001.28
(b) Area under Encroachment	0.00
Total (a + b)	0.00
03 GROSS Area of the plot (01 - 02)	15448.72
04 Amenity Space:	
(a) Required - 15%	0.00
(b) Adjustment of 2(b), if any	0.00
(c) Balance Proposed	0.00
05 Net Plot Area (3-4+c)	0.00
06 Recreation Open Space - 03 x 10%	
(a) Required - 10%	1544.87
(b) Proposed - 10%	1545.10
07 (a) Internal Road area	0.00
(b) Area of Channelized Nala	245.80
08 Plottable area (if applicable)	15448.72
09 Built up area with reference to Basic F.S.I as per front road width (Sr. No. 5/basic FSI) (1.10 FSI) (15448.72 x 1.10)	16993.59
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b) Proposed FSI on payment of premium (15448.72 x 0.50)	0.00
11 In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0]	0.00
(b) In-situ area against Amenity Space if handed over	0.00
(c) TDR area - (16450 x 1.15) = 18917.50 - 2002.56 = 16914.94	0.00
(d) Total in-situ / TDR loading proposed (10 + 11)	0.00
12 Additional FSI area under Chapter No. 7	0.00
13 Total entitlement of FSI in the proposal	
(a) [B + 10(b) + 11(d)] or 12 whichever is applicable	16993.59
(b) Ancillary Area FSI upto 60% on remaining potential (16993.59 x 60%) = 10196.15 sq.m.	10054.15
(c) Total entitlement (a+b)	27047.74
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6)	0.00
15 Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
(a) Existing Built-up Area Previously Sanctioned -	0.00
(b) Proposed Built-up Area (as per 'P' line)	27046.94
(c) Total (a+b)	27046.94
16 F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	0.99
17 Area for Inclusive Housing, if any	
(a) Required	3398.78
(b) Proposed	3461.29

B CERTIFICATE OF AREA
Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

C OWNER'S DECLARATION
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.C. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

D LEGEND
Plot Boundary - Black
Proposed Work - Red
Drainage Line - Red Dotted
Water line - Black Dotted
Existing to be retained - Hatched
Demolitions - Yellow hatched

F JOB TITLE / SITE ADDRESS
PROPOSED RESIDENTIAL BUILDINGS ON S.NO. 5/18 & 5/19, VILLAGE - DHANORI, PUNE.

G OWNER NAME AND SIGNATURE
Mr. Rahul Shivajirao Kadam Through POA Holder M/S Rising Associates Through Mr. Vineet K. Goyal

H ARCHITECT
Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235

VK:a architecture
5th Floor Newtaran Avenue S.No. 102(p), C.T.S No 2960, S.B. Road, Near ICC Trade Tower, Bahurwad, Pune-411016.
Building Layout
Drawing No. 2052
Drawing To: 211
Date: 30/10/2023
For PMC submission