



APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. C/10012/24
DATE 11/04/2024
Building Inspector Deputy Engineer
Building Development Department

AREA STATEMENT	SQM
1. Area of plot (Minimum area of a, b, c to be considered)	4068.00
(a) As per ownership document (7/12, CTS extract)	4068.00
(b) as per measurement sheet	4068.53
(c) as per site	
2. Deductions for	
(a) Proposed D.P./R.P./Road widening Area/Service Road / Highway widening	
i) area under 18.00 m.w. d.p. road	112.75
ii) area under 30.00 m.w. d.p. road	---
(b) Any D.P. Reservation area	
(Total a+b)	112.75
3. Balance area of plot (1-2)	3,955.25
4. Amenity Space (if applicable)	
(a) Required -	
(b) Balance Proposed -	
5. Net Plot Area (3-4 (b))	3,955.25
6. Recreational Open space (if applicable)	
a) (a) Required -	3,955.25x10% = 395.525
b) (b) Proposed - (PAID BY PREMIUM)	395.525
7. Internal Road area	
(a) Platable area (if applicable)	3,955.25
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) 3,955.25x1.10	4,350.78
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
(b) Proposed FSI on payment of premium. 3,955.25x0.50=1,977.62	1,839.19
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P./R.P. road [2.0 x Sr. No. 2 (a)], if any	
i) area under 18.00 m.w. d.p. road 112.75x2 =	---
ii) area under 30.00 m.w. d.p. road	---
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)],	
(c) TDR area (3,955.25x0.90=3,559.73) - 225.25 = 3,334.48 Regular 2,234.88 SQM (99.0+1,000) Slum 1,099.00 SQM	3,333.88
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	3,333.88
12. Additional FSI area under Chapter No. 7	---
(a) [9 + 10(b)+11(a)] or 12 whichever is applicable.	9,523.85
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	5,714.31
(c) Total entitlement (a+b)	15,238.16
14. Maximum utilization limit of F.S.I. (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	---
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	---
(b) Proposed Built-up Area (as per 'P-line')	15,172.90
(c) Total (a+b)	15,172.90
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	0.99
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	

Architect's declaration

Certified that the plot under ref. was surveyed by me on / / & the dim. of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in documents of ownership/L.P.scheme records/land record department/survey records.

