

BUILDING TYPE	FLOORS									TOTAL AREA	
	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH		LIFT AREA
'A' BLDG.	24.54	836.88	836.88	836.88	836.88	836.88	836.88	799.82	836.88	15.11	6697.63
'B' BLDG.	4.52	589.51	589.51	589.51	589.51	589.51	589.51	570.64	589.51	15.11	4716.84
'C' BLDG. (With Mhada)	136.89	163.11	163.11	212.80	212.80	212.80	163.36	-	-	9.69	1487.36
TOTAL AREA											12901.83

BUILDING TYPE	NO. OF BUILDINGS	NO. OF TENEMENTS	NO. OF SHOP	NO. OF FLOORS	BLDG. HT.	B/UP AREA			NON F.S.I AREA	GROSS B/UP AREA	
						COMM.	RESI.	TOTAL			
'A' BLDG.	1 NOS.	32	-	2ND, 1ST BAS. PARK.+GR. PARK.+08 FL.	28.80 M.	-	6697.63	6697.63	7480.35	14177.98	
'B' BLDG.	1 NOS.	32	-	2ND, 1ST BAS. PARK.+GR. PARK.+08 FL.	28.80 M.	-	4716.84	4716.84	5821.44	10538.28	
'C' BLDG. (With Mhada)	1 NOS.	18	4	GR./PARK.+07 FL.	27.00 M.	136.89	1350.47	1487.36	604.13	2091.49	
TOTAL AREA						-	136.89	12764.94	12901.83	13905.92	26807.75
LESS MHADA AREA						-	-	-	-	-	-
BALANCE BUILT-UP AREA						-	-	1340.78	1340.78	-	-
						-	136.89	11424.16	11561.05	-	-

PARKING	PARKING REQUIRED	
	CAR	SCOOTER
FOR RESIDENTIAL		
'A' BLDG		
01 TEN. HAVING CARPET AREA 150 SQ.M. & ABOVE	02	01
FOR 32 TENEMENTS	64	32
'B' BLDG		
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01
FOR 32 TENEMENTS	32	32
'C' BLDG (MHADA)		
2 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 18 TENEMENTS	9	18
TOTAL PARKING REQUIRED	105	82
ADD 5% VISITOR PARKING ON (RESI.)	13	10
TOTAL PARKING PROVIDED	118	92
FOR COMMERCIAL		
C BLDG (COMMERCIAL)		
FOR COMM. (EVERY 100 SQ.M. CARPET AREA)	2	6
COMM CARPET AREA = 191.87 SQ.M.	4	12
COMM. PARKING	4	12
TOTAL REQUIRED (RESI.+COMM.)	122	104
TOTAL PROVIDED	183	155

AREA PROVIDED	TOTAL SQ.M.
CAR	183 X 12.50 SQ.M. = 2287.50
SCOOTER	155 X 2.90 SQ.M. = 450.50
TOTAL AREA	2597.50

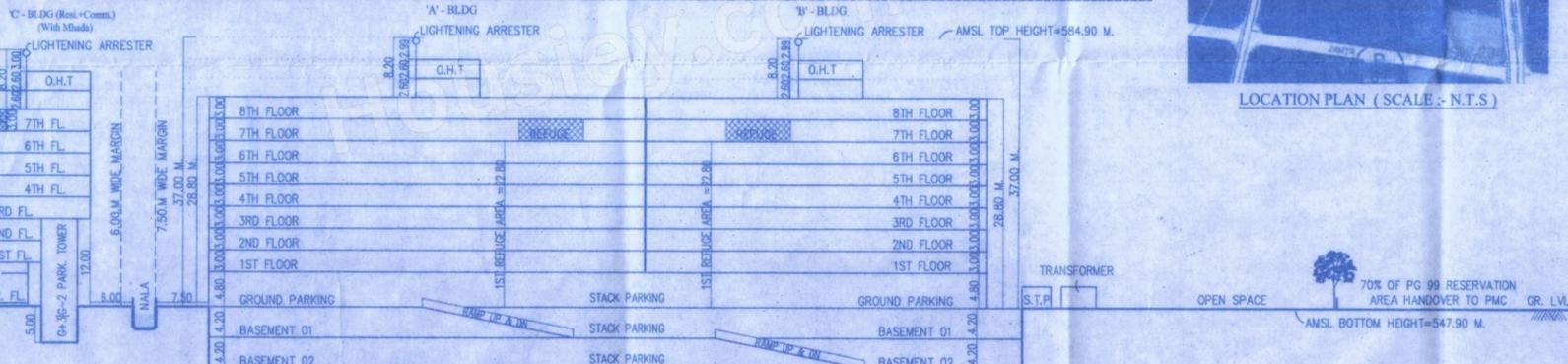
REQUIRED MHADA / E.W.S AREA STATEMENT		
MHADA/E.W.S = BASIC F.S.I X 20% = 7,000.00 - 234.49 - 98.55 = 1142.55 = 5,524.41 X 1.10 X 20% REQUIRED MHADA AREA = 1,215.37 SQ.M PROPOSED MHADA AREA = 1,340.78 SQ.M		
C BLDG.(MHADA)	PROPOSED TENEMENTS	PROPOSED MHADA AREA
1ST TO 7TH FLOOR	18 NOS	1,340.78 SQ.M

