



12

STAMP OF APPROVAL :

FOR EC PURPOSE

बांधकाम विकास विभाग कोन झ. माध्य लेआउट नं. ८८/८५.०९/२२ दिनांक २३-०५-२०२२

कार्यकारी अधिकारी बांधकाम विकास विभाग कोन झ. ३, पुणे महानगरपालिका

जारीन विकास निधी वी.पी. वेमसली

रकम रु. ३३,३३,३३२/- घन म. ८६/८८/१०५/१० दि. ०५-०६-२०२० मते भरले आहे.

Note: No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal commissioner

A	AREA STATEMENT AFTER AMALGAMATION	SQ. M.
01	AREA OF PLOT	38500.00
02	DEDUCTIONS FOR:	
(a)	AREA UNDER 60.0 M WIDE D. P. ROAD	6829.29
(b)	AREA UNDER 24.0 M WIDE D. P. ROAD	1324.26
(c)	AREA UNDER 9.0 M WIDE D. P. ROAD	3645.81
(d)	AREA UNDER D. P. ROAD CHAMFERS	129.11
(e)	AREA UNDER H.D.H. RESERVATION	11047.00
(f)	TOTAL (a + b + c + d + e)	22975.47
03	BALANCE AREA OF PLOT [(1) - (2c)]	15524.53
3A	PLOT DIVISION AS PER A.R. POLICY FOR H.D.H. RESERVATION [(11047.00 X 60%) & (11047.00 X 40%)]	6628.20
04	AMENITY SPACE (IF APPLICABLE)	-
(a)	REQUIRED (FOR PLOT AREA 15524.53)	-
(b)	ADJUSTMENT OF (2d), IF ANY	-
(c)	BALANCE PROPOSED AMENITY SPACE	-
05	NET PLOT AREA FOR FSI CALCULATIONS [(15524.53 + 11047.00)]	26571.53
06	RECREATIONAL OPEN SPACE (IF APPLICABLE)	-
(a)	REQUIRED [(15524.53 + 6628.20) X 10%]	2215.27
(b)	PROPOSED	2215.27
07	INTERNAL ROAD AREA	-
08	PLOTTABLE AREA (IF APPLICABLE)	-
09	PERMISSIBLE BUILT-UP AREA W.R.T. BASIC FSI AS PER FRONT ROAD WIDTH [(5) X 1.10]	26571.53 X 1.1 = 29228.68
10	ADDITIONAL FSI ON PAYMENT OF PREMIUM	-
(a)	MAX. PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE	-
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM [(26571.53 + 6829.29 + 1324.26 + 3645.81 + 129.11) X 0.5]	19250.00
11	IN-SITU FSI / TDR LOADING	-
(a)	IN-SITU AREA UNDER 60.0 M WIDE D. P. ROAD X 2	13658.58
(b)	IN-SITU AREA UNDER 24.0 M WIDE D. P. ROAD X 2	2648.52
(c)	IN-SITU AREA UNDER 9.0 M WIDE D. P. ROAD X 2	7291.62
(d)	IN-SITU AREA UNDER D. P. ROAD CHAMFERS X 2	258.22
(e)	AREA AGAINST AMENITY SPACE IF HANDED OVER TO PMC [(4b) OR (4c) X 2.00 OR 1.85]	-
(f)	PROPOSED TDR AREA [(38500.00) X 1.40 - (11a + 11b + 11c + 11d + 11e)]	30043.06
(g)	TOTAL PROPOSED IN-SITU / TDR [(a + b + c + d + e)]	53900.00
12	ADDITIONAL FSI UNDER CHAPTER NO. 7	-
13	TOTAL ENTITLEMENT OF FSI	-
(a)	(9) + [(10b) + (11d) OR 12]	102378.68
(b)	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES [(13a) X 0.60 / 0.80]	61427.21
(c)	TOTAL PERMISSIBLE BUILT-UP AREA [a + b]	163805.89
14	MAX. UTILIZATION LIMIT OF FSI PERMISSIBLE AS PER FRONT ROAD WIDTH	163805.89
15	TOTAL PROPOSED BUILT-UP AREA	-
(a)	EXISTING BUILT-UP AREA	-
(b)	PROPOSED BUILT-UP AREA (AS PER P-LINE)	132870.17
(c)	TOTAL PROPOSED BUILT-UP AREA [a + b]	132870.17
16	FSI CONSUMED [(15) / (13g)]	-
17	INCLUSIVE HOUSING (IF ANY)	-
(a)	MIN. REQUIRED BUILT-UP AREA @20% OF (9)	N.A.
(b)	PROPOSED BUILT-UP AREA	N.A.
B	PARKING STATEMENT	REQ. PRO. REQ. PRO.
(a)	CARS	
(b)	SCOOTERS / MOTORCYCLES	

C

BRIEF SPECIFICATIONS

R.C.C. Framed Structure
External walls are 0.15m thick & internal walls are 0.15m thick, of Bricks.
Sand faced plaster externally & Neeru finished plaster internally.
M. M. Tiles flooring in all rooms.
Doors are T.W. Panelled & Windows are of M.S. Sections & glazed.

D

Plot Boundary Shown in Black
Water Line Shown in Dotted Green
Existing Work To Be Retained Shown in Blue
Existing Work To Be Demolished Shown in Yellow Hatch
Proposed Work Shown in Red

E

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 DEPT. / CITY SURVEY RECORDS.

F

OWNERS DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY THE 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 OF THE WORK SITE.

FOR M/S VMC LANDMARK REALTY LLP

PMCD CASE NO.: BDN/0041/21 JOB NO.: 123 SCALE: AS SHOWN DATE: 15-05-2022

NAME OF CLIENT: VMC LANDMARK REALTY LLP SIGN OF CLIENT: SIGN OF ARCHITECT: HIRAK SHAH

PARTICULARS OF DRAWING: SITE PLAN, AREA CALCULATIONS, LOCATION PLAN, ETC.

DISCRPTION OF PROPOSAL: PROPOSED DEVELOPMENT AT S. NO. 45 / 1 + 45 / 2, BAWDHAN (KHURD), PUNE

HIRAK SHAH ASSOCIATES
PLANNING | LIAISONING | ENVIRONMENTAL ARCHITECTS
207, '21 HARMONY', CTS. NO. 759 / 21 + 22, LANE NO. 48, OFF BHADARKAR ROAD, PUNE - 411 004 (M) 98230 36880 E-MAIL: hiraakshah@gmail.com