

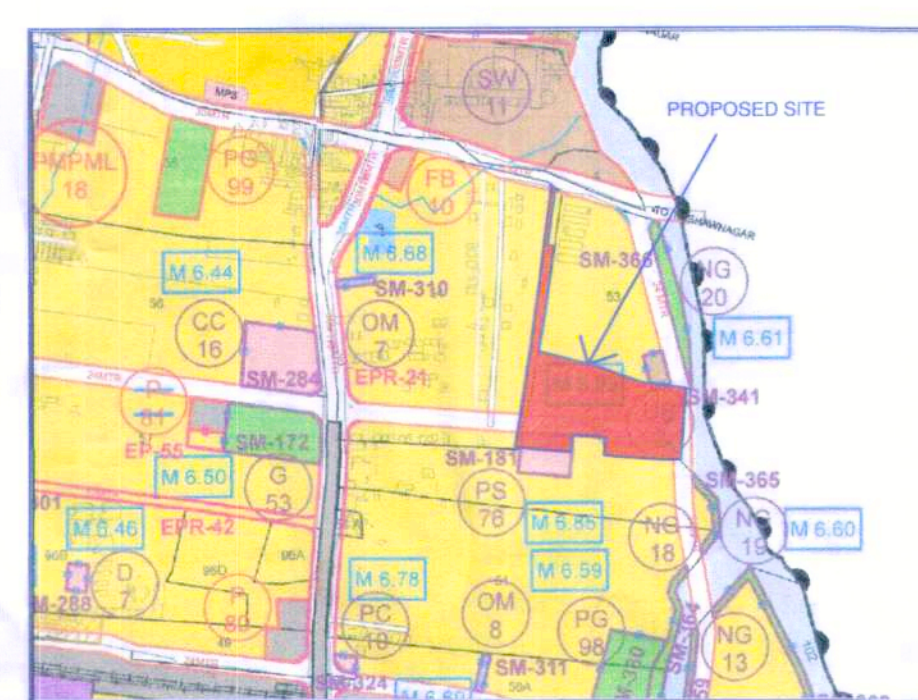
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 1938(P)/SURVEY NO. 52/1/25/54/1/26/CTSNO.1934(P)/SURVEY NO. 54/1/27/CTS NO. 1936(P)/SURVEY NO. 54/1/29/CTS NO. 1938(P)BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATIONDEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION

TABLE NO - A
PLOT AREA STATEMENT AS PER 7/12 EXTRACT

SR. NO.	SURVEY NO.	AREA AS PER 7/12
1	S.No. 52/1	24400.00
2	S.No. 54/1/25	500.00
3	S.No. 54/1/26	700.00
4	S.No. 54/1/27	700.00
5	S.No. 54/1/29	3500.00
TOTAL		29800.00

FSI + NON FSI AREA STATEMENT FOR EC

SR. NO.	DESCRIPTION	AREA (SQ.M.)
01	F.S.I. AREA	32178.18
02	NON F.S.I.	-
1	PARKING + SERVICES + OTHERS (BALCONY, TOP TERRACE, REFUGE, VILLA, LIFT, CLUB HOUSE)	74200.51
2	INCLUSIVE HOUSING	4182.21
TOTAL NON F.S.I.		78382.72
TOTAL F.S.I. AREA + TOTAL NON F.S.I.		110560.90

BASEMENT AREA CALCULATION
(Refer parking Plan for Area Triangulation)

SR. NO.	FLOOR NAME	AREA (SQ.M.)	BASEMENT HEIGHT	AREA (CU.M.)
1	TYPICAL BASEMENT AREA FOR BLDG A TO G	4085.62	2.70	11031.17
2	RESIDENTIAL + COMMERCIAL	2688.66	12.30	33070.52
6	BASEMENT WING H	387.81	3.00	1163.43
TOTAL		6774.28		45265.12

