

F.S.I. STATEMENT							
FLOOR	FSI				TENEMENTS		LIFT AREA
	WING 'A'		WING 'B'		WING 'A'	WING 'B'	
	COMM.	RESI.	COMM.	RESI.	COMM.(RECREATIONAL)		
LOWER GROUND/PART GR. FLOOR	PARKING		487.66	SECURITY			
UPPER GR.FL./PART P1	588.31	PARKING	322.33	PARKING			
1ST FL./PART P2	388.95	PARKING	PARKING	PARKING			
3RD FLOOR		596.18		572.48	246.30		
4TH FLOOR		691.96		669.37			16.17
5TH FLOOR		691.96		669.37			
6TH FLOOR		691.96		669.37			
7TH FLOOR		691.96		669.37			
8TH FLOOR (REFUGE FL.)		664.25		641.67			
9TH FLOOR		691.96		669.37			
10TH FLOOR		691.96		669.37			
11TH FLOOR		691.96		669.37			
TOTAL	977.26	6104.15	809.99	5904.74	246.30		16.17
TOTAL FSI	7081.41	6714.73	14042.44				106

F.S.I. & NON F.S.I. STATEMENT																			
WING NAME	FLOOR	BUILDING HEIGHT	TOTAL TENEMENT	TOTAL F.S.I.				NON F.S.I. AREA (A- WING & B- WING)											
				COMM. F.S.I.	RESI. F.S.I.	WING 'A'+ 'B' COMM (RECRE.)	TOTAL AREA	L.G. FL./PART P1 PARKING	UG. FL./PART P1 PARKING	1ST FL./PART P2 PARKING	OPEN TO SKY TERRACE	RAMP AREA	TOP TERR.	O.H.W.T. AREA	REFUGES AREA	LIFT L.M.R. AREA	TOTAL CONSTRUCTION AREA	SERVICES AREA (SIP, U.G.W.T.)	
'A' WING	LOWER GR./PART GR.(COMM.+PARK.)+UPPER FL./PART P1(CO.M.+PARK.)+1ST FL./PART P2(CO.M.+PARK.)+3RD TO 11TH(RESI.)	36.60 M.	106	977.26	6,104.15	123.15	7,204.56	857.22	693.41	1395.73	603.00	409.35	657.87	40.19	33.98	8.08	740.12	150.00	
'B' BLDG.	LOWER GR./PART GR.(COMM.+PARK.)+UPPER FL./PART P1(CO.M.+PARK.)+1ST FL./PART P2(CO.M.+PARK.)+3RD TO 11TH(RESI.)			809.99	5,904.74	123.15	6,837.88						857.87	40.19	33.98	8.08	740.12		
TOTAL			106	1787.25	12,008.89	246.30	14,042.44	857.22	693.41	1395.73	603.00	409.35	1315.74	80.38	67.96	16.16	1480.24	150.00	
TOTAL AREA				14,042.44															
TOTAL AREA = (TOTAL F.S.I.+NON F.S.I.)				(FSI 14,042.44) + (NON FSI 5,438.95 + 160.00 = 5,598.95) = 19,631.39 SQ.M.															

F.S.I. STATEMENT									
BLDG. -	FLOOR	F.S.I. AREA				TOTAL F.S.I. AREA (A+B)	LIFT AREA	TENE.	
		COMM. AREA	RESI. AREA	WING 'A' WING 'B'	WING 'A'+ 'B'				
BLDG. -	LOWER GR./PART GR.(COMM.+PARK.)+UPPER FL./PART P1(CO.M.+PARK.)+1ST FL./PART P2(CO.M.+PARK.)+3RD TO 11TH(RESI.)	977.26	809.99	246.30	6,104.15	5904.74	14,042.44	16.17	106
TOTAL AREA		2,033.55	12,008.89	14,042.44	16.17	106			

WATER REQUIREMENT CALCULATION - WING 'A' + 'B'				
BLDG.	O / H TANK	U / G TANK	TOTAL	
	DOMESTIC TANK	FIRE TANK	DOMESTIC TANK	FIRE TANK
WING 'A'	46,485.00 LTRS.	25,000.00 LTRS.	69,727.50 LTRS.	75,000.00 LTRS.
WING 'B'	44,955.00 LTRS.	25,000.00 LTRS.	67,432.50 LTRS.	75,000.00 LTRS.
TOTAL	91,440.00 LTRS.	50,000.00 LTRS.	1,37,160.00 LTRS.	1,50,000.00 LTRS.
TOTAL	1,41,440.00 LTRS.		2,87,160.00 LTRS.	4,28,600.00 LTRS.

