

STAMP OF APPROVAL

PREVIOUSLY SANCTIONED NUMBER
BHA/C.R. NO. 929/22-23 / MOUZA WAGHOLI
G.NO. 1469 (P.)
DATED :- 06/01/2023

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. 334/C.R. No. 22/23-24/Mouza. WAGHOLI
S. No. G. No./CTS No. 1469 (P.)
Dated 06/01/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



F.S.I. STATEMENT =									
BUILDING	FLOOR	HTS.	COMM.F.S.I	RESI. F.S.I	COMM.+RESI. F.S.I	OPEN PROPOSED BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	TENA.
WING - A	2 BASEMENT PARKING+GR.FL+1ST TO 10TH FL.	33.25 M.	0.00	5879.54	5879.54	701.96	24.65	179.08	79
WING - B	2 BASEMENT PARKING+GR.FL+1ST TO 10TH FL.	33.25 M.	0.00	7840.50	7840.50	962.31	271.15	179.08	103
WING - C	2 BASEMENT PARKING+GR.FL+1ST TO 10TH FL.	33.25 M.	0.00	4934.05	4934.05	530.79	273.11	177.32	54
TOTAL	---	---	0.00	18654.09	18654.09	2195.06	568.91	535.48	236.00

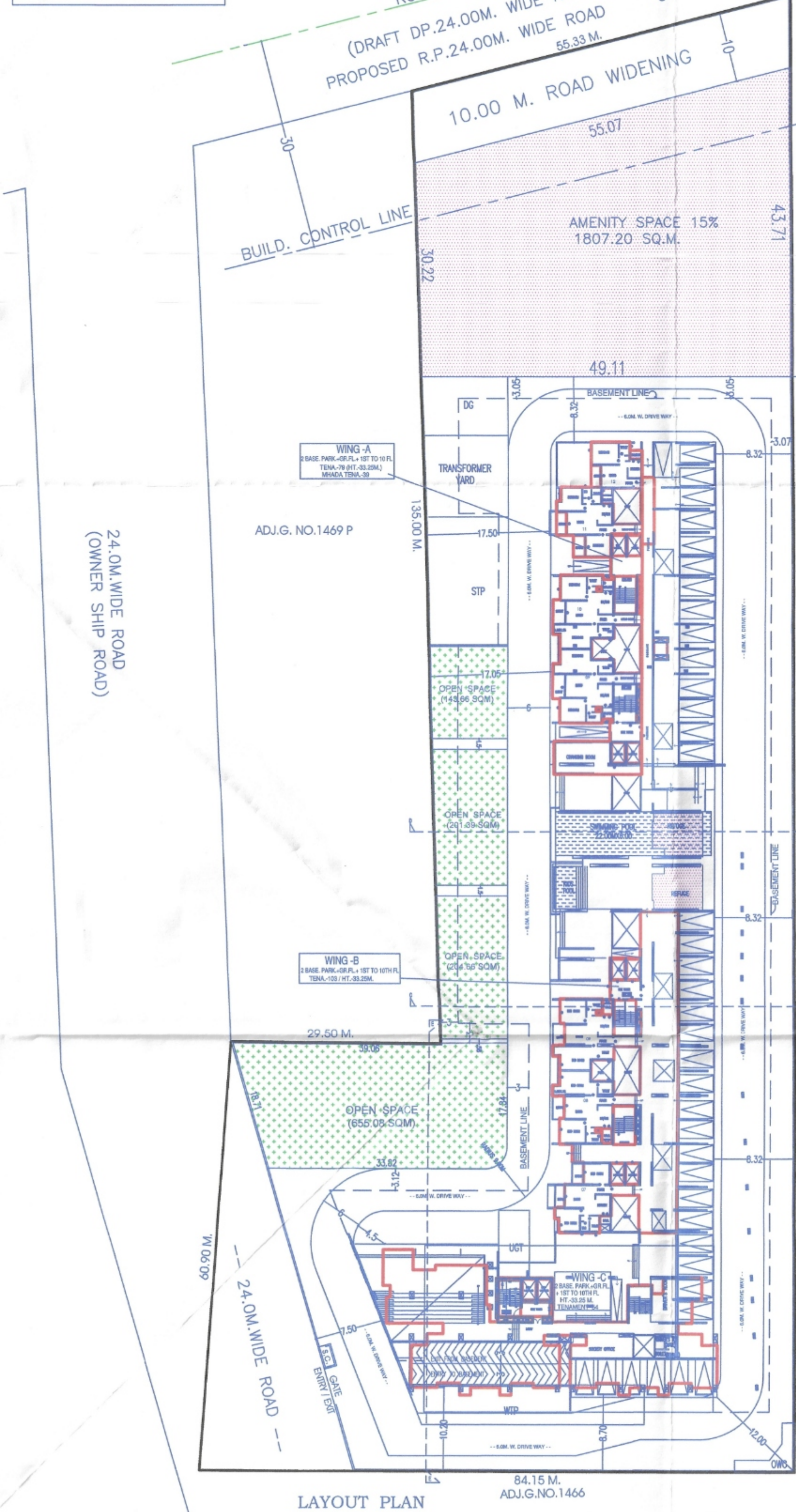
TOTAL BUILT UP AREA = 18654.09+137.08(SWIMMING POOL) = 18791.17 SQ.M

