

BUILDING WISE F.S.I. STATEMENT					
BLDG NO.	FLOOR NO.	BUILD. HT. FROM GR.LVL. (M)	COMM.	F.S.I. AREA (SQ.M.)	TNMTS.
(1)	(2)	(3)		(4)	(5)
A	B2+B1+G.+3P+AMENITY+15 FLOOR	73.25	0.00	7654.23	60
B	B2+B1+G.+3P	18.75		115.18	0
<b>TOTAL</b>				<b>7769.41</b>	<b>60</b>

Form of Statement 2 [Sr.No.9(a)] Proposed Building					
BLDG NO.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)			TNMTS.
(1)	(2)	COMM.	RESI.	RESI.	(4)
WING A	BASEMENT-1		0.00	0	
	BASEMENT-1		0.00	0	
	GROUND FLOOR		101.55	0	
	UPPER PARKING-1 FLOOR		0.00	0	
	UPPER PARKING-2 FLOOR		0.00	0	
	UPPER PARKING-3 FLOOR		0.00	0	
	AMENITY FLOOR		476.88	0	
	1ST FLOOR		474.82	4	
	2ND FLOOR(REFUGE)		459.32	4	
	3RD FLOOR		474.82	4	
	4TH FLOOR		474.82	4	
	5TH FLOOR		474.82	4	
	6TH FLOOR		474.82	4	
	7TH FLOOR(REFUGE)		459.32	4	
	8TH FLOOR		474.82	4	
9TH FLOOR		474.82	4		
10TH FLOOR		474.82	4		
11TH FLOOR(REFUGE)		459.32	4		
12TH FLOOR		474.82	4		
13TH FLOOR		474.82	4		
14TH FLOOR		474.82	4		
15TH FLOOR		474.82	4		
<b>TOTAL AREA=</b>		0.00	7654.23	60	

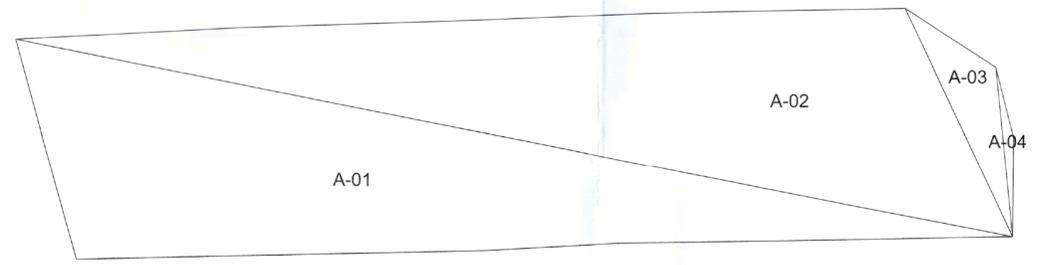
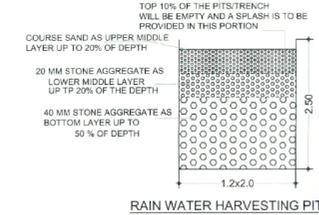
Form of Statement 2 [Sr.No.9(a)] Proposed Building					
BLDG NO.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)			TNMTS.
(1)	(2)	RESI.	RESI.	RESI.	(4)
WING B	BASEMENT-1	0.00	0		
	BASEMENT-1	0.00	0		
	GROUND FLOOR	115.18	0		
	UPPER PARKING-1 FLOOR	0.00	0		
	UPPER PARKING-2 FLOOR	0.00	0		
<b>TOTAL AREA=</b>		115.18	0	0	



LOCATION PLAN

PARKING CALCULATION- BUILDING A,B							
TYPE	CARPET AREA /FSI (M2)	TNMTS. (NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	30	1	15	2	30
RESIDENTIAL	80-150	1	30	1	30	1	30
<b>Total Required (Nos)</b>			60		45		60
In Addition 5% Visitors Parking (Nos)					2		3
<b>Total Required (Nos)</b>					47		63
<b>Total Area Required</b>		587.50+126.00=713.50					
<b>Total Area Proposed</b>		4100.00					

WATER REQUIREMENT: For WING A			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
OHWT	RESIDENTIAL	40500.00	40500.00
	FIRE REQUIREMENT	25000.00	25000.00
<b>TOTAL</b>		65500.00	65500.00
UGWT	RESIDENTIAL	60750.00	60750.00
	FIRE REQUIREMENT	200000.00	200000.00
<b>TOTAL</b>		260750.00	260750.00