WATER CALCULATION - 'A' WING		WATER CALCULATION - 'B' WING	
RESIDENTIAL 'A' WING		RESIDENTIAL 'B' WING	
01) OVERHEAD WATER TANK : FOR RESIDENTIAL NO. OF TENEMENTS = 53 X 5 X 135 LTRS = 35,775.00 LTRS. TOTAL OVERHEAD CAP = 35,775.00 LTRS.		01) OVERHEAD WATER TANK : FOR RESIDENTIAL NO. OF TENEMENTS = 53 X 5 X 135 LTRS = 35,775.00 LTRS. TOTAL OVERHEAD CAP = 35,775.00 LTRS.	
COMMERCIAL 'A' WING		COMMERCIAL 'B' WING	
OVER HEAD WATER TANK FOR COMMERCIAL SAY = 238 NO. PERSONS WATER REQUIRED PER DAY = 238 X 45 LTRS = 10,710.00 LTR. TOTAL O.H.W.T = 35,775.00 + 10,710.00 = 46,485.00 LTRS. ADD FOR FIRE FIGHTING = 25,000.00 LTRS. TOTAL OVERHEAD CAP = 71,485.00 LTRS.		OVER HEAD WATER TANK FOR COMMERCIAL SAY = 238 NO. PERSONS WATER REQUIRED PER DAY = 238 X 45 LTRS = 10,710.00 LTR. TOTAL O.H.W.T = 35,775.00 + 10,710.00 = 46,485.00 LTRS. ADD FOR FIRE FIGHTING = 25,000.00 LTRS. TOTAL OVERHEAD CAP = 71,485.00 LTRS.	
FOR UNDER GR. WATER TANK = 46,485.00 X 1.50 = 69,727.50 LTRS. ADD FOR FIRE FIGHTING = 75,000.00 LTRS. TOTAL U.G.W.TANK CAP = 1,44,727.50 LTRS.		FOR UNDER GR. WATER TANK = 46,485.00 X 1.50 = 69,727.50 LTRS. ADD FOR FIRE FIGHTING = 75,000.00 LTRS. TOTAL U.G.W.TANK CAP = 1,44,727.50 LTRS.	

PARKING AREA STATEMENT - WING 'A'+WING 'B'				
COMMERCIAL PARKING AREA	NO.	PARKING REQ.	PARKING PROV.	
FOR SHOPS - FOR EVERY 100 SQ.M. CARPET AREA (24)	151/16	30	91	30
RESIDENTIAL PARKING AREA				
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1:1)	34	34	34	34
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1:2)	72	36	72	36
REQUIRED TOTAL AREA STATEMENT				
TOTAL	106	100	197	100
2% VISITOR PARKING		05	09	05
TOTAL	106	105	206	105
REQUIRED >				
L.C.A.R. AREA = 52 X 12.50 = 650.00 SQ.M.				
S.C.A.R. AREA (50%) = 53 X 10.35 = 548.55 SQ.M.				
SCOOTER AREA = 206 X 2.00 = 412.00 SQ.M.				
TOTAL = 1,598.55 + 412.00 = 2,010.55 SQ.M.				
PROPOSED >				
L.C.A.R. AREA = 52 X 12.50 = 650.00 SQ.M.				
S.C.A.R. AREA = 53 X 10.35 = 548.55 SQ.M.				
SCOOTER AREA = 206 X 2.00 = 412.00 SQ.M.				
TOTAL = 1,598.55 + 408.00 = 2,006.55 SQ.M.				
REQUIRED PARKING AREA = 1,610.55 SQ.M.				
PROVIDED PARKING AREA = 1,610.55 SQ.M.				



