F.S.I. STATEMENT :-

FLOOR	PROP. COMM. AREA	PROP. RESI. AREA	LIFT/M.RM AREA	TENE. NO.
LOWER BASEMENT FL.	----	----		–
UPPER BASEMENT FL.	----	2.00		–
STILT FL.	305.49	----		–
FIRST FL.	----	843.14		10
SECOND FL.	----	891.53		10
THIRD FL.	----	891.53		10
FOURTH FL.	----	891.53		10
FIFTH FL.	----	891.53		10
SIXTH FL.	----	891.53		10
SEVENTH FL.	----	891.53		10
EIGHTH FL.(REFUGE)	----	880.89	5.00+7.22	10
NINTH FL.	----	891.53		10
TENTH FL.	----	891.53		10
ELEVENTH FL.	----	891.53		10
TWELFTH FL.	----	891.53		10
THIRTEENTH FL.(REFUGE)	----	880.89		10
FOURTEENTH FL.	----	891.53		10
FIFTEENTH FL.	----	891.53		10
SIXTEENTH FL.	----	577.77		06
TERRACE FL.	----	0.00		–
TOTAL	305.49	13883.05	12.22	156
GRAND TOTAL AREA = COMMERCIAL + RESIDENTIAL				
GRAND TOTAL AREA = 305.49 + 13883.05 = 14188.54 SQ.M.				

PARKING STATEMENT:-

DESCRIPTION	CAR	SCOOTER
TENE. BETN 100 SQ.M. (FOR COMMERCIAL)	2	6
AREA PROPOSED (305.49 SQ.M.)	6	18
TENE. CARPET AREA 40.0–80.0 SQM (FOR 2 TENE.)	1	2
TENE. PROPOSED (140 NOS.)	70	140
TENE. CARPET AREA 80.0–150.0 SQM (FOR 1 TENE.)	1	1
TENE. PROPOSED (16 NOS.)	16	16
PARKING REQUIRED	92	174
VISITOR PARKING (5%)	5	9
TOTAL PARKING REQUIRED	97	183
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	1212.50	366.00
TOTAL PARKING AREA REQUIRED = 1578.50 SQ.M.		
TOTAL PARKING AREA PROPOSED = 1578.50 SQ.M.		

NOTE :- AS PER UDCPR 2020 POINT [8.1.1 (V)]
THE COMPOSIT PARKING OF VEHICLES LIKE 1 CAR WITH TWO SCOOTERS MAY BE ALLOWED.
ALSO 6 SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN 1 CAR PARKING.
SO 22 CARS (131 SCOOTERS) TAKEN AS PER COMPOSIT PARKING

PARKING STATEMENT:-

FLOOR	CAR	SCOOTER
STILT FLOOR	45	10
TOTAL	45	10

D.P. LOCATION PLAN

GOOGLE LOCATION PLAN

FSI + NON FSI AREA STATEMENT

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	14188.54
02	NON F.S.I.	–
	2.1 BALCONY	0.00
	2.2 PASSAGE AREA	0.00
	2.3 REGULAR STAIR CASE	0.00
	2.4 FIRE STAIR CASE	0.00
	2.5 TOP TERRACE AREA	891.53
	2.6 DRY BALCONY	0.00
	2.7 PROJECTION	0.00
	2.8 REFUGE AREA	89.44
	2.9 TOTAL STILT & BASEMENT PARKING AREA	3841.25
	ANY OTHER	
3	3.1 CLUB HOUSE	51.60
	3.2 LIFT AREA	12.22
	3.3 INCLUSIVE HSG BLDG.	0.00
	3.4 SECURITY CABIN	05
	3.5 LOFT AREA	152.75
	3.6 SERVICES (S.T.P , TRANSFORMER ,O.H.T.,U.G.T, OWC, D.G. SET, PUMP ROOM etc)	240.43
	TOTAL NON F.S.I	5284.22
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (14188.54+5284.22)	19472.76

