Buildings to be developed by the Promoter

Building G is part of the plot area that is not offered for development by the landowner through the development agreement and hence the Building G would not be constructed by the promoter. Total building count for the project is hence considered as 10 buildings only.

TOTAL AREA STATEMENT BUILDING
FROM STATEMENTS NO. 9a

SR. NO.	FLOOR		BUP PROPOSED MHADA	BUP PROPOSED COMMERCIAL	BUP PROPOSED RESIDENTIAL	TOTAL RESIDENTIAL UNIT
1	BUILDING-A	WING-A1 (2B+G.P FL.)	0.00	0.00	80.62	0
2		WING-A2 (2B+G.P FL.)	0.00	0.00	91.26	0
3		WING-B1 (2B+G.P FL.)	0.00	0.00	109.19	0
4	BUILDING-B	WING-B2 (2B+G.P FL.)	0.00	0.00	71.46	0
5		WING-B3 (2B+G.P FL.)	0.00	0.00	95.83	0
6	BUILDING-C	B1+B2+G.P+23FL.	0.00	0.00	21745.42	226
7	BUILDING-D	B1+B2+G.P+23FL.	4857.12	0.00	14655.33	226
8	BUILDING -E	B1+B2+Gr. + 3 FL.	0.00	71.73	941.78	0
9	BUILDING -F	B1+B2+G.P+ PODIUM	0.00	0.00	0.00	0
10	BUILDING -F1	B1+B2+G.P+ PODIUM	0.00	0.00	0.00	0
11	BUILDING-G	B1+B2+Gr. + 5 FL.	0.00	0.00	852.52	5
	TOTAL AREA		4857.12	71.73	38643.41	457
	TOTAL AREA		0.00	38715.14		0

TOTAL PARKING STATEMENT

TYPE		CARPET AREA FSI/M2	TENEMENTS UNIT	CAR PROPOSED	CAR BY RULE	SCOOTER REQD	SCOOTER BY RULE	REQD
RES.		For every two tenements with each tenements having carpet area equal to or above 40 Sq.m.but lesethan 80 sq.m.	2	452	1	226	2	452
RES.		For every two tenements with each tenements having carpet area equal to or above 80 Sq.m.but lesethan 150 sq.m.	1	5	1	5	1	5
COMM.		100 sq.mt. carpet area	100	71.73	2	1	6	9
TOTAL REQUIRED				457		232		466
TOTAL REQUIRED AREA						2905		91.22
TOTAL REQUIRED AREA							3836.65	SQM.
REQD VISITER PARKING AREA ADDITIONAL 5%							191.83	SQM.

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a PROPOSED " BUILDING -E

SR. NO.	FLOOR	BUP PROPOSED COMMERCIAL	BUP PROPOSED RESI.	TOTAL RESIDENTIAL UNIT
1	BASEMENT-01 FLOOR	0.00		
2	BASEMENT-02 FLOOR	0.00		
3	GROUND FLOOR	71.73	183.26	0
4	FIRST FLOOR		228.50	0
5	SECOND FLOOR		265.01	0
6	THIRD FLOOR		265.01	0
	TOTAL AREA	71.73	941.78	0
			1013.51	

ADDITIONAL REQUIREMNT SERVICES AREA

SR. NO.	FLOOR	PROPOSED AREA	
1	SOCIETY OFFICE	71.40	SQM.
2	FITNESS CENTER	145.77	SQM.
3	CRECHE AREA	93.46	SQM.
4	CONFERENCE ROOM	73.11	SQM.
5	DRIVERS ROOM	103.03	SQM.
6	CONTROL ROOM	64.78	SQM.
	TOTAL AREA	551.5400	SQM.

PERMISSIBLE ANCILLARY AREA CALCULATION

= COMM B/UP / 1.8 X 0.80
= 71.73/1.80 = 39.85 X 0.80 = 31.88 SQ.MT.

= Basic Fsi - COMM. B/UP X 0.60
24268.60 - 39.85 = 2428.75X 0.60 = 14537.25 SQ.MT.

TOTAL PERMISSIBLE ANCILLARY AREA =14569.13SQ.MT.

