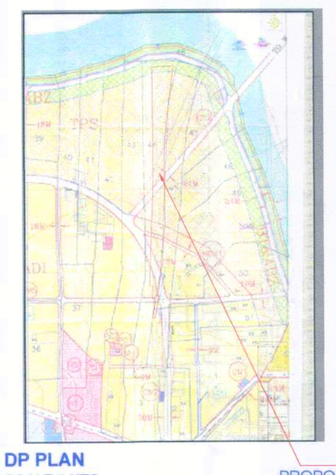
STAMP OF APPROVAL | 01/15

LAYOUT PLAN

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO: 4475/24
DATE 28/3/25

Jr/Sub Engineer — Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

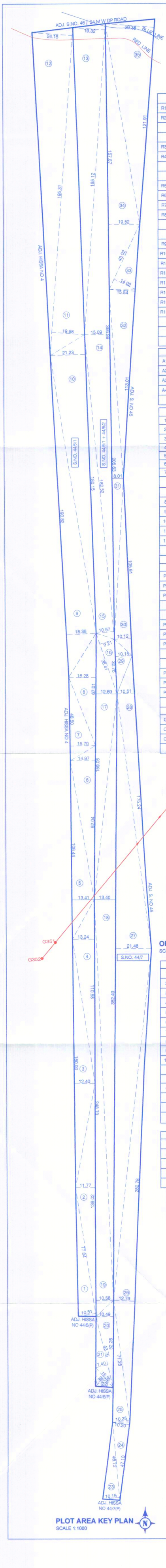


DP PLAN
SCALE 1:NTS

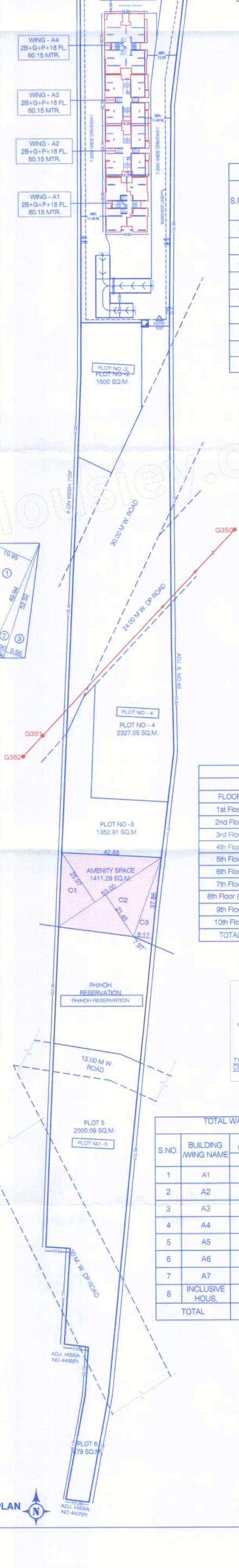
PROPOSED SITE

GOOGLE LOCATION PLAN
SCALE 1:NTS

PROPOSED SITE



PLOT AREA KEY PLAN
SCALE 1:1000



LAYOUT PLAN
SCALE 1:1000

AREA UNDER 30 M. WIDE ROAD							
R1	1/2	X	95.79	X	29.39	=	1407.63
R2	1/2	X	103.55	X	29.04	=	1503.44
TOTAL						=	2911.07
AREA UNDER 24 M. WIDE DP ROAD							
R3	1/2	X	33.39	X	5.02	=	83.81
R4	1/2	X	75.43	X	17.01	=	641.53
TOTAL						=	725.34
AREA UNDER 12 M. WIDE SERVICE ROAD							
R5	1/2	X	28.52	X	10.17	=	145.02
R6	1/2	X	28.52	X	11.74	=	167.41
R7	1/2	X	17.76	X	8.70	=	77.26
R8	1/2	X	17.76	X	6.20	=	55.06
TOTAL						=	444.75
AREA UNDER 30 M. WIDE DP ROAD							
R9	1/2	X	48.16	X	10.05	=	242.00
R10	1/2	X	66.22	X	13.98	=	462.84
R11	1/2	X	29.83	X	22.03	=	328.58
R12	1/2	X	34.98	X	10.58	=	185.04
R13	1/2	X	34.98	X	3.55	=	62.09
R14	1/2	X	39.75	X	1.86	=	36.97
R15	1/2	X	51.48	X	10.41	=	267.95
R16	1/2	X	19.24	X	1.94	=	18.66
TOTAL						=	1604.14
TOTAL AREA UNDER ROAD WIDENING							
2911.07+725.34+444.75+1604.14						=	**5685.30**
AREA UNDER RESERVATION							
A1	1/2	X	50.30	X	8.71	=	219.06
A2	1/2	X	59.10	X	23.44	=	692.65
A3	1/2	X	59.10	X	7.97	=	235.51
A4	1/2	X	56.49	X	28.03	=	791.71
TOTAL						=	1938.93
AREA CALCULATION FOR PLOT - 1							
1	1/2	X	198.36	X	45.24	=	4486.90
2	1/2	X	203.53	X	28.10	=	2859.65
3	1/2	X	203.53	X	28.47	=	2897.31
4	1/2	X	147.55	X	47.02	=	3468.90
5	1/2	X	186.82	X	38.42	=	3588.81
6	1/2	X	119.68	X	32.25	=	1929.84
7	1/2	X	95.79	X	29.73	=	1424.01
TOTAL						=	20655.43
AREA CALCULATION FOR PLOT - 2							
8	1/2	X	53.02	X	5.49	=	145.54
9	1/2	X	47.10	X	8.24	=	194.05
10	1/2	X	50.33	X	12.05	=	303.24
11	1/2	X	42.65	X	18.90	=	403.04
12	1/2	X	36.705	X	16.73	=	307.04
