

STAMP OF APPROVAL

PREVIOUSLY SANCTIONED NUMBER
BHA/C.R. NO. 929/22-23 / MOUZA WAGHOLI
G.NO. 1469 (P.)
DATED :- 06/01/2023

Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. BHA/C.R. No. 929/22-23 / MOUZA WAGHOLI S. No. G. No. CTS No. 1469 (P.) Dated 06.01.2023

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



F.S.I STATEMENT =

BUILDING	FLOOR	HTS.	COMM.F.S.I	RESI. F.S.I	COMM.+RESI. F.S.I	OPEN PROPOSED BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	TENAL	LIFT AREA	FIRE LIFT AREA	REFUGE AREA
WING - A	2 BASEMENT PARKING +GR.FL.+1ST TO 10TH FL.	33.25 M.	0.00	5879.54	5879.54	701.96	24.65	179.08	79	11.31	11.31	43.77
WING - B	2 BASEMENT PARKING +GR.FL.+1ST TO 10TH FL.	33.25 M.	0.00	7840.50	7840.50	962.31	271.15	179.08	103	11.31	11.31	43.62
WING - C	2 BASEMENT PARKING +GR.FL.+1ST TO 10TH FL.	33.25M	0.00	4934.05	4934.05	530.79	273.11	177.32	54	11.31	11.31	42.43
TOTAL			0.00	18654.09	18654.09	2195.06	568.91	535.48	236.00	33.93	33.93	129.82

TOTAL BUILT UP AREA = 18654.09+137.08(SWIMMING POOL) = 18791.17 SQ.M

F.S.I STATEMENT =MHADA WING

FLOOR	B.U.P. AREA	STAIRCASE AREA	FIRE STAIRCASE AREA	PASSAGE AREA	NET AREA	PER.BALC.	PROP.BALC.	TENAL	LIFT & LIFT M. ROOM
LBASEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
UPP. BASEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
GROUND FL.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
FIRST FL.	233.25	18.28	0.00	0.00	216.97	32.55	25.22	03	
SECOND FL.	266.54	18.28	0.00	0.00	250.26	37.54	25.84	04	
THIRD FL.	266.54	18.28	0.00	0.00	246.76	37.46	25.84	04	
FOURTH FL.	266.54	18.28	0.00	0.00	250.26	37.54	25.84	04	
FIFTH FL.	266.54	18.28	0.00	0.00	246.76	37.46	25.84	04	
SIXTH FL.	266.54	18.28	0.00	0.00	250.26	37.54	25.84	04	
SEVENTH FL.	266.54	18.28	0.00	0.00	246.76	37.46	25.84	04	11.31
EIGHTH FL.	266.54	18.28	0.00	0.00	246.76	37.46	25.84	04	
NINTH FL.	266.54	18.28	0.00	0.00	246.76	37.46	25.84	04	
TENTH FL.	266.54	18.28	0.00	0.00	246.76	37.46	25.84	04	
TOTAL	2629.11	182.80	0.00	0.00	2466.31	369.95	321.32	39.00	

LIG/MIG STATEMENT:
Area For LIG/MIG(12,289.01X0.20) =2457.80 sq.m.
REQUIRED AREA = 2,457.80 sq.m.
WING-A = 2,468.00 sq.m.
PROPOSED AREA = 2,466.31 sq.m.

WATER STORAGE TANK CAP. CALCU.
BUILD O/A WATER TANK CAP. ADD FOR U/G WATER TANK CAP. ADD FOR
WING-A 80000.00 20000.00 120000.00 50000.00
WING-B 70000.00 20000.00 105000.00 50000.00
WING-C 37000.00 20000.00 56000.00 50000.00
TOTAL 187000.00 60000.00 230600.00 150000.00

AMINITY SPACE AREA =
1. 0.50 X 20.00 X 61.50 = 785.50 SQ.M.
2. 0.50 X 32.00 X 61.50 = 1011.70 SQ.M.
TOTAL = 1807.20 SQ.M.
REQUIRED AMINITY SPACE = 1807.20 SQ.M.
PROPOSED AMINITY SPACE = 1807.20 SQ.M.

