

PARTICULAR	MHADA	7440.02 SQ-M	CHANGING ROOM B. UP AREA
TOTAL B.U.P AREA		58574.73 SQ-M	103.60 SQ-M IS NOT FOR SALE
TOTAL AREA		66014.75 SQ-M	TOTAL BUILD UP AREA 66014.75 - 103.60 = 65911.15 SQ-M

BLDG.	BLDG. FLOOR	BLDG. HEIGHT	COMMERCIAL AREA	MHADA AREA	RESIDENTIAL B.U.P. AREA	TOTAL B.U.P. AREA	TOTAL TENEMENT
A BLDG.	B.P.+GR.F.+15 FL.	49.85	0.00	-	11631.01	11631.01	60
B BLDG.	B.P.+GR.F.+31 FL.	97.85	0.00	-	15896.40	15896.40	124
C BLDG.	B.P.+GR.F.+02 FL.	10.85	0.00	-	1179.42	1179.42	8
D (MHADA) BLDG.	B.P.+GR.F.+15 FL.	49.85	0.00	7440.02	0.00	1111	
E BLDG.	B.P.+GR.F.+21 FL.	67.85	0.00	-	10586.42	10586.42	84
F BLDG.	B.P.+GR.F.+22 FL.	70.85	0.00	-	16295.26	16295.26	169
G BLDG.	B.P.+GR.F.+01 FL.	7.85	0.00	-	807.85	807.85	8
COMM. BLDG.	2B.P.+L. GR. FL.	1.85	2074.77	-	0.00	2074.77	0
CHANGING ROOM	1ST(G.) + 1ST FL.	4.50	103.60	-	0.00	103.60	0
TOTAL			2178.37	7440.02	56396.36	58574.73	564

BUILDING	OVER HEAD WATER CAPACITY	FIRE FIGHTING WATER CAPACITY	UNDER GROUND WATER CAPACITY	FIRE FIGHTING WATER CAPACITY
A BLDG.	40500.00	25000	81000.00	100000
B BLDG.	83700.00	10000	167400.00	200000
C BLDG.	3000.00	10000	6000.00	0
D BLDG.	74925.00	25000	149850.00	100000
E BLDG.	56700.00	25000	113400.00	200000
F BLDG.	114075.00	25000	228150.00	200000
G BLDG.	5400.00	10000	10800.00	0
COMM. BLDG.	31140.00	10000	62280.00	0
CHANGING ROOM	6615.00	0	13230.00	0
TOTAL AREA	416055.00	140000.00	832110.00	800000.00

BUILDING	REQUIRED REFUGUE AREA	PROPOSED REFUGUE AREA
A BLDG.	56.40 X 2 = 112.80	56.95 X 2 = 113.90
B BLDG.	37.80 X 5 = 189.00	39.96 X 5 = 199.80
D BLDG.	38.70 X 2 = 77.40	47.82 X 2 = 95.64
E BLDG.	36.20 X 3 = 108.60	41.51 X 3 = 124.53
F BLDG.	56.10 X 3 = 168.30	75.80 X 3 = 226.80

1)	2)	3)	4)	5)	6)	7)	8)	9)	10)	11)	12)	13)	14)	15)	16)	17)	18)	19)		
33.85 X 15.00 X 0.50 X 1 =	26.74 X 10.44 X 0.50 X 1 =	27.08 X 5.63 X 0.50 X 1 =	26.77 X 2.89 X 0.50 X 1 =	5.70 X 1.44 X 0.67 X 1 =	26.45 X 11.33 X 0.50 X 1 =	17.29 X 1.61 X 0.50 X 1 =	17.28 X 7.50 X 0.50 X 1 =	18.13 X 7.19 X 0.50 X 1 =	18.13 X 3.70 X 0.50 X 1 =	4.31 X 1.50 X 0.50 X 1 =	34.29 X 12.91 X 0.50 X 1 =	12.40 X 10.00 X 0.50 X 1 =	31.98 X 5.11 X 0.50 X 1 =	8.82 X 1.94 X 0.50 X 1 =	42.84 X 19.35 X 0.50 X 1 =	21.40 X 8.07 X 0.50 X 1 =	36.55 X 2.82 X 0.67 X 1 =	36.55 X 18.60 X 0.50 X 1 =	48.43 X 30.51 X 0.50 X 1 =	
TOTAL																				

