

FSI & NON FSI STATEMENT	
Total FSI Area	5246.68
Non FSI Area	
Parking Area	3440.00
Services (STP, Transformer)	91.00
UGWT	156.00
Terrace @1st Fl.	156.00
Lift & Fire Lift	13.11
Refuge Area	51.94
O.H.T.	60.00
Archi. Proj.	230.00
Recreational Area	440.00
Swimming Pool	56.00
Total Non F.S.I.	4694.05
Total F.S.I. & Non F.S.I.	9940.73

BUILDING
BASE +GR.FL.PARK.+11th FL.
HT.= 38.45 M/32.45 M
TENA. = 51.0 NOS.



PREVIOUS SANCTIONED
1.BMU/CR NO.1490/22-23 DATE : 15/03/2024

Approved as amended in
Subject to conditions mentioned in Appendix "A" of letter
No. BMU / C.R. No. 9002/28-29
S. No. / G. No. / CTS No. 90/9/27
Dated: 20/08/2024

Deputy Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune

AREA STATEMENT	PREVIOUS SANCTION	PROPOSED
1 : Area of plot (Minimum area of a,b,c to be considered)	3,000.00	3,000.00
a) as per ownership document (7/12,CTS extract)		3,000.00
b) as per Demarcation plot		3,000.00
c) as per site		3,000.00
2 : Deductions for		
a) D.P.Road widening Area/Any Reservation	---	---
(Total)	---	---
3 : Balance Area of Plot (1-2)	3,000.00	3,000.00
4 : Amenity Space		
a) Required -	---	---
b) Proposed -	---	---
5 : Net Plot Area (3-4(b))	3,000.00	3,000.00
6 : Recreational Open Space		
a) Required -	---	---
b) Proposed -	---	---
7 : Internal Road Area	0.00	---
8 : Platable Area	3,000.00	3,000.00
9 : Built up area with reference to basic F.S.I as per front road width (sr.no.8x1.10)	---	3,300.00
10 : Addition of F.S.I on Payment of Premium		
a) Maximum Permissible Premium F.S.I. Based on road width/100 zone	---	---
11 : In-situ F.S.I./TDR Loading		
a) In-situ area against D.P.Road	---	---
b) In-situ area against Amenity Space if handed over	---	---
c) TDR area	---	---
d) Additional FSI area under (Green rating *)	---	---
(Total)	---	---
12 : Additional Area Under Chapter 7	---	---
13 : Total entitlement F.S.I. in the proposal	3,000.00	3,300.00
a) Additional Incentive Area	---	---
(TOTAL)	3,000.00	3,300.00
b) Ancillary Area FSI upto 80% & 60% with Payment of charges. 60% for res. = 4,050.00 sqm	---	1,980.00
c) Total entitlement (a+b)	---	1,980.00
Total Perm. Built Up Area (9+13)	3,000.00	5,280.00
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)		
15 : total built-up area in proposal.		
a) Existing Built-up Area.	---	---
b) Proposed Commercial Built-up Area	2,638.17	5,246.68
c) Proposed Residential Built-up Area	40.77	---
d) Excess Balcony Area	---	---
(Total of a+b+c)	2,678.94	5,246.68
16 : F.S.I. consumed (15/8)		
17 : area of inclusive housing if any		
a) Required (20% of sr.no.9)	---	00.00
b) Proposed -	---	00.00

Architect's declaration
Certified that the plot under ref. was surveyed by me on / / & the dim. of sides etc. of plot stated in plan are as measured on site & the area so worked out tallies with the area stated in documents of ownership/Up.scheme records/ land records/department/city survey records.

Ar.Prakash Kulkarni
Owner's declaration
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so also ensure the quality and safety of the work site.

