

PLANS PREVIOUSLY APPROVED VIDE C/G NO 2395/17 DATED - 19/12/2017
 PLANS PREVIOUSLY APPROVED VIDE C/G NO 2372/18 DATED - 03/11/2018
 PLANS PREVIOUSLY APPROVED VIDE C/G NO 0396/19 DATED - 27/05/2019
 PLANS PREVIOUSLY APPROVED VIDE C/G NO 1025/20 DATED - 05/11/2020
 PLANS PREVIOUSLY APPROVED VIDE C/G NO 2292/21 DATED - 29/10/2021
 OCCUPANCY OBTAINED UNDER NO. OCC/09/10/21 DATE - 24/12/2021
 OCCUPANCY OBTAINED UNDER NO. OCC/15/09/21 DATE - 31/03/2022

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 32.3.2.1.22
 Building Inspector Deputy Engineer P.M.C. (B.P.D.P. Zone No.-1) P.M.C.



F.S.I STATEMENT FOR PREMIUMS

FLOOR	TEN.	HEIGHT IN M.	EXISTING FSI	PROPOSED FSI	TOTAL FSI	BALCONY	STAIRCASE	LIFT	LMR
A' WING	B+P+12	60	37.80	3959.15	3959.15	419.24	247.44	9.54	28.24
A1' WING	B+P+12	60	37.80	8026.20	8026.20			9.22	27.50
A2' WING	B+P+11	57	35.35	1852.27	1852.27			9.22	27.50
MULTIPURPOSE HALL	P+1	7.20	-	63.48	63.48				
WING 'B' (FREE SALE SERVICES (S.31))	B/PY12	17	37.80	1033.67	1033.67			10.27	
				53.09	53.09			0.00	
SUB TOTAL		104.00	3959.15	8026.22	11987.77	429.51	247.44	27.99	83.24
WING 'B' (LIG/MIG)	P+8	30	37.80	1396.76	1396.76	207.60	134.00	5.36	21.90

F.S.I STATEMENT OF WING 'B' LIG/MIG

FLOOR NAME	FSI	BALCONY	STAIRCASE	LIFT+LMR	TEN.
FIRST FLOOR	184.89	27.68	15.50		04
SECOND FLOOR	184.89	27.68	15.50		04
THIRD FLOOR	184.89	27.68	15.50		04
FOURTH FLOOR	184.89	27.68	15.50		04
FIFTH FLOOR	184.89	27.68	15.50		04
SIXTH FLOOR	184.89	27.68	15.50		04
SEVENTH FLOOR	184.89	27.68	15.50		04
EIGHTH FLOOR (R.F.)	102.63	13.84	15.80		02
TOTAL	1396.76	207.60	134.90	27.26	30.90

L.I.G. / M.I.G. STATEMENT

1) PERMISSIBLE BASIC FSI 6804.47 sq.m
 2) 20% AREA FOR LIG/MIG 1390.89 sq.m
 3) PROPOSED F.S.I. 1396.76 sq.m

PARKING STATEMENT WING 'A' (EXISTING)

TENE. BET 40 TO 80 SQ.M.	TN	CAR	SC	CYCLE
PROP. 60 TENE.	60	60	120	60
TOTAL PARKING PROVIDED	60	120	60	
AREA REQ/ PARKING	12.50	2.00	0.70	
TOTAL AREA REQ.	184	134	43	

PARKING STATEMENT WING 'A2' (PROP.)

TENE. BETWEEN 40 TO 80 SQ.M.	TN	CAR	SC	CYCLE
PROP. 17 TENE.	17	1	5	
TOTAL PARKING PROVIDED	9	43		
AREA REQ/ PARKING	12.50	2.00		
TOTAL AREA REQ.	106	85		

PARKING STATEMENT WING 'B' (EXISTING)

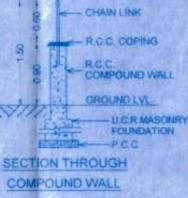
TENE. BETWEEN 0 TO 40 SQ.M.	TN	CAR	SC	CYCLE
PROP. 16 TENE.	31	16	62	62
TOTAL PARKING PROVIDED	16	62	62	
AREA REQ/ PARKING	12.50	2.00	0.70	
TOTAL AREA REQ.	184	134	43	

