

STAMPS OF APPROVAL OF PLANS  
 PREVIOUS SANCTION NO. BMU/407/22-23/ DATE-21/09/2022  
 PREVIOUS SANCTION NO. BMU/2418/23-24/ DATE-07/05/2024

Approved as amended in  
 Subject to conditions mentioned in Annexure 'A' of letter  
 No. BMU - I.G.R. No. 192127-78/2024/2327  
 S. No. I.G. No. 1078 No. 2241127 29/01/24  
 Dated: 21/09/2024

Deputy / Joint Metropolitan Planner  
 Pune Metropolitan Regional Development Authority



BUILDING	FLOOR	HEIGHT	COMMERCIAL FSI AREA (SQ.M.)	PROPOSED RESIDENTIAL FSI AREA (SQ.M.)	TOTAL RESI+COMM. (SQ.M.)	PROPOSED REFUGE (SQ.M.)	TEENEMENT	SHOP
BUILDING-A	LOWER PARKING+GROUND FL+UPPER GROUND FL+PODIUM FL+23 FLOOR	74.90M	-	21353.82	21353.82	194.40	227	-
BUILDING-B	LOWER PARKING+GROUND FL+UPPER GROUND FL+PODIUM+1 FLOOR	15.47M	3050.39	1044.70	4095.09	0.00	11	46
TOTAL			3050.39	22398.52	25448.91	194.40	238	46

BUILDING	TEENEMENT	NO. OF PERSON	WATER REQUIRED PER PERSON	O.H.W.T. CAPACITY REQUIRED (LTRS.)	O.H.W.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)			
BUILDING-A	227	05	135	153225	153225	20000.00	173225.00	(PROVIDED) 173500.00	153225
BUILDING-B	11	05	135	7425	7425	25000.00	32425.00	(PROVIDED) 32425.00	7425
BUILDING-B	629	45	28305	28305	0.00	28305.00	(PROVIDED) 28305.00	28305	1.50
TOTAL (RESI+COMM.)			188955.00	188955.00	45000.00	233955.00	(PROVIDED) 234230.00	188955.00	1.50

FLOOR	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)	PROPOSED REFUGE AREA	PARKING AREA	TOTAL NON FSI AREA	TOTAL GROSS AREA (FSI+NON FSI)	TEENEMENT					
LOWER PARKING	0.00	-	3571.73	3571.73	3571.73	-					
GROUND FLOOR	0.00	-	2365.68	2365.68	2365.68	-					
UPPER GROUND FLOOR	85.47	-	2365.68	2365.68	2451.15	-					
PODIUM FLOOR	0.00	-	1826.21	1826.21	1826.21	-					
1ST FLOOR	946.94	-	0.00	946.94	946.94	10					
2ND FLOOR	929.96	-	0.00	929.96	929.96	10					
3RD FLOOR	929.96	-	0.00	929.96	929.96	10					
4TH FLOOR	929.96	-	0.00	929.96	929.96	10					
5TH FLOOR	929.96	-	0.00	929.96	929.96	10					
6TH FLOOR (R)	929.96	48.60	-	978.56	978.56	10					
7TH FLOOR	929.96	-	0.00	929.96	929.96	10					
8TH FLOOR	929.96	-	0.00	929.96	929.96	10					
9TH FLOOR	929.96	-	0.00	929.96	929.96	10					
10TH FLOOR	929.96	-	0.00	929.96	929.96	10					
11TH FLOOR (R)	929.96	48.60	-	978.56	978.56	10					
12TH FLOOR	929.96	-	0.00	929.96	929.96	10					
13TH FLOOR	929.96	-	0.00	929.96	929.96	10					
14TH FLOOR	940.35	-	0.00	940.35	940.35	10					
15TH FLOOR	940.35	-	0.00	940.35	940.35	10					
16TH FLOOR (R)	940.35	48.60	-	988.95	988.95	10					
17TH FLOOR	940.35	-	0.00	940.35	940.35	10					
18TH FLOOR	940.35	-	0.00	940.35	940.35	10					
19TH FLOOR	940.35	-	0.00	940.35	940.35	10					
20TH FLOOR	940.35	-	0.00	940.35	940.35	10					
21ST FLOOR	940.35	-	0.00	940.35	940.35	10					
22ND FLOOR (R)	940.35	48.60	-	988.95	988.95	10					
23RD FLOOR	698.74	-	0.00	698.74	698.74	07					
TOTAL						21353.82	194.40	10129.30	10323.70	31677.52	227.00

