

ANCILLARY AREA DETAILS TABLE			
PERM. RESIDENTIAL ANCILLARY	PROP. RESIDENTIAL ANCILLARY	PERM. NON-RESIDENTIAL ANCILLARY	PROP. NON-RESIDENTIAL ANCILLARY
8775.00	3860.28	0.00	0.00

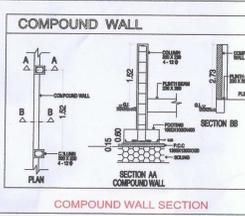
TDR AREA STATEMENT			
PERM. TDR	PROP. TDR	D.R.C. NO.	D.R.C. TYPE
4225.00	0.00		

R/G CALCULATIONS		
NAME	AREA	
R.G.1	660.45	
<b>Total RG Area</b>	<b>660.45</b>	

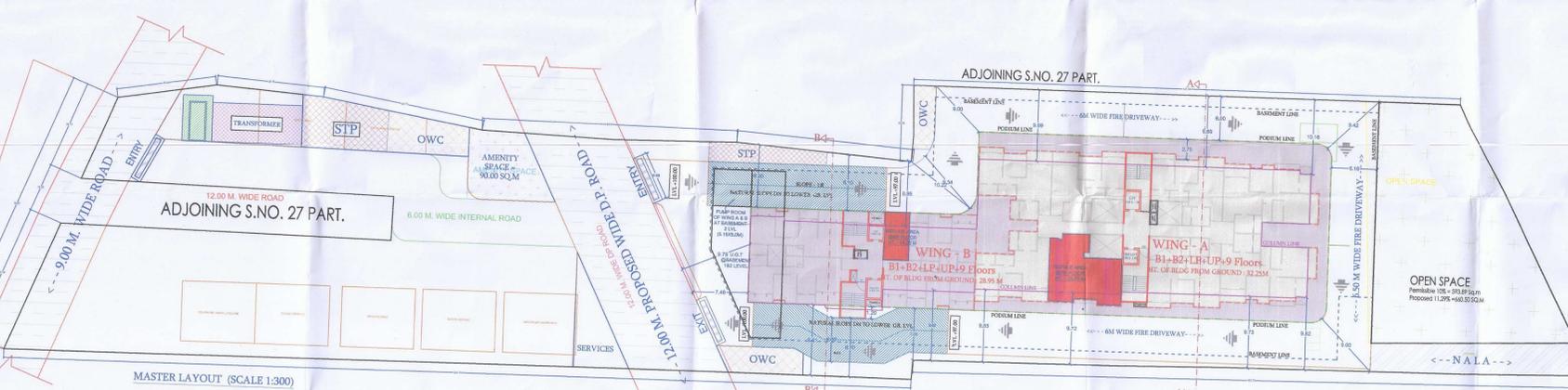
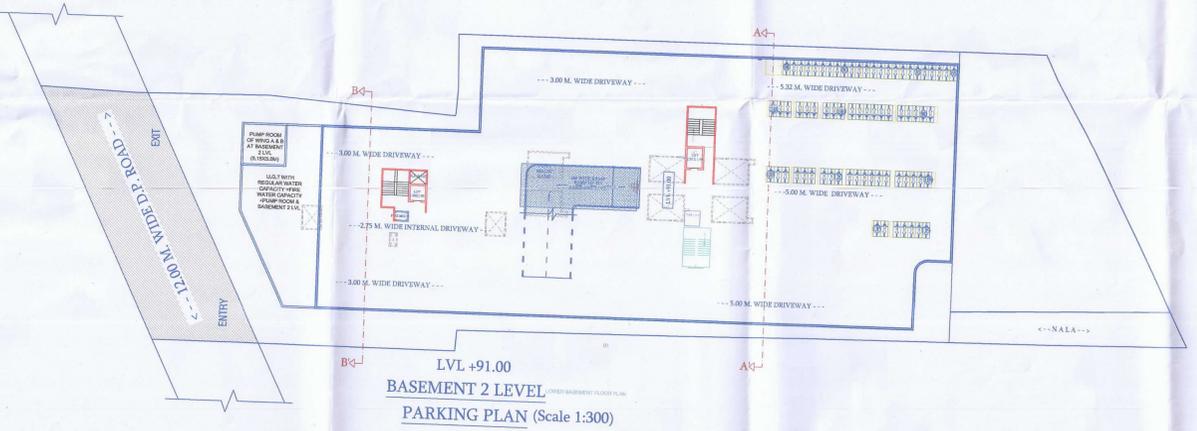
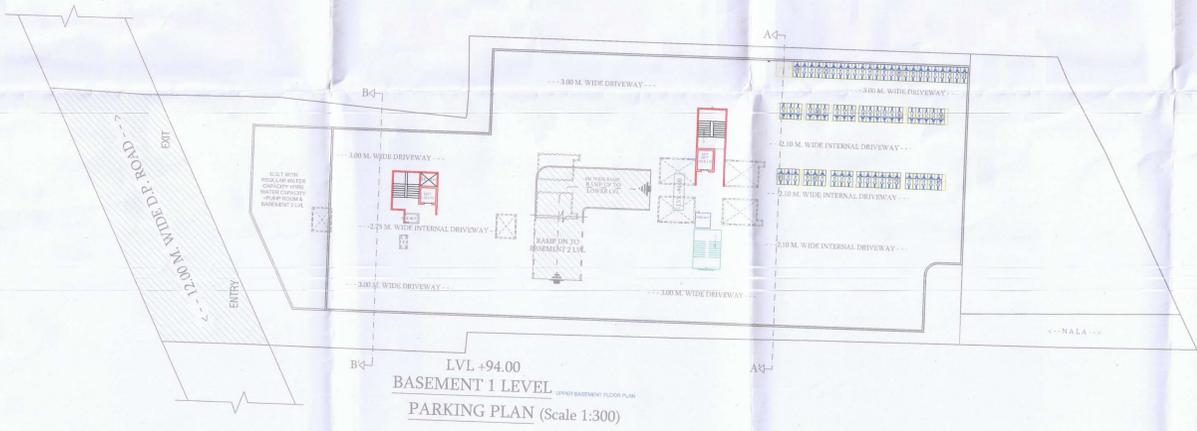
TANK CALCULATION DETAILS					
TANK	REQUIREMENT	OCCUPANT	CONSUMPTION	REQUIRED	PROPOSED
		THAT/AREA/FAC	PER DAY (LIT)	CAPACITY (LIT)	CAPACITY (LIT)
Apartment (TENEMENT)		100.00	100.00	670.00	7150.00
CHWT		0.00	0.00	0.00	0.00
WWT		0.00	0.00	0.00	0.00
<b>TOTAL</b>				<b>670.00</b>	<b>7150.00</b>