Owner's Signature

ARCHITECT SIGN: [Signature]

OWNER SIGN: [Signature]

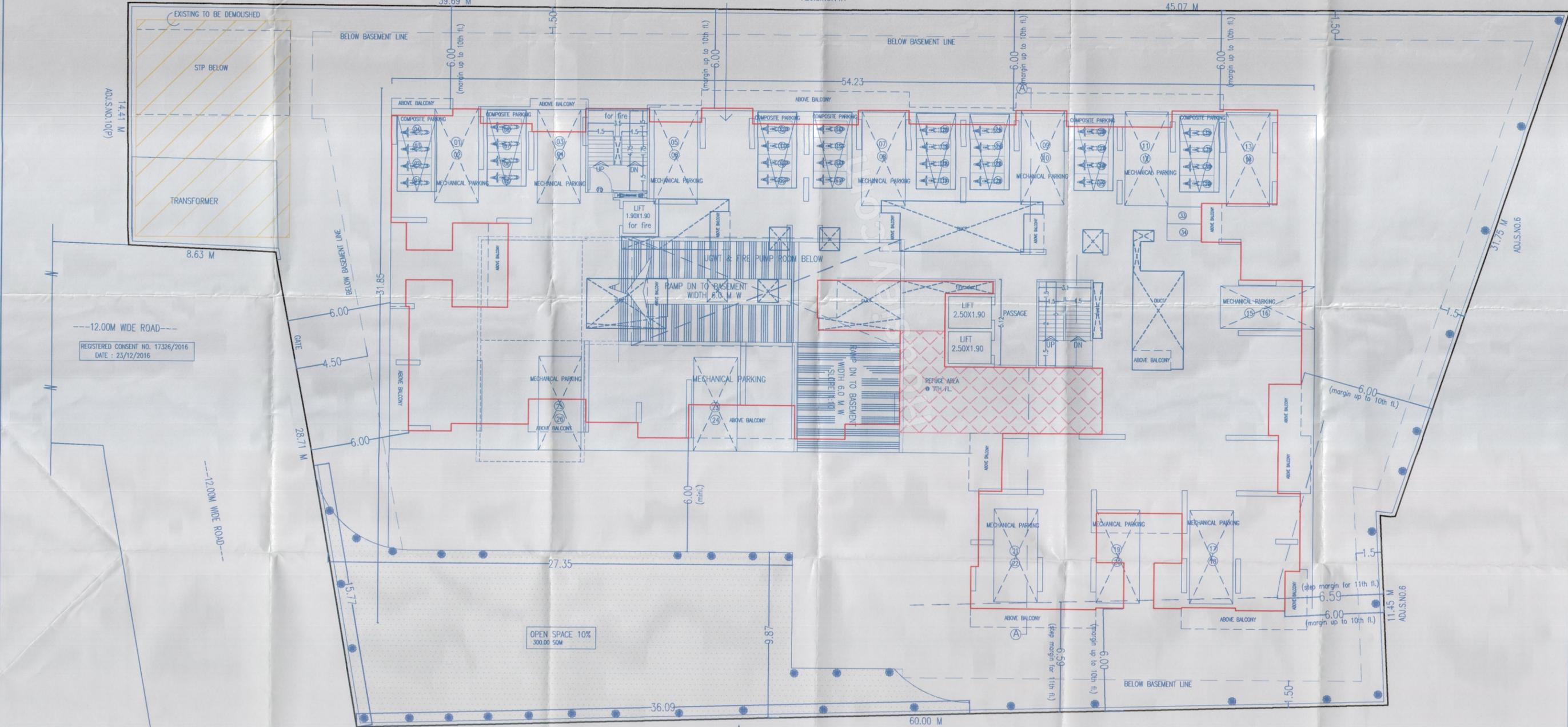
Ar.Prakash Kulkarni
CA/98/22909

Mr.Dilip Uttamrao Dagade
Mr.Nandkumar Sonba Dagade
Mr.Garakh Maruti Dagade

PROJECT
PROPOSED RESI. BUILDING ON S.NO.10/1A(P),
AT BAVDHAN (BK.),TAL.MULSHI,DIST.PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS

DATE: 17.04.2025
SCALE: 1 : 100
DRN BY: shilpa



GROUND FLOOR PARKING PLAN

CAR = 25.0+26.0 = 51.00 CAR = 26.0
SCOOTER = 52.0+34.0 = 86.00 SCOOTER = 32.0+2.0 = 34.0

COMPOSITE PARKING
1 CAR = 4 SCOOTER
8 CAR = 32 SCOOTER(4X8=32)

REGISTERED CONSIST NO. 17326/2016
DATE : 23/12/2016

