

STAMP OF APPROVAL OF PLANS :

Revised APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO 3591/22 DATE 3/13/2023
Building Inspector Deputy Engineer Building Development Department



AREA STATEMENT	SQ.M.	PROPOSED SANCTION
1. Area of plot (Minimum area of a, b, c to be considered)		
(a) As per ownership documents (7/12, CTS extract)		2800.00
(b) as per measurement sheet		2920.27
(c) as per site		2800.00
2. Deductions for		
(a) Proposed D.P. Road 12 M wide		172.55
(b) Proposed D.P. Road 18 M wide (172.55 + 461.06)		461.06
(c) Total area under Road Widening		633.61
(d) Any D.P. Reservation area		
(e) D.P. Reservation area for CL1		20.80
(f) D.P. Reservation area for HS2		304.24
(g) Total D.P. Reservation area for CL1 + HS2		325.04
(Total 2c + 2g)		958.65
3. Balance area of plot (1 - 2)		1841.35
4. Amenity Space (if applicable)		
(a) Required -		-----
(b) Adjustment of 2 (b), if any -		-----
(c) Balance Proposed -		-----
5. Net Plot Area (3-4 (c))		1841.35
6. Recreational Open space (if applicable)		
(a) Required -		-----
(b) Proposed -		-----
7. Internal Road area		-----
8. Plotable area (if applicable)		-----
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.10)		2025.49
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width / TOD Zone.		3526.82
(b) Proposed FSI on payment of premium		1995.00
11. In-situ FSI / TDR loading		
(a) In-situ area against 12 m wide D.P. road [2.0 X Sr. No. 2 (a)], if any		345.10
(b) PREVIOUSLY LOADED TDR		371.91
(c) ROAD area		922.12
(d) Total in - situ / TDR loading proposed (11+(a) + (b)+(c))		1639.13
12. Additional FSI area under Chapter No. 7		
13. Total entitlement of FSI in the proposal		
(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable		5659.62
(b) Ancillary Area FSI for residential (5005.10 X 60% = 3003.06 SQ.M.)		3135.54
(c) Ancillary Area FSI for commercial (654.52 X 80% = 523.62 SQ.M.)		
(d) Total entitlement (a + b)		8795.16
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. Existing 'A' Building Built-up Area		1821.32
16. Proposed 'B' Building Built-up Area		6973.84
15. Total Built - up Area in proposal (excluding area at Sr.No.17 b)		8795.16

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides 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 Record Department / city survey records.

Owner's Declaration :
This drawing is based on the information and documents provided by the client. We do not take responsibility of the authenticity of the receives of the contents of the receives documents.

Owner(s) Name and Signature :
BLUE PEARL GROUP THROUGH PROP SHRI MANISH AMBRE
BLUE PEARL GROUP THROUGH PARTNERS SHRI MANISH AMBRE & OTHERS

Architect's Name and Signature :
AR. VIINOD KHANZODE (ARCHITECT)

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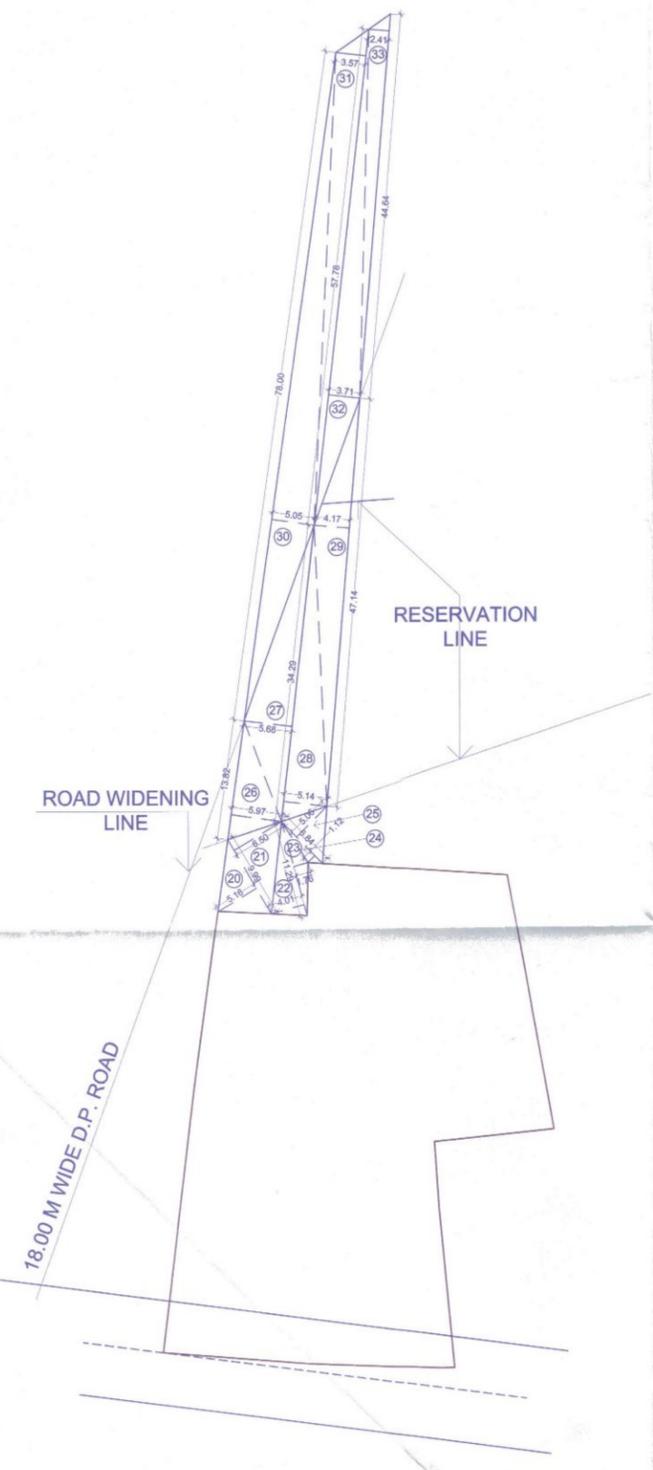
Registration no. of Architect : CA / 76 / 10088
Job no. Drawing no. Scale Drawn by : Checked by :
79 MD - R3 1 : 100 SNEHA Ar. Viinod Khanzode
CAD FILE : P:\ARCHITECTURE\A\ASSOCIATTES\PROJECTS\1\204\VIINOD KHANZODE\79 MD - R3 - P\1_P1_04-04-2023.dwg

