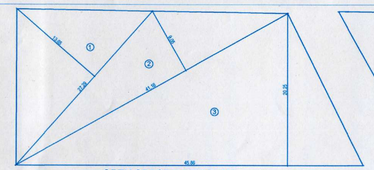
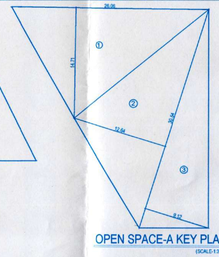


OPEN SPACE-B KEY PLAN
(SCALE-1:300)

OPEN SPACE-B AREA CALCULATION									
1	0.50	X	27.29	X	13.65	=	186.25	SQ.M	
2	0.50	X	41.18	X	9.05	=	186.34	SQ.M	
3	0.50	X	45.86	X	20.25	=	464.41	SQ.M	
TOTAL							837.00	SQ.M	

CANAL WIDENING CALCULATION AFTER AMALGAMATION 152(P),153(P)								
17	0.50	X	15.01	X	9.06	=	67.99	SQM.
18	0.50	X	7.77	X	6.88	=	26.73	SQM.
19	0.50	X	29.42	X	18.64	=	274.16	SQM.
						TOTAL =	368.88	SQM.

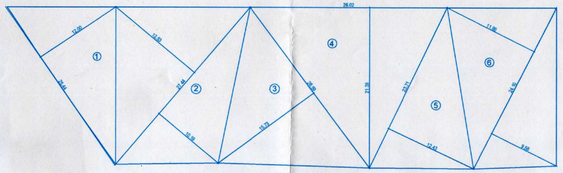
PLOT AREA CALCULATION AFTER AMALGAMATION-152(P),153(P)								
SR.NO.			HEIGHT		BASE		AREA	
1	0.50	X	80.31	X	27.64	=	1109.88	SQM.
2	0.50	X	31.58	X	4.73	=	74.69	SQM.
3	0.50	X	51.33	X	27.77	=	712.72	SQM.
4	0.50	X	105.46	X	75.59	=	3985.83	SQM.
5	0.50	X	65.15	X	35.82	=	1166.84	SQM.
6	0.50	X	61.90	X	31.84	=	985.45	SQM.
7	0.50	X	67.44	X	12.27	=	413.74	SQM.
8	0.50	X	74.83	X	37.43	=	1400.26	SQM.
9	0.50	X	67.07	X	18.46	=	619.06	SQM.
10	0.50	X	67.07	X	37.27	=	1249.85	SQM.
11	0.50	X	69.60	X	58.70	=	2042.76	SQM.
12	0.50	X	37.61	X	20.52	=	385.88	SQM.
13	0.50	X	58.74	X	23.19	=	681.09	SQM.
14	0.50	X	37.24	X	19.64	=	365.70	SQM.
15	0.50	X	31.68	X	17.33	=	274.51	SQM.
16	0.50	X	29.49	X	17.82	=	262.76	SQM.
17	0.50	X	15.07	X	9.06	=	68.27	SQM.
18	0.50	X	7.77	X	6.88	=	26.73	SQM.
19	0.50	X	29.42	X	18.63	=	274.00	SQM.
						TOTAL =	16100.00	SQM.



OPEN SPACE-A KEY PLAN
(SCALE-1:300)

OPEN SPACE-A AREA CALCULATION								
1	0.50	X	26.06	X	14.71	=	191.67	SQ.M
2	0.50	X	30.54	X	12.64	=	193.01	SQ.M
3	0.50	X	30.54	X	9.12	=	139.32	SQ.M
TOTAL							524.00	SQ.M

30.00 M R.P. ROAD CALCULATION AFTER AMALGAMATION 152(P),153(P)								
8	0.50	X	74.83	X	37.43	=	1400.26	SQM.
9	0.50	X	67.07	X	18.46	=	619.06	SQM.
						TOTAL =	2019.32	SQM.



