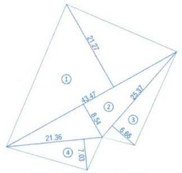
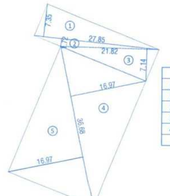


OPEN SPACE - 2 AREA CALC.

(SCALE - 1 : 500)

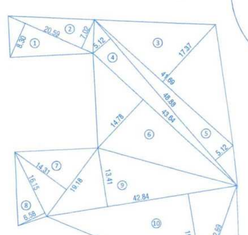
OPEN SPACE - 2 AREA CALCULATION							
1	0.5	x	43.47	x	21.27	=	462.30
2	0.5	x	43.47	x	8.54	=	185.62
3	0.5	x	25.37	x	6.66	=	84.48
4	0.5	x	21.36	x	7.03	=	75.08
TOTAL						=	807.48



OPEN SPACE - 1 AREA CALC.

(SCALE - 1 : 500)

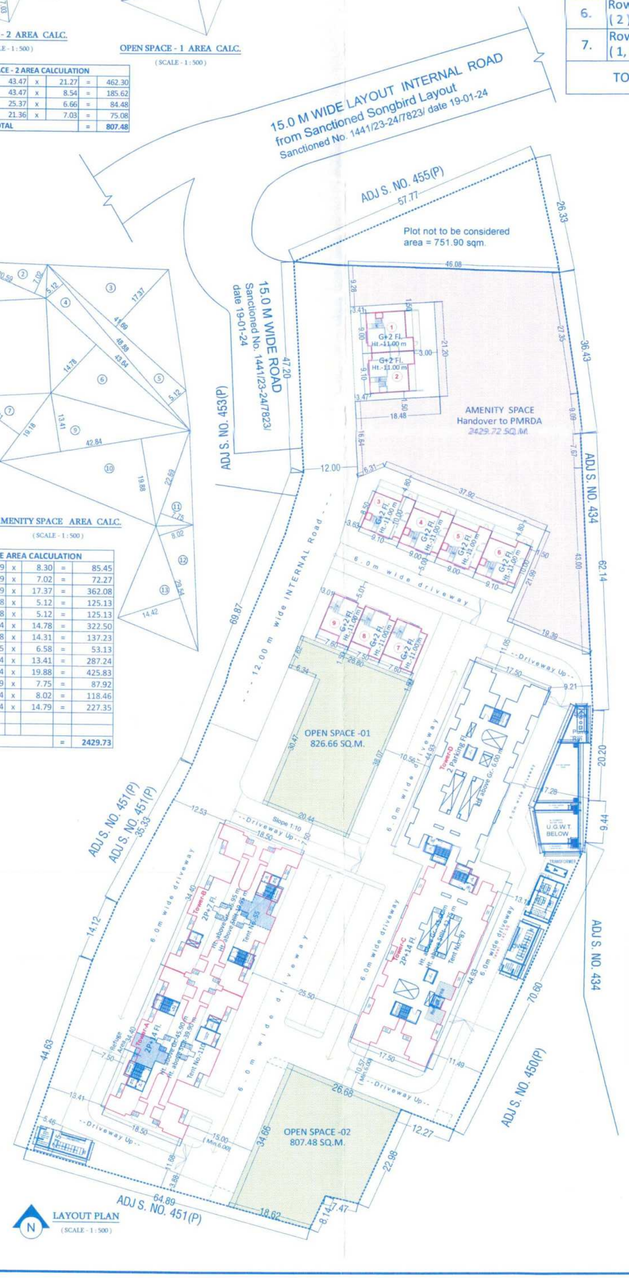
OPEN SPACE - 1 AREA CALCULATION							
1	0.5	x	27.85	x	7.35	=	102.35
2	0.5	x	27.85	x	1.72	=	23.95
3	0.5	x	21.82	x	7.14	=	77.90
3	0.5	x	36.68	x	16.97	=	311.23
4	0.5	x	36.68	x	16.97	=	311.23
TOTAL						=	826.66



AMENITY SPACE AREA CALC.