LIG/MIG STATEMENT:			
Area For LIG/MIG(12,289.01X10.20) = 2457.80 sq.m.			
REQUIRED AREA = 2,457.80 sq.m.			
WING-A = 2,468.00 sq.m.			
PROPOSED AREA = 2,466.31 sq.m.			

WATER STORAGE TANK CAP. CALC.			
BUILD	O/H. WATER TANK CAP.	ADD FOR FIRE	U/C. WATER TANK CAP.
WING - A	80000.00	20000.00	120000.00
WING - B	70000.00	20000.00	100000.00
WING - C	37000.00	20000.00	56000.00
TOTAL	187000.00	60000.00	236000.00

AMINITY SPACE AREA =
1. 0.50 X 32.87 X 61.50 = 785.50 SQ.M.
2. 0.50 X 32.87 X 61.50 = 1011.70 SQ.M.
TOTAL = 1807.20 SQ.M.
REQUIRED AMINITY SPACE = 1807.20 SQ.M.
PROPOSED AMINITY SPACE = 1807.20 SQ.M.

SWIMMING POOL
22.11 X 6.20 = 137.08 SQ.M



F.S.I. STATEMENT =MHADA WING									
FLOOR	B.L.P. AREA	STAIRCASE AREA	FIRE STAIRCASE AREA	PASSAGE AREA	NET AREA	PER.BALC.	PROP.BALC.	TENA.	LIFT & LIFT M. ROOM
LBASEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
UPP. BASEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
GROUND FL.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
FIRST FL.	233.25	16.28	0.00	0.0	216.97	32.55	25.22	03	
SECOND FL.	266.54	16.28	0.00	0.0	250.26	37.54	25.84	04	
THIRD FL.	266.54	16.28	0.00	0.0	249.76	37.46	34.87	04	
FOURTH FL.	266.54	16.28	0.00	0.0	250.26	37.54	25.84	04	
FIFTH FL.	266.54	16.28	0.00	0.0	249.76	37.46	34.87	04	
SIXTH FL.	266.54	16.28	0.00	0.0	250.26	37.54	39.55	04	
SEVENTH FL.	266.54	16.28	0.00	0.0	249.76	37.46	34.87	04	
EIGHTH FL.	266.54	16.28	0.00	0.0	249.76	37.46	39.55	04	
NINTH FL.	266.54	16.28	0.00	0.0	249.76	37.46	34.87	04	
TENTH FL.	266.54	16.28	0.00	0.0	249.76	37.46	25.84	04	
TOTAL	2629.11	162.80	0.00	0.00	2466.31	369.95	321.32	39.00	11.31

