| RESIDENTIAL PARKING REQUIRED AS PER RULE | TENE. | CAR | SCOOTER | CYCLE |
|---|---|---|---|---|
| COMMERCIAL USERS EVERY 100 SQ.M. | 100 SQ.M. | 2 | 6 | - |
| PROP.TENE. CARPET BETWEEN 50-100 SQM. | 1714 | 34 | 103 | - |
| TENE. BETWEEN 50-100 SQM | 3 | 1 | 3 | 3 |
| PROP.TENE. CARPET BETWEEN 50-100 SQM. | 574 | 191 | 574 | 574 |
| | 0 | 0 | 0 | 0 |
| 50% PARKING REQ. FOR METROPOLITAN AREA | | 96 | 287 | 287 |
| TOTAL PARKING REQ. FOR RESIDENTIAL | | 321 | 964 | 861 |

SCOOTER & CYCLE CAN BE ACCOMMODATED AGAINST EXTRA CAR PROVIDED

PARKING STATEMENT

| PARKING PROVIDED | CAR | | SCOOTER | |
|---|---|---|---|---|
| | GROUND | PODIUM | GROUND | PODIUM |
| B1 | 21 | 13 | 37 | 66 |
| B2 | 22 | 22 | 25 | 30 |
| B3 | 18 | 9 | 61 | 79 |
| B4 | 40 | 26 | 141 | 101 |
| B5 | 44 | 43 | 99 | 27 |
| B6 | 44 | 41 | 106 | 28 |
| OPEN PARKING | 22 | 18 | - | - |
| BELOW PODIUM | 121 | 87 | 50 | 114 |
| TOTAL | 332 | 259 | 519 | 445 |
| TOTAL | 591 | | 964 | |

WATER REQUIREMENT

| BLDG./WING | O.H.W.T. | O.H.W.T. FIRE FIGHTING | U.G.W.T. | U.G.W.T. FIRE FIGHTING |
|---|---|---|---|---|
| BUILDING-B1 | 68850.00 | 10000.00 | 103275.00 | |
| BUILDING-B2 & B3 | 68850.00 | 10000.00 | 103275.00 | |
| BUILDING-B4 | 68850.00 | 10000.00 | 103275.00 | |
| BUILDING-B5 | 56025.00 | 10000.00 | 60750.00 | |
| BUILDING-B6 | 56025.00 | 10000.00 | 84037.50 | |
| COMMERCIAL BUILDING "A" | 35944.35 | 10000.00 | 53916 | |
| TOTAL | 354544.35 | 60000.00 | 508528.50 | 300000 |

