

अट. क्र. - सदरचे बांधकाम नकारते हे पर्यावरण विभागाकडील Environmental Clearance प्रमाणपत्र मिळणेस अधिन राहून मंजूर करणेत आले आहेत. प्रत्यक्षात जाणवत पुर्वामंजूर आदेशातील बांधकाम क्षेत्राचे वर Environmental Clearance मिळते येत नाही. बांधकाम / विक्रीस करता येणार नाही.

अट. क्र. - प्रस्तुत प्रकरणी FSI + NON FSI चे २०,०००/०० चौ.मी. क्षेत्राच्या जास्त अनुष पर्यावरण दाखल सादर केल्यानिवाच्य प्रत्यक्ष साईटवर बांधकाम चालू करता येणार नाही.

BUILDING NO.	HEIGHT OF BUILDING (m M)	FLOOR	TOTAL COMM. AREA	TOTAL RESI. AREA	COMM+RESI AREA	TENEMENT
E	0	B3+B2+B1+ GR=0	0.00	0	0	0
F1	9.45	B2+B1+GR+P+40 FL.	0.00	0	0	0
F2	10.30	B2+B1+GR+ PODIUM (HABITABLE) +1ST FL.	244.62	0	244.62	0
F3	86.67	B2+B1+GR+P+28 FL.	—	23206.35	23206.35	227
TOTAL	—	—	244.62	23206.35	23450.97	227

[illegible]

WING/ BLDG.	O.H.W.T CAPACITY (IN LTRS.)			U.G.W.T CAPACITY (IN LTRS.)			PROVIDED
	REQUIRED		TOTAL	REQUIRED		TOTAL	
	DOMESTIC	FIRE FIGHTING		DOMESTIC	FIRE FIGHTING		
A (EXISTING)	30375	20000	50375	50375	60750	50000	110750
B (EXISTING)	28700	20000	48700	49700	59400	50000	109400
C (EXISTING)	28350	20000	48350	48350	56700	50000	106700
D (EXISTING)	28700	20000	48700	49700	59400	50000	109400
TOTAL (EXISTING)	118125	80000	198125	198125	236250	200000	436250
E (E1+E2) (PROPOSED)	0	0	0	0	0	0	0
F1 (PROPOSED)	0	0	0	0	0	0	0
F2 (PROPOSED)	2790	0	2790	2790	5580	0	5580
F3 (PROPOSED)	153225	25000	178225	178225	306450	200000	506450
TOTAL (PROPOSED)	156015	25000	181015	181015	312030	200000	512030
CLUB HOUSE	3375	0	3375	3375	8750	0	8750
TOTAL (EXISTING+PROPOSED)	277515	105000	382515	382515	556030	400000	955030

Shops, Strooms, Market on Ground Floor ground floor area / 3 = # of Persons		AREA	RATIO	PERSONS	FOR GENTS ABOVE 100 Person (1WC,1Urinal,1WHB for every 25 persons)									
122.31	*	3	=	40.77										
Shops, Strooms, Market on Upper Floor Upper Floor area / 6 = # of Persons		122.31	*	6	=	20.38	FOR GENTS							
TOTAL					=	61.1500	WC		URINAL		W.H.B			
							NO OF PERSONS		REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
							31	1	2	1	2	1	2	1
							SAY		=		62			
TOTAL NO OF GENTS		62	+	2	=	31								
TOTAL NO OF LADIES		62	+	2	=	31								
													FOR LADIES ABOVE 100 Person (1WC,1WHB for every 16 persons)	

FOR GENTS						
ABOVE 100 Person (1WC, 1Urinal, 1WHB for every 25 persons)						
FOR GENTS		WC		URINAL		W.H.B.
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
31	1	2	1	2	1	2
FOR LADIES						
ABOVE 100 Person (1WC, 1WHB for every 16 persons)						
FOR LADIES		WC		W.H.B.		
NO OF PERSONS	REQ.	PRO.	REQ.	REQ.	PRO.	
31	2	2	2	2		

WING/ BLDG.	REQUIRED	PROPOSED
A	48.72	48.72
B	52.21	52.21
C	35.37	35.37
D	102.26	102.26
TOTAL (EXISTING)	238.56	238.56
E (E1+E2)	0.00	0.00
F1	0.00	0.00
F3	378.05	429.85
TOTAL (PROPOSED)	378.05	429.85
TOTAL (EXISTING+ PROPOSED)	616.61	668.41

AREA OF PLOT (S. NO. 95/3)	16400.00
LESS AREA AS PER U.L.C.	2200.00
NET AREA	14200.00
DEDUCTION FOR (a+b)	—
A) AREA UNDER ROAD WIDENING	0436.57
BALANCE AREA OF THE PLOT (3-4A)	13763.43
DEDUCTIONS	
a) LAND SURRENDERED TO GOVERNMENT	—
b) OPEN SPACE (10%)	1376.34
c) AMENITY SPACE (15%)	—
NET AREA OF THE PLOT	12387.09
AREA BEING SURRENDERED TO GOVT. 5% OF 12387.09	619.35
LAND SURRENDERED TO GOVERNMENT (U.L.C-20C-3/MR/22 / 2021 OUTWARD NO. 152 /	930.000000