TOTAL						=	1352.91
AREA UNDER SUBPLOTS							
AREA CALCULATION FOR PLOT NO 3							
P1	1/2	X	62.48	X	32.29	=	1008.74
P2	1/2	X	53.02	X	34.02	=	901.87
P3	1/2	X	42.44	X	19.63	=	416.44
TOTAL						=	2327.05
AREA CALCULATION FOR PLOT NO 4							
P4	1/2	X	35.03	X	19.53	=	342.07
P5	1/2	X	86.83	X	11.52	=	500.14
P6	1/2	X	86.83	X	26.67	=	1157.88
TOTAL						=	2000.09
AREA CALCULATION FOR PLOT NO 5							
P7	1/2	X	44.24	X	9.60	=	212.35
P8	1/2	X	44.87	X	9.04	=	202.81
P9	1/2	X	19.20	X	6.65	=	63.84
TOTAL						=	479.00
AREA UNDER AMENITY							
C1	1/2	X	53.00	X	25.97	=	688.21
C2	1/2	X	53.00	X	21.45	=	568.43
C3	1/2	X	37.86	X	8.17	=	154.65
TOTAL						=	1411.29

OPEN SPACE AREA KEY PLAN
SCALE 1:1000

AREA CALCULATION FOR OPEN SPACE - 1							
1	3/8	X	4.26	X	0.88	=	2.50
2	1/2	X	29.47	X	11.52	=	169.75
3	1/2	X	50.73	X	20.52	=	520.49
4	1/2	X	35.56	X	6.19	=	110.06
5	1/2	X	43.33	X	27.20	=	589.29
6	1/2	X	23.23	X	28.50	=	331.03
7	1/2	X	28.66	X	7.62	=	109.19
8	1/2	X	29.11	X	3.75	=	54.58
9	3/8	X	6.36	X	1.32	=	5.60
10	1/2	X	20.65	X	2.53	=	26.12
TOTAL						=	1918.60
DEDUCTION							
d	3/8	X	6.36	X	1.32	=	5.60
TOTAL						=	5.60
NET AREA							
			1918.60	-	5.60	=	1913.01

AREA CALCULATION FOR OPEN SPACE - 2							
1	1/2	X	49.94	X	19.95	=	498.15
2	1/2	X	52.52	X	5.90	=	154.93
3	1/2	X	52.52	X	9.56	=	251.05
4	3/8	X	6.36	X	1.33	=	5.64
TOTAL						=	909.77

FSI + NON FSI AREA STATEMENT FOR EC			
SR.NO.	DESCRIPTION		AREA (SQ.M)
1	F.S.I. AREA		52061.74
2	NON F.S.I.		74020.84
	2.1	PARKING + SERVICES + OTHERS (BALCONY,TOP TERRACE, REFUGE, AMENITY AREA, LIFT)	68,114.32
	2.2	INCLUSIVE HOUSING	5906.52
	TOTAL NON F.S.I		74020.84
	TOTAL F.S.I. AREA + TOTAL NON F.S.I		126082.58

INCLUSIVE HOUSING AREA STATEMENT				
BUILDING NAME	FLOOR	B/UP AREA	BLDG. HT.	TENEMENT NO.
INCLUSIVE HOUSING	P+10 FLOOR	5906.52	32.00 M	79
PERMISSIBLE BASIC FSI = 26814.48 X 1.10 X 20% PERMISSIBLE AREA FOR INCLUSIVE HOUSING 20% = 5899.18 SQ.M. PROPOSED INCLUSIVE HOUSING AREA = 5906.52 SQ.M.				