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a PROPOSED BUILDING-A (WING-A1)

SR. NO.	FLOOR	BUP PROPOSED RESIDENTIAL	LOBBY AREA/ REFUGE	TOTAL RESIDENTIAL UNIT
01	BASEMENT-01 FLOOR	0.00		
	BASEMENT-02 FLOOR	0.00		
2	PARKING FLOOR	0.00	80.62	0
	TOTAL AREA	0.00	80.62	0
			80.62	

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a PROPOSED BUILDING-A (WING-A2)

SR. NO.	FLOOR	BUP PROPOSED RESIDENTIAL	LOBBY AREA/ REFUGE	TOTAL RESIDENTIAL UNIT
01	BASEMENT-01 FLOOR	0.00		
1	BASEMENT-02 FLOOR	0.00		
2	PARKING FLOOR	0.00	91.26	0
	TOTAL AREA	0.00	91.26	0
			91.26	

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a PROPOSED BUILDING-B (WING-B1)

SR. NO.	FLOOR	BUP PROPOSED RESIDENTIAL	LOBBY AREA/ REFUGE	TOTAL RESIDENTIAL UNIT
01	BASEMENT-01 FLOOR	0.00		
	BASEMENT-02 FLOOR	0.00		
1	PARKING FLOOR	0.00	109.19	0
	TOTAL AREA	0.00	109.19	0
		109.19		

PARKING STATEMENT :-

FLOORS	CAR	SCOOTER
REQUIRED PARKING	232	466
PROPOSED PARKING		
BASEMENT-1 PARKING	114	224
BASEMENT-2 PARKING	114	224
GROUND PARKING	114	212
PROPOSED PARKING	342	660

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a PROPOSED BUILDING-B (WING-B2)

SR. NO.	FLOOR	BUP PROPOSED RESIDENTIAL	LOBBY AREA/ REFUGE	TOTAL RESIDENTIAL UNIT
01	BASEMENT-01 FLOOR	0.00		
	BASEMENT-02 FLOOR	0.00		
2	PARKING FLOOR	0.00	71.46	0
	TOTAL AREA	0.00	71.46	0
			71.46	

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a PROPOSED BUILDING-B (WING-B3)

SR. NO.	FLOOR	BUP PROPOSED RESIDENTIAL	LOBBY AREA/ REFUGE	TOTAL RESIDENTIAL UNIT
01	BASEMENT-01 FLOOR	0.00		
	BASEMENT-02 FLOOR	0.00		
2	PARKING FLOOR	0.00	95.83	0
	TOTAL AREA	0.00	95.83	0
		95.83		

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a PROPOSED " BUILDING -G

SR. NO.	FLOOR	BUP PROPOSED RESI.	LOBBY AREA/ REFUGE	TOTAL RESIDENTIAL UNIT
1	BASEMENT-01 FLOOR	0.00		
2	BASEMENT-02 FLOOR	0.00		
3	GROUND FLOOR	32.72	0	
4	FIRST FLOOR	163.96	1	
5	SECOND FLOOR	163.96	1	
6	THIRD FLOOR	163.96	1	
7	FOURTH FLOOR	163.96	1	
8	FIFTH FLOOR	163.96	1	
	TOTAL AREA	852.52	5.00	

REFUGE AREA CALCULATION BUILDING -G
REQUIREMENT 8TH,13TH,18TH,23TH FLOOR REFUGE

No. of Tenements Considered for Refuge Area (ie. 03 Floors x 10 Tenements x 5 Persons / Ten =150 02 Consecutive Floors x 05 Refuge Area (including 03 Floors x 10 Tenements x 5 Persons / Ten =150 Persons x 0.30 Sq.Mt / Per Persons = 45.00 Sq.Mt.		45.00
Total No. of Tenements of Building Including All Floors	03 Tenements x 27 Floors x 5 Persons = 1350 Persons so Inaddition 1mt. for each 200 Persons / Occupant of theComplete Building / All Floor for the Handicapped Persons	6.75
	Total Refuge Area Required (in Sq.Mt.)	51.75
	Total Refuge Area Proposed (in Sq.Mt.)	75.83