[illegible]

1	10% ON GROUND FLOOR PERMISSIBLE = 2137.48 X 10 %	213.74
2	PROPOSED GROUND FLOOR	170.82
3	5 % ON FIRST FLOOR PERMISSIBLE = 2137.48 X 5 %	106.87
4	PROPOSED FIRST FLOOR	106.71
5	TOTAL	277.53

IN S.Q.M						
1	0.50	X	19.60	X	77.82	= 762.64
2	0.50	X	44.61	X	107.54	= 2380.69
3	0.50	X	60.07	X	107.54	= 3229.96
4	0.50	X	37.32	X	75.53	= 1409.35
5	0.50	X	28.95	X	98.36	= 1409.20
6	0.50	X	16.67	X	118.44	= 986.55
7	0.50	X	13.76	X	143.89	= 986.96
8	0.50	X	42.50	X	143.89	= 3057.68
9	0.50	X	25.72	X	78.46	= 883.28
10	0.50	X	48.58	X	86.24	= 2066.25
11	0.50	X	17.80	X	106.47	= 952.91
12	0.50	X	14.68	X	129.81	= 952.81
13	0.50	X	4.45	X	137.80	= 306.61
14	0.50	X	59.48	X	137.80	= 4059.76
TOTAL						= 23653.67

TRIANGULATION METHOD IN S.O.M.

	R1	0.50	X	11.80	Y	4.65	Z	= 27.44
R2	0.50	X	16.42	Y	3.34	=	27.42	
R3	0.50	X	21.03	Y	8.00	=	139.50	
R4	0.50	X	19.49	Y	7.56	=	73.67	
R5	0.50	X	17.80	Y	8.24	=	73.75	
R6	0.50	X	31.02	Y	9.00	=	139.59	
R7	0.50	X	17.97	Y	4.39	=	39.44	
R8	0.50	X	11.28	Y	6.94	=	39.12	
TOTAL							= 560.0207	

18.0 M WIDE D.P. ROAD WIDENING AREA CALCULATION BY TRIANGULATION METHOD IN S.O.M.

	R8	0.50	X	20.75	Y	3.39	Z	= 35.15
R9	0.50 <td>X <th>20.75</th> <th>Y</th> <th>3.39</th> <th>Z</th> <th>= 35.15</th> </td>	X <th>20.75</th> <th>Y</th> <th>3.39</th> <th>Z</th> <th>= 35.15</th>	20.75	Y	3.39	Z	= 35.15	
TOTAL							= 35.1500	

TOTAL ROAD WIDENING AREA (30.0M+18.0M)

							= 595.1700
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OPEN SAPCE 1 & 2 AREA CALCULATION BY TRIANGULATION METHOD

SCALE=1:250

b	0.50	X	11.79	X	24.83	=	146.37
c	0.50	X	6.50	X	44.35	=	146.36
d	0.50	X	3.34	X	58.21	=	96.88
e	0.50	X	2.49	X	71.87	=	96.87
e	0.50	X	2.39	X	69.55	=	107.01
f	0.50	X	22.88	X	90.08	=	1030.63
g	0.50	X	8.75	X	90.09	=	304.05
h	0.50	X	13.01	X	46.58	=	303.05
TOTAL OPEN SPACE 1 AREA							= 2231.015
OPEN SPACE 2 AREA CALCULATION BY TRIANGULATION METHOD							
i	0.50	X	12.15	X	24.86	=	151.57
j	0.50	X	13.85	X	29.75	=	206.02
k	0.50	X	2.73	X	16.52	=	22.56
l	$\frac{3}{4}$	X	2.64	X	12.73	=	22.40

METHOD							
i	0.50	X	12.15	X	24.95	=	151.57
j	0.50	X	13.85	X	29.75	=	206.02
k	0.50	X	2.73	X	16.52	=	22.56
l	$\frac{2}{3}$	X	2.64	X	12.73	=	22.40

TOTAL OPEN SPACE AREA (1+2)	=	2633.57
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ROAD WIDENING LINE
9.13

LAND SURRENDERED TO GOVERNMENT
AREA CALCULATION BY TRIANGULATION METHOD
SCALE=1:200

a	0.50	X	11.18	X	22.90	=
b	0.50	X	8.97	X	36.73	=
c	0.50	X	11.18	X	45.90	=

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PREVIOUS SANCTION NO.B.P / TATHAWADE / 26 / 2023	DATE=24.03.2023
PREVIOUS SANCTION NO.B.P / TATHAWADE / 27 / 2024	DATE=28.03.2024
PREVIOUS SANCTION NO.B.P / TATHAWADE / 77 / 2024	DATE=20.08.2024

