F.S.I. STATEMENT

WING	FLOOR	HEIGHT	F.S.I. COMMERCIAL	F.S.I. RESIDENTIAL MHADA	F.S.I. RESIDENTIAL SALE	LIFT AREA	LIFT AREA	REFUGE AREA	TENEMENT MHADA	TENEMENT SALE
A WING	BASEMENT-2+BASEMENT-1+ GR.FLOOR	6.20 M	2064.50	0.00	0.00	25.80	7.70	0.00	0	0
B WING (MHADA+SALE)	BASEMENT-2+BASEMENT-1 +GR.FL.PARK.+20TH FL.	66.00 M/69.90 M	0.00	1288.09	17253.21	7.76	5.87	201.72	14	111
C WING	BASEMENT-2+BASEMENT-1+GR. FL.PARK.+ 9TH FL.	30.80 M/33.60 M	0.00	0.00	7478.37	8.32	6.78	45.12	0	26
TOTAL			2064.50	1288.09	24731.58	41.88	20.35	246.84	14	137
D WING (MHADA)	GR.FL.+8TH FL.	25.80 M	0.00	2034.72	0.00	2.25	2.25	0.00	31	0
TOTAL			2064.50	3322.81	24731.58	2.25	2.25	0.00	45	137

MHADA AREA CALCULATION

BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (15,103.05X1.10)	16613.36
16613.36 X 20%	3322.67
Permissible Mhada Area = 3322.67 SQ.M.	
Proposed Mhada Area = 3322.81 SQ.M.	

REQUIRED PARKING STATEMENT

Sr.No	Wing	Car	Scooter
		12.50	2.00
1	A WING (COMM.)	39	118
2	B WING	124	131
3	C WING	55	27
4	D WING	17	33
5	TOTAL	235	309
6	PROVIDED	339	448
7	AREA PROVIDED	4237.50	896.00

PARKING PROVIDED

A WING (COMM. BLDG.)

WINGS	CAR	SCOOTER
BASEMENT 1	00	177
BASEMENT 2	58	00
TOTAL	58	177

B & C WING (RESIDENTIAL BLDG.)

WINGS	CAR	SCOOTER
BASEMENT 2	67	74
BASEMENT 1	86	107
GROUND FL.	111	00
PODIUM 1	00	57
TOTAL	264	238

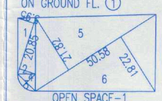
D WING (MHADA BLDG.)

WINGS	CAR	SCOOTER
GROUND FL.	17	33
TOTAL	339	448

OPEN SPACE AREA CALCULATION

PER.OPEN SPACE AREA = 1,495.31 SQM

ON GROUND FL. ①

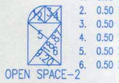


OPEN SPACE-1

1. 0.50 X 20.85 X 5.95 X 1 = 62.03 SQ.M.
2. 0.50 X 20.85 X 6.01 X 1 = 62.65 SQ.M.
3. 0.50 X 8.70 X 1.86 X 1 = 8.09 SQ.M.
4. 0.50 X 8.70 X 4.34 X 1 = 18.88 SQ.M.
5. 0.50 X 50.58 X 21.82 X 1 = 551.83 SQ.M.
6. 0.50 X 50.58 X 22.81 X 1 = 576.86 SQ.M.

TOTAL = 1273.71 SQ.M.

②



OPEN SPACE-2

1. 0.50 X 8.46 X 1.75 X 1 = 7.40 SQ.M.
2. 0.50 X 8.46 X 4.23 X 1 = 17.89 SQ.M.
3. 0.50 X 8.35 X 4.17 X 1 = 17.41 SQ.M.
4. 0.50 X 8.35 X 4.17 X 1 = 17.41 SQ.M.
5. 0.50 X 18.87 X 9.20 X 1 = 86.80 SQ.M.
6. 0.50 X 18.87 X 9.20 X 1 = 86.80 SQ.M.

TOTAL = 236.59 SQ.M.

TOTAL = 1,519.89 SQ.M.

REQUIRED = 1,510.30 SQ.M.