PARKING STATEMENT WING 'A1' (PROPOSED)

TENE. BETWEEN 40 TO 80 SQ.M.	TN	CAR	SC	CYCLE
PROP. 50 TENE.	60	30	150	
TOTAL PARKING PROVIDED	30	150		
AREA REQ/ PARKING	12.50	2.00		
TOTAL AREA REQ.	375	300		

STAMP DUTY TO BE PAID BY DEVELOPER

WING	FLOOR	TENEMENT
A1	1ST	101, 102, 103, 104, 105
	2ND	201, 202, 203, 204, 205
	3RD	301, 302
	4TH	401, 402
A2	5TH	501, 502
	6TH	601, 602
	7TH	701
	8TH	801
	9TH	901
	10TH	1001
	11TH	1101
TOTAL A1+A2		31 NOS.



OPEN SPACE AREA CALCULATION

1	24.95 X 11.75 X 0.50	= 143.31
2	24.95 X 8.45 X 0.50	= 104.15
3	13.15 X 1.95 X 0.50	= 12.82
4	13.15 X 1.81 X 0.50	= 10.50
5	14.71 X 8.92 X 0.50	= 65.81
6	14.71 X 8.08 X 0.50	= 59.43
7	9.94 X 1.80 X 0.50	= 7.71
8	9.94 X 2.00 X 0.50	= 9.94
9	13.00 X 3.52 X 0.50	= 22.88
10	13.04 X 2.62 X 0.50	= 17.09
11	15.23 X 0.78 X 0.50	= 6.02
12	18.14 X 0.19 X 0.50	= 0.83
13	18.14 X 1.39 X 0.50	= 7.51
14	12.42 X 4.08 X 0.50	= 25.38
15	11.78 X 4.41 X 0.50	= 25.91
16	11.78 X 7.22 X 0.50	= 42.74
TOTAL		= 653.92

REQUIRED OPEN SPACE = 618.58 SQ.M
 PROPOSED OPEN SPACE = 653.92 SQ.M

INDUSTRIAL AREA CALCULATION

1	11.29 X 4.70 X 1.50	= 79.72
2	27.98 X 12.00 X 0.50	= 165.96
TOTAL		= 235.80

AMENITY SPACE AREA CALCULATION

1	19.63 X 4.34 X 1	= 86.06
2	38.32 X 13.85 X 1	= 530.73
3	22.87 X 11.01 X 0.50	= 125.90
4	22.87 X 9.08 X 0.50	= 103.83
5	34.01 X 5.84 X 0.50	= 99.91
6	25.65 X 16.90 X 0.50	= 212.90
TOTAL		= 1155.86

