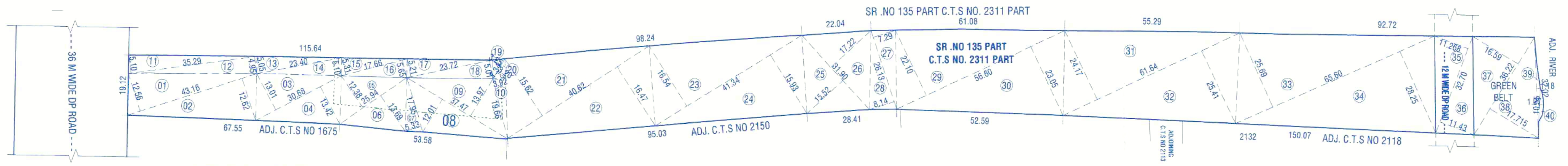


(PLOT AREA CALCULATION)
(Scale - 1:1000)

PLOT AREA CALCULATION

S. NO 135 PART C.T.S NO. 2311 PART

1)	0.50	x	43.160	x	12.560	=	271.04
2)	0.50	x	43.160	x	12.620	=	272.34
3)	0.50	x	30.680	x	13.010	=	199.57
4)	0.50	x	30.680	x	13.420	=	205.86
5)	0.50	x	25.940	x	12.380	=	160.57
6)	0.50	x	25.940	x	13.690	=	177.56
7)	0.50	x	17.95	x	5.330	=	47.84
8)	0.50	x	37.47	x	12.010	=	225.01
9)	0.50	x	37.470	x	13.97	=	261.73
10)	0.50	x	19.66	x	3.92	=	38.53
11)	0.50	x	35.290	x	5.100	=	89.99
12)	0.50	x	35.290	x	4.950	=	87.34
13)	0.50	x	23.400	x	5.050	=	59.09
14)	0.50	x	23.400	x	5.100	=	59.67
15)	0.50	x	17.660	x	5.310	=	46.89
16)	0.50	x	17.660	x	5.650	=	49.89
17)	0.50	x	23.72	x	5.210	=	61.79
18)	0.50	x	23.72	x	5.010	=	59.42
19)	0.50	x	7.340	x	3.25	=	11.93
20)	0.50	x	7.34	x	3.20	=	11.74
21)	0.50	x	40.62	x	15.620	=	317.24
22)	0.50	x	40.62	x	16.470	=	334.51
23)	0.50	x	41.340	x	16.54	=	341.88
24)	0.50	x	41.34	x	15.93	=	329.27
25)	0.50	x	31.900	x	15.520	=	247.54
26)	0.50	x	31.900	x	17.220	=	274.66
27)	0.50	x	26.130	x	7.290	=	95.24
28)	0.50	x	26.130	x	8.140	=	106.35
29)	0.50	x	56.600	x	22.100	=	625.43
30)	0.50	x	56.600	x	23.050	=	652.32
31)	0.50	x	61.640	x	24.170	=	744.92
32)	0.50	x	61.640	x	25.410	=	783.14
33)	0.50	x	65.600	x	25.690	=	842.63
34)	0.50	x	65.600	x	28.250	=	926.60
35)	0.50	x	32.700	x	11.268	=	184.23
36)	0.50	x	32.700	x	11.430	=	186.88
37)	0.50	x	36.22	x	16.590	=	300.44
38)	0.50	x	36.22	x	17.715	=	320.82
39)	0.50	x	32.020	x	1.18	=	18.89
40)	0.67	x	10.55	x	1.27	=	8.98
TOTAL						=	10039.77
AREA AS PRE 7/12						=	**10033.33**