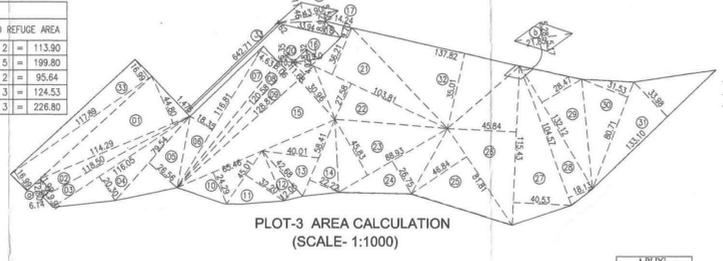
PARKING	PARKING REQUIRED	CAR	SCOOTER
FOR EVERY TEN. HAVING CARPET AREA OF 150 SQ.M. AND ABOVE	02	01	02
FOR 08 TENEMENTS	116	58	58
FOR EVERY TEN. HAVING CARPET AREA OF 80 SQ.M. BUT LESS THEN 150 SQ.M.	01	01	01
FOR 02 TENEMENTS	02	02	02
TOTAL REQUIRED RESIDENTIAL PARKING	498	590	590
ADD 5% VISITORS PARKING	24	26	26
TOTAL REQUIRED RESIDENTIAL PARKING	522	616	616
COMMERCIAL BLDG.			
REQUIRED BY RULE FOR EVERY SHOP 100 SQ.MT CARPET AREA	02	06	06
CARPET AREA - 1525.44 SQ.M.	30	90	90
TOTAL REQUIRED COMMERCIAL PARKING	30	90	90
TOTAL REQUIRED COMMERCIAL+RESIDENTIAL PARKING	528	680	680
TOTAL PROVIDE PARKING	710	855	855
AREA REQUIRED	SQ.M.	AREA PROPOSED	SQ.M.
CAR	528 X 12.50 = 6600.00	710 X 12.50 = 8875.00	
SCOOTER	680 X 2.00 = 1360.00	855 X 2.00 = 1710.00	
TOTAL	7960.00	TOTAL	10585.00

FOR EVERY TWO TEN. HAVING CARPET AREA EQUAL TO OR 40 SQ.M. BUT LESS THAN 80 SQ.M.	01	02
FOR 08 TENEMENTS	04	08
TOTAL PARKING	474	562
ADD 5% VISITORS PARKING	24	26
TOTAL REQUIRED RESIDENTIAL PARKING	498	590
COMMERCIAL BLDG.		
REQUIRED BY RULE FOR EVERY SHOP 100 SQ.MT CARPET AREA	02	06
CARPET AREA - 1525.44 SQ.M.	30	90
TOTAL REQUIRED COMMERCIAL PARKING	30	90
TOTAL REQUIRED COMMERCIAL+RESIDENTIAL PARKING	528	680
TOTAL PROVIDE PARKING	710	855

1)	2)	3)	4)	5)	6)
17.24 X 6.06 X 0.50 X 1 =	15.89 X 6.21 X 0.50 X 1 =	30.20 X 5.10 X 0.50 X 1 =	30.20 X 12.35 X 0.50 X 1 =	23.74 X 2.80 X 0.50 X 1 =	4.40 X 0.80 X 0.50 X 1 =
TOTAL					

