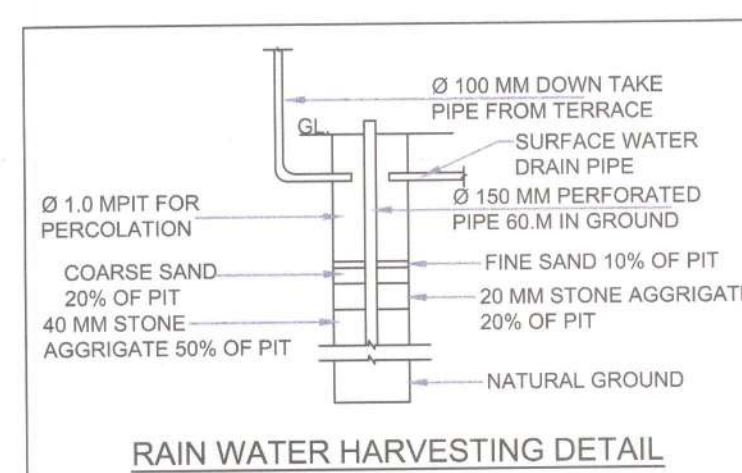
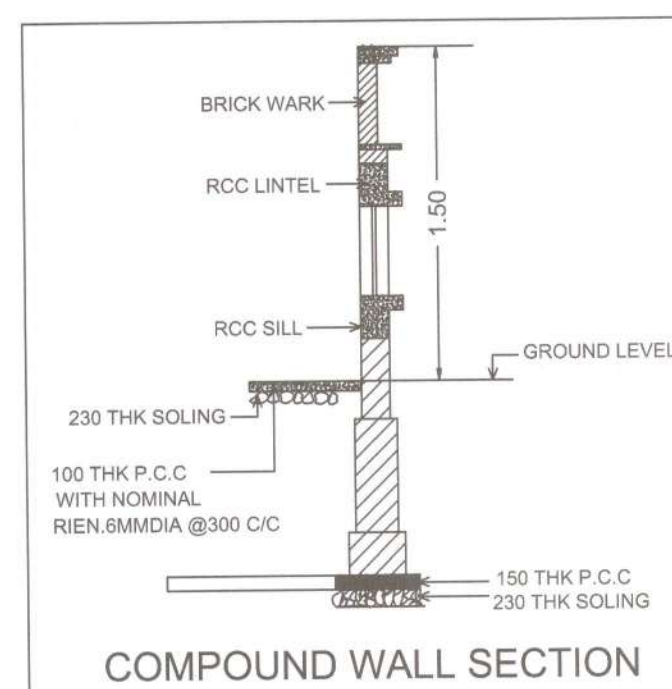


BUILDING NO.	FLOOR NO.	COMMERCIAL AREA	RESIDENTIAL AREA	TENEMENTS
(1)	(2)	(3)	(4)	(5)
A				
	GROUND FLOOR	100.23 SQ.MT	69.19 SQ.MT	--
	1ST FLOOR	--	927.07 SQ.MT	9
	2ND FLOOR	--	927.07 SQ.MT	9
	3RD FLOOR	--	927.07 SQ.MT	9
	4TH FLOOR	--	927.07 SQ.MT	9
TOTAL		100.23 SQ.MT	3777.47 SQ.MT	36
TOTAL B/I/P AREA		3877.70 SQ.MT		

PARKING AREA STATEMENT AS PER UDCPR					
AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY		REQUIRED PARKING	
		BY RULE	TOTAL REQ.	CAR	SCOOTER
30 - 40	00	2	00/ 2= 00	00	00
40 - 80	36	1 2	36/ 2= 18	18	36
80 - 150	00	1 1	00/ 1= 00	00	00
COMM. (SHOP)	93.66	100 6	93.66/ 100 = 0.94	02	06
				20	42
		VISITORS PARKING (5%)		01	02
		TOTAL REQUIRED PARKING		21	44
		REQUIRED AREA		262.50	88.00

