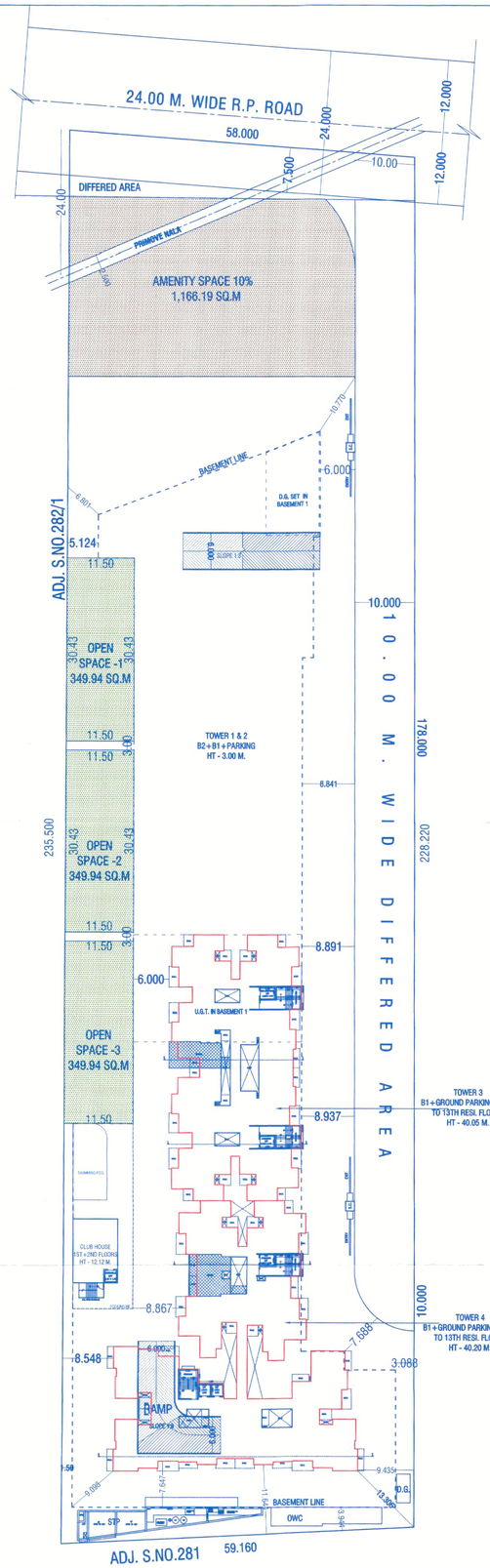
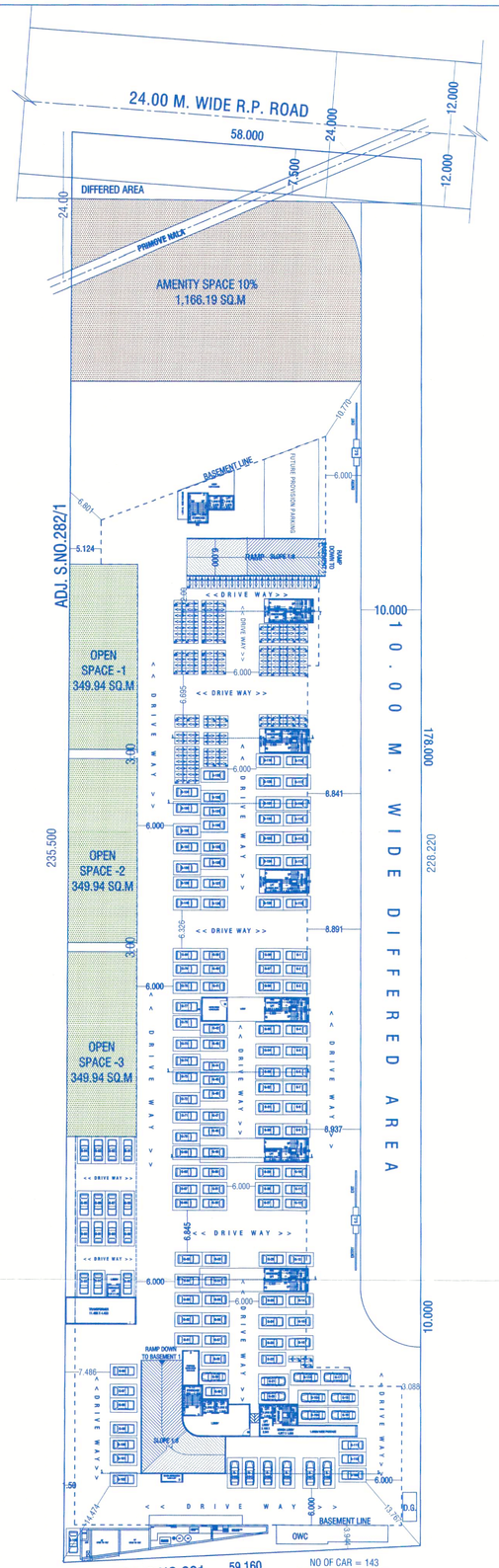


