

**BUILDING WISE FSI STATEMENT**

BUILDING	FSI AREA		PASS	STAIR	LIFT	TENE
	RESI	NON RESI				
A-1 (BLDG)	965.52	0.00	257.63	20.41	58.75	18.80
Total	965.52	0.00	257.63	20.41	58.75	18.80

**ANCILLARY AREA DETAILS TABLE**

PERM. RESIDENTIAL ANCILLARY	PROP. RESIDENTIAL ANCILLARY	PERM. NON-RESIDENTIAL ANCILLARY	PROP. NON-RESIDENTIAL ANCILLARY
808.03	362.14	0.00	0.00

**TANK CALCULATION DETAILS**

TANK	REQUIREMENT	OCCUPANT LOAD (NO.)	CONSUMPTION (PER DAY LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
CHWT	Apartment (TENEMENT)	1000	1.50	1500	1500
LIFT	FIRE	100	0.00	0.00	0.00
TOTAL				1500	1500

**PARKING CALCULATION**

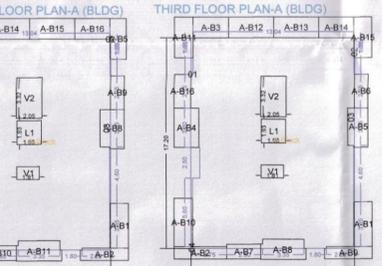
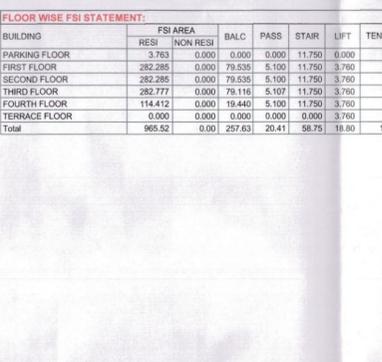
TYPE	VEHICLE NAME	CARPET AREA (FSI M <sup>2</sup> )	TENEMENT (NOS)	VEHICLE REQD. UNIT	REQD. UNIT	RECO.
Residential	Car	0-29.99	2	0	0	0
Residential	Car	30.00-39.99	2	1	1	0
Residential	Car	40.00-79.99	2	1	1	0
Residential	Car	80.00-149.99	1	1	1	5
Residential	Car	150.00 - ...	1	0	2	0
Residential	Motorcycle	0-29.99	2	0	2	0
Residential	Motorcycle	30.00-39.99	2	0	2	0
Residential	Motorcycle	40.00-79.99	2	0	2	10
Residential	Motorcycle	80.00-149.99	1	0	1	0
Residential	Motorcycle	150.00 - ...	1	0	1	0

**FLOOR WISE FSI STATEMENT:**

BUILDING	FSI AREA		PASS	STAIR	LIFT	TENE
	RESI	NON RESI				
PARKING FLOOR	3.763	0.000	0.000	0.000	11.750	0.000
FIRST FLOOR	282.285	0.000	79.535	5.100	11.750	3.760
SECOND FLOOR	282.285	0.000	79.535	5.100	11.750	3.760
THIRD FLOOR	282.277	0.000	79.116	5.107	11.750	3.760
FOURTH FLOOR	114.412	0.000	19.440	1.500	11.750	3.760
TERRACE FLOOR	0.000	0.000	0.000	0.000	3.760	0.00
Total	965.52	0.00	257.63	20.41	58.75	18.80

