

TYPE	COMM.F.S.I.	RESI.F.S.I.	PERMISSIBLE BALCONY AREA	EXCESS BALCONY AREA	PERMISSIBLE TERRACE	PROPOSED TERRACE	OPEN TO SKY TERRACE	STAIRCASE AREA	FIRE STAIRCASE AREA	REQUIRED REFUGE AREA	PROVIDED REFUGE AREA	EXCESS REFUGE AREA	LIFT DEDUCTION	TENAMENT
WING-A HT 38.5M (COMM+RESI)	750.89	5771.81	865.78	777.66	4.32	1154.36	927.08	103.65	NILL	187.80	19.43	NILL	8.64	72
WING-B HT 38.5M (COMM+RESI)	750.89	5771.76	865.77	778.42	3.77	1154.36	930.92	106.28	NILL	187.60	19.43	NILL	8.64	72
WING-C HT 38.5M (COMM+RESI)	693.18	5371.90	595.79	445.41	1.71	674.38	427.49	50.04	NILL	256.20	15.00	21.22	6.22	48
WING-D HT 38.5M (COMM+RESI)	693.18	5959.99	894.00	811.91	3.03	1152.00	987.11	16.23	NILL	187.80	19.33	NILL	8.64	72
NET FSI	1444.07	20875.48	3131.35	2815.40	12.83	4175.10	3272.58	276.20	####	819.60	69.00	79.41	6.22	264
	22319.55													

PROPOSED AREA : 22338.60 Sqm
EXCESS BALCONY AREA = 12.83 SQM & EXCESS REFUGE AREA = 6.22 SQM TAKEN IN FSI
[22319.55 + 12.83 + 6.22 = 22338.60 SQM]

TOTAL PROPOSED AREA : 55439.01 Sqm
[22338.60 + 33100.41 = 55439.01 SQM]
[Existing + Proposed]

TYPE	COMM.F.S.I.	RESI.F.S.I.	PERMISSIBLE BALCONY AREA	EXCESS BALCONY AREA	PERMISSIBLE TERRACE	PROPOSED TERRACE	OPEN TO SKY TERRACE	STAIRCASE AREA	FIRE STAIRCASE AREA	REQUIRED REFUGE AREA	PROVIDED REFUGE AREA	EXCESS REFUGE AREA	LIFT DEDUCTION	TENAMENT
WING-E1 HT 40.65M (COMM+RESI)	237.83	105.70	4978.05	1868.77	19.43	21.71	8.04	50						
WING-E2 HT 40.65M (COMM+RESI)	213.03	94.68	4957.61	1859.10	19.40	21.13	8.04	50						
WING-F1 HT 40.65M (COMM+RESI)	241.11	107.16	4961.47	1860.55	19.82	19.84	8.04	50						
WING-F2 HT 40.65M (COMM+RESI)	277.40	123.29	6410.58	2403.97	15.00	23.95	8.04	50						
WING-G1 HT 37.70M (COMM)	355.53	158.01	5201.92	1950.72	21.64	28.14	8.04	45						
WING-G2 HT 33.00M (RESI)			0.00	0.00	0.00	0.00	0.00	0.00						
WING-H1 HT 31.30M (RESI)			3720.67	1395.25	18.38	18.38	8.04	40						
WING-H2 HT 14.10M (RESI)			1545.21	399.04	0.00	0.00	8.04	16						
NET FSI	1324.90	588.84	31775.51	11735.40	113.67	133.16	56.28	301						

