

DP ROAD UNDER NALA AREA						
A	0.50	X	68.14	X	4.0000	= 136.28
B	0.50	X	66.73	X	2.540	= 84.75
C	0.50	X	54.27	X	2.940	= 79.78
D	0.50	X	54.27	X	1.070	= 29.03
E	0.50	X	1.66	X	0.840	= 0.70
F	0.50	X	1.39	X	0.540	= 0.38
TOTAL AREA						= 330.91

FORM OF STATEMENT 2 PROPOSED TOWER-1, TOWER-2, TOWER-3 (WING -A,B,C)									
		CLUB HOUSE		CLUB HOUSE + INCLUSIVE HOUSING					
WING	FLOOR	HEIGHT WITH PARKING	HEIGHT WITHOUT PARKING	COMMERCIAL RESIDENTIAL FS AREA (SQ.M)	RESIDENTIAL FS AREA (SQ.M)	TOTAL RES. + COMM. (SQ.M)	PROPOSED REFUGE (SQ.M)	SHOPS	TENEMENT
TOWER-1 WING-A	BH+LG+H+PODIUM+ 21 FLOOR	73.05	73.05	362.00	19701.58	20063.68	141.93	10	130
TOWER-2 WING-B	BH+LG+H+MEZ+ 21 FLOOR	74.85	74.85	736.93	20857.28	21594.21	182.55	15	169
TOWER-3 WING-C	BH+LG+H+PODIUM+ 21 FLOOR	77.85	71.85	-	22297.22	22297.22	222.16	-	206
CLUB HOUSE	PODIUM FLOOR	-	4.20	363.00	-	363.00	-	-	-
TOTAL				1491.95	67656.18	67458.13	546.64	28	505
INCLUSIVE HOUSING	0+ +13TH FLOOR	43.20	39.20	0	3228.58	3228.58	64.02	-	49

FORM OF STATEMENT 2					
PROPOSED TOWER-2 (WING-B)					
FLOOR	TOTAL BUILT-UP AREA AS PER OUTER CONSTRUCTION LINE (COMMERCIAL)	TOTAL BUILT-UP AREA OF FLOOR AS PER BUTTER CONSTRUCTION LINE (RESIDENTIAL)	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	SHOPS/ OFFICES/ TENEMENTS
BASEMENT FLOOR	—	—	—	—	—
GROUND FLOOR	—	—	—	—	—
LOWERING FLOOR	571.26	80.13	—	—	15 SHOPS
MEZZANINE FLOOR	165.67	13.31	—	—	—
PODIUM FLOOR	—	659.68	—	—	4
1ST FLOOR	—	1149.30	—	—	8
2ND FLOOR	—	956.92	—	—	8
3RD FLOOR	—	956.92	—	—	8
4TH FLOOR	—	956.92	—	—	8
5TH FLOOR	—	956.92	—	—	8
6TH FLOOR (R)	—	895.74	44.40	60.85	7
7TH FLOOR	—	956.92	—	—	8
8TH FLOOR	—	956.92	—	—	8
9TH FLOOR	—	956.92	—	—	8
10TH FLOOR	—	956.92	—	—	8
11TH FLOOR (R)	—	895.74	44.40	60.85	7
12TH FLOOR	—	956.92	—	—	8
13TH FLOOR	—	956.92	—	—	8
14TH FLOOR	—	956.92	—	—	8
15TH FLOOR	—	956.92	—	—	8
16TH FLOOR (R)	—	895.74	44.40	60.85	7
17TH FLOOR	—	956.92	—	—	8
18TH FLOOR	—	956.92	—	—	8
19TH FLOOR	—	956.92	—	—	8
20TH FLOOR	—	956.92	—	—	8
21ST FLOOR	—	956.92	—	—	8
TOTAL	736.93	20857.28	133.20	182.55	169.00