(SCALE - 1 : 500)

AMENITY SPACE AREA CALCULATION							
1	0.5	x	20.59	x	8.30	=	85.45
2	0.5	x	20.59	x	7.02	=	72.27
3	0.5	x	41.69	x	17.37	=	362.08
4	0.5	x	48.88	x	5.12	=	125.13
5	0.5	x	48.88	x	5.12	=	125.13
6	0.5	x	43.64	x	14.78	=	322.50
7	0.5	x	19.18	x	14.31	=	137.23
8	0.5	x	16.15	x	6.58	=	53.13
9	0.5	x	42.84	x	13.41	=	287.24
10	0.5	x	42.84	x	19.88	=	425.83
11	0.5	x	22.69	x	7.75	=	87.92
12	0.5	x	29.54	x	8.02	=	118.46
13	0.5	x	30.74	x	14.79	=	227.35
TOTAL						=	2429.73



LAYOUT PLAN

(SCALE - 1 : 500)

BUILDINGWISE FSI STATEMENT

S.NO.	Building	FLOOR	BLDG. HEIGHT	RESI. B/UP AREA	PERMI. BALCONY	PROP. OPEN BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	FIRE LIFT AREA	PODIUM AREA	GROUND COVERAGE	TEN. NO.	GROSS AREA
1.	Tower- A	2P + 14 Fl.	45.90 M.	5405.62	810.84	520.00	219.10	223.16	3.61	575.32	456.25	110	7269.63
2.	Tower- B	2P + 7 Fl.	25.95 M.	2705.06	405.76	260.00	109.55	111.58	3.61	575.32	456.25	55	4088.24
3.	Tower- C	2P + 14 Fl.	45.90 M.	7610.64	1141.60	525.00	246.96	209.58	3.61	1212.28	598.81	87	9486.49
4.	Tower- D	2 Parking Fl.	6.00 M.	0.00	0.00	0.00	0.00	0.00	0	996.32	0	0	0
5.	Row House - A (7, 8, 9)	G + 2 Fl.	11.00 M.	565.47	52.91	0.00	0.00	0.00	0.00	0.00	0.00	3	
6.	Row House - B (2)	G + 2 Fl.	11.00 M.	220.80	20.75	0.00	0.00	0.00	0.00	0.00	0.00	1	
7.	Row House - B (1, 3, 4, 5, 6)	G + 2 Fl.	11.00 M.	1104.00	103.73	0.00	0.00	0.00	0.00	0.00	0.00	5	
TOTAL				17611.59	2535.59	1305.00	575.61	544.32	10.83	3359.24	1511.31	261	20844.36

F.S.I. STATEMENT : TOWER - A

FLOOR	BUILT UP AREA RESI	PERMI. BALC.	OPEN BALCONY	STAIRCASE AREA REGULAR	STAIRCASE AREA FIRE	LIFT AREA FIRE	TENEMENTS	BUILDING HEIGHT	GROSS AREA
Lower Parking									452.83
Upper Parking									449.22
1st	391.35	58.70	37.81	15.65	15.94		8		460.75
2nd	386.85	58.03	37.81	15.65	15.94		8		456.25
3rd	386.85	58.03	37.81	15.65	15.94		8		456.25
4th	386.85	58.03	37.81	15.65	15.94		8		456.25
5th	386.85	58.03	37.81	15.65	15.94		8		456.25
6th	386.85	58.03	37.81	15.65	15.94		8		456.25
7th	379.46	56.92	33.14	15.65	15.94	3.61	7	45.90 M	444.19
8th	386.85	58.03	37.81	15.65	15.94		8		456.25
9th	386.85	58.03	37.81	15.65	15.94		8		456.25
10th	386.85	58.03	37.81	15.65	15.94		8		456.25
11th	386.85	58.03	37.81	15.65	15.94		8		456.25
12th	379.46	56.92	33.14	15.65	15.94		7		444.19
13th	386.85	58.03	37.81	15.65	15.94		8		456.25
14th	386.85	58.03	37.81	15.65	15.94		8		456.25
TOTAL	5405.62	810.84	520.00	219.10	223.16	3.61	110.00		7269.93

