सुधारित EC करावी

FLOOR AREA STATEMENT

WING TYPE		LOWER GROUND SQ.M.	PARKING/ GROUND SQ.M.	PODIUM SQ.M.	1ST FLOOR SQ.M.	2ND FLOOR SQ.M.	3RD FLOOR SQ.M.	4TH FLOOR SQ.M.	5TH FLOOR SQ.M.	6TH FLOOR SQ.M.	7TH FLOOR SQ.M.	8TH FLOOR SQ.M.	9TH FLOOR SQ.M.	10TH FLOOR SQ.M.	11TH FLOOR SQ.M.	12TH FLOOR SQ.M.	13TH FLOOR SQ.M.	14TH FLOOR SQ.M.	15TH FLOOR SQ.M.	16TH FLOOR SQ.M.	17TH FLOOR SQ.M.	18TH FLOOR SQ.M.	19TH FLOOR SQ.M.	20TH FLOOR SQ.M.	21ST FLOOR SQ.M.	22ND FLOOR SQ.M.	EXCESS REFUGE AREA IN FSI SQ.M.	TOTAL FLOOR AREA SQ.M.	HT. OF BLDG. (WITH PARK.)	TENEMENT STATEMENT
A1	LG+GR+P+22	21.83	4.56	21.10	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47		19549.83	73.87	176
A2	LG+GR+P+22	4.56	4.56	21.10	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47	886.47		19532.66	73.87	176
B1	LG+GR+P+22	4.57	4.57	62.53	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00		22005.67	73.87	176
B2	LG+GR+P+22	4.57	4.57	19.81	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00		21962.95	73.87	176
C1	LG+UG+P1+P2+19	48.39													388.18	536.28	536.28	536.28	491.51	536.28	536.28	536.28	536.28	491.51	--	--	--	19.75X3=59.25	5232.80	68.25	75
TOTAL																													88283.81	-	779
AMENITY BLDG.	G + 3	-	379.61	-	591.95	473.76	491.03	-	-	-																			1936.35		
TOTAL																													90220.16		

MHADA FLOOR AREA STATEMENT

WING TYPE		PARKING/ GROUND SQ.M.	1ST FLOOR SQ.M.	2ND FLOOR SQ.M.	3RD FLOOR SQ.M.	4TH FLOOR SQ.M.	5TH FLOOR SQ.M.	6TH FLOOR SQ.M.	7TH FLOOR SQ.M.	8TH FLOOR SQ.M.	9TH FLOOR SQ.M.	10TH FLOOR SQ.M.	TOTAL FLOOR AREA SQ.M.	TENEMENT STATEMENT
C1	LG+UG+P1+P2+19	-	536.28	536.28	536.28	491.51	536.28	536.28	536.28	536.28	491.51	148.15	4885.13	73

REQUIRED MHADA AREA =20%OF 24381.41 = 4876.28 SQM

PROPOSED MHADA AREA = 4885.13 SQM

NO.	DESCRIPTION			AREA (SQ.M.)
01	AREA OF PLOT			14,082.74
02	FOR 4,000 SQ.M.	NIL	FOR 4,000 SQ.M. OF 23,849.92	0.00
03	FOR 4,000 TO 10,000 SQ.M.	5%	FOR 6,000 SQ.M. OF 23,849.92	300.00
04	FOR 10,000 SQ.M. AND ABOVE	10%	FOR 13,849.92 SQ.M. OF 23,849.92	1,385.00
05	TOTAL PERMISSIBLE AMENITY (02+03+04)			1,685.00