PLOT AREA AFTER AMALGAMATION

SR. NO.	SURVEY NO.	AREA AS PER 7/12 PRC	AREA AS PER TRIANGULATION	MINIMUM CONSIDERED AREA	AREA UNDER 30.00 M W. ROAD	AREA UNDER 24.00 M W. ROAD	AREA UNDER SM-181 (PS/76) RESERVATION	NET PLOT AREA
1	S.No. 52/54 CTS No. 1933(p), 1934(p), 1936(p) & 1938(p)	27850	28252.75	27850	40.59	6356.48	1503.72	19949.21

TOTAL FSI STATEMENT

S.N. O.	BUILDING/WING NAME	FLOOR	NET B/UP AREA COMMERCIAL	RESIDENTIAL	TOTAL B/UP AREA (COMM+RESI.)	BLDG. HT. METER	TENEMENT NO.	SHOP NO.
1	A	3B+SH/PO+22 FL.	537.46	9024.52	9561.98	69.95	84	8
2	B	3B+SH/PO+22 FL.	326.72	6263.56	6590.28	69.95	44	6
3	C	3B+SH/PO+22 FL.	403.48	9044.90	9448.38	69.95	84	6
4	D	1B+SH/PO+1 FL.	472.97	127.02	599.99	6.45	0	7
5	E	1B+SH/PO+1 FL.	358.67	105.83	464.50	6.45	0	6
6	F	1B+SH/PO+1 FL.	403.48	53.83	457.31	6.45	0	6
7	G	1B+SH/PO+3 FL.	1084.10	0.00	1084.10	12.45	0	5
8	VILLA 1 TO 12	LG+UG+2 FL.	-	3971.64	3971.64	11.26	12	-
TOTAL			3586.88	28591.30	32178.18		224.00	44.00
TOTAL B/UP AREA (RESIDENTIAL+COMMERCIAL)					32178.18			

FSI STATEMENT (INCLUSIVE HOUSING)

S.N.O.	BUILDING/WING NAME	FLOOR	NET B/UP AREA RESIDENTIAL	BLDG. HT. METER	TENEMENT NO.
1.	G	1B+SH/PO+3 FL.	1176.93	12.45	24
2.	H	1B+ST+12 FL.	3005.28	38.50	48
TOTAL			4182.21	0.00	72

FSI PERMISSIBLE = 20739.67 (BASIC FSI)
REQUIRED 20 % AREA FOR INCLUSIVE HOUSING = 4147.93 SQ.M.
PROPOSED AREA @ G & H WING = 4182.21