AMENITY SPACE KEY PLAN
(SCALE-1:300)

AMENITY AREA CALCULATION								
1	0.50	X	25.44	X	12.00	=	152.64	SQ.M
2	0.50	X	27.44	X	23.72	=	325.44	SQ.M
3	0.50	X	26.59	X	15.73	=	209.13	SQ.M
4	0.50	X	26.02	X	21.39	=	278.28	SQ.M
5	0.50	X	23.71	X	12.43	=	147.36	SQ.M
6	0.50	X	24.10	X	21.44	=	258.33	SQ.M
TOTAL							1371.18	SQ.M

FSI+NON-FSI AREA CALCULATION					
SR.NO		FOR RESIDENTIAL	FOR COMMERCIAL	TOTAL	UNIT
		FSI			
1		(20895.81+2715 INCLUSIVE HOUSING) 23610.81	406.78	24017.59	SQM
		NON- FSI			
2	BALCONY	0	0	0	SQM
3	SERVICE BALCONY	0	0	0	SQM
4	PASSAGE	0	0	0	SQM
5	STAIRCASE	0	0	0	SQM
6	FIRE STAIRCASE	0	0	0	SQM
7	LIFT & MC ROOM	35.26	0	35.26	SQM
8	TOP TERRACE	3500.24	0	3500.24	SQM
9	REFUSE AREA	112.56	0	112.56	SQM
10	OHWT AREA	83	0	83	SQM
11	UGWT AREA	170	0	170	SQM
12	OWC AREA	42	0	42	SQM
13	STP AREA	175	0	175	SQM
14	TRASFORMER AREA	120.75	0	120.75	SQM
15	SECURITY CABIN AREA	20	0	20	SQM
16	CLUBHOUSE	246.8	0	246.8	SQM
17	COVERED PARKING	5466.76	0	5466.76	SQM
18	BASEMENT AREA	8605.6	0	8605.6	SQM
		TOTAL		18577.97	
		TOTAL FSI+ NONFSI		42595.56	

WATER STORAGE CAPACITY (building-b)					
FOR RESIDENTIAL BUILDING					
PERSON		TENEMENT		TOTAL	
5	X	40	=	200	PERSONS
1PERSON			=	135.00	LTR
200	X	135.00	=	27000.00	LTR
TOTAL O.H.W.T CAPACITY					
TOTAL			=	27000.00	LTR
ADD FIRE FIGHTING TANK			=	20000.00	LTR
27000	+	20000	=	47000.00	LTR
TOTAL			=	47000.00	LTR
TOTAL U.G.W.T CAPACITY					
27000.00	X	1.50	=	40500.00	LTR
ADD FIRE FIGHTING TANK			=	50000.00	LTR
40500	+	50000	=	90500.00	LTR

WATER STORAGE CAPACITY (building-c)					
FOR RESIDENTIAL BUILDING					
PERSON		TENEMENT		TOTAL	
5	X	112	=	560	PERSONS
1PERSON			=	135.00	LTR
560	X	135.00	=	75600.00	LTR
TOTAL O.H.W.T CAPACITY					
TOTAL			=	75600.00	LTR
ADD FIRE FIGHTING TANK			=	20000.00	LTR
75600	+	20000	=	95600.00	LTR
TOTAL			=	95600.00	LTR
TOTAL U.G.W.T CAPACITY					
75600.00	X	1.50	=	113400.00	LTR
ADD FIRE FIGHTING TANK			=	50000.00	LTR
113400	+	50000	=	163400.00	LTR

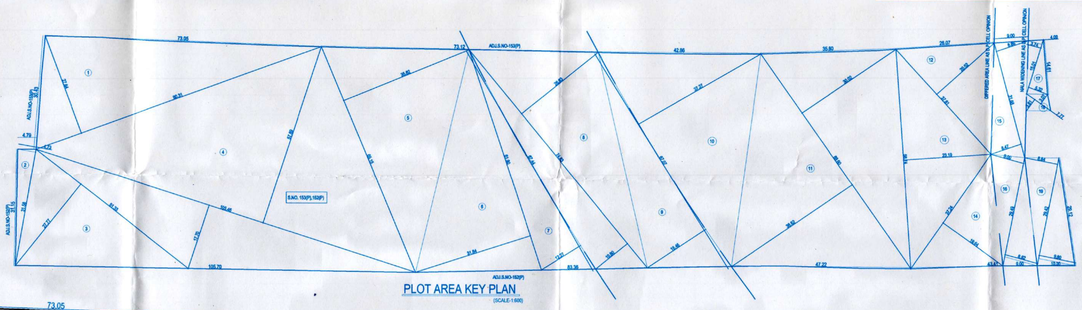
WATER STORAGE CAPACITY (building-d)					
FOR RESIDENTIAL BUILDING					
PERSON		TENEMENT		TOTAL	
5	X	144	=	720	PERSONS
1PERSON			=	135.00	LTR
720	X	135.00	=	97200.00	LTR
TOTAL O.H.W.T CAPACITY					
TOTAL			=	97200.00	LTR
ADD FIRE FIGHTING TANK			=	20000.00	LTR
97200	+	20000	=	117200.00	LTR
TOTAL			=	117200.00	LTR
TOTAL U.G.W.T CAPACITY					
97200.00	X	1.50	=	145800.00	LTR
ADD FIRE FIGHTING TANK			=	50000.00	LTR
145800	+	50000	=	195800.00	LTR