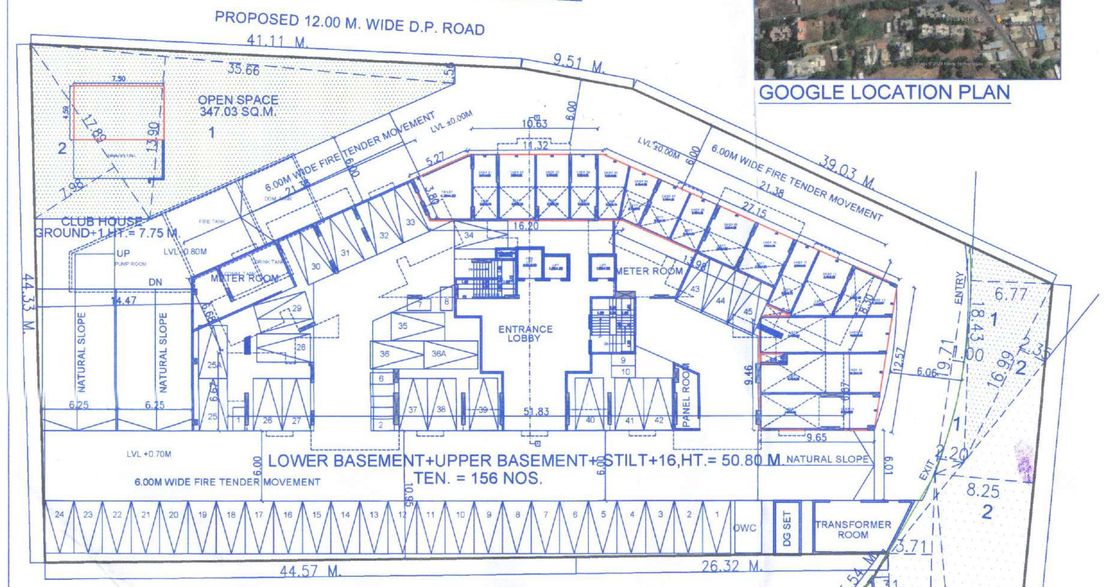
Revised Resi/Comm Dt:-27/03/25
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/4350/24

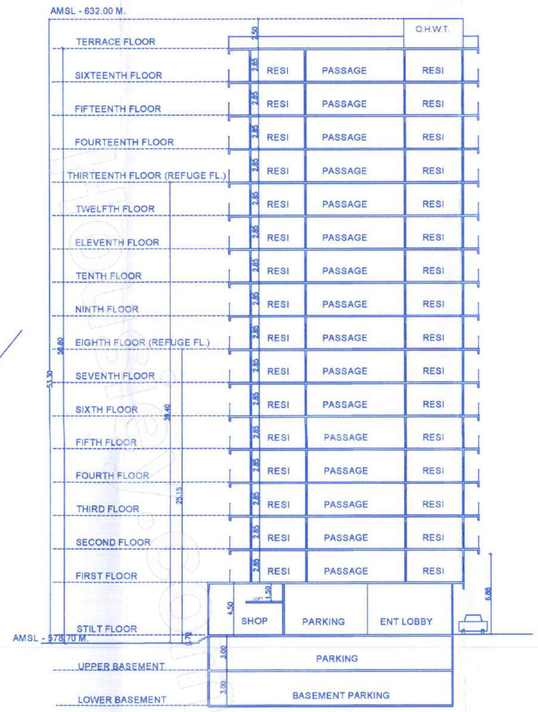
Building Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

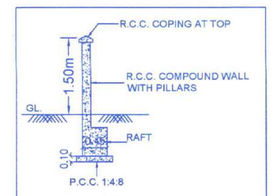
STAMP OF APPROVAL

1/9





SECTION



COMPOUND WALL SECTION AS PER R.C.C. CONSULTANTS

WATER REQUIREMENT STATEMENT :-

(FOR COMMERCIAL)

O.H.WATER TANK:-
305.49 / 3 = 101 PERSON
101 PER x 45 LIT = 4,545.00 LIT.
TOTAL O.H.WATER TANK CAPACITY = 4,545.00 LIT.

U.G.WATER TANK:-
1.50 x 4,545.00 LIT = 6,818.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 6,818.00 LIT.

(FOR RESIDENTIAL)

O.H. WATER TANK :-
5 PER. x 135LIT. x 156 TEN. = 1,05,300.00 LIT.
FIRE FIGHTING TANK = 25,000.00 LIT.
TOTAL O.H. WATER TANK = 1,30,300.00 LIT.

U.G.WATER TANK:-
1.50 x 1,05,000.00 LIT. = 1,57,950.00 LIT.
FIRE FIGHTING TANK = 1,50,000.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 3,07,950.00 LIT.

ROAD WIDENING AREA CALCULATION :-

30.00 M. WIDE D.P. ROAD WIDENING

1) 0.50 x(19.71x2.20)–(19.71x1.00x2/3)=8.54
2) 0.50 x 52.56 x 8.25 = 216.81
3) 0.50 x(3.71+5.72)x52.93=249.56
4) 0.50 x 65.93 x 1.31 = 43.18
5) 0.50 x 63.92 x 8.43 = 269.42
6) 0.50 x 50.33 x19.86 = 499.78
7) 0.50 x(7.66+12.76)x34.31=350.31
8) 0.50 x(55.41x9.02)–(10.78x2.59x2/3)=231.29
9) 0.50 x 22.06 x 1.73 = 19.08

TOTAL = 1887.97 SQM.