TOTAL WATER CALCULATION

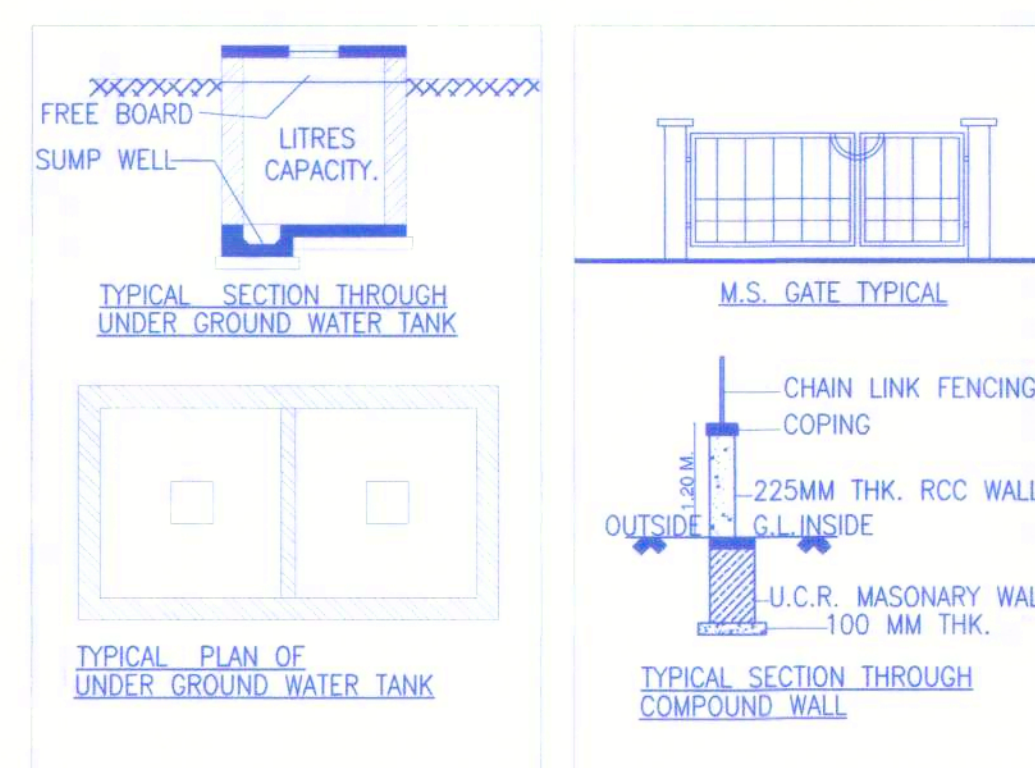
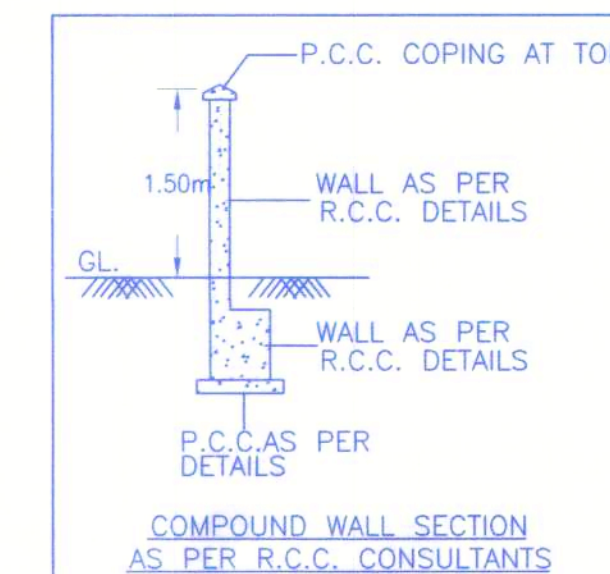
S.N.O.	BUILDING/WING NAME	OVER HEAD WATER TANK	UNDER GROUND WATER TANK	OVER HEAD WATER TANK	UNDER GROUND WATER TANK
1	A	156700	285050	7200	10800
2	B	129700	244550	4590	6885
3	C	156700	285050	5670	8505
4	D	0.00	0.00	7110	10665
5	E	0.00	0.00	5400	8100
6	F	0.00	0.00	6030	9045
7	G (INCL. HSG.)	41200	74300	16245	24367.50
8	H (INCL. HSG.)	132400	248600	-	-
9	VILLA 1 TO 12	8100	12150	-	-
TOTAL		624800.00	1149700.00	52245.00	78367.50

PARKING REQUIREMENT STATEMENT

AREA OF TENEMENT	NOS. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
RESIDENTIAL	REQUIRED FOR 1	1	1
80 TO 150 SQ.M.	140	140	140
RESIDENTIAL	REQUIRED FOR 2	1	2
40 TO 80 SQ.M.	84	42	84
COMMERCIAL			
COMMERCIAL REQ. FOR 100 SQ.M. CARPET	REQ. FOR 100 SQ.M.	2	6
	3484.72	70	209
TOTAL		252	433
VISITORS PARKING 5%		13	22
TOTAL PARKING REQUIRED		265	455
TOTAL PARKING PROPOSED		265	455

PARKING REQUIREMENT INCLUSIVE HOUSING

AREA OF TENEMENT	NOS. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
RESIDENTIAL	REQUIRED FOR 2	1	2
40 TO 80 SQ.M.	72	36	72
VISITORS PARKING 5%		4	4
TOTAL PARKING REQUIRED		40	76
TOTAL PARKING PROPOSED		40	76



