

F.S.I & NON F.S.I STATEMENT															
BLDG.	FLOOR	BUILDING HEIGHT	TOTAL TENEMENT	TOTAL F.S.I.				NON F.S.I. AREA							
				COMM. F.S.I.	RESI. F.S.I.	TOTAL AREA	BASEMENT-3 PARKING AREA	BASEMENT-2 PARKING AREA	BASEMENT-1 PARKING AREA	LOWER GR. PARKING AREA	TOP TERRACE AREA	O.H.W.T AREA	REFUGE AREA	LIFT AREA	TOTAL CONSTRUCTION AREA
BLDG. -	SB + 2B + 1B + LG. FL (Park) + U.G. FL (Shop) + 1st (Shop) + 2nd TO 13th (RESI) FLOOR + 14th (Recreational + Resi.) & 15th (Recreational)	44.95M.	64	1094.91	7465.62	8560.53	926.00	928.00	928.00	500.00	588.60	66.25	56.80	10.00	4005.45
TOTAL			64	1094.91	7465.62	8560.53	926.00	928.00	928.00	500.00	588.60	66.25	56.80	10.00	4005.45
TOTAL AREA				8560.53				4005.45							
TOTAL AREA = (TOTAL F.S.I. + NON F.S.I.)				(F.S.I = 8560.53 SQ.M.) + (NON F.S.I = 4005.45 SQ.M.) = 12,565.98 SQ.M.											

	PROP. F.S.I (A)	PERM. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
RECREATIONAL FSI	71.24	80% - 57.00	57.00	128.24
COMM. FSI	537.04	80% - 429.63	429.63	966.67
RESI. FSI	4693.04	80% - 2815.94	2772.52	7465.56
TOTAL	5301.38	3302.47	3259.15	8560.53
PROPOSED FSI	3301.38 + 3259.15 = 6560.53 SQ.M.			

T.D.R. STATEMENT						
TDR TYPE	DR. NO.	R/R. RATE OF PLOT (A)	AREA OF DR. PURCHASE (B)	R/R. RATE OF DR. 3 YEAR (C)	INDEXING (D) (A x C)	AFTER INDEXING AREA (B x D = E)
REGULAR	008149	29180.00	221.82	24890 (2023/24)	0.853	189.30
SLUM	004897	29180.00	68.22	34700 (2023/24)	1.189	81.13
TOTAL			290.14			270.43



STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
CERTIFICATE NO. C/10652/24
DATE 14/06/24

Building Inspector Deputy Engineer
Building Development Department

F.S.I. STATEMENT					
FLOOR	COMMERCIAL F.S.I.	RESIDENTIAL F.S.I.	TOTAL F.S.I.	LIFT AREA	TOTAL TENEMENTS
BASEMENT 3			0		
BASEMENT 2			0		
BASEMENT 1			0		
LOWER GROUND			0		
UPPER FLOOR	480.78	0	480.78		
1ST FLOOR	485.89	0	485.89		
2ND FLOOR	0	604.80	604.80		5
3RD FLOOR	0	588.34	588.34		5
4TH FLOOR	0	588.34	588.34		5
5TH FLOOR	0	588.34	588.34		5
6TH FLOOR	0	588.34	588.34		5
7TH FLOOR	0	588.34	588.34		5
8TH FLOOR	0	565.29	565.29		5
9TH FLOOR	0	588.34	588.34		5
10TH FLOOR	0	588.34	588.34		5
11TH FLOOR	0	588.34	588.34		5
12TH FLOOR	0	588.34	588.34		5
13TH FLOOR	0	565.29	565.29		5
14TH FLOOR	64.12	435.18	499.30		4
15TH FLOOR	64.12	0.00	64.12		0
TOTAL	1094.91	7465.62	8560.53	10.00	64