REQUIRED AMENITY SPACE = 1091.62 SQ.M
 PROPOSED AMENITY SPACE = 1155.86 SQ.M

ROAD WIDENING AREA CALCULATION

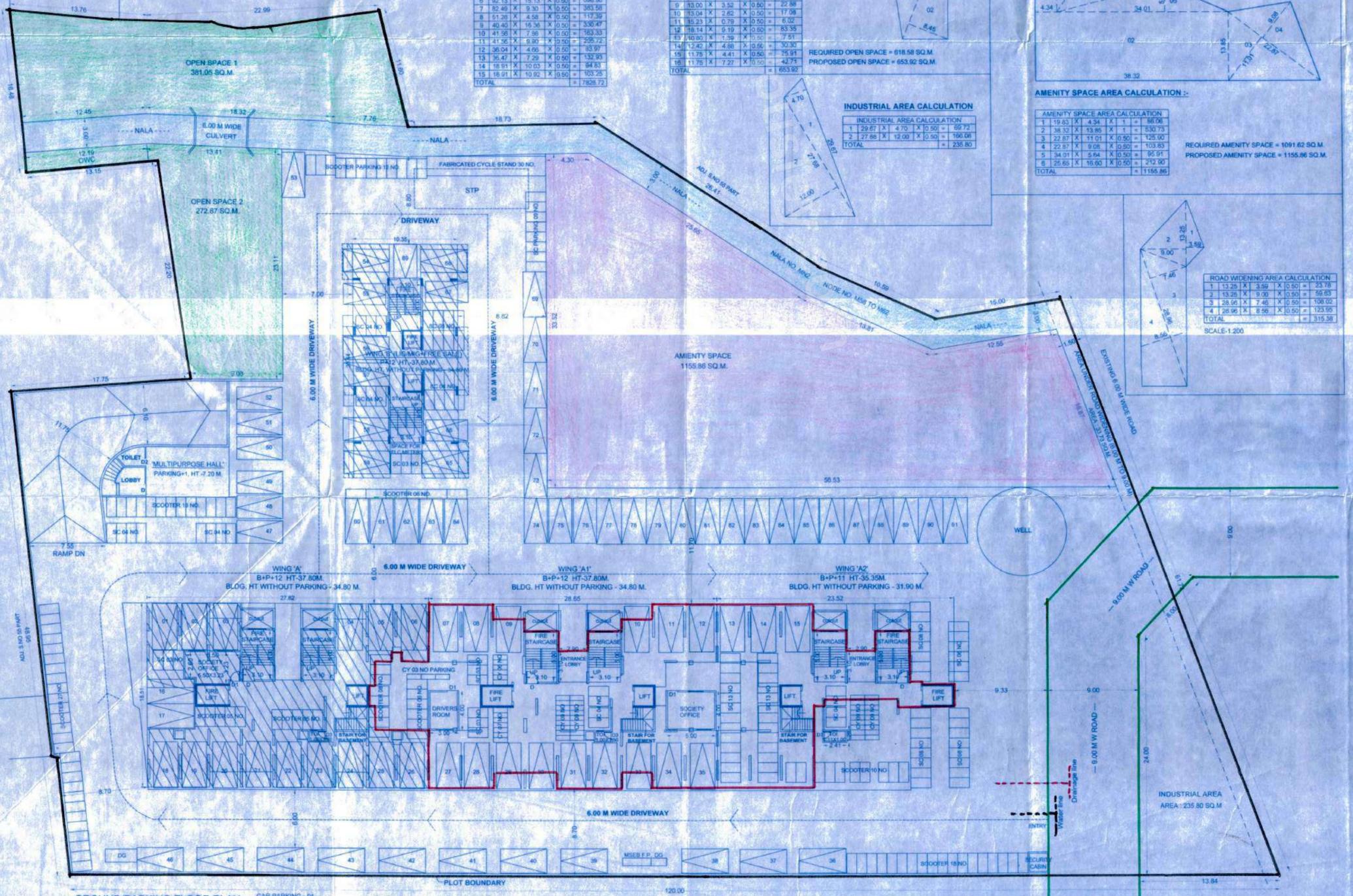
1	13.25 X 3.59 X 0.50	= 23.78
2	13.25 X 9.00 X 0.50	= 59.63
3	28.96 X 7.46 X 0.50	= 108.02
4	28.96 X 8.96 X 0.50	= 129.96
TOTAL		= 315.38

PLOT AREA CALCULATION
 SCALE: 1:200

AREA AS PER TRIANGULATION = 7828.72 SQ.M
 AREA AS PER 7/12 = 7828.68 SQ.M
 MINIMUM AREA IS TO BE TAKEN = 7828.68 SQ.M

PLOT AREA CALCULATION

1	86.13 X 11.87 X 0.50	= 386.87
2	66.13 X 28.96 X 0.50	= 957.23
3	102.78 X 46.96 X 0.50	= 2412.80
4	102.78 X 10.50 X 0.50	= 534.11
5	96.46 X 35.21 X 0.50	= 1316.38
6	92.13 X 15.13 X 0.50	= 696.90
7	82.46 X 9.30 X 0.50	= 383.58
8	51.26 X 4.58 X 0.50	= 117.39
9	49.40 X 16.36 X 0.50	= 399.47
10	41.50 X 7.89 X 0.50	= 163.33
11	41.52 X 5.00 X 0.50	= 258.72
12	38.04 X 4.66 X 0.50	= 88.97
13	35.47 X 7.29 X 0.50	= 128.93
14	18.91 X 10.03 X 0.50	= 94.53
15	18.91 X 10.92 X 0.50	= 103.28
TOTAL		= 7828.72