FORM OF STATEMENT 2 PROPOSED TOWER-3 (WING-C)						
FLOOR PLANE AREA STATEMENT						
FLOOR	TOTAL BUILT-UP TOTAL AREA OF FL. AS PER OUTDOOR CONSTRUCTION LINE (COMMERCIAL)	BUILT-UP AREA OF FL. AS PER OUTDOOR CONSTRUCTION LINE (RESIDENTIAL)	FL. OF RE-USE REFUSE AREA	FL. OF RE-USE REFUSE AREA	REVENUE	
BASEMENT FLOOR	--					
LOWER GROUND FLOOR					--	
GROUND FLOOR	70.37				--	
PODIUM FLOOR	82.16				--	
1ST FLOOR	1065.09				10	
2ND FLOOR	1065.09				10	
3RD FLOOR	1065.09				10	
4TH FLOOR (R)	1009.54	49.80	55.54		9	
5TH FLOOR	1065.09				10	
6TH FLOOR	1065.09				10	
7TH FLOOR	1065.09				10	
8TH FLOOR	1065.09				10	
9TH FLOOR (R)	1009.54	49.80	55.54		9	
10TH FLOOR	1065.09				10	
11TH FLOOR	1065.09				10	
12TH FLOOR	1065.09				10	
13TH FLOOR	1065.09				10	
14TH FLOOR (R)	1009.54	49.80	55.54		9	
15TH FLOOR	1065.09				10	
16TH FLOOR	1065.09				10	
17TH FLOOR	1065.09				10	
18TH FLOOR	1065.09				10	
19TH FLOOR (R)	1009.54	49.80	55.54		9	
20TH FLOOR	1065.09				10	
21ST FLOOR	0				10	
TOTAL	0.00	22297.22	199.20	222.16	206.00	

FORM OF STATEMENT 2 PROPOSED BUILDING (INCLUSIVE HOUSING)						
FLOOR/S NAME	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (INCLUSIVE HOUSING)	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	NOS. OF TENEMENTS	
					SALE	INCLUSIVE
GROUND FL.	2.97	4.88	4.88		---	---
1ST FLOOR	259.69				---	04
2ND FLOOR	259.69				---	04
3RD FLOOR	259.69				---	04
4TH FLOOR	259.69				---	04
5TH FLOOR	259.69				---	04
6TH FLOOR	259.69				---	04
7TH FLOOR (P)	227.68			32.01	---	03
8TH FLOOR	259.69				---	04
9TH FLOOR	259.69				---	04
10TH FLOOR	259.69		---	04		
11TH FLOOR	259.69		---	04		
12TH FLOOR (P)	227.68		32.01	---	04	
13TH FLOOR	173.65				---	02
TOTAL	3228.88	4.88	4.88	84.02	---	48

FORM OF STATEMENT 2 PROPOSED WING PODIUM FLOOR (CLUB HOUSE)		
FLOOR PLINE AREA STATMENT		
FLOOR	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.(COMMERCIAL)	TOTAL BUILT AREA OF FLOOR, AS OUTER CONSTRUCT LINE.(RESIDEN
PODIUM FLOOR	393.02	0
TOTAL	393.02	0.00

OCCUPANT CALCULATIONS- COMMERCIAL (CLUB HOUSE)					
	CARPET AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	OCCUPANCY NOS.	MALE	FEMALE
CLUB HOUSE	351.00	6	59	30	29
TOTAL	351.00		59	30	29

SANITATION REQUIREMENTS- MERCANTILE BUILDINGS						
FLOATING POPULATION						
FIXTURES	MALE		FEMALE		PROPOSED	
	M	F	M	F	M	F
W.C.	1 PER 50		1 PER 50		1	6
URINALS	1 PER 50				1	

18.00 WIDE DP ROAD AREA CALCULATION							
1	0.50	X	43.10	X	11.56	=	249.12
2	0.50	X	75.75	X	13.48	=	510.56
3	0.50	X	37.858	X	12.38	=	234.34
4	0.50	X	69.30	X	13.06	=	452.53
5	0.50	X	69.30	X	11.86	=	410.95
6	0.50	X	19.32	X	7.71	=	74.48
7	0.50	X	34.42	X	14.91	=	256.60
8	0.50	X	45.50	X	15.84	=	360.36
9	0.50	X	29.57	X	0.49	=	7.24
TOTAL AREA						=	2556.16