TOTAL COMMERCIAL+RESIDENTIAL FSI = 1324.90+588.84=1913.74

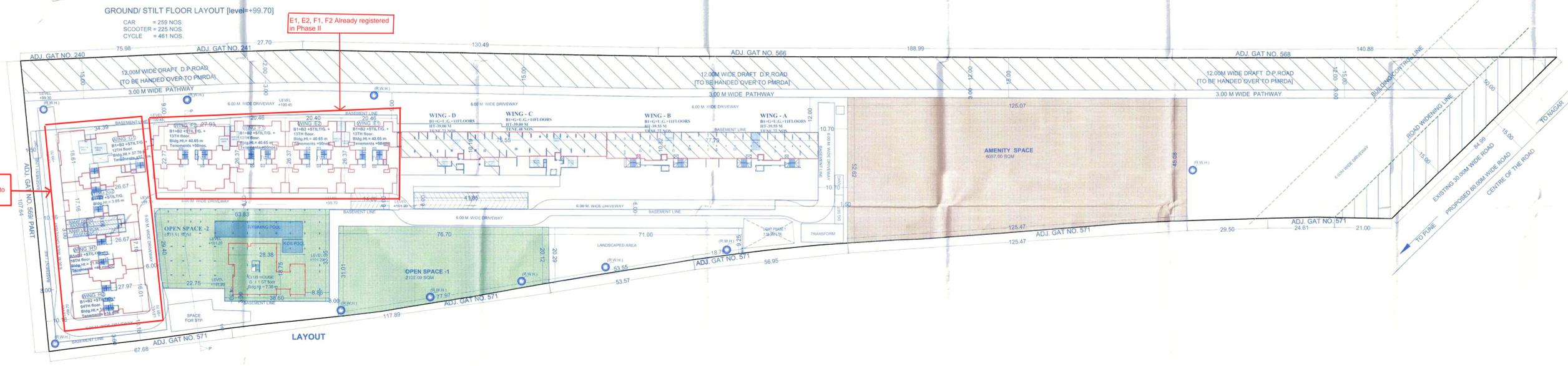
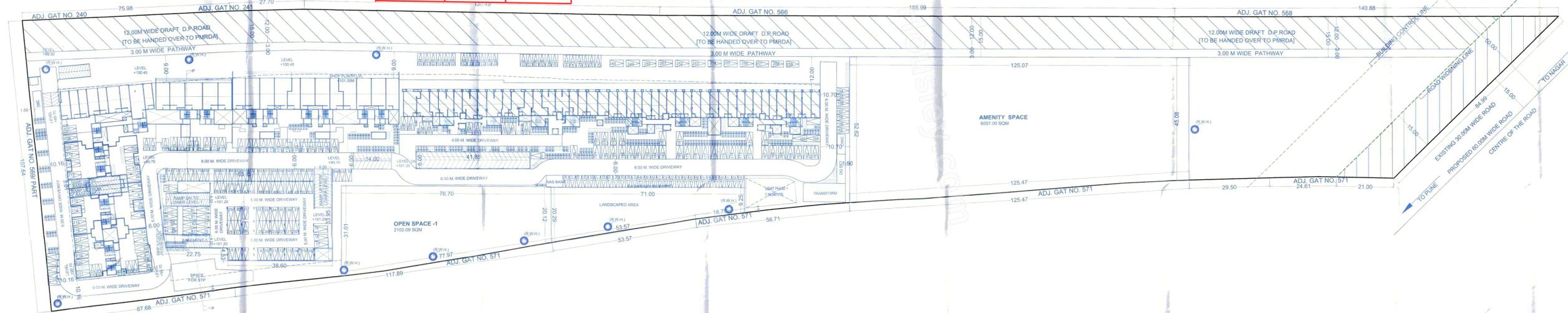
TOTAL COMMERCIAL+RESIDENTIAL+ANCILLARY = 1324.90+31775.51+33100.41 sq.m

Field Name	Old Values (sq.m)	New Values (sq.m)
Sanctioned FSI	15,299.17	33,100.41
Built Up Area (Proposed)	912.00	23,491.04
Permissible Total FSI	16,211.17	56,591.45(100)

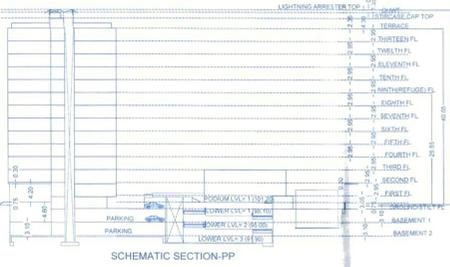
Change in FSI for current project - Gagan Adhira Phase II

