

[illegible]

MIADA "B" BUILDING			
FLOOR NAME	B/F/AREA	TENAMENT NO	NO. OF TEN.
GROUND FLOOR	31.50	-	-
FIRST FLOOR	302.59	101,102,103,104,105	05
SECOND FLOOR	292.83	201,202,203,204,205	05
THIRD FLOOR	292.83	301,302,303,304,305	05
FOURTH FLOOR	292.83	401,402,403,404,405	05
FIFTH FLOOR	292.83	501,502,503,504,505	05
SIXTH FLOOR	292.83	601,602,603,604,605	05
SEVENTH FLOOR	292.83	701,702,703,704,705	05
EIGHTH FLOOR	204.04	801,802,805	03
NINTH FLOOR	292.83	901,902,903,904,905	05
TENTH FLOOR	292.83	1001,1002,1003,1004,1005	05
ELEVENTH FLOOR	292.83	1101,1102,1103,1104,1105	05
TOTAL	3173.60	-	53

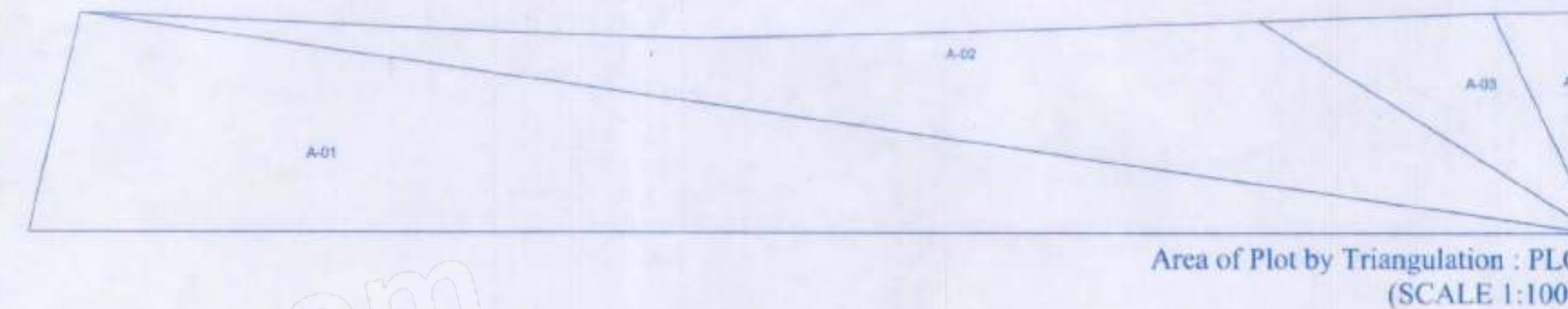
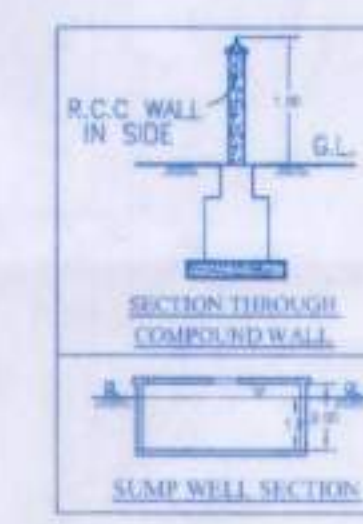
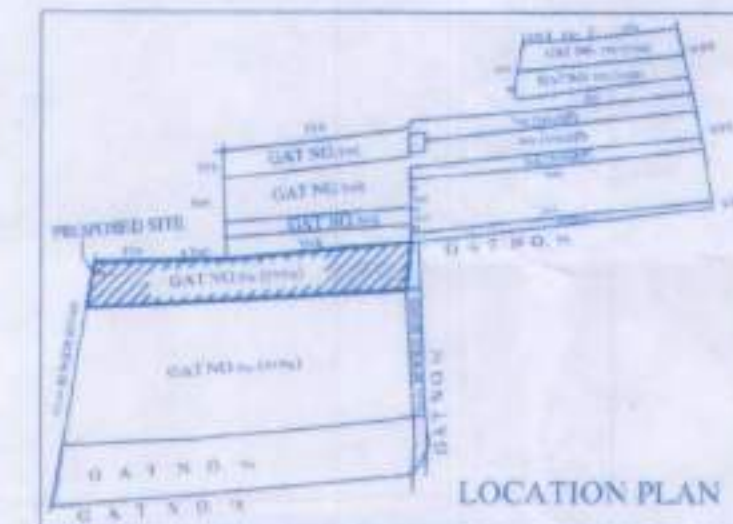
BUILDING TYPE	O.M. WATER TANK CAPACITY (LTRS.)	J.G. WATER TANK CAPACITY (LTRS.)
A' BLDG	48,000.00+25,000.00	72,900.00+55,000.00
B' BLDG	65,000.00+25,000.00	97,500.00+53,000.00
C' BLDG	33,000.00+25,000.00	49,500.00+53,000.00
D' BLDG	34,000.00+25,000.00	50,000.00+75,000.00
E' BLDG	30,000.00+25,000.00	45,000.00+75,000.00
F TYPE (MADA)	38,500.00+25,000.00	56,000.00+50,000.00
G' BLDG	30,000.00+25,000.00	45,000.00+75,000.00
CLUB HOUSE	2,700.00	4,050.00
TOTAL	2,81,200.00+1,75,000.00 LTRS.	4,21,050.00+4,25,000.00 LTRS.