Sanctioned No. B.P. /Tathawade 20/2025
Subject to conditions mentioned in the
Office Order No.
aven dated 13/03/2025
Pimpri
Date : 13/03/2025

O. C. Signed by
City Engineer

No.		Particulars	Sq. M.
		Plot area	
1	a	As per ownership document (AS PER SANCTIONED PLAN.)	22900.00
	b	As per measurement sheet (DEMARCATION)	23636.78
	c	As per Site (Minimum area of a,b,c to be considered)	23287.44
		Deductions for	22900.00
	a	Existing D.P.Road Widening	0.000000
2	b	Proposed 30.0 m & 15.00m wide Road widening area widening	595.17
	c	Land Surrendered to Government (Total a+b+c)	930.000000
3		Balance area of plot (1-2)	1525.17
4		Amenity space (If applicable)	21374.83
	(a)	Required	0.00
	(b)	Adjustment of 2b/If any	0.00
	(c)	Balance proposed	0.00
5		Net plot area (3-4c)	21374.83
6		Recreational Open space(If applicable)	
	(a)	Required	2137.48
	(b)	Proposed	2633.57
7		Internal road area	0.00
		Plotable area	0.00
9		Built up area with reference to Basic FSI (as per front road width (5x1.1) (21374.83 x 1.1)	23512.31
		Additional FSI on payment of Premium	
10	(a)	Maximum permissible premium FSI* Based on road width / TDR zone (1x0.5) (22900 - 930.0 x 0.5)	10985.00
	b	Proposed FSI on payment on premium	1250.35
		In-situ FSI / TDR loading	
	(a)	In-situ FSI against DP road (2b x 2)	0.00
	(b)	In-situ FSI against Amenity space /reservation if handed over.	0.00
	(c)	TDR area (1x1.40 - 930.0-11a	3500.98
	(d)	Total In-situ/TDR loading proposed (11 a+c)	3500.98
12		Additional FSI area under chapter 7 (IGBC 5%)	0.000000
		Total entitlement of FSI in the proposal	
	(a)	9+10b+11d	28263.64
	(b)	Existing Building FSI (To Be Retained)	13615.52
	(c)	Balance Area	14648.40
13	(d)	Commercial FSI (244.82 / 1.80)	135.90
	(e)	Residential FSI	14512.50
	(f)	Commercial Ancillary Area 80% of 135.90 x 80%	108.72
	(g)	Residential Ancillary Area 60% of 14512.50x60%	8707.50
	(h)	Total Ancillary Area	8816.22
	(i)	Total entitlement (a+h)	37079.86
14		Maximum utilization limit of FSI (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)	37079.86
	(a)	Existing built up area	13615.52
15	(b)	Proposed Commercial Built up area (as per P-line)	244.82
	(c)	Proposed Residential Built up area (as per P-line)	23206.35
	(d)	Total (a+b+c)	37066.21
16		FSI consumed (15/13)	0.990
17		Area for Inclusive housing if any	
	a	Required - (20% of 9)	NA
	b	Proposed	0.00

[illegible]

LAND OWNER (AS PER 7/12 OR F.R.C.)

M/S. Eisha Properties Unit-5
1) Mr. Bharat Nagori
2) Mr. Vinayak Garve & Others
CLIENT/FIRM'S NAME

M/S. Eisha Properties Unit-5

LAYOUT, AREA STATEMENT, LOCATION PLAN, SECTION

PROPOSED LAYOUT OF BUILDINGS AT
S NO. 95 / 2 & 95 / 3 TATHAWADE PUNE

REVISION	DEALT	DATE
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Cont'd. South of Area		
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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 Dept. /City Survey Records.

SIGN., ADDRESS OF THE OWNER-S/POWER OF ATTORNEY/S

I/We the undersigned, the owner-s and/or power of attorney holder-s have read & studied all the documents, forms and all the drawings along with documents for submission and they are as per my/our instructions & information given to the Licensed Ar.
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority

Name/s: M/S. Eisha Properties Unit-5 Through 11, Mr. Rameez Naeem Sign

Address: Office No. A-6, Shivajinagar Society, Ganesh khind Road, Modibaugh, Shivajinagar,
Pune- 411016.

Consultants	ARCHITECT	Job no.	1654
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LAXMAN THITE OR	ARCHITECT MILIND BATH	Scale	1:500
		Rev. no.	R-0
		Date	06/03/2024

16 th FLOOR SETA PARK II, SHIVAJINAGAR, PUNE-411005 TEL : 25506714/25506108	16 th FLOOR SETA PARK II, SHIVAJINAGAR, PUNE-411005 TEL : 25506714 / 25506108		Checked M.R.P
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