Architect's Signature

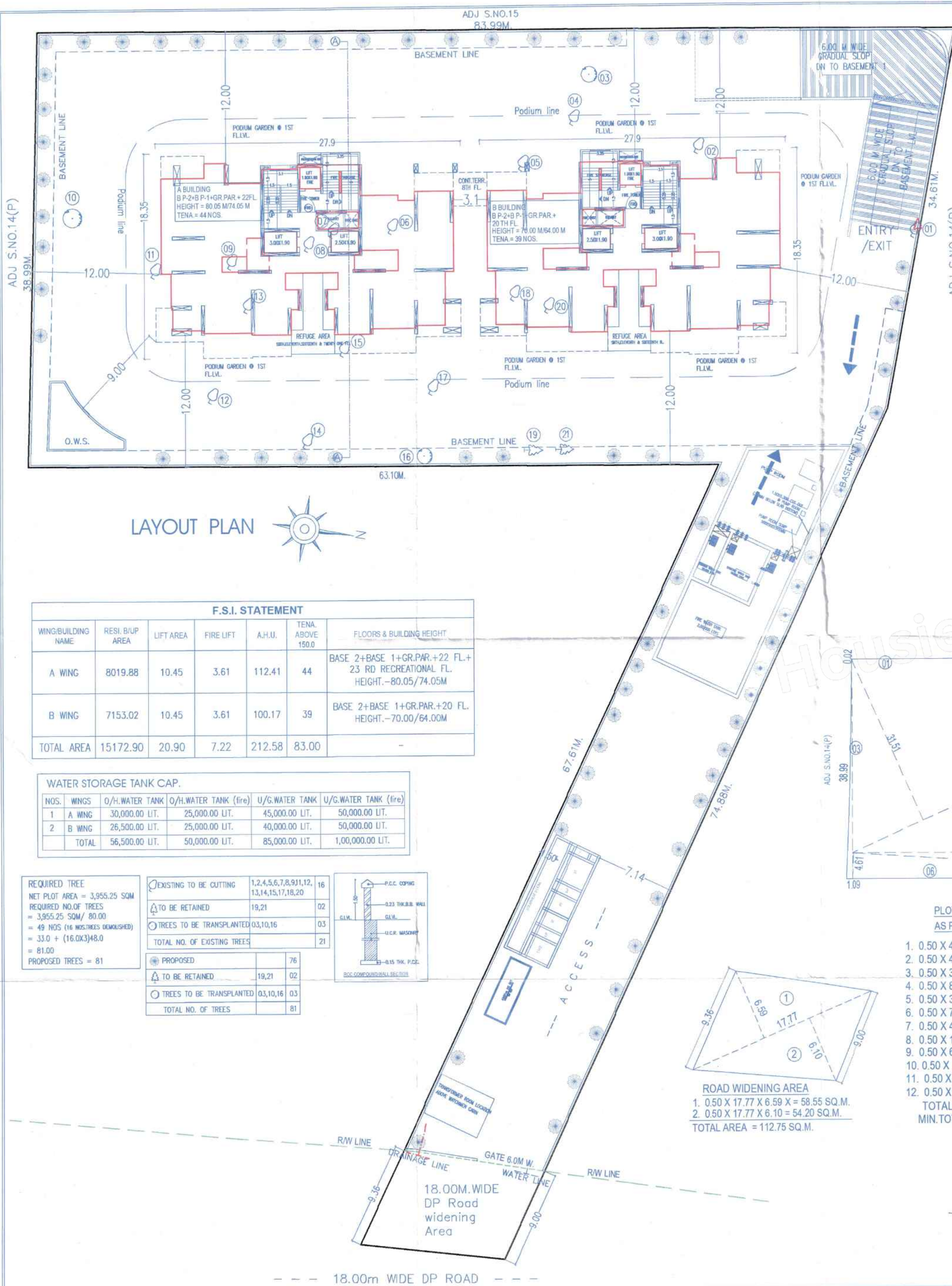
Owner's declaration

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We would execute the structure as per sanctioned 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.

Owner's Signature

LEGEND	THICK BLACK
PLAT BOUNDARY	RED
PROPOSED WORK	BLACK DOTTED
WATER LINE	RED DOTTED
DRAINAGE LINE	RED DOTTED
ARCHITECT SIGN	OWNER (P.A.H.) SIGN
	VIRKAR DEVELOPERS LLP THROUGH PARTNER
	MR. Vikas Narayan Virkar
	MR. Koustubh Vikas Virkar

Ar. PRAKASH KULKARNI CA/98/22909	PROJECT	PROPOSED LAYOUT OF RESI. BUILD. ON S. No.14/2/2/5(P), AT-BANER, TAL.-HAVELI, DIST.-PUNE.
DATE 11/04/2024	SCALE 1 : 200	DRN BY Shilpa
E:\Shilpa\VIKAR\2ND SANCTIONED 11.04.2024.dwg		1772/22



Sr.No.	DESCRIPTION	AREA IN SQM
1	Proposed F.S.I. AREA	16873.56
2	NON F.S.I.	0.00
a)	OPEN BALCONY (15%)	0.00
b)	STAIRCASE	213.90
c)	FIRE STAIRCASE	220.00
d)	GARDEN @ 1st FLOOR	0.00
e)	PASSAGE AREA	0.00
f)	TERRACE	15.00
g)	toilet + watchmen cabin (parking area)	0.00
h)	CLUB HOUSE B/LP AREA	1115.39
i)	ARCHITECTURE (POOL)	141.28
j)	RESCUE GALLERY / REFUGE AREA	216.92
k)	HALL ROOM	8208.03
l)	PARKING AREA	2868.00
m)	RAFT AREA	20.00
n)	ANY OTHER	7.22
o)	LIFT SHAFT	0.00
p)	FIRE LIFT SHAFT	0.00
q)	LIFT MACHINE ROOM	450.00
r)	SERVICES	110.00
s)	O.H. Water Tank	14176.44
4	TOTAL NON F.S.I.	30250.00



PARKING STATEMENT

PARKING REQUIRED

WINGS	CAR	SCOOTER
A WING	47	47
B WING	41	41
TOTAL	88	88
ADD. 50%	132	132

PARKING PROVIDED

WINGS	CAR	SCOOTER
BASEMENT 1	55	65
BASEMENT 2	50	67
GROUND FL.PARK.	27	00
TOTAL	132	132

PARKING AREA STATEMENT

AREA REQUIRED	AREA PROPOSED
CAR 132 NOS. X 12.50 SQ.M	1650.00 SQ.M.
SCOOTER 132 NOS. X 2.00 SQ.M	264.00 SQ.M.
TOTAL	1,914.00 SQ.M.

T.D.R.STATEMENT

T.D.R. USED ON = S.No.14/2/2/5(P),
AT-BANER, TAL.HAVELI, DIST.-PUNE.