FLOOR	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (COMMERCIAL)	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)	PARKING AREA	TOTAL NON FSI AREA	TOTAL GROSS AREA (FSI+NON FSI)	SHOPS	TEENEMENT				
LOWER PARKING	0.00	0.00	3571.73	3571.73	3571.73	-	-				
GROUND FLOOR	1542.73	0.00	2365.68	2365.68	3908.41	14	-				
UPPER GROUND FLOOR	1507.66	0.00	2365.68	2365.68	3873.34	32	-				
PODIUM FLOOR	0.00	0.00	1826.21	1826.21	1826.21	-	-				
FIRST FLOOR	0.00	1044.70	0.00	1044.70	1044.70	-	11				
TOTAL						3050.39	1044.70	10129.30	14224.39	46.00	11.00

SR. NO.	AREA	FSI AREA (SQ.M.)	NON FSI (SQ.M.)	TOTAL FSI + NON FSI
1	BUILDING A	21353.82	10323.70	31677.52
2	BUILDING B	4095.09	10129.30	14224.39
TOTAL		25448.91	20453.00	45901.91

FLOOR	AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	PERSONS	M	F
LOWER PARKING	-	-	-	-	-
GROUND FLOOR	1209.00	3	403	202	201
UPPER GROUND FLOOR	1356.00	6	226	113	113
TOTAL		2565.00	629.00	315.00	314.00

EXISTING BUILDING NO.	FLOOR NO.	FLOOR AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
(1)	(2)	(3)	(4)	(5)
NIL				

SR. NO.	AREA	FSI AREA (SQ.M.)	OPEN BALCONY (SQ.M.)	FIRE STAIRCASE (SQ.M.)	FIRE LIFT (SQ.M.)	TOTAL
1	PREVIOUS SANCTION AREA	19288.47	0.00	0.00	0.00	19288.47
2	PROPOSED SANCTION AREA	25448.91	0.00	0.00	0.00	25448.91
TOTAL DIFFERENCE AREA						6160.44

AREA OF TWO CONSECUTIVE FLOORS	NO. OF PERSONS	REQUIRED REFUGE AREA
148.79	148.79	148.79
TOTAL		

AREA OF TWO CONSECUTIVE FLOORS	NO. OF PERSONS	REQUIRED REFUGE AREA
150.46	150.46	150.46
TOTAL		

FIXTURES	MALE	FEMALE	MALE	FEMALE	M	F
W.C.	1 per 50	1 per 50	7	7	7	7
URINALS	1 per 50	-	7	-	7	-

NO. OF TEENEMENTS / Units	CARS	SCOOTER
26	52	156
238	119	338
0	0	0
177	406	0
649	0	0
-120	600	0
529	600	0

T.D.R. ORIGINATED FROM	T.D.R. TO BE USED ON SITE	T.D.R. ZONE	HT. OF BUILDING	T.D.R. USED ON FLOOR	T.D.R. PURCHASE	D.R.C. NO.	TDR UTILIZE AS PER INDEXING
VILLAGE- MAAN, TAL- MULSHI, DIST- PUNE. G.No. 98/99/101/A/2	S.No. 210/1/1, 210/1/2, 210/1/3, 210/1/4, 210/1/5 AT-SUS, TAL-MULSHI, DIST-PUNE.	NA	74.90 M.	BUILDING A- 22ND(P), 23RD FLOOR	1744.00 SQ.M.	000021	2128.90

SR. NO.	PERMISSIBLE AREA	PROPOSED AREA
1	BASIC FSI 10247.34	10247.34
2	PREVIOUS SANCTION PAID FSI 5750.00	1548.33
3	TDR AREA 16100.00	2128.90
4	IN-SITU AREA AGAINST D.P. ROAD 7497.60	7497.60
5	RESIDENTIAL ANCIILLARY FSI 2440.31	2440.31
6	COMMERCIAL ANCIILLARY FSI 4203.25	25484.30



ADDITIONS	1	2	3	4	5	6	7	TOTAL
1	0.50 X 44.290 X 5.464 X 1 =	121.00 SQ.M						
2	0.50 X 48.500 X 4.164 X 1 =	100.88 SQ.M						
3	0.50 X 48.340 X 4.950 X 1 =	119.64 SQ.M						
4	0.50 X 48.340 X 1.580 X 1 =	279.88 SQ.M						
5	0.50 X 34.063 X 13.208 X 1 =	224.95 SQ.M						
6	0.50 X 34.063 X 12.496 X 1 =	212.68 SQ.M						
TOTAL								1370.73 SQ.M
DEDUCTIONS								
8	0.67 X 5.570 X 1.130 X 1 =	4.20 SQ.M						
TOTAL AREA (1370.73-4.20)								1366.53