AMENITY BUILDING FLOOR AREA STATEMENT

FLOOR	FLOOR AREA SQ.M.
GROUND	379.61
FIRST	591.95
SECOND	473.76
THIRD	491.03
TOTAL	1936.35

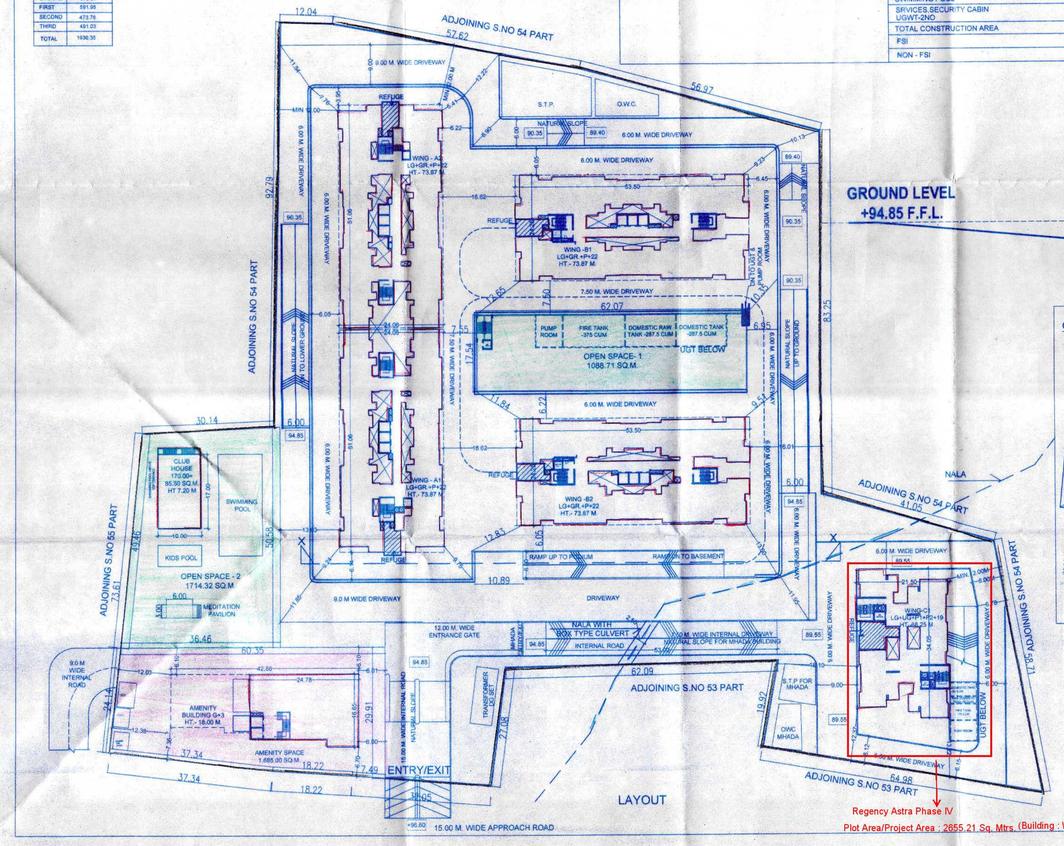
CONSTRUCTION AREA STATEMENT:

WING TYPE.			TOTAL RESIDENTIAL FLOOR AREA	MHADA FLOOR AREA	LIFT AREA SQ.M.	FIRE LIFT AREA SQM.	REFUGE AREA SQ.M.	METER ROOM SQ.M.	STAIR CAP HORT AREA+LIFT CAP SQ.M.	TOTAL CONSTRUCTION AREA SQ.M.
A1	LG+G+P+22	RESIDENTIAL	19549.83	-	16.50	3.15	96.60	-	160.00	19826.08
A2	LG+G+P+22	RESIDENTIAL	19532.66	-	16.50	3.15	98.60	-	160.00	19808.81
B1	LG+G+P+22	RESIDENTIAL	22005.67	-	16.50	3.33	96.92	-	160.00	22282.42
B2	LG+G+P+22	RESIDENTIAL	21962.95	-	16.50	3.33	96.92	-	160.00	22239.70
C1	LG+UG+P1+P2+19	MHADA -SALE	5232.80	4,885.13	8.34	2.10	96.00	-	160.00	10384.37
TOTAL			88283.81							
AMENITY BUILDING	G+6		1936.35		12.96	-		12.27	93.62	2055.20
TOTAL			90220.16	4,885.13	87.30	15.06	483.04	12.27	893.62	96596.58

LOWER GROUND AREA A1,A2,B1,B2	11439.90
LG & UG FLOOR AREA OF C1 =1112.14 X 2 NO	2224.28
GROUND FLOOR A1,A2,B1,B2,C1=11116.48 + 2224.28	12228.62
PODIUM FLOOR A1,A2,B1,B2,C1 = 11315.00+ 2342.50	13657.50
CLUB HOUSE SWIMMING POOL	370.00
SRVICES,SECURITY CABIN UGWT-2NO	520.00 1000.00
TOTAL CONSTRUCTION AREA	138036.88
FSI	90220.16
NON - FSI	47816.72