## TABLE -01

## PLOT 1 - TOTAL RESIDENTIAL & COMMERCIAL AREA STATEMENT

| SR.NO. | BUILDING | NO. OF BUILDINGS | FLOORS | FSI | TOTAL FSI | TOTAL PERMISSIBLE BALCONY 15% | PROPOSED BALCONY | TOTAL PROPOSED BALCONY | EXCESS BALCONY | STAIRCASE | TOTAL STAIRCASE | FIRE STAIRCASE | TOTAL FIRE STAIRCASE | PERMISSIBLE TERRACE 20% | PROPOSED TERRACE | TOTAL TERRACE | LIFT & LMR | TOTAL LIFT & LMR | TOTAL TENE. /BUILDING | TOTAL TENE. | TOTAL SHOPS/ OFFICES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **EXISTING BUILDINGS** | | | | | | | | | | | | | | | | | | | | |
| 1 | C1 | 1 | P+8 FL | 9326.25 | 9326.25 | 1398.94 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 107.52 | 107.52 | 1865.25 | 598.80 | 598.80 | 0 | 0 | 128 | 128 | 0 |
| 2 | C2 | 1 | P+8 FL | 7008.52 | 7008.52 | 1051.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 107.52 | 107.52 | 1401.70 | 480.96 | 480.96 | 0 | 0 | 96 | 96 | 0 |
| 3 | C3 | 1 | P+8 FL | 9268.07 | 9268.07 | 1390.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 107.52 | 107.52 | 1853.61 | 577.56 | 577.56 | 0 | 0 | 128 | 128 | 0 |
| 4 | COMMERCIAL BLDG 1(SHOPS) | 1 | G+1 FL | 848.93 | 848.93 | 60.21 | 60.21 | 60.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 169.79 | 0.00 | 0.00 | 124 | 3.24 | 0 | 0 | 38 |
| | **TOTAL** | 4 | | | **26451.77** | | | **60.21** | **0.00** | | **0.00** | | **331.52** | | | **1657.32** | **124** | **3.24** | | **352** | **38** |
| | **A) TOTAL FSI OF PLOT 1 (PART)** | | | | **26451.77** | | | | | | | | | | | | | | | | |
| | **PROPOSED BUILDINGS** | | | | | | | | | | | | | | | | | | | | |
| 5 | B1, B2, B3 (RESI.) | 3 | G+1+13 FL | 8997.86 | 26993.58 | | 1333.10 | 3999.30 | | 209.95 | 629.85 | 247 | 741 | 5398.72 | 329.56 | 988.68 | 13.50 | LIFT 40.50 | 102 | 306 | 0 |
| 6 | COMMERCIAL IN RESIDENTIAL BUILDINGS B1, B2 & B3 | | G+1 | 1983.28 | 1983.28 | | 198.44 | 198.44 | | 146.82 | 146.82 | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 | 58 |
| 7 | B1, B2, B3 (RESI. + COMM) | | | | **28976.86** | 4197.78 | | 4197.74 | | | | | | | | | | | | | |
| 8 | B4 | 1 | 2P+13 FL | 8997.86 | **8997.86** | 1349.68 | 1333.10 | 1333.10 | | 209.95 | 209.95 | 247 | 247 | 1799.57 | 329.56 | 329.56 | 13.50 | 13.50 | 102 | 102 | 0 |
| 9 | SOCIETY OFFICE IN RESIDENTIAL (0.72) | | G | 46.50 | 46.50 | 0.00 | 0.00 | 0.00 | | 0.00 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | 0 | 0 | 0 |
| 10 | B5, B6 | 2 | 2P+11 FL | 8405.39 | **12810.78** | 1921.62 | 1067.69 | 2135.38 | 213.76 | 177.65 | 355.30 | 209 | 418 | 2562.16 | 0 | 0 | 13.50 | 27.00 | 83 | 166 | 0 |
| 11 | COMMERCIAL BUILDING A | 1 | B+G+1ST | 2992.78 | **2992.78** | 448.92 | 0.00 | 0.00 | 0.00 | 91.60 | 91.60 | 42.46 | 42.46 | 0 | 0 | 0 | 47.04 | 47.04 | 0 | 0 | 29 |
| | **TOTAL** | 7 | | | 53824.78 | | | **11863.96** | **213.76** | | **1433.52** | | **1448.46** | | | **1318.24** | | 128.04 | | **574** | **87** |
| | **AREA TAKEN IN FSI** | | | | | | | | **213.76** | | | | | | | | | 131.28 | | | |
| | **B) TOTAL FSI OF PLOT 1 (PART)** | | | | **54038.54** | | | | | | | | | | | | | | | | |
| | **TOTAL FSI OF PLOT 1 (A+B)** | **11** | | | **80490.31** | | | **11924.17** | | | **1433.52** | | **1779.98** | | | **2975.56** | | | | **926** | **125** |