PARKING CALCULATION					
TYPE	VEHICLE NAME	CARPET AREA/FSI (SQ.M)	TENEMENT (NO.)	VEHICLE	REQD.
Residential	Car	0 - 29.99	2	0	0
Residential	Car	30.00 - 39.99	2	0	1
Residential	Car	40.00 - 79.99	2	87	1
Residential	Car	80.00 - 149.99	1	19	1
Residential	Car	150.00 - ...	1	0	2
Residential	Scooter	0 - 29.99	2	0	2
Residential	Scooter	30.00 - 39.99	2	0	2
Residential	Scooter	40.00 - 79.99	2	87	2
Residential	Scooter	80.00 - 149.99	1	19	1
Residential	Scooter	150.00 - ...	1	0	1

PARKING SIZE/AREA					
NAME	REQUIRED	PROPOSED	ADJUSTED	NOG	AREA
Car	62	708.35	70	448.20	0
Car-S	31	320.85	12	124.20	0
Scooter	196	212.00	135	270.50	0
Cycle	0	0.00	9	0.90	0
Visitors Car	2	25.00	2	25.00	0
Visitors Scooter	5	10.00	5	10.00	0
Loading/Unloading	0	0.00	0	0.00	0
Misc Bus	0	0.00	0	0.00	0
<b>TOTAL</b>					



BUILDING WISE FSI STATEMENT						
BUILDING	RESI	NON RESI	BALC	PASS	STAIR	LIFT
A-1 (BLDG)	6918.29	0.00	631.90	546.20	404.78	115.76
B-1 (BLDG)	3311.11	0.00	461.32	138.31	311.31	50.67
<b>Total</b>	<b>10229.40</b>	<b>0.00</b>	<b>1093.20</b>	<b>684.50</b>	<b>716.07</b>	<b>206.42</b>



