

F.S.I. STATEMENT IN SQM. (WING-A & B)

WING	COMMERCIAL B/UP AREA	MHADA B/UP AREA CLOVER BOULEVARD	RESIDENTIAL REGULAR B/UP AREA	MHADA TENTS CLOVER BOULEVARD	REGULAR TENTS	LIFT AREA (REGU+FIRE)	FLOORS	BUILDING HEIGHT
A	146.40	1244.76	4067.46	17	55	8.13	B+GR PARKING+09 FLOORS	29.85M
B	0.00	3184.36	401.58	63	8	8.13	B+GR PARKING+ 09 LOORS	29.85M
TOTAL	146.40	4429.12	4469.04	80	63	16.26		
MHADA+REGULAR		9044.56		143.00				

PARKING AREA STATEMENT

REQUIRED PARKING	CAR	SCOOTER
REDD. PARKING FOR WING-A FOR 72 TENEMENTS	41	84
REDD. PARKING FOR WING-B (MHADA+REGU) FOR 71 TENEMENTS	38	75
TOTAL	79	159

WATER CAPACITY FOR 196 TENTS. (WING - A,B) (REGU+ MHADA TENTS)

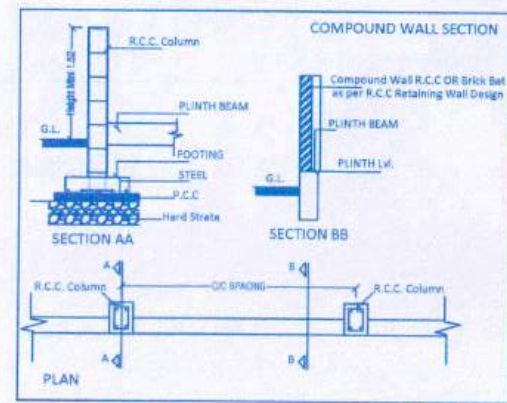
BUILDING	TENEMENTS	REGULAR	FIRE FIGHTING	REGULAR	FIRE FIGHTING
A WING	72	50700	25000	76050	75000
B WING	71	47925	25000	71888	75000
	143	98625	50000	147938.00	150000
		148625			

AREA AS PER LETTER OF PUNE HOUSING AND AREA DEVELOPMENT BOARD AT F.P.NO-26, INDUSTRIAL T.P.S. HADAPSAR NO. 2MHADA - LETTER NO- 3192 / 2024 (DATE:- 30-07-2024)

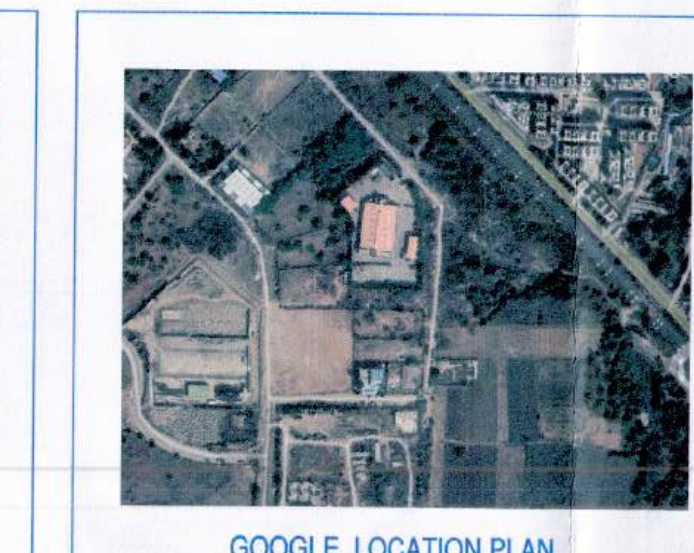
MHADA SHIFTING AREA
CLOVER BUILDING-27/5, Plot no. 1,2,3,4,8,9,10,11,12,13,17 & Sr. No.27/6A/2A,
Plot no. 3 & Plot No.146, Kandhwa(khorda), Taluka- haveli, Pune.