/B18/2021 - FSI(NA BALCONY +2997B.86 B51 64.0SR) + 27945.22* 15+ 4187.78SQM

FSI AND NON FSI STATEMENT AS PER 16/6/2021 SANCTION

| SR. NO. | BUILDING DETAILS | FLOORS | NOS | TOTAL FSI | TOTAL NON FSI | TOTAL CONSTRUCTION (B/UP) AREA |
|---|---|---|---|---|---|---|
| | COMPLETED BUILDINGS | | | | | |
| 1 | C1 BUILDING | P+8 | 1 | 9326.25 | 3498.25 | 12824.50 |
| 2 | C2 BUILDING | P+8 | 1 | 7008.52 | 2424.97 | 9433.49 |
| 3 | C3 BUILDING | P+8 | 1 | 9268.07 | 3414.03 | 12682.10 |
| 4 | CLUB HOUSE | G+1 | 1 | 0.00 | 437.94 | 437.94 |
| 5 | SERVICES | G | - | 0.00 | 783.35 | 783.35 |
| 6 | PODIUM SLAB | - | - | 0.00 | 1209.42 | 1209.42 |
| 7 | COMMERCIAL BUILDING 1 | G+1 | 1 | 848.93 | 588.02 | 1436.95 |
| | TOTAL (A) | | 5 | 26451.77 | 12355.98 | 38807.75 |
| | PROPOSED BUILDINGS | | | | | |
| 8 | B1 TO B3 BUILDING | G+1SI+13 | 3 | 26993.58 | 9645.75 | 36639.33 |
| 9 | B4 BUILDING | 2P+13 | 1 | 8997.86 | 3215.25 | 12213.11 |
| 10 | B5 & B6 BUILDINGS(with excess balcony) | 2P+11 | 2 | 13024.54 | 2370.73 | 15395.27 |
| 11 | PARKING PODIUM & RAMP IN RESIDENTIAL | G+P+P | - | 0.00 | 12531.21 | 12531.21 |
| 12 | SOCIETY OFFICE IN RESIDENTIAL | G | 1 | 46.50 | 0.00 | 46.50 |
| 13 | CLUB HOUSE 2 | G+1 | 1 | 0.00 | 433.00 | 433.00 |
| 14 | SERVICES IN RESIDENTIAL | G | - | 0.00 | 1068.17 | 1068.17 |
| | TOTAL (a) | | 8 | 49062.48 | 29264.13 | 78326.61 |
| 15 | COMMERCIAL IN RESIDENTIAL | G+1 | 1 | 1983.28 | 352.81 | 2336.09 |
| | TOTAL (b) | | 1 | 1983.28 | 352.81 | 2336.09 |
| 16 | COMMERCIAL BUILDING A | B+G+1 | 1 | 2992.78 | 8069.14 | 11061.92 |
| 17 | CLUB HOUSE 3 | G+1 | 1 | 0.00 | 480.00 | 480.00 |
| 18 | SERVICES IN COMMERCIAL | G | 1 | 0.00 | 405.00 | 405.00 |
| | TOTAL (c) | | 3 | 2992.78 | 8954.14 | 11946.92 |
| | TOTAL (B) (a+b+c) | | 12 | 54038.54 | 38571.08 | 92609.62 |
| | TOTAL (A+B) | | 17 | 80490.31 | 50927.06 | 131417.37 |

Approved as amended in ..... subject to conditions mentioned in Annexure 'A' of letter No. ETH/ P.R. No. 966/21-22 dt 16/11/21 S. No./G. No. 5178 No. 553/17 & 514/20 Dated 06/10/2023

Metropolitan Commissioner and Chief Executive Officer Pune Metropolitan Regional Development Authority, Pune

