

DETAIL F.S.I. STATEMENT - I														
BLDG. NAME	OLD RULE		UDPR. RULE	TOTAL AREA	OLD RULE					TOTAL TENE.	TOTAL AREA			
	COMM.	RESL.			PERM.	BALCONY AREA	TERRACE AREA	STAIRCASE AREA	PASSAGE AREA			LIFT AREA	LIFT M/C AREA	
C BLDG.	-	-	9249.33	9249.33	-	-	-	-	-	9.48	-	103	9249.33	
D BLDG.	-	-	9136.78	9136.78	-	-	-	-	-	9.48	-	103	9136.78	
E BLDG.	-	-	9237.02	9237.02	-	-	-	-	-	9.48	-	103	9237.02	
F BLDG.	-	-	4917.06	4953.49	-	777.86	784.68	227.11	227.11	951.61	9.47	-	87	4953.49
G BLDG.	86.14	6830.19	-	7064.17	-	1015.51	960.61	409.50	204.75	1380.86	9.47	-	144	7064.17
H BLDG.	-	-	3135.72	3163.23	-	463.50	327.74	216.09	232.27	416.83	9.47	-	50	3163.23
I (MHADA BLDG.)	248.61	3745.72	-	4539.82	-	46.30	-	-	-	-	23.14	-	64	4539.82
PARKING BLDG.	-	-	-	101.01	-	-	-	-	-	-	-	-	-	101.01
TOTAL AREA	334.75	18728.69	-	47444.85	7116.50	2303.17	2073.03	852.70	664.13	2749.30	56.85	23.14	654	47444.85
MHADA AREA	-	-	-	4229.23	-	-	-	-	-	-	-	-	-	4229.23
RESIDENTIAL AREA EXCLUDING MHADA AREA	-	-	-	43215.62	-	-	-	-	-	-	-	-	-	43215.62
'CLUB HOUSE'	278.86	-	-	278.86	-	-	-	-	-	-	-	-	-	278.86

COMPLETED BUILDING STATEMENT - 1				
FLOR. NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR	
A' TYPE	P+12	327.56	3,134.60	RESIDENTIAL
B' TYPE	P+12	322.12	3,036.67	RESIDENTIAL
TOTAL		6,171.27	6,171.27	

PARKING STATEMENT				
PARKING	CAR	SCOOTER	PARKING PROVIDED	
			CAR	SCOOTER
2 TEN HAVING CARPET AREA UP TO 80 SQ.M.	01	04	24	94
FOR 47 TENEMENTS	24	94	24	94
2 TEN HAVING CARPET AREA UP TO 40 SQ.M.	01	02	24	94
FOR 47 TENEMENTS	24	94	24	94

'C' BLDG				
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	05	52	258
FOR 103 TENEMENTS	52	258	52	258
'D' BLDG				
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	05	52	258
FOR 103 TENEMENTS	52	258	52	258
'E' BLDG				
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	05	52	258
FOR 103 TENEMENTS	52	258	52	258
'F' BLDG				
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	04	44	174
FOR 87 TENEMENTS	44	174	44	174
'G' BLDG				
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	04	44	174
FOR 144 TENEMENTS	72	288	72	288