PARKING CALCULATION – SALE					
FLOOR	CARPET/ TENTHMENT	PARKING REQUIRED	CARP	PARKING PROPOSED	CARP
			SPOT		SPOT
For every one (1) carpet one or fraction thereof (2) (3) (SHOPS WING A-B)	974 03	19	58		
FOR EVERY TENTHMENT HAVING CARPET AREA OF 100 SQ. M. AND ABOVE	(1 – 1)	0	0	0	0
FOR EVERY TENTHMENT WITH EACH TENTHMENT HAVING CARPET AREA EQUA. OF ABOVE SQ. M. BUT LESS THAN 150 SQ. M. (1 – 1)	389	355	355	627	566
FOR EVERY TWO TENTHMENTS WITH EACH TENTHMENT HAVING CARPET AREA EQUAL TO OR ABOVE SQ. M. BUT LESS THAN 80 SQ. M. (1 – 2)	120	60	120		
TOTAL	505	484	563	627	566
In addition 58 visitor parking on residential site		22	25	22	25
TOTAL PARKING		486	588	649	591
		12.50	2.70	12.50	2.70
TOTAL PARKING AREA =		6075.00	8112.50	6112.50	8182.50
			775.00		9294.50

OCCUPANT CALCULATIONS- COMMERCIAL TOWER-1 (WING A)					
	B./UP AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	OCCUPANCY NOS.	MALE	FEMALE
GROUND FLOOR	362	3	121	61	60
TOTAL	362.00		121	61	60

OCCUPANT CALCULATIONS- COMMERCIAL TOWER-2 (WING B)					
	B./UP AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	OCCUPANCY NOS.	MALE	FEMALE
GROUND FLOOR	571.26	3	190	95	95
MEZZANINE FLOOR	143.89	6	24	12	12
TOTAL	715.15		214	107	107

SANITATION REQUIREMENT—COMM. TOWER-1(WING A)
TOTAL NO OF PERSONS = 121 PERSONS
GENTS = 61 NOS. LADIES = 60 NOS.

SANITATION REQUIREMENTS—WERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUITA VEGETABLE MARKETS

FIXTURES	MALE		FEMALE		REQUIRED			PROPOS
	M	F	M	F	M	F		
W.C.	4 PER 100		6 PER 100		4	4		
URINALS	4 PER 100				4			
INDIVIDUAL TOILET BLOCK PROVIDED IN EVERY SHOP								

SANITATION REQUIREMENT— COMM. TOWER-2 (WING B)
TOTAL NO. OF PERSONS = 214 PERSONS
GENTS = 107 NOS. LADIES = 107 NOS.

SANITATION REQUIREMENTS— MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT & VEGETABLE MARKETS

FIXTURES	MALE		FEMALE		REQUIRED		PROPOSED
	M	F	M	F	M	F	
W.C.	4 PER 100		6 PER 100		4	6	4
URINALS	4 PER 100				4	—	4
INDIVIDUAL TOILET BLOCK PROVIDED EVERY SHOPS							

PARKING CALCULATION - INCLUSIVE HOUSING					
FLOOR	TENEMENT	PARKING REQUIRED		PARKING PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M (1 - 2)	48	24	48	24	48
TOTAL	48	24	48	24	48
In addition 5% visitor parking on residential site		1	2	1	2
TOTAL PARKING		25	50	25	50
		12.50	2.00	12.50	2.0
		312.50	100.00	312.50	100
TOTAL PARKING AREA =		412.50		412.50	

TOTAL PARKING PROPOSED (INCLUSIVE HSG.)		
FLOOR	CAR	SCOOTER
BASEMENT	-	-
LOWER GROUND	25	50
GROUND	-	-
PODIUM	-	-
TOTAL	25	50