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	COVERED PARKING AREA
A TYPE	28.78	78.66	1) 257.60 SQ.M
B TYPE	29.58	78.95	2) 232.07 SQ.M
C TYPE	19.20	19.65	3) 242.31 SQ.M
D TYPE	19.10	21.15	4) 223.79 SQ.M
E TYPE	19.10	19.44	
F TYPE (MHADA)	75.81	68.80	
G TYPE	19.10	19.44	
			TOTAL 955.71 SQ.M

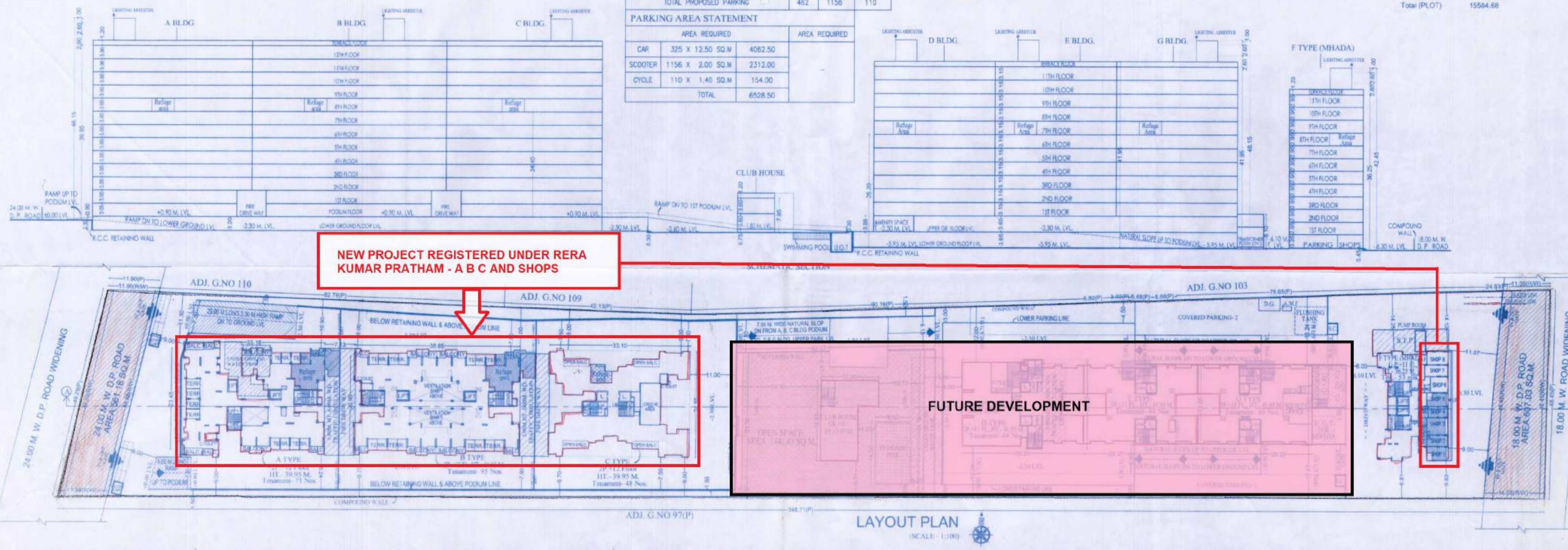
MIN REQ AREA	3,171.63
PROP AREA	3,173.60
PERM BALC. AREA	0.00
1) PROP OPEN BALC. AREA	0.00
2) PROP ENCL BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	53

PARKING	PARKING REQUIRED		
	CAR	SCOOTER	CYCLE
'A' TYPE			
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05	-
FOR 47 TENEMENTS	24	120	
PER TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	03	
FOR 24 TENEMENTS	24	72	
'B' TYPE			
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05	-
FOR 95 TENEMENTS	48	240	
'C' TYPE			
PER TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	03	-
FOR 48 TENEMENTS	48	144	
'D' TYPE			
PER TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	03	-
FOR 44 TENEMENTS	44	132	
'E' TYPE			
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05	-
FOR 01 TENEMENTS	01	03	
PER TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	03	
FOR 43 TENEMENTS	43	129	
'F' TYPE MILADA/RUSI			
2 TEN HAVING CARPET AREA UP TO 80 SQ.M.	01	04	04
FOR 53 TENEMENTS	26	106	106
'G' TYPE			
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05	-
FOR 01 TENEMENTS	01	03	
PER TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	03	
FOR 43 TENEMENTS	43	129	
TOTAL REQUIRED PARKING	302	1078	106
ADD 5% VISITOR PARKING	15	54	-
'D' TYPE 'COMM'			
REQUIRED BY RULE FOR EVERY 100 SQ.MT CARPET AREA	02	06	-
COMMERCIAL AREA EVERY 100 SQ.M. B/U/P AREA=209.04 x 12.50 % LESS CARPET AREA = 182.91 SQ.M.	04	12	
'F' TYPE 'COMM'			
REQUIRED BY RULE FOR EVERY 100 SQ.MT CARPET AREA	02	06	02
COMMERCIAL AREA EVERY 100 SQ.M. B/U/P AREA=145.70 x 12.50 % LESS CARPET AREA = 127.49 SQ.M.	04	12	04
TOTAL REQUIRED PARKING	325	1156	110
TOTAL PROPOSED PARKING	462	1156	110