AREA STATEMENT

NO.	DESCRIPTION	SQ.M
1	AREA OF PLOT	7828.68
a)	AS PER OWNERSHIP DOCUMENT	7828.68
b)	AS PER MEASUREMENT SHEET	7828.72
c)	MINIMUM AREA TO BE CONSIDERED	7828.68
2	DEDUCTION FOR	
a)	0.00 M D.P. ROAD WIDENING AREA	315.38
b)	INDUSTRIAL AREA	235.80
c)	AREA UNDER ROAD WIDENING (6.00 M TO 9.00 M)	323.17
d)	AREA UNDER NALA	551.18
e)	TOTAL DEDUCTION A+B	727.92
3	BALANCE AREA OF PLOT (1-2)	7277.90
4	AMENITY SPACE	0.00
a)	REQUIRED AREA	1091.62
b)	ADJUSTMENT OF 20%, IF ANY	0.00
c)	BALANCE PROPOSED	1155.86
5	NET PLOT AREA (3-4)	6185.88
6	RECREATIONAL OPEN SPACE	
a)	REQUIRED AS PER PREVIOUSLY SANCTION	618.58
b)	PROPOSED AS PER PREVIOUSLY SANCTION	653.92
7	INTERNAL ROAD AREA	0.00
8	PLOTTABLE AREA (IF APPLICABLE)	0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (6185.88 X 1.10)	6804.47
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a)	PERMISSIBLE PREMIUM FSI (SR. NO. 5/30)	3002.94
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11	IN-SITU FSI / TDR LOADING	
a)	IN-SITU AREA AGAINST D.P. ROAD (2x x 2.0)	0.00
b)	IN-SITU AREA AGAINST AMENITY SPACE	2183.24
c)	PERMISSIBLE SLIM TDR (Sr.no 5x40%) 11x 30%	0.00
d)	PERMISSIBLE AMENITY TOR (Sr.no 5 x40%) (11x + 11x)	0.00
e)	TOTAL IN-SITU TDR LOADING PROPOSED 11 (a)+(b)+(c)+(d)	2183.24
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	8987.71
a)	(B + 100x110) OR 12 WHICHEVER IS APPLICABLE	8987.71
b)	INCENTIVE FOR GREEN BUILDING (6X7%)	0.00
c)	PREVIOUSLY SANCTION FSI	3959.15
d)	BALANCE AREA (13x+13x)-13x	9029.59
e)	ANCILLARY AREA FSI UP TO 60% (13x+0.60) = 3017.13	3001.90
f)	TOTAL ENTITLEMENT (13x+13x+13x)	11988.71
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (62 X 0.1 X 1.60)	19794.62
15	TOTAL BUILT UP AREA IN PROPOSAL	3959.15
a)	EXISTING BUILT UP AREA	8029.82
b)	PROPOSED BUILT UP AREA (AS PER P-LINE)	11967.77
c)	TOTAL (14a+14b)	11967.77
16	F.S.I. CONCLUSIVE (15/13)	
17	AREA FOR INCLUSIVE HOUSING	
a)	REQUIRED (20% OF SR.NO.9)	1360.89
b)	PROPOSED BUILT UP AREA	1390.70

LEGEND

- PLOT LINE SHOWN - BLACK
- PROPOSED WORK SHOWN - RED
- DRAINAGE LINE SHOWN - RED DOTTED
- WATER LINE SHOWN - BLACK DOTTED
- EXISTING TO BE RETAINED - HATCHED BLUE
- EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME & SIGNATURE
 MR. RAJESH V. VINCHURKAR

PROJECT
 PROPOSED REVISED LAYOUT BUILDINGS AT S NO 55/11, WADGAONSHERI TAL. HAVELI, PUNE

ARCHITECT
 JAGADISH P. DESHPANDE
 ARCHITECT, TOWN PLANNER, INTERIOR DESIGNER
 A-1, SUCCESS CHAMBERS, 1332 APTE ROAD, DECCAN GYMKHANA, PUNE 411004
 PH. NO. 25531182, 25531141

DATE 23.12.21 **DEALT BY** JPD **REVISD BY** JPD **CHECKED BY** JPD **SCALE** 1:200

GROUND/PARKING FLOOR PLAN
 SCALE: 1:200

CAR PARKING - 91
 SCOOTER PARKING - 227
 CYCLE PARKING - 122