PLOT AREA STATEMENT

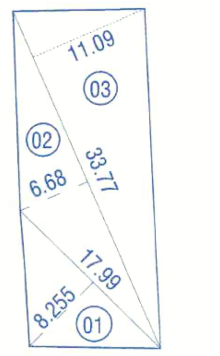
S.No.	S.NO 135 PART C.T.S NO. 2311 PART	Area as per 7/12	Area as per Demarcation	Minimum Plot Area	12.00 M W. INT. Widening Area Area Calculation	Green Belt Area Calculation	BALANCE PLOT AREA
1+2(i)+(ii)+(iii)	S. NO 135 PART C.T.S NO. 2311 PART (Aaryan Housing thro' Partner Navin Agarwal+Aryan Housing thro' Partner Navin Agarwal+DA.PA Chintaman Dalvi to Aryan Housing+Chintaman Dalvi)	10033.33	10039.77	10033.33	374.30	673.73	8985.30
TOTAL		10033.33	10039.77	10033.33	374.30	673.73	8985.30

ROAD AREA CALCULATION

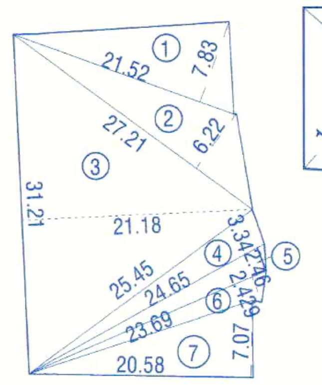
1	17.99	X	8.255	X	0.50	=	74.254
2	33.77	X	6.68	X	0.50	=	112.792
3	33.77	X	11.09	X	0.50	=	187.255
TOTAL						=	374.30

GREEN BELT AREA CALCULATION

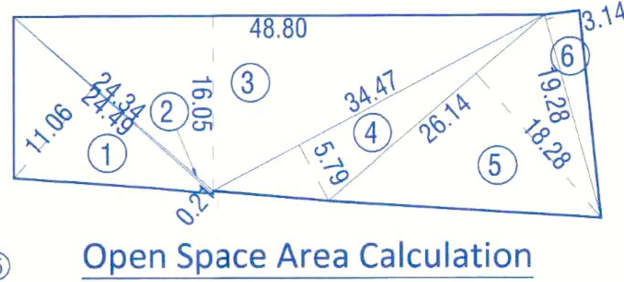
1	21.52	X	7.83	X	0.50	=	84.251
2	27.21	X	6.22	X	0.50	=	84.623
3	31.21	X	21.18	X	0.50	=	330.514
4	25.45	X	3.34	X	0.50	=	42.502
5	24.65	X	2.46	X	0.50	=	30.320
6	23.69	X	2.429	X	0.50	=	28.772
7	20.58	X	7.07	X	0.50	=	72.750
TOTAL						=	673.73