PREMIUM AREA STATEMENT								
SANCTION DETAILS	DEVELOPMENT INCLUDING INCLUSIVE HSG. AREA		UPKAR	RADA-RODA	C & D CHARGES	COLUMN EXCAVATION	PAID FSI AREA SQ.M.	ANCILLARY AREA SQ.M.
	COMM.	RESI.+ INCL. HSG.	RESI.+ INCL. HSG.	RESI.+ INCL. HSG.	TOTAL B/UP	RESI.+ INCL. HSG.		
PREV. SANCTION	1160.32	51091.57	51091.57	51091.57	2437.00	150.00	4035.70	16779.29
PROPOSED	0.00	57,968.26	57,968.26	57,968.26	2898.41	300.00	4035.70	19354.59
DIFFERENCE	0.00	6876.69	6876.69	6876.69	461.41	150.00	0.00	2575.30

TOTAL FSI STATEMENT						
S.NO.	BUILDING/ WING NAME	FLOOR	RESIDENTIAL	TOTAL B/UP AREA (COMM.+RESI.)	BLDG. HT. METER	TENEMENT NO.
2	A1	2B+G+P+18 FL.	6777.09	6777.09	60.15	70
3	A2	2B+G+P+18 FL.	5180.01	5180.01	60.15	34
4	A3	2B+G+P+18 FL.	5180.01	5180.01	60.15	34
5	A4	2B+G+P+18 FL.	7559.31	7559.31	60.15	70
6	A5	4B+G+P+25 FL.	11332.74	11332.74	83.85	98
7	A6	4B+G+P+24 FL.	9666.77	9666.77	80.50	47
8	A7	4B+G+P+14 FL.	6365.81	6365.81	49.75	54
TOTAL			52061.74	52061.74		407.00
TOTAL B/UP AREA (RESIDENTIAL)				52061.74		

TOTAL PARKING STATEMENT					
S.NO.	BUILDING / WING NAME	REQUIRED		PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER
1	A1	37	74	37	74
2	A2	36	36	36	36
3	A3	36	36	36	36
4	A4	55	74	55	74
5	A5	77	103	77	103
6	A6	25	49	25	49
7	A7	43	57	43	57
8	INCLUSIVE HOUS.	42	84	42	84
TOTAL		351	513	351	513

FSI STATEMENT (INCLUSIVE HOUSING)		
FLOOR	B/UP AREA	TENE. NO.
1st Floor	599.57	8
2nd Floor	592.73	8
3rd Floor	592.73	8
4th Floor	592.73	8
5th Floor	592.73	8
6th Floor	592.73	8
7th Floor	592.73	8
8th Floor (R.F.)	565.11	7
9th Floor	592.73	8
10th Floor	592.73	8
TOTAL	5906.52	79.00

TYPICAL SECTION THROUGH COMPOUND WALL

TOTAL WATER CALCULATION			
S.NO.	BUILDING /WING NAME	OVER HEAD WATER TANK	UNDER GROUND WATER TANK
		RESIDENTIAL	
1	A1	72250	270875
2	A2	47950	234425
3	A3	47950	234425
4	A4	72250	270875
5	A5	91150	299225
6	A6	56725	247588
7	A7	61450	254675
8	INCLUSIVE HOUS.	73325	129987.50
TOTAL		388275.00	1557413.00

TABLE - A PLOT AREA AFTER SUBDIVISION							
SR.NO.	PLOT NO	AREA AS PER TRIANGULATION	AREA UNDER RESERVATION				GROSS PLOT AREA
			ROAD WIDENING	PH/HDH RESERVATION	AMENITY SPACE	TOTAL DEDUCTION	
A	B	C	D	E	F	G=(D+E+F)	H = (C+G)
1	PLOT NO-1	19155.43	5685.30	1938.93	1411.29	9035.52	28190.95
2	PLOT NO-2	1500.00	--	--	--	--	1500.00
4	PLOT NO-3	1352.91	--	--	--	--	1352.91
5	PLOT NO-4	2327.05	--	--	--	--	2327.05
6	PLOT NO-5	2000.09	--	--	--	--	2000.09
7	PLOT NO-6	479.00	--	--	--	--	479.00
	TOTAL	26814.48	5685.30	1938.93	1411.29	9035.52	35850.00

