FSI Statement

Building Name	FSI	Lower Gr	Gr. Floor	P1 Level	P2 Level	P3 Level	P4 Level	P5 Level	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21th	22th	23th	24th	25th	26th	27th	28th	Comm FSI	Resi FSI	FSI Comm.+ Resi.	Bldg. Height
B1	Comm.	-	-	1128.35	987.14	0.00	0.00	NA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,115.49	-	25192.10	95.28
	Resi.	-	-	-	22.06				876.00	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	-	-	23,076.61		
B2	Comm.			567.54	487.36																																1,054.90		23299.67	92.33
	Resi.	-	-	12.18	12.18	12.18	12.18		876.00	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	-	-	22,244.77		
B3	Comm.			539.36	453.59																																992.95		23189.00	92.33
	Resi.	-	-	-	-	-	-		876.00	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	858.50	858.50	830.01	858.50	858.50	-	-	22,196.05		
B4	Comm.			664.67	550.42																																1,215.09		3854.82	30.38
	Resi.	-	-	-	46.73	-	-		876.00	858.50	858.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,639.73		
B6	Comm.	-	-	885.51	-	843.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,729.11	-	16794.32	99.05
	Resi.	-	-		60.66	-	-	-	569.04	552.54	552.54	530.70	552.54	552.54	552.54	552.54	530.70	552.54	552.54	552.54	552.54	530.70	552.54	552.54	552.54	552.54	530.70	503.25	552.54	460.91	552.54	481.01	552.54	460.91	552.54	460.91	-	15,065.21		
B7	Comm.	-	-	677.80	-	677.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,355.60		16360.15	99.05
	Resi.	-	-	-	-	-	-	-	569.04	552.54	552.54	530.70	552.54	552.54	552.54	552.54	530.70	552.54	552.54	552.54	552.54	530.70	552.54	552.54	552.54	552.54	530.70	503.25	552.54	460.91	552.54	481.01	552.54	460.91	552.54	460.91	-	15,004.55		
B8	Comm.	-	-	637.51	-	759.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,396.67	-	16401.22	99.05
	Resi.	-	-	-	0	-	-	-	569.04	552.54	552.54	530.70	552.54	552.54	552.54	552.54	530.70	552.54	552.54	552.54	552.54	530.70	552.54	552.54	552.54	552.54	530.70	503.25	552.54	460.91	552.54	481.01	552.54	460.91	552.54	460.91	-	15,004.55		
B9	Comm.	NA	718.92	NA	NA	NA	NA	NA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	718.92	-	15654.27	85.20
	Resi.		-						584.79	564.51	564.51	564.51	564.51	564.51	499.17	564.51	564.51	564.51	564.51	499.17	564.51	564.51	564.51	564.51	499.17	564.51	564.51	564.51	564.51	499.17	564.51	564.51	564.51	564.51	499.17	-	-	14,935.35		
Multi-Purpose Hall (B1 to B4)	Comm.	-	-	-	-	-	-	-	364.37	143.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	507.57	-	507.57	5.90
Multi-Purpose Hall (B6 to B8)	Comm.								440.61	-																											440.61	-	440.61	4.00
Total Area																																					11,526.91	1,30,166.82	141693.73	

B.P. LAYOUT - PLOT B

CONTENTS OF THE SHEET - 01/53

LAYOUT PLAN,GOOGLE LOCATION PLAN,SITE PLAN,FSI STATEMENT, FSI + NON FSI AREA STATEMENT.

STAMP OF APPROVAL

कुलस्था व्यापारी + निवासी वाडेय दि. 17/10/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2531/24