F.S.I. STATEMENT : TOWER - B

FLOOR	BUILT UP AREA RESI	PERMI. BALC.	OPEN BALCONY	STAIRCASE AREA REGULAR	STAIRCASE AREA FIRE	LIFT AREA FIRE	TENEMENTS	BUILDING HEIGHT	GROSS AREA
Lower Parking									452.83
Upper Parking									449.22
1st	391.35	58.70	37.81	15.65	15.94		8		460.75
2nd	386.85	58.03	37.81	15.65	15.94		8		456.25
3rd	386.85	58.03	37.81	15.65	15.94		8		456.25
4th	386.85	58.03	37.81	15.65	15.94	3.61	8	25.95 M	456.25
5th	386.85	58.03	37.81	15.65	15.94		8		456.25
6th	386.85	58.03	37.81	15.65	15.94		8		456.25
7th	379.46	56.92	33.14	15.65	15.94		7		444.19
TOTAL	2705.06	405.76	260.00	109.55	111.58	3.61	55.00		4088.24

F.S.I. STATEMENT : (TOWER - C)

FLOOR	BUILT UP AREA RESI	PERMI. BALC.	OPEN BALCONY	STAIRCASE AREA REGULAR	STAIRCASE AREA FIRE	LIFT AREA FIRE	TENEMENTS	BUILDING HEIGHT	GROSS AREA
Lower Parking									570.15
Upper Parking	242.38	36.36					3		566.54
1st	533.78	80.07	37.50	17.64	14.97		6		603.89
2nd	528.70	79.31	37.50	17.64	14.97		6		598.81
3rd	528.70	79.31	37.50	17.64	14.97		6		598.81
4th	528.70	79.31	37.50	17.64	14.97		6		598.81
5th	528.70	79.31	37.50	17.64	14.97		6		598.81
6th	528.70	79.31	37.50	17.64	14.97		6		598.81
7th	509.39	76.41	37.50	17.64	14.97	3.61	6	45.90 M	579.50
8th	528.70	79.31	37.50	17.64	14.97		6		598.81
9th	528.70	79.31	37.50	17.64	14.97		6		598.81
10th	528.70	79.31	37.50	17.64	14.97		6		598.81
11th	528.70	79.31	37.50	17.64	14.97		6		598.81
12th	509.39	76.41	37.50	17.64	14.97		6		579.50
13th	528.70	79.31	37.50	17.64	14.97		6		598.81
14th	528.70	79.31	37.50	17.64	14.97		6		598.81
TOTAL	7610.64	1141.60	525.00	246.96	209.58	3.61	87.00		9486.49

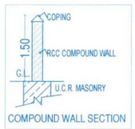
F.S.I. STATEMENT : ROW HOUSE - B (1, 3, 4, 5, 6)

FLOOR	BUILT UP AREA RESI	PERMI. BALC.	PROP. BALCONY	TERRACE AREA PERMI.	TERRACE AREA PROP.	LIFT AREA REG.	LIFT AREA FIRE	TENEMENTS	BUILDING HEIGHT
Ground Fl.	78.00	0.00	0.00	0.00	0.00				
First Fl.	79.19	11.88	4.50	15.84	0.00			1	11.00 M
Second Fl.	59.11	8.87	0.00	11.82	0.00				
TOTAL	216.30	20.75	4.50	27.66	0.00	0.00	0.00	1	
Total Bunglow Area	1081.50	103.73	22.50	138.30	0.00	0.00	0.00	5	
Total Bunglow Area with Balc. Addition	1081.50 + 22.50 = 1104.00 SQ.M.								