PREVIOUS SANCTION NO. :-				
S.NO. 80/3	1ST SANCTION NO. B.P.TATHAWADE	16.2013	DT. 31.07.2013	
	2ND SANCTION NO. B.P.TATHAWADE	15.2014	DT. 03.06.2014	
	3RD SANCTION NO. B.P.TATHAWADE	26.2014	DT. 21.10.2014	
	4TH SANCTION NO. B.P.TATHAWADE	14.2015	DT. 09.10.2015	
	5TH SANCTION NO. B.P.TATHAWADE	21.2016	DT. 29.11.2016	
	6TH SANCTION NO. B.P.TATHAWADE	19.2019	DT. 18.03.2019	
S.NO. 89(P)	1ST SANCTION NO. B.P.TATHAWADE	05.2015	DT. 10.03.2015	
	2ND SANCTION NO. B.P.TATHAWADE	24.2018	DT. 04.02.2018	
	3RD SANCTION NO. B.P.TATHAWADE	04.2018	DT. 18.01.2018	
	4TH SANCTION NO. B.P.TATHAWADE	07.2019	DT. 20.08.2019	
S.NO. 89(P), 603	1ST SANCTION NO. B.P.TATHAWADE	02.2019	DT. 07.10.2019	
	2ND SANCTION NO. B.P.TATHAWADE	26.2020	DT. 18.02.2020	
	3RD SANCTION NO. B.P.TATHAWADE	07.2021	DT. 01.09.2021	

PROPOSED SANCTION PARKING AREA STATEMENT		
AREA REQUIRED	TOTAL SQ.M.	
CAR	402 X 12.50 SQ.M.	5,025.00
SCOOTER	1754 X 2.00 SQ.M.	3,508.00
TOTAL REQUIRED AREA		8,533.00

REVISED LAYOUT ON S. NO. 59(P), 603 OF VILLAGE MAJJE - TATHAWADE SHEET NO. 01/47

FOR SANCTION PURPOSES  
 Sanctioned No. B.P. Tathawade/153/2022  
 Subject to conditions mentioned in the Office Order No. even dated 15/11/2022



Pimpri  
 Date: 15/11/2022  
 Q. C. Signed by  
 Joint City Engineer

AREA STATEMENT		SQ.M.
01. AREA OF PLOT		
a) AS PER OWNERSHIP DOCUMENT		24,800.00
b) AS PER MEASUREMENT SHEET		24,841.63
c) AS PER SITE		24,800.00
02. DEDUCTIONS FOR		
a) 24.00 M. W. ROAD WINDING AREA		120.12
b) ANY D.P. RESERVATION AREA (TOTAL A+B)		120.12
03. BALANCE AREA OF PLOT (1-2)		
		24,679.88
04. AMENITY SPACE (IF APPLICABLE)		
a) REQUIRED -		---
b) ADJUSTMENT OF 2(B), IF ANY -		---
c) BALANCE PROPOSED -		---
05. NET PLOT AREA (3-4 (C))		
		24,679.88
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)		
a) REQUIRED - (Not to be deducted)		2,468.00
b) PROPOSED - (Not to be deducted)		2,468.00
07. INTERNAL ROAD AREA (Not to be deducted)		
		1,780.00
08. PLOTABLE AREA (IF APPLICABLE)		
		24,679.88
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.10)		
		27,147.87
10. ADDITION OF FSI ON PAYMENT OF PREMIUM		
a) MAXIMUM PERMISSIBLE PREMIUM FSI		12,400.00
b) PROPOSED FSI ON PAYMENT OF PREMIUM		8,903.21
11. IN-SITU FSI / TDR LOADING		
a) D.P. ROAD AREA - 120.12 X 2 = 240.24		240.24
b) AMENITY SPACE IF HANDED OVER		---
c) PERMISSIBLE T.D.R. AREA = 1.15% 24,800.00 X 1.15 = 28,520.00		6,388.61
All ready Patches TDR = 6,388.61		6,388.61
d) TOTAL TDR LOADING PROPOSED (a+b+c)		6,388.61
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		
		---
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
a) [9 + 10(B) + 11(D)] WHICH EVER IS APPLICABLE		42,679.93
b) PREVIOUSLY SANCTION B.U.P. AREA		28,597.98
c) BALANCE PERMISSIBLE FLOOR AREA (13(a)-b)		14,081.95
d) ANCILLARY AREA (14,081.95 X 60% = 8,449.17)		8,305.03
e) TOTAL ENTITLEMENT (b+c+d)		50,984.96
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.		
		---
15. TOTAL BUILT-UP AREA IN PROPOSAL		
a) EXISTING BUILT-UP AREA		6,171.27
b) PROPOSED COMMERCIAL AREA		334.75
c) PROPOSED RESIDENTIAL AREA		42,880.87
d) TOTAL (A+B)		49,386.89
16. F.S.I. CONSUMED (15/13)		
		0.968
17. AREA FOR MHADA		
a) Required (20%)		4,222.53
b) Proposed		4,229.23
TENEMENT STATEMENT		
(i) PERMISSIBLE B.U.P. AREA		50,744.72
(ii) LESS NON RESIDENTIAL AREA		334.75
(iii) AREA AVAILABLE FOR TENEMENTS		50,409.97
(iv) TENEMENTS PERMISSIBLE	250,000/hec.	1260
(v) TENEMENTS PROPOSED		748