FOR EVERY TWO TEN. HAVING CARPET AREA EQUAL TO OR 40 SQ.M. BUT LESS THAN 80 SQ.M.	01	02
FOR 169 TENEMENTS	85	169

**PLOT AREA UNDER THIS REGISTRATION IS 33162.00 SQ-M IS MARKED IN RED BORDER LINE**



1)	2)	3)	4)	5)	6)	7)	8)	9)	10)	11)	12)	13)	14)	15)	16)	17)	18)	19)		
114.29 X 44.80 X 0.50 X 1 =	103.81 X 36.21 X 0.50 X 1 =	114.29 X 11.89 X 0.50 X 1 =	12.84 X 6.14 X 0.50 X 1 =	118.50 X 9.91 X 0.50 X 1 =	116.05 X 20.30 X 0.50 X 1 =	79.54 X 26.56 X 0.50 X 1 =	116.81 X 14.63 X 0.50 X 1 =	120.58 X 8.06 X 0.50 X 1 =	128.81 X 11.68 X 0.50 X 1 =	55.46 X 24.29 X 0.50 X 1 =	45.01 X 32.20 X 0.50 X 1 =	42.88 X 12.96 X 0.50 X 1 =	58.41 X 40.01 X 0.50 X 1 =	128.51 X 22.22 X 0.50 X 1 =	145.81 X 30.96 X 0.50 X 1 =	4.02+8.32 X 19.00 X 0.50 X 1 =	14.24 X 9.70 X 0.50 X 1 =	33.94 X 8.97 X 0.50 X 1 =	11.48+5.30 X 43.90 X 0.50 X 1 =	
2560.14	1879.48	685.17	39.49	587.17	1177.99	1056.27	854.4	485.4	752.25	795.02	724.86	257.38	1168.48	648.94	1989.33	117.23	69.06	152.22	372.27	
TOTAL																				

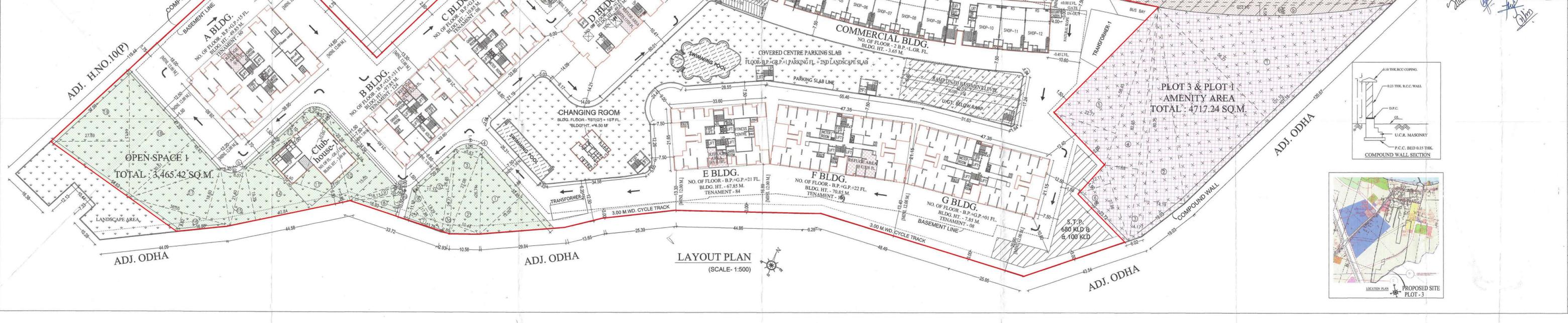
1)	2)	3)	4)	5)	6)	7)
94.84 X 12.55 X 0.50 X 1 =	84.275 X 4.58 X 0.50 X 1 =	94.275 X 8.44 X 0.50 X 1 =	51.55 X 8.87 X 0.50 X 1 =	51.55 X 7.17 X 0.50 X 1 =	120.35 X 8.37 X 0.50 X 1 =	120.35 X 8.20 X 0.50 X 1 =
595.12	287.85	393.57	177.07	184.78	503.66	493.25
TOTAL						

