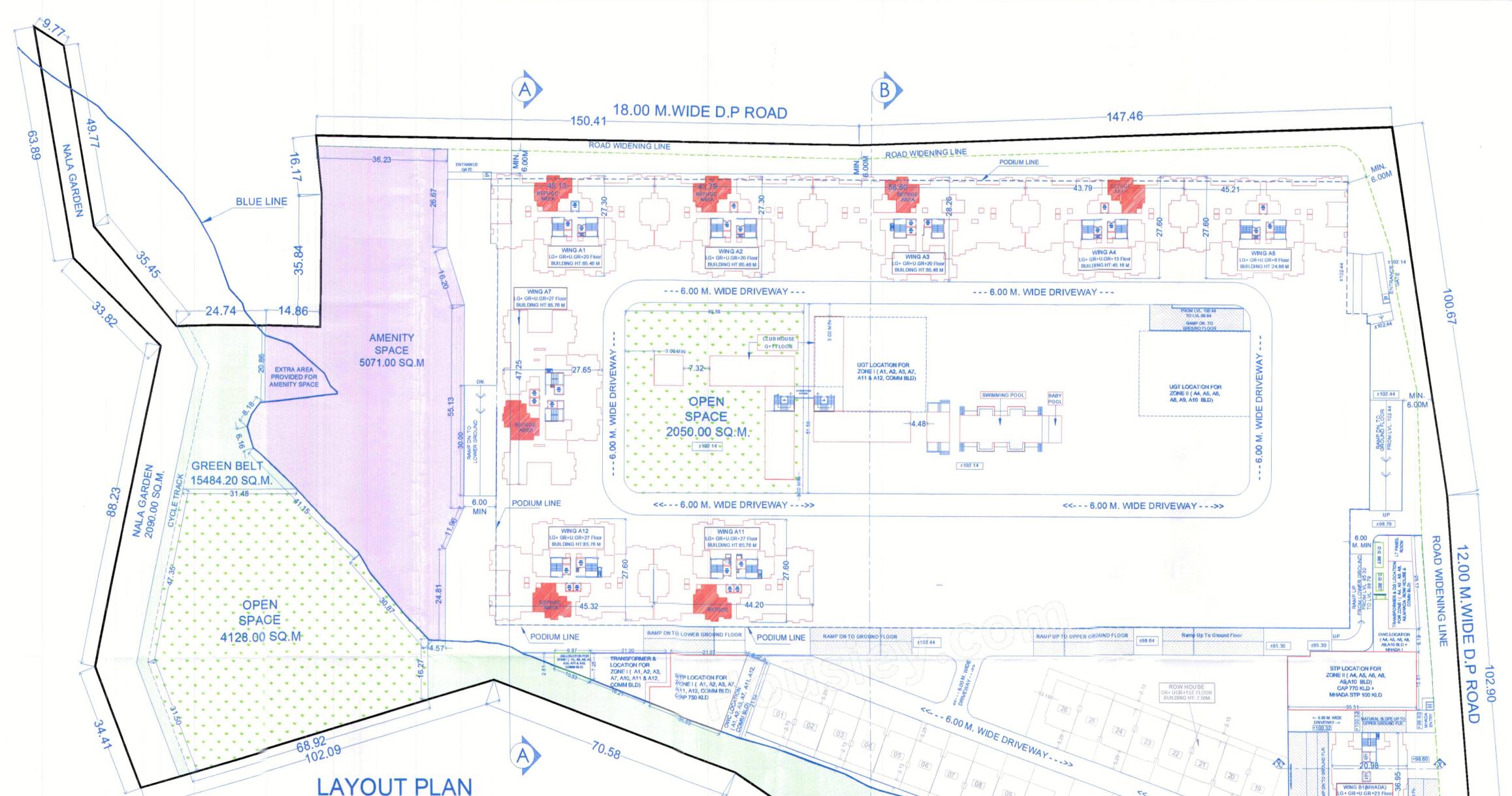


Sanctioned No. B.P. / Kiwale / 47 / 2025
STAMP OF APPROVAL
 Office Order No. 31103/2025
 Pimpri Date: 31/03/2025
 O. C. Signed by City Engineer
 Building Permission Dept. PCMC, Pimpri, Pune-18.



