

Sanctioned No. B.P./Punawale/30/2025
 Subject to conditions mentioned in the
 Office Order No.
 Dated: 29/3/2025
 Pimpri



O. C. Signed by
 City Engineer

Building Engineer
 Building Permission Dept.
 PCMC, Pimpri, Pune-18

BUILDING WISE AREA STATEMENT

BUILDING NO	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE		TENEMENT	
	RESI.	MHADA	RESI.	MHADA
BUILDING A	110.95	-	0	-
BUILDING B	13079.42	-	110	-
BUILDING C	6037.92	-	49	-
BUILDING D	58.77	-	0	-
MHADA	-	2432.26	0	30
TOTAL	19287.06	2432.26	159	30

FORM OF STATEMENT - 2 (SR. NO. 9(a)) PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)	TENEMENT
BUILDING A	BASEMENT 2 FLOOR	0.00	-
	BASEMENT 1 FLOOR	0.00	-
	GROUND FLOOR	110.95	-
	Amenity /1st FLOOR	0.00	-
	TERRACE FLOOR	---	---
TOTAL		110.95	

FORM OF STATEMENT - 2 (SR. NO. 9(a)) PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)	TENEMENT
BUILDING B	BASEMENT 2 FLOOR	0.00	-
	BASEMENT 1 FLOOR	0.00	-
	GROUND FLOOR	64.06	-
	Amenity /1st FLOOR	511.97	2
	2nd FLOOR	467.72	4
	3rd FLOOR	467.72	4
	4th FLOOR	467.72	4
	5th FLOOR	467.72	4
	6th FLOOR	442.71	4
	7th FLOOR	467.72	4
	8th FLOOR	467.72	4
	9th FLOOR	467.72	4
	10th FLOOR	467.72	4
	11th FLOOR	442.71	4
	12th FLOOR	467.72	4
	13th FLOOR	467.72	4
	14th FLOOR	467.72	4
	15th FLOOR	467.72	4
	16th FLOOR	442.71	4
	17th FLOOR	467.72	4
	18th FLOOR	467.72	4
	19th FLOOR	467.72	4
	20th FLOOR	467.72	4
	21st FLOOR	442.71	4
	22nd FLOOR	467.72	4
23rd FLOOR	467.72	4	
24th FLOOR	467.72	4	
25th FLOOR	467.72	4	
26th FLOOR	442.71	4	
27th FLOOR	467.72	4	
28th FLOOR	467.72	4	
TERRACE FLOOR	---	---	
TOTAL		13079.42	110

FORM OF STATEMENT - 2 (SR. NO. 9(a)) PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)	TENEMENT
BUILDING C	BASEMENT 2 FLOOR	0.00	-
	BASEMENT 1 FLOOR	0.00	-
	GROUND FLOOR	84.43	-
	Amenity /1st FLOOR	494.72	2
	2nd FLOOR	467.72	4
	3rd FLOOR	467.72	4
	4th FLOOR	467.72	4
	5th FLOOR	467.72	4
	6th FLOOR	442.71	4
	7th FLOOR	467.72	4
	8th FLOOR	467.72	4
	9th FLOOR	467.72	4
	10th FLOOR	467.72	4
11th FLOOR	442.71	4	
12th FLOOR	467.72	4	
13th FLOOR	363.87	3	
TERRACE FLOOR	---	---	
TOTAL		6037.92	49

FORM OF STATEMENT - 2 (SR. NO. 9(a)) PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)	TENEMENT
BUILDING D	BASEMENT 2 FLOOR	0.00	-
	BASEMENT 1 FLOOR	0.00	-
	GROUND FLOOR	58.77	-
	Amenity /1st FLOOR	0.00	-
	TERRACE FLOOR	---	---
TOTAL		58.77	

FORM OF STATEMENT - 2 (SR. NO. 9(a)) PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE RESIDENTIAL	TENEMENT
MHADA BUILDING	GROUND FLOOR	53.08	0
	1st FLOOR	160.76	2
	2nd FLOOR	160.76	2
	3rd FLOOR	160.76	2
	4th FLOOR	160.76	2
	5th FLOOR	160.76	2
	6th FLOOR	160.76	2
	7th FLOOR	160.76	2
	8th FLOOR	144.65	2
	9th FLOOR	160.76	2
	10th FLOOR	160.76	2
	11th FLOOR	160.76	2
	12th FLOOR	160.76	2
	13th FLOOR	144.65	2
	14th FLOOR	160.76	2
15th FLOOR	160.76	2	
TERRACE FLOOR	---	---	
TOTAL		2432.26	30

