

STAMP OF APPROVAL
LAYOUT

APPROVED SUBJECT TO CONDITION:
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 22/2023-24 DTD 23/11/2023

BUILDING INSPECTOR - DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION



PLOT AREA AFTER AMALGAMATION						
SR. NO.	SURVEY NO.	AREA AS PER 7/12 P.C.	AREA AS PER TRIANGULATION	MINIMUM CONSIDERED AREA	AREA UNDER 30.00 M W. ROAD	AREA UNDER 24.00 M W. ROAD
1	CT. No. 52/24 CT. No. 1933(p) 1934(p), 1935(p) R. 1936(p)	27850	28252.75	27850	40.59	6356.48
						1503.72
						19949.21

TOTAL FSI STATEMENT						
S.N.	BUILDING/WING NAME	FLOOR	NET B/UP AREA	TOTAL B/UP AREA	B/UP AREA	SHOP NO.
			COMMERCIAL	RESIDENTIAL	(COMM+RES)	
1	A	3B+SH/PO+22 FL.	537.46	9024.52	9561.98	84
2	B	3B+SH/PO+22 FL.	324.72	6243.58	6568.30	44
3	C	3B+SH/PO+22 FL.	403.48	9044.90	9448.38	84
4	D	1B+SH/PO+1 FL.	472.97	127.02	599.99	8
5	E	1B+SH/PO+1 FL.	358.67	105.83	464.50	8
6	F	1B+SH/PO+1 FL.	403.48	53.83	457.31	8
7	G	1B+SH/PO+3 FL.	1084.10	0.00	1084.10	12
8	VILLA 1 TO 12	(G+U)+2 FL.	-	3971.64	3971.64	12
			3586.88	28591.30	32178.18	
					224.00	44.00

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

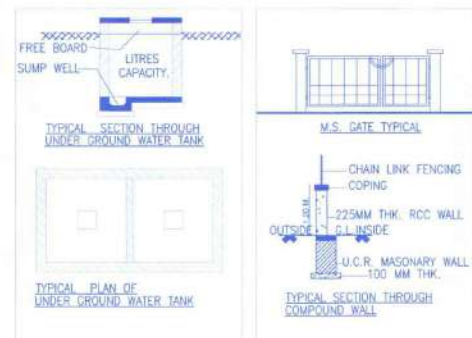
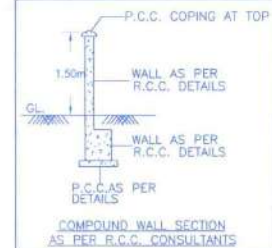
TABLE NO - A		
PLOT AREA STATEMENT AS PER 7/12 EXTRACT		
SR. NO.	SURVEY NO.	AREA AS PER 7/12
1	S.No. 52/1	24400.00
2	S.No. 54/1/25	500.00
3	S.No. 54/1/26	700.00
4	S.No. 54/1/27	700.00
5	S.No. 54/1/29	3500.00
TOTAL		29800.00

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, VILLALIFT, 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	11021.17
2	RESIDENTIAL + COMMERCIAL	2688.66	12.30	33070.52
6	BASEMENT WING H	387.81	3.00	1163.43
	TOTAL	6774.28		45255.12

FSI STATEMENT (INCLUSIVE HOUSING)				
S.NO.	BUILDING/WING NAME	FLOOR	NET B/UP AREA	B/UP AREA
			RESIDENTIAL	COMMERCIAL
1.	G	1B+SH/PO+3 FL.	1176.93	12.45
2.	H	1B+ST+12 FL.	3005.28	38.50
	TOTAL		4182.21	0.00
				72

TOTAL WATER CALCULATION				
S.NO.	BUILDING/WING NAME	OVER HEAD WATER TANK	UNDER GROUND WATER TANK	UNDER GROUND WATER TANK
		RESIDENTIAL	COMMERCIAL	
1	A	156700	285050	10800
2	B	129700	244550	5800
3	C	156700	285050	5800
4	D	0.00	0.00	7110
5	E	0.00	0.00	5400
6	F	0.00	0.00	6030
7	G (INCL. HSG.)	41200	74300	16245
8	H (INCL. HSG.)	132400	248600	-
9	1 TO 12	8100	12150	-
	TOTAL	624800.00	1149700.00	52245.00



AREA STATEMENT		SQ.M.
1	Area of Plot	27850.00
	(a) Minimum area of a.b.c.to be considered	27850.00
	(b) As per ownership document (7/12, CTS extract)	27850.00
	(c) As per Triangulation of Demarcation	28252.75
	(d) 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
4	Amenity Space	
	(a) Required (Adjustment of 2(b) if any)	1094.96
	(b) Balance Proposed	27850.00
5	Plot Area (3-4)	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	Plot area (5-6) (if applicable)	0.00
9	Build up area with reference to Basic F.S.I. as per front road width (or 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)	13925.00
	(b) Proposed FSI on payment of premium	0.00
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.F. road [2.0x(Sr.No.2(A)+(B)+(C))] 12784.64	0.00
	(b) In-situ area against Amenity Space if handed over [2.0 x Sr. No. 4 (B)]	0.00
	(c) In-situ area against Reservation area if handed over [2.0 x Sr. No. 2 (D)]	0.00
	(d) TDR Area (Sr.No. 1 X 40)	39960.00
	(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	20739.67
	(a) [(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 80% of 13 (a) on payment of premium i.e. 18746.96 X 80%	11248.18
	(d) Total entitlement (a+b+c)	33582.02
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.4 as applicable) (1.8 or 1.8)	4.80
15	TOTAL BUILT-UP AREA IN PROPOSAL	0.00
	PROPOSED BUILT-UP AREA (AS PER 7/12)	0.00
	(I) RESIDENTIAL	28591.30
	(II) COMMERCIAL	3286.88
	(III) TOTAL (I+II)	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 CTS NO. 1933(P)/SURVEY NO. 52/1(P), CTS NO. 1933(P) SURVEY NO. 54/1/25, 54/1/26, CTS NO. 1934(P)/SURVEY NO. 54/1/27, CTS NO. 1936(P)/SURVEY NO. 54/1/29(P) AT MUNDHANA, TALUKA-PUNE CITY DIST-PUNE

OWNER/PAH NAME	SIGNATURE
MR. MANIK INRUTTI KODRE & OTHERS	

ARCHITECT
MITESH SIDHUPURA & ASSOCIATES
MR. MITESH SIDHUPURA
C.O.A. REG. NO. CA/201/048500
Sector No. 25, Plot no 516, PONTDA, Nigdi, Pune - 411044
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DATE	SCALE	DRAWN BY	CHECKED BY
22-11-2023	1:400	Siddhant	MS

ARCHITECT SIGN

