

Sanctioned FSI for the project is 5872.52 Sqr. Mtr., i.e., 3760.02 Sqr. Mtr. + 2112.50 Sqr. Mtr.

F.S.I. STATEMENT (BUILDING - A, B, C & D)											
BLDG. NAME	BLDG. FLOORS	BLDG. HT. WITHOUT PARKING	BUILT-UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	FIRE STAIRCASE AREA	STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	PARKING AREA	TENE.
A	P+11	33.00	3075.96	460.09	314.58	166.32	190.92	3.42	4.50	314.51	42
B	P+8	24.00	3760.02	562.61	352.00	130.68	148.50	4.50	3.87	503.50	176
C	P+5	15.00	2112.50	315.48	196.07	87.12	99.00	4.50	3.87	503.50	98
D	P	3.00	0.00	0.00	0.00	0.00	31.02	0.00	0.00	503.43	0
TOTAL AREA			8948.48	1338.16	862.65	384.12	469.44	12.42	12.24	1824.94	316

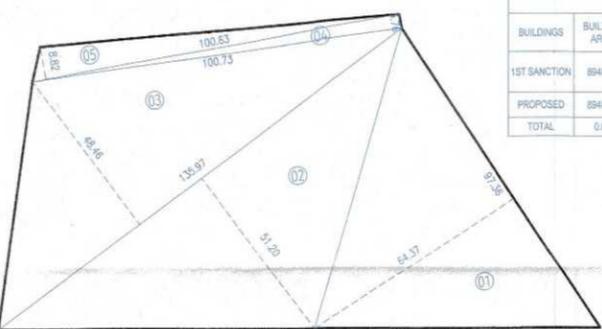
TOTAL CONSTRUCTION AREA (F.S.I. + NON F.S.I.)																
Construction Area Building	NON FSI AREA															
	Residential FSI	Basement Area	Parking Area	Lift Area	Fire Lift Area	Non Acc. Terrace Area	Top Terrace Area	STP Area	Transformer Area	OWC	DG Set	Refuge Area	U.G.T. Area	O.H.T. Area	TOTAL NON FSI	Total Area (FSI + NON FSI)
Building A,B,C,D	8948.48	0.0	1824.94	12.42	12.24	55.39	1889.68	544.83	746.45	0.0	511.79	16.79	154.80	283.84	6053.17	15001.65

TOTAL PARKING AREA STATEMENT						
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING			REQUIRED PARKING	
		CAR	SCOOTER	CYCLE	CAR	SCOOTER
3 TENEMENTS HAVING BUILT-UP AREA 50.0-100.0 SQ.M.(1-3-3)	42	14	42	42		
4 TENEMENTS HAVING BUILT-UP AREA UP TO 50 SQ.M.(0-5-5)	274	0	342	342	22	629
TOTAL	316	14	384	384		
METROPOLITAN AREA FOR 50%	0	7	192	192		
TOTAL REQUIRED PARKING	0	21	577	577	22	629

WATER AREA CALCULATION		
AMOUNT OF WATER REQUIRED PER PERSON	=	135 lts/day
WATER REQUIRED PER FLAT (5 PERSONS/FLAT)	=	675 lts/day
NO OF FLATS IN BLDG.	=	316 NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	213300.00 lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	50000.00 lts/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	263300.00 lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK WATER REQ.X1.50	=	319950.00 lts/day
WATER REQ'D FIRE FIGHTING FOR UGW TANK	=	100000.00 lts/day
TOTAL WATER PROVIDED FOR FOR UGW TANK	=	419950.00 lts/day

INTERNAL ROAD AREA CALCULATION		
1) 35.17 x 8.58 x 1.00 x 0.50 =	150.98	SQ.M
2) 35.17 x 8.59 x 1.00 x 0.50 =	151.08	SQ.M
TOTAL AREA	=	3284.59 SQ.M

PROPOSED PARKING STATEMENT					
BLDG.	CAR COVERED PARKING	CAR OPEN PARKING	SCOOTER COVERED PARKING	SCOOTER OPEN PARKING	CYCLE PARKING
LAYOUT	0	0	0	0	0
BLDG - A	22	0	0	0	0
BLDG - B	0	0	139	212	991
BLDG - C	0	0	139		
BLDG - D	0	0	139		
TOTAL	22.00	0.00	417.00	212.00	991.00