M. TOWER-1(WING A)				
HUTILE BUILDINGS, COMMERCIAL				
HUTIT& VEGETABLE MARKETS				
	REQUIRED		PROPOSED	
SALE	M	F	M	F
00	4	4		
	4			

REQUIRED		PROPOSED	
MALE	F	M	F
100	4	6	6
	4	-	-

AL TOILET BLOCK PROVIDED IN SHOPS

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	STAMP OF APPROVAL 1) SANCTIONED :- CC/0066/24 DATE:-03.04.2024 2) SANCTIONED :- CC/2344/24 DATE:-29.10.2024	

DATE 31/12/2025

[Signature] *[Signature]*

JrSub Engineer Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.



Slr	AREA STATEMENT FOR VOD	SQM
1	AREA OF PLOT (MINIMUM AREA OF A & B TO BE CONSIDERED)	17600.00
	BY SP-58 CHARGED DOCUMENT 17792-K19	17600.00
	(A) AS PER MEASUREMENT SHEET	17602.80
	(C) AS PER SITE	-
	(2) MINIMUM AREA TO BE CONSIDERED	17600.00
2	SUBTOTAL FOR	
	(a) LAND UNDER 18.0 M. W. D.P. ROAD	2556.18
	(b) 18.0 M. W. D.P. ROAD UNDER NALA	330.91
	(c) AREA UNDER RESERVATION (NALA)	81.32
	TOTAL (a+b+c)	2968.41
3	BALANCE AREA OF PLOT (1-2)	14631.59
4	MINENTY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	0

5	NET PLOT AREA (3=4 (c))	14831.59
6	RECREATIONAL, OPEN SPACE (F APPLICABLE)	
a	REQUIRED	1463.16
b	PROPOSED =	1463.16
7	INTERNAL ROAD AREA	0.00
8	PLOTTABLE AREA (F APPLICABLE)	0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SRND.5X.1.10)	16094.75
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	-
a	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TDR ZONE	-
b	PROPOSED FSI ON PAYMENT OF PREMIUM SRND.1 = (20+4000.50) 17620.00 / (30.91+81.37) = 17187.77 X 50% = 8593.89	8593.89
c	TOTAL (10a+10b)	8593.89

TDR AREA PREVIOUSLY USED		11	17600.00 = (330.91+1.32)*17187.70 X 0.90 = 15458.97	
T.D.R.	T.D.R. USED		a) AREA 4.0' X 6.0' = 24.00	5112.36
SUM T.D.R.	3107.52		b) AREA 4.0' X 6.0' = 24.00	0
REGULAR T.D.R.	7249.09		c) TOTAL AREA TO BE PURCHASED = 15458.97-5112.36 = 10346.61 SQ.M.	
			TDR AREA PREVIOUSLY USED	
			a) SUM TDR	3107.52
			b) REGULAR TDR	7249.09
			c) TOTAL TDR AREA	15458.97
		12	ADDITIONAL 3% AREA UNDER CHAPTER NO. 7	0
			a) GREEN WINDS AS PER STAR RATING	
			IF ANY, (90%)	0.00