READY RECKONER OF CLOVER = 2642.89
READY RECKONER OF SASANE NAGAR-EPHORIC BLOSSOM READY RECKONER = 28630.00
AREA CALCULATION = 16090.00
26630/16090 = 1.66
2642.89 X 1.66 = 4,387.20

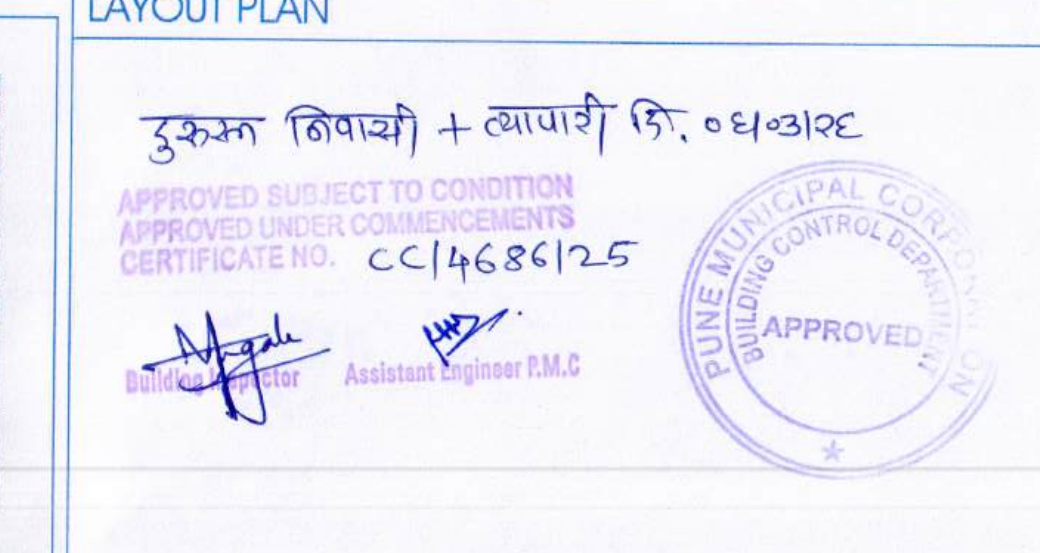
REQUIRED AREA FOR MHADA SHIFTING AS PER PRORATA BASE = 4,387.20
PROPOSED AREA FOR MHADA = 4,429.12



NOTE :-
7.7 DEVELOPMENT OF HOUSING FOR EWS / LG
7.7.1 In Residential Zone -
If the owner constructs the housing for EWS / LG in the form of tenements of size up to 50 sq.m.
(1) carpet area on his plot, then he shall be allowed FSI of maximum building potential mentioned in the column 6 or 9 of Table No.6-A or column 6 or 9 of Table No.6-G of Regulation No.6.1 or 6.3, subject to following conditions -
i) For the FSI availed over and above the basic FSI, the premium shall be charged at the rate of 15% of land rate in ASR, without considering guidelines therein.
ii) Out of the total tenements, at least 40% tenements shall be of (1) carpet area not more than 30 sq.m.
iii) Only one tenement should be sold to a family. Adjoining tenement should not be sold to a close relative of such tenement owner. Affidavit to that effect shall be obtained from the land owner / developer and purchaser.
iv) For these proposals, marginal distances (except front margin) parking and other requirement shall be as per Slum Redevelopment Regulations, wherever such regulations exist.
v) The owner shall have option to avail TDR over and above basic FSI instead of availing FSI with the payment of premium as mentioned in (i) above.



