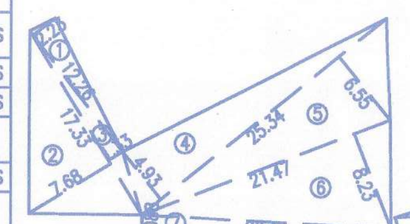
FSI STATEMENT				
FLOOR	FSI		COMM.	RESI.
	COMM.	RESI.	SHOP/ OFFICE	TENEMENT
BASMENT PARKING		–		
STILT PARKING	–	–		
GROUND FLOOR	1070.52	–	40	–
1st Floor	1297.30	–	34	–
2nd Floor	1441.72	–	16	–
3rd Floor	1430.89	–	16	–
4th Floor	–	1204.51	–	12
5th Floor	–	1205.02	–	13
6th Floor (Refuge)	–	1147.58	–	13
7th Floor	–	1205.02	–	13
8th Floor	–	1205.02	–	13
9th Floor	–	1205.02	–	13
10th Floor	–	1205.02	–	13
11th Floor (Refuge)	–	1147.58	–	13
12th Floor	–	1205.02	–	13
13th Floor	–	1205.02	–	13
14th Floor	–	1205.02		13
15th Floor	–	1205.02		13
16th Floor (Refuge)	–	1147.58		13
17th Floor	–	1205.02		13
18th Floor	–	1205.02		13
Recreational/ Amenity 19TH Floor	–	91.13		
TOTAL	5240.43	17993.60	106	194
–	23234.03			

PLOT– A (CENTRAL VISTA) F.S.I + NON F.S.I			
	PROPOSED F.S.I	NON F.S.I	TOTAL F.S.I + NON F.S.I
F.S.I	23234.03	0.00	23234.03
PARKING AREA	0.0000	2682.00	2682.00
REFUGE AREA	0.0000	188.31	188.31
RECREATIONAL FLOOR	0.0000	558.00	558.00
ENVIRONMENTAL INFRASTRUCURE AREAS	0.0000	972.80	972.80
SERVICES SLAB AREAS	0.0000	782.67	782.67
TOTAL	23234.03	5183.78	28417.81
GRAND TOTAL	28417.81		