PMRDA

LAYOUT PLAN OF PLOT -1

01/22

PREVIOUSLY OBTAINED N.A. ORDERS/ SANCTION

1ST N.A. ORDER NO. PMH/NASR/71/2010 PUNE. DATED 26/08/2010

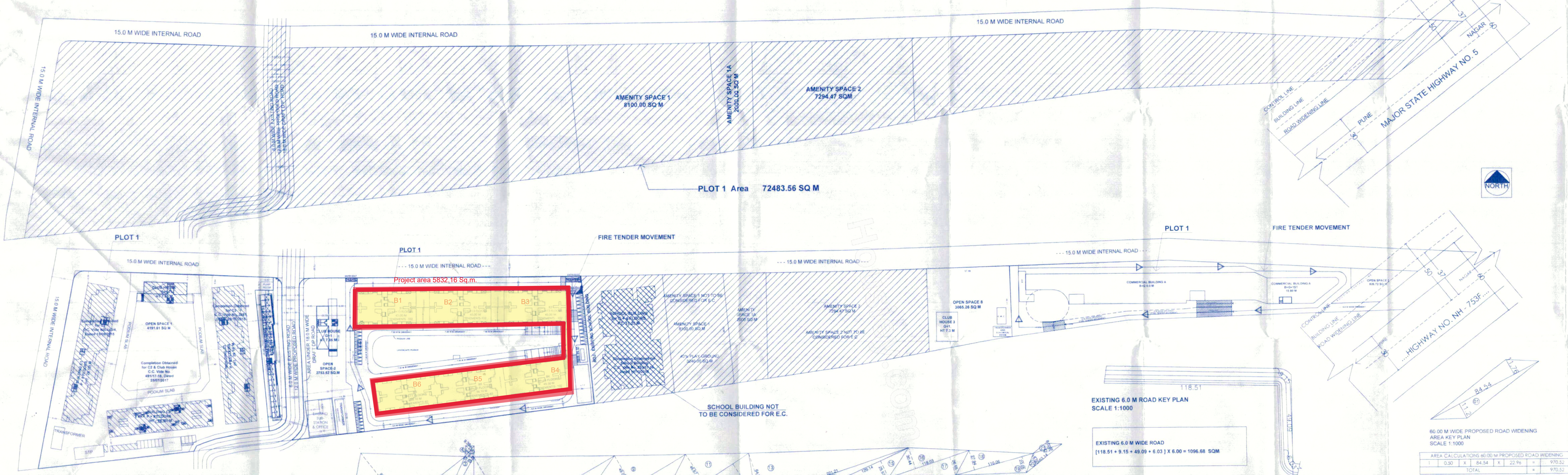
2ND N.A. ORDER NO. PMH/NASR/808/2011 PUNE. DATED 25/09/2013

3RD N.A. ORDER NO. PMH/NASR/1035/2014 PUNE. DATED 16/03/2015

4TH SANCTION PMRDA CC VIDE NO. 553/17-18 PUNE. DATED 29/07/2019

5TH SANCTION PMRDA CC VIDE NO. 514/20-21 PUNE. DATED 16/06/2021

IOD 2023 : J. K. NO. 5178 DATED : 09/10/2023




PROPOSED OPEN SPACE IN PLOT -1

| PLOT NO | OPEN SPACE NO. | AREA IN SQ.M. |
|---|---|---|
| 1 | 1 | 4191.51 |
| | 2 | 2753.52 |
| | 3 | 826.72 |
| | 8 | 3065.26 |
| TOTAL | | 10837.01 |

OPEN SPACE AREA CALCULATION

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| OPEN SPACE AREA 1 CALCULATION | | | | | | | | |
| 1 | 0.50 | x | 14.40 | x | 4.94 | x | 1 | = 35.57 |
| 2 | 0.50 | x | 47.15 | x | 13.36 | x | 1 | = 314.96 |
| 3 | 0.50 | x | 53.86 | x | 11.37 | x | 1 | = 306.19 |
| 4 | 0.50 | x | 13.94 | x | 5.69 | x | 1 | = 39.66 |
| 5 | 0.50 | x | 53.70 | x | 15.46 | x | 1 | = 415.65 |
| 6 | 0.50 | x | 90.22 | x | 21.46 | x | 1 | = 968.06 |
| 7 | 0.50 | x | 59.15 | x | 27.62 | x | 1 | = 816.88 |
| 8 | 0.50 | x | 43.26 | x | 53.20 | x | 1 | = 1150.72 |
| 9 | 0.50 | x | 43.19 | x | 6.66 | x | 1 | = 143.82 |
| TOTAL | | | | | | | | = 4191.51 |
| OPEN SPACE AREA 2 CALCULATION | | | | | | | | |
| 1 | 0.50 | x | 35.60 | x | 13.15 | x | 1 | = 234.04 |
| 2 | 0.50 | x | 35.60 | x | 10.31 | x | 1 | = 183.49 |
| 3 | 0.50 | x | 15.81 | x | 4.16 | x | 1 | = 32.88 |
| 4 | 0.50 | x | 19.03 | x | 8.71 | x | 1 | = 82.88 |
| 5 | 0.50 | x | 27.15 | x | 9.88 | x | 1 | = 134.10 |
| 6 | 0.50 | x | 34.13 | x | 18.13 | x | 1 | = 309.36 |
| 7 | 0.50 | x | 72.20 | x | 27.85 | x | 1 | = 1005.39 |
| 8 | 0.50 | x | 59.39 | x | 10.39 | x | 1 | = 308.47 |
| 9 | 0.50 | x | 43.53 | x | 8.71 | x | 1 | = 189.57 |
| 10 | 0.50 | x | 34.97 | x | 10.82 | x | 1 | = 189.16 |
| 11 | 0.50 | x | 29.65 | x | 4.90 | x | 1 | = 72.64 |
| 12 | 0.69 | x | 8.80 | x | 1.90 | x | 1 | = 11.54 |
| TOTAL | | | | | | | | = 2753.52 |
| OPEN SPACE AREA 3 CALCULATION | | | | | | | | |
| 1 | 0.50 | x | 33.39 | x | 10.31 | x | 1 | = 172.06 |
| 2 | 0.50 | x | 30.77 | x | 8.89 | x | 1 | = 136.74 |
| 3 | 0.50 | x | 30.77 | x | 11.77 | x | 1 | = 181.15 |
| 4 | 0.50 | x | 33.68 | x | 20.00 | x | 1 | = 336.76 |
| TOTAL | | | | | | | | = 826.72 |
| OPEN SPACE AREA 8 CALCULATION | | | | | | | | |
| 1 | 0.50 | x | 66.22 | x | 36.67 | x | 1 | = 1214.14 |
| 2 | 0.50 | x | 66.22 | x | 44.36 | x | 1 | = 1468.91 |
| 3 | 0.50 | x | 53.36 | x | 5.57 | x | 1 | = 148.73 |
| 4 | 0.50 | x | 51.00 | x | 9.16 | x | 1 | = 233.48 |
| TOTAL | | | | | | | | = 3065.26 |
| TOTAL | | | | | | | | = 10837.01 |

