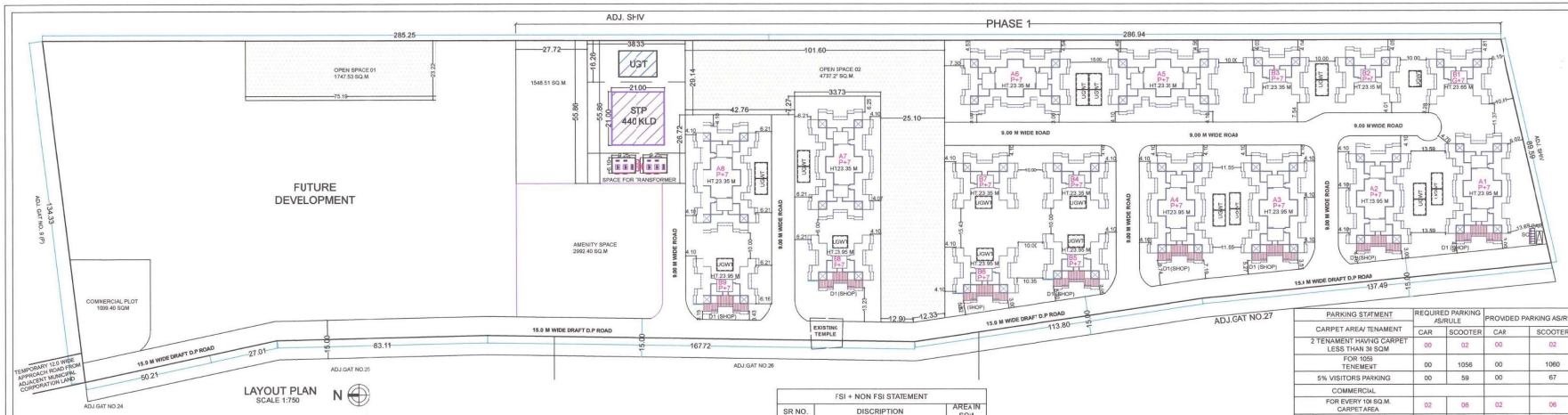
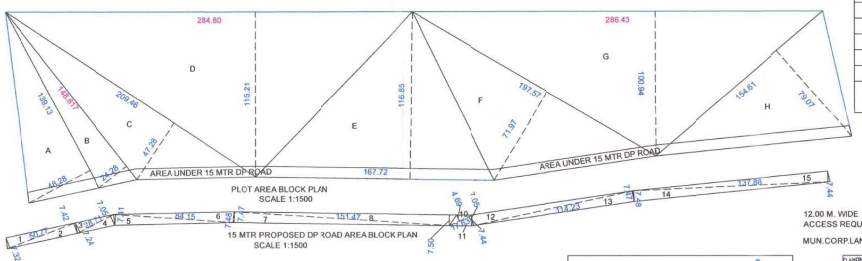




FSI + NON FSI STATEMENT		
SR NO.	DISCRIPTION	AREA IN SQM
01	TOTAL BUILDING F.S.I. AREA	54847.44
02	TOTAL BUILDING NON F.S.I. AREA	786902
03	SERVICES (S.T.P. & TRANSFORMER)	553.95
04	UGWT & OHWT	115367
	TOTAL NON F.S.I.	9576.54
	TOTAL F.S.I.AREA + NON F.S.I. (54847.44+9576.54)	64423.98

PARKING STATMENT	REQUIRED PARKING AS/RULE		PROVDED PARKING AS/RULE	
CARPET AREA/ TENAMENT	CAR	SCOOTER	CAR	SCOOTER
2 TENAMENT HAVING CARPET LESS THAN 36 SQM	00	02	00	02
FOR 1055 TENEMENT	00	1056	00	1060
5% VISITORS PARKING	00	59	00	67
COMMERCIAL				
FOR EVERY 100 SQ.M. CARPET AREA	02	06	02	06
FOR 428 SC.M.	9	24	9	24
TOTAL	9	1139	9	1151
MULTIPLYING 0.70% FACTO FOR MUNICIPAL CORPORATION TOTAL PARKING	7	1132	9	1151

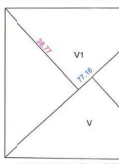
FSI AREA STATEMENT (IN SQ.M.)