WATER CALCULATION

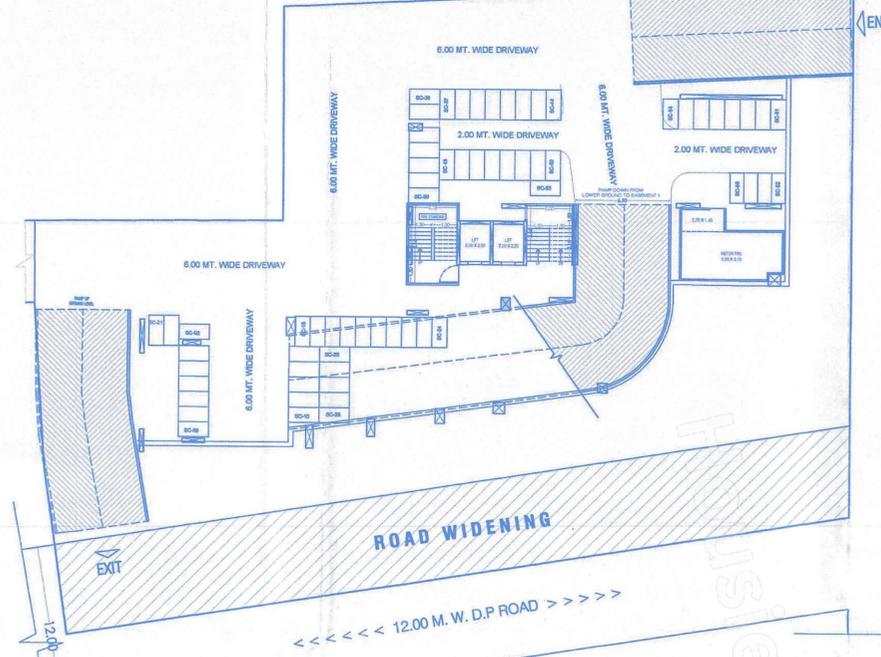
RESIDENTIAL

01) OVER-HEAD WATER TANK - FOR RESIDENTIAL
NO OF TENEMENTS = 64 X 5 X 135 LTRS = 43,200.00 LTRS
TOTAL = 43,200.00 LTRS

COMMERCIAL

02) OVER-HEAD WATER TANK FOR COMMERCIAL
SAY = 200 NO. PERSONS
WATER REQUIRED PER DAY = 200 X 45 = 9225.00 LTR
TOTAL = 43,200.00 + 9225.00 = 52,425.00 LTRS
ADD FOR FIRE FIGHTING = 20,000.00 LTRS
TOTAL OVER-HEAD CAP = 72,425.00 LTRS

FOR UNDER GR. WATER TANK = 52,425.00 X 1.20
= 62,910.00 LTRS
ADD FOR FIRE FIGHTING = 75,000.00 LTRS
TOTAL UNDER GR. PROV. = 1,37,910.00 LTRS



PARKING AREA STATEMENT

RESIDENTIAL PARKING	NO.	PARKING REQ.	PARKING PRO.
	TEN.	CAR	SC
2 TEN. HAVING CARPET AREA 40 SQ.M. TO 80 SQ.M. (1:2)	41	21	41
1 TEN. HAVING CARPET AREA 80 SQ.M. TO 150 SQ.M. (1:1)	23	23	23
TOTAL	64	44	64
5% VISITORS PARKING	3	3	3
TOTAL PARKING	67	47	67

TENEMENT NO.	PERM. CARPET AREA	CARPET AREA (PROP. BELOW 80 SQ.M.)	TENEMENT NO.	PERM. CARPET AREA	CARPET AREA (PROP. ABOVE 80 SQ.M.)
201	60.00	60.76	203	120.00	92.22
202	60.00	60.22	206	120.00	98.91
204	60.00	60.69	303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203	120.00	92.22
301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201	60.00	59.76	305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205	120.00	98.61
302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202	60.00	59.32	803, 1303	120.00	92.22
304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204	60.00	59.60	805, 1305	120.00	98.61
801, 1301	60.00	59.76	1403	120.00	92.22
802, 1302	60.00	59.32	1406	120.00	COMMUNITY HALL
804, 1304	60.00	59.60	1505	120.00	COMMERCIAL
1401	60.00	59.64			
1402	60.00	59.59			
1404	60.00	59.69			