LAYOUT PLAN
(SCALE 1:500)



GROUND FLOOR PLAN

PARKING STATEMENT				
TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
TENEMENTS HAVING CARPET AREA 40-80 SQ.M. (PROPOSED 53+42=95 TENEMENTS)	1 FOR 2 TENEMENTS	2	48	95
TENEMENTS HAVING CARPET AREA 80-150 SQ.M. (PROPOSED 50+68=118 TENEMENTS)	1 FOR 1 TENEMENTS	1	118	118
VISITOR PARKING (5%)			8	10
TOTAL PARKING REQUIRED			174	223
TOTAL PARKING PROVIDED			261	223

MHADA - PARKING STATEMENT				
TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
TENEMENTS HAVING CARPET AREA 40-80 SQ.M. (PROPOSED 32 TENEMENTS)	1 FOR 2 TENEMENTS	2	16	32
VISITOR PARKING (5%)			1	1
TOTAL PARKING REQUIRED			17	33
TOTAL PARKING PROVIDED			17	33

New Sanction No. CC/3448/23 DATE 28/03/2024

LOCATION PLAN PROPOSED SITE

STAMP OF APPROVAL 01/14

LAYOUT

Revised Date:- 23-10-2025.
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2386/23

Building Inspector — Deputy Engineer P.M.C. (B.P./D.P. Zone No.-1) P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

WATER STATEMENT										
TOWER	NO. OF TENEMENT	NO. OF PERSONS/TEN.	LTRS/ PERSON	TOTAL CAPACITY	SAY	ADD 20,000.00 LTRS FOR FIRE	O.H W.T. CAPACITY LTRS.	U.G.W.T. CAPACITY 1.5 X O.H. CAP.	ADD 75,000.00 LTRS FOR FIRE	U.G.W.T CAPACITY LTRS.
3	103	5	135.00	69525.00	70,500.00	20,000.00	90500.00	105750.00	75,000.00	180750.00
4	142	5	135.00	95850.00	96,000.00	20,000.00	116000.00	144000.00	75,000.00	219000.00
TOTAL							206500.00			399750.00

TENEMENTS STATEMENT						
CARPET SQ.M.	TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOTAL	MHADA
40-80	---	---	53	42	95	32
80-150	---	---	50	68	118	---
TOTAL			103	110	213	32

FSI AREA STATEMENT OF TOWER 1,2,3,4				
FLOOR	TOWER 1 F.S.I.	TOWER 2 F.S.I.	TOWER 3 F.S.I.	TOWER 4 F.S.I.
BASEMENT 2	PARKING	PARKING	---	---
BASEMENT 1	PARKING	PARKING	PARKING	PARKING
G.PARKING	PARKING	PARKING	PARKING	PARKING
FIRST	---	---	795.20	593.96
SECOND	---	---	795.20	593.96
THIRD	---	---	795.20	593.96
FOURTH	---	---	795.20	593.96
FIFTH	---	---	795.20	1061.39
SIXTH	---	---	795.20	1061.39
SEVENTH	---	---	795.20	1061.39
EIGHTH	---	---	795.20	1061.39
NINTH	---	---	767.30	1014.92
TENTH	---	---	795.20	1061.39
ELEVENTH	---	---	795.20	1061.39
TWELFTH	---	---	795.20	1061.39
THIRTEENTH	---	---	720.36	1061.39
TOTAL	---	---	10234.86	11881.88
G.TOTAL	22116.74			

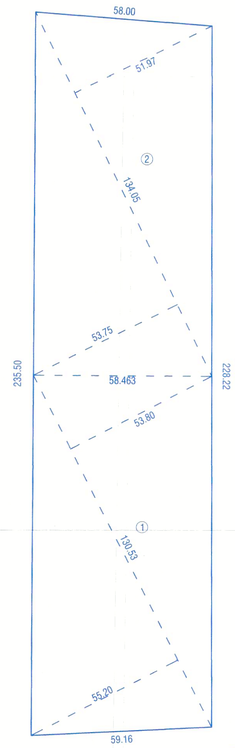
MHADA- AREA STATEMENT		
FLOOR	F.S.I.	TEN.
BASEMENT 2		---
BASEMENT 1	PARKING	---
GROUND PARKING	PARKING	---
FIRST FLOOR	577.47	8
SECOND FLOOR	577.47	8
THIRD FLOOR	577.47	8
FOURTH FLOOR	577.47	8
TOTAL	2309.88	32