AFTER AMALGAMATION		
SURVEY NO. 204/7/1 + 204/7 (P) + 204/6 A + 204/4	SURVEY NO. 204 / 1	SURVEY NO. 204 / 2
1. PLOT AREA CALCULATIONS		
1) 1/2 X 47.89 X 11.15 = 266.99 SQ.M.	20) 1/2 X 10.72 X 5.16 = 27.66 SQ.M.	22) 1/2 X 11.29 X 4.01 = 22.64 SQ.M.
2) 1/2 X 47.89 X 15.94 = 381.78 SQ.M.	21) 1/2 X 10.72 X 6.50 = 34.84 SQ.M.	23) 1/2 X 11.29 X 1.76 = 9.93 SQ.M.
3) 1/2 X 17.41 X 5.48 = 47.70 SQ.M.	TOTAL = 62.50 SQ.M.	24) 1/2 X 6.84 X 1.12 = 3.83 SQ.M.
4) 1/2 X 17.41 X 5.77 = 50.23 SQ.M.	2. RESERVATION AREA CALCULATIONS	
5) 1/2 X 29.06 X 8.515 = 123.72 SQ.M.	* RESERVATION OF HS-2	
6) 1/2 X 51.84 X 12.244 = 317.36 SQ.M.	26) 1/2 X 13.82 X 5.97 = 41.25 SQ.M.	27) 1/2 X 34.29 X 5.68 = 97.38 SQ.M.
7) 1/2 X 22.65 X 1.74 = 19.70 SQ.M.	TOTAL OF HS-2 = 138.63 SQ.M.	
8) 1/2 X 22.65 X 15.288 = 173.14 SQ.M.	TOTAL = 138.63 SQ.M.	
9) 1/2 X 18.09 X 4.95 = 44.77 SQ.M.	3. 18.00 M WIDE DP ROAD WIDENING AREA CALCULATIONS	
10) 1/2 X 18.09 X 3.30 = 29.85 SQ.M.	30) 1/2 X 78.00 X 5.05 = 196.95 SQ.M.	31) 1/2 X 57.78 X 3.57 = 103.14 SQ.M.
11) 1/2 X 32.86 X 10.35 = 170.05 SQ.M.	TOTAL = 300.09 SQ.M.	
12) 1/2 X 32.86 X 14.15 = 232.48 SQ.M.	TOTAL AREA OF PLOT NO. 204 / 1 = 62.50 + 138.63 + 300.09 = 501.22 SQ.M.	
13) 1/2 X 6.40 X 1.45 = 4.64 SQ.M.	TOTAL AREA OF PLOT NO. 204 / 2 = 53.70 + 186.41 + 160.97 = 401.08 SQ.M.	
14) 1/2 X 13.00 X 4.77 = 31.00 SQ.M.	TOTAL PLOT AREA AFTER AMALGAMATION = 1959.23 + 501.22 + 401.08 = 2861.53 SQ.M.	
15) 1/2 X 13.00 X 2.41 = 15.66 SQ.M.		
16) 1/2 X 24.41 X 1.46 = 17.82 SQ.M.		
17) 1/2 X 24.41 X 2.65 = 32.34 SQ.M.		
TOTAL = 1959.23 SQ.M.		