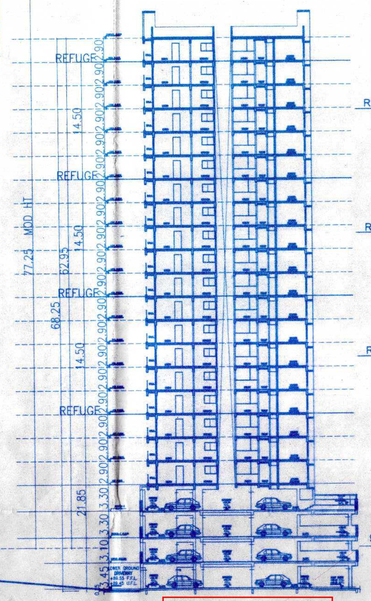
Sanctioned Built up Area : 4885.13 Sq. Mtrs. (MHADA)

Proposed but not sanctioned : 5232.80 Sq. Mtrs.

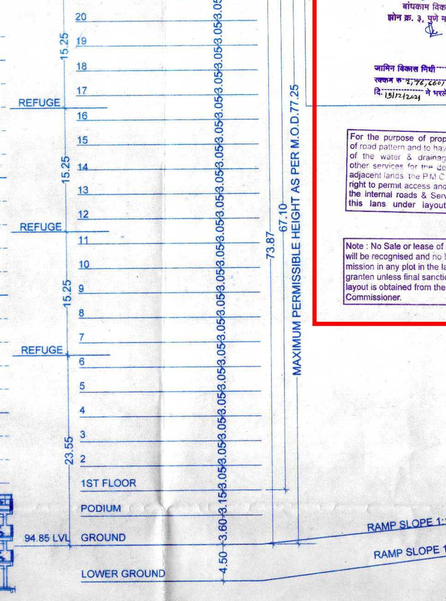


Regency Astra Phase IV

Plot Area/Project Area : 2855.21 Sq. Mtrs. (Building : Wing C1)



SCHEMATIC SECTION FOR C1



SCHEMATIC SECTION X X FOR A1

OPEN SPACE AREA CALCULATIONS

OPEN SPACE- 1 AT PODIUM

AREA OF BLOCK= 62.07X17.54=1088.71 SQM

TOTAL AREA OF OPEN SPACE 1=1088.71 SQM

OPEN SPACE- 2

01) (30.89+27.46)/2 X 58.76 =1714.32 SQ.M

TOTAL OPEN SPACE AREA PROVIDED

= OPEN SPACE 1+OPEN SPACE 2

= 1088.71 + 1714.32

= 2803.03 SQ.M.

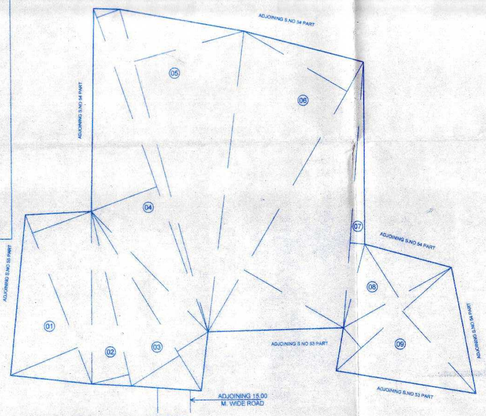
AMENITY AREA CALCULATIONS

1.(21.57+17.22)/2 X 67.20=1303.34 SQ.M.

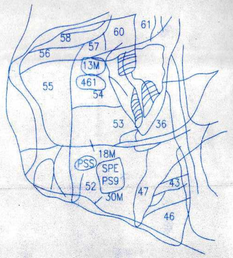
2.1/2 X 38.17 X 14.21 =271.19 SQ.M.

3.1/2 X 29.98 X 7.37 =110.47 SQ.M.

TOTAL =1685.00 SQ.M.



PLOT AREA CALCULATIONS



LOCATION PLAN

S. NO. (53/1/2/3/4/8) & S.NO. (54/8/9/10/11)

PLOT AREA CALCULATIONS

ADDITIONS

01) (33.12+28.59)/2 X 82.99	= 2560.65	SQ.M.
02) 00.50 X 17.41 X 81.84	= 712.42	SQ.M.
03) (26.11+16.77)/2 X 96.15	= 2061.45	SQ.M.
04) (32.09+11.22)/2 X 156.78	= 3395.07	SQ.M.
05) 00.50 X 52.08 X 152.82	= 3979.43	SQ.M.
06) (54.80+52.74)/2 X 142.62	= 7668.68	SQ.M.
07) 00.50 X 6.98 X 121.86	= 425.29	SQ.M.
08) 00.50 X 28.706 X 56.78	= 814.96	SQ.M.
09) (12.43+50.46)/2 X 70.98	= 2231.97	SQ.M.
TOTAL PLOT AREA	= 23849.92	SQ.M.