PLOT 1 AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 0.50 | x | 214.45 | x | 92.46 | = | 9914.02 |
| 2 | 0.50 | x | 214.45 | x | 61.22 | = | 6564.33 |
| 3 | 0.50 | x | 135.84 | x | 10.69 | = | 726.06 |
| 4 | 0.50 | x | 19.19 | x | 9.38 | = | 90.00 |
| 5 | 0.50 | x | 19.19 | x | 9.46 | = | 90.77 |
| 6 | 0.50 | x | 135.84 | x | 54.30 | = | 3688.06 |
| 7 | 0.50 | x | 223.58 | x | 96.67 | = | 10806.74 |
| 8 | 0.50 | x | 223.58 | x | 50.28 | = | 5620.80 |
| 9 | 0.50 | x | 194.71 | x | 49.03 | = | 4773.32 |
| 10 | 0.50 | x | 194.71 | x | 50.07 | = | 4874.56 |
| 11 | 0.50 | x | 155.50 | x | 46.67 | = | 3628.59 |
| 12 | 0.50 | x | 155.50 | x | 59.58 | = | 4632.35 |
| 13 | 0.50 | x | 221.21 | x | 64.26 | = | 7107.48 |
| 14 | 0.50 | x | 221.21 | x | 13.39 | = | 1481.00 |
| 15 | 0.50 | x | 129.14 | x | 25.97 | = | 1676.88 |
| 16 | 0.50 | x | 118.03 | x | 30.44 | = | 1796.42 |
| 17 | 0.50 | x | 118.03 | x | 26.55 | = | 1566.85 |
| 18 | 0.50 | x | 110.06 | x | 27.94 | = | 1537.54 |
| 19 | 0.50 | x | 110.06 | x | 22.98 | = | 1264.90 |
| 20 | 0.50 | x | 63.14 | x | 15.00 | = | 473.55 |
| 21 | 0.50 | x | 42.26 | x | 8.02 | = | 169.46 |
| TOTAL | | | | | | = | 72483.56 |