OPEN SPACE 1 AREA = 1,273.71 sqm

F.S.I. STATEMENT in smt.

FLOORS	PERM. B/UP	PROP. B/UP
GROUND FLOOR(10%)	127.37	126.73
FIRST FLOOR (5%)	63.69	63.69
TOTAL (15%)	191.06	190.42

OPEN SPACE 2 AREA = 236.59 sqm

F.S.I. STATEMENT in smt.

FLOORS	PERM. B/UP	PROP. B/UP
GROUND FLOOR(10%)	23.65	23.23
FIRST FLOOR (5%)	11.82	11.82
TOTAL (15%)	35.47	35.05

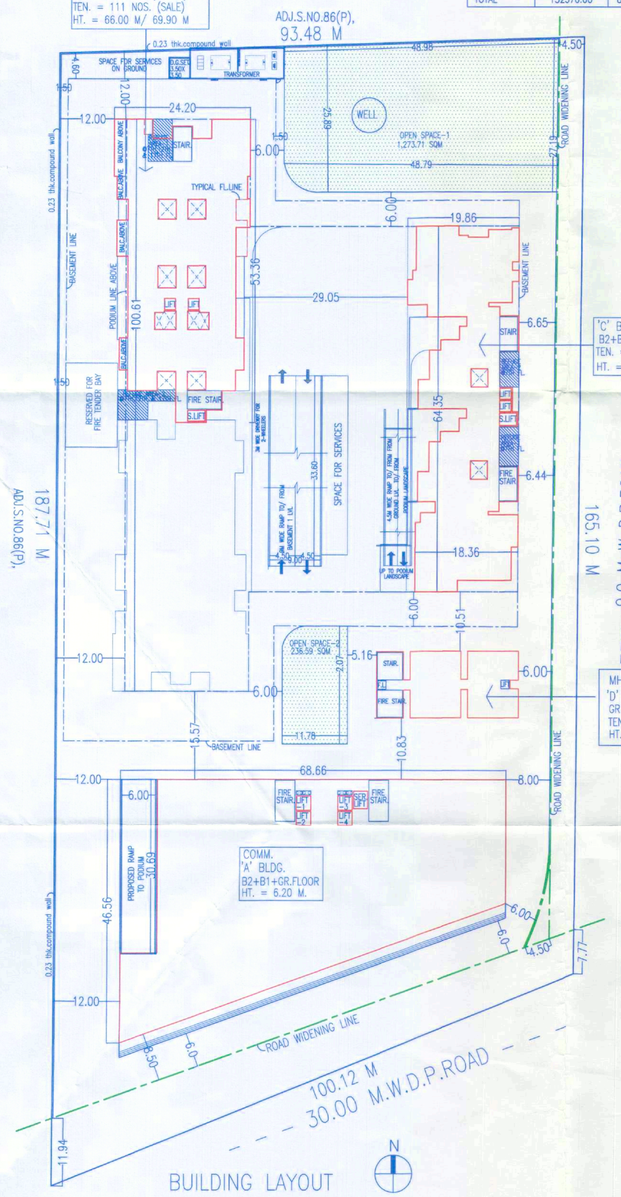
REQUIRED TREE

PLOT AREA = 15,103.05 SQM
REQUIRED NO.OF TREES
= 15,103.05 SQM/ 80.00
= 188.79 SAY 189.00
TOTAL NO.OF TREE'S = 66 NOS.