ROAD WIDENING AREA CALCULATION :-

18.00 M. WIDE D.P. ROAD WIDENING

1) 0.50 x 18.43 x 6.77 = 62.38
2) 0.50 x 16.99 x 2.35 = 19.96
3) 0.50 x 32.39 x 3.66 = 59.27
4) 0.50 x 26.99 x 1.91 = 25.78
5) 0.50 x 5.37 x 1.91 = 5.13

TOTAL = 172.52 SQM.

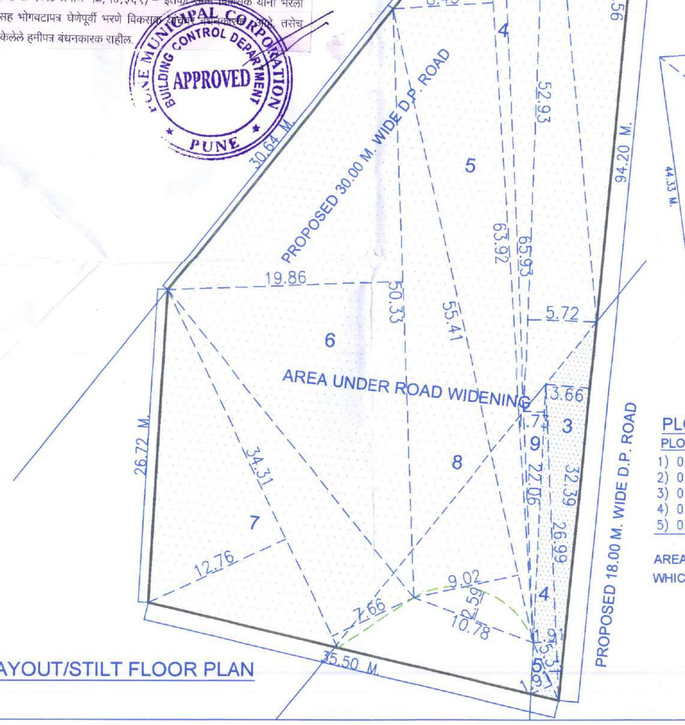
OPEN SPACE AREA CALCULATION :-

1) 0.50 x(1.56+13.90)x35.66=275.65
2) 0.50 x 7.98 x 17.89 = 71.38

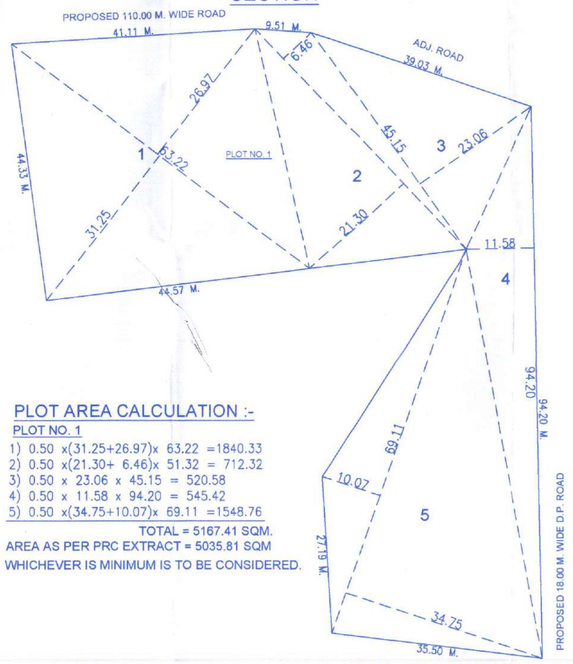
TOTAL = 347.03 SQM.

मा.कार्यकारी अभियंता दि.२०/१/२०२५ रोजी यूडीसीपीआर २०२० नुसार नियम क्र. २.२.१४ बी Option 2 नुसार सवलतीसाठी मान्यता दिली असून एकूण रक्कम र.रु. २,६२,७१,८४३/–प्रिमियम रक्कमेपैकी पहिला टप्पा २०% प्रमाणे १२,५४,३६९/– इतकी रक्कम विकसक यांनी भरली असून उर्वरित ८०% प्रिमियम रक्कम २,१०,१७,४७४/+८.५% व्याजासह भोगवटापत्र घेणेपूर्वी भरणे विकसक/मालक यांनी स्टिल्ट मजल्याचे क्षेत्रास तसेच विकसक /मालक यांनी सिरीयल नं. ३५ दि.४/२/२०२५ अन्वये दाखल केलेले हमीपत्र बंधनकारक राहील.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE



LAYOUT/STILT FLOOR PLAN



PLOT AREA CALCULATION :-

PLOT NO. 1

1) 0.50 x(31.25+26.97)x 63.22 =1840.33
2) 0.50 x(21.30+ 6.46)x 51.32 = 712.32
3) 0.50 x 23.06 x 45.15 = 520.58
4) 0.50 x 11.58 x 94.20 = 545.42
5) 0.50 x(34.75+10.07)x 69.11 =1548.76

TOTAL = 5167.41 SQM.