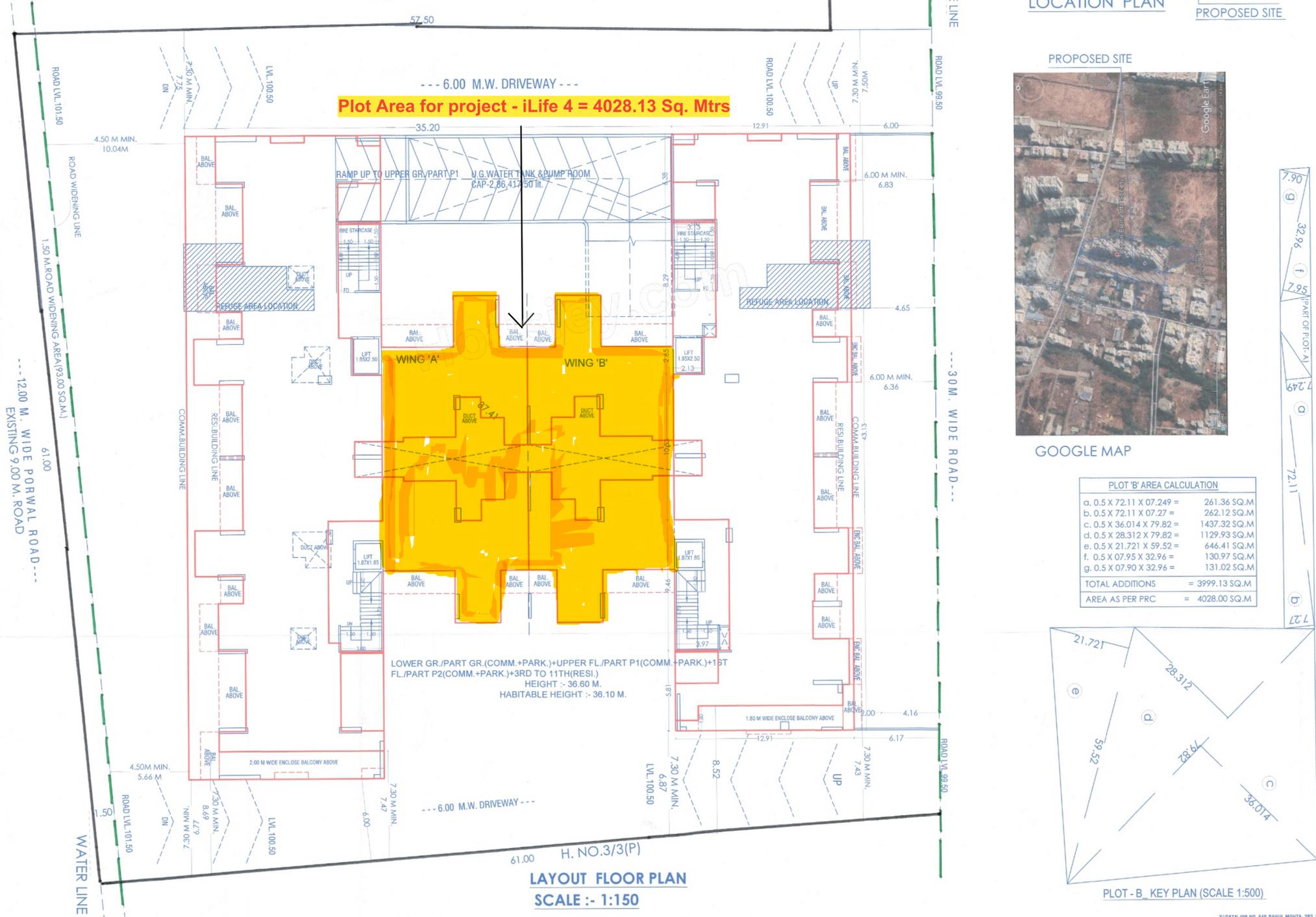
AREA CALCULATIONS FOR SECURITY CABIN			
1	1	1.80	2.78
TOTAL			5.00



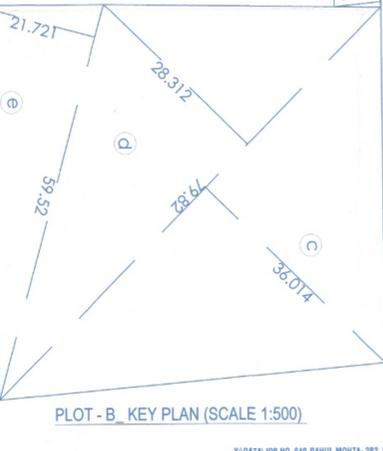
Total Built-up Area in Proposal				
	PROP. F.S.I (A)	PERMI. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
COMM. FSI	1,129.75	80% = 903.80	903.80	2,033.55
RESI. FSI	7,505.56	60% = 4,503.33	4,503.33	12,008.89
TOTAL	8,635.31	5,407.13	5,407.13	14,042.44
TOTAL PROPOSED B/UP AREA	= 14,042.44 SQ.M.			

SANITARY REQUIREMENTS - 'A' WING				
OCCUPANCY	CARPET AREA IN SQ.M.	NO. OF PERSONS	Required	Provided
SHOP	500.06 / 3 = 166.02 Nos.	166 + 72 = 238 Nos.	1 PER 25 PERSONS 159 X 1 / 25 = 06 nos.	06
	1ST/PART P2 CARPET		1 PER 25 PERSONS 159 X 1 / 25 = 06 nos.	06
	435.29 / 6 = 72.00 Nos.		1 PER 25 PERSONS 79 X 1 / 25 = 03 nos.	03

SANITARY REQUIREMENTS - 'B' WING				