CERTIFICATE OF AREA:-  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 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.

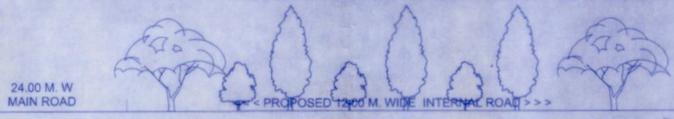
OWNER'S DECLARATION  
 I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR, I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SHREE. SIDHVINAYAK DEVELOPERS THROUGH PARTNERS ECOSTAR GOLF PROPERTIES L.L.P. THROUGH PARTNER MEENAMANGALIA BUILDER L.L.P. THROUGH SECRETARY MR. ANUJ U. GOEL

OWNER(S) NAME  
 PROJECT:  
 REVISED LAYOUT ON S. NO. 59(P), 603 OF VILLAGE MAJJE - TATHAWADE

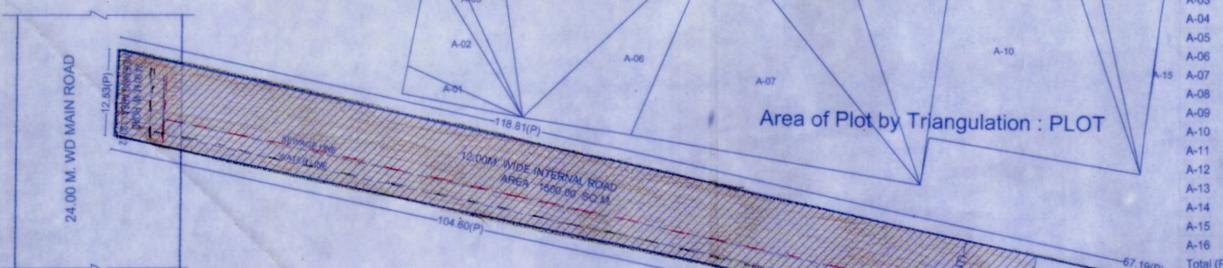
ARCHITECT:  
 VIKAS ACHALKAR  
 1221, B/1 WRANGLAR PARANAJPE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD, PUNE - 411004.  
 PH: 25531675/76 REG. NO. CA/94/17606

DATE: 25.10.2021 DRG. NO. INWD/TAT/0012/4 SCALE: 1:500 DRAWN BY: V.L.L. CHECKED BY: M.S.T.