**BALCONY CALCULATIONS: A (BLDG)**

FLOOR	SIZE	AREA	TOT. AREA
FOURTH FLOOR	1.00 X 4.25 X 1	4.25	19.43
	1.20 X 2.75 X 1	3.30	
	1.65 X 3.65 X 1	5.92	
THIRD FLOOR	1.49 X 3.65 X 1	5.45	79.14
	1.00 X 4.25 X 1	4.25	
	1.71 X 2.88 X 1	4.92	
	2.00 X 3.20 X 1	6.40	
	1.65 X 3.20 X 1	5.21	
	1.10 X 2.75 X 1	3.03	
	1.20 X 2.75 X 1	3.30	
	1.65 X 3.65 X 1	5.95	
	1.00 X 3.90 X 1	3.88	
	1.50 X 3.95 X 1	5.92	
	1.50 X 3.35 X 1	5.03	
	1.70 X 3.65 X 1	6.21	
	1.70 X 2.86 X 1	4.87	
	1.46 X 3.35 X 1	4.90	
	1.35 X 2.75 X 1	3.71	
	1.49 X 3.65 X 1	5.45	
	1.35 X 2.75 X 1	3.71	
	1.00 X 3.90 X 1	3.88	79.55
	1.00 X 4.25 X 1	4.25	
	1.71 X 2.88 X 1	4.92	
	1.31 X 3.35 X 1	4.40	
	1.35 X 2.75 X 1	3.71	
	2.00 X 3.20 X 1	6.40	
	1.95 X 3.20 X 1	6.12	
	1.10 X 2.75 X 1	3.03	
	1.20 X 2.75 X 1	3.30	
	1.65 X 3.65 X 1	5.85	
	1.50 X 3.95 X 1	5.92	
	1.50 X 3.35 X 1	5.03	
	1.70 X 3.65 X 1	6.21	
	1.70 X 2.86 X 1	4.87	
Total			257.63

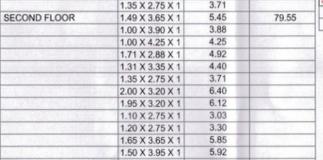
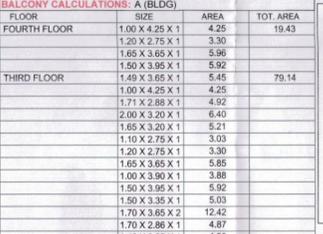
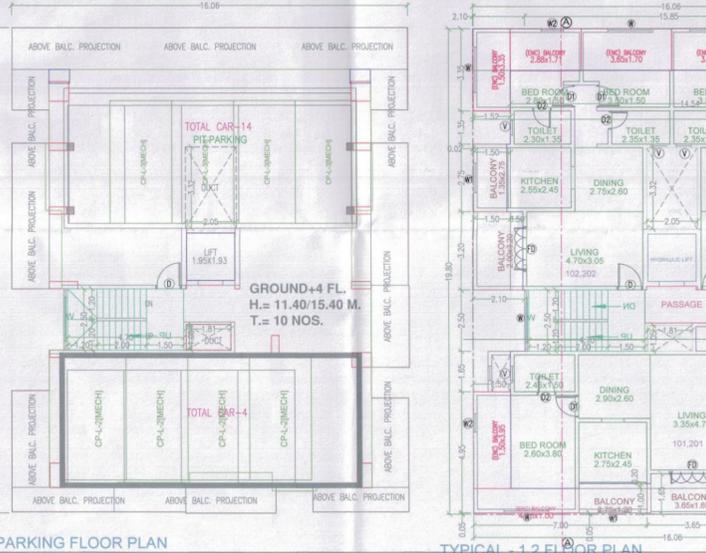


**Polygon Area**

Polygon	Area
A-Block	227.92
01	0.45
02	0.17
03	3.49
04	8.59
L1	3.76
V1	1.90
V2	6.81
A-B1	5.45
A-B2	3.88
A-B3	4.25
A-B4	4.92
A-B5	4.40
A-B6	3.71
A-B7	6.40
A-B8	6.12
A-B9	3.03
A-B10	3.30
A-B11	5.85
A-B12	5.92
A-B13	5.03
A-B14	6.21
A-B15	4.87
A-B16	3.71
Total	282.25