SWIMMING POOL AREA =
22.11 X 8.20 = 137.08 SQ.M

FSI NON FSI AREA STATEMENT

DETAILS	AREA
L BASEMENT-2/ RAFT	5689.63
UPP. BASEMENT	5689.63
STILT PARKING	2518.00
STAIRCASE + BALC+ REFUGE	3238.63
ENTRANCE GATE	45.00
STP	150.00
LIGHT	150.00
CHC	85.00
DO+TRANSFORMER	100.00
TOP TERRACE	1955.74
ONHT/LMR	787.16
REFUGE AREA	129.82
MHADA	2466.31
PROPOSED NON FSI	23004.92
PROPOSED FSI	18791.17
TOTAL FSI + NON FSI	41796.09

REQUIRED PARKING

WING'S	CAR	SCOOTER	CYCLE
WING -A	26	79	79
WING -B	35	105	105
WING -C	18	54	54
TOTAL	79.00	238.00	238.00

PROPOSED PARKING

WING'S	CAR	SCOOTER	CYCLE
WING -A	26	79	79
WING -B	35	105	105
WING -C	18	54	54
TOTAL	79.00	238.00	238.00

REQUIRED PARKING =MHADA

WING'S	CAR	SCOOTER	CYCLE
WING -A	0	49	49
TOTAL	0.00	49.00	49.00

PROPOSED PARKING=MHADA

WING'S	CAR	SCOOTER	CYCLE
WING -A	0	49	49
TOTAL	0.00	49.00	49.00

PROP. 24.00M.W.R.P. ROAD AREA CAL. (DRAFT DP 24.00M.W.ROAD)

1. 0.5 X 58.41 X 9.45 = 275.98 SQ.M
2. 0.5 X 58.41 X 9.45 = 275.98 SQ.M
TOTAL = 551.96 SQ.M



D-W OPENING SCHEDULE

Typ. (mm)	150mm
(1)	1050 2250
(2)	900 2250
(3)	800 2250
(4)	750 2250
(5)	2000 2250
(6)	1650 2250
(7)	1650 1500
(8)	1650 1500
(9)	750 1100
(10)	600 1100
(11)	600 900
(12)	750 1050
(13)	1200 2250
(14)	900 2250
(15)	1300 1150
(16)	1200 1150
(17)	2500 1150