LAYOUT PLAN

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	70250.00 SQ.M
(a) As per ownership documents (7/12, CTS extract)	70250.00 SQ.M
(b) As per measurement sheet	70586.34 SQ.M
(c) As per site	70586.34 SQ.M
2. Deduction for	
a) Proposed 18.00 M Wide D.P Road	1568.73 SQ.M
b) Proposed 12.00 M Wide D.P Road	1895.00 SQ.M
c) Green Belt	15484.20 SQ.M
d) Nala Green	2090.00 SQ.M
(Total a+b)	21037.93 SQ.M
3. Balance area of plot (1-2)	49212.07 SQ.M
4. Amenity Space (if applicable)	
(a) Required -	5070.92 SQ.M
(b) Balance Proposed -	5071.00 SQ.M
(d) adding 50% of green belt area -	7742.10 SQ.M
(e) adding 50% nala green belt area -	1045.00 SQ.M
5. Net Plot Area (3-4)+4d+4e	52928.17 SQ.M
6. Recreational Open space (if applicable)	
(a) Required -	5292.82 SQ.M
(b) Proposed -	6172.00 SQ.M
7. Internal Road Area	0.00 SQ.M
8. Ploteable area (if 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 F.S.I.) (1.10)	58220.99 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. (0.50) (70250.00X0.50=35125.00 SQ.M.)	6761.44 SQ.M
11. In-situ FSI/TDR loading	
a) In-situ area against D.P. road [2.05 x Sr. No. 2(a) if any.	0.00 SQ.M
b) In-situ area against D.P. road [2.05 x Sr. No. 2(b) if any.	0.00 SQ.M
c) 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
(d) TOTAL (11a+11b+11c)	0.00 SQ.M
(e) TDR area(70250X0.90=63225.00 SQ.M.)	12170.60 SQ.M
(f) Total In-situ / TDR loading pr.(11d+11e)	12170.60 SQ.M
12. Additional FSI area under Chapter No.7 (SR.NO 9X5%)	2911.05 SQ.M
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	80064.08 SQ.M
(a1) Deduct old sanction area.	0.00 SQ.M
(a2) Balance entitlement for Ancillary Area (a - a1).	80064.08 SQ.M
(b) Ancillary Area FSI upto 80% or 80% with payment of charges. (80064.08-2617.14)/1.8=78610.11 SQ.M.) (Resi - 80% of 78610.11=47166.06 SQ.M.)	47166.06 SQ.M
(c) Proposed Comm-2617.14/1.8= 1453.97 sq.m (Comm- 80% of 1453.97 sq.m)	1163.17 SQ.M
(d) Total entitlement (a+b+c)	128393.31 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)	5.20
15. Total B'up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing built-up area.	
(b) Proposed Built-up Area (as per 'P-line') COMMERCIAL	2617.14 SQ.M
(c) Proposed Built-up Area (as per 'P-line') RESIDENTIAL	125184.13 SQ.M
(d) Total (a+b+c)	127801.27 SQ.M
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	
17. Area for Inclusive Housing, if any	
(a) Required (67888.80 X 20%)	13577.36 SQ.M
(b) Proposed	13630.47 SQ.M

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON S. NO. 9/11, KIWALE AND THE DIMENSION OF SIDS, 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: MRS. GINI CITICORP REALTY LLP
 OWNER SIGN: [Signature]

PROJECT :-
SURVEY NO. :- 91/1 **PLOT NO. :-**
DESCRIPTION :- REGULAR TRACK, VILLAGE - KIWALE, PUNE

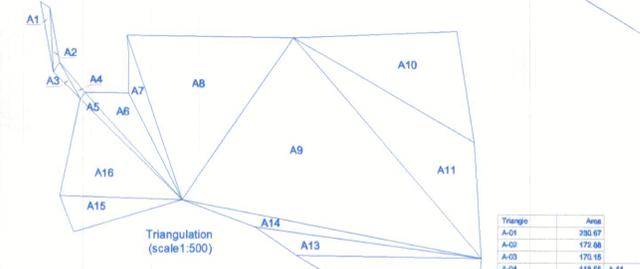
SHEET NO. :- 01 / 40 **DATE :-** 28 FEB 2025
DRAWN BY :- IFTIJA **KEY NO. :-**
ARCHITECT :- INTERIOR DESIGNER **ARCHITECT SIGN :-** MR. ANOL BUGADE
 Mr. Anol Bugade, D-3 Bldg Subbaraj, Nagar, Near St. Andrews School, P.H.D.C. Chinchwad, Pune 411 004
 anolbugade@gmail.com
 982 390 4980 | 982 970 2949
SCALE :- 1:100