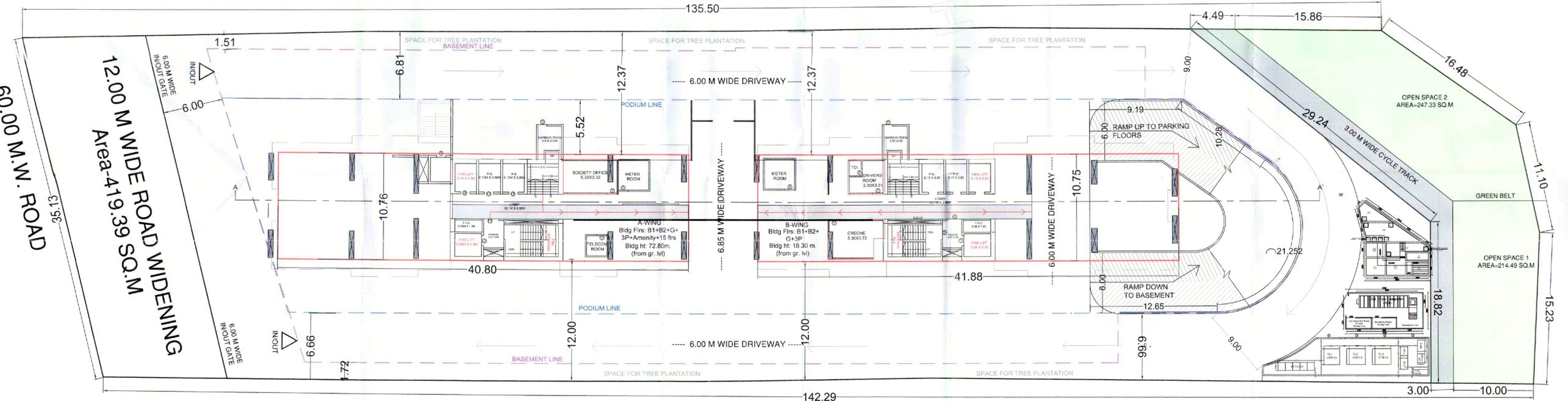
TRIANGULATION

TRIANGLE	AREA
A-01	2383.80
A-02	2465.90
A-03	148.75
A-04	4.55
<b>TOTAL</b>	<b>5003.00</b>

Form of Statement no: 3 CARPET AREA STATEMENT AS PER RERA (FLAT AREA > 60.00 SQ.M)						
FLAT	CARPET AREA	BALC.	ENCLOSE BALC.	TOTAL	TNMTS.	
101,301,401,501,601,801,901,1001,1201,1301,1401,1501	96.00	12.60	0.00	108.60	12	
104,304,404,504,604,804,904,1004,1204,1304,1404,1504	96.00	12.60	0.00	108.60	12	
201,701,1101	81.28	12.60	0.00	93.88	3	
204,704,1104	94.50	12.60	0.00	107.10	3	
<b>TOTAL</b>					<b>30</b>	

Form of Statement no: 3 CARPET AREA STATEMENT AS PER RERA (FLAT AREA < 60.00 SQ.M)						
FLAT	CARPET AREA	BALC.	ENCLOSE BALC.	TOTAL	TNMTS.	
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502	57.28	7.47	11.00	75.75	15	
103,203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403,1503	57.21	7.47	11.00	75.69	15	
<b>TOTAL</b>					<b>30</b>	

DOOR AND WINDOW SCHEDULE			
DOOR	SIZES	WINDOW	SIZES
SD	2.40 X 2.10	W	1.80X2.10
D	1.00 X 2.10	V	0.60X0.90
FD	1.50 X 2.10		



LAYOUT PLAN  
SCALE-1:200

**STAMP OF APPROVAL**

Sanctioned No. B.P. 12424/12/25  
Subject to conditions mentioned in the Office Order No. even dated 03/02/2025  
Date: 01/02/2025

City Engineer  
Building Permission  
Construction Control Department  
Municipal Corporation  
Pune-18

AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	5003.00 SQ.M
(a) As per ownership documents (7/12, CTS extract)	7100.00 SQ.M
(b) As per measurement sheet	5003.00 SQ.M
(c) As per site	5003.00 SQ.M
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	419.39 SQ.M.
(b) Any D.P. Reservation area/Green belt	601.40 SQ.M.
(Total a+b)	1020.79 SQ.M.
3. Balance area of plot (1-2a)	3982.21 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	0.00 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	0.00 SQ.M.
5. Net Plot Area (3 - 4 (c)) (Add 2b=3982.21+601.40)	4583.61 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	458.36 SQ.M.
(b) Proposed -	461.82 SQ.M.
7. Internal Road Area	
(a) Required (if required)	0.00 SQ.M.
8. Plottable area (if required)	
(a) Required	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width ( Sr. No. 5 x Basic FSI ) ( 1.1 )	
(a) Required	5041.97 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ.M.
b) Proposed FSI on payment of premium,(0.5)	0.00 SQ.M.
11. In-situ FSI/TDR loading	
a) In-situ area against D.P. road [ 2.0 x Sr. No. 2(a) ] if any.	0.00 SQ.M.
b) In-situ area against Amenity Space if handed over [ 2.00 or 1.85 x Sr. No. 4 (b) and/or (c) ]	0.00 SQ.M.
(c) TDR area ( (5003.00X4)-5041.97X25% )-838.78	0.00 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	0.00 SQ.M.
(e) GRIHA / IGBC GOLD or equivalent rating-5% incentive FSI(Sr. no. 9)	0.00 SQ.M.
12. Additional FSI area under Chapter No.7	
(a) Required	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	5041.97 SQ.M.
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (Resi. - 60% of 5041.97=3025.18)	2730.00 SQ.M.
(c) Proposed Comm. (Comm. - 80%)	0.00 SQ.M.
(d) Total entitlement (a+b+c)	7771.97 SQ.M.
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)	
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')	0.00 SQ.M.
(c) Total (a+b)	0.00 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	
(a) Required (20% of Sr.No.9)	0.00 SQ.M.
(b) Proposed	0.00 SQ.M.

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO.1645/P; WAKAD,PUNE AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED 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.

OWNER'S NAME -  
MR. VINOD ATMARAM TALREJA  
MR. NARESH ATMARAM TALREJA  
MR. RAJKUMAR VISHANDAS NANDAWANI

PROJECT :-  
SURVEY NO. :- 1645 (P) PLOT :-  
DESCRIPTION : REGULAR TRACK, VILLAGE -WAKAD, PUNE

INWARD NO. : SHEET NO :- 01 / 08 DATE :  
DRAWN BY :- PRACHI 11 DEC 2024

ARCHITECT - INTERIOR DESIGNER  
MR. AMOL BUGADE