AREA AS PER PRC EXTRACT = 5035.81 SQM
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

PLOT AREA KEY PLAN
SCALE – 1:600

AREA STATEMENT

		SQM
1	AREA OF THE PLOT (Minimum area to be considered)	5035.81
	a) AREA AS PER 7/12	5035.81
	b) AREA AS PER AS PER LAYOUT	5172.15
	c) AREA AS PER SITE	5172.15
2	DEDUCTION FOR	
	a) 30.00 M. WIDE D.P. ROAD WIDENING	1887.97
	b) 18.00 M. WIDE D.P. ROAD WIDENING	172.52
	TOTA AREA (2a+2b)	2060.49
3	BALANCE AREA OF PLOT (1–2)	2975.32
4	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED –	----
	b) ADJUSTMENT OF 2(B), IF ANY	----
	c) BALANCE PROPOSED	----
5	NET PLOT AREA (3–4c)	2975.32
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED	
	b) PROPOSED (AS PER LAYOUT)	347.03
7	INTERNAL ROAD	----
8	PLOTABLE AREA (IF APPLICABLE)	----
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO. 5X1.10)	3272.85
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI –(50% ON 1) (5035.81 x 0.50) = 2517.91 SQ.M.	2517.91
	b) PROPOSED FSI ON PAYMENT OF PREMIUM.	1467.14
11	IN–SITU FSI / TDR LOADING	
	a) IN–SITU AREA AGAINST D.P. ROAD[1.0XSR.NO.2(a)] Road Area = 2060.49 x 2 = 4120.98 sq.m. i) 4107.98 Loading on Building A ii) 13.00 Loading on Building B	4107.98
	b) In–situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	-----
	c) TDR AREA (140% ON 1) PERMISSIBLE TDR AREA(5035.81x1.40)=7050.13	00.00
	d) Total in–situ/TDR loading proposed (11(a)+(b)+(c))	4107.98
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	8847.97
	(b) Ancillary Area FSI upto 80% on Commercial area with payment of charges. (305.49/1.80x0.80)	135.77
	(c) Ancillary Area FSI upto 60% on Residential area with payment of charges. (13885.20/1.60x0.60)	5206.95
	(c) Total entitlement (a+b+c)	14190.69
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}	
15	Total Built–up Area in proposal. (excluding area at Sr.No.17 b)	14188.54
	(a) Proposed Commercial Area	305.49
	(b) Proposed Residential Area	13883.05
	(c) Total (a+b)	14188.54
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.9)	N.A.
	(b) Proposed	N.A.

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2005/36501 — AR. MANGESH GOTAL

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M–20
EXTERNAL WALLS IN 0.125THK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS		WINDOWS	VENTILATORS
ED–1.05x2.10	SD –1.80x2.10	W –1.80x1.20	V–0.60x0.90
D –0.90x2.10	SD1–1.50x2.10	W1–1.50x1.20	
D1–0.75x2.10	SD2–1.20x2.10	W2–1.20x1.20	
		W3–0.90x1.20	

LEGEND

PLOT LINE SHOWN – BLACK
PROPOSED WORK SHOWN – RED
DRAINAGE LINE SHOWN – RED DOTTED
WATER LINE SHOWN – BLACK DOTTED
EXISTING TO BE RETAINED – HATCHED BLUE
EXISTING TO BE DEMOLISHED – HATCHED YELLOW

NORTH: N

Owner's Declaration & Owner's Name, Signature :-

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.

MR. VIKRAM VITTHAL CHAVAN
PARTNER FOR SARTHAK HOUSING AND INFRA REALTY LLP

PROJECT :-

SARTHAK HIGHREACH - PROPOSED RESIDENTIAL + COMMERCIAL BUILDING
S.NO.132, HISSA NO.1/1A & S.NO.132, HISSA NO.1/3/1, (PLOT-1)
AT DHAYARI,PUNE.

ARCHITECT :-

AR. MANGESH GOTAL
CA/2005/36501

705, A wing, Vanaz Parivar Society
Behind Vanaz Company,
Paud Road, Kotharud, Pune 411038.

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
04/04/2025	AKRAM			1:300

F:\SERVER DATA DRIVE\S108–Sarthak Developers\003–DHAYARI S.NO.–132–UTKARSH(SD)\Building Permission\Building A\SANCTION 2\FINAL BLUE PRINTS 2025.04.04.dwg