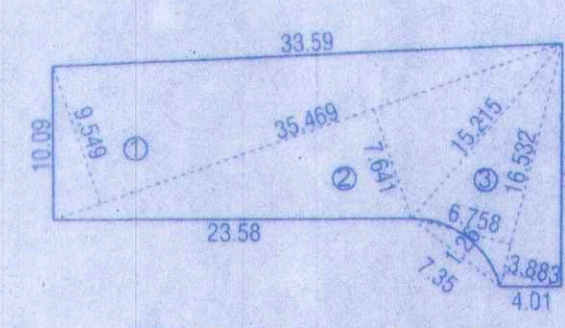


Revised Date: 22-1-2025
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/13/19/124

Building Inspector Asst. Engineer P.M.C.



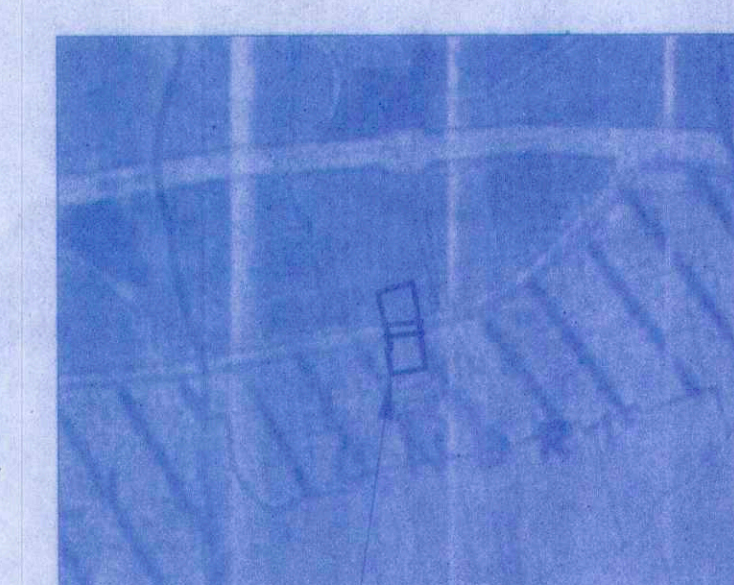
ENVIRONMENT STATEMENT		
A	PROPOSED F.S.I	= 7760.17
B	MHADA F.S.I	= 696.61
NON F.S.I STATEMENT		
1)	REFUGE AREA	= 50.76
2)	TOP TERRACE AREA	= 1057.37
3)	O.H.W.T TOP & BOTTOM	= 136.11
4)	L.M.R. TOP & BOTTOM	= 59.59
5)	PARKING	= 4000.00
6)	SERVICES	= 259.85
C	TOTAL FREE OF F.S.I	= 5563.68
TOTAL BUILT UP AREA		A+B+C
		7760.17+696.61+5563.68 = 14020.46



OPEN SPACE KEY PLAN
(SCALE - 1:500)

OPEN SPACE AREA CALCULATION					
1)	0.50	x	9.549	x	35.469 = 304.86
2)	0.50	x	6.758	x	16.532 = 87.96
TOTAL					= 392.82
DEDUCTION					
4)	0.68	x	1.258	x	7.354 = 6.32
TOTAL					= 386.50