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a PROPOSED BUILDING -C

SR. NO.	FLOOR	BUP PROPOSED RESIDENTIAL	LOBBY AREA/ REFUGE	TOTAL RESIDENTIAL UNIT
01	BASEMENT-01 FLOOR	0.00		
	BASEMENT-02 FLOOR	0.00		
2	PARKING FLOOR	0.00	108.34	0
3	FIRST FLOOR	952.72	0.00	10
4	SECOND	952.72	0.00	10
5	THIRD	952.72	0.00	10
6	FOURTH	952.72	0.00	10
7	FIFTH	952.72	0.00	10
8	SIXTH	952.72	0.00	10
9	SEVENTH	952.72	0.00	10
10	EIGHTH (REFUGE)	883.85	0.00	9
11	NINETH	952.72	0.00	10
12	TENTH	952.72	0.00	10
13	ELEVENTH	952.72	0.00	10
14	TWELFTH	952.72	0.00	10
15	THIRTEENTH (REFUGE)	883.85	0.00	9
16	FOURTEENTH	952.72	0.00	10
17	FIFTEEN	952.72	0.00	10
18	SIXTEEN	952.72	0.00	10
19	SEVENTEEN	952.72	0.00	10
20	EIGHTEEN (REFUGE)	883.85	0.00	9
21	NINETEEN	952.72	0.00	10
22	TWENTY	952.72	0.00	10
23	TWENTY-ONE	952.72	0.00	10
24	TWENTY-TWO	952.72	0.00	10
25	TWENTY-THREE (REFUGE)	883.85	0.00	9
34	TOTAL AREA	21637.08	108.34	226
		21745.42		

REFUGE AREA CALCULATION BUILDING -C
REQUIREMENT 8TH,13TH,18TH,23TH FLOOR REFUGE

No. of Tenements Considered for Refuge Area (ie. 03 Floors x 10 Tenements x 5 Persons / Ten =150 02 Consecutive Floors x 05 Refuge Area (including 03 Floors x 10 Tenements x 5 Persons / Ten =150 Persons x 0.30 Sq.Mt / Per Persons = 45.00 Sq.Mt.		45.00
Total No. of Tenements of Building Including All Floors	03 Tenements x 23 Floors x 5 Persons = 1150 Persons so Inaddition 1mt. for each 200 Persons / Occupant of theComplete Building / All Floor for the Handicapped Persons	5.75
	Total Refuge Area Required (in Sq.Mt.)	50.75
	Total Refuge Area Proposed (in Sq.Mt.)	80.39

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a PROPOSED (BUILDING -D)

SR. NO.	FLOOR	BUP PROPOSED RESIDENTIAL	BUP PROPOSED MHADA	LOBBY AREA	TOTAL RESIDENTIAL UNIT
01	BASEMENT-01 FLOOR	0.00	0.00		
	BASEMENT-02 FLOOR	0.00	0.00		
1	GROUND FLOOR	0.00	0.00	98.45	0
2	FIRST FLOOR	809.52	0.00	0.00	0
3	SECOND FLOOR	809.52	0.00	0.00	0
4	THIRD	809.52	0.00	0.00	0
5	FOURTH	809.52	0.00	0.00	0
6	FIFTH	809.52	0.00	0.00	0
7	SEVENTH	0.00	872.49	0.00	10
8	EIGHTH (REFUGE)	0.00	803.64	0.00	9
9	NINETH	0.00	872.49	0.00	10
10	EIGHTH (REFUGE)	0.00	803.64	0.00	9
11	NINETH	0.00	872.49	0.00	10
12	TENTH	0.00	872.49	0.00	10
13	ELEVENTH	0.00	872.49	0.00	10
14	TWELFTH	0.00	872.49	0.00	10
15	THIRTEENTH (REFUGE)	0.00	803.59	0.00	9
16	FOURTEENTH	0.00	872.49	0.00	10
17	FIFTEEN	0.00	872.49	0.00	10
18	SIXTEEN	0.00	872.49	0.00	10
19	SEVENTEEN	0.00	872.49	0.00	10
20	EIGHTEEN (REFUGE)	0.00	803.64	0.00	9
21	NINETEEN	0.00	872.49	0.00	10
22	TWENTY	0.00	872.49	0.00	10
23	TWENTY-ONE	0.00	872.49	0.00	10
24	TWENTY-TWO	0.00	872.49	0.00	10
25	TWENTY-THREE (REFUGE)	0.00	803.64	0.00	9
34	TOTAL AREA	4857.12	14556.88	98.45	226
			14655.33		

WATER REQUIREMENT CALC.