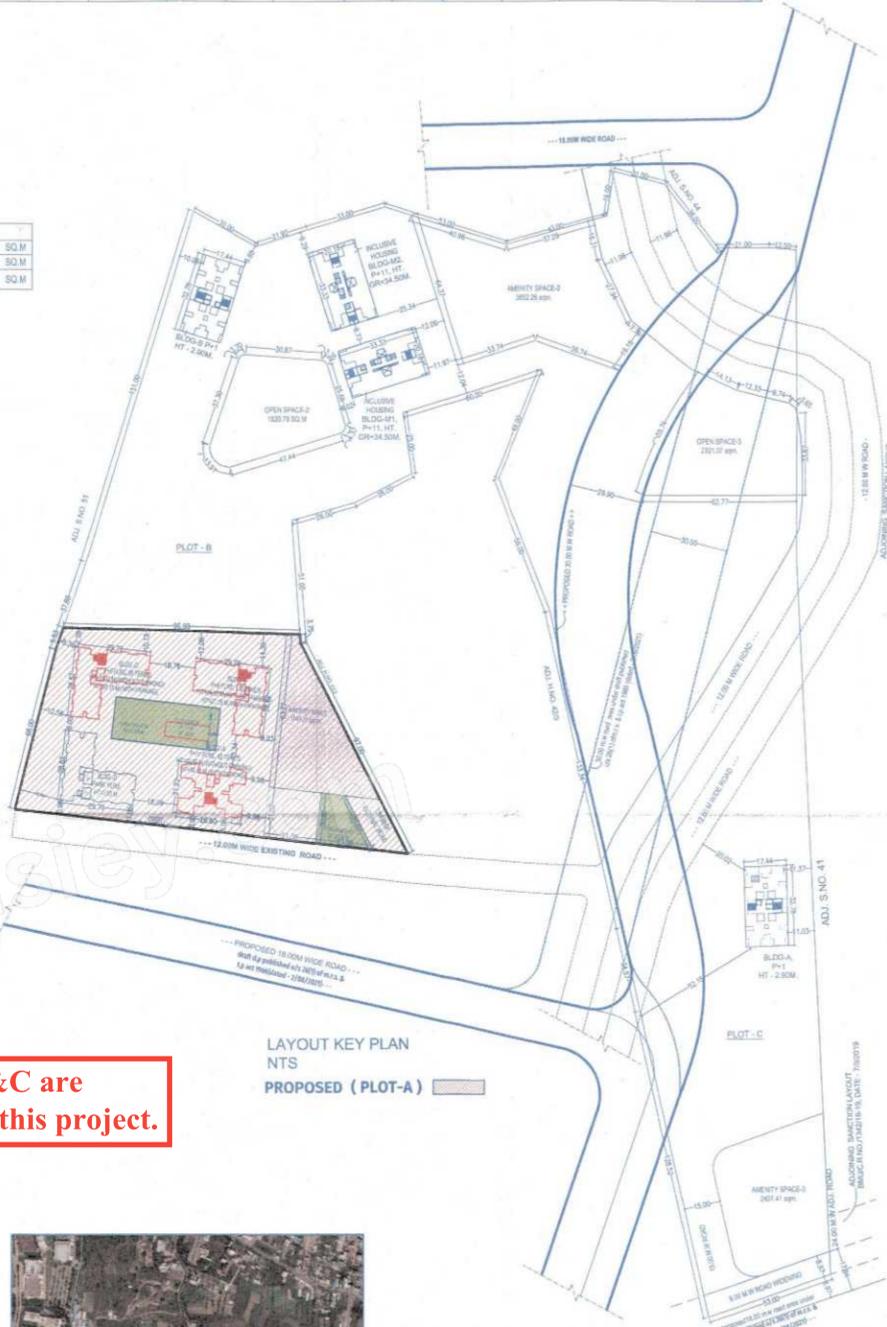


PLOT AREA CALCULATIONS		
1) 97.35 x 64.37 x 1.00 x 0.50 =	3133.53	SQ.M
2) 135.97 x 51.20 x 1.00 x 0.50 =	3480.83	SQ.M
3) 135.97 x 48.46 x 1.00 x 0.50 =	3294.55	SQ.M
4) 100.73 x 3.76 x 1.00 x 0.50 =	189.37	SQ.M
5) 100.83 x 8.62 x 1.00 x 0.50 =	443.78	SQ.M
TOTAL AREA	=	10542.07 SQ.M