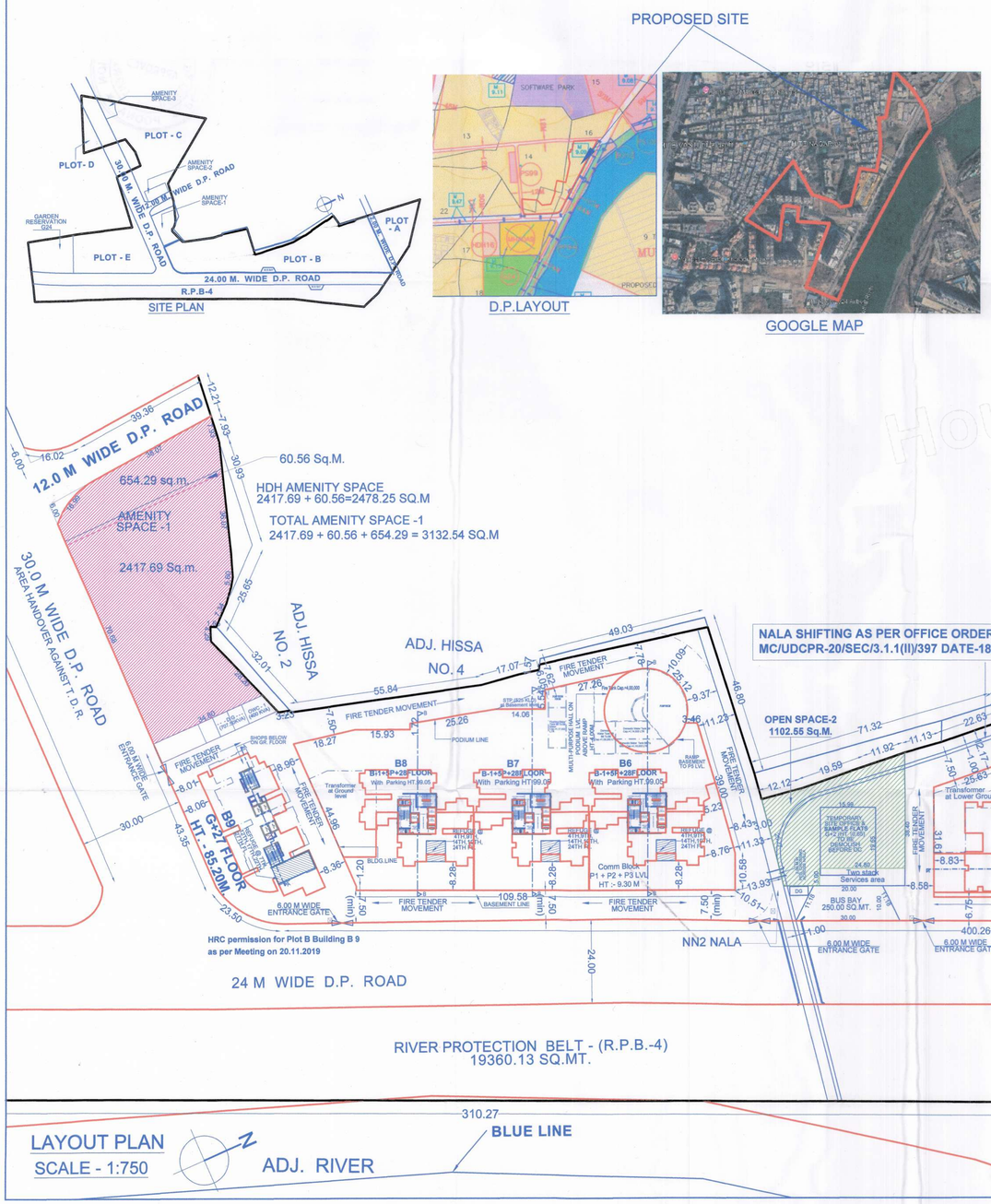
Building Inspector — Deputy Engineer P.M.C (B.P./D.P. Zone No.-1) P.M.C.

POONA MUNICIPAL CORPORATION — BUILDING CONTROL DEPT. — APPROVED — POONA

FSI + Non FSI Statement

Building Names		Building Configuration	Building Height	Shops/ Offices	Flat Tenement	Comm + Resi FSI	Non-FSI	Total FSI+ Non FSI
Building	B1	LG+4P+27FL.	95.28	41	161	25192.10	1211.34	26403.435
	B2	LG+4P+26FL.	92.33		153	23299.67	1211.34	24511.005
	B3	LG+4P+26FL.	92.33		156	23189.00	1211.34	24400.34
	B4	LG+4P+3FL.	24.48		18	3854.82	944.54	4799.36
	B6	B1+5P+28FL.	99.05	27	148	16794.32	833.29	17627.605
	B7	B1+5P+28FL.	99.05		148	16360.15	833.29	17193.435
	B8	B1+5P+28FL.	99.05		148	16401.22	833.29	17234.505
	B9	GR+27FL.	85.20	8	314	15654.27	887.25	16541.52
	Multi-Purpose Hall (B1 TO B4)	GR.+1FL.	5.90	-	-	507.57	0.00	507.57
	Multi-Purpose Hall (B6 TO B8)	GR.FL.	4.00	-	-	440.61	0.00	440.61
B1,B2,B3, B4 (Parking)	P1		-	-	-	-	6500.30	39609.42
	P2		-	-	-	-	6856.57	
	P3		-	-	-	-	9826.06	
	P4		-	-	-	-	9856.06	
	Podium Top		-	-	-	-	6570.43	
B6,B7,B8 (Parking)	P1		-	-	-	-	19140.04	23046.66
	P2		-	-	-	-		
	P3		-	-	-	-		
	P4		-	-	-	-		
	P5		-	-	-	-		
	Podium Top		-	-	-	-	3906.62	
Common Amenities	U.G.W.T + Pump Room.		-	-	-	-	1266.41	1266.41
	Transformer + DG.		-	-	-	-	665.18	665.18
	S.T.P		-	-	-	-	435.02	435.02
	O.W.C		-	-	-	-	138.54	138.54
	Watchman Cabin.		-	-	-	-	15.00	15.00
	Total			76	1,246	1,41,693.73	73,141.88	2,14,835.61

