

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
COMMERCIAL ...)	0.00	3510.57	0.00	0.00	235.14	0.00	0
T1-1 (I-TREND)	5187.71	0.00	397.02	0.00	270.36	209.86	39
T2-1 (I-TREND)	18444.97	0.00	1572.28	0.00	1130.39	745.60	203
T3-1 (I-TREND)	23238.63	0.00	2080.73	0.00	1218.96	808.52	203
Total	46871.30	3510.57	4050.03	0.00	2854.85	1763.98	445
EXCESS PARKING AREA TO BE ADDED IN FSI = 4749.00 SQM.							
TOTAL FSI AREA = 46871.30 + 4749.00 + 3510.57 = 55130.87 SQM.							

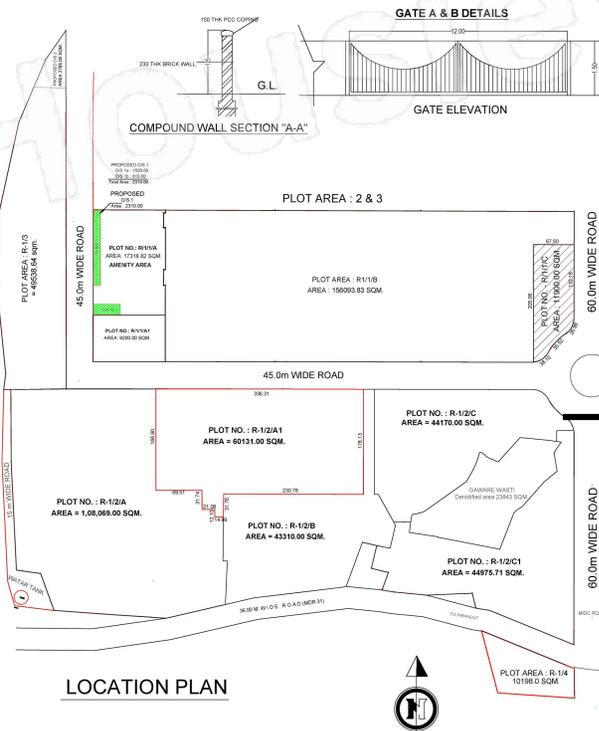
Total Sanctioned FSI

PARKING STATEMENT

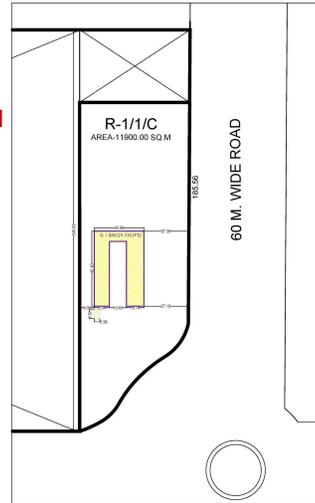
TOD	AS PER TOD							
	REQUIRED		VISITORS PARKING (10%)		TOTAL REQUIRED PARKING		TOTAL REQUIRED PARKING	
	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
For every Comm. Area of 100 sqm. 1 cars + 3 scooters (3510.57 SQ.M)	1	3	35	105	4	11	39	116
For 2 units above 40 sqm. and upto 60 sqm. (260 TENAMENTS)	0	2	0	260	0	26	0	286
For every unit above 60 sqm. and upto 80 sqm. (86 TENAMENTS)	0	2	0	172	0	17	0	189
For every unit above 80 sqm (99 TENAMENTS)	1	2	99	198	10	20	109	218
TOTAL PARKING							148	809

TOD	AS PER NON - TOD							
	REQUIRED		VISITORS PARKING (5%)		TOTAL REQUIRED PARKING		TOTAL REQUIRED PARKING	
	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
For every Comm. Area of 100 sqm. 1 cars + 4 scooters (3510.57 SQ.M)	1	4	35	140	-	-	35	140
For every tenement with built-up area equal to or above 40 sqm but less than 60 sqm (260 TENAMENTS)	1	2	260	520	13	26	273	546
For every tenement with built-up area equal to or above 60 sqm but less than 80 sqm (86 TENAMENTS)	1	2	86	172	4	9	90	181
For every tenement having built-up area equal to or above 80 sqm but less than 150 sqm (99 TENAMENTS)	1	1	99	99	5	5	104	104
TOTAL PARKING							502	971

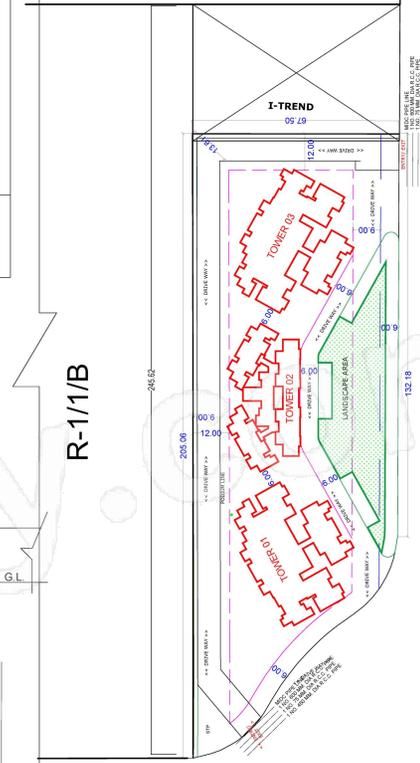
REQUIRED PARKING	502	971	NOS
PROVIDED PARKING	502	971	NOS
EXCESS PARKING (NON TOD - TOD)	354	162	
EXCESS CAR PARKING AREA=354X 12.5 =	4425.00		SQM
EXCESS SCOOTER PARKING AREA=162X 2 =	324.00		SQM
TOTAL	4749.00		SQM