OPEN SPACE AREA =

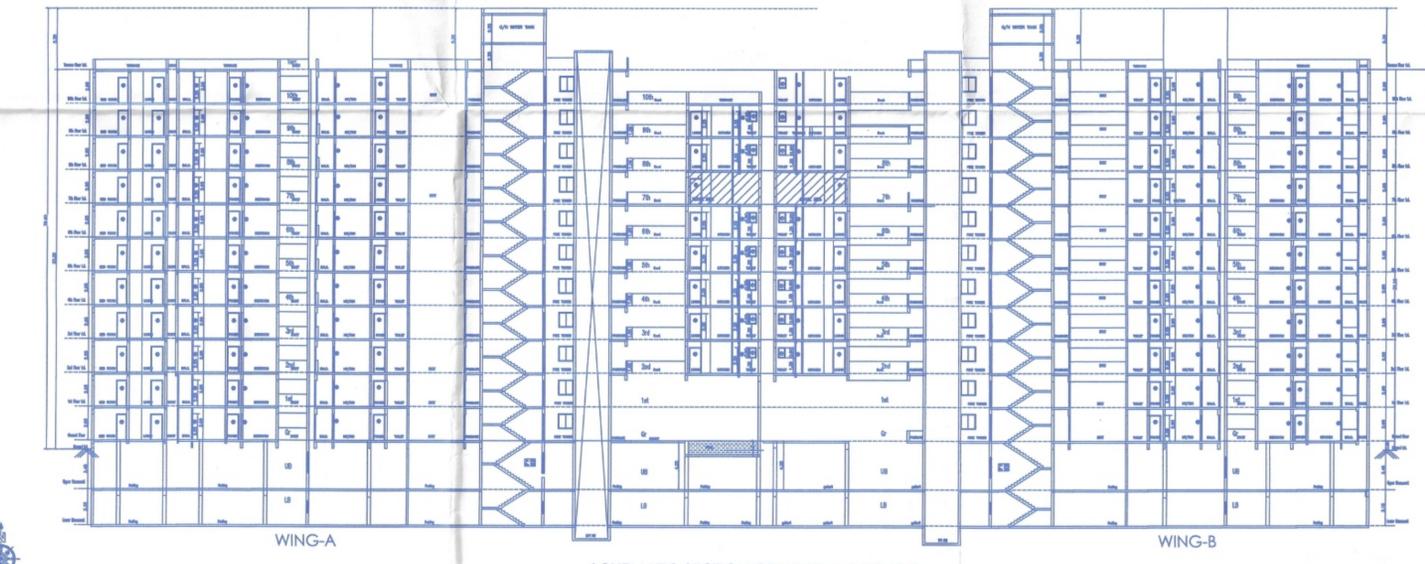
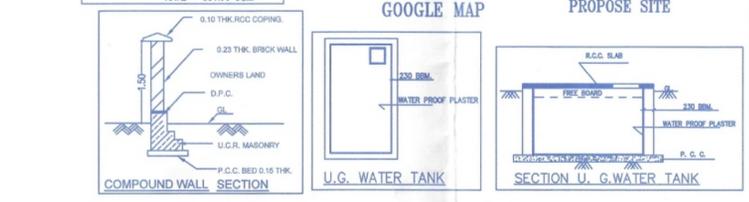
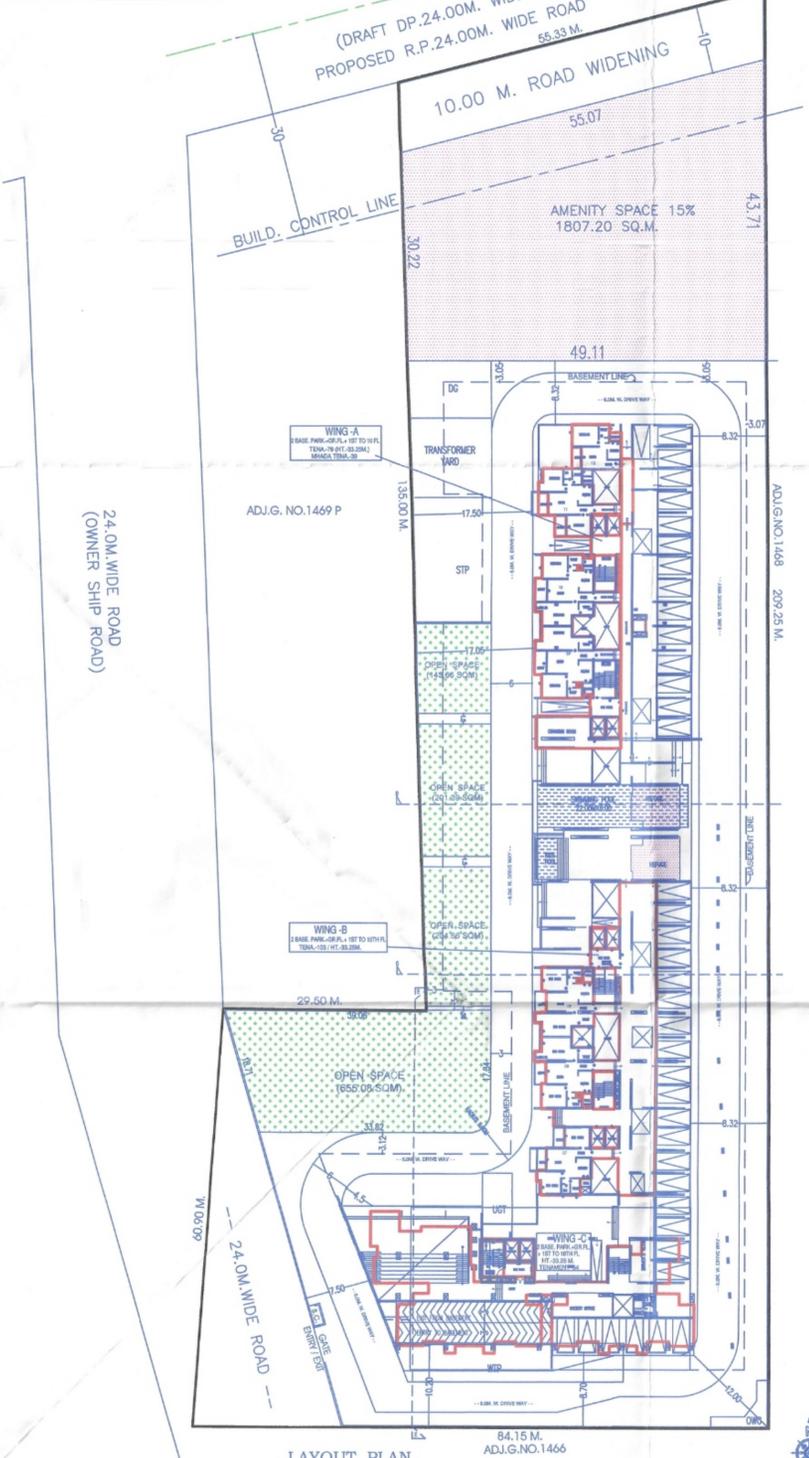
OPEN SPACE = 1
1) 8.47 X 17.21 X 0.5 = 72.88 SQ.M
2) 8.23 X 17.21 X 0.5 = 70.82 SQ.M
143.70 SQ.M