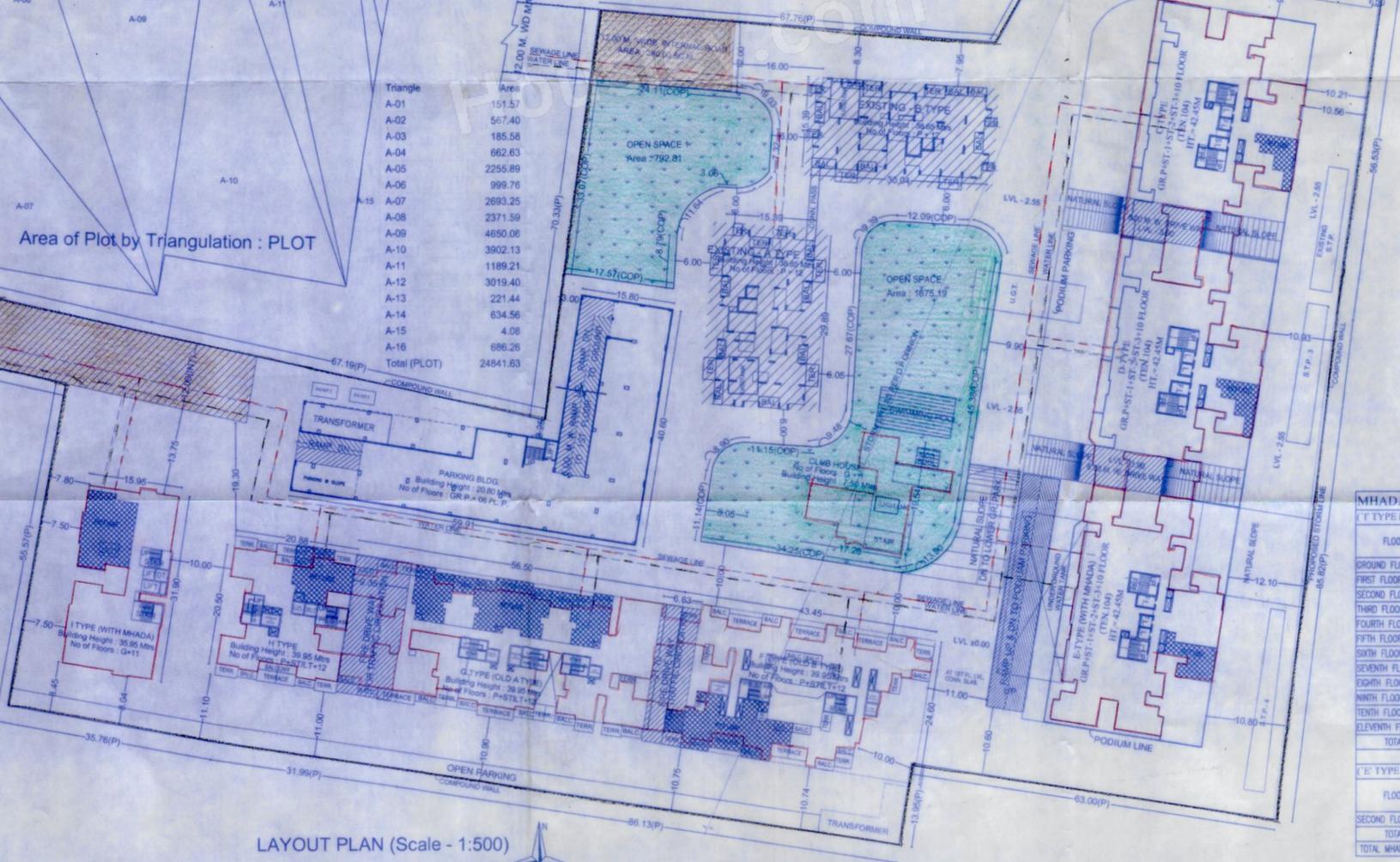
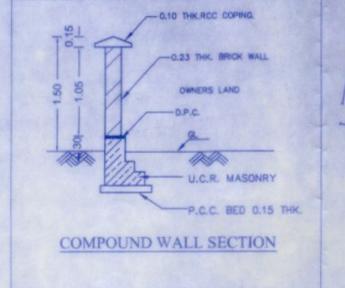
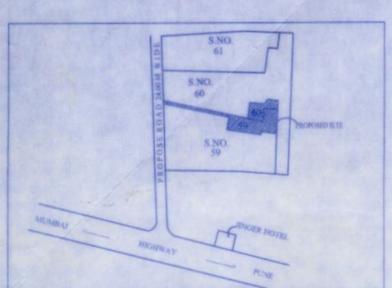
MAHADA AREA STATEMENT	
MIN. REQ. AREA	4,222.53
PROP. AREA	4,229.23
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	62