SR.NO.	BUILDING NO.	FSI AREA		FITNESS CENTRE & SOCIETY OFFICE	SOCIETY OFFICE	TOTAL FSI	NON FSI	BUILDING	TENEMENT	
		RESIDENTIAL	COMMERCIAL			PER BUILDING	PER BUILDING	HEIGHT	RESIDENTIAL	COMMERCIAL
1	A1	4299.96	62.63	36.17	0	4398.76	766.74	23.95	84	6
2	A2	4299.96	62.63	0	11.06	4373.65	791.85	23.95	84	6
3	A3	4299.96	62.63	36.17	0	4398.76	766.74	23.95	84	6
4	A4	4299.96	62.63	0	11.06	4373.65	791.85	23.95	84	6
5	A5	4299.96	0	0	11.06	4311.02	845.82	23.35	84	-
6	A6	4299.96	0	36.17	0	4336.13	820.71	23.35	84	-
7	A7	4299.96	0	36.17	0	4336.13	820.71	23.35	84	-
8	A8	4299.96	0	0	11.06	4311.02	845.82	23.35	84	-
9	B1	2465.96	0	0	0	2466.96	49.57	23.65	48	-
10	B2	2158.59	0	0	11.06	2169.65	334.80	23.35	42	-
11	B3	2158.59	0	0	0	2158.59	344.86	23.35	42	-
12	B4	2158.59	0	0	11.06	2169.65	334.80	23.35	42	-
13	B5	2158.59	62.63	0	0	2221.22	290.89	23.95	42	6
14	B6	2158.59	62.63	0	0	2221.22	290.89	23.95	42	6
15	B7	2158.59	0	0	0	2158.59	344.86	23.35	42	-
16	B8	2158.59	62.63	0	0	2221.22	290.89	23.95	42	6
17	B9	2158.59	62.63	0	0	2221.22	290.89	23.95	42	6
		54115.36	501.04	144.68	66.36	54847.44	9022.69		1056	48

PLOT AREA CALCULATION							
TYPE	NOS	X	LENGTH	X	WIDTH	=	AREA IN SQ.M.
A	0.5	X	139.13	X	48.26	=	3358.60
B	0.5	X	148.817	X	24.28	=	1806.64
C	0.5	X	209.46	X	47.28	=	4951.63
D	0.5	X	284.80	X	115.21	=	16405.90
E	0.5	X	167.72	X	116.85	=	9799.04
F	0.5	X	197.57	X	71.97	=	7109.56
G	0.5	X	286.43	X	100.94	=	14456.12
H	0.5	X	154.61	X	79.07	=	6112.51
					TOTAL	=	64000.00

15 MTR PROPOSED DP ROAD CALCULATION							
TYPE	NOS	X	LENGTH	X	WIDTH	=	AREA IN SQ.M.
1	0.5	X	50.77	X	7.32	=	185.82
2	0.5	X	50.77	X	7.42	=	188.36
3	0.5	X	28.71	X	7.24	=	103.93
4	0.5	X	28.71	X	7.05	=	101.20
5	0.5	X	84.15	X	7.41	=	311.78
6	0.5	X	84.15	X	7.48	=	314.72
7	0.5	X	151.47	X	7.47	=	565.74
8	0.5	X	151.47	X	7.50	=	568.01
10	0.5	X	17.63	X	4.69	=	41.34
11	0.5	X	17.63	X	7.05	=	62.15
12	0.5	X	114.23	X	7.44	=	424.94
13	0.5	X	114.23	X	7.47	=	426.65
14	0.5	X	137.88	X	7.48	=	515.67
15	0.5	X	137.88	X	7.44	=	512.91
					TOTAL	=	4323.22

OPEN SPACE AREA CALCULATION							
TYPE	NOS	X	LENGTH	X	WIDTH	=	AREA IN SQ.M.
OP1	0.5	X	43.37	X	7.16	=	155.26
OP2	0.5	X	43.37	X	28.72	=	622.79
OP3	0.5	X	79.57	X	9.27	=	368.81
OP4	0.5	X	101.60	X	21.88	=	1111.50
OP5	0.5	X	110.85	X	22.61	=	1253.16
OP6	0.5	X	110.85	X	11.60	=	642.93
OP7	0.5	X	89.32	X	13.05	=	582.81
OP8	0.5	X	78.70	X	22.19	=	873.18
OP9	0.5	X	78.70	X	22.22	=	874.36
			TOTAL OPEN SPACE			=	6484.80