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MUNICIPAL CORPORATION  
POONA

**PROJECT TYPE - Building Development**

BCP No: 187/0019/22  
BPCC No: 12/2008/14  
Case Type: Residential Building  
Project Type: Revised QR CODE

**SEAL OF APPROVAL**

APPROVED SUBJECT TO CONDITIONS, APPROVED UNDER COMMENCEMENT CERTIFICATE NUMBER MENTION ABOVE.

**PROJECT INFORMATION**

CASE TYPE: Non-Congested Area  
LOCATION: [Blank]

AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	6500.00
(a) As per measurement document (7/12, CTS extract)	6500.00
(b) as per measurement sheet	6555.65
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. RW Area/Service Road /Highway	426.26
(b) Any D.P. Reservation area	134.83
(c) Area not included in proposal	0.00
(d) Area not in possession	0.00
(Total a+b+c+d)	561.09
3. BALANCE PLOT AREA (1 - 2)	5938.91
4. AMENITY SPACE (if applicable)	
(a) Required	0.00
(b) Adjustment of 2(b), if any -	000.00
(c) Balance Proposed -	90.00
5. NET PLOT AREA (3-4(c))	5848.91
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	593.89
(b) Proposed -	666.45
7. INTERNAL ROAD AREA	380.34
8. PLOTABLE AREA (if applicable)	0.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.No.5 x Base FSI)	6432.80
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) Maximum permissible premium FSI - based on road width / TOD Zone	3250.00
(b) Proposed FSI on payment of premium.	0.00
11. IN-SITU AND TDR LOADING	
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.00
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and 1 or (c)],	000.00
(c) TDR area (Permissible TDR - 4225.00)	0.00
(d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	0.00
13. TOTAL ENTITLEMENT OF FSI	
(a) [9 + 10(b)+(11(d)) or 12 whichever is applicable	6433.80
(b) Ancillary FSI (upto 60%or0% with payment of charges) (Resi ancillary - 3860.28),(Non-Resi ancillary - 0.00)	3860.28
(c) Total entitlement (a+b)	10294.08
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) Permissible As Per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8)	23188.29
15. TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at sr.no.17 b)	
(a) Existing Built-up Area.	0.00
(b) Proposed Built-up Area (as per 'P-line') (Residential BUA - 10229.40, Non-Resi BUA - 0.00)	10229.40
(c) Total (a+b)	10229.40
16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above.	1.60
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

**BP CC CONDITION - A**

1. The area of the plot shall be as per the approved layout plan and shall not be less than the area of the plot as shown in the approved layout plan.

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**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 records department/ city survey records.

**OWNER'S DECLARATION**

I/We undersigned hereby confirm that I/We would abide by plans approved by authority / collector. I/We would execute the structure as per approved 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.

**LEGEND**

PLOT BOUNDARY SHOWN THICK BLACK  
PROPOSED WORK SHOWN RED FILLED IN  
DRAINAGE LINE SHOWN RED DOTTED  
WATERLINE SHOWN BLUE DOTTED  
EXISTING TO BE RETAINED HATCHED  
DEMOLITION SHOWN HATCHED YELLOW

**OWNER'S NAME & SIGN :**  
RAM INDIA LANDHOLDING  
GARTNERMR. VIKRAM AGARWAL

**ARCH. NAME SIGN & ADD**  
ABHISHEK ASHOK PANSE

**PROJECT INFORMATION**

PLOT NO: [Blank]  
USE: Residential Building  
SUBUSE: Apartment  
NODE/SURVEY: [Blank]  
SECTOR NO: [Blank]  
PLOT ADDRESS: Survey No:27/14, 27/25, 10/2A/30, 10/2A/31, 10/2A/32, 10/2A/34,  
Plot No:G+GA+GB,CTSNo.,Final Plot No.,Peth:Kharadi

PERMIT NO: ACDR/0117/24  
INWARD NO: 023  
KEY NO: 023  
SCALE: 1:100  
DATE: 14-01-2025  
SHEET NO: 2