DRC NO.	= 006170 (Amenity)
DRC HOLDER	= Sunil Sudam Khandave Sameer Sudam Khandave Lilabai Sudam Khandave
DRC DATE	= 28.12.2023
DRC IN	= Pune, Lohagoon S.No.162/1(P), 46C,C.T.S.No.138
DRC AREA	= 4,850.00 sqm
AS PER INDEXING	= 2,234.88 sqm
DRC NO.	= 004693 (Slum)
DRC HOLDER	= M/s.Rameshwar Developers Pvt.Ltd.
DRC DATE	= 04.01.2024
DRC IN	= Pune, Dhanori, S.No.46/A/2,46B, 46C,C.T.S.No.138
DRC AREA	= 99.00 SQM
AS PER INDEXING	= 99.00 SQM
DRC NO.	= 004694 (Slum)
DRC HOLDER	= M/s.Rameshwar Developers Pvt.Ltd.
DRC DATE	= 04.01.2024
DRC IN	= Pune, Dhanori, S.No.46/A/2,46B, 46C,C.T.S.No.138
DRC AREA	= 1000.00 SQM
AS PER INDEXING	= 1,000.00 SQM

PLOT AREA CALCULATION
AS PER TRIANGULATION

- 0.50 X 42.99 X 0.04 = 0.86 SQ.M.
- 0.50 X 40.26 X 0.02 = 0.40 SQ.M.
- 0.50 X 39.20 X 1.09 = 21.36 SQ.M.
- 0.50 X 84.25 X 31.51 X 2 = 2654.72 SQ.M.
- 0.50 X 34.54 X 6.30 = 108.80 SQ.M.
- 0.50 X 74.85 X 461 X 2 = 345.06 SQ.M.
- 0.50 X 4.60 X 1.94 = 4.46 SQ.M.
- 0.50 X 13.22 X 5.07 = 33.51 SQ.M.
- 0.50 X 65.05 X 11.78 X 2 = 766.29 SQ.M.
- 0.50 X 11.99 X 3.39 = 20.32 SQ.M.
- 0.50 X 17.77 X 6.59 X = 58.55 SQ.M.
- 0.50 X 17.77 X 6.10 = 54.20 SQ.M.

TOTAL AREA = 4068.53 SQ.M.
MIN. TOTAL AREA = 4068.00 SQ.M.

ROAD WIDENING AREA

- 0.50 X 17.77 X 6.59 X = 58.55 SQ.M.
- 0.50 X 17.77 X 6.10 = 54.20 SQ.M.

TOTAL AREA = 112.75 SQ.M.

F.S.I. STATEMENT

WING/BUILDING NAME	RESI. B/LP AREA	LIFT AREA	FIRE LIFT	A.H.U.	TENA. ABOVE 150.0	FLOORS & BUILDING HEIGHT
A WING	8019.88	10.45	3.61	112.41	44	BASE 2+BASE 1+GR.PAR.+22 FL.+ 23 RD RECREATIONAL FL. HEIGHT.-80.05/74.05M
B WING	7153.02	10.45	3.61	100.17	39	BASE 2+BASE 1+GR.PAR.+20 FL. HEIGHT.-70.00/64.00M
TOTAL AREA	15172.90	20.90	7.22	212.58	83.00	

WATER STORAGE TANK CAP.

NOS.	WINGS	O/H.WATER TANK	O/H.WATER TANK (fire)	U/G.WATER TANK	U/G.WATER TANK (fire)
1	A WING	30,000.00 LIT.	25,000.00 LIT.	45,000.00 LIT.	50,000.00 LIT.
2	B WING	26,500.00 LIT.	25,000.00 LIT.	40,000.00 LIT.	50,000.00 LIT.
TOTAL		56,500.00 LIT.	50,000.00 LIT.	85,000.00 LIT.	1,00,000.00 LIT.

REQUIRED TREE
NET PLOT AREA = 3,955.25 SQM
REQUIRED NO. OF TREES
= 3,955.25 SQM / 80.00
= 49 NOS (16 NOS TREES DEMOLISHED)
= 33.0 + (16.0X3)48.0
= 81.00
PROPOSED TREES = 81

EXISTING TO BE CUTTING	1,2,4,5,6,7,8,9,11,12, 13,14,15,17,18,20	16
TO BE RETAINED	19,21	02
TREES TO BE TRANSPLANTED	03,10,16	03
TOTAL NO. OF EXISTING TREES		21
PROPOSED		76
TO BE RETAINED	19,21	02
TREES TO BE TRANSPLANTED	03,10,16	03
TOTAL NO. OF TREES		81