STAMP OF APPROVAL



AREA STATEMENT

1 : AREA OF PLOT (MINIMUM AREA OF 0.6c TO BE CONSIDERED)	SQM.
a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	2,905.00
b) AS PER DEMARCATION PLAN	2,905.00
2 : DEDUCTIONS FOR	
a) AREA UNDER ROAD WIDENING AREA - AS PER DRAFT DP 2015	109.02
b) PROPOSED D.P. ROAD WIDENING AREA/SERVICE ROAD	---
c) D.P. RESERVATION (NALA GARDEN)	---
(TOTAL a+b+c)	109.02
3 : BALANCE AREA OF PLOT (1-2)	2,795.98
4 : AMENITY SPACE	
a) REQUIRED -	---
b) PROPOSED -	---
5 : NET PLOT AREA (3-4(C))	2,795.98
6 : RECREATIONAL OPEN SPACE	
a) REQUIRED - (10%)	---
b) PROPOSED -	---
7 : INTERNAL ROAD AREA	---
8 : BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (2795.98 X 1.10)	3075.58
9 : ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE. 2795.98 X 2.75 = 7688.95 - 3075.58 = 4613.37	2567.34
10 : IN-SITU FSI / TOR LOADING	
a) IN-SITU AREA AGAINST 24.00M D.P. ROAD [2.0 X 109.02], IF ANY UDCPR-2020	---
b) IN-SITU AREA AGAINST NALA GARDEN IF HANDED OVER [2.00 OR 1.85 X SR. NO. 4(b) and /or(c)].	---
c) TOR AREA [2805.00-109.02] X 1.15 = 3215.38 SQ.M.	---
i) SLUM TOR [3215.38 X 0.30]	---
ii) REGULAR TOR [3215.38 X 0.70]	---
d) TOTAL IN-SITU/TOR LOADING PROPOSED 10(a)+(b)+(c)	---
11 : ADDITIONAL FSI AREA (INCENTIVE FSI 30%)	---
12 : ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	---
13 : TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) [8+a+10(a)] OR 12 WHICHEVER IS APPLICABLE.	5642.92
b) ANCILLARY AREA FSI UP TO 60% WITH PAYMENT OF CHARGES. 146.40/1.80= 81.33 (5642.92-81.33=5561.59X0.60=3336.95 SQ.M.)	3336.95
c) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES. (81.33X0.80)	65.06
d) TOTAL (a+b+c)	9044.93
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	---
15 : TOTAL BUILT-UP AREA IN PROPOSAL	
a) COMMERCIAL B/UP AREA	146.40
b) RESIDENTIAL B/UP AREA [MHADA+REGU]	8888.16
c) TOTAL (a+b)	9,044.56
16 : F.S.I. CONSUMED (15c/5) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	4.51
17 : AREA OF INCLUSIVE HOUSING IF ANY	
A) REQUIRED MHADA SHIFTING AREA OF CLOVER	4,387.20
B) PROPOSED MHADA SHIFTING AREA OF CLOVER	4,429.12

Certificate of Area :-
Certified that the plot under reference was surveyed by me on ... and the dimensions of sides etc. of plot stated on plan are as required by the rules and the same are correct and valid. Witness my hand and seal at ... on ...
Dated this ... day of ... 2024.
Ar. PRAKASH KULKARNI
CA/98/22909

