

WING / BUILDING	HEIGHT OF BUILDING (M)	FLOOR	GROUND		MEZZANINE/ PARKING 1		1ST / PARKING 2		2ND (RESI-01)	3RD (RESI-02)		4TH (RESI-03)		5TH (RESI-04)	6TH (RESI-05) REFUGE	7TH (RESI-06)	8TH (RESI-07)	9TH (RESI-08)	10TH (RESI-09)	11TH (RESI-10) REFUGE	12TH (RESI-11)	13TH (RESI-12)	14TH (RESI-13)	15TH (RESI-14)	16TH (RESI-15) REFUGE	17TH (RESI-16)	18TH (RESI-17)	TOTAL AREA		TOTAL MHADA AREA	TENEMENT				COMMERCIAL SHOP			
			COMM.	RESI.	COMM.	RESI.	RESI.	RESI.	MHADA	RESI.	MHADA	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	TOTAL COMM. AREA	TOTAL RESI. AREA		TOTAL COMM.+ RESI. AREA	REGULAR		MHADA				
																																40 TO 80	80 TO 150	TOTAL		30 TO 40	40 TO 80	TOTAL
A	62.01	2B+G+Mezz./P1+1st/P2+17LF	856.09	95.46	461.69	42.85	995.34	42.85	1104.20	162.42	811.45	162.42	811.45	1004.21	940.26	1004.21	1004.21	1004.21	1004.21	1004.21	1004.21	1004.21	1004.21	1004.21	940.26	1004.21	1004.21	2313.12	15477.29	17790.41	1622.90	44	78	122	2	20	22	30
B	62.01	2B+G+Mezz./P1+1st/P2+17LF	808.32	80.43	436.83	42.87	968.61	42.87	1004.01	1004.21	0.00	1004.21	0.00	1004.21	940.26	1004.21	1004.21	1004.21	1004.21	1004.21	1004.21	1004.21	1004.21	1004.21	940.26	1004.21	1004.21	2213.76	17045.69	19259.45	0.00	43	93	136	0	0	0	24
TOTAL			1664.41	175.89	898.52	85.72	1963.95	85.72	2108.21	1166.63	811.45	1166.63	811.45	2008.42	1880.52	2008.42	2008.42	2008.42	2008.42	2008.42	1880.52	2008.42	2008.42	2008.42	1880.52	2008.42	2008.42	4528.88	32522.98	37049.86	1622.90	87	171	258	2	20	22	54

	AREA		RATIO	NO OF PERSONS
Shops, Stores, Market on Ground Floor ground floor area / 3 = no of Persons	1664.41	÷	3	= 555
Shops, Stores, Market on Upper Floor Upper Floor area / 6 = no of Persons	2862.47	÷	6	= 477
TOTAL	4526.88			= 1032
			SAY	= 1032
TOTAL NO OF GENTS	1032	÷	2	= 516
TOTAL NO OF LADIES	1032	÷	2	= 516

FOR GENTS							
ABOVE 100 Person (1WC,1Urinal, 1WHB For every 25 persons)							
FOR GENTS		WC		URINAL		W.H.B.	
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	
516	21		21		21		
FOR LADIES							
ABOVE 100 Person (1WC,1WHB For every 16 persons)							
FOR LADIES		WC		W.H.B.			
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.			
516	32		32				
PROPOSED TOILET							
TOILET IN SHOP					=	54	
COMMON TOILET (WING B)					=	1	
TOILET FOR DISABLED PERSON (WING B)					=	1	
TOTAL PROPOSED TOILET					=	56	

	CATEGORY OF TENE.	TENEMENT / UNIT	PARKING REQUIRED		PARKING PROPOSED			
			CARS	SCOOTERS	FLOOR		CARS	SCOOTERS
RESIDENTIAL (MHADA)	@ 1.2 For Every 2 Tenements having Carpet Area Between 30 to 40 sq.m.	2	1	2	BASEMENT 2		12	23
	@ 1.2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	20	10	20				
	Visitors parking 5%		1	1				
	TOTAL (a)	22	12	23	TOTAL (a)		12	23
RESIDENTIAL	@ 1.2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	87	44	87	BASEMENT 2		12	0
	@ 1.1 For Every Tenement having Carpet Area Between 80 to 150 sq.m.	171	171	171	BASEMENT 1		108	220
	Visitors parking 5%	258	11	13	GROUND		51	14
					MEZZANINE / PARKING-1		54	44
					1ST / PARKING-2		60	40
COMMERCIAL (Shop & Shopping mall)	TOTAL (b)	258	225	271	TOTAL (b)		285	318
	@ 2, 6 For Every 100 sq.m. Carpet Area (Area X 0.01=UNIT) = 3817.33 X 0.01 = 38:17	39	78	234	BASEMENT 2		88	176
					COMPOSITE PARKING 1 CAR=6SCOOTER		-10	10X6=60
	TOTAL (c)		78	234	TOTAL (c)		78	236
	TOTAL (a+b+c)		315	528	TOTAL (a+b+c)		375	577