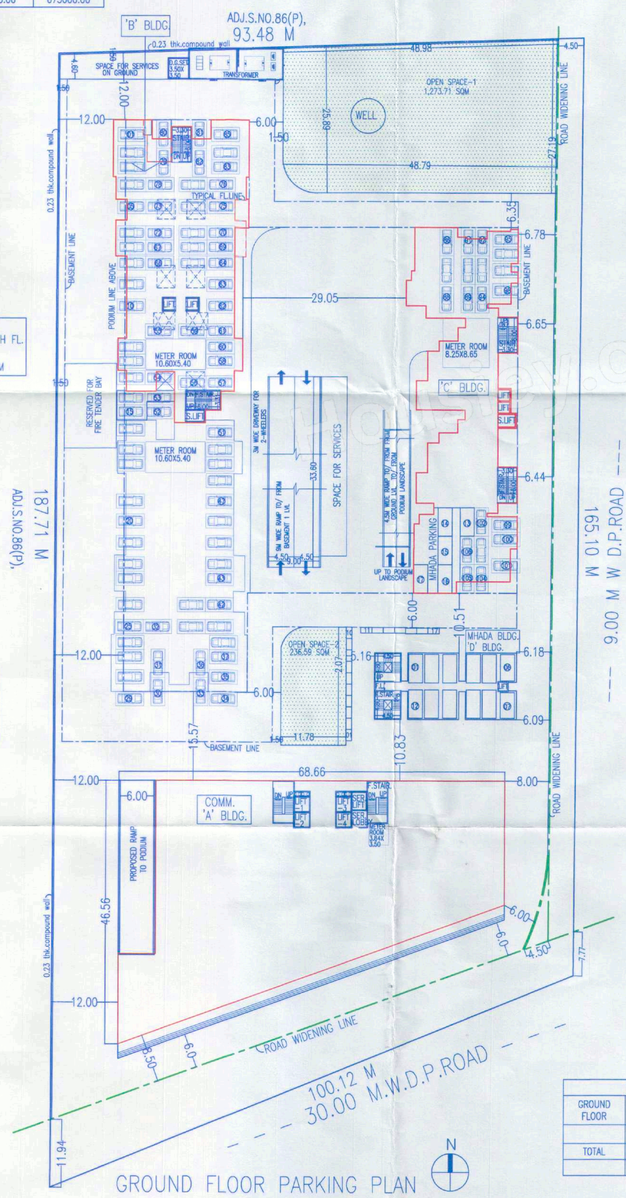
O.H.W.T. & U.G.W.T. WATER CAPACITY

WING'S	O.H.W.T WITH FIRE FIGHTING		U.G.W.T. WITH FIRE FIGHTING	
A WING	29520.00	20000.00	74280.00	200000.00
B WING	84500.00	20000.00	126600.00	200000.00
C WING	17550.00	20000.00	26325.00	200000.00
D WING MHADA	21000.00	20000.00	31500.00	75000.00
TOTAL	152570.00	80000.00	258705.00	675000.00

'B' BLDG. (MHADA+SALE)
B2+B1+GR.FL.PARK.+20TH FL.
TEN. = 14 NOS. (MHADA)
TEN. = 111 NOS. (SALE)
HT. = 66.00 M/ 69.90 M



BUILDING LAYOUT

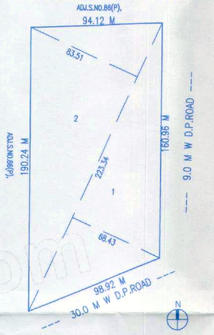


GROUND FLOOR PARKING PLAN

TOTAL PARKING

GROUND FLOOR	CAR	CAR (MHADA)	SCOOTER (MHADA)
	106	17	17
TOTAL	106	17	17
	123		17

PLOT AREA CALCULATION BY TRIANGULATION METHOD



1. 0.50 X 68.43 X 223.34 = 7641.58 SQ.M.
2. 0.50 X 83.51 X 223.34 = 9325.56 SQ.M.

TOTAL = 16,967.14 SQ.M.

AREA UNDER 9.00M.W. D.P.ROAD

1. 0.50 X 17.08 X 7.66 = 65.41 SQ.M
2. 0.50 X 157.33 X 4.50 = 353.99 SQ.M
3. 0.50 X 143.80 X 4.50 = 323.55 SQ.M

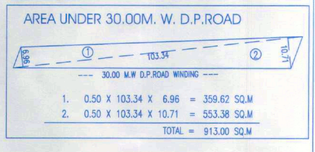
TOTAL = 742.95 SQ.M

DEDUCTIONS :-

a. 2 / 3 X 0.79 X 17.08 = 9.00 SQ.M

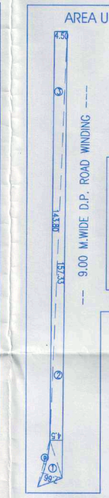
NET TOTAL = 742.95 – 9.00 = 733.95 SQ.M.