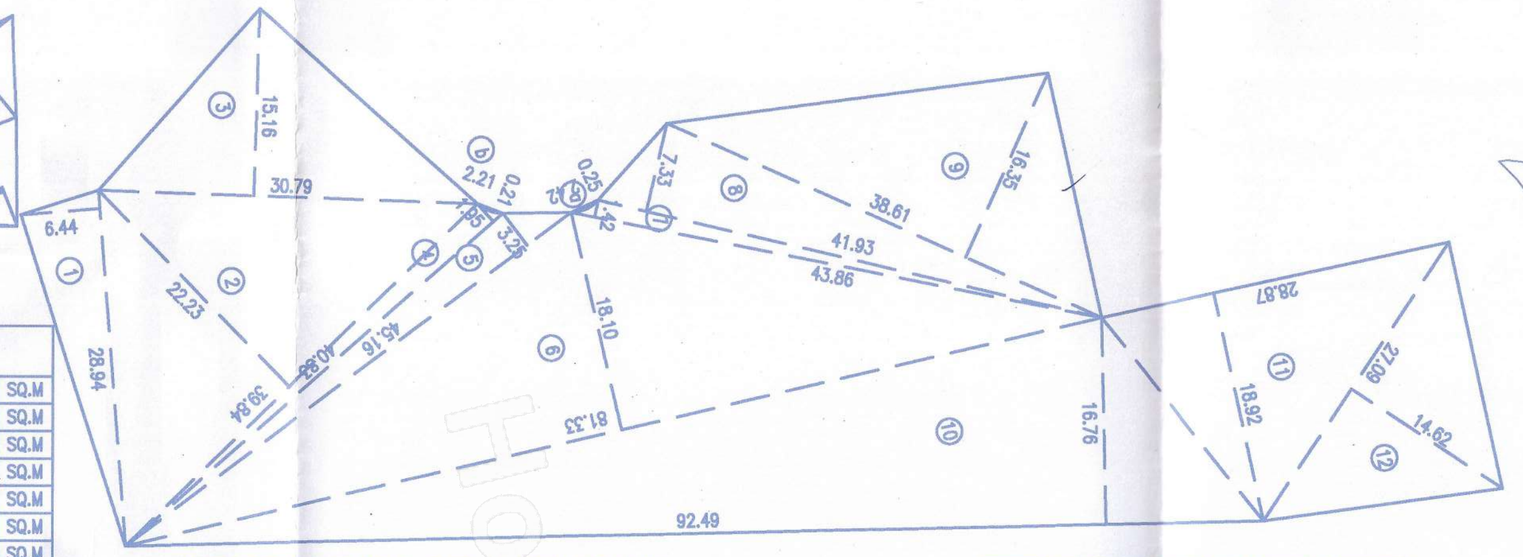
WATER CALCULATION						
O.H.W.T. CALCULATION						
FOR COMMERCIAL	TOTAL NOS OF PERSONS/ TENEMENT		WATER REQUIREMENT PER PERSONS			
OHWT CAPACITY REQUIRED FOR COMMERCIAL	712	X	45	=	32040.00	LTRS
FOR RESIDENTIAL						
WATER REQUIRED 135 LTRS PER PERSON PER DAY=	5	X	135	=	675.00	LTRS
TOTAL NO OF TENEMENT=	194					
NO.OF PERSONS/ TENEMENT=	194	X	5	=	970	
WATER REQUIRED 135 LTRS PER PERSON PER DAY=	970	X	135	=	130950.00	LTRS
TOTAL RESIDENTIAL				=	130950.00	LTRS
TOTAL COMMERCIAL				=	32040.00	LTRS
TOTAL COMMERCIAL + RESIDENTIAL					162990.00	
ADD FIRE FIGHTING =	162990.00	+	200000.00	=	182990.00	LTRS
O.H.W.T. CAPACITY REQUIRED =	182990.00	LTRS				
TOTAL O.H.W.T. CAPACITY PROVIDED=	182990.00	LTRS				
U.G.W.T. CALCULATION						
U.G.W.T. CAPACITY =	162990.00	X	1.50	=	244485.00	LTRS
ADD FIRE FIGHTING	244485.00	+	200000.00			
TOTAL U.G.W.T. CAPACITY REQUIRED=	444485.00	LTRS				
TOTAL U.G.W.T. CAPACITY	444485.00	LTRS				

SANITATION CALCULATIONS										
	CARPET AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	OCCUPANCY NOS.	SANITATION REQUIRED (1 PER 50)			SANITATION PROPOSED			
				Male		Female	Male		Female	
				WC	URINALS	WC	WC	URINALS	WC	
Ground Floor	642.62	3	214	4	4	4	10	18	8	
Upper Floors (1st Fl.)	774.61	6	129	3	3	3				
Upper Floors (2nd & 3rd Fl.)	2212.45	6	369	7	7	7	16	6	16	
TOTAL	3629.68		712	14	14	14	26	24	24	

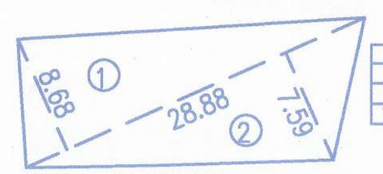


OPEN SPACE –1 (PLOT–A) AREA KEY PLAN

OPEN SPACE–1 (PLOT –A) AREA CALCULATION								
1	0.5	X	12.26	X	2.230	=	13.67	SQ.M
2	0.5	X	17.33	X	7.680	=	66.55	SQ.M
3	0.5	X	17.33	X	1.330	=	11.52	SQ.M
4	0.5	X	25.34	X	4.930	=	62.46	SQ.M
5	0.5	X	25.34	X	6.550	=	82.99	SQ.M
6	0.5	X	21.47	X	8.230	=	88.35	SQ.M
7	0.5	X	20.15	X	1.088	=	10.96	SQ.M
TOTAL NET AREA						=	336.50	SQ.M