COMMERCIAL PARKING

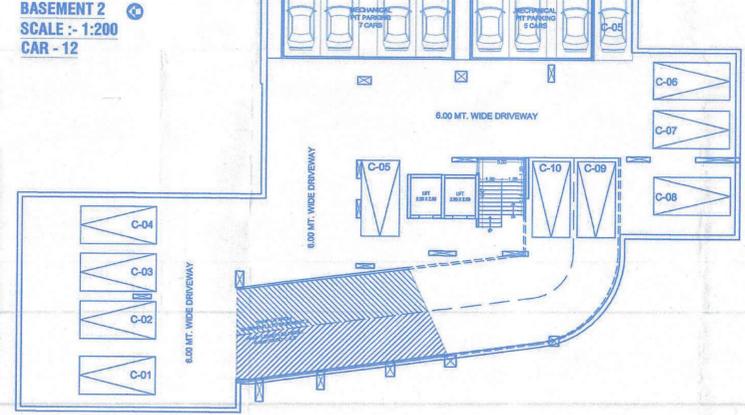
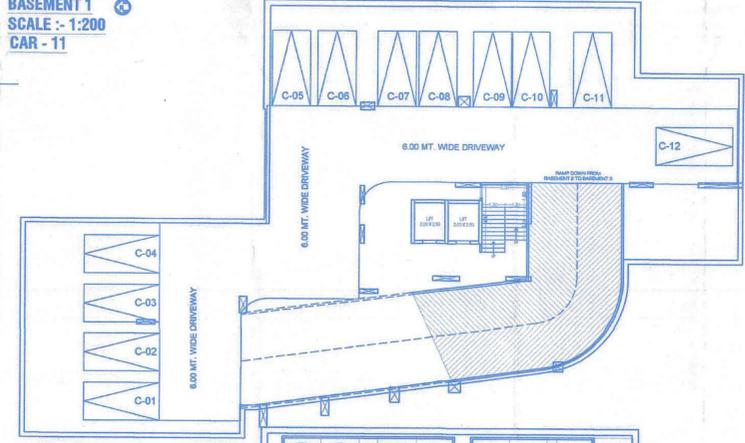
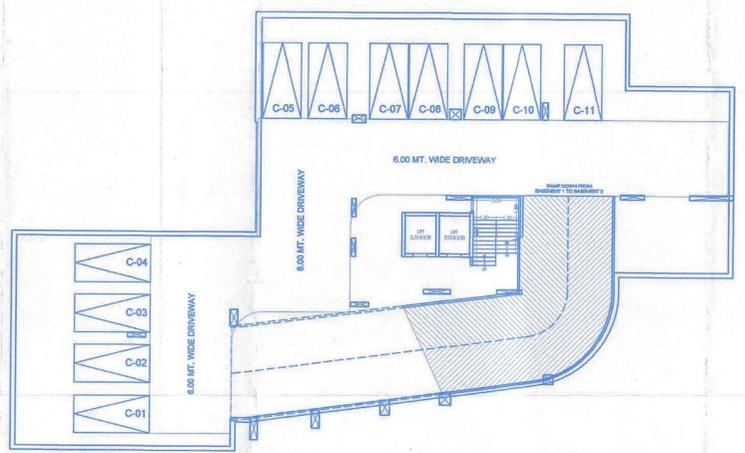
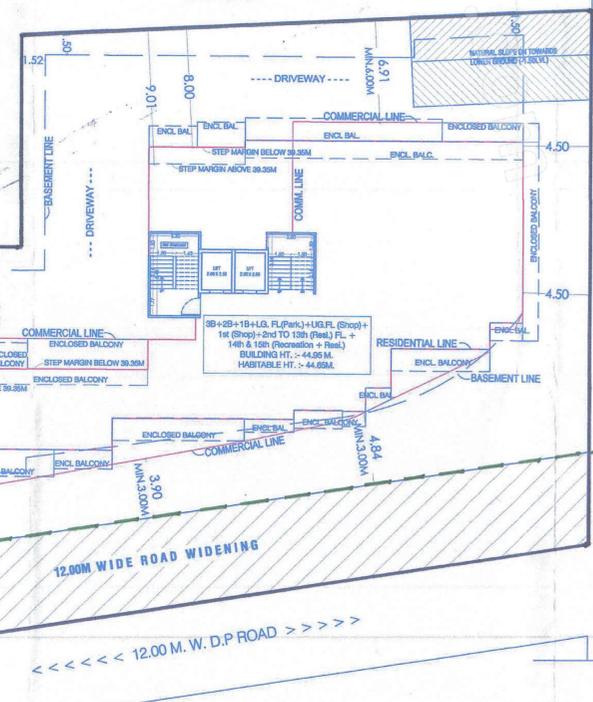
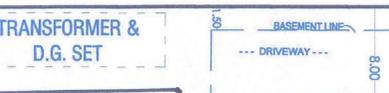