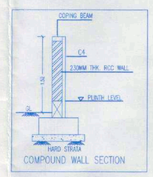
AREA UNDER 30.00M. W. D.P.ROAD



1. 0.50 X 103.34 X 6.96 = 359.62 SQ.M
2. 0.50 X 103.34 X 10.71 = 553.38 SQ.M

TOTAL = 913.00 SQ.M





COMPOUND WALL SECTION

PROPOSED SITE

LOCATION PLAN

LAYOUT 01/17

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

Revised Date 11/07/2025
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/2498/24

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION

AREA STATEMENT	SQ.MT.
1 : Area of plot (Minimum area of a,b,c to be considered)	16,750.00
a) as per owership document (7/12,CTS extract)	16,750.00
b) as per Demarcation plot	16,967.14
c) as per site	
2 : Deductions for	
a) 30.00 M.W.D.P. Road Widening Area	913.00
b) 09.00 M.W.D.P. Road Widening Area	733.95
(Total a+b)	1,646.95
3 : Balance Area of Plot (1–2)	15,103.05
4 : Amenity Space	
a) Required –	–
b) Proposed –	–
5 : Net Plot Area (3–4(C))	15,103.05
6 : Recreational Open Space	
a) Required – (10%) 1,510.30	
b) Proposed –	1,510.30
7 : Internal Road Area	–
8 : Plotable Area	15,103.05
9 : Built up area with reference to basic F.S.I as per front road width (sr.no.5x1.10) 15,103.05X1.10	16,613.36
10 : Addition of F.S.I on Payment of Premium	
a) Maximum Permissible Premium F.S.I. Based on road width/TOD zone	--
b) Maximum permissible Premium FSI	
11 : In-situ F.S.I./TDR Loading	
a) In-situ area against D.P.road (1,646.95X2=3,293.90)	
b) In-situ area against Amenity Space if handed over	--
c) TDR area	--
d) Additional FSI area under (Green rating 4*) 5% (16,613.36X0.05)	
Total	
12 : Additional Area Under Chapter 7	--
13 : Total entitlement F.S.I. in the proposal	16,613.36
a) Additional Incentive Area	--
b) Ancillary Area FSI upto 60% & 60% with Payment of charges.	16,613.36
COMM. AREA = 2064.50/1.8 = 1146.94 X 0.80 = 917.55 SQ.M. RESI. AREA = (16613.36–1146.94 = 15466.42 X 60%) =9279.85 sqm	10,197.40
c) Total entitlement (a+b) Total	26,810.76
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)x3x1.6}	26,810.76
15 : total built–up area in proposal.	
a) Existing Built–up Area.	---
b) Proposed Commercial Built–up Area	2,064.50
c) Proposed Residential Built–up Area	24,731.58
(Total of a+b+c)	26,796.08
16 : F.S.I consumed (15/8)	1.77
17 : area of inclusive housing if any	
a) Required (20%of sr.no.9)	3,322.67
b) Proposed –	3,322.81

CERTIFICATE OF AREA :
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/T.P.SCHEME RECORDS/ LAND RECORDS/SETPAMENT/CITY SURVEY RECORDS.

Architect's sign

Ar. PRAKASH KULKARNI
CA/98/22909

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 asto ensure the quality and safety at the work site.

Owner(s) name and signature

LJM ESTATE LLP THROUGH ADITYA LOHIYA

PROJECT

REVISED LAYOUT OF COMM. & RESI. BUILDING ON S.NO.86/1B/1+86/1B/2+86/1B/3+86/1B/4+ 86/1B/5 AT- MUNDHAWA, TAL. HAVELI, PUNE.

ARCHITECT

P R A K A S H K U L K A R N I
ankur assoctates
A R C H I T E C T S
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Email : prakash@ankurassoctates.in

DATE	SCALE	DRN BY	
10.02.2025	1 : 500	RAVI	--

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