NO	FLOOR	TOTAL CARS	TOTAL SCOOTERS	20% EV CHARGING FACILITY		MHADA PARKING WITH VISITORS		VISITORS PARKING		COMMERCIAL PARKING	
				20% AC	10% DC	CARS	SCOOTERS	CARS	SCOOTERS	CARS	SCOOTERS
1	BASEMENT 2	102	259	22	2	12	23	1	8	78	234
2	BASEMENT 1	108	220	22	2	0	0	0	0	0	0
3	GROUND	51	14	10	1	0	0	10	5	0	0
4	MEZZANINE / PARKING-1	54	44	11	1	0	0	0	0	0	0
5	1ST / PARKING-2	60	40	12	2	0	0	0	0	0	0
6	TOTAL	375	577	77	8	12	23	11	13	78	234

WING / BUILDING	REOUED			PROPOSED		
	6TH FLOOR	11TH FLOOR	16TH FLOOR	6TH FLOOR	11TH FLOOR	16TH FLOOR
A	79.42	79.42	79.42	96.66	96.66	96.66
B	80.01	80.01	80.01	96.66	96.66	96.66
TOTAL	159.43	159.43	159.43	193.32	193.32	193.32
TOTAL					579.96	

BLDG / WING	O.H.W.T CAPACITY (IN LTRS.)			U.G.W.T CAPACITY (IN LTRS.)				
	REQUIRED			PROVIDED (D)	REQUIRED			PROVIDED (H)
	DOMESTIC (A)	FIRE FIGHTING (B)	TOTAL (C)		DOMESTIC (E+A X 2)	FIRE FIGHTING (F)	TOTAL (G)	
A (MHADA+ COMM+RESI)	120960	25000	145960	145960	241920	200000	441920	873750
B (COMM+RESI)	114480	25000	139480	139480	228960	200000	428960	
CLUB HOUSE (COMM)	1350	0	1350	1350	2700	0	2700	
TOTAL	236790	50000	286790	286790	473580	400000	873580	873750

Particulars			Sq. M.
	Plot area		
1	a	As per Sanctioned BP/TATHAWADE/80/2021 DT. 06.10.2021	9100.00
	b	As per demarcation	9295.33
	Minimum area of plot		9100.00
	Deductions		
2	a	DP Road (24.00 M W. D.P. ROAD)	1981.44
	Total		1981.44
3	Balance plot area (1-2)		7118.56
	Amenity space (Deemed reservation in DP)		
4	a	Required	0.00
	b	Adjustment of (2b)	0.00
	c	Balance proposed	0.00
5	Net plot area (3-4c)		7118.56
	Open space		
6	a	Required	711.86
	b	Proposed	783.44
7	Internal road area		0.00
8	Plot able area		NA
9	Basic FSI (5x1.1)		7830.42
	Premium FSI		
10	a	Permissible - Based on road width (5x0.5)	4550.00
	b	Proposed (Note iv - page 114) on entire plot	4550.00
	In-situ FSI / TDR loading		
	a	In-situ FSI against DP Road (2x2 times)	3769.50
	b	In-situ FSI against Amenity space if handed over (4x2 times) + (4x2 times)	0.00
	c	TDR (9100.00 X 115 % = 10465.00) 3769.50-100.01+2647.42+3348.07	6695.50
	d	Total (11 a+b+c)	10465.00
12	Additional area under chapter 7		0.0000
	Total entitlement of FSI		
	a	Basic FSI + Premium FSI + In-situ + TDR (9+10b+11d)	22845.42
	b	Commercial Area (4526.88 / 1.8)	2514.933
13	c	Balance for Residential	20330.483
	Ancillary FSI		
	d	= (13b x 80%) + (13c x 60%) = 2011.945+12198.289 = 14210.24	14210.24
	e	Total (a+d)	37055.65
14	Maximum Utilization limit of FSI (Building potential) Permissible as per road width (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)		37055.65
	Total FSI		
	a	Existing FSI	0.00
15	b	Proposed Commercial FSI As per P-LINE	4526.88
	c	Proposed Residential FSI As per P-LINE	35222.98
	d	Total (a+b+c)	37049.86
16	FSI consumed (15/13) should not be more than (14) Inclusive housing		1.00
17	a	Required - 20% of (9)	1566.08
	b	Proposed	1622.90