AMENITY SPACE AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| AMENITY SPACE AREA 1 CALCULATION | | | | | | | |
| 1 | 0.50 | x | 99.55 | x | 42.01 | = | 2091.05 |
| 2 | 0.50 | x | 97.83 | x | 83.34 | = | 4076.58 |
| 3 | 0.50 | x | 93.95 | x | 41.14 | = | 1932.38 |
| TOTAL | | | | | | = | 8100.00 |
| AMENITY SPACE AREA 1A CALCULATION | | | | | | | |
| 1 | 0.50 | x | 80.07 | x | 28.57 | = | 1143.80 |
| 2 | 0.50 | x | 80.07 | x | 21.39 | = | 856.20 |
| TOTAL | | | | | | = | 2000.00 |
| AMENITY SPACE AREA 2 CALCULATION | | | | | | | |
| 1 | 0.50 | x | 93.07 | x | 45.12 | = | 2099.66 |
| 2 | 0.50 | x | 93.07 | x | 47.29 | = | 2200.64 |
| 1 | 0.50 | x | 72.95 | x | 37.88 | = | 1381.67 |
| 2 | 0.50 | x | 72.95 | x | 26.87 | = | 980.08 |
| 1 | 0.50 | x | 60.45 | x | 10.15 | = | 306.77 |
| 2 | 0.50 | x | 60.45 | x | 10.77 | = | 325.63 |
| TOTAL | | | | | | = | 7294.46 |
| TOTAL | | | | | | = | 17394.46 |

TABLE NO 03

PLOT AREA STATEMENT AS PER 7 / 12 EXTRACT AFTER SUBDIVISION OF GAT NO. 571 IN PLOT NO.

| SR NO. | PLOT IDENTITY | HISSA NO. | AREA IN ARE | AREA IN SQ.M. | TOTAL AREA IN SQ.M. | OWNERS DETAILS | OWNERSHIP TITLE |
|---|---|---|---|---|---|---|---|
| 1 | B1 TO B4 & COMM.BLDG.A | 571/1/1A | 265 | 63.46 | 26553.46 | RAMCHANDRA UDAYSINH JADHAVRAO - 7075.94 SQ.M. + KOLTE PATIL DEVELOPERS LIMITED - 19501.52 SQ.M. | 7/12 & SALE DEED NO. 11079/24, DT.29.05.2024 |
| 2 | B1, C2 & C3 BLDG. P-OT | 571/1/1B | 134 | 69.06 | 13469.06 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| 3 | COMM. BLDG. PLOT | 571/1/1C | 11 | 82.56 | 1182.56 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| 4 | OPEN SPACE-1 | 571/1/1 | 41 | 91.51 | 4191.51 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| 5 | OPEN SPACE-2 | 571/1/2 | 4 | 26.48 | 426.48 | KOLTE PATIL DEVELOPERS LIMITED | SALE DEED NO. 11079/24, DT.29.05.2024 |
| 6 | OPEN SPACE-3 | 571/1/3 | 8 | 67.53 | 867.53 | KOLTE PATIL DEVELOPERS LIMITED | SALE DEED NO. 11079/24, DT.29.05.2024 |
| 7 | OPEN SPACE-4 | 571/1/4 | 5 | 1.02 | 501.02 | KOLTE PATIL DEVELOPERS LIMITED | SALE DEED NO. 11079/24, DT.29.05.2024 |
| 8 | OPEN SPACE-5 | 571/1/5 | 2 | 57.98 | 257.98 | KOLTE PATIL DEVELOPERS LIMITED | SALE DEED NO. 11079/24, DT.29.05.2024 |
| 9 | OPEN SPACE-6 | 571/1/6 | 5 | 48.03 | 548.03 | KOLTE PATIL DEVELOPERS LIMITED | SALE DEED NO. 11079/24, DT.29.05.2024 |
| 10 | OPEN SPACE-7 | 571/1/7 | 9 | 77.94 | 977.94 | KOLTE PATIL DEVELOPERS LIMITED | SALE DEED NO. 11079/24, DT.29.05.2024 |
| 11 | OPEN SPACE-8 | 571/1/8 | 30 | 64.63 | 3064.63 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| 12 | AMINITY-1 | 571/1/9 | 81 | 0.00 | 8100.00 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| 13 | AMINITY-1A | 571/1/10 | 20 | 0.00 | 2000.00 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| 14 | AMINITY-2 | 571/1/11 | 72 | 94.46 | 7294.46 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| 15 | 6.0 M WIDE ROAD | 571/1/12 | 9 | 70.52 | 970.52 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| 16 | 6.0 M WIDE ROAD | 571/1/13 | 10 | 96.68 | 1096.68 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| 17 | 12.0 M WIDE ROAD | 571/1/14 | 9 | 69.70 | 969.70 | RAMCHANDRA UDAYSINH JADHAVRAO | 7/12 |
| **18** | **TOTAL (1 TO 17)** | | **715** | **983.56** | **72483.56** | | |
| 19 | 15.0 M WIDE INT.ROAD | 571/1/15 | 149 | 53.91 | 14953.91 | RAMCHANDRA UDAYSINH JADHAVRAO - 12191.37 SQ.M. + KOLTE PATIL DEVELOPERS LIMITED - 2762.54 SQ.M. | 7/12 & SALE DEED NO. 11079/24, DT.29.05.2024 |
| 20 | GRAND TOTAL (18+19) | | | | **87437.47** | | |