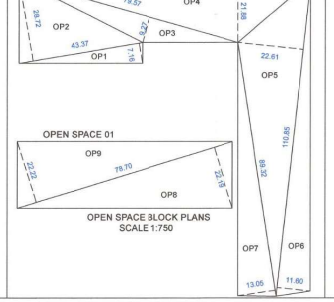


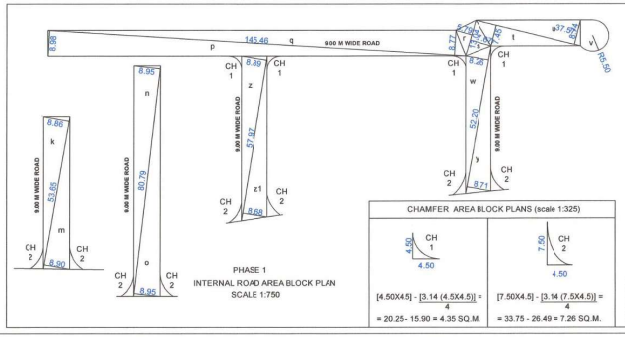
AMENITY SPACE BLOCK PLAN
SCALE 1:750

AMENITY SPACE AREA CALCULATION
V = 0.5 X 77.16 X 39.50 = 1523.91
V1 = 0.5 X 77.16 X 38.77 = 1495.75
TOTAL = 3019.66 SQ.M.
DEDUCT CH2 = 27.26
TOTAL AREA = 2992.40 SQ.M.









9 M WIDE INTERNAL ROAD AREA CALCULATION							
TYPE	NOS	X	LENGTH	X	WIDTH	=	AREA IN SQ.M.
k	0.5	X	53.65	X	8.86	=	237.67
m	0.5	X	53.65	X	8.90	=	238.74
n	0.5	X	80.79	X	8.95	=	361.54
o	0.5	X	80.79	X	8.95	=	361.54
p	0.5	X	145.46	X	8.98	=	653.12
q	0.5	X	145.46	X	8.77	=	637.84
r	0.5	X	13.04	X	5.79	=	37.75
s	0.5	X	13.04	X	7.67	=	50.01
t	0.5	X	37.57	X	7.45	=	139.95
u	0.5	X	37.57	X	8.74	=	164.18
v			F-LINE AREA			=	91.60
w	0.5	X	52.20	X	8.71	=	227.33
y	0.5	X	52.20	X	8.26	=	215.59
z	0.5	X	57.97	X	8.88	=	251.59
z1	0.5	X	57.97	X	8.89	=	257.68
					TOTAL	=	3926.11

CHAMFER AREA BLOCK PLANS (scale 1:325)

[4.50X4.5] - [3.14 (4.5X4.5)] = 4
= 20.25 - 15.90 = 4.35 SQ.M.

[7.50X4.5] - [3.14 (7.5X4.5)] = 4
= 33.75 - 26.49 = 7.26 SQ.M.

ADD CHAMFER AREA
CH 1 = 4 X 4.35 = 17.40
CH 2 = 8 X 7.26 = 58.08
TOTAL = 17.40 + 58.08 = 75.48 = 3926.11 + 75.48
PHASE 1 TOTAL INTERNAL ROAD AREA= 4001.59 SQ.M.

STAMP OF APPROVAL PLAN 1/13

- 9 AUG 2024

Approved subject to condition mentions in this office I.O.A. letter no.SE/EE/PMAY/MHADA/ 516 /2024 DATED 08/08/2024 & plinth C.C. to be issued.