REG. NO. 3.8 CLAUSE 3.8.2 POINT NO. (b)-iv (PAGE NO 61)

BUILDING NO.	FLOOR NO.	MHADA FLATS	SERVICE QUARTERS
TYPICAL	-1,2,3,4	-	S-101,201,301,401
	-	-	S-102,202,302,402
TYPICAL	-5,6,7,8,9,10,11,12,13,14,15	M-501,601,701,801,901,1001,1101,1201,1301,1401,1501	-
	-	M-502,602,702,802,902,1002,1102,1202,1302,1402,1502	-
TOTAL		22	8

PROPOSED SITE



LOCATION MAP

WATER REQUIREMENT

OVER HEAD WATER REQUIREMENT

RESIDENTIAL TENEMENT	PERSONS	LTRS	TOTAL
189	5	135	127575.00
			127575.00

ADDITION REQUIRED FOR FIRE OHW. TANK = 50000 LTRS. (PER BLDG. 25000 LTRS)

OVER HEAD WATER REQUIREMENT = 177575.00 LTRS.

OVER HEAD WATER PROVIDED = 177575 LTRS.

UNDER GROUND WATER TANK CAPACITY

OVER HEAD WATER TANK X 2.00 = 255150.00 LTRS.

ADDITION FIRE PURPOSE = 250000 LTRS. (B & C PER BLDG. 100000 LTRS & MHAD BLDG. 50000 LTRS)

UNDER GROUND WATER REQUIREMENT = 505150.00 LTRS.

UNDER GROUND WATER PROVIDED = 505150.00 LTRS.

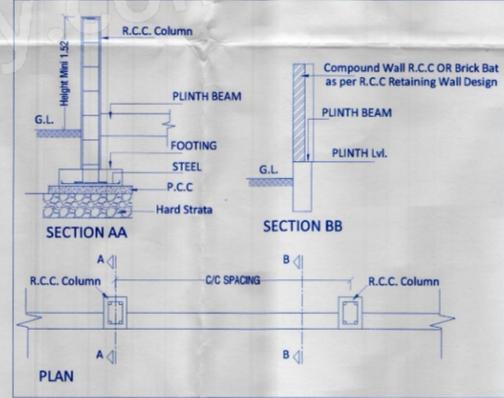


PROPOSED PARKING CALCULATION (NON CONGESTED)

TYPE	CARPET AREA SQM	TENEMENTS (NOS)		CAR (NOS)		SCOOTER (NOS)		20% EV PARKING for resl.	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	CAR (NOS) REQD.
RESIDENTIAL	40-80	2	82	1	41	2	82	20%	8
RESIDENTIAL	80-150	1	77	1	77	1	77	20%	15
RESIDENTIAL (MHADA)	40-80	2	28	1	14	2	28	20%	3
30-40	2	2	1	1	2	2	20%	1	
TOTAL REQUIRED (NOS)					133		189		
5% VISITORS PARKING					7		9		
TOTAL PROPOSED (NOS)					140		198		27
TOTAL REQUIRED AREA					1745.63		396.90		
TOTAL PROPOSED AREA									22103.34

PROPOSED OPEN SPACE AREA ON GROUND

OPEN SPACE NO	AREA
1) OPEN SPACE 1	717.65
2) OPEN SPACE 2	401.86
4) TOTAL OPEN SPACE (1+2+3)	1119.31
5) CLUB HOUSE	178.30
6) PROPOSED OPEN SPACE (4-5)	941.01
7) REQUIRED OPEN SPACE AREA -	1101.03