TABLE - 02

FSI AND NON FSI STATEMENT OF PLOT 1 EXCLUDING AMENITY SPACES

| SR. NO | BUILDING DETAILS | FLOORS | NOS | TOTAL FSI | TOTAL NON FSI | TOTAL CONSTRUCTION (B/UP) AREA |
|---|---|---|---|---|---|---|
| | COMPLETED BUILDINGS | | | | | |
| 1 | C1 BUILDING | P+8 | 1 | 9326.25 | 3498.25 | 12824.50 |
| 2 | C2 BUILDING | P+8 | 1 | 7008.52 | 2424.97 | 9433.49 |
| 3 | C3 BUILDING | P+8 | 1 | 9268.07 | 3414.03 | 12682.10 |
| 4 | CLUB HOUSE | G+1 | 1 | 0.00 | 437.94 | 437.94 |
| 5 | SERVICES | G | - | 0.00 | 783.35 | 783.35 |
| 6 | PODIUM SLAB | - | - | 0.00 | 1209.42 | 1209.42 |
| 7 | COMMERCIAL BUILDING 1 | G+1 | 1 | 848.93 | 588.02 | 1436.95 |
| | TOTAL (A) | | 5 | 26451.77 | 12355.98 | 38807.75 |
| | PROPOSED BUILDINGS | | | | | |
| 8 | B1 TO B3 BUILDING | G+1SI+13 | 3 | 26993.58 | 9645.75 | 36639.33 |
| 9 | B4 BUILDING | 2P+13 | 1 | 8997.86 | 3215.25 | 12213.11 |
| 10 | B5 & B6 BUILDINGS(with excess balcony) | 2P+11 | 2 | 13024.54 | 2370.73 | 15395.27 |
| 11 | PARKING PODIUM & RAMP IN RESIDENTIAL | G+P+P | - | 0.00 | 12531.21 | 12531.21 |
| 12 | SOCIETY OFFICE IN RESIDENTIAL | G | 1 | 46.50 | 0.00 | 46.50 |
| 13 | CLUB HOUSE 2 | G+1 | 1 | 0.00 | 433.00 | 433.00 |
| 14 | SERVICES IN RESIDENTIAL | G | - | 0.00 | 1068.17 | 1068.17 |
| | TOTAL (a) | | 8 | 49062.48 | 29264.13 | 78326.61 |
| 15 | COMMERCIAL IN RESIDENTIAL | G+1 | 1 | 1983.28 | 352.81 | 2336.09 |
| | TOTAL (b) | | 1 | 1983.28 | 352.81 | 2336.09 |
| 16 | COMMERCIAL BUILDING A | B+G+1 | 1 | 2992.78 | 8069.14 | 11061.92 |
| 17 | CLUB HOUSE 3 | G+1 | 1 | 0.00 | 480.00 | 480.00 |
| 18 | SERVICES IN COMMERCIAL | G | 1 | 0.00 | 405.00 | 405.00 |
| | TOTAL (c) | | 3 | 2992.78 | 8954.14 | 11946.92 |
| | TOTAL (B) (a+b+c) | | 12 | 54038.54 | 38571.08 | 92609.62 |
| | TOTAL (A+B) | | 17 | 80490.31 | 50927.06 | 131417.37 |