A	AREA STATEMENT				SQ.M.
1	Area of Plot (Minimum area of a,b,c,to be considered)				35850.00
	a) As per ownership document (7/12, CTS extract)				35850.00
	b) As per Triangulation of Demarcation				35854.07
	c) as per site				35850.00
2	Deductions for				0.00
	a) Area Under 30.00 M W Road widening Area 1604.14 + 2911.07				4515.21
	b) 24 Under 24 M W DP Road				725.34
	c) Area Under 12 M W DP Road				444.75
	d) Area Under PH/HDH Reservation				1938.93
	Total (a+b+c+d)				7624.23
3	Balance Area of Plot (1-2)				28225.77
4	Recreational Open Space				
	a) Required 10%				2822.58
	b) Proposed (Open Space 1+2) i.e				2822.78
5	Amenity Space				
	a) Required as per UDCPR - 5%				1411.28
	Proposed Amenity Space				1411.29
6	Service Road & Highway Widening				0.00
7	Internal Road area				0.00
8	Net Area of Plot for FSI Calculation [3-5b]				26814.48
	AFTER SUBDIVISION	**PLOT NO-1**	**PLOT NO-2**	**PLOT NO-3**	**TOTAL**
9	a) Gross Plot Area After Subdivision	28190.95	1500.00	1352.91	31043.86
	b) Net Plot Area After Subdivision	19155.43	1500.00	1352.91	22008.34
	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 9 X 1.10)	21070.97	0.00	1488.20	22559.17
10	Addition of FSI on payment of premium				
	a) Maximum permissible premium FSI 50% of Gross Plot - based on road width (as per table A)	14095.48	750.00	676.46	15521.93
	b) Proposed FSI on payment of premium	4035.70	0.00	0.00	4035.70
11	In-situ FSI / TDR loading (Permissible 1.4X Sr.No 9)	39467.33	0.00	0.00	39467.33
	a) In-situ area against D.P. road *[2.0 x Sr. No. 2 (a)]if any*				
	i) 30 M W Road (3069.98 X 2)	6139.96	0.00	0.00	6139.96
	ii) 24 M W Road (701.11 X 1)	701.11	0.00	0.00	701.11
	iii)12 M W Road (309.90 X 2)	309.90	0.00	0.00	309.90
	b) In-situ area against Amenity Space if handed over *[2.0 x Sr. No. 4 (b / (c))* (1411.29 X 20 = 2822.58)	0.00	0.00	0.00	0.00
	c) TDR Area (Sr.No. 9a x 1.4 -11 a+b)	0.00	0.00	0.00	0.00
	d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	7150.97	0.00	0.00	7150.97
12	Additional FSI area under Chapter No. 7				
13	Total Entitlement of FSI in the proposal				
	a) [9(b) + 10(b)] or 12 whichever is applicable	32257.64	0.00	1488.20	33745.84
	b) Ancillary Area FSI upto 60% or 80 %	19354.59	0.00	0	19354.59
	c) Total entitlement (13a+b)	51612.23	0.00	1488.20	53100.43
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width [(9(a) X 3 X 1.60]	135316.56	7200.00	6493.97	149010.53
15	Total Built-Up Area in proposal	0.00	0.00	0.00	52061.74
16	FSI Consumed	0.00	0.00	0.00	2.37
17	Area for Inclusive Housing, if any				
	a) Required (20% of (26814.48 X1.1 = 29495.92 X 20%))				5899.18
	b) Proposed				5906.52

LEGEND

Plot Boundary Shown Thick Black	Water Line Shown Black (Dotted)
Proposed Work Shown Red	Existing Work To BE Retained Blue
Drainage Line Shown Red(Dotted)	Existing Work To Be Demolished Yellow

PROJECT NAME & ADDREESS

PROPOSED PROJECT ON SR. NO. 44 /5/ 1, 44/ 6/ 1(P),44/ 6 /2(P) & 44/7
AT-BALEWADI, TAL. - HAVELI, DIST-PUNE.

OWNER/PAH NAME	SIGNATURE
M/S. Selenite Properties LLP. Through Mantra Properties and Developers Through MR. Rohit Ghanshyam Gupta (Director)	

"AUTHENTICITY OF ALL ORIGINAL DOCUMENTS AND TRUE COPIES OF DOCUMENTS SUBMITTED IS NOT CERTIFIED BY THE ARCHITECT."

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF ARCHITECT. IT SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER AND SHALL BE USED ONLY FOR THE JOB FOR WHICH IT IS ISSUED.

ARCHITECT
MITESH SIDHPURA & ASSOCIATES
AR. MITESH SIDHPURA
C.O.A. REGI. NO. CA/2010/48550
Sector No.25, Plot no.616, PCNTDA, Nigdi, Pune - 411044
Contact No. +91 9371989838
E-mail- mitesh2020@gmail.com

DATE	SCALE	DRN. BY	CHECKED. BY
02-04-2025	1:1000	CHAITALI	MS

NORTH N

ARCHITECT SIGN

Housiey.com