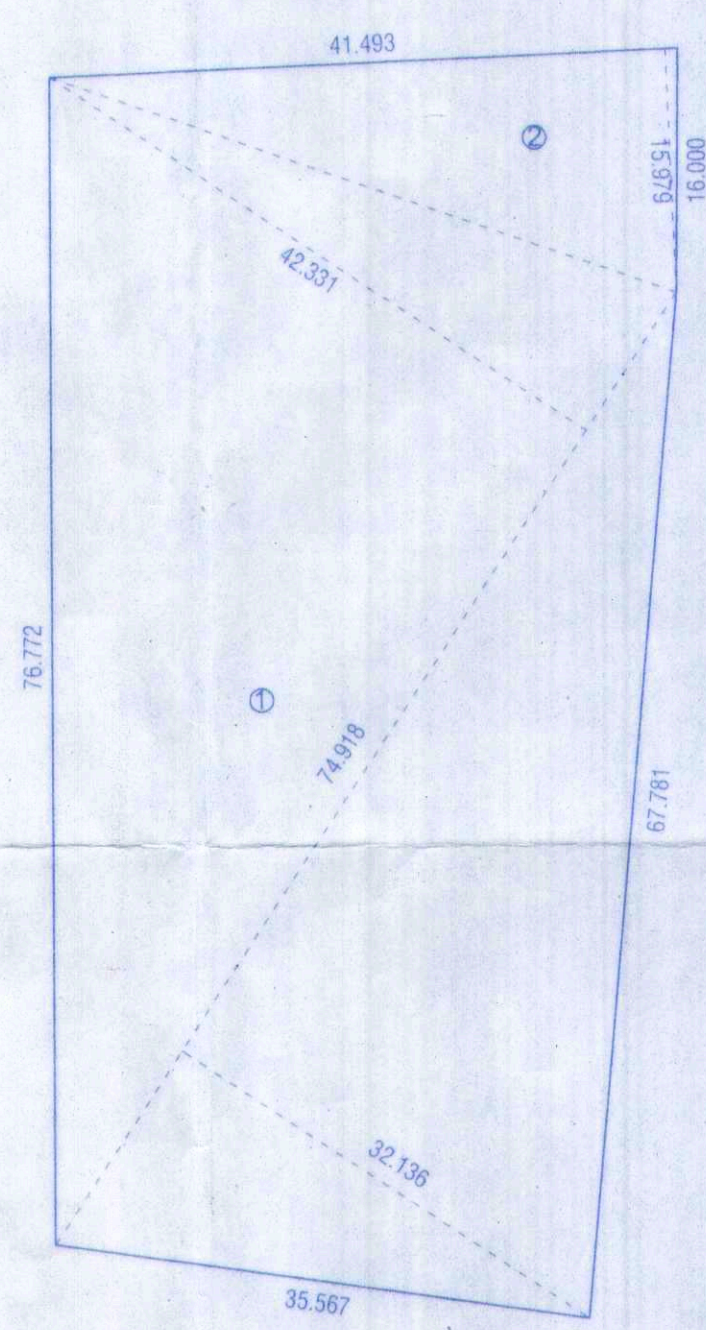
AREA STATEMENT						
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM G.F.L.	TOTAL TENEMENT	RESIDENTIAL F.S.I	COMMERCIAL F.S.I	LIFT TAKEN IN F.S.I
TOWER A	8+U.P./U.G.+COMM./1ST MHADA + 8 FLOORS	27.45	93	7493.43	252.30	14.44
			93	7,493.43	252.30	14.44



PROPOSED SITE —
LOCATION PLAN



PROPOSED SITE —
GOOGLE IMAGE



PLOT AREA KEY PLAN
(SCALE - 1:500)

PLOT AREA CALCULATION						
1)	0.50	x	42.32	+	32.15	= 2,789.47
2)	0.50	x	15.98	x	41.49	= 331.51
TOTAL						= 3,120.97

COMMERCIAL PARKING STATEMENT				
TYPE OF SHOPS	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
	2	6	3	18
FOR 100SQ.M				
COMMERCIAL SHOPS HAVING CARPET AREA (PROPOSED AREA 252.30 SQ.M.) SAY 252.00 SQ.M.				
RESIDENTIAL PARKING STATEMENT				
TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
	1	2	43	85
FOR 2 TENEMENTS				
TENEMENTS HAVING CARPET AREA 40-80 SQ.M. (PROPOSED 85 TENEMENTS)				
VISITOR PARKING (5%)			2	4
A-TOTAL PARKING REQUIRED			48	107
MHADA - PARKING STATEMENT				
TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
	1	2	4	8
FOR 2 TENEMENTS				
TENEMENTS HAVING CARPET AREA 40-80 SQ.M. (PROPOSED 08 TENEMENTS)				
VISITOR PARKING(5%)			0	0
B-TOTAL PARKING REQUIRED			4	8
A+B-TOTAL PARKING PROVIDED			52	115