TABLE - B

| SR. NO. | PARTICULARS | PREVIOUS SANCTION 16/06/2021 | REVISED |
|---|---|---|---|
| 1 | PLOT AREA AS PER 7/12 EXTRACT | | |
| 2 | PLOT AREA AS PER DEMARCATION | | |
| 3 | MINIMUM PLOT AREA TO BE CONSIDERED | | |
| | PLOT DETAILS | PLOT 1 | PLOT 1 |
| 4 | TOTAL AREA OF PLOT | 72483.56 | 72483.56 |
| 5 | DEDUCTION FOR | | |
| | a) AREA UNDER 60.0 M WIDE ROAD | 970.52 | 970.52 |
| | b) AREA UNDER EXISTING ROAD (6.0 M WIDE ROAD) | 1096.68 | 1096.68 |
| | c) AREA UNDER 12.0 M WIDE | 969.70 | 969.70 |
| | d) AREA UNDER 18.0 M DRAFT D.P. ROAD WIDENING AREA | | 940.47 |
| | TOTAL (a+b+c+d) | 3036.90 | 3977.37 |
| 6 | GROSS AREA OF PLOT (4-5) | 69446.66 | 68506.19 |
| 7 | DEDUCTION FOR | | |
| | a) RECREATIONAL OPEN SPACE 10% | 10865.18 | 10837.01 |
| | b) AMENITY SPACE REQUIRED 15% | 17394.47 | 17394.47 |
| | TOTAL (a+b) | 28259.65 | 28231.46 |
| 8 | NET PLOT AREA (6-7) | 41186.01 | 40274.71 |
| 9 | PERMISSIBLE PRO-RATA FACTOR FOR LAYOUT PLOTS AS PER TABLE - 'A' | 1.4462 | 1.4462 |
| 10 | F.S.I. AS PER PRO-RATA FACTOR (8X9) | 59564.65 | 58245.29 |
| 10a | Basic Permissible F.S.I. as per road width (1.2 & 1.1 x 10) Respectively | 71477.58 | 69894.34 |
| 11a | Permissible Paid F.S.I Area (0.2 x 8) 34621.07 sq.m. paid /is already paid as per challan no 1628, dated 24/06/2014 at A.D.T.P. Office, Pune | 0.2 | 8237.40 | 8054.94 |
| 11b | Previous Balance Paid FSI | 0.2 | 2867.25 | 2867.25 |
| 12 | Total Permissible F.S.I. area (10a+11a+11b) | | 82582.23 | 80816.53 |
| 13 | F.S.I. ALLOTTED ON PLOT (171122.66Sq.M FROM PLOT 2) | | 96837.65 | 97309.19 |
| 14 | EXISTING F.S.I. | | 26451.77 | 26451.77 |
| 15 | PROPOSED F.S.I. | | 51100.46 | 54238.54 |
| 16 | TOTAL F.S.I. (14+15) | | **77552.23** | **80690.31** |
| 17 | BALANCE F.S.I. (Sr.No.13-SR.NO.17) | | 19315.42 | 17448.88 |

OWNER'S NAME SIGNATURE

MR. RAMCHANDRA UDAYSINH JADHAVRAO

MR. SUHAS PADMAKAR MAHAJAN
(AUTHORIZED SIGNATORY) KOLTE PATIL DEVELOPERS LIMITED

PROJECT

REVISED RESIDENTIAL AND COMMERCIAL BUILDING ON PLOT NO.1 AT GAT NO.-571/1/1A, 571/1/1/B, 571/1/1C, 571/1/1, 571/1/2, 571/1/3, 571/1/4, 571/1/6, 571/1/6, 571/1/7, 571/1/8, 571/1/9, 571/1/10, 571/1/11, 571/1/12, 571/1/13, 571/1/14, 571/1/15,
VILLAGE WAGHOLI TAL. HAVELI PUNE.

ARCHITECT :-

JAGADISH P. DESHPANDE
ARCHITECT-TS-TOWN PLANNERS-INTERIOR DESIGNERS
A-1, SUCCESS CHAMBERS, 1232 APTE ROAD,
DECCAN GYMKHANA, PUNE 411004
PH. NO. 25532182, 25531141.
FAX. NO.-020-25532325

JAGADISH P. DESHPANDE
C.A.84/83-8

| DATE | DEALT BY | REVISED BY | CHECKED BY | SCALE |
|---|---|---|---|---|
| 30/05/2024 | PB | RS | DP | 1:1000 |