OVER HEAD WATER TANK CALCULATIONS		
COMMERCIAL		
COMM GROUND MEZZANINE AREA	71.73	SQ.M
NO. OF PERSON (COMM. AREA / 3)	23.91	NOS.
COMM 2ND AREA	0.00	SQ.M
NO. OF PERSON (COMM. AREA / 6)	0.00	NOS.
TOTAL NO. OF PERSON	23.91	NOS.
WATER REQUIRED FOR COMM. (PERSON X45)	1075.95	LIT.
RESIDENTIAL		
1 NO. OF TENEMENTS	457	NOS.
2 NO OF PERSON PER TENEMENT	5	NOS.
3 WATER REQUIRE PER PERSON	135	LIT.
4 WATER REQUIRED	308475	LIT.
5 TOTAL WATER REQUIRED	309550.95	
6 WATER REQUIRED FOR FIRE	550000	LIT.
7 TOTAL WATER REQUIRED FOR OVER HEAD WATER TANK	859550.95	LIT.
8 UNDERGROUND WATER TANK CALCULATIONS		
9 WATER REQUIRED FOR UNDER GROUND WATER TANK IS 2 TIMES OF OVER HEAD	1719101.90	LIT.
10 WATER REQUIRED FOR FIRE	700000.00	LIT.
11 TOTAL WATER REQUIRED FOR UNDER GROUND WATER TANK.	1319101.90	LIT.

FROM OF STATEMENTS NO.3
RESIDENTIAL
BUILDING-D

FLOOR	FLAT NO.	CARPET AREA (IN SQ.MT.)	BALCONY CARPET AREA (IN SQ.MT.)	ENCLOSED BALCONY CARPET AREA (IN SQ.MT.)
TYPICAL FLOOR -1ST,2ND,3RD,4TH,15TH,16TH (MHADA)				
	101,201,301,401,501,601	50	3.71	0.00
	102,202,302,402,502,602	50	3.71	0.00
	103,203,303,403,503,603	49	2.66	0.00
	104,204,304,404,504,604	49	2.66	0.00
	105,205,305,405,505,605	49	2.66	0.00
	106,206,306,406,506,606	50	3.71	0.00
	107,207,307,407,507,607	50	3.71	0.00
	108,208,308,408,508,608	49	2.66	0.00
	109,209,309,409,509,609	49	2.66	0.00
	110,210,310,410,510,610	50	3.71	0.00
TYPICAL FLOOR -7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH,17TH,19TH,20TH,21ST,22ND,24TH				
TYPICAL FLOOR-(7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH,17TH,19TH,20TH,21ST,22ND,24TH N.1,9TH,30TH,21ST, 22ND	701,901,1001,1101,1201,1401,1501,1601,1701, 1901,2001,2101,2201,	62.97	7.18	2.25
	702,902,1002,1102,1202,1402,1502,1602,1702, 1902,2002,2102,2202,	62.97	7.18	2.25
	703,903,1003,1103,1203,1403,1503,1603,1703, 1903,2003,2103,2203,	62.00	3.00	2.25
	704,904,1004,1104,1204,1404,1504,1604,1704, 1904,2004,2104,2204,	62.00	3.00	2.25
	705,905,1005,1105,1205,1405,1505,1605,1705, 1905,2005,2105,2205,	62.00	3.00	2.25
	706,906,1006,1106,1206,1406,1506,1606,1706, 1906,2006,2106,2206,	62.97	7.18	2.25
	707,907,1007,1107,1207,1407,1507,1607,1707, 1907,2007,2107,2207,	62.97	7.18	2.25
	708,908,1008,1108,1208,1408,1508,1608,1708, 1908,2008,2108,2208,	62.00	3.00	2.25
	709,909,1009,1109,1209,1409,1509,1609,1709, 1909,2009,2109,2209,	62.00	3.00	2.25
	710,910,1010,1110,1210,1410,1510,1610,1710, 1910,2010,2110,2210,	62.00	3.00	2.25
TYPICAL FLOOR -8TH,13TH,18TH,23TH				
	801,1301,1801,2301,	62.97	7.18	2.25
	802,1302,1802,2302	62.97	7.18	2.25
	803,1303,1803,2303	62.00	3.00	2.25
	804,1304,1804,2304	62.00	3.00	2.25
	805,1305,1805,2305	62.00	3.00	2.25
	806,1306,1806,2306	62.97	7.18	2.25
	807,1307,1807,2307	62.97	7.18	2.25
	808,1308,1808,2308	62.00	3.00	2.25
	809,1309,1809,2309	62.00	3.00	2.25
	810,1310,1810,2310	62.00	3.00	2.25
REFUGE FLOOR TYPICAL FLOOR - 8TH,13TH,18TH &23RD				