OCCUPANCY	CARPET AREA IN SQ.M.	NO. OF PERSONS	Required	Provided
SHOP	414.51 / 3 = 138.00 Nos.	138 + 66 = 204 Nos.	1 PER 25 PERSONS 136 X 1 / 25 = 05 nos.	05
	UPPER GR./PART P1 CARPET		1 PER 25 PERSONS 136 X 1 / 25 = 05 nos.	05
	397.13 / 6 = 66.00 Nos.		1 PER 25 PERSONS 68 X 1 / 25 = 03 nos.	03



PLOT 'B' AREA CALCULATION	
a. 0.5 X 72.11 X 07.249 =	261.36 SQ.M
b. 0.5 X 72.11 X 07.27 =	262.12 SQ.M
c. 0.5 X 36.014 X 79.82 =	1437.32 SQ.M
d. 0.5 X 28.312 X 79.82 =	1129.93 SQ.M
e. 0.5 X 21.721 X 59.52 =	646.41 SQ.M
f. 0.5 X 07.95 X 32.96 =	130.97 SQ.M
g. 0.5 X 07.90 X 32.96 =	131.02 SQ.M
TOTAL ADDITIONS =	3999.13 SQ.M
AREA AS PER PRC =	4028.00 SQ.M



STAMP OF APPROVAL 01 06

BUILDING PERMISSION

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. SC. 12/2019/15
24/9/25

Deputy Inspector Building Inspector (B.P.O.P. Zone No.-1) P.M.C.