LEGEND EXISTING STREET THICK BLACK PROPOSED STREET GREEN PROPOSED STREET, IF ANY GREEN DOTTED PERMISSIBLE WING LINES THICK DOTTED BLACK EXISTING WORK THICK DOTTED GREEN WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED PROPOSED WORK RED FILLED IN EXISTING DEMOLISH WORK RED DOTTED WATER SUPPLY WORK BLACK DOTTED THIN BOUNDARIES RED HATCHED		1. TOTAL ENTIREMENT OF FS IN THE PROPOSAL 40157.67 2. (A) 150' x 160' 11" HIGH SIDE TO 10' WING LINES IS APPLICABLE 3. (B) ANCELA AREA UP TO BOX WITH PAYMENT OF CLOSING FOR COMM. (1491.95X100)/180=828.861 800' 683.09 4. (C) ANCELA PRODUCELY USED 651.02 5. PROPOSED 360' ANCELA AREA 11.67 6. (F) PERMISSIBLE ANCELA AREA FS UP TO 800' WITH PAYMENT OF CLOSING FOR COMM. (6107.61x100)/180=339.258 605' x 605' = 23997.57 500' 1583.29 7. 360' ANCELA PRODUCELY USED 11.67 8. PROPOSED 360' ANCELA AREA 11.67 9. TOTAL ANCELA AREA 15142.11 15142.11x100=15142.105 24192.38 10. (D) TOTAL ENTIREMENT (131+28+130) 64350.00
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CALCULATION		MAXIMUM UTILIZATION (UNIT OF 1/30) (WIND POTENTIAL PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION 16.01 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1/6 SR 18.	
=	1.71	15	TOTAL BUILT-UP AREA IN PROPOSAL, (EXCLUDING AREA AT SR.NO.18)
=	173.31		(a) BUILT-UP AREA (AS PER PREVIOUS SANCTION)
=	32.50		(b) PROPOSED COMMERCIAL BUILT-UP AREA
=	207.52		(c) PROPOSED RESIDENTIAL BUILT-UP AREA
			(d) TOTAL (a+b+c)
			16 F&I CONSUMED (176/130)
			17 AREA FOR INCLUSIVE HOUSING (IF ANY)
			(a) REQUIRED (20% OF SR. NO. 9)
			(b) PROPOSED
			NOTE



OPEN SPACE AREA CALCULATION
SCALE: 1:1000

	OPEN SPACE AREA CALCULATION	
1	0.50 X 77.85 X 4.06	= 158.03
2	0.50 X 77.85 X 18.16	= 706.88
3	0.50 X 30.56 X 7.10	= 108.49
4	0.50 X 43.67 X 22.43	= 489.16
TOTAL AREA		= 1463.16

ALL DRAWINGS ARE PREPARED AS PER DOCUMENTS GIVEN BY THE OWNER/P.A.H.

CERTIFICATE OF AREA

I CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/TRANSACTION RECORD/ LAND RECORD DEPARTMENT/ SURVEYED RECORDS.

(Signature)
SIGN OF ARCHITECT

OWNER'S DECLARATION

I, THE UNDERSIGNED, HEREBY DECLARE THAT I HAVE ACCEPTED THE AREA CALCULATED BY THE ARCHITECT.

PLANS APPROVED BY AUTHORITY / COLLECTOR / I/AE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO /WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

(A.E.D. BANSAL LLP
MR. ATUL BANSAL)

MANY CITY SPACES LLP THROUGH
MR. PRANAV BHANDAL

BHANDAL SPACES LLP THROUGH
MR. PRAKASH BHANDAL

(PRAKASH)

RCC COMPOUND WALL SECTION	PROPOSED COMMERCIAL & RESIDENTIAL LAYOUT AT S.NO. 36/1, 36/2 AT BAVDHAN KH. PUNE.
PROPOSED SITE	NAME AND SIGNATURE OF ARCHITECT
	 SAMEER VALMIBE CA/92/14618
ARCHITECTS	VOUCHERS
PROPOSED AND INTERIOR DESIGNERS.	10 JAN-HAWAII, BHIMDE COLONY, NR. OLD
KARNATAK H. C., ERANDVANA PUNE-4 TEL.-41406399	KARNATAK H. C., ERANDVANA PUNE-4 TEL.-41406399

	NORTH SCALE 1:500 DEALT BY: ANNEEL CHK BY: S.V. DATE 03/02/2025	SHEET NO. 01/21
SUBJECT TO APPROVAL FROM COMPETENT AUTHORITY \\VVE-198-15-SP-STRAND\Users\WJL\SV\PROJECTS\VALUATION\LEGAL\VALUATION\CORPORATION\LOG_RP_		