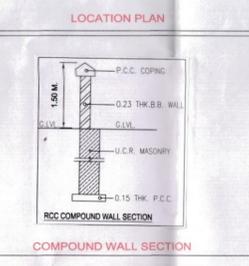
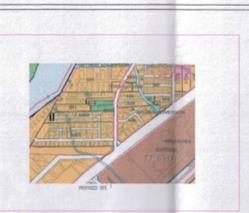
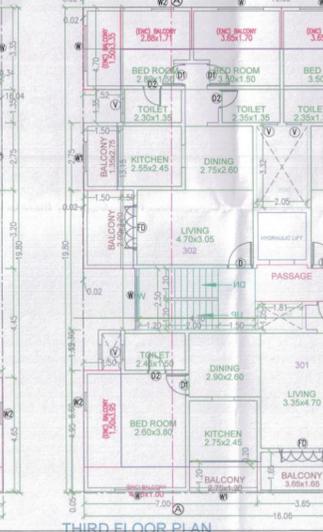
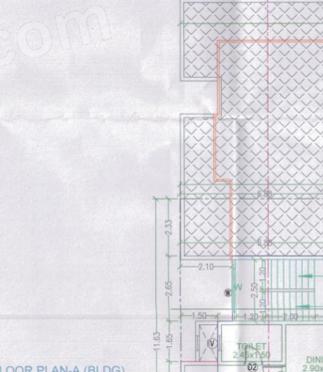
**SLAB AREA CALCULATIONS: A (BLDG)**

FLOOR	FSI AREA	VOID	SHAFT	CHOWK/R.CHUTE	LIFT	BALCONY	TERRACE	SUB-STR	PARKING	PODIUM	TOWER	PASSAGE	REFUGE	TOTAL SLAB AREA
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	24.90	0.00	0.00	0.00	0.00	0.00	0.00	24.90
FOURTH FLOOR	100.63	1.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114.41
THIRD FLOOR	216.13	8.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	282.74
SECOND FLOOR	215.22	8.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	282.25
FIRST FLOOR	215.22	8.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	282.25
PARKING FLOOR	3.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.67
Total	790.96	28.00	0.00	0.00	0.00	0.00	15.04	257.64	24.90	0.00	0.00	0.00	0.00	1207.22

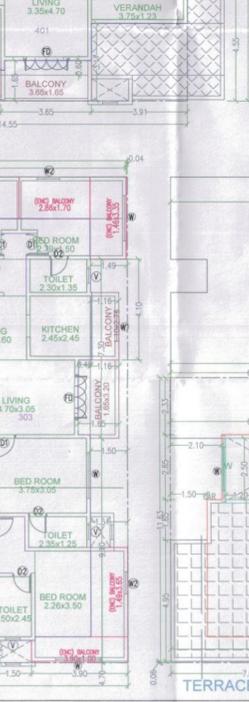
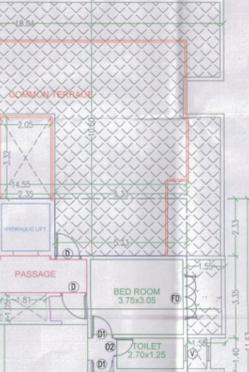
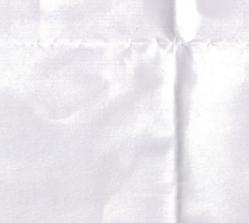


**SCHEDULE OF OPENING: A (BLDG)**

NAME	LENGTH	HEIGHT	NOS.
W	1.80	1.20	06



**SCHEDULE OF OPENING: A (BLDG)**



**APPROVED**  
 MUNICIPAL CORPORATION  
 PETH PARVATI  
 28/10/24

**PROJECT TYPE - Building Development**  
**SEAL OF APPROVAL**  
 BCP No: 2516/24  
 Proposal Type: Residential Building  
 BPPC Date: 27/11/24  
 Case Type: New QR CODE  
 Project Type: Building Development  
 APPROVED SUBJECT TO CONDITIONS, APPROVED UNDER COMMENCEMENT CERTIFICATE NUMBER MENTION ABOVE.