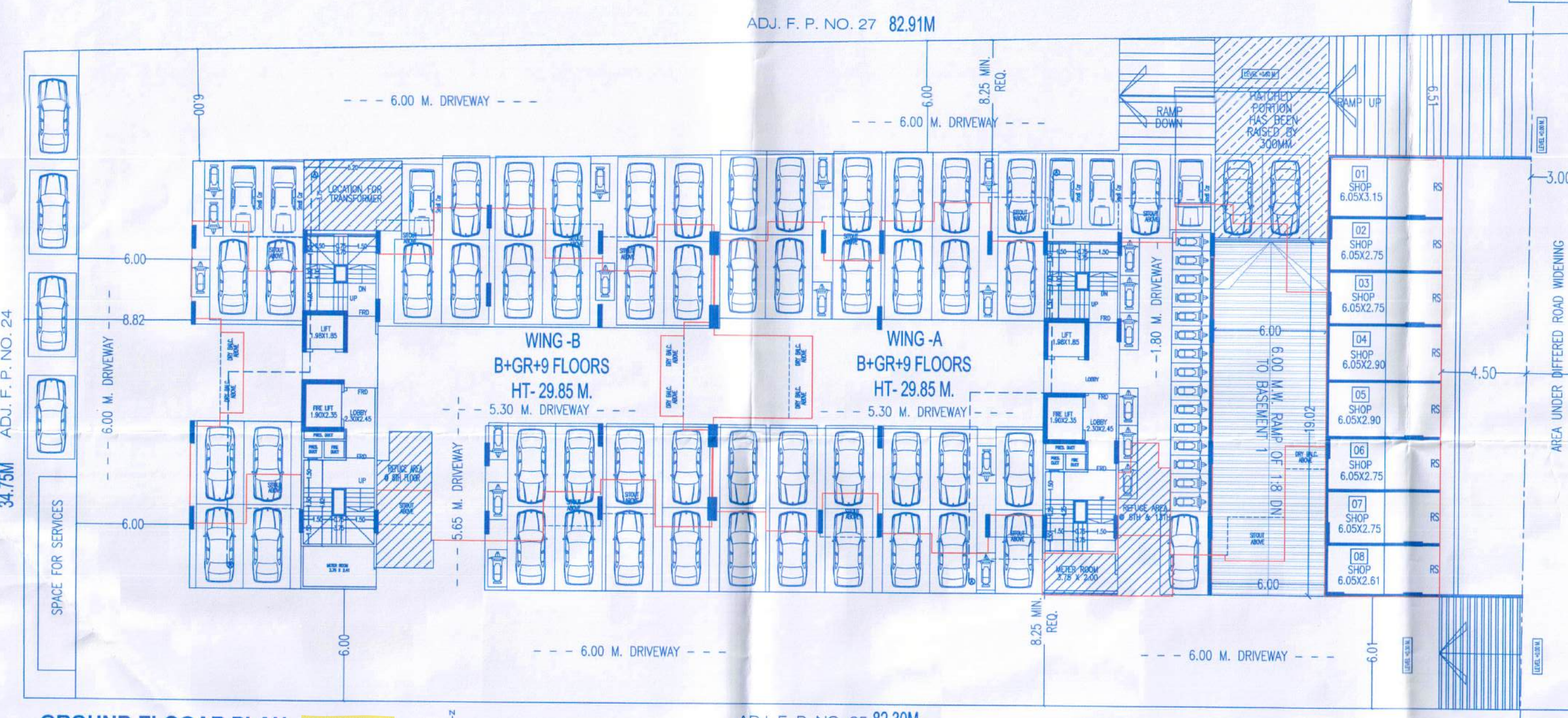
Owner's Declaration :-
I/We undersigned hereby confirm that I/We would abide by the rules approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of ... to ensure the quality and safety of the work site.

EUPHORIC DEVELOPERS LLP THROUGH MR. RITESH THAKKAR ARCHITECT	OWNER SIGN EUPHORIC DEVELOPERS LLP THROUGH MR. RITESH THAKKAR
Ar. PRAKASH KULKARNI CA/98/22909	
PROJECT PROPOSED RESIDENTIAL BUILDING ON F.P.NO-26, INDUSTRIAL T.P.S. HADAPSAR NO. 2 AT HADAPSAR, PUNE.	