OPEN SPACE -1 AREA CALCULATIONS			
1)	0.50 X	83.97 X	30.54 = 1282.22
2)	0.50 X	89.08 X	4.34 = 182.21
3)	0.50 X	69.08 X	7.35 = 253.87
4)	0.50 X	45.96 X	7.17 = 164.77
5)	0.50 X	32.28 X	13.57 = 219.02
TOTAL AREA = 2102.09			

OPEN SPACE -2 AREA CALCULATIONS			
1)	0.50 X	29.25 X	2.40 = 35.10
2)	0.50 X	37.05 X	17.99 = 333.21
3)	0.50 X	37.05 X	18.03 = 334.01
4)	0.50 X	51.40 X	24.00 = 616.80
5)	0.50 X	51.40 X	24.00 = 616.80
TOTAL AREA = 1935.91			



WATER REQUIREMENT CALC.											
COMMERCIAL						RESIDENTIAL					
BR NO	WING	TOTAL COMMERCIAL AREA	ADJ OF PERSON (COMMER) A/L/S	WATER REQUIRED FOR COMM (L/HR)	NO OF TENEMENTS	NO OF PERSON PER TENEMENT	WATER REQUIRED PER PERSON	TOTAL WATER REQUIRED RESIDENTIAL	TOTAL WATER COM+RESIDENTIAL	WATER REQUIRED FOR FIRE	TOTAL WATER REQUIRED
1	A	750.89	250.30	1193.35	72	5	135	4800	5986.35	30000.00	79863.35
2	B	0.00	0.00	0.00	72	5	135	4800	4800.00	30000.00	12000.00
3	C	693.18	231.06	1039.70	48	5	135	3240	4279.70	30000.00	6279.70
4	D	0.00	0.00	0.00	72	5	135	4800	4800.00	30000.00	12000.00
5	E1	237.83	80.00	4050.00	50	5	135	3375	3780.00	30000.00	5780.00
6	E2	213.03	90.00	4050.00	50	5	135	3375	3780.00	30000.00	5780.00
7	F1	241.11	80.00	3600.00	50	5	135	3375	3780.00	30000.00	5780.00
8	F2	277.40	80.00	4140.00	50	5	135	3375	3780.00	30000.00	5780.00
9	G1	355.53	116.51	5392.95	45	5	135	3037.5	3079.95	30000.00	5970.95
10	G2	0.00	0.00	0.00	0	0	0	0	0.00	0.00	0.00
11	H1	0.00	0.00	0.00	40	5	135	2700	2700.00	30000.00	4700.00
12	H2	0.00	0.00	0.00	16	5	135	1080	1080.00	0.00	1080.00



AMENITY SPACE AREA CALCULATIONS			
1)	0.50 X	103.30 X	46.11 = 2381.58
2)	0.50 X	103.30 X	4.67 = 241.22
3)	0.50 X	97.40 X	10.90 = 533.72
4)	0.50 X	79.39 X	8.83 = 350.51
5)	0.50 X	67.96 X	13.11 = 445.48
6)	0.50 X	55.74 X	22.21 = 618.99
7)	0.50 X	48.92 X	16.63 = 406.77
8)	0.50 X	48.92 X	30.35 = 742.36
9)	0.50 X	48.19 X	13.96 = 336.37
TOTAL AREA = 6057.00			

E.C. AREA STATEMENT (IN SQ.M)	
F.S.I. AREA (RESI + COMM)	= 55439.01
NON FSI	=
1 STAIRCASE	= 819.60
2 LIFT	= 90.84
3 FORMED TERRACE	= 625.38
4 OTHER COMMON areas-security cabin, meter room, swimming pool	= 500.00
5 REFUGE AREA	= 212.57
6 BALCONY	= 2802.57
7 B1 + B2 + L.G. + GROUND/STILT PARKING FLOORS	= 30179.63
8 CLUB HOUSE	= 590.91
9 OVERHEAD WATER TANK	= 590.15
10 UNDER GROUND WATER TANK	= 333.75
11 STP	= 260.00
12 TRANSFORMER AND D.G.	= 146.92
13 O.W.C	= 96.00
14 TOTAL NON F.S.I.	= 37248.32
TOTAL F.S.I. + NON F.S.I.	= 92687.33