F.S.I. STATEMENT : ROW HOUSE - B (2)

FLOOR	BUILT UP AREA RESI	PERMI. BALC.	PROP. BALCONY	TERRACE AREA PERMI.	TERRACE AREA PROP.	LIFT AREA REG.	LIFT AREA FIRE	TENEMENTS	BUILDING HEIGHT
Ground Fl.	78.00	0.00	0.00	0.00	0.00				
First Fl.	79.19	11.88	4.50	15.84	0.00			1	11.00 M
Second Fl.	59.11	8.87	0.00	11.82	0.00				
TOTAL	216.30	20.75	4.50	27.66	0.00	0.00	0.00	1	
Total Bunglow Area with Balc. Addition	216.30 + 4.50 = 220.80 SQ.M.								

WATER CALCULATION							
For Residential							
WATER REQUIRED AS PER RULE							
NO. OF FLATS X 5 X 135							
261	X	5	X	135	=	176175	
ADD FIRE FITTING = 28000 X 3 = 60,000 LTRS.							
TOTAL = 1,76,175 + 60,000 = 2,36,175 LTRS.							
SAY. 2,36,500 LTRS.							
SUMP WELL CAPACITY:							
176175	X	1.5			=	264262	
ADD FIRE FITTING = 50000 X 3 = 1,50,000 LTRS.							
TOTAL = 264263 + 1,50,000 = 4,14,263 LTRS.							
SAY 4,14,500 LTRS.							



COMPOUND WALL SECTION

U.G. WATER TANK

PREVIOUSLY APPROVED UNDER PMRDA
Lt No - BMU/993/16-17 Date - 03/03/2017
PREVIOUSLY APPROVED UNDER PMRDA
Lt No - BMU/35/20-21 Date - 01/07/2021
PREVIOUSLY APPROVED UNDER PMRDA
Lt No - BMU/920/21-22 Date - 06/09/2022

BUILDINGWISE DIFFERENCE TABLE

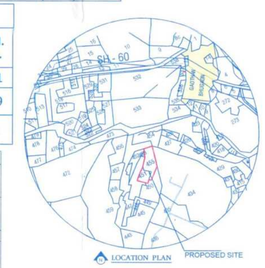
	S.NO.	Building	FLOOR	RESI. B/UP AREA	PERMI. BALCONY	PROP. OPEN BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	FIRE LIFT AREA	PODIUM AREA	GROUND COVERAGE	TEN. NO.	GROSS AREA
Proposed	1.	Tower- A	2P + 14 Fl.	5405.62	810.84	520.00	219.10	223.16	3.61	575.32	456.25	110	7269.63
Previous		Tower- A	2P + 13 Fl.	5018.77	752.82	486.87	203.45	207.22	3.61	575.32	456.25	102	6818.36
		Difference		386.85	58.02	33.13	15.65	15.94	0.00	0.00	0.00	8.00	451.27
Proposed	2.	Tower- B	2P + 7Fl.	2705.06	405.76	260.00	109.55	111.58	3.61	575.32	456.25	55	4088.24
Previous		Tower- B	2P Parking Fl.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Difference		2705.06	405.76	260.00	109.55	111.58	3.61	575.32	456.25	55.00	4088.24
Proposed	3.	Tower- C	2P + 14 Fl.	7610.64	1141.60	525.00	246.96	209.58	3.61	1212.28	598.81	87	9486.49
Previous		Tower- C	2P + 13 Fl.	7089.06	1062.29	487.50	229.32	194.61	3.61	1212.28	598.81	81	8894.80
		Difference		521.58	79.31	37.50	17.64	14.97	0.00	0.00	0.00	6.00	591.69
Proposed	4.	Tower- D	2P + 4 Fl.	0.00	0.00	0.00	0.00	0.00	3.61	996.32	0	0	0
Previous		Tower- D	2P + 4 Fl.	2362.26	354.34	150.00	70.56	59.88	3.61	996.32	598.81	27	3537.01
		Difference		-2362.26	-354.34	-150.00	-70.56	-59.88	0.00	0.00	-598.81	-27.00	-3537.01
	5.	Row House - A (7, 8, 9)	G + 2 Fl.	565.47	52.91	0.00	0.00	0.00	0.00	0.00	0.00	3	565.47
	6.	Row House - B (2)	G + 2 Fl.	220.80	20.75	0.00	0.00	0.00	0.00	0.00	0.00	1	220.80
	7.	Row House - B (1, 3, 4, 5, 6)	G + 2 Fl.	1104.00	103.73	0.00	0.00	0.00	0.00	0.00	0.00	5	1104.00
		Total Difference Area		1251.23	188.75	180.63	72.28	82.61	3.61	575.32	-142.56	42	1594.19