FSI NON FSI AREA STATEMENT	
DETAILS	AREA
L BASEMENT-2/ RAFT	5689.63
UPP. BASEMENT	5689.63
STILT PARKING	2518.00
STAIRCASE + BALC. + REFUSE	3238.63
ENTRANCE GATE	45.00
STP	150.00
LIGHT	150.00
OWC	85.00
DG+TRANSFORMER	100.00
TOP TERRACE	1955.74
OWH/LMR	787.16
REFUSE AREA	129.82
MHADA	2466.31
PROPOSED NON FSI	23004.92
PROPOSED FSI	18791.17
TOTAL FSI + NON FSI	41796.09

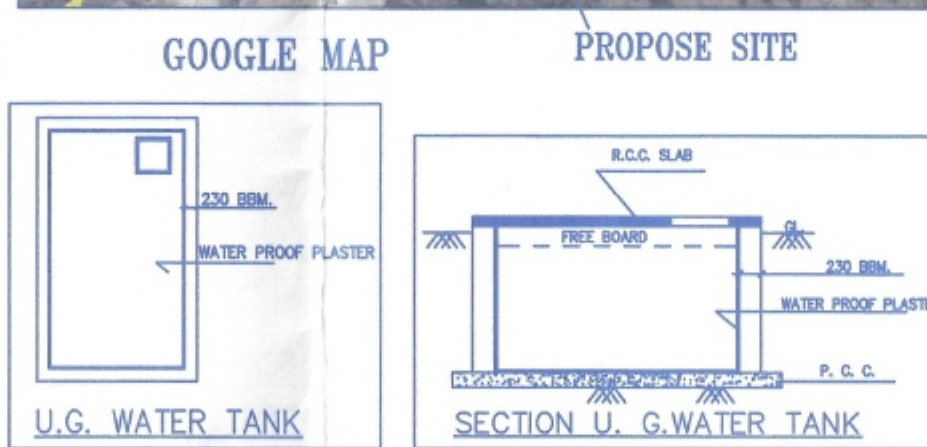
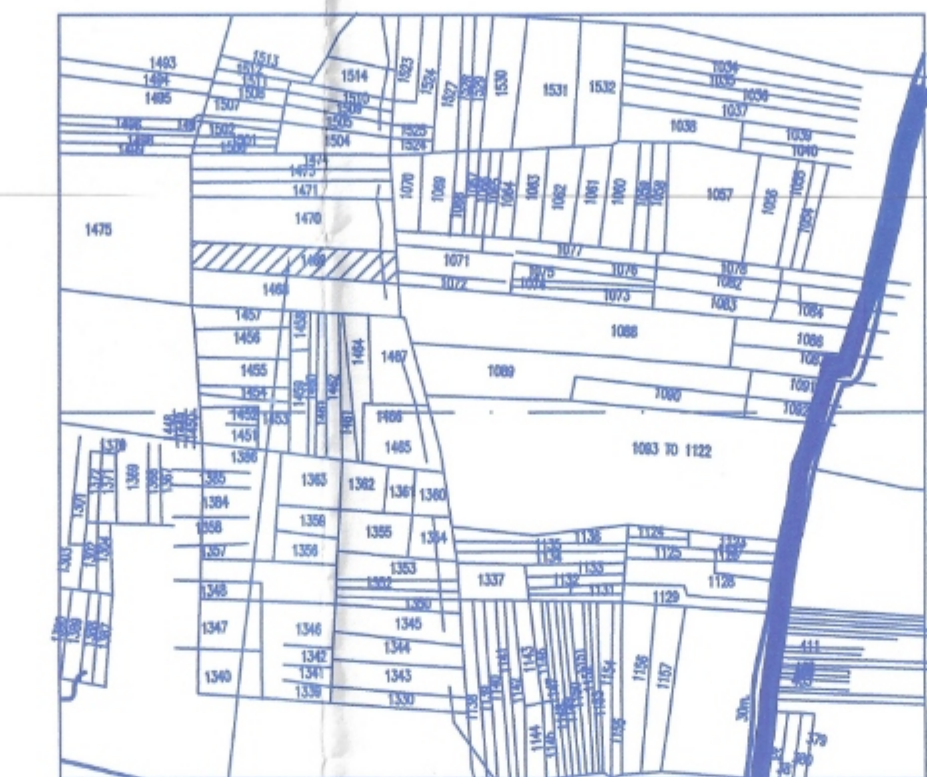
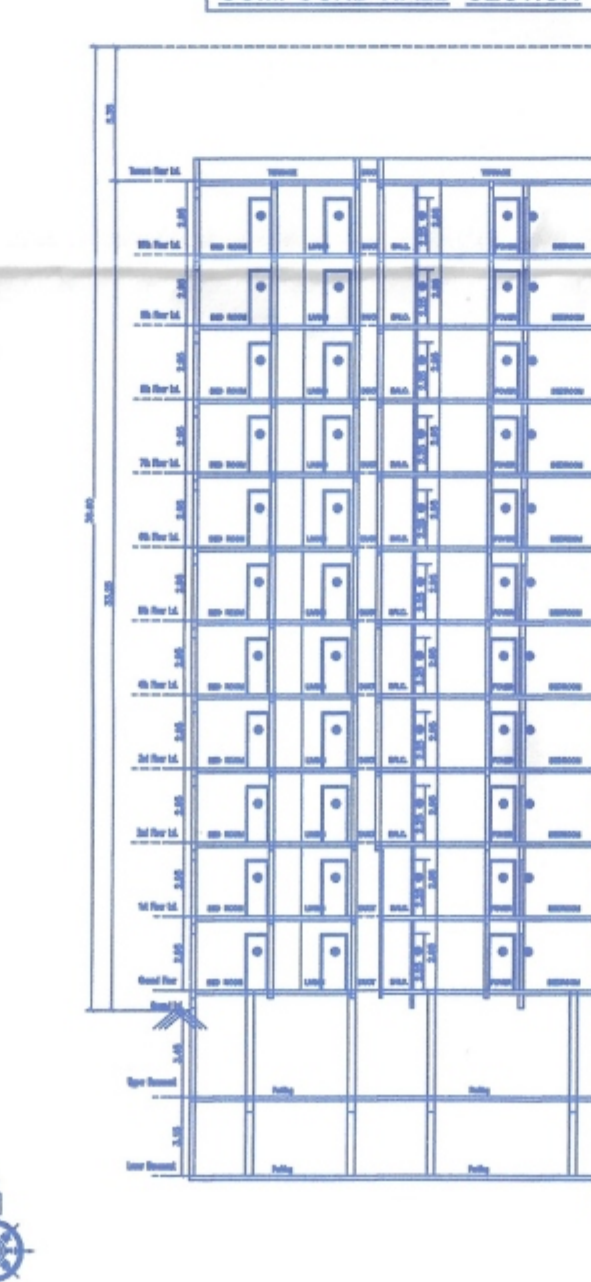
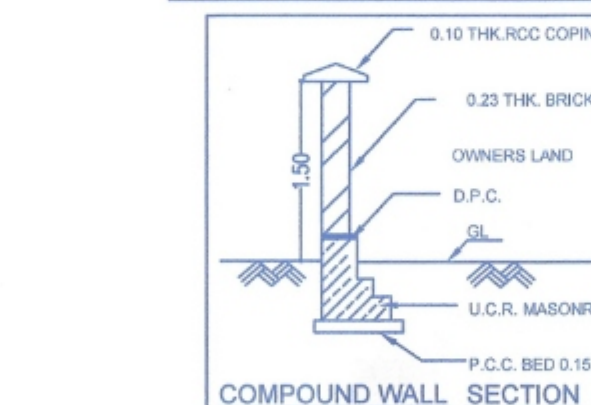
REQUIRED PARKING			
WING'S	CAR	SCOOTER	CYCLE
WING - A	26	79	79
WING - B	35	105	105
WING - C	18	54	54
TOTAL	79.00	238.00	238.00

