

TOTAL FSI STATEMENT

WING	FLOOR NO.	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	BUILT-UP AREA	TENEMENT
NORTH WING	B+G.P+4 FL.	11.60 M.	14.95 M.	2666.76	16
SOUTH WING	B+G.P+4 FL.	11.60 M.	14.95 M.	2497.95	15
TOTAL				5164.71	31

Form of Statement 2
(to be printed on plan) [Sr. No. 9 (a)]
Proposed-Residential
NORTH WING

FLOOR NO.	B/UP AREA	TENEMENT
GROUND	0.00	0
FIRST	666.69	4
SECOND	666.69	4
THIRD	666.69	4
FOURTH	666.69	4
TOTAL	2666.76	16

Form of Statement 2
(to be printed on plan) [Sr. No. 9 (a)]
Proposed-Residential
SOUTH WING

FLOOR NO.	B/UP AREA	TENEMENT
GROUND	0.00	0
FIRST	666.69	4
SECOND	666.69	4
THIRD	666.69	4
FOURTH	497.88	3
TOTAL	2497.95	15

PARKING STATEMENT

	NO. OF TENEMENTS / UNITS	CARS	SCOOTERS
RESIDENTIAL	31	31	93
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1:3)		31	93
PARKING REQUIRED BY RULE		3	8
5% VISITOR PARKING (ON RESIDENTIAL TENEMENT)		34	101
TOTAL PARKING REQUIRED	31	34	101
TOTAL PARKING PROVIDED		60	183
PARKING AREA REQUIRED BY RULE			
1) CARS	12.50	X	34
2) SCOOTER	2.00	X	101
PARKING AREA PROVIDED			
1) CARS	12.50	X	60
2) SCOOTER	2.00	X	183
PARKING AREA PROVIDED			
			1116.00 SQ.M

OVER HEAD WATER REQUIREMENT

TENEMENT	PERSONS	LTRS	TOTAL	LTRS.
31	X	5	X	155
				20225.00
				37800.00
				20000.00
				57800.00
TOTAL OVER HEAD WATER REQUIREMENT (A+B)				
UNDER GROUND WATER TANK CAPACITY				
OVER HEAD WATER TANK X 1.50				56700.00
				56700.00
				0.00
				56700.00
TOTAL UNDER GROUND WATER REQUIREMENT				



STAMP OF APPROVAL

01/09

1. PREVIOUS SANCTION UNDER CC NO. CC/4211/21 DATED-31.03.2022

Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/4211/21
DATE 29/11/2022



AREA STATEMENT

	SQ.M.
1 Area of plot (minimum area of a,b,c to be considered)	2939.24
(a) As per ownership document (7/12, CTS extract)	3010.00
(b) as per measurement sheet	2939.24
(c) as per site	
2 Deductions for	0.00
(a) Proposed D.P./D.P. Road widening Area	0.00
(b) Any D.P. Reservation area (Nala)	0.00
(Total a+b)	0.00
3 Balance area of plot (1-2)	2939.24
4 Amenity space (if applicable)	0.00
(a) Required - Not required	0.00
(b) Proposed -	0.00
5 Net Plot Area (3-4b)	2939.24
6 Open Space (if applicable)	293.92
(a) Required -	293.92
(b) Proposed -	173.68
7 Internal Road area	173.68
8 Plottable area (if applicable)	0.00
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10 (basic FSI))	3233.16
10 Addition of FSI on payment of premium	0.00
(a) Maximum permissible premium FSI - based on road width / TOD Zone. (Sr. No. 5 x 0.50)	0.00
(b) Proposed FSI on payment of premium	0.00
11 In-situ FSI / TDR loading	0.00
(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)),	0.00
(c) TDR area	2939.24
(d) Sium T.D.R. Area = (11c x 0.30)	0.00
(e) Amenity T.D.R. Area = (11c - 11d)	0.00
(f) Total in-situ / TDR loading proposed (11d+11e)	0.00
12 Additional FSI area under Chapter No. 7	0.00
13 Total entitlement of FSI in the proposal	3233.16
(a) 9 + 10(b)+11(d) or 12 whichever is applicable.	0.00
(b) Existing F.S.I.	3233.16
(c) Balance area/Fsi	1939.90
(d) Ancillary Area FSI for Residential upto 60% (13c x 0.60)	5173.06
(e) Total entitlement (a+b+c+d)	5173.06
14 Maximum utilization limit of F.S.I. (building potential) Perm. as per Road width as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable	5173.06
15 Total Built-up Area in proposal (excluding area at Sr.No.17 b)	0.00
(a) Previous Existing Sanctioned Built-up with Excess Balcony	0.00
(b) Proposed Commercial Built-up Area (as per 'P-line')	0.00
(c) Proposed Residential Built-up Area (as per 'P-line')	5164.71
(Total a+b)	5164.71
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17 Area for Inclusive Housing, if any	0.00
(a) Required (20% ofsr.No.5)	0.00
(b) Proposed	0.00