1)	2)	3)	4)	5)	6)	7)
101.15 X 56.37 X 0.50 X 1 =	80.75 X 14.19 X 0.50 X 1 =	82.65 X 4.17 X 0.50 X 1 =	82.65 X 11.69 X 0.50 X 1 =	58.45 X 22.77 X 0.50 X 1 =	27.96 X 12.11 X 0.50 X 1 =	82.10 X 3.58 X 0.67 X 1 =
2851.07	572.92	172.33	483.09	665.45	169.30	196.93
TOTAL						

REQUIRED MHADA (E/W.S. AREA STATEMENT)	REQUIRED MHADA BASIC F.S.I. X 20% =	AREAS IN SQ.M.
PLOT 3	36478.20	7295.64
PROPOSED MHADA AREA		7295.64
BUILDING		
111	7440.02	7440.02
TOTAL	111	7440.02

FLOOR	REGULAR AREA	NO. OF TEN.
PARKING FLOOR	COMMON TOILET	3.22
FIRST FLOOR	ENTRANCE LOBBY	16.47
SECOND FLOOR		522.36
THIRD FLOOR		522.36
FOURTH FLOOR		522.36
FIFTH FLOOR		522.36
SIXTH FLOOR		522.36
SEVENTH FLOOR		522.36
EIGHTH FLOOR		472.48
NINTH FLOOR		522.36
TENTH FLOOR		522.36
ELEVENTH FLOOR		522.36
TWELFTH FLOOR		522.36
THIRTEENTH FLOOR		472.48
FOURTEENTH FLOOR		522.36
FIFTEENTH FLOOR		206.81
TOTAL		7440.02

AREA STATEMENT	SQ.M.
1) AREA OF PLOT	
a) AS PER OWNERSHIP DOCUMENT	40,719.14
b) AS PER MEASUREMENT SHEET	40,719.14
c) AS PER SITE	40,719.14
2) DEDUCTIONS FOR	
a) 18.00 M. W. ROAD WINDING AREA	2,839.90
b) ANY D.P. RESERVATION AREA	0.00
(TOTAL A+B)	2,839.90
3) BALANCE AREA OF PLOT (1-2)	37,879.24
4) AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED - [PLOT 3, PLOT 1, PLOT 2-PART 2]	4,717.24
b) ADJUSTMENT OF 3RD, IF ANY -	0.00
c) BALANCE PROPOSED	47,17.24
5) NET PLOT AREA (3-4 (C))	33,162.00
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED - (Not to be deducted)	3,316.20
b) PROPOSED - (Not to be deducted)	3,865.42
7) INTERNAL ROAD AREA	0.00
8) PLOTTABLE AREA (IF APPLICABLE)	33,162.00
9) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.10)	36,478.20
10) ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI (40,719.14 X 50% = 20,359.57)	20,359.57
b) PROPOSED FSI ON PAYMENT OF PREMIUM.	
11) IN-SITU / TDR LOADING	
a) D.P. ROAD (2,839.90 X 2 = 5,679.80)	5,679.80
b) AMENITY SPACE IF HANDED OVER [4,717.24 X 2]	9,434.48
c) TDR AREA - 0.90 % = 40,719.14 X 0.90 = 36,647.23	36,647.23
36,647.23 - 15,114.28 (Road + Amenity) = 21,532.95 SQ.M.	21,532.95
d) TOTAL TDR LOADING PROPOSED (a+b+c)	51,644.41
12) ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) [9 + 10(b) + 11(d)] WHICH EVER IS APPLICABLE.	36,478.20
b) PREVIOUSLY SANCTION B.U.P AREA	0.00
c) BALANCE PERMISSIBLE FLOOR AREA (13(a-b))	36,478.20
d) ANCILLARY AREA FOR COMMERCIAL (2,178.37/1.80 = 1,210.21 F.S.I. & 968.16 Ancillary)	2,110.21
ANCILLARY AREA FOR RESIDENTIAL (56,427.07/1.60 = 35,266.92 F.S.I. & 21,160.15 Ancillary)	21,160.15
TOTAL ANCILLARY AREA 968.16 + 21,160.15 = 22,128.31	22,128.31
e) TOTAL ENTITLEMENT (b+c+d)	58,580.20
14) MAXIMUM UTILIZATION LIMIT OF F.S.I.	1.77
15) TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING BUILT-UP AREA	0.00
b) PROPOSED COMMERCIAL AREA	2,178.37
c) PROPOSED RESIDENTIAL AREA (WITHOUT MHADA)	56,396.36
d) TOTAL (A+B) WITHOUT MHADA	58,574.73
16) F.S.I. CONSUMED (15/05)	1.76
17) AREA FOR MHADA	
a) Required (20%)	7,295.64
b) Proposed	7,440.02