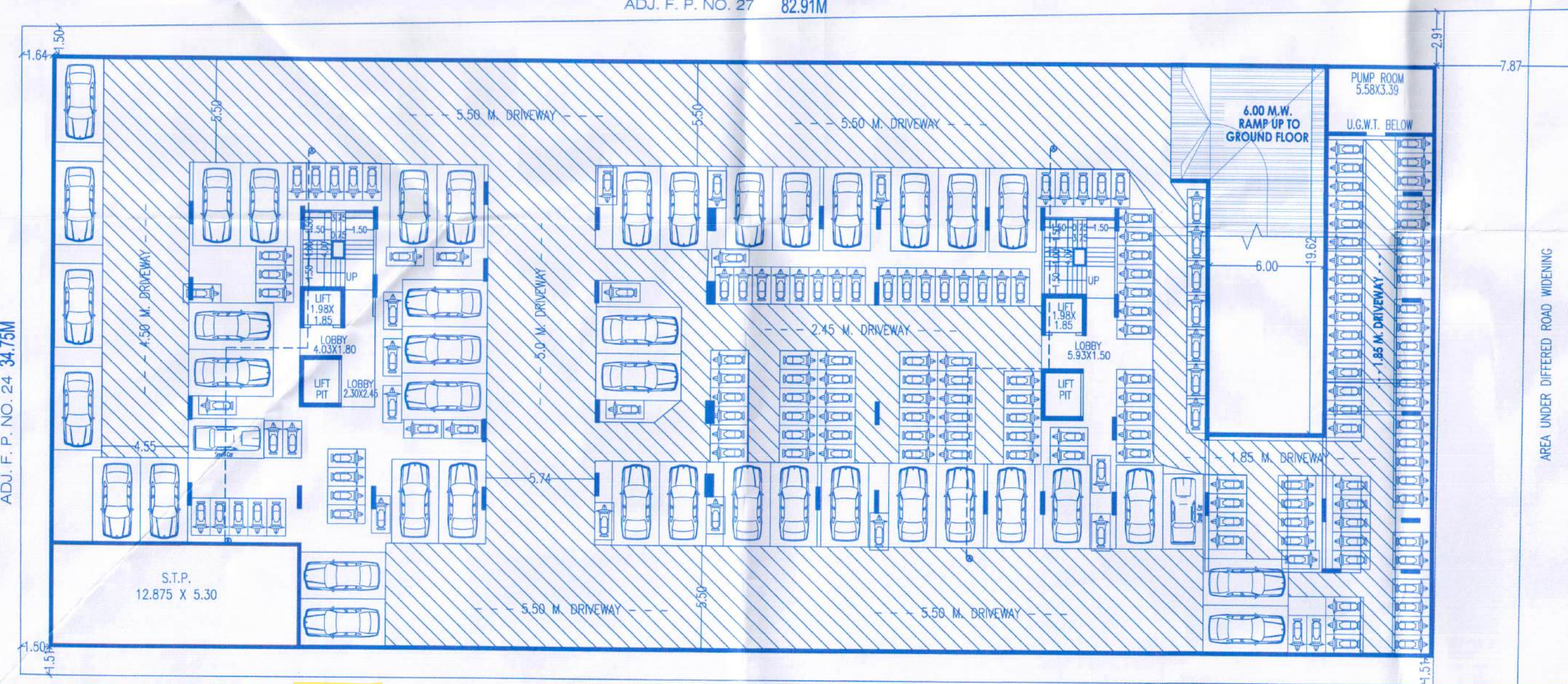
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJVALAYA, OFF. NO-101, 1ST FL., CTS. NO-1187/119, GHOLE ROAD, SHIVAJINAGAR,
PUNE-411 005, PHONE- 020 66042800 / 01102
Email - ankurassociates@gmail.com