SEAL OF APPROVAL OF PLANS

REVISED LAYOUT
बांधकाम विकास विभाग झोन क्र.३
मान्य लेआउट क्र.CC/1031/23
दिनांक 31/07/2023
कार्यकारी अभियंता
बांधकाम विकास विभाग
झोन क्र. ३, पुणे महानगरपालिका
जमीन विकास मिळी ---- श्री.पी. श्रेयासाठी
स्थळ क्र. ९,१४,२०१ - थेरगाव क्र. CC/1031/2023(1)
दि. 15/11/2023 ने घेले आहेत.

For the purpose of proper circulation of road pattern and to have a centinuity of the water & drainage system of other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the internal roads & Services through this lans under layout/sub-division

Note : No Sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granten unless final sanction to the layout is obtained from the Municipal Commissioner.

AREA STATEMENT	SQ.M.
1. Area of plot (Minimum area of a, b, c to be considered)	23849.92
(a) As per ownership document (7/12, CTS extract)	24450.00
(b) as per measurement sheet	23849.92
(c) as per site	-
2. Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	-
(b) Any D.P. Reservation area	-
(Total a+b)	-
3. Balance area of plot (1-2)	23849.92
4. Amenity Space (if applicable)	-
(a)Required -	1685.00
(b) Adjustment of 2(b). If any -	-
(c) Balance Proposed -	-
5. Net Plot Area (3-4 (c))	22164.92
6. Recreational Open space (if applicable)	-
a) (a) Required - 10% OF 03	2384.99
b) (b) Proposed -	2803.03
7. Internal Road area	-
8. Plotable area (if applicable)	-
9. Built up area with reference to Basic F.S.I. as per front road width 1.1 (Sr. No. 5x(basic FSI) 22164.92X1.1	24381.41
10. Addition of FSI on payment of premium	-
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	-
(b) Proposed FSI on payment of premium. 22164.92 X0.50= 11082.46	11082.46
11. In-situ FSI / TDR loading	-
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	-
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (basid (a)(c)]	-
(c)TDR area (22164.92X 0.90)= 19948.43	19948.43
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	19948.43
12.Additional FSI area under Chapter No. 7	-
13. Total entitlement of FSI in the proposal	-
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable. 24381.41+11082.46+19948.43	55412.30
(b) Ancillary Area FSI upto 60% or 80%with payment of charges 60% OF 55412.30	33247.38
(c) Total entitlement (a+b)	88659.68
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) (24381.41+11082.46+19948.43)=60%*	88659.68
(a) Permissible Amenity Area (1685.00 x 1.1) x 1.80	3336.30
(b)Total Permissible Built Up Area	91995.98
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	90220.16
(a) Amenity Built-up Area:	1936.35
(b) Existing Built-up Area:	-
(c) Proposed Built-up Area (as per 'P-line')	88283.81
(d) Total (a+b+c)	90220.16
16. F.S.I. Consumed (15/5)	4.07
17. Area for Inclusive Housing, if any	-
(a) Required (20% of Sr.No.5) (20 % OF24381.41)	4876.28
(b) Proposed	4885.13

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on / / and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership / T. P. schemes records / Land Records Deptt. / City Survey records.

SIGNATURE OF LICENSED ARCHITECT

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 under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNER (S) NAME AND SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF BLDGS.
AT S.NO. 53/1 (P),53/2,53/3 (P) ,53/4,53/8,
S.NO.54/8 (P),54/9,54/10,54/11 BANER, PUNE.

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NAME & SIGN OF OWNER	NAME & SIGN OF ARCHITECT
REGENCY AMRSHKAR SHRIRAM DEVELOPERS LLP	SHIRISH DASNURKAR

SHIRISH DASNURKAR & ASSOCIATES
architects & designer
35, LAXMIPARK COLONY, NAV PETH, PUNE-411030.
PH. 020-24530481/82/83 E-MAIL: shirishdasnurkar@gmail.com

NORTH	SCALE	JOB NO.	DRAWN BY	DEALT BY	COMPUTER FILE
	1:500		vs/patil 14.07.2023		S:\VABHAV DMP\MHOSHRIAN (BANER) \2023\00-DP LAYOUT_04.04.2023