Project :-	
PROPOSED RESIDENTIAL BUILDING AT-S.NO.17/1/2, BANER, PUNE.	
Sign, Address Of The Owner / P.O.A. Holder :-	
THE MUNICIPAL DRABUILDING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I, THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRABUILDINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION GIVEN TO THE ARCHITECT.	
M/S. YUGAL MAHESHWARI DEVELOPERS THROUGH MR. MUKESH CHANDRAKANT KARWA AND OTHERS 4th Floor suyash plaza 796/A5 Bhandarkar road pune	
FOR ANA CONSORTIUM PVT. LTD.	
DWG. NO.	NORTH
BP LAYOUT PLAN	
JOB NO.	SCALE
3642	1:100
DATE	DESIGN AR.
REVISION	
R-10	15.11.2022
DEALT	Deepak / Shashikant
DESIGN AR.	Ar. Rohit Gunjal

FOR ANA CONSORTIUM PVT. LTD.

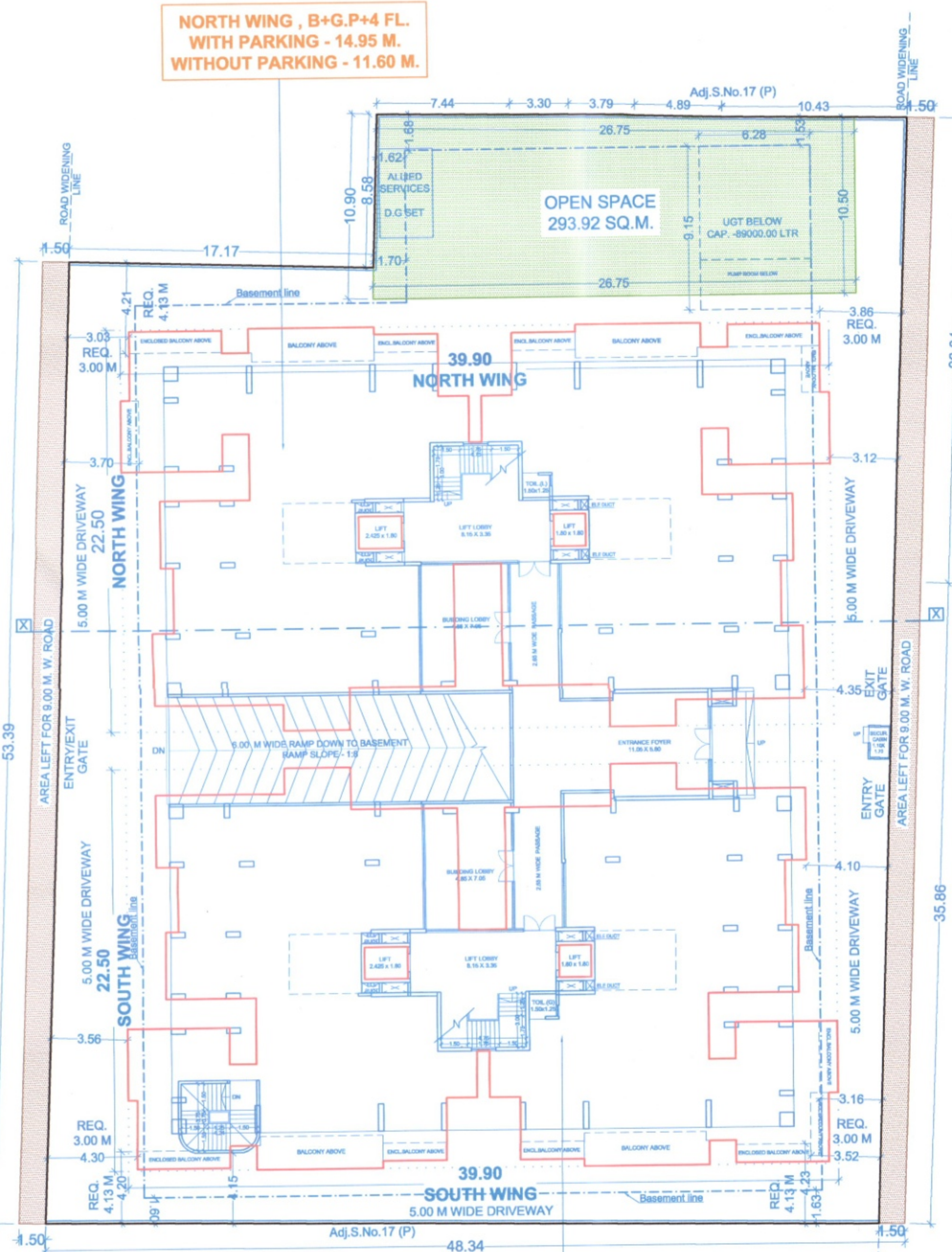
M/S. YUGAL MAHESHWARI DEVELOPERS THROUGH MR. MUKESH CHANDRAKANT KARWA AND OTHERS 4th Floor suyash plaza 796/A5 Bhandarkar road pune