AREA STATEMENT				
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM GF.FL.	TOTAL TENEMENT	(P' LINE) AREA
1	B2+B1+GROUND PARKING	3.00	---	---
2	B2+B1+GROUND PARKING	3.00	---	---
3	B1+GROUND PARKING+ 1ST TO 13TH RESI. FLOORS	40.20	103	10,234.86
4	B1+GROUND PARKING+ 1ST TO 13TH RESI. FLOORS	40.20	110	11,881.88

AREA STATEMENT FOR ENVIRONMENTAL CLEARANCE PURPOSE											
	F.S.I.	NON F.S.I.									
TOWER	F.S.I.	LIFT AREA	REFUGE AREA	DEFAULT TERRACE	TOP TERRACE	O.H.W.T. (TOP & BOTTOM)	CLUB HOUSE	PARKING	SERVICES	TOWER 1 TO 4 TEN.	
1	---	---	---	---	---	---	468.30	14400.00	615.50	32	
2	---	---	---	---	---	---				MHADA	
3	10234.86	9.63	40.70	251.36	720.36	264.64				103	
4	11881.88	12.11	52.15	316.51	1061.39	337.10				110	
TOTAL	22,116.74	21.74	92.85	567.87	1,781.75	601.74	468.30	14,400.00	615.50	245	
	22,116.74	18549.75									

ENVIRONMENT STATEMENT			
A	PROPOSED F.S.I	=	22116.74
B	MHADA F.S.I	=	2309.88
	NON F.S.I STATEMENT		
1)	LIFT AREA	=	21.74
2)	REFUGE AREA	=	92.85
3)	DEFAULT TERRACE	=	567.87
4)	TOP TERRACE AREA	=	1781.75
5)	O.H.W.T TOP & BOTTOM	=	601.74
6)	PARKING	=	14400.00
7)	SERVICES	=	615.50
8)	CLUB HOUSE	=	468.30
C	TOTAL FREE OF F.S.I		18549.75
	TOTAL BUILT UP AREA A+B+C		
	22116.74+2309.88+18549.75	=	42976.37

		AREA STATEMENT OF PLOT	AREA SQ.M.
1)		AREA OF PLOT (minimum area of a,b,c to be considered)	14200.00
	a)	As per ownership document (7 /12 CTS extract)	14200.00
	b)	As per measurement sheet	14200.00
	c)	As per sub-division	---
2)		DEDUCTION FOR	
	a)	Proposed 24.0 m. R.P. Road widening area	435.15
	b)	Differed area 1880.12+92.67	1972.79
	c)	Primove Nala	130.18
		Total (a+b+c)	2538.12
3)		BALANCE AREA OF PLOT (1-2)	11661.88
4)		AMENITY SPACE (If applicable)	
	a)	Required -10%	1166.19
	b)	adjustment of 2(b), If any	0.00
	c)	Balance Proposed	0.00
5)		NET AREA OF PLOT (3-4c)	10495.69
6)		RECREATIONAL OPEN SPACE	
	a)	Required	1049.57
	b)	Proposed	1049.57
7)		INTERNAL ROAD AREA	0.00
8)		PLOTABLE AREA (if applicable)	0.00
9)		BUILT-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 8X) 10495.69 x 1.10 = 11545.26	11545.26
10)		ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a)	maximum permissible premium FSI - based on road width	
	b)	proposed FSI on payment of premium (10930 x 50% = 5465.42)	697.77
11)		IN-SITU FSI / TDR LOADING	
	a)	In-situ area against D.P. Road (435.15 - 40.79 = 394.36 x 2 =788.72	788.72
	b)	In-situ area against amenity apace area (2.0 or 1.85x sr.no.5(b), if any) 1166.19 X 2 = 2332.38	0.00
	c)	TDR area 10930.84 x 1.15 = 12570.47 - 788.72 = 11781.75 816.32 x 30% = 244.90 slum TDR (816.32 - 244.90 = 571.42 regular TDR)	816.32
	d)	Total in-situ / TDR loading proposed (11(a)+(b)+(c))	1605.04
12)		ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
	a)	IT additional FSI 200% of basic FSI	0.00
	a)	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. 11545.26 + 697.77 + 1605.04 = 13848.07	13848.07
	b)	Permissible ancilliary area FSI upto 60% with payment of charges. 11545.26 + 697.77 + 1605.04 = 13848.07 x 60% = 8308.84	8308.84
		Proposed ancillary area FSI upto 60% with payment of charges.	8268.67
	c)	Total entitlement (a+b)	22156.91
14)		MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH (SR.NO. 8X2)	
15)		TOTAL BUILT-UP AREA IN PROPOSAL	
	a)	Existing built-up area	0.00
	b)	Proposed built-up area	22116.74
		(total of a+b)	22116.74
15)		AREA OF INCLUSIVE HOUSING, IF ANY	---
	b)	Required (20% of sr.no. 9) 11545.26 x 20% = 2309.05	2309.05
	b)	Proposed	2309.88