PLOT AFTER SUBDIVISION PLOT –A AREA KEY PLAN



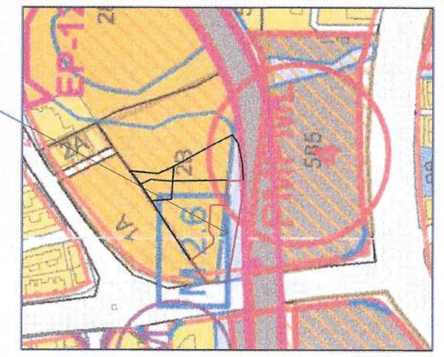
DP ROAD AREA KEY PLAN

PLOT– A (CENTRAL VISTA)	
PLOT AREA	3364.59
DP ROAD AREA	234.93
TOTAL AREA OF PLOT	3599.52

DP ROAD AREA CALCULATION									
1	0.5	X	28.88	X	8.68	X	1	=	125.330 0 SQ.M
2	0.5	X	28.88	X	7.59	X	1	=	109.60 SQ.M
NET AREA								=	234.93 SQ.M

PLOT AFTER SUBDIVISION AREA CALCULATION PLOT – A									
1	0.5	X	28.940	X	6.440	=	93.19	SQ.M	
2	0.5	X	39.840	X	22.230	=	442.82	SQ.M	
3	0.5	X	30.790	X	15.160	=	233.39	SQ.M	
4	0.5	X	40.830	X	1.950	=	39.81	SQ.M	
5	0.5	X	45.160	X	3.250	=	73.39	SQ.M	
6	0.5	X	81.330	X	18.100	=	736.04	SQ.M	
7	0.5	X	43.860	X	1.420	=	31.14	SQ.M	
8	0.5	X	41.930	X	7.330	=	153.67	SQ.M	
9	0.5	X	38.610	X	16.35	=	315.64	SQ.M	
10	0.5	X	92.490	X	16.761	=	775.09	SQ.M	
11	0.5	X	28.870	X	18.920	=	273.11	SQ.M	
12	0.5	X	27.090	X	14.620	=	198.03	SQ.M	
TOTAL						=	3365.31	SQ.M	
DEDUCTION									
a	0.666	X	2.420	X	0.250	=	0.40	SQ.M	
b	0.666	X	2.210	X	0.210	=	0.31	SQ.M	
TOTAL DEDUCTION						=	0.71	SQ.M	
NET AREA	3365.31	–			0.71	=	3364.59	SQ.M	

