

IOD Sanction

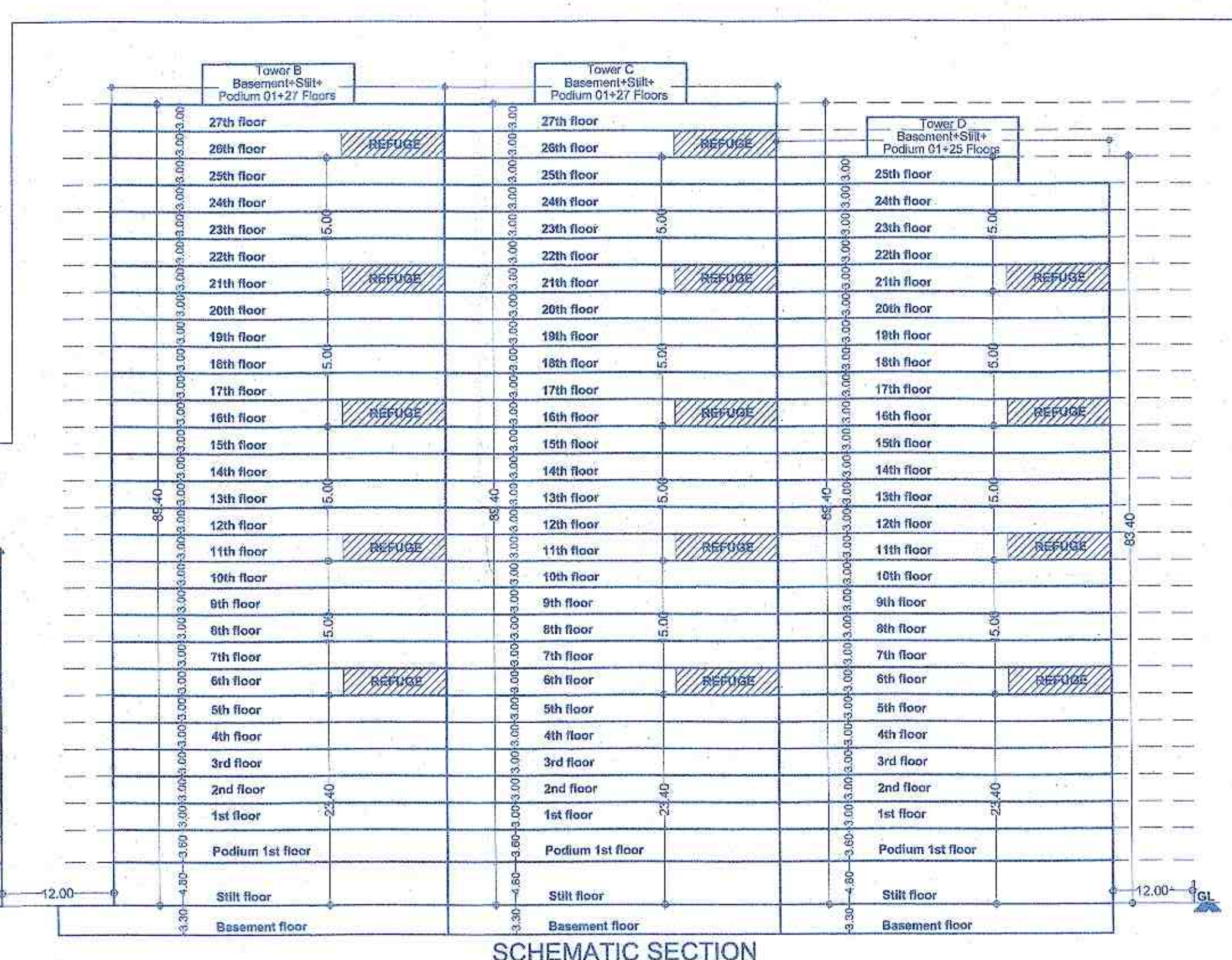
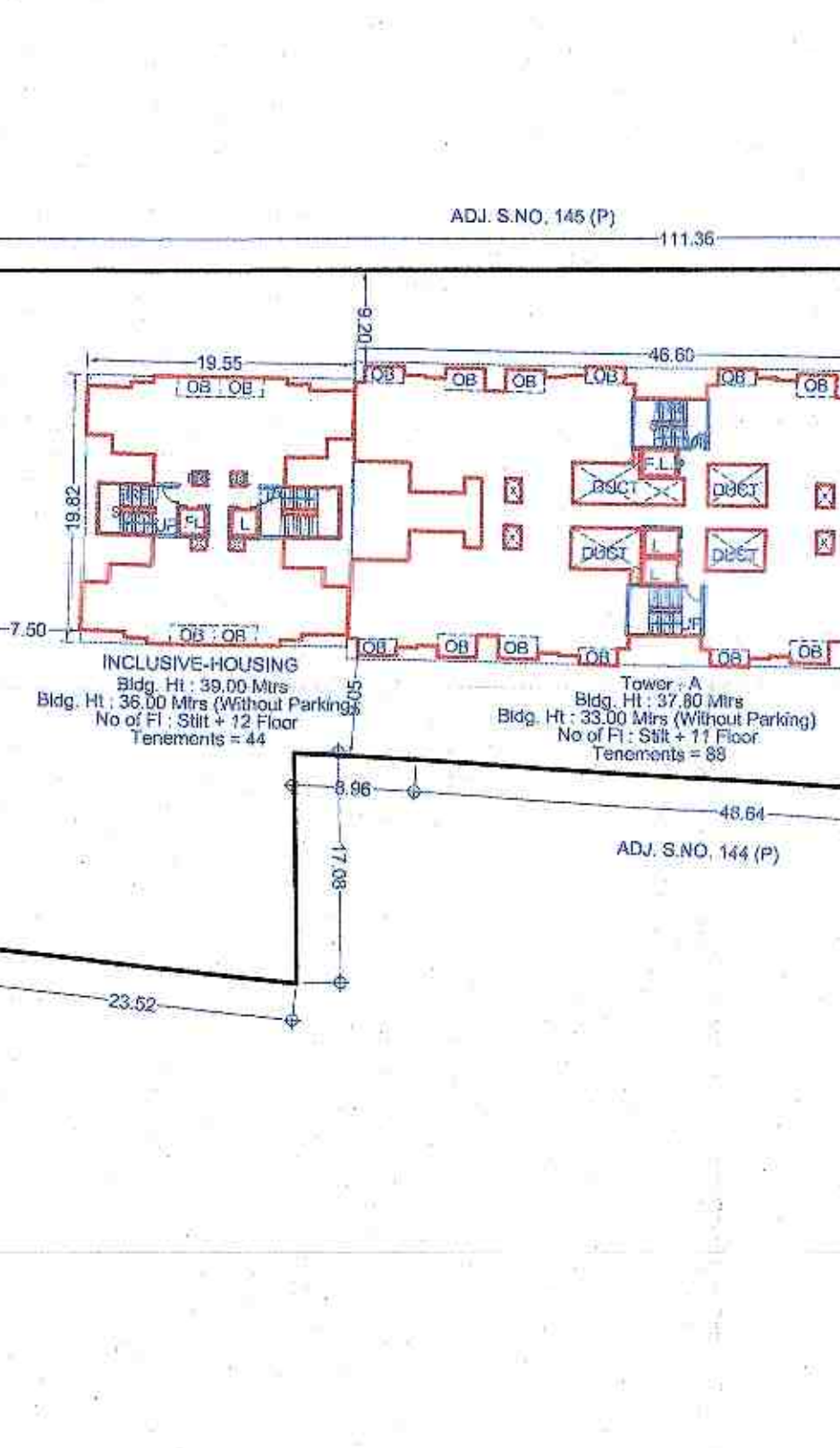
ESTD.
11/10/82