DIFFERENCE TABLE

	RESI. B/UP AREA	PERMI. BALCONY	PROP. OPEN BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	TEN. NO.
Newly Proposed	17611.89	2535.59	1312.02	575.61	544.32	0.00	10.83	261
Previously Sanctioned	16360.36	2346.84	1124.37	503.33	461.71	0.00	10.83	219
Difference	1251.53	188.75	187.65	72.28	82.61	0	0.00	42

F.S.I. STATEMENT : ROW HOUSE - A (7, 8, 9)

FLOOR	BUILT UP AREA RESI	PERMI. BALC.	PROP. BALCONY	TERRACE AREA PERMI.	TERRACE AREA PROP.	LIFT AREA REG.	LIFT AREA FIRE	TENEMENTS	BUILDING HEIGHT
Ground Fl.	66.83	0.00	0.00	0.00	0.00				
First Fl.	66.27	9.94	4.09	13.78	0.00			1	11.00 M
Second Fl.	51.30	7.70	0.00	10.26	0.00				
TOTAL	184.40	17.64	4.09	24.04	0.00	0.00	0.00	1	
Total Bunglow Area	553.20	52.91	12.27	72.12	0.00	0.00	0.00	3	
Total Bunglow Area with Balc. Addition	553.20 + 12.27 = 565.47 SQ.M.								



LOCATION PLAN PROPOSED SITE

PARKING AREA STATEMENT FOR BLDG PERMISSION				
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER	CYCLE
2 TENAMENT HAVING BUILT UP AREA ABOVE 100.00 sqm.	2	1	2	2
REQUIRED PARKING FOR 9 TENEMENTS	9	4	9	9
3 TENAMENT HAVING BUILT UP AREA BETWEEN 50 TO 100.00 sqm.	3	1	3	3
REQUIRED PARKING FOR 114 TENEMENTS	114	38	114	114
4 TENEMENTS HAVING BUILT UP AREA LESS THAN 50 SQ.M.	4	0	5	5
REQUIRED PARKING FOR 130 TENEMENTS	138	0	172	172
TOTAL	261	43	296	296
50% ADDITION PARKING		22	148	148
TOTAL		65	444	444
TOTAL REQ. PARKING		65 X 12.50	444 X 2.00	444 X 0.70
TOTAL AREA		812.50	888.00	310.80
TOTAL PARKING AREA			=	2011.30

D.P. LOCATION PLAN

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	17611.89
02	NON F.S.I.	-
	2.1 OPEN BALCONY	1312.02
	2.2 PASSAGE AREA	-
	2.3 REGULAR STAIR CASE	575.61
	2.4 FIRE STAIR CASE	544.32
	2.5 TERRACE AREA	-
	2.6 DRY BALCONY	-
	2.7 PROJECTION	-
	2.8 REFUGE AREA	102.33
	2.9 PARKING/PODIUM AREA OF BLDG.	7005.00
	2.10 BASEMENT AREA	0.00
	ANY OTHER	-
3	3.1 CLUB HOUSE	161.98
	3.2 LIFT AREA	10.83
	3.3 FORMED TERRACE AREA	0
	3.4 SERVICES (S.T.P , TRANSFORMER ,U.G. T etc)	500.00
	TOTAL NON F.S.I	10212.09
	TOTAL F.S.I. AREA + TOTAL NON F.S.I	27823.98

GOOGLE LOCATION PLAN PROPOSED SITE

STAMP OF APPROVAL

01 / 14

LAYOUT

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No. BMUO.R. /1516/23-24 Date
S. No./O. No./CTS No. 451/2, 455/2(P), 455/3(P)
Dated 26/05/2026

