

FORM OF STATEMENT 3 (SR.NO.9(g))

AREA DETAILS OF APARTMENT

BLDG. NO.	FLOOR NO.	APARTMENT NO.	FLAT NO.	CARPET AREA OF APARTMENT	ENCLOSED BALCONY CARPET AREA ATTACHED TO APARTMENT	AREA OF OPEN BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Tower 1	Typical 1st to 9th floor	201,301,401,601,701,801,901,206,306,406,606,706,806,906,107,207,307,407,507,607,707,807,907,110,210,310,410,510,610,710,810,910	32	93.86	13.14	14.66	0.00
		102,202,302,402,502,602,702,802,902,105,205,305,405,505,605,705,805,905,108,208,308,408,508,608,708,808,908	27	59.99	11.72	11.85	0.00
		103,203,303,403,503,603,703,803,903,104,204,304,404,504,604,704,804,904,109,209,309,409,509,609,709,809,909	27	59.80	10.86	14.67	0.00
		101,501,106,506	04	77.61	8.80	14.66	0.00
NOTE:- ABOVE STATEMENTS MAY VARY, WHEREVER REQUIRED			90				

CONSOLIDATED STATEMENT (FSI+NON FSI)

Sr. No.	DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL GROSS AREA
1	TOWER - 1	11192.65	0.00	11192.65
2	PARKING AREA	0.00	12412.95	12412.95
3	LIFT AREA	0.00	23.94	23.94
4	FIRE LIFT AREA	0.00	10.58	10.58
5	TOP TERRACE	0.00	1248.39	1248.39
6	STP AREA	0.00	175	175.00
7	TRANSFORMER AREA	0.00	250	250.00
8	OWC AREA	0.00	100	100.00
9	REFUGE AREA	0.00	353.76	353.76
10	UGT AREA	0.00	200	200.00
11	OHT AREA	0.00	40.12	40.12
12	ARCH. PROJ.	0.00	897.48	897.48
TOTAL		11192.65	15712.22	26904.87

PROPOSED SITE



LOCATION PLAN

DATE & STAMP OF APPROVAL

01/06

Master Layout



APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/2058/25 DATE 02/09/2025
 Shri. Bal Developers through Mrs. Vrinda Sharad Bal
 Deputy Engineer
 Building Development Department
 Zone No. 3 P.M.C.

TOTAL PARKING AREA STATEMENT

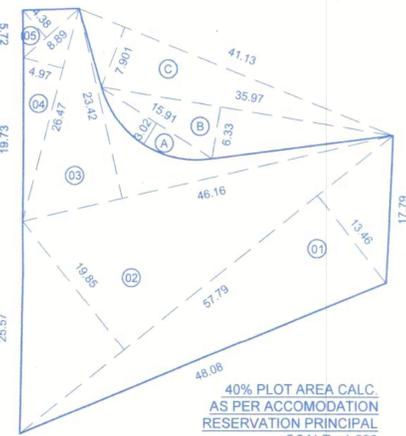
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING		PROPOSED PARKING	
		CAR	SCOOTER	CAR	SCOOTER
VISITOR					
For every tenement having carpet area 80 - 150 sq.m. & above (1-1)	32	32	32	32	32
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1-2)	58	29	58	29	58
TOTAL	90	61	90	61	90
5% Visitor parking		03	05	03	05
Total parking		64	95	64	95
50% TOD parking		32	48	32	48
Parking area		400.00	96.00	400.00	96.00
EV Parking area = 20%		32 x 20% = 06 Nos.			