City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18

TOTAL CONSTRUCTION AREA STATEMENTS			
BUILDING	FISI AREA	NON-FISI AREA	CONSTRUCTION AREA
TOWER-A	8,481.86	1,586.10	10,070.98
TOWER-B	11,757.58	2,074.19	13,231.76
TOWER-C	22,164.46	5,933.22	26,164.68
TOWER-D	13,551.92	5,297.79	18,849.71
INCLUSIVE: Housing	0.00	40,627.79	40,627.79
Landscape: Pooling	0.00	10,897.44	10,897.44
TRANSFORMER & DG	0.00	130.00	130.00
UGWT	0.00	500.00	500.00
GHWT	0.00	450.00	450.00
STP	0.00	123.00	123.00
OWC	0.00	63.00	63.00
ARCH- PROJECTION	0.00	1,500.00	1,500.00
TOTAL	61,331.22	33,486.53	94,817.75

PARKING STATEMENT	
CAR	SCOOTER
PROPOSED	

2	BETWEEN 20 TO 30 SQ.M.		341	341
3	FOR 341 TENEMENTS			
2	2 TENEMENTS HAVING CARPET AREA			
4	BETWEEN 40 TO 80 SQ.M.		01	02
5	FOR 211 TENEMENTS		106	211
6	PARKING REQUIRED		447	552
7	ADD 1% VISITOR PARKING		23	28
8	TOTAL PARKING		470	580
9	TOTAL PARKING PROVIDED		552	580
10	PARKING AREA STATEMENT			
11				
12	CAR	450 SQ.M. REQUIRED		
13	SCOOTER	560 X 2.00 SQ.M.	1,160.00.	
14	TOTAL		8,060.00.	
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[illegible]