GOOGLE IMAGE



D.P PLAN

STAMP OF APPROVAL | 01/09

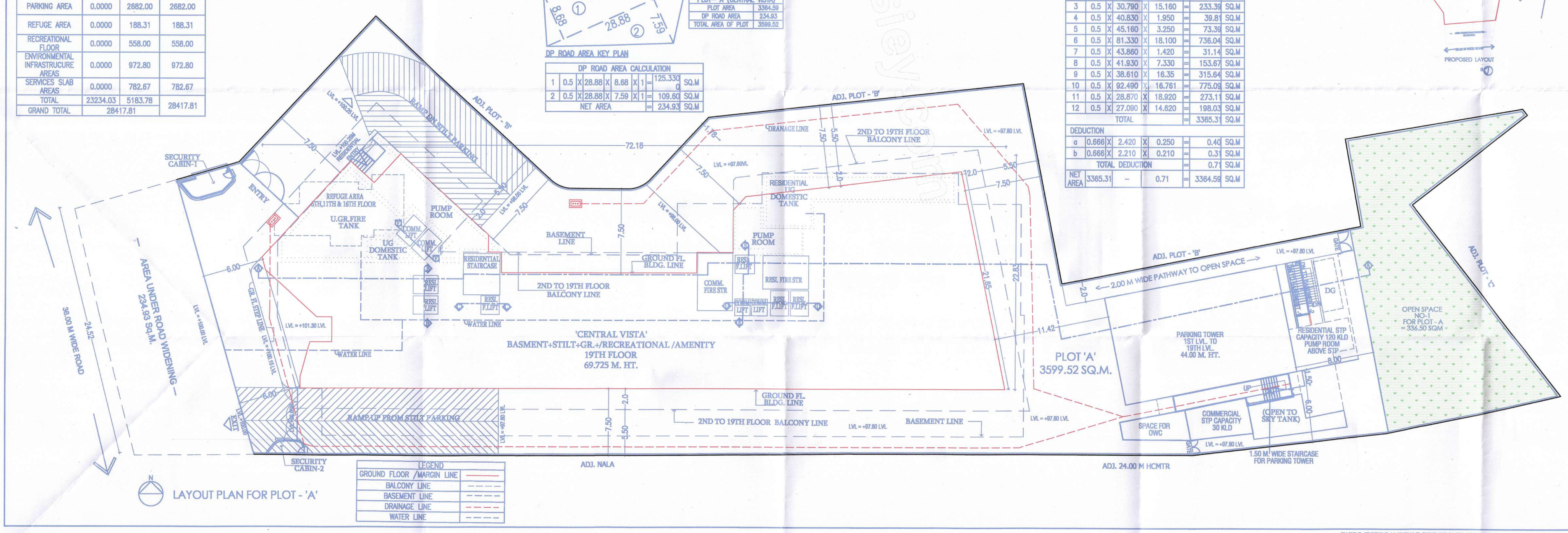
FREE SALE COMMERCIAL + RESIDENTIAL BUILDING

OFFICE OF THE
SLUM REHABILITATION AUTHORITY,
PUNE & PIMPRI-CHINCHWAD AREA, PUNE-16

Revised Approval subject to condition mentioned in
Revised Commencement Certificate vide Building
Permit No. 508/953 Date 28/03/25

REVISED COMMENCEMENT SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING,
SLUM REHABILITATION AUTHORITY, PUNE-16



LAYOUT PLAN FOR PLOT - 'A'

LEGEND	
GROUND FLOOR /MARGIN LINE	
BALCONY LINE	
BASEMENT LINE	
DRAINAGE LINE	
WATER LINE	

FSI STATEMENT		SQ.M.
a.	Presale construction Area(Basic F.S.I.) (RESI.)	11246.00
b.	Presale construction Area(Basic F.S.I.) (COMM.)	2911.35
c.	Total Basic FSI	14157.35
d.	Ancillary F.S.I	
	I. RESIDENTIAL (60%)	6747.60
	II. COMMERCIAL (80%)	2329.08
e.	Total Presale construction Area (FSI) (Basic+Ancillary)	23234.03

FSI STATEMENT		SQ.M.
1	Plot area as per sub-division	3599.52
2	Addition for Open space	336.50
3	Gross Plot area Considered For F.S.I Calculation (9+10)	3936.02
4	PERMISSIBLE F. S.I.	4.00
5	Permissible Floor Space (3X4)	15744.08
6	COMMERCIAL FSI	2911.35
7	COMMERCIAL ANCILLARY FSI (6 X 0.80)	2329.08
8	TOTAL PERMISSIBLE COMMERCIAL FSI (6+7)	5240.43
9	RESIDENTIAL FSI (5-6)	12832.73
10	RESIDENTIAL ANCILLARY FSI (9x0.60)	7699.64
11	TOTAL PERMISSIBLE RESIDENTIAL FSI (9+10)	20532.37
12	TOTAL PERMISSIBLE FSI INCLUDING ANCILLARY FSI COMM.+ RESI. (8+11)	25772.80
13	PROPOSED COMMERCIAL F.S.I	5240.43
14	PROPOSED RESIDENTIAL F.S.I	17993.60
15	TOTAL PROPOSED FSI INCLUDING ANCILLARY (COMM.+ RESI.) (13+14)	23234.03

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENTIONS OF THE SIDES ETC OF THE PLOTSTATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUTTALIES WITH THE AREA STATED IN THE DOCUMENTS OF THE CITY SURVEY/TPS RECORD.

PROJECT

PROPOSED FREE SALE BUILDING ON PLOT -A, SLUM REHABILITATION SCHEME ON S. NO. 134, T.P.S.NO.3, F.P.NO.2B, PARVATI AND S. NO. 135 (P), F.P.NO.28(P), SADASHIV PETH, NEAR DANDEKAR BRIDGE, PUNE.

SIGNATURE OF OWNER

NAIKNAVARE DEVELOPERS PVT. LTD.

SIGNATURE OF ARCHITECT

G.H.NAIKNAVARE
1204/4 GHOLE ROAD,
SHIVAJINAGAR ,PUNE–5.
LIC.NO.CA/88/11373

DATE	SCALE	DRAWN BY	CHK.BY
20/09/2025	1:200	Kaustubh	ARUNA.S

Z:\PROJECTS\DANDEKAR BRIDGE\SUBMISSION\2025\SUBMISSION\CENTRAL VISTA\FINAL CENTRAL VISTA SANCTION PLAN_20250405.dwg