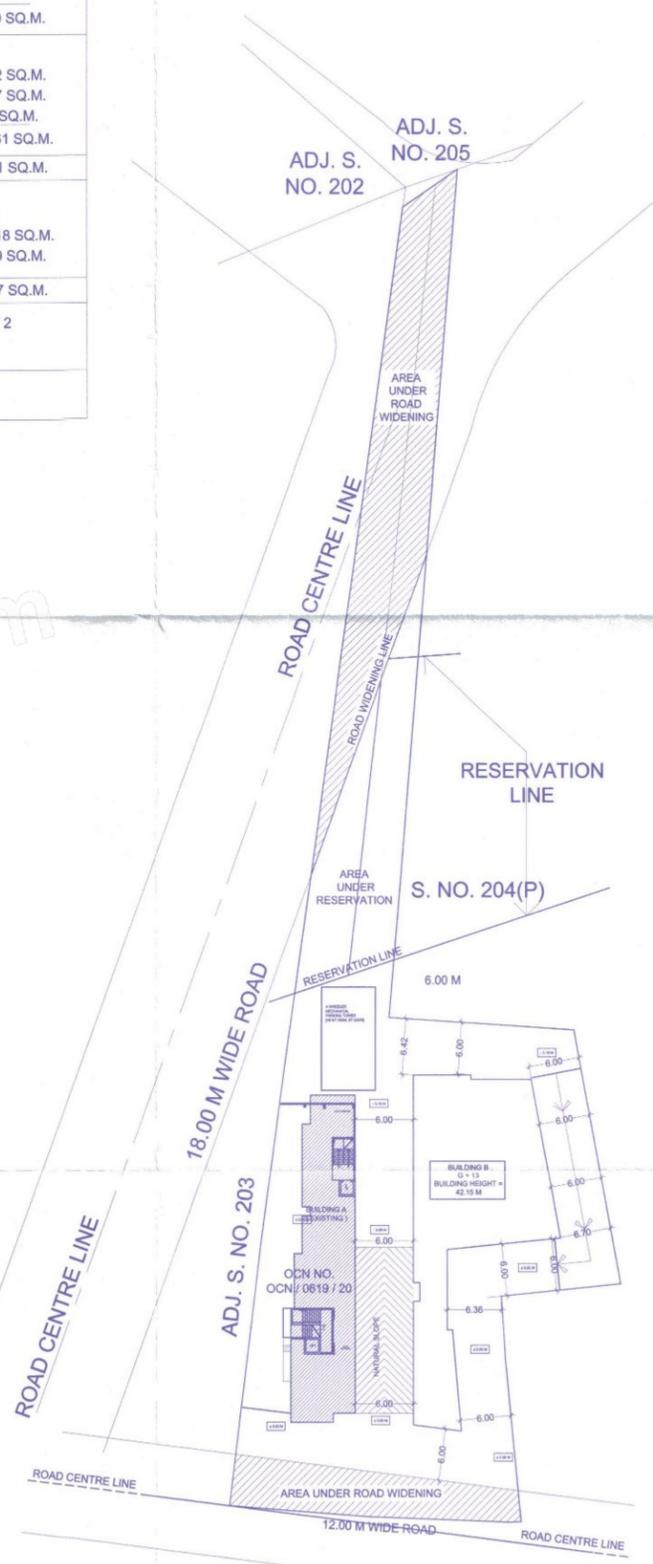
BLDG NAME	BUILT UP AREA		
	COMMERCIAL	RESIDENTIAL	TOTAL
BUILDING A	261.59	1559.73	1821.32
BUILDING B	392.93	6580.91	6973.84
TOTAL	654.52	8140.64	8795.16

FSI STATEMENT - BLDG A (EXISTING)		
FLOOR NAME	COMMERCIAL	RESIDENTIAL
LOWER GROUND FLOOR	67.70	0.00
GROUND FLOOR	79.27	0.00
STILT FLOOR	54.23	160.22
FIRST FLOOR	60.39	221.23
SECOND FLOOR	0.00	295.39
THIRD FLOOR	0.00	295.39
FOURTH FLOOR	0.00	295.39
FIFTH FLOOR	0.00	292.11
TOTAL	261.5900	1559.73
TOTAL FSI OF BUILDING A	1821.32	

FSI STATEMENT - B BUILDING		
FLOOR NAME	COMMERCIAL	RESIDENTIAL
GROUND FLOOR	392.93	0.00
FIRST FLOOR	0.00	561.64
SECOND FLOOR	0.00	561.64
THIRD FLOOR	0.00	561.64
FOURTH FLOOR	0.00	561.64
FIFTH FLOOR	0.00	561.64
SIXTH FLOOR	0.00	561.64
SEVENTH FLOOR	0.00	532.80
EIGHTH FLOOR	0.00	561.64
NINTH FLOOR	0.00	561.64
TENTH FLOOR	0.00	0.00
ELEVENTH FLOOR	0.00	546.76
TWELFTH FLOOR	0.00	527.95
THIRTEENTH FLOOR	0.00	480.28
TOTAL	392.9300	6580.9100
TOTAL FSI OF BUILDING B	6973.84	



PLOT AREA CALCULATION KEY PLAN
SCALE = 1:400



LAYOUT PLAN
SCALE = 1:400