WATER STORAGE CAPACITY

FOR RESIDENTIAL	
AMOUNT OF WATER REQ. PER PERSON	= 150 lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	= 750 lts/day
NO OF FLATS IN BLDG.	= 90 NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	= 67500.00 lts/day
WATER REQUIRED FOR FIRE FIGHTING	= 25000 lts/day
TOTAL OVERHEAD WATER TANK REQUIRED	= 92500.00 lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK WATER REQ.	= 101250.00 lts/day
1890000X1.50	
WATER REQUIRED FOR FIRE FIGHTING	= 200000 lts/day
TOTAL UNDER GROUND WATER REQUIRED	= 301250.00 lts/day

FORM OF STATEMENT - 2 [Sr. No. 9 (a)]

FLOOR NAME	BUILT UP AREA	TENE.
GROUND FLOOR	39.20	0
PARKING - 01	0.00	0
PARKING - 02	0.00	0
PARKING - 03	0.00	0
PARKING - 04	0.00	0
PARKING - 05	0.00	0
1ST FLOOR	1207.36	10
2ND FLOOR	1248.39	10
3RD FLOOR	1248.39	10
4TH FLOOR	1248.39	10
5TH FLOOR	1207.36	10
6TH FLOOR	1248.39	10
7TH FLOOR	1248.39	10
8TH FLOOR	1248.39	10
9TH FLOOR	1248.39	10
TOTAL	11192.65	90.00



40% RETAIL MARKET PLOT AREA CALCULATION AS PER ACCOMMODATION RESERVATION PRINCIPAL

TOTAL RESERVATION PLOT AREA = 3171.00

REQUIRED HANDOVER TO PLANNING AUTHORITY RETAIL MARKET RESERVATION AREA (3171.00X40%) = 1268.40

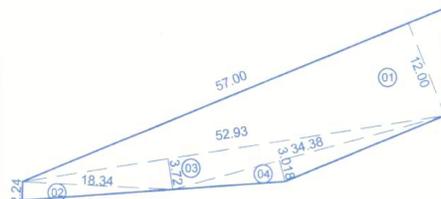
RESERVATION AREA CALCULATION BEFORE ACCOMODATION

1	0.50	X	57.79	X	13.46	=	388.93
2	0.50	X	57.79	X	19.85	=	573.57
3	0.50	X	46.16	X	23.42	=	540.53
4	0.50	X	26.47	X	4.97	=	65.78
5	0.50	X	8.89	X	4.38	=	19.47
TOTAL = 1588.27							

DEDUCTION

A	0.666	X	15.91	X	3.02	=	32.00
B	0.50	X	35.97	X	6.33	=	113.85
C	0.50	X	41.13	X	7.901	=	162.48
TOTAL = 308.33							

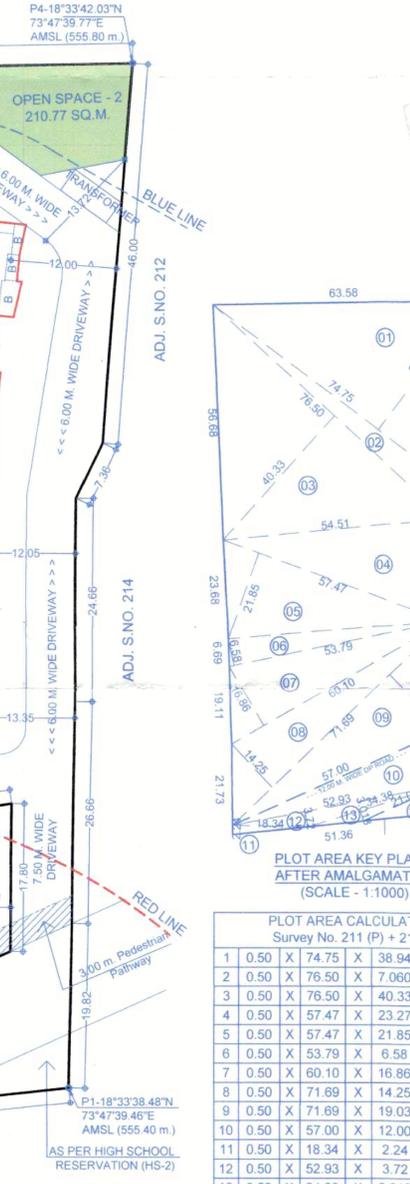
TOTAL PLOT AREA = 1588.27 - 308.33 = 1279.94