12.00 M W D.P. ROAD AREA CALCULATION



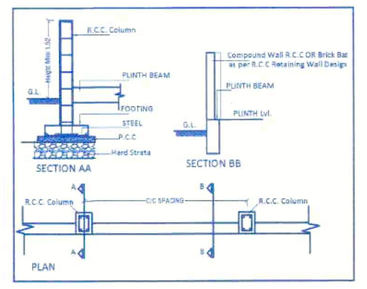
GREEN BELT AREA CALCULATION

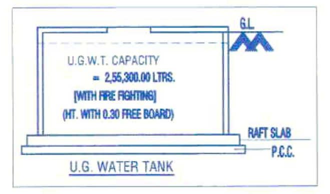


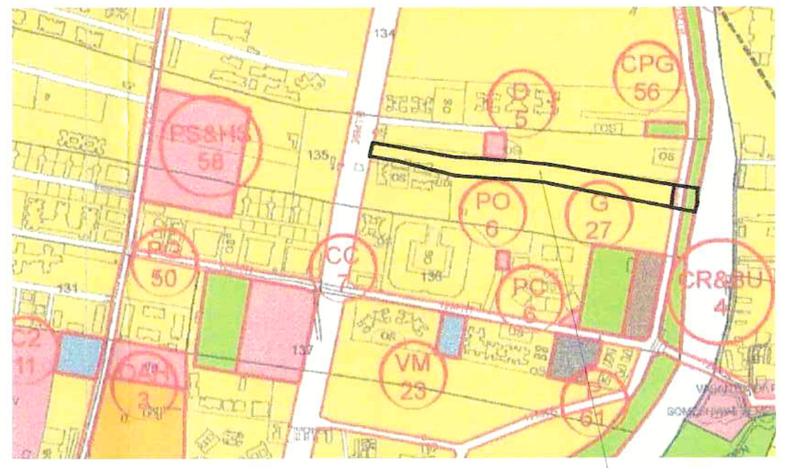
Open Space Area Calculation

OPEN SPACE AREA CALCULATION

1	24.49	X	11.06	X	0.50	=	135.430
2	24.34	X	0.21	X	0.50	=	2.556
3	48.80	X	16.05	X	0.50	=	391.620
4	34.47	X	5.79	X	0.50	=	99.791
5	26.14	X	18.276	X	0.50	=	238.867
6	19.28	X	3.140	X	0.50	=	30.270
TOTAL						=	898.53

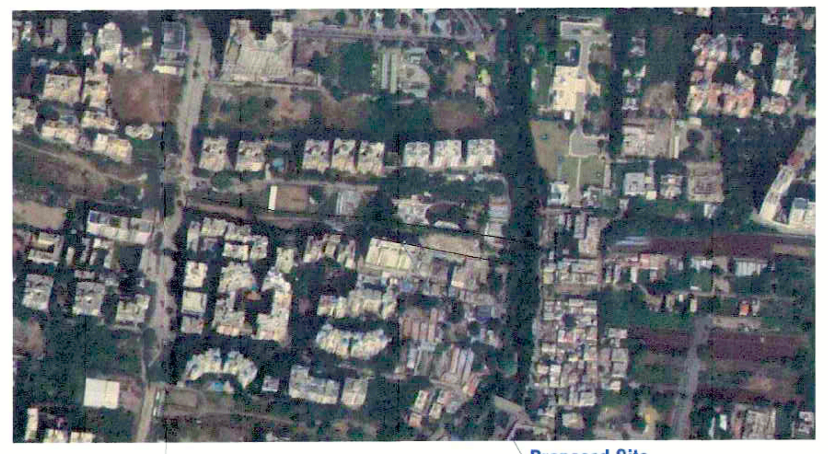






D.P. LOCATION

Proposed Site



GOOGLE LOCATION

Proposed Site

TOTAL F.S.I. STATEMENT IN SQ.M.

WING	FLOOR	NET COMM. B/UP AREA	NET RESI. B/UP AREA (Regular)	NET B/UP AREA (MHADA)	TOTAL B/UP AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40 TO 80	TENE. NO. 80 TO 150	OFFICE NO.
A	B2+B1+GR.P.Fl.	0.00	0.00	0.00	0.00	0.00	0.00	3.30 M	0	0	0
B	B2+B1+GR.P.Fl.	0.00	0.00	0.00	0.00	0.00	0.00	3.30 M	0	0	0
C	B2+B1+GR.P+10 Fl.	0.00	4623.43	0.00	4623.43	4.72	5.23	31.80 M	1	38	0
D	B2+B1+GR.P+13+14 (Recreational) Fl.	0.00	0.00	1981.76	1981.76	3.61	4.75	44.85 M	26	0	0
E	B2+B1+GR.P+13+14 (Recreational) Fl.	0.00	5349.58	0.00	5349.58	4.72	5.23	44.85 M	2	37	0
F	B2+B1+GR.P. Fl.	0.00	0.00	0.00	0.00	0.00	0.00	3.30 M	0	0	0
G	B2+B1+GR.P. Fl.	0.00	0.00	0.00	0.00	0.00	0.00	3.30 M	0	0	0
H	B2+B1+GR.P. Fl.	0.00	0.00	0.00	0.00	0.00	0.00	3.30 M	0	0	0
I	GROUND PARKING Fl.	0.00	0.00	0.00	0.00	0.00	0.00	6.00 M	0	0	0
	Amenity Area	0.00	0.00	0.00	0.000	0.00	0.00		0	0.00	0.00
	TOTAL	0.00	9973.01	1981.76	11954.770	13.05	15.21		29.00	75.00	0.00
		9973.01		0.00	0.00	28.260			104.00	0	0