**PROJECT INFORMATION**  
 CASE TYPE: NEW  
 LOCATION: Non-Congested Area  
 AREA STATEMENT: SQ. M.  
 1. AREA OF PLOT (Minimum area of a, b, c to be considered) 552.77  
 (a) As per ownership document (7/12, CTS extract) 552.77  
 (b) as per measurement sheet 572.47  
 (c) as per site 0.00  
 2. DEDUCTIONS FOR  
 (a) Proposed D.P./D.P. RW Area/Service Road/Highway 32.01  
 (b) Any D.P. reserved area 0.00  
 (c) Area not included in proposal 0.00  
 (d) Area not in possession 0.00  
 (Total a+b+c+d) 32.01  
 3. BALANCE PLOT AREA (1-2) 520.76  
 (a) Required - 0.00  
 (b) Adjustment of Proposed, if any - 000.00  
 (c) Balance Proposed - 0.00  
 5. NET PLOT AREA (3-4(c)) 520.76  
 6. RECREATIONAL OPEN SPACE (if applicable) (a) Required - 0.00 (b) Proposed - 0.00  
 7. INTERNAL ROAD AREA 0.00  
 8. PLOTABLE AREA (if applicable) 0.00  
 9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.no.5 x Base FSI) 572.84  
 10. ADDITION OF FSI ON PAYMENT OF PREMIUM (a)Maximum permissible premium FSI - based on road width / TOD Zone. 276.39 (b) Proposed FSI on payment of premium. 0.00  
 11. IN-SITU AND TDR LOADING (a)In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)], if any 0.00 (b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and (or)(c)]. 000.00 (c)TDR Area (Permissible TDR - 497.49) 0.00 (d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)) 0.00  
 12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7 30.72  
 13. TOTAL ENTITLEMENT OF FSI (a) [9 + 10(b)+(11)(d)] or 12 whichever is applicable 603.56 (b) Ancillary FSI (upto 60%/or80%; with payment of charges) (Resi ancillary - 362.14, Non-Resi ancillary - 0.00) 362.14 (c) Total entitlement (a+b) 965.70  
 14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 1.6 or 1.8) 2211.08  
 15. TOTAL BUILT-UP AREA IN PROPOSAL (a) Existing Built-up Area. 0.00 (b) Proposed Built-up Area (as per P-line) (Residential BUA - 965.52, Non-Resi BUA - 0.00) 965.52 (c) Total (a+b) 965.52  
 16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above.) 1.85  
 17. AREA FOR INCLUSIVE HOUSING, if any (a) Required (20% of Sr.No.5) 0.00 (b) Proposed 0.00

**ADDITIONAL CONDITIONS**  
 1. The building shall be constructed in accordance with the provisions of the Maharashtra Building Regulation, 1960 and the Maharashtra Building (Amendment) Regulation, 1961.  
 2. The building shall be constructed in accordance with the provisions of the Maharashtra Building Regulation, 1960 and the Maharashtra Building (Amendment) Regulation, 1961.  
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**CERTIFICATE OF AREA**  
 Certified that the plot under reference was surveyed by me on \_\_\_\_\_ and the dimensions of sides etc. of 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 records department/city survey records.  
**OWNER'S DECLARATION**  
 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 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.  
**LEGEND**  
 PLOT BOUNDARY SHOWN THICK BLACK  
 PROPOSED WORK SHOWN RED FILLED IN  
 DRAINAGE LINE SHOWN RED DOTTED  
 WATERLINE SHOWN BLUE DOTTED  
 EXISTING TO BE RETAINED HATCHED  
 DEMOLITION SHOWN HATCHED YELLOW  
**OWNERS NAME & SIGN:**  
 RIVANSH INFRACON LLP  
 THROUGH PARTNERS: SACHIN DNYANESHWAR KHILARE  
**ARCH. NAME, SIGN & ADD**  
 Prakash N. Kulkarni  
**PROJECT INFORMATION**  
 PLOT NO: \_\_\_\_\_  
 USE: Residential Building  
 SUBUSE: Apartment  
 NODE/SURVEY: \_\_\_\_\_  
 SECTOR NO: \_\_\_\_\_  
 PLOT ADDRESS: Survey No:124/2B, Plot No:20, Final Plot No:545A, Peth-Parvati North  
 INWARD NO: ACDR/1863/24  
 KEY NO: 113  
 SCALE: 1:100  
 DATE: 22-11-2024  
 SHEET NO: 1