FORM OF STATEMENT - 2 (SR. NO. 9(a)) PROPOSED BUILDING

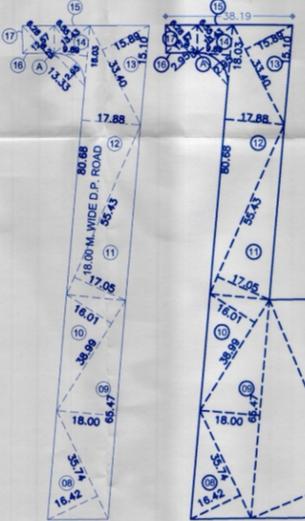
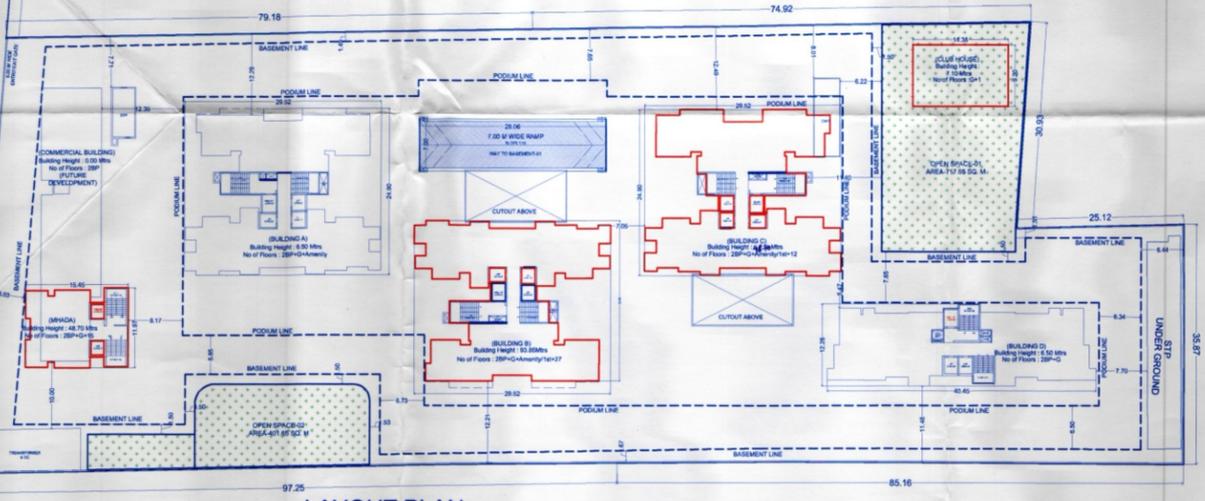
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT SHOP / OFFICE
CLUB HOUSE	GROUND FLOOR	126.60	---
	1st FLOOR	51.70	---
	TERRACE FLOOR	---	---
TOTAL		178.30	---

LEGENTS

- MHADA PARKING
- EV PARKING
- OPEN SPACE
- VISITORS PARKING

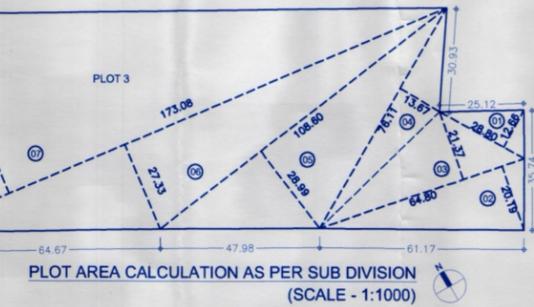
PLOT AREA CALCULATION - PLOT NO. 3

1	0.50 X 28.80	X	12.66	=	182.38
2	0.50 X 64.80	X	20.19	=	654.16
3	0.50 X 64.80	X	21.37	=	692.39
4	0.50 X 76.11	X	13.67	=	520.21
5	0.50 X 108.60	X	28.99	=	1574.16
6	0.50 X 173.08	X	27.33	=	2365.14
7	0.50 X 173.08	X	58.03	=	5021.92
8	0.50 X 35.74	X	16.42	=	293.43
9	0.50 X 38.99	X	16.01	=	312.11
10	0.50 X 55.43	X	17.05	=	472.54
11	0.50 X 80.68	X	17.88	=	721.28
12	0.50 X 33.40	X	15.89	=	265.36
13	0.50 X 18.03	X	9.89	=	89.16
14	0.50 X 13.43	X	6.55	=	43.98
15	0.50 X 12.57	X	6.25	=	39.28
16	0.50 X 12.57	X	6.25	=	39.28
17	0.50 X 12.57	X	6.25	=	39.47
TOTAL					2865.85
DEDUCTION					13878.19
TOTAL					2619
TOTAL					2865.85 - 2619 = 2839.66