FLOOR	MHADA AREA	TENEMENT NO.	NO. OF TENEMENTS
FIRST	163.11	102,103	02
SECOND	163.11	202,203	02
THIRD	212.80	301,302,303	03
FOURTH	212.80	401,402,403	03
FIFTH	212.80	501,502,503	03
SIXTH	212.80	601,602,603	03
SEVENTH	163.36	701,702	02
TOTAL	1340.78	-	18

BUILDING TYPE	REQUIRED REFUGEE AREA	PROPOSED REFUGEE AREA
'A' BLDG.	41.10 X 1 = 41.10	47.90 X 1 = 47.90
'B' BLDG.	29.10 X 1 = 29.10	30.85 X 1 = 30.85
'C' BLDG. (With Mhada)	11.10 X 1 = 11.10	49.45 X 1 = 49.45
TOTAL	70.20	78.75

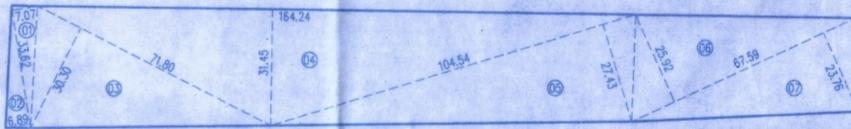
RESIDENTIAL PURPOSE	PARKING REQUIRED	
CAR	SCOOTER	
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	1	2
FOR 18 TENEMENTS	9	18
TOTAL PARKING PROVIDED	9	18

S.R. NO.	DESCRIPTION	AREA (SQ.M.)
1.	F.S.I. AREA	12901.83
2.	NON F.S.I. AREA	
2.1	PARKING AREA	9803.37
2.2	REFUGEE AREA	128.20
2.3	RECREATIONAL AREA	686.96
2.4	TOP TERRACE AREA	1638.19
2.5	PROJECTION AREA	1550.32
2.6	LIFT M/R AREA	97.88
2.7	SERVICES AREA	615.00
TOTAL NON F.S.I. AREA		14520.92
TOTAL F.S.I. AREA + TOTAL NON F.S.I. AREA (12901.83 + 14520.92)		27422.75



AREA UNDER NALA CALCULATION
1) 17.90 X 3.00 X 0.50 = 26.85 SQ.M.
2) 17.90 X 3.00 X 0.50 = 26.85 SQ.M.
3) 14.95 X 3.00 X 0.50 = 22.43 SQ.M.
4) 14.95 X 3.00 X 0.50 = 22.43 SQ.M.
TOTAL = 98.55 SQ.M.