TOTAL PARKING AREA STATEMENT

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	1	2
REQUIRED PARKING FOR 29 TENEMENTS	29	15	29
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	1
REQUIRED PARKING FOR 75TENEMENTS	75	75	75.000
(Comm.) FOR EVERY 100 SQ.M. CARPET AREA & PART THERE OF	100	2	6
REQUIRED PARKING FOR (0.00 X .85)	0.000	0.000	0.000
TOTAL	104	90	104.000
5% ADDITION PARKING		5	5
TOTAL		95	109
TOTAL REQ. PARKING		95 X 12.50	109 X 2.00
TOTAL AREA		1187.500	218
TOTAL PARKING AREA			1405.50

TOTAL WATER CALCULATION

For Commercial						
WATER REQUIRED AS PER RULE NO. OF PERSON X 45						
0		0	X	45	=	0
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135						
104	X	5	X	135	=	70200
ADD FIRE FITTING = 20000 X 3 = 60000.00 LTRS.						
TOTAL =	70200	+	0	+	0 =	70200
SAY, =70200.00+60000=1,30,200 LTRS.						
SUMP WELL CAPACITY.						
70200	X	1.5			=	105300.000
ADD FIRE FITTING = 50000X3=150000 LTRS.						
SAY TOTAL =	105300	+	150000		=	255300
SAT TOTAL 2,55,300.00 LTR						

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	**F.S.I. AREA**	9973.01
	FSI AREA (INCLUSIVE HOUSING)	1981.76
02	**NON F.S.I.**	-
	2.1 TOTAL PARKING AREA	13492.26
	2.2 1ST SLAB	6746.13
	2.3 2ND SLAB	6746.13
	2.4 TOP TERRACE	951.08
3	2.5 STAIRCASE CAP AREA	100.06
	2.6 CLUBHOUSE AREA	175.00
	2.7 OHWT	100.06
	2.8 LIFT + LIFT MACHINE ROOM	38.58
	2.7 REFUGE AREA	106.57
	2.7 UGWT	185.00
	2.7 STP	65.43
	2.7 OWC	33.50
	2.7 TRANSFORMER AND D.G.	42.52
	2.7 PUMP ROOM	20.00
	2.7 SECURITY CABIN	25.00
	2.7 ARCHITECTURAL PROJECTIONS	1918.69
	2.7 BASEMENT RAFT	6745.13
	TOTAL NON F.S.I	23998.880
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (11954.77+ 23996.810)	**35953.650**

F.S.I. STATEMENT IN SQ.M.(WING - 'C')

FLOOR	NET B/UP AREA RESI.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40 to 80	TENE. NO. 80 to 150
1st FL.	474.73	4.72	5.23	from Gr. Fl. 31.80 M		4
2nd FL.	474.73					4
3rd FL.	474.73					4
4th FL.	474.73					4
5th FL.	474.73					4
6th FL.	474.73					4
7th FL.	474.73			from Stilt above. Fl. 28.65 M		4
8th FL.	455.86				1	3
9th FL.	474.73					4
10th FL.	369.73					3
TOTAL	4623.43	4.72	5.23		1.00	38.00

F.S.I. STATEMENT IN SQ.M.(WING - 'D')

INCLUSIVE HOUSING

FLOOR	NET B/UP AREA RESI.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40 to 80	TENE. NO. 80 to 150
1st FL.	153.60	3.61	4.75	from Gr. Fl. 44.85 M	2	0
2nd FL.	153.60				2	0
3rd FL.	153.60				2	0
4th FL.	153.60				2	0
5th FL.	153.60				2	0
6th FL.	153.60				2	0
7th FL.	153.60				2	0
8th FL.	146.08			from Stilt above. Fl. 41.70 M	2	0
9th FL.	153.60				2	0
10th FL.	153.60				2	0
11th FL.	153.60				2	0
12th FL.	153.60				2	0
13th FL.	146.08				2	0
14th FL. (Recreational)	0				0	0
TOTAL	1981.760	3.61	4.75		26.00	0.00

F.S.I. STATEMENT IN SQ.M.(WING - 'E')