FROM OF STATEMENTS NO.3
RESIDENTIAL
BUILDING-C

FLOOR	FLAT NO.	CARPET AREA (IN SQ.MT.)	BALCONY CARPET AREA (IN SQ.MT.)	ENCLOSED BALCONY CARPET AREA (IN SQ.MT.)
1ST FLOOR				
	101	79.18	7.04	5.67
	102	62.31	2.62	2.27
	103	62.31	2.62	2.27
	104	62.31	2.62	2.27
	105	79.18	7.04	5.67
	106	79.18	7.04	5.67
	107	63.59	6.56	2.27
	108	63.59	6.56	2.27
	109	63.59	6.56	2.27
	110	79.18	7.04	5.67
2 ND FLOOR				
	201	79.18	7.04	5.67
	202	62.31	2.62	2.27
	203	62.31	2.62	2.27
	204	62.31	2.62	2.27
	205	79.18	7.04	5.67
	206	79.18	7.04	5.67
	207	63.59	6.56	2.27
	208	63.59	6.56	2.27
	209	63.59	6.56	2.27
	210	79.18	7.04	5.67
3RD FLOOR				
	301	79.18	7.04	5.67
	302	62.31	2.62	2.27
	303	62.31	2.62	2.27
	304	62.31	2.62	2.27
	305	79.18	7.04	5.67
	306	79.18	7.04	5.67
	307	63.59	6.56	2.27
	308	63.59	6.56	2.27
	309	63.59	6.56	2.27
	310	79.18	7.04	5.67
TYPICAL FLOOR - 4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH,17TH,19TH,20TH,21ST,22ND				
TYPICAL FLOOR 4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH,17TH,19TH,20TH,21ST,22ND	401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701, 1901,2001,2101,2201,	79.18	7.04	5.67
	402,502,602,702,902,1002,1102,1202,1402,1502,1602,1702, 1902,2002,2102,2202	62.31	2.62	2.27
	403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703, 1903,2003,2103,2203	62.31	2.62	2.27
	404,504,604,704,904,1004,1104,1204,1404,1504,1604,1704, 1904,2004,2104,2204	62.31	2.62	2.27
	405,505,605,705,905,1005,1105,1205,1405,1505,1605,1705, 1905,2005,2105,2205	79.18	7.04	5.67
	406,506,606,706,906,1006,1106,1206,1406,1506,1606,1706, 1906,2006,2106,2206	79.18	7.04	5.67
	407,507,607,707,907,1007,1107,1207,1407,1507,1607,1707, 1907,2007,2107,2207	63.59	6.56	2.27
	408,508,608,708,908,1008,1108,1208,1408,1508,1608,1708, 1908,2008,2108,2208	63.59	6.56	2.27
	409,509,609,709,909,1009,1109,1209,1409,1509,1609,1709, 1909,2009,2109,2209	63.59	6.56	2.27
	410,510,610,710,910,1010,1110,1210,1410,1510,1610,1710, 1910,2010,2110,2210	79.18	7.04	5.67
TYPICAL FLOOR - 8TH,13TH,18TH,23TH				
	801,1301,1801,2301	79.18	7.04	5.67
	802,1302,1802,2302	62.31	2.62	2.27
REFUGE AREA	804,1304,1804,2304	62.31	2.62	2.27
	805,1305,1805,2305	79.18	7.04	5.67
	806,1306,1806,2306	79.18	7.04	5.67
	807,1307,1807,2307	63.59	6.56	2.27
	808,1308,1808,2308	63.59	6.56	2.27
	809,1309,1809,2309	63.59	6.56	2.27
	810,1310,1810,2310	79.18	7.04	5.67