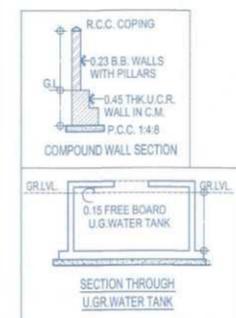
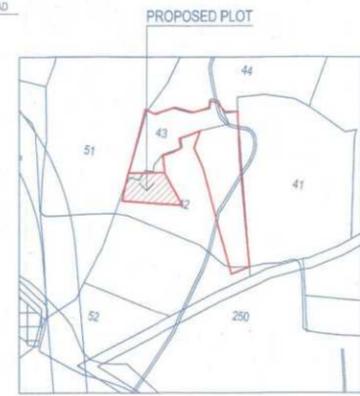
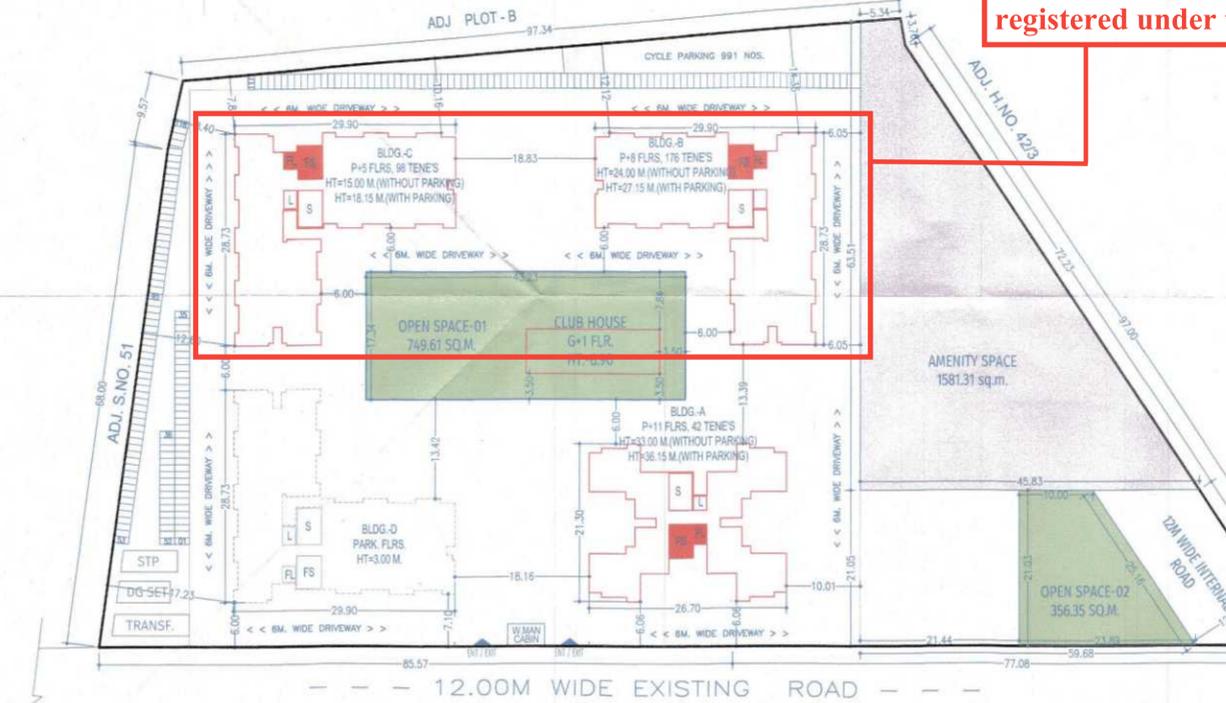
PLOT - A PREMIUM AREA DIFFERENCE STATEMENT											
BUILDINGS	BUILT-UP AREA	PERM. BALCONY	PROPOSED BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	TERRACE AREA	LIFT AREA	FIRE LIFT AREA	LIFT MIC ROOM AREA	TENE'S	SANCTION NO. AND DATE
1ST SANCTION	8948.48	1338.16	862.65	469.44	384.12	0.00	12.42	12.24	0.00	316	BMUC.R. NO. 158922-23 (08/05/2023)
PROPOSED	8948.48	1338.16	862.65	469.44	384.12	0.00	12.42	12.24	0.00	316	
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	



AMENITY SPACE AREA CALCULATIONS		
1) 0.50 x 75.67 x 36.48 =	1380.22	SQ.M
2) 0.50 x 75.66 x 5.02 =	189.91	SQ.M
3) 0.50 x 6.48 x 2.66 =	8.62	SQ.M
4) 0.50 x 3.43 x 1.47 =	2.52	SQ.M
TOTAL AREA	=	1581.27 SQ.M



Only building B&C are registered under this project.