PROPOSED PARKING			
WING'S	CAR	SCOOTER	CYCLE
WING - A	26	79	79
WING - B	35	105	105
WING - C	18	54	54
TOTAL	79.00	238.00	238.00

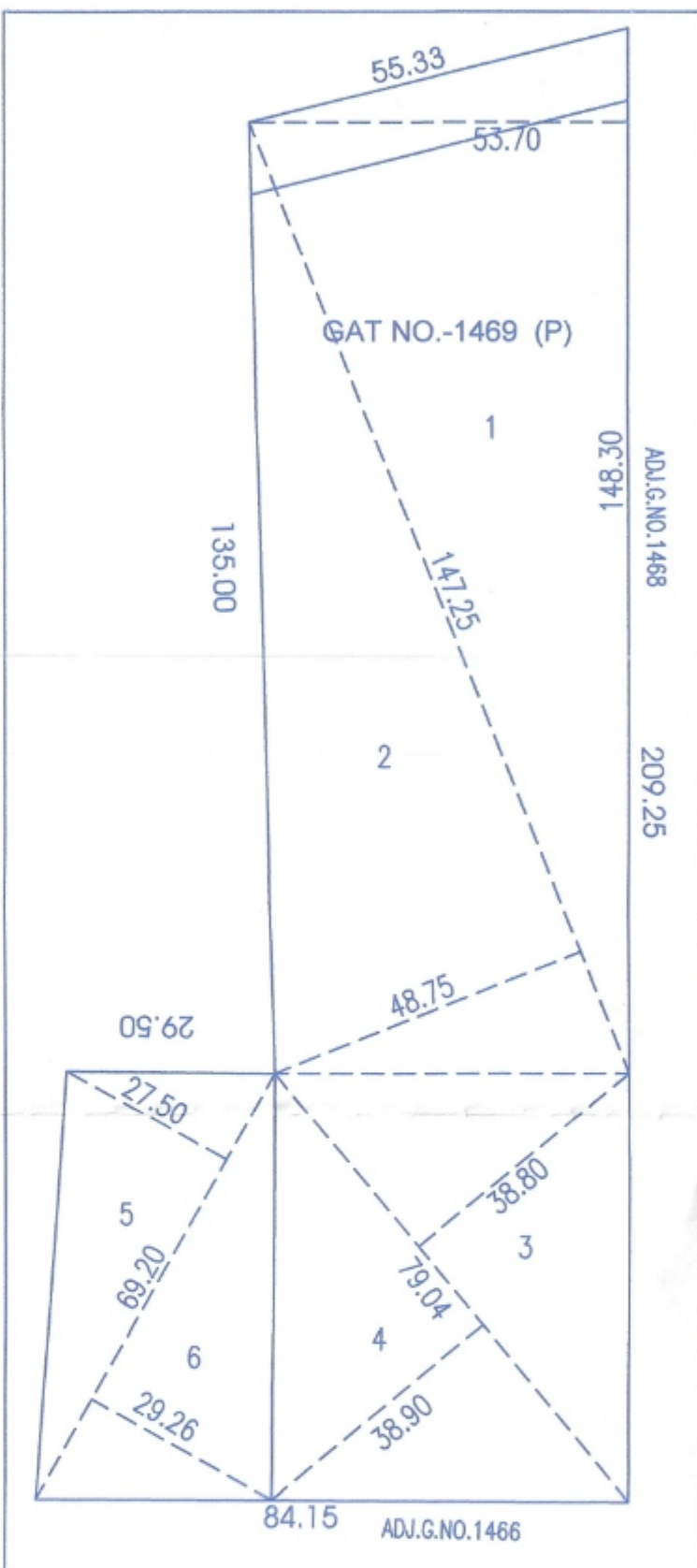