AREA REQUIRED			AREA REQUIRED
CAR	325 X 12.50 SQ.M	4062.50	
SCOOTER	1156 X 2.00 SQ.M	2312.00	
CYCLE	110 X 1.40 SQ.M	154.00	
TOTAL		6528.50	



Triangle	Area
A-01	8352.94
A-02	5636.65
A-03	994.19
A-04	600.90
Total (PLOT)	15584.68



FOR SANCTION
LAYOUT

Sanctioned No. B.P/Bom/16/1002/69/1002
Subject to conditions mentioned in the
Office Order No.
aven dated 22/09/2022
Pimpri
Date 22/09/2022

Stamp: 100th Cantonment, Mumbai
ESTD. 11/10/32
417 018

For Joint City Engineer
Building Permission Dept
PCMC., Pimpri, Pune-13

01.	AREA OF PLOT	
	a) AS PER OWNERSHIP DOCUMENT	15,584.68
	b) AS PER MEASUREMENT SHEET	15,584.68
	c) AS PER SITE	15,584.68
02.	DEDUCTIONS FOR	
	a) 18.00 & 24.00M. W. ROAD WINDING AREA	1,168.19
	b) ANY D.P. RESERVATION AREA	- - - -
	TOTAL (a+b)	1,168.19
03.	BALANCE AREA OF PLOT (1-2)	14,416.49
04.	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED -	- - - -
	b) ADJUSTMENT OF 2(b), IF ANY -	- - - -
	c) BALANCE PROPOSED -	- - - -
05.	NET PLOT AREA (3-4+c)	14,416.49
06.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED - (Not to be deducted)	1,441.65
	b) PROPOSED - (Not to be deducted)	1,441.65
07.	INTERNAL ROAD AREA	- - - -
08.	PLOTTABLE AREA (IF APPLICABLE)	- - - -
09.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 110)	15,858.14
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI [15,584.68 X 0.50 = 7,792.34]	7,792.34
	b) PROPOSED FSI ON PAYMENT OF PREMIUM.	5,680.00
11.	IN-SITU FSI / TDR LOADING	
	a) 18.00 & 24.00M.W. ROAD WIDENING AREA [1,168.19X2.0=2336.38]	2,336.38
	b) AMENITY SPACE	- - - -
	c) TDR AREA (ALREADY PURCHASED AREA)	473.28
	d) TOTAL TDR LOADING PROPOSED (a+b+c)	2,809.66
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	- - - -
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) $9 + 10(b)+11(d)$ WHICHEVER IS APPLICABLE.	24,347.80
	b) BALANCE PERMISSIBLE FLOOR AREA (13(a-b)	24,347.80
	c) ANCILLARY AREA (24,347.80 X 60% = 14,608.68)	14,608.68
	d) TOTAL ENTITLEMENT (b+c+d)	38,956.48
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I.	
15.	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) PROPOSED COMMERCIAL AREA	433.77
	b) PROPOSED RESIDENTIAL AREA	38,505.34
	c) TOTAL (a+b+c) WITHOUT MHADA	38,939.11
16.	F.S.I. CONSUMED (15/5)	2.70
17.	AREA FOR MHADA	
	a) Required (20%)	3,171.63
	b) Proposed	3,173.63

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.

M/S KUMAR COMPANY THROUGH PARTNER MR. KEVALKUMAR KESRIMAL JAIN OWNER (S) NAME	<i>Jain</i> SIGN
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PROJECT:	
REVISED LAYOUT ON S. NO. 97(P) (OLD GAT NO. 1217) OF VILLAGE MAUJE - MOSHI-BORHADEWADI	
ARCHITECT:	

ARCHITECT:	ARCHITECT'S SIGNATURE
VIKAS ACHALKAR 1221, B/1 WRANGLAR PARANJPE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD.	

PUNE - 411004		REG. NO: CA/94/17606	
PH: 25531675/76			
DATE	INWARD NO.	SCALE	DRAWN BY / CHECKED BY

25.08.2021	FW33294 MHC/PROG00N.17	1.500	S.A.K	M.S.T.
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