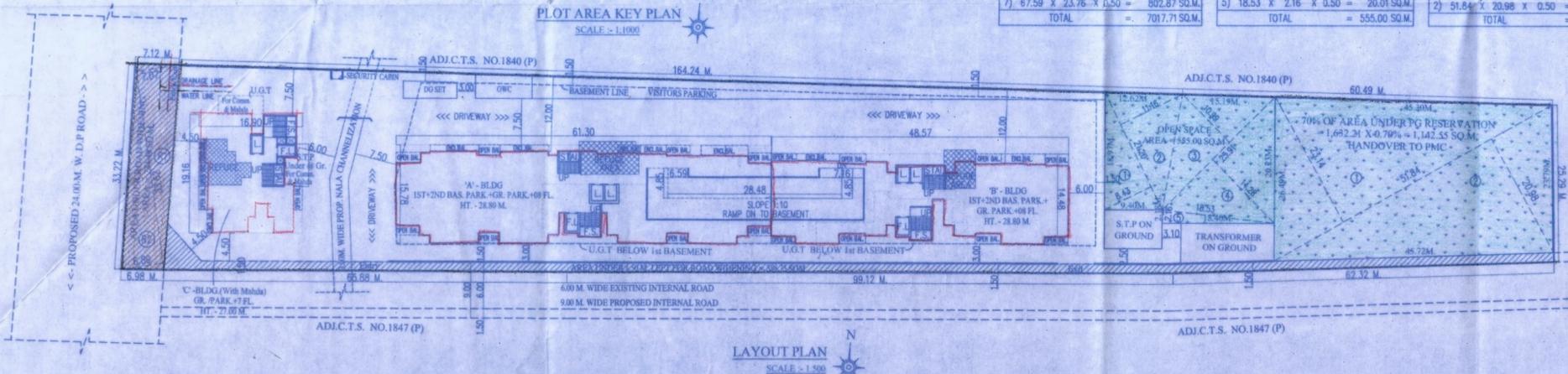
24.00 D.P. ROAD WINDING AREA CALC.
R1) 33.62 X 7.07 X 0.50 = 118.85 SQ.M.
R2) 33.62 X 6.89 X 0.50 = 115.82 SQ.M.
TOTAL = 234.67 SQ.M.



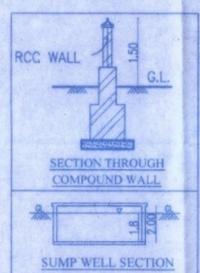
PLOT AREA CALCULATION
1) 33.62 X 7.07 X 0.50 = 118.85 SQ.M.
2) 33.62 X 6.89 X 0.50 = 115.82 SQ.M.
3) 71.80 X 30.30 X 0.50 = 1087.77 SQ.M.
4) 164.24 X 31.45 X 0.50 = 2582.67 SQ.M.
5) 104.54 X 27.43 X 0.50 = 1433.77 SQ.M.
6) 67.59 X 25.92 X 0.50 = 875.97 SQ.M.
7) 67.59 X 23.76 X 0.50 = 802.87 SQ.M.
TOTAL = 7017.71 SQ.M.

OPEN SPACE AREA CALCULATION
1) 21.20 X 8.43 X 0.50 = 89.36 SQ.M.
2) 21.20 X 11.16 X 0.50 = 118.30 SQ.M.
3) 25.91 X 10.99 X 0.50 = 142.38 SQ.M.
4) 25.91 X 14.28 X 0.50 = 184.96 SQ.M.
5) 18.53 X 2.16 X 0.50 = 20.01 SQ.M.
TOTAL = 555.00 SQ.M.

AREA UNDER (PG-99) RESERVATION CALCULATION
1) 51.84 X 23.14 X 0.50 = 599.79 SQ.M.
2) 51.84 X 20.98 X 0.50 = 543.80 SQ.M.
TOTAL = 1142.55 SQ.M.



STAMP OF APPROVAL
FOR SANCTION PURPOSE DWG
B.P.LAYOUT
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 55A/3A/55A/3B/55A/3D, C.T.S. NO. 1840 (P), MUNDHWA, TAL - HAVELI, DIST - PUNE.
BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION



AREA STATEMENT	SQ.M.
01. AREA OF PLOT	7,017.71
a) AS PER MEASUREMENT SHEET	7,017.71
b) AS PER DIMENSION DOCUMENT (7/12, CTS EXTRACT)	7,000.00
c) AS PER SITE	7,017.71
02. DEDUCTIONS FOR	
a) AREA UNDER 24.00 M. WIDE D.P. ROAD	234.49
b) AREA UNDER NALA	98.55
c) AREA UNDER PLAY GROUND RESERVATION=1,632.21 SQ.M. HANDOVER TO PMC 70% PLOT AREA=1,142.55 SQ.M. & DEVELOP BY DEVELOPER 30% PLOT AREA=489.66 SQ.M.	1,142.55
(TOTAL a+b+c)	1,475.59
03. BALANCE AREA OF PLOT (1-2)	5,524.41
04. AMENITY SPACE (IF APPLICABLE)	N.A.
a) REQUIRED 05%	N.A.
b) PROPOSED -	N.A.
05. NET PLOT AREA (3-4 (b))	5,524.41
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED 10%	(Not to be deducted)
b) PROPOSED -	552.44
07. INTERNAL ROAD AREA (Not to be deducted)	358.75
08. PLOTABLE AREA (IF APPLICABLE)	5,524.41
09. FOR FSI CALCULATION PURPOSE CONSIDER PG RESER. AREA (1,142.55 + 5,524.41 = 6,666.96)	6,666.96
10. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (9 X 1.10)	7,333.66
11. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI	-
b) PROPOSED FSI ON PAYMENT OF PREMIUM (7,000.00 - 98.55) = 6,901.45 X 0.50 = 3,450.73	-
12. IN-SITU FSI / TDR LOADING	
a) ADD ROAD AREA 234.49 X 2 = 468.98	-
b) PERMISSIBLE TDR AREA = 6,901.45 X 1.15% = 7,936.67	-
c) SLUM T.D.R. 30% = 7,467.69 X 30% = 2,240.31	-
d) RESERVATION TDR = 7,467.69 - 2,240.31 = 5,227.38	-
e) TOTAL TDR LOADING PROPOSED (a+b)	-
13. ADDITIONAL FSI AREA UNDER CHAPTER NO. 8	
a) GREEN BUILDING 7% (7,333.66 X 0.07 = 513.36)	-
14. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) [10 + 11(b)+12(a)+13g] WHICHEVER IS APPLICABLE.	7,333.66
b) EXISTING B/UP AREA	-
c) PREVIOUSLY SANCTIONED B/UP AREA	-
d) BALANCE PERMISSIBLE FLOOR AREA (13(a-b+c))	7,333.66
e) ANCILLARY AREA FOR COMMERCIAL (136.89/1.80 = 76.05 F.S.I. @ = 60.84)	-
f) ANCILLARY AREA FOR RESIDENTIAL (7,333.66 - 76.05 = 7,257.61 F.S.I X 0.60 = 4,354.57	-
Total Ancillary Comm.+Resi.=60.84+4,354.57=4,415.41	4,232.39
g) TOTAL ENTITLEMENT (d+e+f)	11,566.05
15. MAXIMUM PERMISSIBLE OF F.S.I.	
16. TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING BUILT-UP AREA	-
b) PREVIOUS SANCTIONED AREA	-
c) PROPOSED COMMERCIAL P-LINE AREA	136.89
d) PROPOSED RESIDENTIAL P-LINE AREA (WITHOUT MHADA)	11,424.16
e) TOTAL BUILT-UP AREA (WITHOUT MHADA) (a+b+c+d)	11,561.05
17. F.S.I. CONSUMED (166/05)	2.09
18. AREA FOR MHADA	
a) REQUIRED - 20%	1,215.37
b) PROPOSED	1,340.78

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY EXTERNAL AGENCY APPOINTED BY DEVELOPER ON THE DIMENSION OF THE SITES ETC. OF PLOT STATED ON PLAN CAN BE LESS OR MORE THAN THAT MEASURED ON SITE AND AREA SO WORKED OUT ARE AS PER AREA STATED IN THE DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

OWNER'S NAME, ADDRESS & SIGN.
THIS MUNICIPAL DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATION AND LEGAL DOCUMENTS GIVEN BY ME THE OWNER/P.O.A. HOLDER TO THE ARCHITECT.
I THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY ME THE OWNER/P.O.A. HOLDER.

JHANTANI REALTY PVT. LTD. THROUGH ITS DIRECTOR MR. ANUP PARMANAND JHANTANI (OWNER NAME)
PROJECT
PROPOSED RESI.+COMM. LAYOUT ON S.NO. 55A/3A, 55A/3B, 55A/3D, C.T.S. NO. 1840 (P), 1847 (P), MUNDHWA, TAL - HAVELI, DIST - PUNE.
ARCHITECT
MANOJ TATOOSKAR
1221, B/1 WRANGLAR, PARANJPE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD, PUNE-411004
PH: 25531675/76
REG. NO. CA/91/13744
DATE 22.08.2025 SCALE 1:500 DRN BY S.P.M. CHK BY M.S.T.
NAS-4F-FB-6504(GENERAL P.M.C.) CURRENT PROJECTS/MANOJ TATOOSKAR/JHANTANI/MUNDHWA-SR.NO.55/MUNICIPAL DWG/UD LAYOUT/22.08.2025