PLOT AREA KEY PLAN
(SCALE 1:1000)

PLOT AREA CALCULATION											
1)	0.50	x	55.20	+	53.80	x	130.53	=	7,113.61
2)	0.50	x	53.75	+	51.98	x	134.05	=	7,086.39
TOTAL								=	14,200.00

24.0 M. ROAD WIDENING AREA KEY PLAN
(SCALE 1:1000)

24.0 M. ROAD WIDENING AREA CALCULATION									
1)	0.50	x	7.369	+	7.364	x	59.069	=	435.13
TOTAL								=	435.13

DIFFERED AREA KEY PLAN
(SCALE 1:1000)

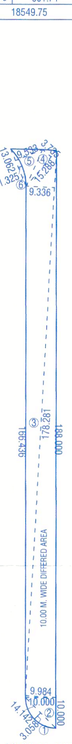
DIFFERED AREA CALCULATION							
1)	0.50	x	53.404	x	3.471	=	92.67
TOTAL						=	92.67

AMENITY SPACE AREA KEY PLAN
(SCALE 1:1000)

AMENITY SPACE AREA CALCULATION									
1)	0.50	x	11.621	+	32.066	x	44.173	=	964.89
2)	0.50	x	7.849			x	33.203	=	130.31
3)	0.50	x	6.191			x	19.303	=	59.75
4)	0.66	x	1.302			x	13.074	=	11.23
TOTAL								=	1,166.19

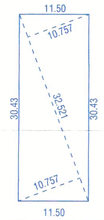
PRIMOVE NALA AREA KEY PLAN
(SCALE 1:500)

PRIMOVE NALA AREA CALCULATION									
1)	0.50	x	55.023	x	2.500	=	68.78
2)	0.50	x	54.011	x	2.274	=	61.40
TOTAL						=	130.18



10.00 M. WIDE DIFFERED AREA
KEY PLAN
(SCALE 1:1000)

10.00 M. WIDE DIFFERED AREA CALCULATION									
1)	0.66	x	3.058	x	14.142	=	28.54
2)	0.50	x	10.000	x	10.000	=	50.00
3)	0.50	x	9.984	+	9.336	x	178.281	=	1,722.19
4)	0.50	x	15.288	x	3.735	=	28.55
5)	0.50	x	13.062	x	9.533	=	62.26
TOTAL						=	1891.55
STANDARD DEDUCTION							
4)	0.66	x	1.925	x	13.062	=	11.42
TOTAL						=	1,880.12



OPEN SPACE-1,2,3 AREA KEY PLAN
(SCALE 1:500)

OPEN SPACE AREA CALCULATION									
1)	0.500	x	10.757	+	10.757	x	32.524	=	349.86
TOTAL								=	349.86

TOTAL OPEN SPACE	
OPEN SPACE	AREA SQ.M.
1	349.86
2	349.86
3	349.86
TOTAL	1049.57

SCHEDULE OF OPENING	
FD= 1.070 X 2.240	W= 2.590 X 1.520
D= 1.070 X 2.240	W1= 1.980 X 1.520
D1= 0.910 X 2.240	W2= 1.830 X 1.520
D2= 0.760 X 2.240	W3= 1.520 X 1.220
SD= 2.590 X 2.240	W4= 1.220 X 1.220
SD1= 1.980 X 2.240	W5= 1.060 X 1.220
SD2= 1.830 X 2.240	W6= 0.760 X 1.220
SD3= 1.576 X 2.240	W7= 0.610 X 1.220
	V= 0.610 X 0.910

PROPOSED RESIDENTIAL LAYOUT ON S.NO.282/1/A, 282/1B/2, LOHEGAON,TAL- HAVELI, DIST-PUNE.
FOR : MR. TARACHAND MAHADU KHESE & OTHERS THROUGH (P.A.H.)
M/S.ANAND MINDSPACE LLP THROUGH ITS PARTNER

MR. DEVENDRA BANKATLAL RATHI

MR.MANOJ RAMDAYAL ASAWA

SCALE : 1:500	CHECKED BY :-	DRG. NO.	N
DATE : 08-10-2025	REVISION NO. :	01/14	
APPROVED BY: AR.SHAHN			
DELT BY : SANA			

PARVEZ JAMADAR & ASSOCIATES
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