

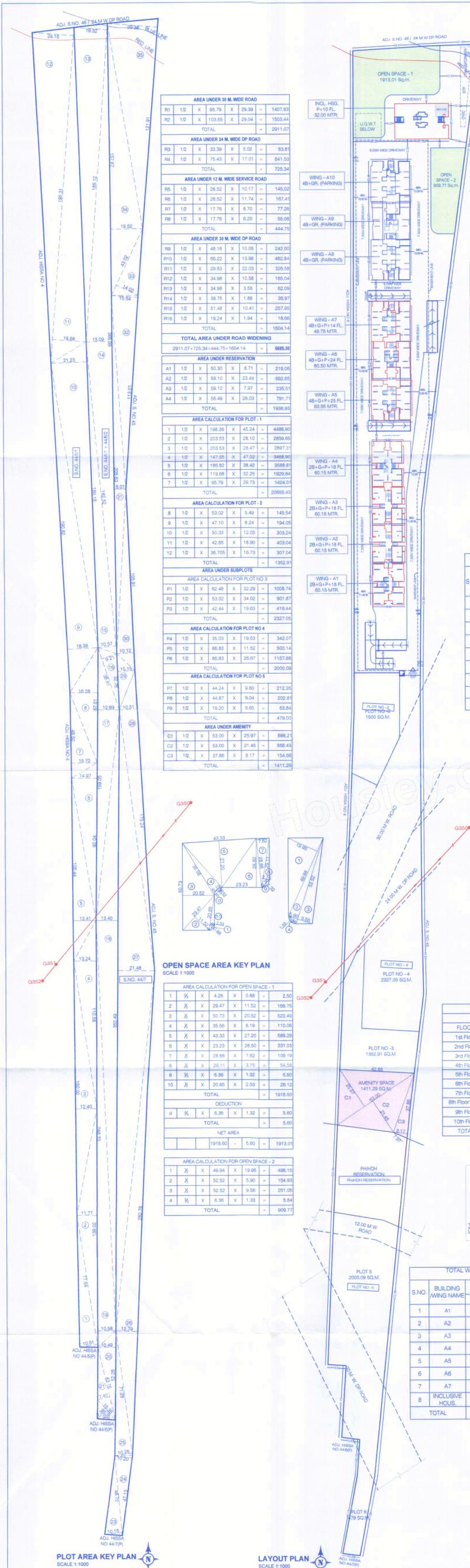


APPROVED UNDER CONDITION  
CERTIFICATE NO: 4475/24  
DATE 28/01/25

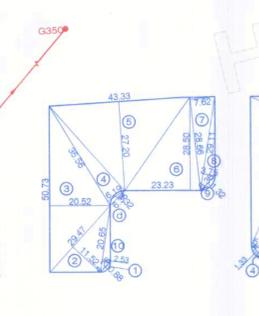
Jr/Sub Engineer  
Building Development Department  
Zone No. 3 P.M.C.



GOOGLE LOCATION PLAN SCALE 1:NTS PROPOSED SITE



AREA UNDER 30 M WIDE ROAD				
R1	1/2	X	95.79	X 29.39 = 1407.83
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 = 841.53
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 = 77.28
R8	1/2	X	17.76	X 6.20 = 55.05
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 = 267.65
R16	1/2	X	19.24	X 1.94 = 18.65
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	58.49	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 = 2899.65
3	1/2	X	203.53	X 28.47 = 2897.31
4	1/2	X	147.85	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 = 20955.43				
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 15.90 = 403.04
12	1/2	X	36.705	X 16.73 = 307.24
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 = 415.44
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 = 588.43
C3	1/2	X	37.86	X 8.17 = 154.66
TOTAL = 1411.29				



AREA CALCULATION FOR OPEN SPACE - 1				
1	1/2	X	4.26	X 0.88 = 2.50
2	1/2	X	29.47	X 11.52 = 169.76
3	1/2	X	50.75	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 7.82 = 109.19
8	1/2	X	29.11	X 3.75 = 54.56
9	1/2	X	6.36	X 1.32 = 5.60
10	1/2	X	20.65	X 2.53 = 26.12
TOTAL = 1918.60				
DEDUCTION				
d	1/2	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 = 251.06
4	1/2	X	6.36	X 1.33 = 5.54
TOTAL = 909.77				

FSI STATEMENT (INCLUSIVE HOUSING)			
FLOOR	BUJ 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	

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

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	BUJ AREA	TENEMENT NO.
INCLUSIVE HOUSING	P+10 FLOOR	5906.52	32.00 M
PERMISSIBLE BASIC FSI = 26814.48 X 1.10 X 20% = 5899.18 SQ.M.			
PERMISSIBLE AREA FOR INCLUSIVE HOUSING 20% = 5906.52 SQ.M.			
PROPOSED INCLUSIVE HOUSING AREA			

PREMIUM AREA STATEMENT										
SANCTION DETAILS	COMM.	DEVELOPMENT INCLUDING INCLUSIVE HSG. AREA			UPKAR	RADA-RODA	C & D CHARGES	COLUMN EXCAVATION	PAID FSI AREA SQ.M.	ANCILLARY AREA SQ.M.
		RESI. + INCL. HSG.	RESI. + INCL. HSG.	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 BUJ 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 BUJ AREA (RESIDENTIAL)			52061.74			

TOTAL PARKING STATEMENT					
S.NO.	BUILDING/ WING NAME	REQUIRED CAR	SCOOTER	PROPOSED 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

TABLE - A PLOT AREA AFTER SUBDIVISION									
SR.NO.	PLOT NO	AREA AS PER TRIANGULATION	ROAD WIDENING	PH/HDH RESERVATION	AMENITY SPACE	TOTAL DEDUCTION	GROSS PLOT AREA	H = (C+G)	
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				TOTAL
9 a) Gross Plot Area After Subdivision				31043.86
b) Net Plot Area After Subdivision				22008.34
Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 9 X 1.10)				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)				15521.93
b) Proposed FSI on payment of premium				4035.70
11 In-situ FSI / TDR loading (Permissible 1.4X Sr.No 9)				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
ii) 24 M W Road (701.11 X 1)				701.11
iii) 12 M W Road (309.90 X 2)				309.90
b) In-situ area against Amenity Space if handed over (1411.29 X 2 = 2822.58)				0.00
c) TDR Area (Sr.No. 9a x 1.4 - 11 a+b)				0.00
d) Total In-situ / TDR loading proposed (11 (a) + (b) + (c))				7150.97
12 Additional FSI area under Chapter No. 7				
13 Total Entitlement of FSI in the proposal				
a) (9b) + 10(b) or 12 whichever is applicable				33257.64
b) Ancillary Area FSI upto 60% or 80 %				19354.59
c) Total entitlement (13a+b)				51612.23
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (9(a) X 3 X 1.60]				148010.53
15 Total Built-Up Area in proposal				52061.74
16 FSI Consumed				0.00
17 Area for Inclusive Housing, if any				
a) Required (20% of 26814.48 X 1.1 = 29495.92 X 20%)				5899.18
b) Proposed				5906.52

**LEGEND**

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

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

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

**ARCHITECT** MITESH SIDHPURA & ASSOCIATES  
AR. MITESH SIDHPURA  
C.O.A. REGD. NO. GA/2910/4556  
Sector No.25, Plot no.616, PONTDA, Nigdi, Pune - 411044  
Contact No. +91 9371989838  
E-mail- mitesh2020@gmail.com

**DATE** 02-04-2025 **SCALE** 1:1000 **DRAWN BY** CHAITALI **CHECKED BY** MS

**ARCHITECT SIGN**