PREVIOUSLY SANCTION DETAILS	DATE
COMMENCEMENT CERTIFICATE NO. CC/2791/19	04/02/2020

AREA STATEMENT	SQ.M.
01 AREA OF PLOT (Minimum area of a.b.c to be considered)	22,410.00
a) As per ownership documents (1/12, CTS extract)	22,470.00
b) As per measurement sheet	---
c) As per site	22,410.00
02 DEDUCTION FOR	
a) Proposed D.P./R/R Road widening area/Service Road/Highway Widening(30.00 M. W.)	578.26
b) Any D.P. Reservation Area	240.88
c) Area Under Road Widening	93.00
Total(a+b+c)	6092.14
03 Area Area Of Plot (1 - 2)	16,317.86
04 Amenity Space (If applicable)	
a) Net Area Of Plot (03-04a)	14,092.79
05 Recreational Open Space 10% of 04a (If applicable)	1,409.28
a) Required - 01 CTS = 1452.72 sq.m	1664.04
b) Proposed (as per sanctioned-2017)	215.76
06 Internal Road Area	338.00
07 Area Under Plot (06 + 7-5)	12692.79
AFTER SUBDIVISION OF LAND	
08 Net Plot Area (as per ratio-plot.area.05) = 14052.93 sq.m Area	4862.76
9 Built up area with reference to basic F.S.I. as per front road width (R/W) X 1.10	5129.93
10 Addition of bal on payment of premium = 0.50 (0.50 x 01 - 40) = 20,545.93 SQ.M.	Perm. Prop.
a) Required For PLOT - 'B' = 20144.93 X 33.18% = 6,684.09 X 0.50 = 3,342.04	3342.04
b) Balance proposed (as per sanctioned-2017)	905.41
11 In-Situ FSI / TOR Loading as below	
a) In situ area against D.P./R/R Road (270 x 100 m) no. 2 (04) If applicable	3,187.50
b) In Situ Area Against Road Area = 5,626.29 X 33.18% = 1,867.22 SQ.M.	1,867.22
c) In-Situ Area Against Reservation Amenity Space If Handled Over	---
d) Required TOR For PLOT - 'B' = 20144.93 X 33.18% = 6,684.09 X 1.40 = 9,357.72	---
e) Total proposed (a)+(b)+(c)	3,187.50
12 Total entitlement of F.S.I. In The Proposal	
a) 1911 (04) (1) (03) Or 12 whichever is Applicable	11660.58
b) Ancillary area upto 40% of 80% with payment of charges	5,407.13
c) Residential @ 40% = 7,505.56 X 0.40 = 4,503.33 SQ.M.	5,407.13
d) Commercial @ 80% = 1,129.75 X 0.80 = 903.80 SQ.M.	903.80
13 Total entitlement (a)+(b)+(c)+(d)	17,071.52
14 Maximum allowable limit of F.S.I. (Building Permitted) Permissible Area Per Road Width	14,042.44
(As per regulation no. 6, 14, 20, 25, 5 or 4 as applicable)	
15 Total Built-up Area in Proposal (excluding area @ 0.50 x 17 b)	
a) Existing Built-up Area	---
b) Proposed Built-up Area (as per p line)	14,042.44
c) Total (a)+(b)	14,042.44
16 F.S.I. Consumed (should not be more than serial no.14)	0.99
17 Area Of Inclusive Housing, If Any	
a) Required - (20% Of 5 no. 9)	NA
b) Proposed	

CERTIFICATE OF AREA
 Certificate that the Plot Under Intimation was Surveyed by Me, and the Dimensions of Site etc. of Plot Stated on Plot Area As Measured on Site and the Area so worked Out falls within the Area stated in Document of Ownership / TP Scheme Record / Land Records Department / City Survey Records.

OWNER'S DECLARATION, NAME & SIGN.
 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 Plan. Also I/We would Secure the Work Under Supervision Of Proper Technical Person So As to Ensure the Quality And Safety At The Work Site.

M/s. Unique Realty Through POA Holder
 M/s. Redrock Properties Partnership Firm Through POA
 M/s. Iconic Highlands LLP Through Partner
 Mr. AKHIL SUNIL AGARWAL

PROJECT :-
 REVISED LAYOUT OF BUILDING ON S.NO. 282/3/1/1(P) & 282/4/1(P) (PLOT - A & PLOT - B) AT- LOHGAON, PUNE 411047

ARCHITECT :-

JAY AERAM & ASSOCIATES
 ADDRESS : Chairman Office - 501 & 502, CTS No. 282/3/1/1(P) & 282/4/1(P), Sadasiv Path, Pune - 411030
 EMAIL : admin@jayeram.com | arch.jayeram@gmail.com
 PHONE NO. : 828-2443436 / 905667542

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
640	22.09.2025	1:100	N	KISHOR	AR. JAY SIR

X:\DATA\JOB NO. 640-RAJUL MOHTA-282, LOHGAON\3RD SANCTION\RR_MUN_22.09.2025_Final Plotting\RR_MUN_22.09.2025_Final Plotting.dwg