ADDITIONS	1	2	3	TOTAL AREA
1	0.50 X 104.986 X 7.442 X 1 =	395.90 SQ.M		
2	0.50 X 104.986 X 8.036 X 1 =	421.81 SQ.M		
TOTAL AREA				817.71 SQ.M

ADDITIONS	1	2	3	TOTAL AREA
1	0.50 X 49.073 X 7.060 X 1 =	173.23 SQ.M		
2	0.50 X 52.748 X 13.601 X 1 =	363.99 SQ.M		
3	0.50 X 52.748 X 20.134 X 1 =	531.01 SQ.M		
TOTAL AREA				1068.23 SQ.M

ADDITIONS	1	2	3	TOTAL AREA
1	0.5 X 89.945 X 13.840 X 1 =	611.63 SQ.M		
2	0.5 X 98.208 X 22.490 X 1 =	1104.35 SQ.M		
3	0.5 X 105.571 X 11.841 X 1 =	625.03 SQ.M		
4	0.5 X 109.378 X 4.071 X 1 =	222.64 SQ.M		
5	0.5 X 133.008 X 17.106 X 1 =	1137.62 SQ.M		
6	0.5 X 149.952 X 11.001 X 1 =	824.81 SQ.M		
7	0.5 X 149.952 X 56.342 X 1 =	4224.30 SQ.M		
8	0.5 X 113.588 X 8.998 X 1 =	395.17 SQ.M		
9	0.5 X 111.041 X 42.598 X 1 =	2365.06 SQ.M		
TOTAL PLOT AREA				11510.61 SQ.M

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1	0.5 X 89.945 X 13.840 X 1 =	611.63 SQ.M		
2	0.5 X 98.208 X 22.490 X 1 =	1104.35 SQ.M		
3	0.5 X 105.571 X 11.841 X 1 =	625.03 SQ.M		
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8	0.5 X 113.588 X 8.998 X 1 =	395.17 SQ.M		
9	0.5 X 111.041 X 42.598 X 1 =	2365.06 SQ.M		
TOTAL PLOT AREA				11510.61 SQ.M

THICK BLACK	EXISTING STREET	FUTURE STREET, IF ANY	EXISTING WORK	PROPOSED WORK	WATER LINE	DRAINAGE LINE
	GREEN	GREEN BOTTED	BLACK (OUTLINE)	RED FILLED IN	BLACK DOTTED	RED DOTTED

SR. NO.	AREA STATEMENT	PREVIOUS SANCTION	PROPOSED SANCTION
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	11500.00	11500.00
a)	AS PER OWNERSHIP DOCUMENT (7/12CTS EXTRACT)	11500.00	11500.00
b)	AS PER DEMARCATION	11510.61	11510.61
c)	MINIMUM AREA TO BE CONSIDERED	11500.00	11500.00
2	DEDUCTIONS FOR		
a)	AREA UNDER 30.00M.W.D.P. ROAD	817.71	817.71
b)	AREA UNDER 60.00M.W.D.P. ROAD	0.00	0.00
c)	AREA UNDER 12.00M.W. SERVICE ROAD	0.00	0.00
d)	D.P. RESERVATION AREA	0.00	0.00
TOTAL AREA (a+b+c+d)		817.71	817.71
3	BALANCE AREA OF PLOT (1-2)	10682.29	10682.29
4	AMENITY SPACE		
a)	REQUIRED - (AS PER PREVIOUS SANCTION)	1366.53	1366.53
b)	ADJUSTMENT OF 2(b), IF ANY -	-	-
c)	BALANCE PROPOSED -	1366.53	1366.53
5	NET PLOT AREA (3-4c)	9315.76	9315.76
6	RECREATIONAL OPEN SPACE		
a)	REQUIRED - (SR.NO.3X10%)	1068.23	1068.23
b)	PROPOSED -	1068.23	1068.23
7	INTERNAL ROAD AREA		
8	PLOTTABLE AREA (IF APPLICABLE)		
a)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT		
9	ROAD WIDTH (SR.NO.5 X BASIC FSI 1:10)	10247.34	10247.34
10	ADDITION OF FSI ON PAYMENT OF PREMIUM		