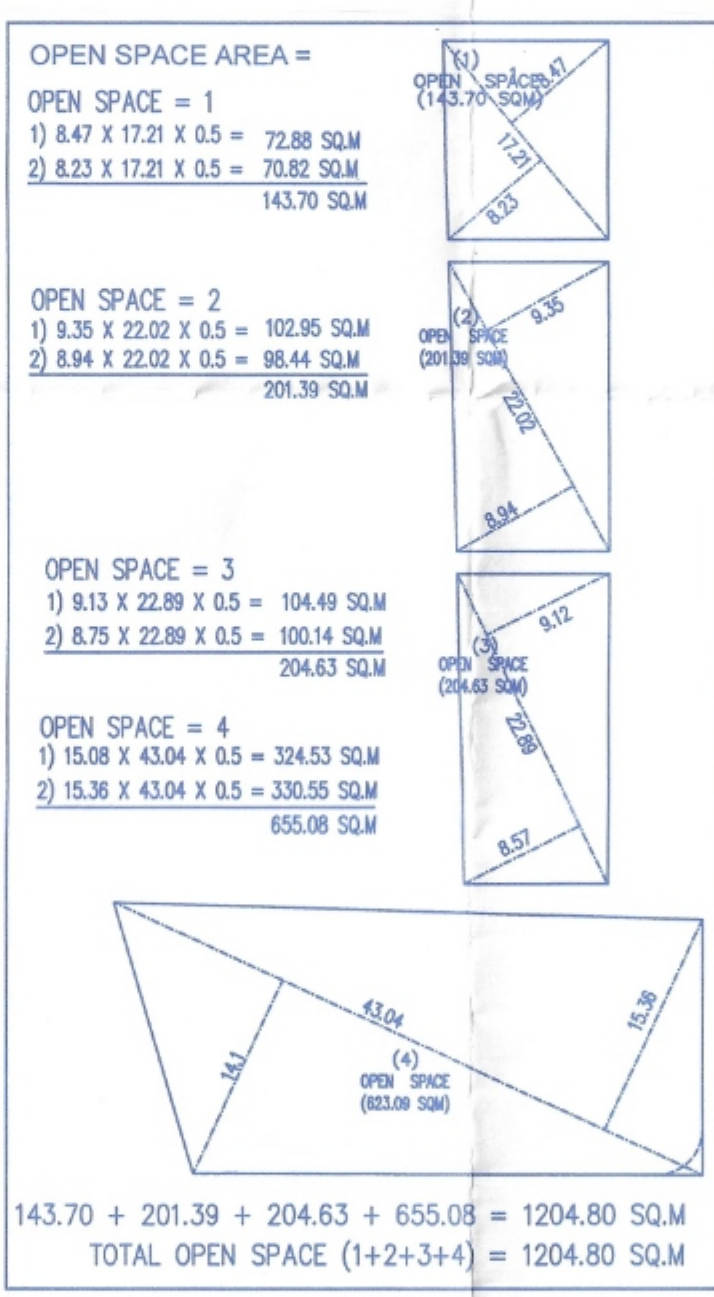
REQUIRED PARKING =MHADA			
WING'S	CAR	SCOOTER	CYCLE
WING - A	0	49	49
TOTAL	0.00	49.00	49.00