BUILDING WISE F.S.I. STATEMENT

BLDG NO.	FLOOR NO.	F.S.I. AREA (M)		MHADA (SQ.M.)	TOTAL B/UP AREA (SQ.M.)	TNMTS.	
(1)	(2)	COMM	RESI.	(5)	(6)	RESI.	MHADA
A1	LG.+G.+UG./MEZZ+ 20 FLOORS.	601.18	15035.68	0.00	15636.86	153	0
A2	LG.+G.+UG./MEZZ+ 20 FLOORS.	583.02	14712.88	0.00	15295.90	153	0
A3	LG.+G.+UG./MEZZ+ 20 FLOORS.	656.67	19094.73	0.00	19751.40	233	0
A4	LG.+G.+UG./MEZZ+ 13 FLOORS.	381.91	9213.95	0.00	9595.86	96	0
A5	LG.+G.+UG./MEZZ+6 FLOORS.	394.36	4280.84	0.00	4685.20	44	0
A7	LG.+G.+UG.+ 27 FLOORS.	0.00	21454.83	0.00	21454.83	207	0
A11	LG.+G.+UG.+ 27 FLOORS.	0.00	20098.65	0.00	20098.65	207	0
A12	LG.+G.+UG.+ 27 FLOORS.	0.00	20617.73	0.00	20617.73	207	0
WING B1(MHADA) CLUB HOUSE-2	UP.GR.+1ST FLOOR	0.00	664.84	0.00	664.84	0	0
TOTAL		2617.14	125184.13	13630.47	141431.74	1300	180
TOTAL AREA		127801.27				1480	

PARKING CALCULATION:

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS)
Residential	40 - 80	2	1288	1
Residential	80-150	1	192	1
Total Required (Nos)		1480	836	1480
In Addition 5% Visitors Parking(Nos)			42	74
Commercial	2617.14	100	26	52
Total Required (Nos)			930	1710
Total Area Required			11625.00+3420.00=15045.00	
Total Area Proposed			15050.00	



WATER REQUIREMENT:

TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
RESIDENTIAL	199875	2000000.00
COMMERCIAL	39257.10	39500.00
FIRE REQUIREMENT	329000	329000
TOTAL	2260322.10	2364500.00

UGWT

FIRE REQUIREMENT	1300000	1300000
TOTAL	4298013	4300000

Form of statement 1 [Sr. No. 8(a)(iii)]

Existing Building No.	Plot No.	Plinth Area	Total floor Area of Existing Building	TENEMENTS	Use / Occupancy of Floors.
N.A	N.A	N.A	N.A	N.A	N.A

SANITATION REQUIREMENT AS PER TABLE NO-12 'D'

SR.NO	FIXTURES	SHOP OWNERS	PUBLIC TOILET FOR FLOATING POPULATION
(1)	(2)	(3)	(4)
		REQ. PROP. REQ. PROP.	REQ. PROP. REQ. PROP.
i)	W.C.	1 per 8 persons part thereof	40 NOS. 1 per 8 (MIN. 2)
ii)	URINALS	1 per 50 persons part thereof	7 NOS. 1 per 50 (MIN. 2)

AMENITY AREA STATEMENT

Triangle	Area	Total
A-01	290.07	
A-02	172.88	
A-03	170.16	
A-04	118.65	8043.41
A-05	436.97	7946.75
A-06	1956.86	2666.29
A-07	1162.87	1537.03
A-08	1097.99	1749.85
A-09	2203.27	4805.15
A-10	2367.84	7908.34

AMENITY AREA STATEMENT

Sl	Area	Total
01	394.75	
02	354.89	
03	354.89	
04	317.23	
05	1596.57	
06	1772.81	
07	366.58	
08	49.58	
09	2342.02	
10	81.97	
11	501.01	
12	1772.23	
13	15.86	
14	11.11	
15	13.78	
16	17.81	
17	3.77	
18	118.38	
19	17.07	
TOTAL	3071.95	