PROPOSED PARKING		
	CAR	SCOOTER
GROUND FLOOR	22	20
BASEMENT FLOOR	00	25
TOTAL	22	45

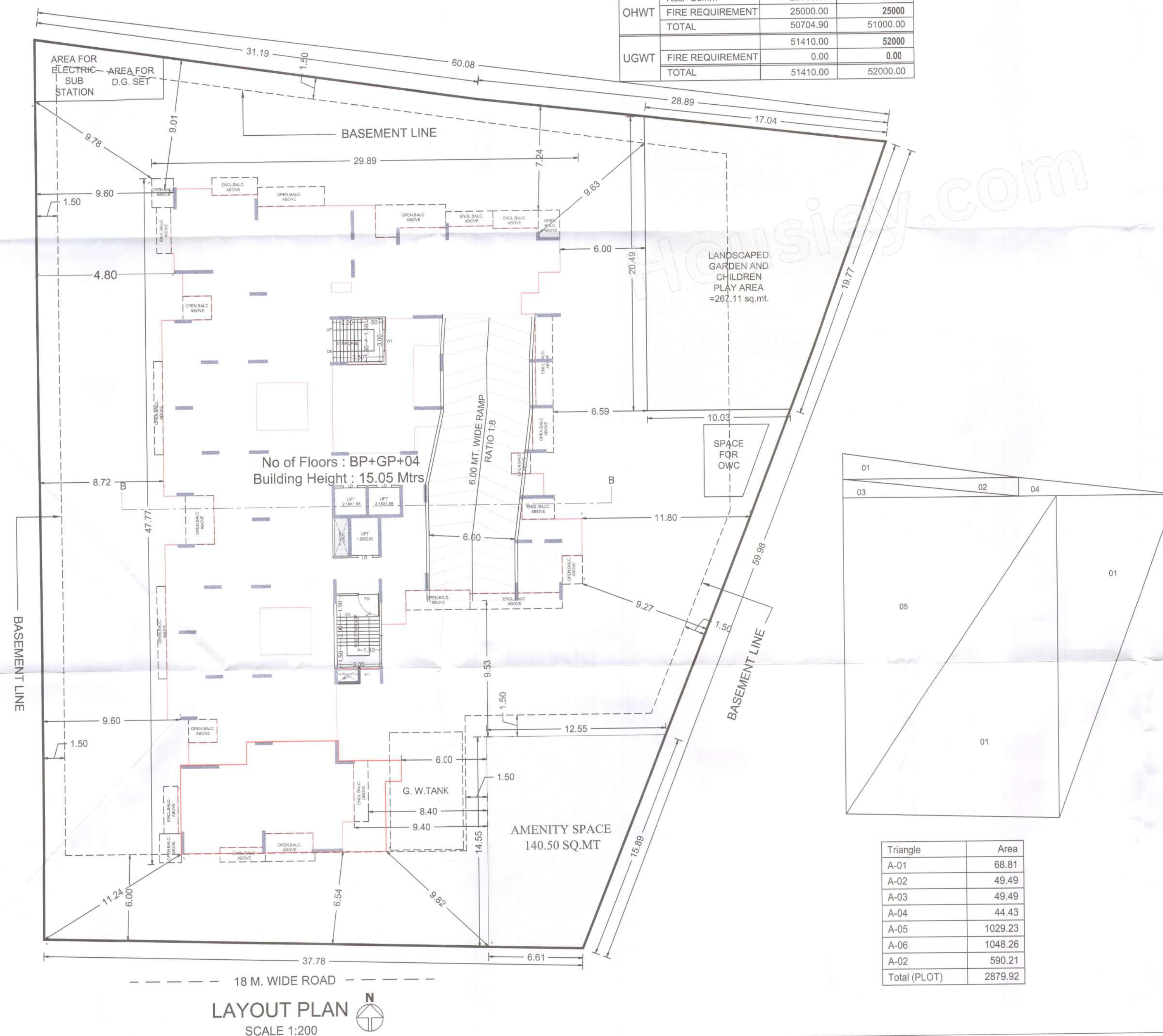


WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	25705.00	26000
	FIRE REQUIREMENT	25000.00	25000
	TOTAL	50704.90	51000.00
UGWT		51410.00	52000
	FIRE REQUIREMENT	0.00	0.00
	TOTAL	51410.00	52000.00



GOOGLE IMAGE
N.T.S

— PROPOSED SITE



Triangle	Area
A-01	68.81
A-02	49.49
A-03	49.49
A-04	44.43
A-05	1029.23
A-06	1048.26
A-02	590.21
Total (PLOT)	2879.92

STAMP OF APPROVAL	LAYOUT
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Sanctioned No. B.P. / Moshi / 18/2025
Subject to conditions mentioned in the
Office Order No.
even dated 27/03/2025