FLOOR	NET B/UP AREA RESI.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40 to 80	TENE. NO. 80 to 150
1st FL.	414.40	4.72	5.23	from Gr. Fl.44.85 M		3
2nd FL.	414.40					3
3rd FL.	414.40					3
4th FL.	414.40					3
5th FL.	414.40					3
6th FL.	414.40					3
7th FL.	414.40					3
8th FL.	395.59			from Stilt above. Fl. 41.70 M	1	2
9th FL.	414.40					3
10th FL.	414.40					3
11th FL.	414.40					3
12th FL.	414.40					3
13th FL.	395.59				1	2
14th FL. (Recreational)	0					0
TOTAL	5349.58				2	37

REFUGE AREA CALCULATION (WING C)
Permissible Refuge Area = (builtup Area/12.50 Sq. m. per person X 2Fl. X 0.3sq.m. per person
Permissible Refuge Area = (474.73/12.50)X 2 X 0.30 Sq.m. = 22.79 SQ.M.
Prop. Refuge Area = 25.29 Sq.m.

REFUGE AREA CALCULATION (WING D)
Permissible Refuge Area = (builtup Area/12.50 Sq. m. per person X 2Fl. X 0.3sq.m. per person
Permissible Refuge Area = (153.60/12.50)X 2 X 0.30 Sq.m. = 7.37 SQ.M.
Prop. Refuge Area = 15.35 Sq.m.

REFUGE AREA CALCULATION (WING E)
Permissible Refuge Area = (builtup Area/12.50 Sq. m. per person X 2Fl. X 0.3sq.m. per person
Permissible Refuge Area = (414.40/12.50)X 2 X 0.30 Sq.m. = 19.89 SQ.M.
Prop. Refuge Area = 25.29 Sq.m.

REFUGE AREA STATEMENT

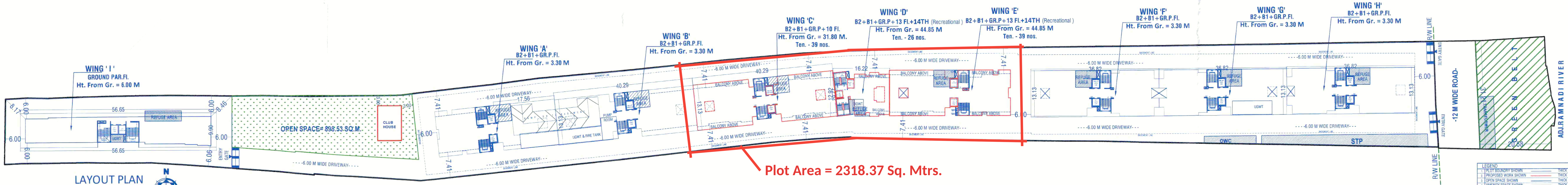
WING	SQ.M.
C	25.290
D	30.700
E	50.580
TOTAL	106.57

STAMP OF APPROVEL | 01/07
BP LAYOUT PLAN

दुरुस्त निवासी + व्यापारी दि. 28/12/23
PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO:..CC/2433/23
Building Inspector Deputy Engineer 5-1-24
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