ROAD WIDENING CALCULATION - PLOT NO. 3

8	0.50 X 35.74	X	16.42	=	293.43
9	0.50 X 65.47	X	18.00	=	589.23
10	0.50 X 38.99	X	16.01	=	312.11
11	0.50 X 55.43	X	17.05	=	472.54
12	0.50 X 80.68	X	17.88	=	721.28
13	0.50 X 33.40	X	15.89	=	265.36
14	0.50 X 18.03	X	9.89	=	89.16
15	0.50 X 13.43	X	6.55	=	43.98
16	0.50 X 12.57	X	6.25	=	39.28
17	0.50 X 12.57	X	6.25	=	39.47
TOTAL					2865.85
DEDUCTION					13878.19
TOTAL					2619
TOTAL					2865.85 - 2619 = 2839.66



A) AREA STATEMENT

DESCRIPTION	SQ.M.
1. AREA OF PLOT (MINIMUM AREA OF A TO BE CONSIDERED)	13850.00
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	13850.00
(b) AS PER MEASUREMENT SHEET	13850.00
(c) AS PER SITE	13850.00
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA	2839.66
(b) ANY WELL AREA	0.00
TOTAL (a+b)	2839.66
3. BALANCE AREA OF PLOT (1-2)	11010.34
4. AMENITY SPACE (IF APPLICABLE)	
(a) REQUIRED	0.00
(b) ADJUSTMENT OF 2 (b), IF ANY	0.00
(c) BALANCE PROPOSED	0.00
5. NET PLOT AREA (3 - 4 (c))	11010.34
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED	1101.37
(b) PROPOSED	1119.31
7. INTERNAL ROAD AREA	0.00
8. PLOTTABLE AREA (IF APPLICABLE)	N/A
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WITH (SR. NO. 5 X BASIC FSI)	11010.34 X 1.10 = 12111.37
10. ADDITION OF F. S. I. ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH	0.00
(b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11. IN - SITU FSI / TDR LOADING	
(a) IN - SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO.2(a)], if any (5679.32)	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	
(c i) TDR AREA (SLUM 30%)	0.00
(c ii) TDR AREA (AMENITY 70%)	0.00
(d) TOTAL IN - SITU / TDR LOADING [(11 (a) + (b) + (c i) + (c ii)]	0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [(9 + 10 (b) + 11 (d)) or 12 WHICHEVER IS APPLICABLE	12111.37
(b) ANCILLARY AREA FSI UPTO 80 % WITH PAYMENT OF CHARGES.	0.00
(c) ANCILLARY AREA FSI UPTO 80 % WITH PAYMENT OF CHARGES.	7266.82
(d) TOTAL ENTITLEMENT (a + b + c)	19378.19
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH [AS PER REGULATION NO 6.1 OR 6.2 6.3 OR 6.4 AS APPLICABLE] X 1.6 OR 1.8 (2.50X1.80)	4.0
15. PROPOSED AREA	
(a) EXISTING BUILT UP AREA	0.00
(b) PROPOSED COMMERCIAL BUILT UP AREA (AS PER PLINE)	0.00
(c) PROPOSED RESIDENTIAL BUILT UP AREA (AS PER PLINE)	19287.06
(d) TOTAL (a + b + c)	19287.06
16. FSI CONSUMED (15/5) SHOULD NOT BE MORE THAN SR. NO. 14	2.08
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) REQUIRED 12111.37 X 20 %	2422.27
(b) PROPOSED	2432.26

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGNATURE (Sudhir Surdi)

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 REQUIRE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SIGNATURE (M/S RGS REALTY LLP)

OWNER'S NAME: Moonstone Real Infra Pvt. Ltd. through Director Mr. Vineet K. Goyal.

THROUGH PAO HOLDER: M/S RGS REALTY LLP through Partner RAVI GHANSHYAM SUKHWANI AND OTHER

PROJECT: PROPOSED PROJECT AT - PLOT NO. 3, SURVEY NO. 31/32/A/8, 31/32/A/9, 31/32/A/10, PUNAWALE, TAL - MULSHI, PUNE.

LICENSE ENGINEER: SuPa ASSOCIATES

FLAT NO. - 1, 1st FL., MADHAV APARTMENT, 304B SHANIBABU RETEL, AMBAJADEVI SCHOOL, PUNE - 411030

PAKAJ SCLAPURKAR (POM/CL/EA/1922/18)
SUDHIR SURDI (POM/CL/EA/1922/18)

JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY

1:100 PRACHI

INWARD NO. DATE 04 / 03 / 2025

KEY NO. SHEET NO. 1 / 11