Principal
Date: 27/03/25

Executive Engineer
Building Permission and Unauthorised Building
Construction Control Department

	AREA STATEMENTS	SQ. MT.
1	AREA OF PLOT (Minimum area of a, b, c. to be considered)	2811.00
	(a) AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	2811.00
	(b) AS PER MEASUREMENT SHEET	2879.92
	(c) MINIMUM PLOT AREA	2811.00
	(d) ROAD WIDENING AREA	0.00
	(e) BALANCE PLOT AREA	2811.00
	(f) CONSIDERING MINIMUM AREA OF PLOT	2811.00
2	DEDUCTIONS FOR	
	(a) PROPOSED D.P. ROAD WIDENING	0.00
	(b) ANY D.P. RESERVATION AREA (B.T.1 AREA)	0.00
	(TOTAL a+b)	0.00
3	BALANCE AREA OF PLOT (1-2)	2811.00
4	AMENITY SPACE (IF APPLICABLE)	
	(A) REQUIRED -	140.50
	(B) ADJUSTMENT OF 2(B), IF ANY -	0.00
	(C) BALANCE PROPOSED	140.50
5	NET PLOT AREA (3-4(C))	2670.45
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(A) REQUIRED	267.05
	(B) PROPOSED	267.25
7	INTERNAL ROAD AREA	0.00
8	PLOTTABLE AREA (IF APPLICABLE)	----
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no.5basic file) - 2670.45X1.0	2670.45
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(A) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH/TOD ZONE (B.T.11.0X0.50)	1405.50
	(B) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
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
	(B) IN-SITU AREA AGAINST AMENITY HANDED OVER TO PMC	0.00
	(C) TDR AREA (2811.00X1.25)	3513.75
	(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 IN THE PROPOSAL	0.00
	(A) [9+10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE.	2670.45
	(A1) DEDUCTION-BUILT UP AREA/FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE	0.00
	(A2) BALANCE ENTITLEMENT FOR ANCILLARY (A1-A2)	0.00
	(B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES, (ON A2 WHICHEVER APPLICABLE)	0.00
	(b1) AREA FSI UPTO 80% WITH PAYMENT - (100.23/1.8)=55.68 55.68X80% $\approx$ 44.54	44.54
	(b2) AREA FSI UPTO 60% WITH PAYMENT (2670.45-55.68=2614.77X80%=1568.88	1164.00
	(C) TOTAL ENTITLEMENT (A+B1+B2)	3878.99
14	MAXIMUM UTILIZATION LIMIT OF FSI (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)	---
15	TOTAL BUILT-UP-AREA IN PROPOSAL (excluding area at sr.no. 17B)	---
	(A) EXISTING BUILT-UP AREA/AS PER OLD RULE	0.00
	(B) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	
	(I) RESIDENTIAL	3777.47
	(II) COMMERCIAL	100.23
	(C) TOTAL (A+B)	3877.70
	F.S.I. CONSUMED (15/13)	
	(should not be more than sr. no.14 above)	0.99
16	AREA FOR INCLUSIVE HOUSING, IF ANY MHADA	---
	(A) REQUIRED	
	(B) PROPOSED	

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimension of sides, etc. of plot stated on plan area as measured on site and the areas worked out tallies with the area stated in document of ownership / L.p.scheme record / land record dept. / city surveyed records


SIGN OF ARCHITECT

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.

RS scate.

PROJECT :

PROPOSED RESIDENTIAL BUILDING ON
SR. NO. -253(P), AT- MOSHI, TAL-HAVELI, PUNE

OWNER / P.A.H. NAME :

M/S. APEX LIFESPACE THROUGH ITS PARTNER
MR. ROHAN SHASHIKANT SASTE & OTHERS 1

R. S. Sarte

ARCHITECT

AR.MITESH POKAR
LIC NO.-CA/2007/39429



PRECISION
ARCHITECTS & PLANNERS

OFFICE NO. 122&123, G WING, FIRST FLOOR,
JAY GANESH SAMARAJYA, SPINE ROAD, NEAR
NASHIK PUNE HIGHWAY, BHOSARI, PUNE - 411039
E-mail : precisionap_pune@rediffmail.com

DRAWN BY : DHANRAJ		CHKD BY : NITIN	
DRG NO :		SCALE : 1 : 100	
INWARD NO.		DATE	06-03-2025
KEY NO. 2024		SHEET NO.	01 / 05