LAYOUT PLAN



Commercial Area 998.49 sqm. in Plot No. R-1/1/C to be demolished. Sanction Details : (Mega Shops) EE/IT/PLANS/B-91406 of 2019 Dt. 11.06.2019



LAYOUT PLAN

Total Permissible FSI

Total Sanctioned FSI

SEAL OF APPROVAL

Approved subject to conditions laid down vide this office letter No.EE/IT/P-489504/2025, Date:-17/06/2025

Prakash Vitthal Bhadange

PROJECT INFORMATION

CASE TYPE	LOCATION	Non-Congested Area	NEW
PLOT USE	Mix Use		
AREA STATEMENT	Rescomm Building		
1. AREA OF PLOT	(Minimum area of a, b, c to be considered excluding NIP)		11900.00
(a) As per ownership document (7/12, CTIS extract)			0.00
(b) As per measurement sheet			11900.00
(c) As per site			0.00
2. DEDUCTIONS FOR			
(a) Proposed D.P./D.P. RW Area/Service Road/Highway			0.00
(b) Any D.P./ Reservation area			0.00
(Total a+b)			0.00
3. BALANCE PLOT AREA (1 - 2)			11900.00
4. AMENITY SPACE (if applicable)			0.00
(a) Required			0.00
(b) Adjustment of 2(b), if any			0.00
(c) Balance Proposed			0.00
5. NET PLOT AREA (3-4(c))			11900.00
6. RECREATIONAL OPEN SPACE (if applicable)			0.00
(a) Required			0.00
(b) Proposed			0.00
7. INTERNAL ROAD AREA			0.00
8. PLOTTABLE AREA (if applicable)			0.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.No 5 x Base FSI)			11900.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM			23800.00
(a) Maximum permissible premium FSI - based on road width / TOD Zone			23800.00
(b) Proposed FSI on payment of premium			0.00
11. IN-SITU LAND TDR LOADING			0.00
(a) In-situ area against D.P. road (2 x Sr. No. 2 (a)) if any			0.00
(b) In-situ area against Amenity Space if handed over (2 x 0.18 x Sr. No. 4 (b) and (c))			0.00
(c) TDR area			0.00
(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			35700.00
(a) 0 + 100 + 11000 + 12 whichever is applicable			35700.00
(b) Accrued FSI (upto 60% with payment of charges)			21420.00
(c) Total entitlement			57120.00
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) Permissible As Per Road Width (Per No. 51 or 52 or 53 or 54 as applicable) (a or 1.6)			57120.00
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no 17 b)			55130.87
(a) Demolished Area			998.49
(b) Existing Built-up Area			0.00
(c) Proposed Built-up Area (as per 'P'-line)			55130.87
(d) Total (b+c)			55130.87
16. EXCESS FSI (15 (d) - 14 (b)) should not be more than serial No 14 above			4.63
17. AREA FOR INCLUSIVE HOUSING, if any			0.00
(a) Required (20% of Sr.No 5)			0.00
(b) Proposed			0.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED ME & THE DIMENSIONS OF THE SITE, ETC. STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.

LEGEND

- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW

SHEET NO. LAYOUT LEGEND

- 1/13 LAYOUT PLAN
- 2/13 T- TREND - TOWER-T1 ALL PARKING FLOOR PLANS & AREA DETAILS
- 3/13 T- TREND - TOWER-T1 ALL FLOOR PLANS, AREA DETAILS
- 4/13 T- TREND - TOWER-T1 ELEVATION & SECTION
- 5/13 T- TREND - TOWER-T2 ALL PARKING FLOOR PLANS & AREA DETAILS
- 6/13 T- TREND - TOWER-T2 ALL FLOOR PLANS & AREA DETAILS
- 7/13 T- TREND - TOWER-T2 ELEVATION & SECTION
- 8/13 T- TREND - TOWER-T3 ALL PARKING FLOOR PLANS & AREA DETAILS
- 9/13 T- TREND - TOWER-T3 ALL FLOOR PLANS & AREA DETAILS
- 10/13 T- TREND - TOWER-T3 ELEVATION & SECTION
- 11/13 T- TREND - COMMERCIAL SHOPS GROUND FLOOR & MEZZANINE FLOOR PLAN
- 12/13 T- TREND - HORIZONTAL SECTION 1,2,3 & AMENITY FLOOR PLAN
- 13/13 T- TREND HORIZONTAL SECTION

OWNERS NAME & SIGN ARCH NAME SIGN & ADD

REYAANSH LOGISTICS PVT. LTD. Anil Madhusudan Kulkarni

sd/- sd/-

PROJECT INFORMATION

PLOT NO : Plot No R-1/1/C
 USE : Residential & Commercial Building
 SUBUSE : Residences
 NODE : CTS/C/S
 SECTOR NO :
 PLOT ADDRESS : Plot No R-1/1/C Rajiv Gandhi Infotech park Ph.3, Hinjewadi, Pune. 411057

PERMIT NO
 INWARD NO : SWC/27752/202505141050050
 KEY NO : 6358 SCALE : 1:100
 DATE : 24.05.2025 SHEET NO : 1 / 13