LOCATION PLAN
(SCALE-1:10000)

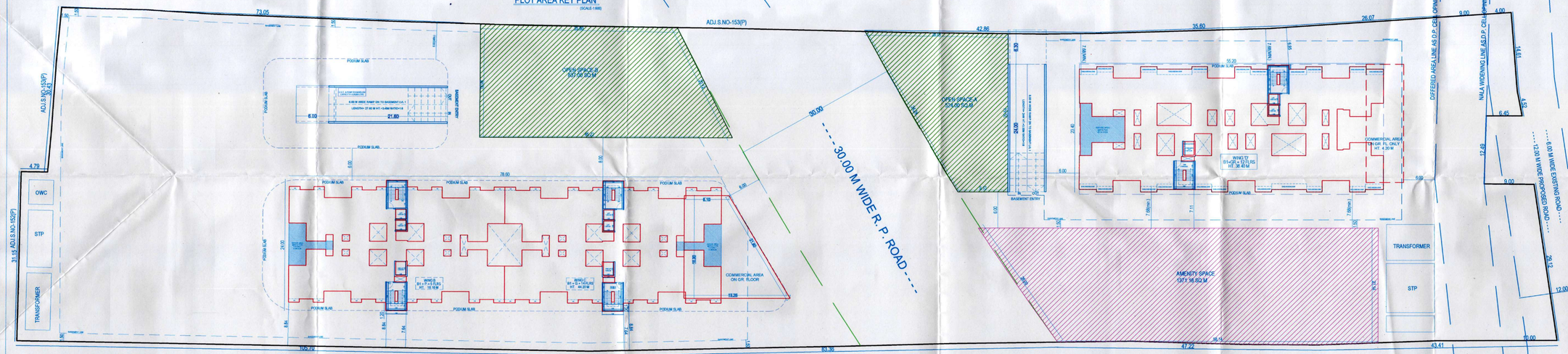
MASTER F.S.I. STATEMENT (ALL AREAS IN S.Q.M.)								
SR. NO.	FLOORS	BUILDING NAME	BUILDING HEIGHT IN M	B/UP AREA (COMM.)	B/UP AREA (RESI.)	TOTAL B/UP AREA	LIFT AREA	NO. OF TENEMENTS
1	B+P+5	WING-B	18.10	0.00	3266.95	3266.95	11.85	40
2	B+G+14	WING-C	44.20	258.54	9239.97	9498.46	11.85	112
3	B+G+12	WING-D	38.40	148.24	6369.96	6517.18	11.56	108
TOTAL		-	-	406.78	20895.81	21302.59	35.26	260.00

INCLUSIVE HOUSING F.S.I. STATEMENT (ALL AREAS IN S.Q.M.)								
SR. NO.	FLOORS	BUILDING NAME	BUILDING HEIGHT IN M	B/UP AREA (COMM.)	B/UP AREA (RESI.)	TOTAL B/UP AREA	LIFT AREA	NO. OF TENEMENTS
1	B+G+12	WING-D	38.40	0.00	2715.00	2715.00	0.00	36

PARKING STATEMENT						
			REQUIRED		PROPOSED	
	NO.	TENEMENT	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M (1,2)	296		148	296	-	-
FOR EVERY 100 SQ.M CARPET AREA OR FRACTION THERE OF (2,6)	496.78		8	24	-	-
TOTAL			156.14	320.41	-	-
5% Extra			7.81	16.02034	-	-
TOTAL			163.94	336.43	226	336



PLOT AREA KEY PLAN
(SCALE-1:600)



LAYOUT PLAN
(SCALE-1:300)