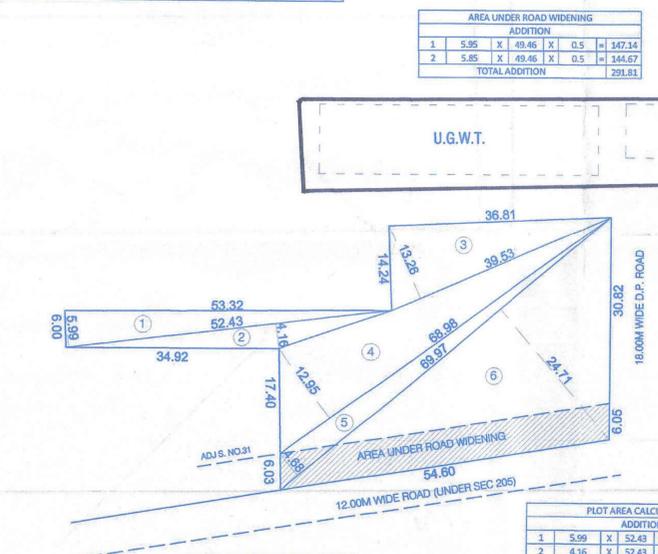
CARPET AREA	PARKING REQ.	PARKING PRO.
	CAR	SC
300 SQ.M. HAVING CARPET AREA OR FRACTION OF THERE FOR SHOP (2:8)	931	19
TOTAL	19	19
5% VISITORS PARKING	3	3
TOTAL PARKING	22	22