STAMP FOR APPROVAL

1] T.P. SANCTION - 4413, DATE - 17/07/2014
 2] PMRDA SANCTION - BHA NO. 11371, DATE - 08/03/2017
 3] PMRDA SANCTION - BHA NO. 1488/2021, DATE - 01/10/2021
 4] FIRE NOC - MFS / 51 / 2016 / 38, DATE - 22/10/2016
 5] N.A. ORDER - PMH / NA / SR / 509/2014, DATE - 27/02/2015
 6] E.C. - EC23B03BMH110062, DATE - 20/07/2023

Approved as amended in
 Subject to conditions mentioned in Paragraph 'A' of letter No. 924 / I.C. No. 924 / 2023 dated 19/07/2023
 S.No. / G.No. / C/G No. 4 / E.C. / MFS / 51 / 2016 / 38
 Date - 19/07/2023

Plot Area already registered in Phase II = 13270.00
 Plot Area now added in Phase II = 5345.41
 Total Plot Area in Phase II = 18615.41

Deputy Joint Metropolitan planner
 Pune Metropolitan Regional Development Authority, Pune

SUBMITTED AS PER U.D.C.P.R.		PREVIOUS SANCTION	PROPOSED
AREA STATEMENT		2589.86	41650.00
1. AREA OF PLOT (MIN. AREA OF A.B.C. TO BE CONSIDERED)		41650.00	41650.00
a) AS PER OWNERSHIP DOCUMENT [70/12TH EXTRACT]		41650.00	41650.00
b) AS PER DEMARCATION		41658.23	41658.23
c) AS PER SITE			
2. DEDUCTION FOR		0.00	1289.98
a) Proposed 60.00 m. D.P. / D.P. Road Widening Area / Highway Widening		0.00	0.00
b) Proposed 12.00 m. DRAFT D.P. / D.P. Road Widening Area / Highway Widening		0.00	0.00
c) Area Under Green Belt		0.00	0.00
TOTAL [a + b + c]		1289.98	1289.98
3. Balance Area of Plot [1 - 2]		40360.02	40360.02
a) Amenity Space (if applicable)		6057.00	6057.00
b) Proposed Amenity Space		6057.00	6057.00
c) Net Plot Area [3 - (a) - (b)]		34303.02	34303.02
4. Recreational Open Space (if applicable)		0.00	0.00
a) Open Space Required		4038.00	4038.00
b) Open Space Provided		4038.00	4038.00
7. Internal Road Area - 3.0M WIDE PATHWAY		1583.38	1583.38
8. Plotable Area (if applicable)			
a) Built Up Area With Reference To Basic F.S.I. As Per Front Road Width		41167.62	37756.32
b) Front Road Width		151 X 1.20	181.20
c) Addition Of F.S.I. On Payment Of Premium		5359.45	20825.00
a) Maximum Permissible Premium FSI - based on road width / TOD Zone		(0.50 X 2.0)	(1) X 0.50
b) PROPOSED FSI ON PAYMENT OF PREMIUM (Limited Premium: 5359.45 SQ.M)		5359.45	5359.45
11. In-SITU FSI / TDR Loading		0.00	0.00
a) In-Situ area against 60.00 m. d.p. road [2.0 x 2 (a)]		0.00	0.00
a1) In-Situ area against 12.00 m. draft d.p. road [1.0 x 2 (b)]		0.00	0.00
a2) In-Situ area against amenity space (if handed over [2.00 or 1.85 m. no. 48] and/or (c)]		0.00	0.00
c) TDR area [(1) + 1.45] = 11a + 11b		0.00	0.00
d) Total In-Situ / TDR loading proposed [11(a) + (b) + (c)]		0.00	0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO 7		0.00	0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		46547.07	43114.77
a) [9+10(a)+11(d)] or 12 whichever is applicable		46547.07	43114.77
14. EXISTING SUP-WING - A.B.C.D.		0.00	2238.60
15. PERMISSIBLE ANCILLARY [13a - 14]		0.00	20776.17
a) Commercial Ancillary = 1324.90 / 1.80 = 736.05 sqm. X 0.80 = 588.84		0.00	588.84
b) Residential Ancillary = [20776.17 - 736.05 = 20040.12] X 0.60 = 12024.07		0.00	11735.40
c) TOTAL entitlement [13a + 15a + 15b]		0.00	55439.01
16. Total Built-up Area in proposal (excluding area at sr. no. 17b)		0.00	22338.60
a) Existing Built-up Area (Exclusion done with - ABCD)		0.00	32100.41
b) Proposed Built-up Area (as per 'P-Line')		2824.07	0.00
c) Proposed Commercial F.S.I.		35292.19	0.00
d) Proposed Residential F.S.I.		341.27	0.00
e) Excess Balcony Area Counted in FSI		6.22	0.00
f) Excess Refuge Area Counted in FSI		6.22	0.00
g) Total (a + b + c + d + e + f)		38463.75	55439.01
17. F.S.I. Consumed (15/13) (should not be more than serial no. 14 above)			
18. Areas for Inclusive Housing # if any			
a) Proposed (20% of Sr. No. 9)		0.00	0.00
b) Proposed		0.00	0.00