DATE	SCALE	DRN BY	
26.02.2024	1:200	MUBEEN	2061/24

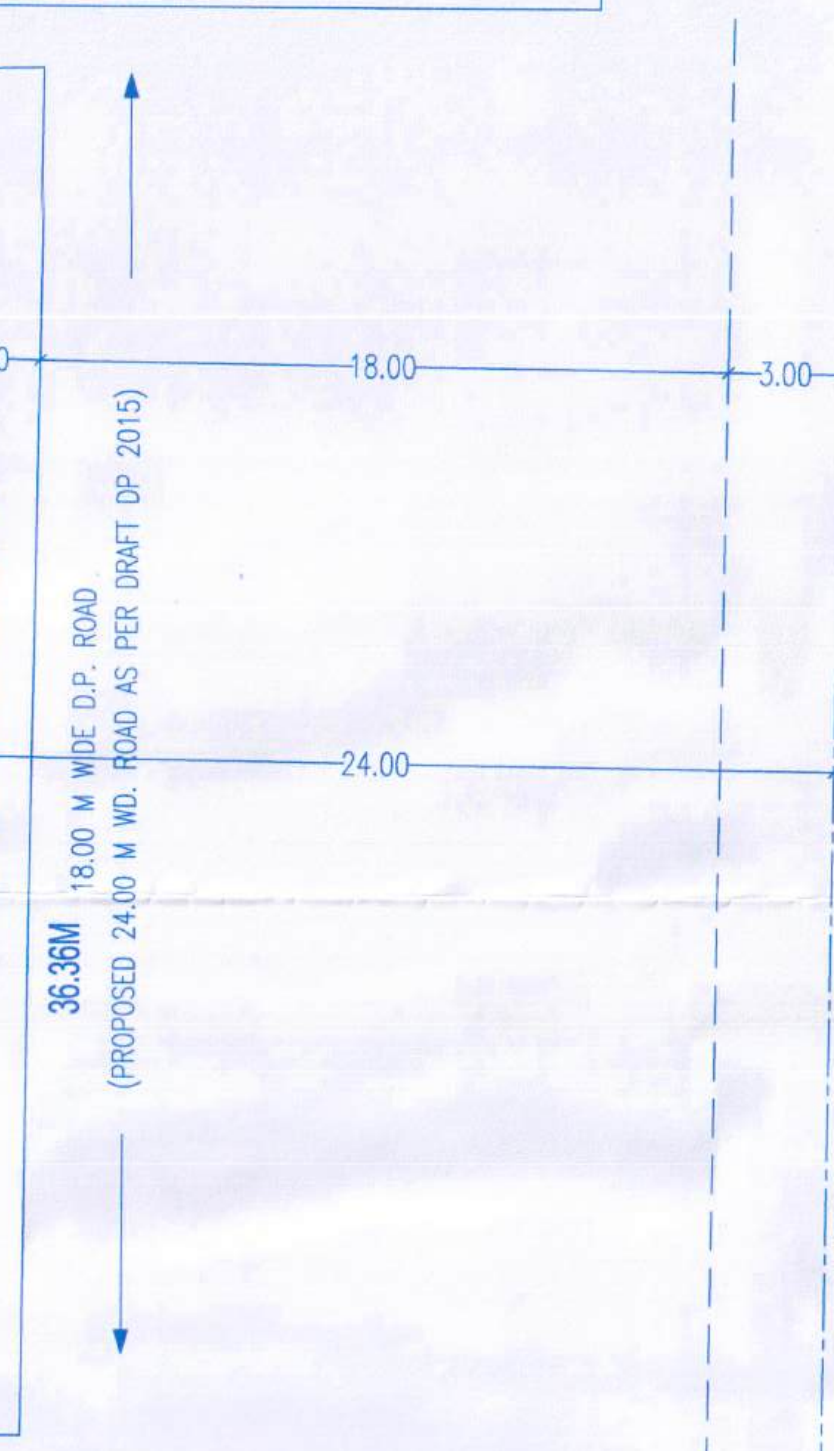
C:\Mubeen Project\14\HADAPSAR SASANENAGAR (RITESH THAKKAR)\03_BASIC\MHADA_(26_02_24).dwg