SR. NO	AREA STATEMENT OF PLOT	AREA SQ.M
1)	AREA OF PLOT (minimum area of a,b,c to be considered)	3120.97
a)	As per ownership document (7/12 CTS extract)	3120.97
b)	As per measurement sheet	3120.97
c)	As per sub-division	3120.97
2)	DEDUCTION FOR	
a)	Proposed 18m. D.P. Road widening area	0.00
b)	Existing Road	
c)	Nala Area	
	Total (a+b+c)	0.00
3)	BALANCE AREA OF PLOT (1-2)	3120.97
4)	AMENITY SPACE (if applicable)	
a)	Required -	0.00
b)	adjustment of 2(b), if any	0.00
c)	Balance Proposed	0.00
5)	NET AREA OF PLOT (3-4c)	3120.97
6)	RECREATIONAL OPEN SPACE (if applicable)	
a)	Required	312.10
b)	Proposed as per sanction sub-division no. CC/2819/23 Date: 07/02/2024	386.50
7)	INTERNAL ROAD AREA	0.00
8)	PLOTTABLE AREA (if applicable)	0.00
9)	BUILT-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 5 X BASIC FSI) 3120.97 x 1.10 = 3433.07	3433.07
10)	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a)	maximum permissible premium FSI - based on road width	
b)	proposed FSI on payment of premium	0.00
	3120.97 X 50% = 1560.49	1451.78
11)	IN-SITU FSI / TDR LOADING	
a)	in-situ area against D.P. Road	
	0.00 X 2.00 = 0.00	0.00
b)	in-situ area against amenity space area if handed over (2.0 or 1.85x sr.no.4(b) and/or c)).	
	0.00 x 2.00 = 0.00	0.00
c)	TDR area	0.00
	3120.97 x 1.15 = 3589.12 - 0.00 - 0.00 = 3589.12	
	3589.12 x 30% = 1076.74 slum TDR	0.00
	3589.12 x 70% = 2512.38 Regular TDR	
d)	Total in-situ / TDR loading proposed (11(a) + (b) + (c))	0.00
12)	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
a)	IT additional FSI 200% of basic FSI	0.00
	0.00 x 2.00% = 0.00	
a)	incentive FSI 7% of basic FSI	0.00
	0.00 X 7% = 0.00	0.00
13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a)	(9+10(b)+11(d)) or 12 whichever is applicable.	
	3433.07 + 1451.78 + 0.00 + 0.00 + 0.00 = 4884.85	4884.85
b)	Ancillary area FSI upto 60% with payment of charges.	
	4884.85 - 140.17 = 4744.68 x 60% = 2846.81 Residential Ancillary	2958.94
	252.30 + 1.80 = 140.17 x 80% = 112.13 Commercial Ancillary	
c)	Total entitlement (a+b)	7843.79
14)	MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. 15.4) Sr.no.5	
15)	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.No.17b)	
a)	Existing built-up area	0.00
b)	Proposed built-up area	7760.17
	(total of a+b)	7760.17
16)	AREA OF INCLUSIVE HOUSING, IF ANY	
b)	Required (20% of sr.no. 9)	686.61
	3433.07 x 20% = 686.61	686.61
b)	Proposed	686.61

WATER STATEMENT								
TOWER A	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.
Com.	252.30	3	45.00	3784.50	4000	20,000.00	14000	6000.00
RES.	93	5	135.00	62775.00	65000		75000	97500.00
TOTAL							89000	153500

AREA STATEMENT FOR ENVIRONMENT CLEARANCE PURPOSE									
FLOOR	COMMERCIAL	RESIDENTIAL	MHADA	REFUGE AREA	TOP TERRACE	O.H.W.T. (TOP & BOTT.)	L.M.R. (TOP & BOTT.)	PARKING	SERVICES
L.PARKING FLOOR	PARKING	PARKING							
U.PARKING/ U. GROUND	148.86	PARKING							
FIRST FLOOR	103.44	142.61	696.61						
SECOND FLOOR	---	1057.37							
THIRD FLOOR	---	1057.37							
FOURTH FLOOR	---	1057.37							
FIFTH FLOOR	---	1057.37							
SIXTH FLOOR	---	1057.37							
SEVENTH FLOOR	---	1057.37							
EIGHTH FLOOR	---	1006.60							
	252.30	7493.43	696.61	50.76	1057.37	136.11	59.59	4000.00	259.85
	7745.73								
LIFT	14.44								
TOTAL	7760.17	696.61							
GRAND TOTAL	8456.78			50.76	1057.37	136.11	59.59	4000.00	259.85

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING LAYOUT AT ON S.NO.55 H.NO 38/1 PLOT B, UNDR1, TAL HAVELI, DIST. PUNE.
FOR: MALA ESTATES INVESTMENTS
MRS. MALA MOHAN BAJAJ

SCALE: 1:250
DATE: 23-01-2025
APPROVED BY: AR. SHAM
DELT BY: SIDHANT

CHECKED BY: DRG. NO. 1
REVISION NO. 8

PARVEZ AHMAD & ASSOCIATES
architectural & engineering interiors

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