ROAD WIDENING CALCULATION

AREA UNDER ROAD WIDENING	ADDITION
1 5.95 X 49.46 X 0.5	= 147.34
2 5.85 X 49.46 X 0.5	= 144.67
TOTAL ADDITION	292.01

SANITARY REQUIREMENTS

CARPET AREA IN SQ.M.	NO. OF PERSONS	Required
Shop	137	1 PER 25 PERSONS
U.G. Floor Carpet	408.66 / 3 = 136.22 Nos.	1 PER 25 PERSONS
Shop 1st Floor Carpet	136 - 69 = 205 nos.	1 PER 25 PERSONS
413.00 / 6 = 68.83 Nos.	Ladies - 68	1 PER 25 PERSONS



PREVIOUSLY SANCTION DETAILS

COMMENCEMENT CERTIFICATE NO. 01/CC/0845/23, DATE: 19/7/2023

AREA STATEMENT

NO.	DESCRIPTION	SQ.M.
01	AREA OF PLOT	2005.61
a)	As per ownership documents (7/12, CTS extract)	2005.61
b)	As per measurement sheet	-----
c)	As per site	-----
02	DEDUCTION FOR	
a)	Proposed 18.00 M. D.P. (R/L) Road widening area/Service Road/Highway Widening	291.81
b)	Any D.P. Reservation Area	-----
c)	Total (a+b)	291.81
03	Gross Area Of Plot (1-2)	1713.80
04	Amenity Space (if applicable)	-----
a)	Required as per layout	-----
b)	Proposed	-----
c)	Balance proposed	-----
05	Net Area Of Plot (03-04c)	1713.80
06	Recreational Open Space 10% @ S.no. 5 (if applicable)	-----
a)	Required	-----
b)	Proposed	-----
07	Internal Road Area	-----
a)	Proposed area (if applicable)	1713.80
08	Build Up Area With Reference To Basic F.S.I. As Per Front Road Width (S.no. 65 X 1.18)	1885.18
a)	Additional F.S.I. On Payment Of TDR Premium - 3.09 @ S.no. 1	PERM. PROP.
b)	Max. Premium FS-based On Road Width/TDR Zone (0.75%) (0.5-1.1) X 0.75 X 2005.61	3610.09
c)	Proposed FSI On Payment Of Premium	-----
11	In-Situ Area Against D.P. Road (2.0 x or no 2 (a) if applicable (2 x 291.81)	583.62
a)	In-Situ Area Against Amenity Space if Handled Over (2.00 Or 1.85 X S.no. 5/8) Area / Or (a) (2.00)	-----
b) TDR Area = (S.no. 01X 50%) 20% = 1203.36 SQ.M. (0.5-1.1) X 0.25 X 2005.61	619.74	
i) Regular @ 70% = 189.30 SQ.M.	189.30	
ii) Slum @ 30% = 81.13 SQ.M.	81.13	
c) Total In-Situ TDR loading proposed (11a) + (b) + (c)	1203.36	
12	Additional F.S.I. Area Under Chapter No. 67 (Additional ground @ S.no. 9 9% - gold rate) (1885.18 X 9%)	94.26
13	Total Entitlement Of F.S.I. In The Proposal	
a)	(9 + 10) + 11 (a) Or 12 Whichever Is Applicable	6792.89
b)	PERM. Area, Ancillary area upto 80% with payment of charges = (71,340.00 - 57,000)	5301.38
c)	PERM. Comm. Ancillary area upto 80% with payment of charges = (207,280.00 - 49,800)	157,480.00
d)	PERM. Ancillary area upto 60% with payment of charges = (489,08 X 0.6) = 293,448 (PERM) 2772.28 (PROP.)	4075.74
e)	Total entitlement (a+b+c)	10669.63
f)	Proposed Recreational Built-up Area	8,600.53
14	Maximum Utilization Limit Of F.S.I. (Building Potential) Permissible As Per Road Width (As per regulation no. 6.1 and 206.3 or 6.4 as applicable (4 X 1.60 Or 1.80))	8,600.53
15	Total Built-up Area In Proposal (excluding area @ sr.no 17 b)	
a)	Proposed Recreational Built-up Area	128.24
b)	Proposed Commercial Built-up Area	966.67
c)	Proposed Residential Built-up Area	7465.62
d)	Total (a+b+c)	8560.53
16	F.S.I. Consumed (15e/1)	

CERTIFICATE OF AREA

Certifies That The Plot Under Reference Was Surveyed By Me On _____ And The Dimensions Of Same Are: As Per Stated On Plot As Attached On Site And The Area As Shaded Out Tallies With The Area Stated in Document of Ownership / T.P. Scheme Record / Land Record Department / City Survey Record.

ARCHITECT SIGN: _____

OWNER'S DECLARATION, NAME & SIGN.

I, the undersigned hereby declare that the above plan is true and correct and is approved by the Building Development Department, Pune.

MR. NARENDRA MALINDER BALWADKAR

PROJECT :- PROPOSED LAYOUT OF BUILDING (COMM. + RESIDENTIAL) ON S.NO. 29/6, 29/6/1 + 31/5/2, 31/5/7, 31/6/8, 31/6/12 & 31/6/13, AT BALEVADI, TAL-HAVELI, DIST. PUNE.

ARCHITECT :-

JAY AERAM & ASSOCIATES

ADDRESS :- 403, ANSHY CENTRE, C.T.S. NO. 1000 + 51, TALUK ROAD, SHARADWADI PETH, PUNE, 411002.

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PHONE NO. :- +91 9099929442

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
800	13.08.2024	1:100		Swati	AR, JAY SIR