PROPOSED PARKING=MHADA			
WING'S	CAR	SCOOTER	CYCLE
WING - A	0	49	49
TOTAL	0.00	49.00	49.00

PROP. 24.00M.W.P. ROAD AREA CAL. (DRAFT DP 24.00M.W.ROAD)			
1.	0.5 X 58.41 X 9.45	=	275.96 SQ.M
2.	0.5 X 58.41 X 9.45	=	275.96 SQ.M
TOTAL		=	551.96 SQ.M



D-W OPENING SCHEDULE	
1mm. OPEN	1mm. OPEN
(1) 1050 2250	
(2) 900 2250	
(3) 800 2250	
(4) 750 2250	
(5) 2000 2250	
(6) 1650 2250	
(7) 1830 1500	
(8) 1650 1500	
(9) 750 1100	
(10) 600 1100	
(11) 750 1050	
(12) 1200 2250	
(13) 900 2250	
(14) 1300 1150	
(15) 1200 1150	
(16) 2500 1150	



AREA STATEMENT		PRE.SANCTION	PROPOSED
1 : Area of plot (Minimum area of a,b,c to be considered)		12605.68	12605.68
a) as per ownership document (7/12,CTS extract)		12600.00	12600.00
b) as per measurement sheet		---	---
c) as per site		---	---
2 : Deductions for			
a) Proposed 24.00 M. RP Road Widening Area (Total a+b+c)		551.96	551.96
3 : Gross Area of Plot (1-2)		12,048.04	12,048.04
4 : Recreational Open Space			
a) Required - (10%)		1204.80	---
b) Proposed -		1204.80	---
5 : Amenity Space			
a) Required - (15%)		1807.20	1807.20
b) Proposed -		---	---
6 : Nala			
7 : Transformer area			
8 : NET AREA OF PLOT=[3-5(b)]		10,240.84	10,240.84
9 : built up area with reference to basic F.S.I as per front road width (sr.no.8x1.20)		12,289.00	12,289.00
10 : Addition of area for F.S.I			
a) In situ area against handed over (2.00 or 1.85x sr.no.2(a), if any 551.96X2		---	1103.92
b) In situ area against amenity space (2.00 or 1.85x sr.no.5(b)) 1,807.21x2		---	3614.42
c) Premium FSI (0.20)		2048.17	1842.66
d) TDR (0.50)		5120.42	---
e) Additional fsi area under chapter VIII		---	---
(Total of a+b+c+d+e)		7,168.59	6561.00
11 : Total area available (9+10)		12,289.00	18850.00
12 : Maximum utilization of fsi permissible as per road width (as per regulation no.15.4)		---	19457.60
13 : Green BUILDING F.S.I (5% of sr.no.9)		12,289.00X5%	---
14 : Total area		12,289.00	18850.00
15 : total built-up area in proposal.			
a) Existing Built-up Area.		---	---
b) Proposed Built-up Area COMM.		12280.87	---
c) Proposed Built-up Area RESI.		---	18654.09
d) excess balcony area counted in f.s.i		---	137.08
e) ADD SWIMMING POOL		---	---
(Total of a+b+c+d+e)		12280.87	18791.17
16 : F.S.I consumed (15/8)(should not be more than serial no.14above)			
17 : area of inclusive housing if any			
a) Required (20% of sr.no.9)		2457.80	2457.80
b) Proposed - Area For LIG/MIG(12,289.01X10.20) =2457.80 sq.m.		2462.39	2466.31

LEGEND	
PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED
SPECIFICATIONS	
R.C.C. FRAMED STRUCTURE.	
0.15M THK BLOCK WALL & 0.10M. THK. SAND FACED PLASTER EXTERNALLY.	
NEERU FINISHED PLASTER INTERNALLY.	
M.M.TILE FLOORING	
T.W.DOORS & M.S.WINDOWS.	
ARCHITECT	
Ar. PRAKASH KULKARNI CA/98/22909	OWNER (P.A.H.) Concent for 24M.wide diverted road through Gat no.1449 OWNER- MR. ASHWIN SUHAS LUNKAD. MR. ASHWIN SUHAS LUNKAD. M/s. ROHAN HOUSING PVT.LTD.,
PROJECT	
PROPOSED REVISED LAYOUT OF RESIDENTIAL BUILDING ON, OLD GAT.NO. 1469/1, 1469/2, 1469/3, 1469/4 WAGHOLI, TAL -HAVELI, DIST - PUNE.	
ankur associates ARCHITECTS	
TEJOVARA, OFF. NO-101, 1ST FL., CTS NO-118719, GHOLE ROAD, SHIVAJINAGAR, PUNE -411 005, PHONE: 25514780, 25514791 / FAX: 420 25514782 Email : prakash@ankurassociates.in	
DATE	SCALE
27/09/2023	1 : 500
DRN. BY	Pallavi
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