A	AREA STATEMENTS	SQ
01	A) Area of Plot - A (Minimum areas of a, b, c to be considered)	16539
	(a) As per coverly sheet (0712, 0718 extract)	16539
	(b) As per measurement sheet	16539
	(c) As per photo	16539
02	Gross plot area (1 - 2)	16539
03	Plot Area as per Minimum Consideration	16539
04	Declarations for	16539
	(a) Proposed D.P./D.P.P. Road widening Area	16539
	(b) Any D.P./Reservation area	16539
	Total (a + b)	486
05	Balance Area of the plot (01-02)	15070
	Amenity space	15070
	(a) Required;	15070
	(b) Adjustment of 20b), if any-	15070
	(c) Balance Proposed-	15070
07	Net Plot Area (a-d)	15070
08	Recreational Open Space (if applicable)	15070
	(a) Required	15070
	(b) Proposed	15070
09	Internal Road area	15070
10	Plotable area (if applicable)	15070
11	Built-up area with reference to Basic F.S.I. as per from road width (S.S. or S.S. & S.F. 1:60)	16567
12	Addition of FSI on Payment of Premium	7788
	(a) Maximum permissible premium FSI - based on road width 9.50 x S.S. or S.F. 1:60	7788
	(b) Proposed FSI on Payment of Premium	7788
	In-built FSI/TDR loading	93
	i) In-situ area against D.P./ Reservation) (2.00 x S.S. or S.F. 4), if any	93
	ii) In-situ area against Amenity Spaces (2.00 x S.S. or S.F.) and/or (c)	93
	(d) TDR area (19539.00 x 0.90) = 19539.00 - 937.24 =	1304
	i) Skum TDR area (x 19385.00 x 0.30 %)	394
	ii) Regular TDR area (x 13865.00 x 0.70 %)	913
13	Total TDR TDR loading proposed (13) (a)+(b)+(c)	1386
14	Addition FSI area under Chapter No. 7	1386
	Total entitlement of FSI in the proposal	1386
	(i) [11+12)+(13)+(14) or whichever is applicable.	3833
	(ii) Another Area (up to 50% with payment of charges)	2129
	Total Entitlement (a+b)	5962
	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 18 (i) or 6.2 or 6.4 as applicable) x 1.6 or 1.80)	81,33
17	Total Built-up Area in proposal. (excluding area at S.S. No. 18.b)	81,33
	(a) Existing Built-up Area	81,33
	(b) Proposed Commercial Built-up Area (as per 'Built-up')	81,33
	(c) Proposed Residential Built-up Area (as per 'PL' line)	81,33
	Total (a+b+c)	81,33
18	F.S.I. Consumed (18-16) (should not be more than Serial No. 15 above)	81,33
19	Area for Exclusive Housing	81,33
	(a) Required (20% of S.No.11)	3,31
	(b) Proposed	3,31

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on _____ and the dimensions of _____
etc. of the plot stated on Plan are as measured on site and the area so worked out tallies with the _____
stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

Place of the Assessor

C. OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.C.M.C. I/We execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

D LEGEND <table border="1"> <tr> <td>Plot Boundary : Black</td> <td>Water line : Black Dotted</td> </tr> <tr> <td>Proposed Motor Pad</td> <td>Fordeline to be retained: Matched</td> </tr> </table>		Plot Boundary : Black	Water line : Black Dotted	Proposed Motor Pad	Fordeline to be retained: Matched
Plot Boundary : Black	Water line : Black Dotted				
Proposed Motor Pad	Fordeline to be retained: Matched				

Proposed Vitr: Red Dotted	Demolitions: Yellow hatched
E PROJECT TEAM	
01 Concept Designers	Vica
02 Environment Consultant	Vica
03 Structural Consultant	---
04 Plumbing Consultant	---
05 Electrical Consultant	---
06 Fire Consultant	---
07 HVAC Consultant	---

F	JOB TITLE / SITE ADDRESS
	Proposed Residential Building Layout AT S. no. 144/2(P), 145/1A/1(P), 145/2B, 146/1(P) 146/6/2, 146/7 & 146/8, Plot A, Tathwade Tal. - Mulshi Pune

G OWNER NAME AND SIGNATURE	
Owner's Name: Shri Laxman Pawar & Shri. Dnyaneshwar Jagtap & others Through M/s Krsiada Buildtech LLP Through Partner M/s Krsiada Infracon LLP Through Partner	Owner's Sign: 

Shri. Sagar o. Agarwal & others.

H ARCHITECT

Architect Name : Vishwas Kulkarni : CA/1984/8485

Architect Regd. No. : CA/1984/8485

Architect's Sign: 

Stamp: 

VK:a
architecture

5th Floor, Noida Avenue, Sr.No. 103(p), C.T.S No 2850, S.B.Road, Near ICC Trade Tower, Bahadurpalli, Pune-411016.	Sagar P.	Amit S.	24/01/2024
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E: mail@vikarh.com W: www.vikarh.com	FOR IOD Sanction (PCMC)		