ADDITIONAL REQUIREMENTS IN HOUSING SCHEMES	100 FLATS	400 FLATS	700 FLATS	1000 FLATS	1300 FLATS
1) FITNESS CENTER, CRECHE, SOCIETY OFFICE CUM LETTER BOX ROOM	20.00 SQ.M.	40.00 SQ.M.	60.00 SQ.M.	80.00 SQ.M.	100.00 SQ.M.
2) SANITARY BLOCK MAX. 3.00 Sq.m.			PER BLDG.		
3) DRIVER ROOM WITH ATTACHED TOILET	12.00 SQ.M.	22.00 SQ.M.	32.00 SQ.M.	42.00 SQ.M.	52.00 SQ.M.
4) ENTRANCE LOBBY 9.00 SQ.M.(MIN. DIMENSION 2.50 M.)-RESI, BLDG. MORE THAN 6 TENEMENTS.			PER BLDG.		

MP OF APPROVAL  
SANCTION PURPOSE  
LAYOUT

Sanctioned No. B.P. **Punawale 23/2024**  
Subject to conditions mentioned in the  
Office Order No.  
even dated **27/3/2024**  
Stamp Date **27/3/2024**

Building Permitted Under Unsanctioned Building  
Construction Control Department  
Pune Municipal Corporation  
Pune-411004

City Engineer  
Building Permits Dept.  
P.M.C., Pune-14

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY EXTERNAL AGENCY APPOINTED BY DEVELOPER ON THE BASIS OF THE DIMENSION OF THE SITES ETC. OF PLOT STATED ON PLAN CAN BE LESS OR MORE THAN THAT MEASURED ON SITE AND AREA SO WORKED OUT ARE AS PER AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGN OF ARCHITECT

OWNER'S DECLARATION

THIS P.C.M.C. DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATION AND LEGAL DOCUMENTS GIVEN BY ME THE OWNER/P.O.A. HOLDER TO THE ARCHITECT.

I THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY ME THE OWNER/P.O.A. HOLDER.

1) MS. ESHEN LANDMARKS THROUGH MR. SATISH AGARWAL  
2) MS. ESHEN DREAM HOMES LLP, THROUGH MR. VINOD CHANDWAN & MR. SATISH AGARWAL (P.O.H)

PROJECT:  
PROPOSED LAYOUT ON S. NO. 10, PLOT NO. - 3,  
HISSA NO: 10/1C, 10/4B/3(P), 10/15(P), 10/16/1(P) TO 10/16/8(P), 10/17(P) TO 10/21(P), 10/22(B/P), 10/22(A/P), 10/23(A/P), 10/23(B), 10/23/C, 10/24, 10/25,  
MALJBE - PUNAWALE, PUNE.

ARCHITECT:  
MANOJ TATOOSKAR  
1221, B.J. WRANGAL PARANJE ROAD,  
BEHIND BHAVIA X-RAY CLINIC, OFF. P.C. ROAD,  
PUNE - 411004  
PH: 2553167576 REG. NO. CA91/13744

DATE 18.03.2024 INWARD NO. 1500 SCALE/DRAWN BY/CHECKED BY/SHEET NO. S.V.P. A.S.K. 01/25