ROAD WIDENING AREA KEY PLAN SCALE - 1:500

ROAD WIDENING AREA CALCULATIONS

1	0.50	X	57.00	X	12.00	=	342.00
2	0.50	X	18.34	X	2.24	=	20.54
3	0.50	X	52.93	X	3.72	=	98.45
4	0.50	X	34.38	X	3.018	=	51.87
TOTAL = 512.86							



OPEN PLAY GROUND AREA KEY PLAN SCALE - 1:500

40% OPEN PLAY GROUND AREA CALCULATION

1	0.50	X	39.61	X	9.78	=	193.69
2	0.50	X	39.61	X	5.38	=	106.55
3	0.50	X	21.56	X	3.26	=	35.14
4	0.50	X	16.75	X	4.06	=	34.00
5	0.50	X	12.93	X	6.13	=	39.63
6	0.50	X	13.54	X	5.59	=	37.84
7	0.50	X	17.43	X	3.66	=	31.90
8	0.50	X	17.43	X	5.23	=	45.58
TOTAL = 524.34							

OPEN SPACE - 1 AREA CALC. (SCALE - 1:500)

OPEN SPACE - 1 AREA CALCULATIONS

1	0.50	X	28.51	X	9.57	=	136.42
2	0.50	X	28.51	X	4.19	=	59.73
3	0.50	X	27.63	X	16.778	=	231.79
TOTAL = 427.94							

OPEN SPACE - 2 AREA CALC. (SCALE - 1:500)

OPEN SPACE - 2 AREA CALCULATIONS

1	0.50	X	20.14	X	7.45	=	75.02
2	0.50	X	20.14	X	7.60	=	76.53
3	0.50	X	17.65	X	6.71	=	59.22
TOTAL = 210.77							

AREA STATEMENT ACCOMODATION & RESERVATION

Net Plot Area = 3171.00 Sq.m. (S. No. 211)

= 3700 - 529.00

Reservation 40% = 1268.40 Sq.m.

ACCOMMODATION RESERVATION

Plot Area = 1279.94 Sq.m.

Deduction = Nil

Open Space (40%) = 511.98 Sq.m.

Built-up Area Calculations -

Permissible Built-up = 3171.00 x 0.50

50% of Total Reservation area (S. NO.211)

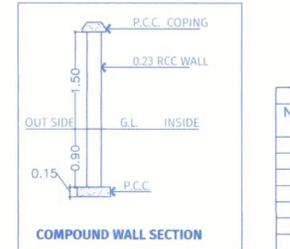
Total Permissible Built-up = 1585.50 Sq.m.

TOTAL OPEN SPACE AREA CALCULATIONS

1	OPEN SPACE - 1	=	427.940
2	OPEN SPACE - 2	=	210.770
TOTAL = 638.71			

HIGH SCHOOL (HS - 2) AREA CALCULATIONS

1	0.50	X	14.22	X	2.27	=	16.14
TOTAL = 16.14							



PLOT AREA CALCULATIONS Survey No. 211 (P) + 212 (P)

1	0.50	X	74.75	X	38.94	=	1455.38
2	0.50	X	76.50	X	7.060	=	270.04
3	0.50	X	76.50	X	40.33	=	1542.62
4	0.50	X	57.47	X	23.27	=	668.66
5	0.50	X	57.47	X	21.85	=	627.86
6	0.50	X	53.79	X	6.58	=	176.97
7	0.50	X	60.10	X	16.86	=	506.64
8	0.50	X	71.69	X	14.25	=	510.79
9	0.50	X	71.69	X	19.03	=	682.13
10	0.50	X	57.00	X	12.00	=	342.00
11	0.50	X	18.34	X	2.24	=	20.54
12	0.50	X	52.93	X	3.72	=	98.45
13	0.50	X	34.38	X	3.018	=	51.87
14	0.50	X	21.08	X	5.96	=	62.82
TOTAL = 7016.79							

PLOT AREA DETAILS (IN SQ.M.)