FROM OF STATEMENTS NO.3
BUILDING- E

NAME	CARPET AREA (IN SQ.MT.)
SHOP-1	22.45
SHOP-2	22.10
SHOP-3	22.45

FROM OF STATEMENTS NO.3
BUILDING- G

FLOOR NAME	FLAT NO	CARPET ARAE	BALCONY CARPET AREA	ENC.BALCONY CARPET AREA
TYPICAL-1ST, 2ND,3RD,4TH,5TH FLOOR PLAN	101,201,301,401,501	88.07	12.02	4.02

PROPOSED SITE LOCATION

Total plot area is 26,000 sq mt. and the landowner has offered 25,412 sq mt for redevelopment. The relevant Development Agreement has been uploaded in the other Technical and other legal tab.
Hence, plot area considered for the project is 25,412 sq. mt.

LAYOUT PLAN 1/15

STAMP OF APPROVAL

Sanctioned No. B.P / Bombadewadi /32/2024
Subject to conditions mentioned in the Office Order No.
aven dated 26/4/2024
Pimpri
Date 26/4/2024

O. C. Signed by City Engineer

Architect Engineer Building Permission Dept. PCMC., Pimpri, Pune-18.

AREA STATEMENT

1	AREA OF PLOT	
	(minimum area of a.b.c to be considered)	26000.00
	(a) As per ownership document (7/12, CTS extract)	26000.00
	(b) As per measurement sheet	26646.29
	(c) As per site	26645.29
2	DEDUCTION STP	
	(a) proposed D.P / D.P Road widening Area / Service Road /Highway widening	3637.80
	(b) Any D.P Reservation area	0.00
	(c) Other (WELL)	198.72
	TOTAL (a+b+c)	3837.84
3	Balance area of plot (1-2)	22562.30
4	Area Deduction (if applicable)	
	(a) Required -	0.00000
	(b) Adjustment of 20(i) if any -	0.00
	(c) Balance Proposed	0.00
5	Net Plot Area (3-4 (c))	22562.30
6	Recreational Open space (if applicable)	0.00000
	(a) Required -	2256.230
	(b) Proposed -	2256.81
7	Internal Road Area	1140.8100
8	Plotable area (if applicable)	22562.30
9	Built up area with reference to basic F.S.I. as per front road width (Sr.No.5xbasic FSI) (22562.30 x1.1)	24268.60
10	Addition of FSI on payment of premium	
	(a)Maximum permissable premium FSI based on road width / TOD Zone	13000.00
	(b) proposed FSI on payment of premium.(Table No 6G)	0.00
	(c) proposed FSI on payment of premium.	
11	In situ FSI / TDR loading	
	(a)In- situ against D.P road [2.0 x sr.No.2 (a)], if any	0.00
	(b)In- situ against Amenity Space if handed over [2.00 or 1.85 x)sr.No.4 (b) and sr (c)]	
	(c) TDR area	30450.00
	(d) Total in-situ/ TDR loading proposed (11)(a)+(b)+(c))	0.00
12	Additional FSI area Green building certification	0.00
13	Total entitlement of FSI in the proposal	
	(a) [8+10(b)+11(d)] or 12 whichever is applicable	24268.60
	(a1) Deduction - Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules	0.00
	(a2) Balance entitlement for Ancillary Area (a - a1)	24268.596
	(b) Ancillary Area FSI upto 80% or 80% with payment of charges(on a2 whichever applicable	14569.1300
	(c) Total entitlement (a + b)	38837.73
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) (9+10(a)+11-13(a1)	
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')	
	i) Residential - 38645.41 sq.mt	38715.14
	ii) Commercial -71.73 sq.mt	
	(c) Total (a+b)	38715.14
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.996
17	Area for Inclusive Housing if any	
	(a) Required (20%of Sr.no.5)	4853.71
	(b) Proposed mhada	4857.12

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.