LAYOUT FOR PERMISSION

01 / 12

Date -12/04/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/0152/24

Building Inspector — Assistant Engineer P.M.C

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

Proforma - I Area Statement			
AREA STATEMENTS			Area in SQM
1		Area of Plot (Minimim area of a,b,c to be considered)	
	a)	As per ownership document (7/12 extract, CTS extract)	16100.00
	b)	As per measurement sheet	16100.00
	c)	As per site	16100.00
		Minimum Area to be considered	16100.00
2		Deductions for	
	a)	Proposed 30.00 M R.P. road widening area	2019.32
	b)	Nala Widening as Per D.P. Cell Opinion	368.88
		(Total a+b)	2388.20
3		Balance area of plot (1-2)	13711.80
4		Amenity Space (If Applicable)	
	a)	Required	1371.18
	b)	Adjustment of 2(b), if any	0.00
	c)	Balance Proposed	1371.18
5		Net Plot Area (3-4(c))	12340.62
6		Recreational Open Space (If Applicable)	
	a)	Required (Sr.No. 5 x 0.10)	1234.06
	b)	Proposed	1361.00
7		Internal Road area	0.00
8		Plotable area (If Applicable)	NA
9		Built up area with reference to Basic FSI as per front road width (Sr. No. 5 x 1.10 Basic FSI)	13574.68
10		Additional FSI on payment of premium	
	a)	Maximum permissible premium FSI- based on proposed 30.00 M road width (Sr.No. 1 x permissible as per regulation no. 6.1/6.2/6.3/6.4 as applicable)/TOD Zone (Sr.No. 1 x 0.50)	8050.00
11		Proposed FSI on payment of premium	0.00
		InSitu FSI/TDR loading	
	a)	In-Situ area against D.P. road [2.0 x Sr.No. 2(a)], if any	0.00
	b)	In-Situ area against Amenity Space if handed over [2.0 or 1.85 x Sr. No. 4(b) and/or (c)]	0.00
	c)	TDR area Permissible (Sr.No. 1 x 1.40) - (11a+11b)	22540.00
	d)	Total in-situ/TDR loading proposed (11a)+(b)+(c)]	0.00
		Additional FSI area under Chapter No. 7+ Green	
12		Building as per star rating (if any) (Sr.No. 9 x 7/100)	0.00
13		Total entitlement of FSI in the proposal	
	a)	[9+10(b)+11(d)+12] or 12 Whichever is applicable	13574.68
	b)	Ancillary Area FSI upto 80% with payment of charges (225.99 SQM x 0.8)	180.79
	c)	Ancillary Area FSI upto 60% or 80% with payment of charges ((Sr. No. 13(a) - 225.99 SQM)x 0.6) = 8009.21 SQM	7550.00
	d)	Total entitlement (13a+13b)	21305.47
14		Maximum utilization limit of FSI (building potential) Permissible (Sr.No.9+10a+11d+12+13d) or Permissible as per road width ((as per as per regulation no. 6.1/6.2/6.3/6.4 as applicable) x 1.6or 1.8	NA
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 (as per 'P-line)	21302.59
	c)	Total (a+b)	21302.59
16		FSI Consumed (15/3) (should not be more than Sr.No. 14 above)	
17		Area for Inclusive housing (if any)	
	a)	Required (20% of sr. no. 9)	2714.94
	b)	Proposed	2715.00

certified that the plot under reference was surveyed by me on 10/02/2023 and the dimensions of sides etc. shown and stated on plan are measured on site and the area so worked out tallies with the area stated in the document of ownership. For satisfying myself, land record department, city survey records.

Sr. Surveyor P. Dhadve

Owner's Declaration

I/ We undersigned hereby confirm that title wrest stirke by plans approved by Authority / Collector /We would execute the attributes as per approved plans, also title would execute the work under supervision of proper technical person in job to ensure the quality and safety at the work site.

Owner's/POA holder signature

NOTE:
PLOT BOUNDARY SHOWN IN THICK BLACK.
PROPOSED WORK SHOWN IN THICK RED.
DEMOLISHED WORK SHOWN IN YELLOW.
DRAINAGE LINE SHOWN IN DOTED RED.
WATER LINE SHOWN IN DOTED BLACK.

NORTH

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING PERMISSION
AT S. NO.-152/1/1(b),153/5(a),5(b),5(c)/2
VILLAGE-FURSUNGI, TAL. HAVELI, DIST. PUNE.

SCALE : AS SHOWN	DATE : 03 APRIL 2024
DRAWN BY : AMAR	CHECKED BY : SHAILESH

OWNER NAME & SIGNATURE
PAN MALPANI PROPERTIES THROUGH
MR.NITIN MALPANI

ARCHITECT
AR. SHAILESH P DANDANE
(CA/2005/37015)

Project Architects

SPIRO DESIGNS.
201,INTERNATIONAL
BUSSINESS AY
GURUNANAK NAGAR,
BHAWANI PETH,
PUNE-411002.

SCALE :- 1:300