[illegible][illegible]

r1	62.44	X	0.61	X	0.5	=	19.04
r2	54.19	X	1.53	X	0.5	=	41.46
r3	42.97	X	1.24	X	0.5	=	26.64
r4	35.63	X	2.99	X	0.5	=	53.27
r5	21.24	X	4.94	X	0.5	=	52.46
r6	17.79	X	7.12	X	0.5	=	63.33
r7	20.50	X	2.36	X	0.5	=	24.19
r8	30.53	X	2.39	X	0.5	=	36.46
r9	40.42	X	10.48	X	0.5	=	211.80
r10	15.74	X	3.27	X	0.5	=	25.73
r11	13.37	X	7.89	X	0.5	=	52.74
r12	15.71	X	5.46	X	0.5	=	42.89
r13	16.42	X	0.65	X	0.5	=	5.34
r14	30.92	X	10.28	X	0.5	=	158.93
r15	31.39	X	3.61	X	0.5	=	56.66
r16	33.09	X	5.82	X	0.5	=	96.29
r17	36.98	X	6.85	X	0.5	=	126.66
r18	48.47	X	10.658	X	0.5	=	258.30
r19	48.47	X	5.34	X	0.5	=	129.41
r20	34.73	X	14.82	X	0.5	=	257.35
r21	27.36	X	9.09	X	0.5	=	124.35
r22	28.80	X	12.85	X	0.5	=	185.04
TOTAL						=	2048.37
deductions							
x	20.83	X	4.82	X	$\frac{3}{4}$	=	66.93
TOTAL AREA		=	2048.37	-	66.93	=	1981.44
- EXISTING ROAD AREA						=	204.32
AREA OF 24.0M.W. ROAD						=	1777.12

CLUB HOUSE		
1.	PERMISSIBLE 10% OPEN SPACE	711.86
2.	PERMISSIBLE AREA OF GROUND FLOOR (CLUB HOUSE) (10% OF 711.86 SQ.M.)	71.19
3.	PROPOSED AREA OF GROUND FLOOR	71.06
4.	PERMISSIBLE AREA OF FIRST FLOOR (CLUB HOUSE) (5% OF 711.86 SQ.M.)	35.59
5.	PROPOSED AREA OF FIRST FLOOR (CLUB HOUSE)	35.52
6.	TOTAL PERMISSIBLE AREA (2 + 4)	106.78
7.	TOTAL AREA (3+5)	106.58

[illegible]

Diagram illustrating the typical section of a compound wall. The wall is 8 units high. The layers from top to bottom are: PCC COPING, 0.23 THK. RCC WALL, OUT SIDE, USB FOUNDATION, and PCC. The wall is shown on a cross-section with ground level (GL) indicated.

6.00

6.00

ROAD SIDE ELEVATION

ENTRANCE GATE & WATCHMAN'S CABIN PLAN

MRS. SUNITA SANDEEP NEWALE	
POWER OF ATTORNEY HOLDER	
Mr. SANDEEP GOYAL	
CLIENT/FIRM'S NAME	
M/S SANIL CONSTRUCTION LLP through	
Mr. SANDEEP GOYAL	
CONTENTS	
LAYOUT, AREA STATEMENTS, AREA CALCULATIONS	
LIST OF CONSULTANTS	
DESIGN ARCHITECT	- SPACE CRAFT ASSOCIATES
STRUCTURAL	- DNA CONSULTANTS
MEP	- SKYLINE MEP
LANDSCAPE	- SPACE CRAFT ASSOCIATES
PROJECT	(REVISE PROPOSAL)

REVISION	DEALT	DATE
2 WITH TDR 1 WITH TDR	SHARMILA SHARMILA	31.01.2026 19.02.2025

SIGN. ADDRESS OF THE OWNER-S/POWER OF ATTORNEY HOLDER/S

his municipal drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by me/us and the authenticity and validity of the same is my/our responsibility. I/we, the undersigned, the owner-s and/or power of attorney holder-s have read & studied all the documents, forms and all the drawings along with documents for submission and they are as per my/our instructions & information given to the Architect.

Mr. SANDEEP GOYAL
Address: Fl.no.3, 3rd fl.CTS no.504,Nana Peth,Pune-411020

**LAXMAN
THITE
AOP**

1st FLOOR SITA PARK-18,
SHIVAJINAGAR, PUNE-411009
TEL : 25536714/25536109

**ARCHITECT
MILIND
PATIL**

CA/89/12285
15TH FLOOR SITA PARK-18,
SHIVAJINAGAR PUNE-411009
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Job no.	Drg. no.	Scale	Rev. no.	Date	Dealt	Checked	
1643	M-2	1:300	R0	20.02.2024	SHARMILA	M.R.P	