OPEN SPACE = 2
1) 9.35 X 22.02 X 0.5 = 102.95 SQ.M
2) 8.94 X 22.02 X 0.5 = 98.44 SQ.M
201.39 SQ.M

OPEN SPACE = 3
1) 8.13 X 22.89 X 0.5 = 104.49 SQ.M
2) 6.75 X 22.89 X 0.5 = 100.14 SQ.M
204.63 SQ.M

OPEN SPACE = 4
1) 15.08 X 43.04 X 0.5 = 324.53 SQ.M
2) 15.36 X 43.04 X 0.5 = 330.55 SQ.M
655.08 SQ.M

143.70 + 201.39 + 204.63 + 655.08 = 1204.80 SQ.M
TOTAL OPEN SPACE (1+2+3+4) = 1204.80 SQ.M



AREA STATEMENT

	PRE.SANCTION	PROPOSED
1 : Area of plot (Minimum area of a,b,c to be considered)	12605.68	12605.68
a) as per ownership document (7/12,CTS extract)	12600.00	12600.00
b) as per measurement sheet	---	---
c) as per site	---	---
2 : Deductions for		
a) Proposed 24.00 M. RP Road Widening Area (Total a+b+c)	551.96	551.96
3 : Gross Area of Plot (1-2)	12,048.04	12,048.04
4 : Recreational Open Space		
a) Required - (10%)	1204.80	1204.80
b) Proposed -	---	---
5 : Amenity Space		
a) Required - (15%)	1807.20	1807.20
b) Proposed -	---	---
6 : Nala		
7 : Transformer area		
8 : NET AREA OF PLOT=[3-5(b)]	10,240.84	10,240.84
9 : built up area with reference to basic F.S.I as per front road width (sr.no.8x1.20)	12,289.00	12,289.00
10 : Addition of area for F.S.I		
a) In situ area against handed over [2.00 or 1.85x sr.no.2(a)] if any 551.96X2	---	1103.92
b) In situ area against amenity space [2.00 or 1.85x sr.no.5(b)] 1,807.21x2	---	3614.42
c) Premium FSI (0.20)	2048.17	1842.66
d) TDR (0.50)	5120.42	---
e) Additional fsi area under chapter VIII (Total of a+b+c+d+e)	7,185.59	6561.00
11 : Total area available (9+10)	12,289.00	18850.00
12 : Maximum utilization of fsi permissible as per road width (as per regulation no.15.4)	10240.84X1.90 =	19457.60
13 : Green BUILDING F.S.I (5% of sr.no.9)	12,289.00X5%	---
14 : Total area	12,289.00	18850.00
15 : total built-up area in proposal.		
a) Existing Built-up Area.	---	---
b) Proposed Built-up Area COMM.	12280.87	18654.09
c) Proposed Built-up Area RESI.	---	---
d) excess balcony area counted in f.s.i	---	137.08
e) ADD SWIMMING POOL	---	---
(Total of a+b+c+d+e)	12280.87	18791.17
16 : F.S.I consumed (15/8)(should not be more than serial no.14above)		
a) Required (20% of sr.no.9)	2457.80	2457.80
b) Proposed - Area For LIG/MIG(12,289.01X0.20)=2457.80 sq.m.	2462.39	2466.31

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

SPECIFICATIONS
R.C.C. FRAMED STRUCTURE.
0.15M THK BLOCK WALL. & 0.10M. THK. SAND FACED PLASTER EXTERNALLY. NEERU FINISHED PLASTER INTERNALLY. M.M.TILE FLOORING. T.W.DOORS & M.S.WINDOWS.

ARCHITECT: Ar. PRAKASH KULKARNI, CA/98/22909
OWNER (P.A.H.): Concent for 24M.wide diverted road through Gat no.1449
OWNER- MR. ASHWIN SUHAS LUNKAD.
MR. ASHWIN SUHAS LUNKAD. M/s. ROHAN HOUSING PVT.LTD.,

PROJECT: PROPOSED REVISED LAYOUT OF RESIDENTIAL BUILDING ON, OLD GAT.NO. 1469/1, 1469/2, 1469/3, 1469/4 WAGHOLI, TAL -HAVELI, DIST - PUNE.

ankur associates ARCHITECTS
TEJOWAJI, OFF. NO.- 101, 1ST FL., CTS NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE -411 005, PHONE - 25514790, 25514791 / FAX - 020 25514792
Email : prakash@ankurassociates.in

DATE: 27/09/2023 SCALE: 1 : 500 DRN. BY: Palkoti