A	AREA STATEMENT	SQ.M.
1	Area of Plot (Minimum area of a,b,c,d to be considered)	27850.00
a)	As per ownership document (7/12, CTS extract)	27850.00
b)	As per Triangulation of Demarcation	28252.75
c)	As per site	
2	Deductions for	
A)	Area Under 24.00 M. DP Road (A)	5021.71
B)	Area Under 24.00 M. DP Road (B)	1334.77
C)	Area Under 30.00 M. DP Road (C)	40.59
D)	Any Reservation (D)	1503.72
Total (A+B+C+D)		7900.79
3	Balance Area of Plot (1-2)	19949.21
a)	Required (Adjustment of 2(b) if any)	1094.96
b)	Balance Proposed	1094.96
5	Net Plot Area (3-4(b))	18854.25
6	Recreational Open Space (if applicable)	
a)	Required (10%)	1994.92
b)	Proposed (1685.32+200.11)	1994.92
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Build up area with reference to Basic F.S.I. as per front road width (Sr.No.5X1.10) (as per clause no 3.4.1(c))	20739.67
10	Addition of FSI on payment of premium	
a)	Maximum permissible premium FSI (50% of 27850.00)	13825.00
b)	Proposed FSI on payment of premium	0.00
11	In-situ FSI / TDR loading	
a)	In-situ area against D.P. road [2.0x(Sr.No.2(A)+(B)+(C))] 12794.64	0.00
b)	In-situ area against Amenity Space if handed over [2.0 x Sr. No. 4 (b)] =1094.92X2 =2189.92	0.00
c)	In-situ area against Reservation area if handed over [2.0 x Sr. No. 2 (D)] =1503.72X2 =3007.44	0.00
d)	TDR Area (Sr.No. 1 X1.40) =38990.00-17991.50=20998.50	0
e)	Total In-situ/TDR loading proposed (11 (a)+(b)+(c)+(d))	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total Entitlement of FSI in the proposal	
a)	[9+10(b)+11(d)] or 12 whichever is applicable	20739.67
b)	COMMERCIAL Ancillary Area FSI upto 80% of 13 (a) on payment of premium i.e. 3586.88/1.8 = 1992.71 x 80%	1594.17
C)	RESIDENTIAL Ancillary Area FSI upto 60% of 13 (a) on payment of premium i.e. 18746.96 x 60%	11248.18
c)	Total entitlement (a+b+c)	33582.02
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (m) per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable (6.1 or 6.2)	4.80
15	TOTAL BUILT-UP AREA IN PROPOSAL	0.00
PROPOSED BUILT-UP AREA (AS PER "P-LINE")		0.00
I) RESIDENTIAL		28591.30
II) COMMERCIAL		3586.88
C) TOTAL (A+B)		32178.18
16	F.S.I. CONSUMED (15/9) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	0.96
17	AREA FOR INCLUSIVE HOUSING IF ANY	0.00
A) REQUIRED (20 % OF SR. NO.5)		4147.93
PROPOSED AREA		4182.21

PROJECT NAME & ADDRESS
PROPOSED RESIDENTIAL + COMMERCIAL PROJECT ON CTSNO.1938(P)/SURVEY NO. 52/1(P)/CTS NO.1933(P)/SURVEY NO. 54/1/25/54/1/26/CTSNO.1934(P)/SURVEY NO. 54/1/27/CTS NO.1936(P)/SURVEY NO. 54/1/29(P) AT MUNDHAWA, TALUKA-PUNE CITY, DIST-PUNE

OWNER/PAH NAME

SIGNATURE

MR.MANIK NIVRUTTI KODRE & OTHERS

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ARCHITECT

MITESH SIDHPURA & ASSOCIATES

AR. MITESH SIDHPURA
C.O.A. REGI. NO. CA/2010/48550
Sector No.25, Plot No.616, PONTDA, Nigdi, Pune - 411044
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E-mail- mitesh2020@gmail.com

DATE 22-11-2023 SCALE 1:400 DRN. BY Swapnil CHECKED BY MS

ARCHITECT SIGN

Details of Plot Area SQM.

Total Plot	27850
Mantra Magnus Phase 1	2190
Mantra Magnus Phase 2	1536
Mantra Magnus Phase 3	2185
Mantra Magnus Phase 5	3667
Proposed Phases	18,272

LAYOUT PLAN
SCALE-1:400