MHADA AREA STATEMENT	
AREA FOR	IN SQ.M.
1. BASIC F.S.I. AS PER FRONT ROAD WIDTH	27,147.87
2. SANCTIONED BUILT UP OF PLOT S.NO. 603	6035.21
3. BALANCED NET PLOT (1-2)	21,112.66
4. 20% MHADA APPLICABLE ON BALANCED NET PLOT	4,222.53
5. PROPOSED MHADA AREA	4,229.23



TENEMENT STATEMENT			
BUILDINGS	FLAT AREA UPTO 40 SQ.M	FLAT AREA ABOVE 40 SQ.M	TOTAL
'A' TYPE	47 TENE.	47 TENE.	47 TENE.
'B' TYPE	47 TENE.	47 TENE.	47 TENE.
'C' TYPE	103 TENE.	103 TENE.	103 TENE.
'D' TYPE	103 TENE.	103 TENE.	103 TENE.
'E' TYPE	103 TENE.	103 TENE.	103 TENE.
'F' TYPE	87 TENE.	87 TENE.	87 TENE.
'G' TYPE	144 TENE.	144 TENE.	144 TENE.
'H' TYPE	50 TENE.	50 TENE.	50 TENE.
'I' TYPE	64 TENE.	64 TENE.	64 TENE.
TOTAL	748 TENE.	748 TENE.	748 TENE.

WATER STORAGE CAPACITY		
BUILDING TYPE	O./H. WATER TANK CAPACITY (LTRS.)	U./G. WATER TANK CAPACITY (LTRS.)
'A' TYPE	47,725.00+20,000.00	47,581.50+50,000.00
'B' TYPE	31,728.00+20,000.00	47,587.50+50,000.00
'C' TYPE	70,000.00+20,000.00	1,05,000.00+50,000.00
'D' TYPE	70,000.00+20,000.00	1,05,000.00+50,000.00
'E' TYPE	70,000.00+20,000.00	1,05,000.00+50,000.00
'F' TYPE	57,825.00+20,000.00	86,737.50+50,000.00
'G' TYPE	97,830.00+20,000.00	1,46,745.00+50,000.00
'H' TYPE	33,750.00+20,000.00	50,625.00+50,000.00
'I' TYPE	46,260.00+20,000.00	69,390.00+50,000.00
TOTAL	6,89,115.00	12,13,672.50



MHADA AREA STATEMENT ('I' TYPE BUILDING)			
FLOOR	RESL. BUILT-UP AREA	FLAT NO.	TEN.
GROUND FLOOR	31.50		
FIRST FLOOR	406.54	101,102,103,104,105,106	06
SECOND FLOOR	397.07	201,202,203,204,205,206	06
THIRD FLOOR	397.07	301,302,303,304,305,306	06
FOURTH FLOOR	397.07	401,402,403,404,405,406	06
FIFTH FLOOR	397.07	501,502,503,504,505,506	06
SIXTH FLOOR	397.07	601,602,603,604,605,606	06
SEVENTH FLOOR	397.07	701,702,703,704,705,706	06
EIGHTH FLOOR	288.17	801,802,803,804	04
NINTH FLOOR	288.92	901,902,904,905	04
TENTH FLOOR	348.00	1001,1002,1003,1004,1005	05
ELEVENTH FLOOR	348.00	1101,1102,1103,1104,1105	05
TOTAL	4104.55		60

'E' TYPE BUILDING			
FLOOR	RESL. BUILT-UP AREA	FLAT NO.	TEN.
SECOND FLOOR	124.68	201,202	2
TOTAL	124.68		2
TOTAL MHADA AREA	4229.23		62