AREA STATEMENT AS PER NEW UDCPR - 2020

A	AREA STATEMENT AS PER NEW UDCPR - 2020		SQ.M.	SQ.M.	TOTAL SQ.M.
1	Area of Plot (Minimum area of a,b,c,to be considered)	=	5717.46	4315.87	10033.33
	a) As per ownership document (7/12, CTS extract)	=	5717.46	4315.87	10033.33
	b) as per measurement sheet	=	5718.46	5690.43	11408.89
	c) as per site	=			0
2	Deductions for	=	0.00	0.00	0.00
	a) Proposed D.P. / D.P. Road widening	=	0.00	374.30	374.30
	b) Any Reservation Area GREEN BELT	=	0.00	673.73	673.73
	Total (a+b)	=	0.000	1048.030	1048.030
3	Balance Area of Plot (1-2)	=	5717.460	3267.840	8985.300
4	Amenity Space (if applicable)	=	0.00	0.00	0.00
	a) Required 5%	=	0.00	0.00	0.00
	b) Adjustment of 2(b), if any -	=	0.00	0.00	0.00
	c) Balance Proposed	=			
5	Net Plot Area (3-4(a))	=	5717.46	3267.84	8985.30
6	Recreational Open Space (if applicable)	=			
	a) Required 10%	=	571.75	326.78	898.53
	b) Proposed	=	0.00	0.00	898.53
7	Internal Road area	=	0.00	[illegible]	[illegible]
8	Plotable area (if applicable)				
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic F.S.I.) (5717.46 X 1.10)	=	6289.21	0.000	6289.206
10	Addition of F.S.I. on Payment of Premium	=			
	(a) Maximum permissible premium FSI. 10033.33x 0.50		0.000	0.000	0.000
	(b) Proposed FSI on payment on Premium		0.00	0.00	0.000
11	In - Situ FSI / TDR loading	=			
0	(a) In-situ area against D.P. road (2.0 x 374.30)	=	0.000	0	0
	(b) In-Situ are against Amenity Space if handed over [2.0 or] .85 x Sr. No. 4(b) and / or (c)], (- X 2)	=	0.00	0.00	**0.00**
	(c)Any Reservation Area Green Belt		0.00	0.00	0.00
	(d) TDR area 10033.33 x 1.40	=	0.000	0.000	0.000
	(e)Total in situ / TDR loading proposed (11 (a)+(b)+(c)+(d))	=	0.000	0.000	0.000
12	Additional FSI area under Chapter No. 7 GBC (7% Incentive) 9,883.83 X7%=691.87	=	0.000	0.000	0.000
13	Total entitlement of FSI in the Proposal	=			
	(a) [9 +10b+ 11(d) + 12a] or 13 whichever is applicable	=	6289.21	0.000	6289.21
	(b) Ancillary Resi.Area FSI upto 60% with payment of charges=6289.21X0.60=3773.53	=	3685.00		3685
	(c) Ancillary Comm.Area FSI upto 80% with payment of charges	=			0.000
	(d)Total Ancillary FSI Resi.+ Comm. (b + c)		3685.00		3685.00
	(d) Total entitlement (a+d)	=	9974.21	0.00	9974.21
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 or 1.8}	=			
15	Total Built-up Area in proposal (excluding area at S.No. 17b)	=	9973.01	0.00	9973.01
	a) Existing Built up Area	=			0.00
	b) Proposed Built up Area Comm. (as per ' Pline')		0.00		0.00
	c) Proposed Built up Area Resi.(as per ' Pline')	=	9973.010	0	9973.010
	d) Total (a+b+c)	=	9973.01	0.00	9973.01
16	F.S.I. Cosumed (16/14d) (should not be more than serial No. 14 above)	=			
17	Area for Inclusive Housing, if any	=			
	a) Required (20% of Sr. No. 5)	=	0.00	0.00	**1976.77**
	b) Proposed	=			1981.76



LAYOUT PLAN
(Scale - 1:500)

LEGEND		
1	PLOT BOUNDRY SHOWN	THICK BLACK
2	PROPOSED WORK SHOWN	THICK RED
3	OPEN SPACE SHOWN	THICK GREEN
4	AMENITY SPACE SHOWN	THICK PINK
5	DRAINAGE LINE SHOWN	RED DOTTED
6	WATERLINE SHOWN	BLACK DOTTED
7	DEMOLISH SHOWN	HATCHED YELLOW

DESIGN ARCHITECT :-

SPACE CRAFT ASSOCIATES

PROJECT :-
Proposed building on Sr. No. 135/1/1 , Taluka – Haveli, Village - Pashan, Pune – 411008

CERTIFICATE OF AREA.
Certified that the plot under reference was surveyed by me on__________ 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/ T.P. Scheme Records/ Land Records Department/City Survey records.
SIGN OF ARCHITECT

OWNER SIGN.
01) Aryan Housing Thro' Partner Mr.Navin Agarwal
02) Chintaman Dalvi

ARCHITECTS
SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS - INTERIOR DESIGNER
502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL - 9371236397/ 9371236398
Email- syhardikar@gmail.com.

ARCHITECTS SIGN.
AR. SANDEEP HARDIKAR [CA /90/12777]

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
26.10.2023	1 : 500			

Z:\Projects\U- JOB\UNIQUE GROUP\PASHAN\6 SUBMISSION\05.B.P. SUBMISSION.dwg 22.12.2023