Signature
ARCHITECT - ARCON ASSOCIATES

OWNER'S DECLARATION :-
I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS ALSO I / WE WOULD EXECUTE THE WORK AS PER SPECIFICATIONS MENTIONED IN LICENCE DESIGN NO 42 TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

H. OWNER'S /DEVELOPER NAME AND SIGNATURE :-

M/S ARORA CONSTRUCTION AND DEVELOPERS PVT.LTD THROUGH DIRECTOR MR.ARJANSINGAR SHANTILAL SHAH

Owner's SIGN.

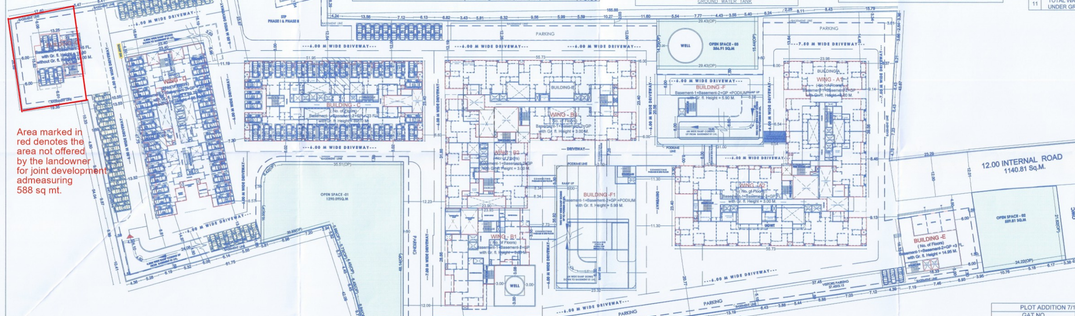
I. PROJECT :- RESIDENTIAL/COMMERCIAL

VILLAGE :- BORHADEWADI, TAL.- HAVELI,DIST.-PUNE
GAT.NO :- 115,116,117,118,140(P),140/1(P)&140/2(P)
H.No :- ----, P.No :----,
Discription :- REGULAR TRACK

ARCHITECT NAME : AR.SHEKHAR NAHAR
ARCHITECT & SIGN.

SCALE	DRG.NO.	DRAWN BY	CHECKED BY
1:100		A.A	AR.SHEKHAR
INWARD NO.		DATE	30.09.2023
KEY NO.		SHEET NO.	1/10

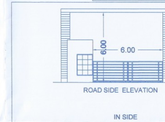
Buildings marked in red denotes the area not offered by the landowner for joint development admeasuring 588 sq mt.



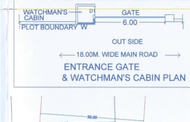
LAYOUT
(SCALE-1:500)

Total plot area is 26,000 sq mt. and the landowner has offered 25,412 sq mt for redevelopment. The relevant Development Agreement has been uploaded in the other Technical and other legal tab. Hence, plot area considered for the project is 25,412 sq. mt.

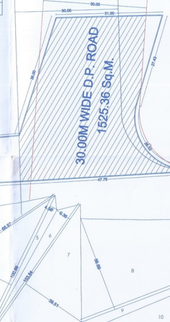
PLOT ADDITION 7/12 AREA	
GAT NO	AREA Sq.M.
GAT NO-115(P)	2000.00
GAT NO-116(P)	1100.00
GAT NO-117(P)	1700.00
GAT NO-118(P)	1800.00
GAT NO-140/1(P)&140/2(P)	14200.00
GAT NO-140(P)	5500.00
TOTAL AREA	26000.00



SCHEMATIC SECTION OF BAIN ROAD UNDERPASS



COMPOUND WALL SECTION



Plot Area Triangulation (Scale - 1:1000)

Out of the Total FSI of 38715.14 sq. mtrs, FSI santioned for G Building id 852.52 sq. mtrs. Since G Building is not offered by landowner for development as DA the FSI entered for the project is 37862.64 sq. mtrs