TENEMENTS STATEMENT	
17. PERMISSIBLE TENEMENTS @ 2507/HA	1009
18. PROPOSED TENEMENTS	445
19. PARKING PROVIDED BY RULE	363 Nos
20. PARKING PROVIDED	766 Nos

PARKING STATEMENT		
CARS	SCOOTERS	CYCLES
363 Nos	886 Nos	461 Nos
766 Nos	1082 Nos	461 Nos

LEGEND

1 PLOT BOUNDARY SHOWN IN — THICK BLACK
 2 PROPOSED WORK SHOWN IN — THICK RED
 3 OPEN SPACE SHOWN IN — GREEN WASH
 AMENITY SPACE SHOWN IN — BROWN WASH
 INTERNAL ROAD SHOWN IN — BROWN WASH
 ROAD WIDENING SHOWN IN — GREEN DOTTED
 DRAINAGE LINE SHOWN IN — RED DOTTED
 WATER LINE SHOWN IN — BLACK DOTTED

CERTIFICATE OF AREA

FORM OF CERTIFICATE TO BE ISSUED BY THE LICENSED ARCHITECT/ENGINEER/STRUCTURAL ENGINEER EMPLOYED BY THE APPLICANT

RAHUL MALWADKAR HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS LICENSED ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENT MADE BY THE APPLICANT WHO IS THE OWNER / LEASER / MORTGAGEE IN POSSESSION OF THE PLOT AND IN THE ABOVE FORM AND THE ATTACHED STATEMENTS 1 AND 2 AND FOUND THEM TO BE CORRECT

PROJECT
 PROPOSED LAYOUT OF COMMERCIAL & RESIDENTIAL BUILDING AT GAT NO. 569A/1+2+3+4+5 WAGHOLI, TAL-HAVELI, DIST-PUNE.

OWNER
 NIRMALDEVI SATAV
 OWNER

MR. NARESH SUGANDH AND GARG [POA]
 TOPAZ HOMES LLP.

MALWADKAR ARCHITECTS PVT. LTD.
 RAHUL R. MALWADKAR - (CA/93/15629)

"SAMARTH BUILDING"
 PLOT NO. 10, LOKESH SOCIETY (B),
 S. NO. 672/673 OPP. CANARA BANK,
 BIBWADI, PUNE. 411-037
 PH. NO. - 020 3500 2052 / 020 3500 2053
 E-MAIL ID - rahul@malwadkararchitects.com

Scale Date Drawn by Checked by
 1:500 28/08/2024 RAVI UJWALA

REF: Y-17 (Gagan Adhira) Drawings 2024As per COOP/011 - BUILDING PERMISSION DATE: 28-08-2024 eng