DATE & STAMP OF APPROVAL 02/11

LAYOUT PLAN
1) PLAN PREVIOUSLY APPROVED UNDER CC NO. BMU / C.R NO / 956 /20-21 DATED 05/02/2022
2) PLAN PREVIOUSLY APPROVED UNDER CC NO. BMU / C.R NO /1569 /22-23 DATED 08/05/2023

Approved as amended in... subject to conditions mentioned in Annexure 'A' of letter No. BMUC.R. No. 22/23-23/Mouza. H.M.C. S. No./G. No./CTS No. 22/23-23 Dated 03/11/2023
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



Proportionate land area of 4708.75 Sqr. Mtr. has been considered under this project.

A AREA STATEMENTS			PREVIOUS SANCTION SQ.M.	PROPOSED SANCTION SQ.M.
01 Area of Plot (Minimum area of a, b, c to be considered)				
(a) As per ownership document (7/12, CTS extract)		10542.07	10542.07	
(b) As per measurement sheet		10542.07	10542.07	
(c) As per site		10542.07	10542.07	
02 Deductions for:				
(a) Proposed D.P./D.P. Road widening Area		0.00	0.00	
(b) Any D.P./Reservation area		0.00	0.00	
Total (a + b)		0.00	0.00	
03 GROSS Area of the plot (01 - 02)		10542.07	10542.07	
04 Recreational Open space				
(a) Required		1054.21	1054.21	
(b) Proposed		1054.39	1105.98	
05 Amenity Space				
(a) Required		1581.31	1581.31	
(b) Proposed		1581.31	1581.31	
06 Service road and Highway widening		0.00	0.00	
07 Internal Road area		0.00	301.93	
08 Net Area of Plot = [3 - 5(b)]		8960.76	8960.76	
09 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8X1.00)		8960.76	8960.76	
10 Addition of area for F.S.I.				
(a) In-situ area against D.P. Road [2.00 sr. no. 2 (a)] if any		0.00	0.00	
(b) In-situ area against Amenity Space [2.00 sr. no. 5 (b)]		0.00	0.00	
(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8) (8960.76X2) 1792.15		0.00	0.00	
(d) TDR area (8960.76X1.3) 2588.23		0.00	0.00	
(e) Additional FSI area under chapter VIII		0.00	0.00	
Total (a + b + c + d + e)		8960.76	8960.76	
11 Total area available (9+10)		8960.76	8960.76	
12 Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)				
13 Total Built-up Area in proposal, (excluding area at Sr.No.15.4)				
(a) Existing Built-up Area		0.00	0.00	
(b) Proposed Built-up Area		8948.48	8948.48	
(c) Excess Balcony area counted in F.S.I.		0.00	0.00	
(d) Excess Double Height terraces area counted in F.S.I.		0.00	0.00	
Total (a + b + c + d)		8948.48	8948.48	
14 F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)		0.04	0.99	
15 Area for Inclusive Housing, If any				
(a) Required (20% of sr.no.9)		0.00	0.00	
(b) Proposed		0.00	0.00	

B CERTIFICATE OF AREA
Certified that the Plot under reference was surveyed by me on... and the dimensions of sides etc. of the plot started on Plan etc. as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.
Sign of the Architect

C JOB TITLE / SITE ADDRESS
Proposed Layout On Plot - A S.No.42/1(PT)+42/2(PT)+42/4+5,43/1/1+1/2+1/3+1/4,43/2/1+2/2+2/3 At Marunji, Tal - Mulshi, Pune.

D OWNER NAME AND SIGNATURE
M/S R.VENTURES AND FANTACIA BUILDERS PVT LTD. THROUGH MR. RAJENDRA NAUPATIL SAKLA AND MR. RAMKUMAR AGARWAL
Signature: Rajendra Naupatil Sakla

E ARCHITECT
Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235
Signature: Vishwas Kulkarni

VK:a architecture
15th Floor, Axtigen Avenue, Sr.No.103(p), C.T.S. No.280/5, B.Road, Near ICC Trade Tower, Bahirwad, Pune-411016.
P: +91 20 9425 8888
E: mail@vkarch.com
W: www.vkarch.com

Master Layout
Scale: 1500 at A1-Paper Size
Drawn by: Vikas C.
Checked by: Azhar I.
Date: 08/09/2023
Sheet No: 1914
Drawing No: 204
Project: A
FOR PMRDA SUBMISSION