No.	Survey No.	Plot Area as per 7-12	Plot Area as per Demarcation	Plot Area as per Min. Considered
1	211/1A	800		
2	211/1B	800		
3	211/2	300		
4	211/3	300		
5	211/4	800		
6	211/5	200		
7	211/6	200		
8	211/7	300		
9	212/3	200		
10	212/4	200		
11	212/5	200		
12	212/6	200		
13	212/8	200		
14	212/9	200		
15	212/10/1	800		
16	212/10/2	400		
17	212/10/3	800		
Total Area		6900.00	7016.79	6900.00

A AREA STATEMENTS

Sl. No.	DESCRIPTION	AREA (SQ.M)
01	Area of Plot (Minimum area of a, b, c to be considered)	6900.00
(a)	As per ownership document (7/12, CTS extract)	6900.00
(b)	As per measurement sheet	7016.79
(c)	As per site	0.00
02	Deductions for:	00.00
(a)	Proposed D.P./ D.P. Road widening Area	512.86
(b)	(HS-2) Reservation area	16.14
Total (a + b)		529.00
03	Balance Area of the plot (01-02)	6371.00
04	Amenity space	
(a)	Required-	00.00
(b)	Adjustment of 2(b), if any-	00.00
(c)	Balance Proposed-	00.00
05	Net Plot Area [3-4(c)]	6371.00
06	Recreational Open Space (if applicable)	
(a)	Required	637.10
(b)	Proposed	638.71
07	Internal Road area	00.00
08	Plotable area (if applicable)	6371.00
09	Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5 x basic F.S.I.)	7008.10
10	Addition of FSI on Payment of Premium	
(a)	Maximum permissible TOD Zone premium FSI (6900.00x1.90x75%)	00.00
(b)	Proposed FSI on Payment of Premium	00.00
11	In-situ FSI/TDR loading	
(a)	In-situ area against D.P. Road [2.00 x Sr. No. 2 (a)], if any	00.00
(b)	In-situ area against Amenity Space [2.00 or 1.85 x Sr.No.4(b) and/or (c)]	00.00
(c)	TDR area (6900.00x1.90x25%)	00.00
(d)	Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	00.00
12	Additional FSI area under Chapter No. 7 (Green building 7%)	00.00
13	Total entitlement of FSI in the proposal	
(a)	[9+10(b)+11(d)] or 12 whichever is applicable.	7008.10
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges.	4204.86
(c)	Total entitlement (a+b)	11212.96
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 6.4 as applicable) x 1.6 or 1.80)	11212.96
15	Total Built-up Area in proposal. (excluding area at Sr.No.17.b)	
(a)	Existing Built-up Area	00.00
(b)	Proposed Built-up Area (as per 'P-Line')	11192.65
(c)	Total (a+b)	11192.65
16	F.S.I. Consumed (15/13) (should not be more than Serial No.14 above)	0.99
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	NA
(b)	Proposed	NA

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on _____ and the dimensions 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 document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

Sign of the Architect _____

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.C. I/We would execute the structure as per sanctioned 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.

Sign of the Owner _____

D LEGEND

Plot Boundary : Black	Water line : Black Dotted
Proposed Work : Red	Existing to be retained: Hatched
Drainage Line: Red Dotted	Demolitions: Yellow hatched

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL BUILDING AT S.NO. 211(P) + 212(P), VILLAGE- BANER, TAL.- HAVELI, DIST. - PUNE.

G OWNER NAME AND SIGNATURE

Shri. Bal Developers through Mrs. Vrinda Sharad Bal.

Signature: _____

H ARCHITECT

Architect's Name: Hrishikesh Kulkarni : CA/2002/29235
 Amit Shetty : CA/2010/48283

Architect's sign: _____



5th Floor, Nextigen Avenue, Sr. No. 103(p), C.T.S. No. 2850, S.B. Road, Near ICC Trade Tower, Bahirwad, Pune-411016.

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Project No: 2541
 Drawing No: 212
 Date: 30/05/2025

FOR P.M.C. SANCTION