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

PMRDA

A	AREA STATEMENT		Previously Sanctioned SQ.M.	Newly Proposed SQ.M.
1	Area of Plot (Minimum area of a,b,c,to be considered)	=	16950.00	16950.00
	a) As per ownership document (7/12, CTS extract)	=	16950.00	16950.00
	b) as per measurement sheet	=	17072.04	17072.04
	c) as per site	=	16950.00	16950.00
2	Deductions for	=		
	a) Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening	=	0.00	0.00
	b) Area Not under Proposal	=	751.90	751.90
	b) Any Reservation Area	=	0.00	0.00
	Total (a+b+c+d)	=	751.90	751.90
3	Gross Area of Plot (1-2)	=	16198.10	16198.10
4	Open Space (if applicable)	=		
	a) Required (10%)	=	1619.81	1619.81
	b) Proposed	=	1634.14	1634.14
5	Amenity Space	=		
	a) Required (15%)	=	2429.72	2429.72
	b) Proposed	=	2429.72	2429.72
6	Service Road and Highway widening	=	0.00	0.00
7	Internal Road Area	=	0.00	0.00
8	Net Area of Plot (3-5b)	=	13768.38	13768.38
9	Built up area with reference to Basic F.S.I. as per front road width Sr. No. 8 X 1.00)(13768.38 X 1.10)	=	13768.38	15145.22
10	Addition of F.S.I.	=		
	(a) In-Situ are against D.P. road [2.0 x Sr. No. 2(b), if any	=	0.00	0.00
	(b) In-Situ are against Amenity Space if handed over 2.0 or [.85 x Sr. No. 4(b) and / or (c)], (2429.72X 2.00)	=	0.00	0.00
	(c) Premium FSI Area (13768.38 x 0.20)	=	2753.68	2753.68
	(d) Required TDR area (Sr. No: 8 x 0.40) 13768.38 X 0.40 =	=	0.00	0.00
	(e) Additional FSI area under Chapter No. 7	=	0.00	0.00
	(f) Total (11 (a) + (b) + (c) + (d) + (e))	=	2753.68	2753.68
11	Total Permissible area available (9+10)	=	16522.06	17898.89
12	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width { (as per Regulation No. 15.4)	=	20652.57	23406.25
13	Total Built-up Area in proposal (excluding area at S.No. 15b)	=	16360.36	17611.59
	a) Existing Built up Area	=	0.00	0.00
	c) Proposed Built up Area Resi. (as per ' Pline')	=	16360.36	17611.59
	d) Total (a+b+c)	=	16360.36	17611.59
14	F.S.I. Consumed (13/8) (should not be more than serial No. 14 above)	=	1.19	1.28
15	Area for Inclusive Housing, if any	=		
	a) Required (20% of Sr. No. 9)	=		
	b) Proposed	=		

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.

(Mr. Amit N. Burhade.)

Owner's declaration –

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by PMRDA. I/We wouldexecute the structure as per sanctioned 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.

MR. AMIT ANIL JAGAP
for ENERGIA SKYI DEVELOPERS

PARKING STATEMENT	CARS	SCOOTERS	CYCLES
18. PARKING REQUIRED BY RULES	65	597	597
19. PARKING PROVIDED	441	407	407

LEGEND

Plot Boundary Shown Thick Black — Water Line Shown Black (Dotted)
Proposed Work Shown Red — Existing Work To BE Retained Blue
Drainage Line Shown Red (Dotted) — Existing Work To Be Demolished Yellow

OWNER NAME & ADDRESS	OWNER'S SIGN
MR. AMIT ANIL JAGTAP ENERGIA SKYI DEVELOPERS THRO.	

PROJECT NAME & ADDRESS

REVISED RESIDENTIAL BUILDING & BUNGALOW LAYOUT ON S NO. 451 (P), 455/2 (P), AT- BHUGAON, TAL. - MULSHI, DIST- PUNE.

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ARCHITECT SIGN / STAMP

DATE	Scale	Status	Drn. by	Ckd. by
12/01/2024	1:500	For Building Permission	SSG	AS