Ex. Engr/Dy Permission Cell/ PMAY/A MHADA

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum Area Of A, B, C to be considered)	64000.00
(A) As Per Ownership Document(7/12 CTS Extract)	64000.00
(B) As Per Measurement Sheet	64000.00
(C) As per Site	-
2. DEDUCTION FOR	
(A) Proposed D.P./ C.P. Road widening Area	4323.22
(B) Any D.P. Reservation area	-
(Total a+b)	-
3. Balance area of plot (1-2)	59676.78
3A. Commercial Plot/Area	1099.40
4. Amenity Space (5% OF 3)	
(A) Required - (5% OF 3)	2983.84
(B) Adjustment of 2(D), if any -	-
(C) Balance Proposed -	2992.40
5. Net Plot Area (3 - 3(A)+ 4 (c))	55684.98
6. Recreational Open space (10% OF 3)	
(a) Required - (10%OF 3)	5568.50
(b) Proposed -	6484.86
7. Internal Road area	4001.59
8. Plotable area (If applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic FSI (1.00) 55684.98 x 1.00	55684.98
10. In-situ FSI / TDR loading	
(A)In-situ area against D.P. road [1.0 x Sr. No. 2 (a)],if any	4323.22
(B)In-situ area against Amenity Space if handed over [2.00 x Sr. 6 x Sr. No. 4 (blank/-ble)]	-
(C)TDR area	-
(D) Total in-situ / TDR loading proposed (10(a)+(b)+(c))	-
11. Total entitlement of FSI in the proposal	59908.10
(A) [9 + 10(D)] or 12 whichever is applicable.	-
12. Total Built-up Area in proposal (excluding area at Sr.No 17 b)	-
(A) Existing Built-up Area	NIL
(B) BALANCE AREA	-
13. BUILT UP AREA ON BALANCE AREA	-
(A) Basic F.S.I. ON balance Area (Sr. No. 12 (B)x basic FSI (1.0))	-
14. Addition of FSI on payment of premium	-
(A)Maximum permissible premium FSI - based on road width / TOD Zone	-
(B) Proposed FSI onpayment of premium	-
(C) Final Built-UP Area (12(B)+13	-
15. FINAL Permissible FSI 1.00	1.00
(A) FINAL BUILT UP AREA PERMISSIBLE	59908.10
(B) FINAL Permissible Ancillary Area FSI upto 80% OF Commercial with payment of charges	-
(C) FINAL Permissible Ancillary Area FSI upto 50% + 60% OF Residential + Commercial with payment of charges	35944.92
(D) Total FINAL Permissible FSI Area (13(A)+15(B)+15(C))	95853.2
16. Total Built-up Area in proposal (excluding area at Sr.No 17 b)	
(A) Proposed Built-up Area (as per 'P-line') PHASE 1	54847.44
17. F.S.I. Consumed	NIL
(A) Existing Built-Up Area	NIL
(B) Proposed Built Up Area	
18 (A) Permissible Commercial area @ 10%	
(B) Permissible Ancillary for Commercial area @ 80%	
(C) Permissible Residential area @ 90%	
(D) Permissible Ancillary for Residential area @ 60%	
(E) Total Final Permissible Area	95853.12
19. Total Built-up Area in proposal (excluding area at Sr.No 17 b)	
(A) Proposed Residential P - Line Area Phase 1	54346.80
(B) Proposed Commercial P - Line Area Phase 1	501.04
(C) Total Area Phase 1	54847.44
20. Proposed Built-U Area Phase 1	54847.44
21. Proposed Ancillary area	0.00
22. Total FSI (16(A)+16(B))	54847.44
23. F.S.I. Consumed 22/15(A)	0.916

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF BIDES 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.

(Name of Architect/ Licensed Engineer/ Supervisor.) SIGNATURE

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR AND WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SURVERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUANTY AND SAFETY AT THE WORK SITE.

SIGN OF OWNER

NAME OF THE PROJECT

PROPOSED EWS HOUSING AT GAT NO. 9 (PART), NAKSHATRAWADI, FOR MHADA CHATRAPATI SAMBHAJI NAGAR.

LEGEND

PLOT BOUNDERY SHWN IN BLACK.	WATER LINE SHOWN IN BLACK DOTTED
PROPESED WORK SHOWN IN RED.	EXIS. TO BE RETAINED HATCHED.
DRAINAGE LINE SHOWN IN RED DOTTED.	EXIS. TO BE DEMOLISHED YELLOW

NORTH SCALE :- 1:750
DATE :- 03/08/2024

CHIEF OFFICER
CHATRAPATI SAMBHAJINAGAR HOUSING & AREA DEVELOPMENT BOARD

ASSTT. ARCHITECT & PLANNER

DRAWS BY JR. ARCHITECT ASSTT.

CHATRAPATI SAMBHAJINAGAR HOUSING AND AREA DEV. BOARD (A UNIT OF MHADA)

NAME, ADDRESS & SIGNATURE OF ARCHITECT

AR. SHIRISH KEMBHAVI
CA/89/12982

ENVIRONS
ARCHITECTS LANDSCAPE & INTERIOR DESIGNERS
'ISAVILAY,1ST FLOOR,OPP.TENDULKAR - PARIJAT,ERANDWANE,PUNE 411038
PHONE - 24533110/1
E-MAIL shirish@environsindia.in

DRG.NO.	DATE	DRN BY	CHECKED BY
HW - SUB 1	03.08.2024	SAURABH S	MKB