	Particuler	PLOT 'B'		
			Newly Amalgamated Plot	Total
1	Plot Area (after Sub division)	30,154.92	3,111.50	33,266.42
2	Amenity Space (if applicable)			
	(a) Required -			
	(b) Adjustment of 2(d), if any - Busbay	-		-
	(c) HDH Reservation Area	2,417.69		2,417.69
	(d) Balance Proposed -	714.85		714.85
	(f) Total (b+c+d)	3,132.54		3,132.54
3	Net Plot Area (3-4 (c+d))	27,022.38	3,111.50	30,133.88
4	Net Plot Area for Plot B TDR & Premium Calculation	30,154.92	3,111.50	33,266.42
5	Recreational Open space (if applicable)			
	(a) Required -	2,702.24	-	2,702.24
	(b) Proposed -	3,040.49	-	3,040.49
6	Internal Road area	-	-	-
7	Plotable area (if applicable)	-	-	-
8	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 3 x 1.10) (basic FSI)	29,724.62	3,422.65	33,147.27
9	Addition of FSI on payment of premium			
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (Sr. No. 4 x 50%)	15,077.46	1,555.75	16,633.21
	(b) Proposed FSI on payment of premium. (79.764%)			13,042.27
10	In-situ FSI / TDR loading (Sr. No. 4 X 1.40)	42,216.89	4,356.10	46,572.99
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],	11,345.70	4,356.10	15,701.80
	(b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	20,816.72	-	20,816.72
	(c) In-situ area against River protection belt (19360.13)		-	-
	(d) Total In-situ area (a+b+c)	32,162.42	4,356.10	36,518.52
	(e) Balance Permissible TDR area (11 - 11d)	10,054.47	-	10,054.47
	(f) Proposed TDR	-	-	-
	(g) Total in-situ / TDR loading proposed (11 (d)+(f)) (79.764%)	32,162.42	4,356.10	36,518.52
11	Additional FSI area under Chapter No. 7			
	a) FSI In lieu of LIG	6,170.61	-	6,170.61
	b) Green building FSI B1 To B8 :- 33147.27 - 5,860. = 31236.65 X 7% = 1910.11			1,910.11
	c) Total (a + b)	6,170.61	-	8,080.72
12	Total entitlement of FSI in the proposal			
	(a) {8+9b+10g+11} whichever is applicable.			90,788.77
	(b) Ancillary Area FSI upto 80%with payment of charges.(6403.84 x 0.80)			5,123.07
	(b) Ancillary Area FSI upto 60% with payment of charges. 91156.36 - (6403.84+8448.31) = 76304.21 x 0.60) = 45782.53			45,782.53
	(c) Total entitlement (a+b+c)		-	1,41,694.37
13	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}			
14	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)			
	(a) Existing Built-up Area.earlyer Sanction			-
	(b) Proposed Built-up Area Resi (as per 'P-line')			1,30,166.82
	(c) Proposed Built-up Area Comm (as per 'P-line')			11,526.91
	(d) Total (a+b+c)		-	1,41,693.73
15	F.S.I. Consumed (14/12) (should not be more than serial No.14 above.)			1.00
16	Area for Inclusive Housing, if any			
	(a) Required (20% of Sr.No.5)			
	(b) Proposed			



PREVIOUS PLAN APPROVED SUBJECT TO CONDITION UNDER COMMENCEMENT CERTIFICATE NO.

CC/2591/15	Dt. - 09/11/2015
CC/2578/16	Dt. - 15/11/2016
CC/1789/17	Dt. - 16/10/2017
CC/2315/19	Dt. - 01/01/2020
CC/2749/19	Dt. - 06/02/2020
CC/2060/20	Dt. - 18/03/2021
CC/2753/21	Dt. - 16/12/2021
CC/0604/24	Dt. - 11/06/2024

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 19.09.2024 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS

Dinesh Chandratre
Lic. No - 18

OWNER'S DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED 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.

M/S. Duville Estates Pvt.Ltd. through Mr. Tushad Dubhash through Authority Holder Mr.Dinesh Chandratre.

DESCRIPTION OF PROPERTY & PROPOSAL

REVISED BUILDING PLAN ON PLOT B
AT S.NO.16/17/1/2A/2B/3/1/3 TO 5/ PLOT B KHARADI, PUNE.

NAME, ADDRESS AND SIGNATURE OF OWNER / PAH

M/s. Duville Estates Pvt.Ltd.through Mr. Tushad Dubhash through Authority Holder Mr.Dinesh Chandratre.

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

Pinnac Consulting

Pinnac Consulting Pvt. Ltd.

DINESH CHANDRATRE
LIC. ENGINEER
'Pinnac House', Pinnac Memories,
S. No. 7/3+4, Kothrud,
Pune - 411038

Dinesh Chandratre
Lic. No - 18

Dealt by	MADHURI	Case no KRD/0053/15
Date	24/09/2024	
Checked by	PRAJAKTA/SUSHIL	