FOR ANA CONSORTIUM PVT. LTD.

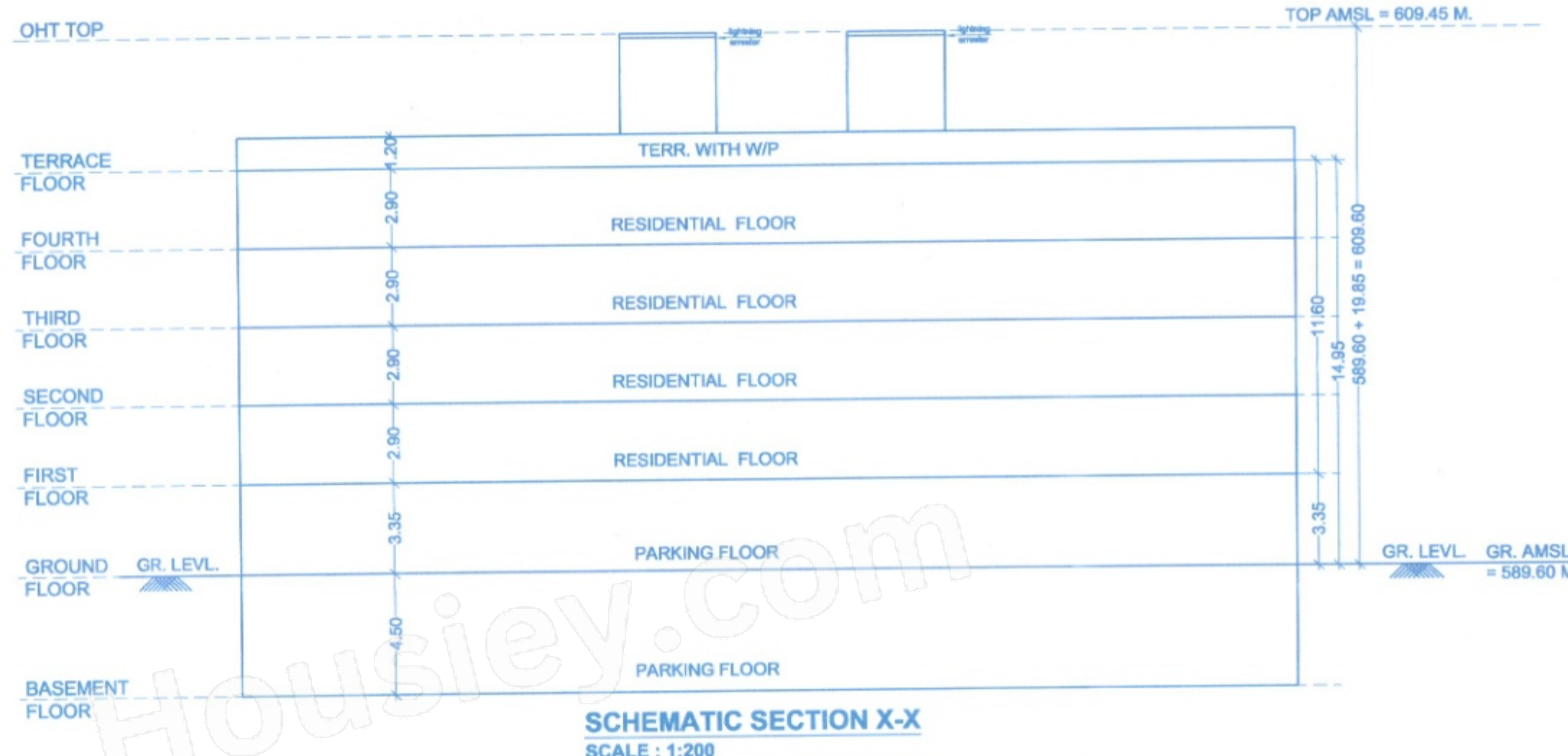
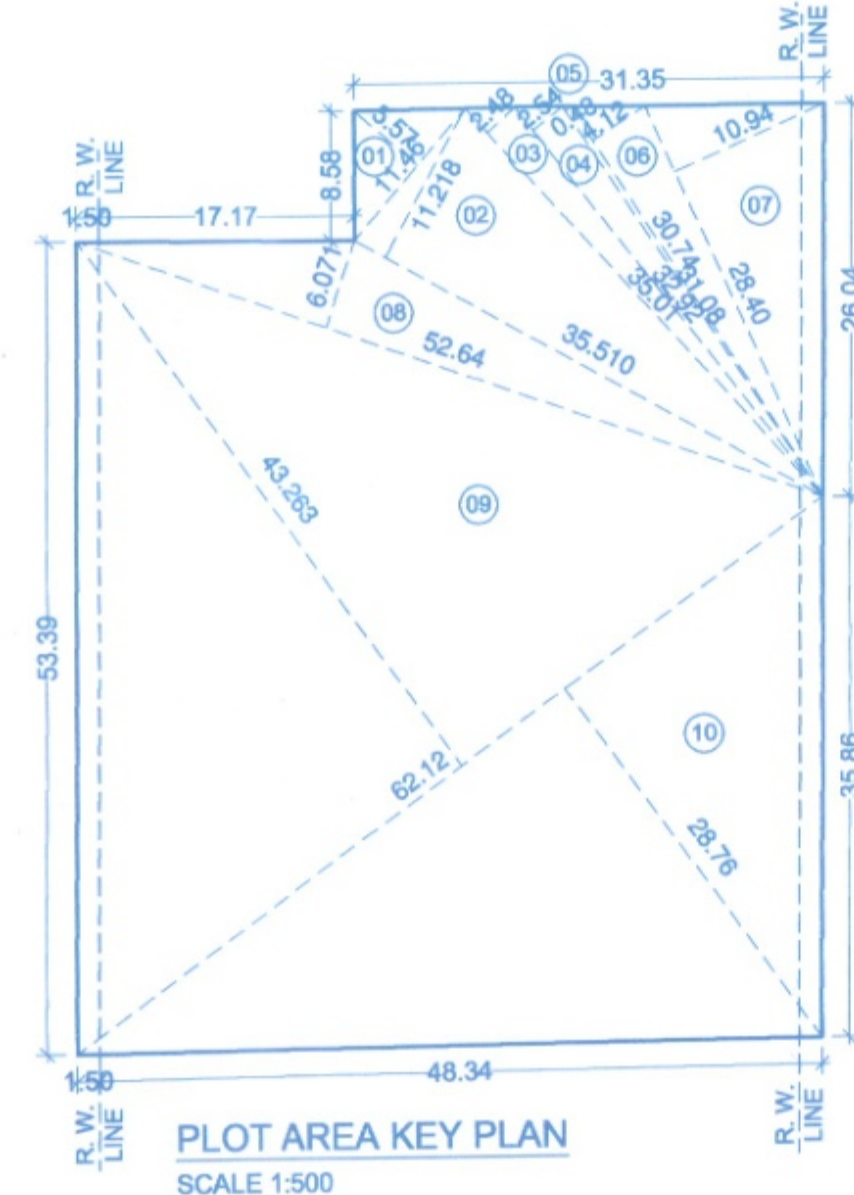
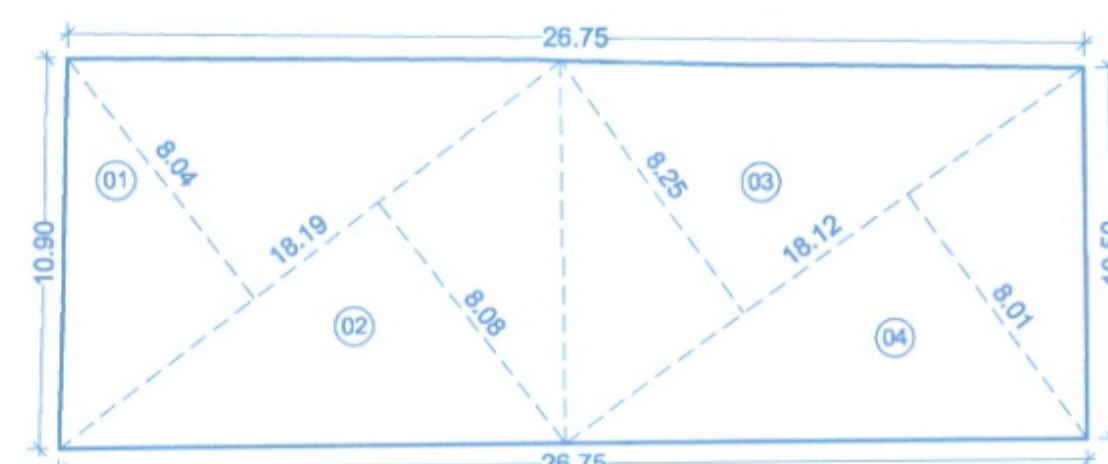
Fig No. 1623
7th Floor, Market Street,
Baner, Maharashtra, India,
Off. 50 Road, CTS No. 107,
Shivajinagar, Pune-411 007,
Tale : 020 2565042 / 3442