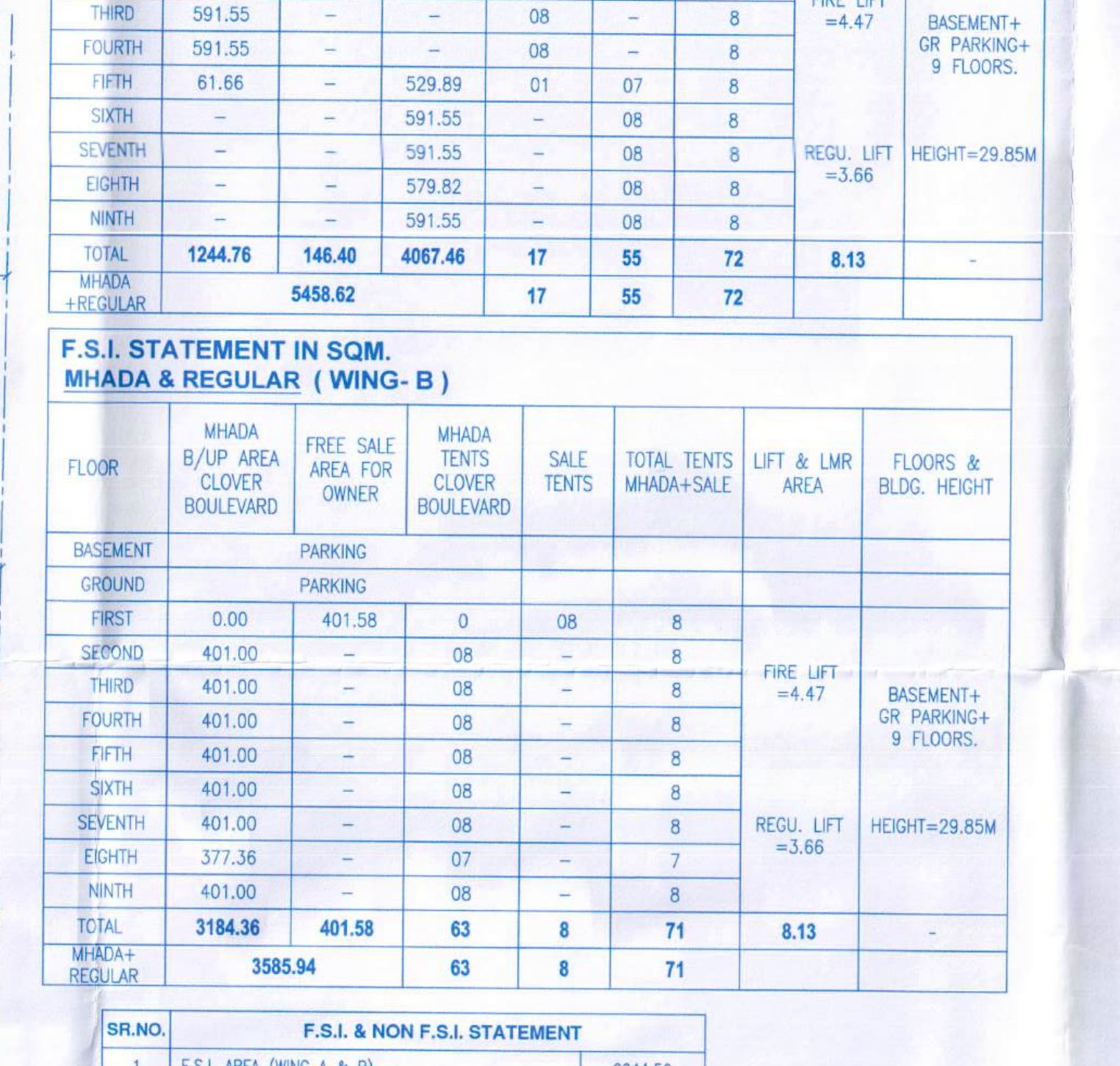
GROUND FLOOR PLAN CAR PARKING = 63
SCOOTER PARKING = 35



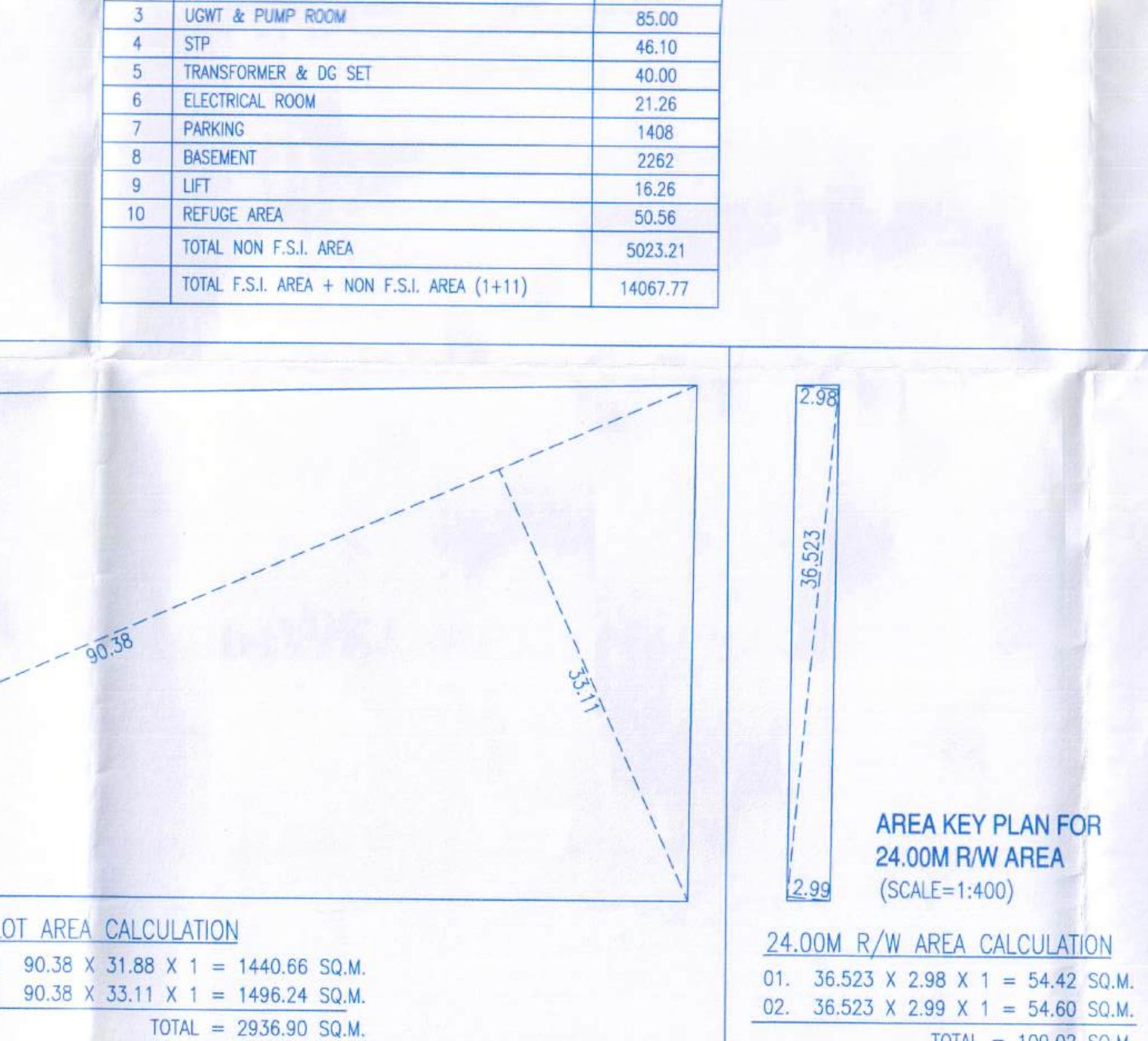
BASMENT FLOOR PLAN CAR PARKING = 43
SCOOTER PARKING = 177



AREA UNDER DIFFERED ROAD WIDENING



AREA UNDER DIFFERED ROAD WIDENING



AREA KEY PLAN FOR 24.00M R/W AREA (SCALE=1:400)

24.00M R/W AREA CALCULATION
01. 36.523 X 2.98 X 1 = 54.42 SQ.M.
02. 36.523 X 2.98 X 1 = 54.42 SQ.M.
TOTAL = 109.02 SQ.M.

PLOT AREA CALCULATION
01. 90.38 X 31.88 X 1 = 1440.66 SQ.M.
02. 90.38 X 33.11 X 1 = 1496.24 SQ.M.
TOTAL = 2936.90 SQ.M.