\\Server\Current Data\Current Data\K\Karwa Mukesh\3642_S.No.17_Baner_Yugal Maheshwari Developers\Liaison\BP Layout Plan

NORTH WING, B+G.P+4 FL.
WITH PARKING - 14.95 M.
WITHOUT PARKING - 11.60 M.

LAYOUT PLAN
SCALE 1:200

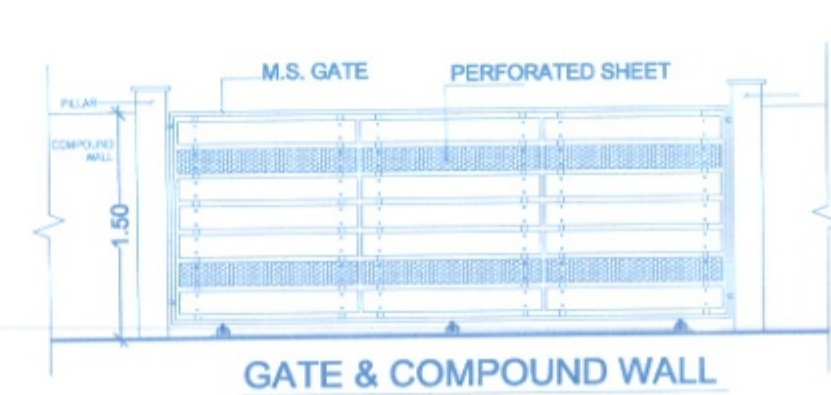
SOUTH WING, B+G.P+4 FL.
WITH PARKING - 14.95 M.
WITHOUT PARKING - 11.60 M.

SCHEMATIC SECTION X-X
SCALE 1:200PLOT AREA KEY PLAN
SCALE 1:500OPEN SPACE AREA KEY PLAN
SCALE 1:200

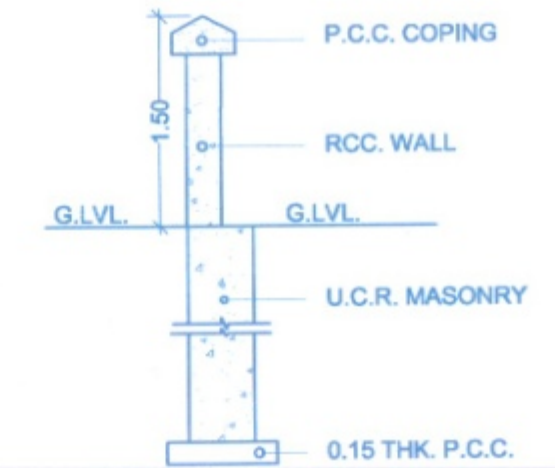
OPEN SPACE AREA CALCULATIONS			
1)	8.04	x	18.19
2)	8.08	x	18.19
3)	8.25	x	18.12
4)	8.01	x	18.12
TOTAL AREA			293.92 SQ.M

AREA KEY PLAN LEFT FOR
6.00 TO 9.00 M.W. ROAD
SCALE 1:500

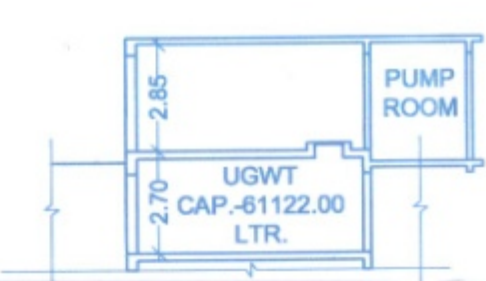
ROAD LEFT FOR 6.00 TO 9.00 M.W. ROAD AREA CALCULATION			
1)	53.88	x	1.50
2)	53.89	x	1.50
3)	26.05	x	1.50
4)	26.05	x	1.50
5)	35.89	x	1.50
6)	35.89	x	1.50
TOTAL AREA			173.68 SQ.M



GATE & COMPOUND WALL



COMPOUND WALL SECTION



SUMP WELL SECTION