STAMP OF APPROVAL	R2	01/07
LAYOUT		

PREVIOUSLY SANCTIONED NO. DP/BMU/Mauje Bhugaon/Gat No. 255 P & others/C.R. No. 1301/22-23 Dated 18/01/2023

PREVIOUSLY SANCTIONED NO. BNU/Mauje Bhugaon/Gat No. 255 P & others/C.R. No. 2354/23-24 Dated 06/03/2024

Approved as amended in ____________
Subject to conditions mentioned in Annexure "A" of letter
No. BHA / C.R. No. 2४५८/२४-२५ / Mouza भुगाव,
S. No. / G. No. / CTS No. २५५/२५७/अ/१ व इतर
Dated :- १० /03 /२०२५
Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune

पु.म.प्र.वि.प्रा. पुणे

CONSOLIDATED AREA STATEMENT OF Wing A + Wing B + Commercial Bldg. + Club House (All Areas in sq.m.)

SR. NO.	BUILDING NAME	PREVIOUSLY SANCTIONED NO. OF FLOORS	PROPOSED NO.OF FLOORS	PREVIOUSLY SANCTONED B/UP AREA COMM	PROPOSED B/UP AREA COMM	PREVIOUSLY SANCTONED B/UP AREA RESI	PROPOSED B/UP AREA RESI	PREVIOUSLY SANCTONED BALCONY AREA	PROPOSED BALCONY AREA	PREVIOUSLY SANCTONED LIFT AREA	PROPOSED LIFT AREA
1	WING A	P+10 FL	P + 10 FL	0.00	0.00	5483.83	5508.20	570.28	566.78	3.01	3.01
2	WING B	P+3 FL	P + 09 FL	0.00	0.00	1455.38	4940.08	154.90	510.45	3.01	3.01
3	COMMERCIAL BLDG	GR+1 FL	GR+MEZZANINE+1 FL+1 FL MEZZANINE	251.41	386.96	0.00	0.00	24.23	24.23	2.25	2.25
4	CLUB HOUSE	GR+1 FL	GR+1 FL	119.06	120.99	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL				370.47	507.95	6939.21	10448.28	749.41	1101.45	8.27	8.27
DIFFERENCE				137.48		3509.07		352.04		0.00	

SR. NO.	PREVIOUSLY SANCTONED FIRE LIFT AREA	PROPOSED FIRE LIFT AREA	PREVIOUSLY SANCTONED NO OF TENEMENT/SHOPS	PROPOSED NO OF TENEMENT/SHOPS	PREVIOUSLY SANCTONED FOYER/LOBBY AREA	PROPOSED FOYER/LOBBY AREA	PREVIOUSLY SANCTONED REGULAR STAIRCASE AREA	PROPOSED REGULAR STAIRCASE AREA	PREVIOUSLY SANCTONED FIRE STAIRCASE AREA	PROPOSED FIRE STAIRCASE AREA	PREVIOUSLY SANCTONED TERRACE AREA	PROPOSED TERRACE AREA	PREVIOUSLY SANCTONED BUILDING HT	PROPOSED BUILDING HT
1	4.50	4.50	59	59	104.77	104.75	124.41	124.41	166.14	166.14	453.81	480.61	33.80 M.	34.40 M.
2	4.50	4.50	16	53	31.42	94.27	36.54	111.98	49.84	149.53	149.08	351.81	12.80 M.	31.40 M.
3	0.00	0.00	8	8	0.00	0.00	38.90	71.36	0.00	0.00	0.00	0.00	9.15 M.	10.20 M.
4	0.00	0.00			0.00	0.00	17.88	17.88	0.00	0.00	0.00	0.00	6.55 M.	7.75 M.
TOTAL	9.00	9.00	75 TENA., 8 SHOPS	112 TENA & 8 SHOPS	136.19	199.02	217.73	325.62	215.98	315.67	602.89	832.42		
DIFFERENCE	0.00		37 Tenement		62.83		107.89		99.69		229.53			

FSI STATEMENT FOR RESI. BUILDING WING A (All Areas in sq.m.)

SR. NO.	FLOOR	NET B/UP AREA RESI	PERM. BALCONY	PROPOSED BALCONY	FOYER/LOBBY AREA	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	PODIUM TERRACE/TERRACE AREA	LIFT AREA	FIRE LIFT AREA	NO OF TENAMENT
1	PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.01	4.50	0
2	1ST FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	149.81			6
3	2ND FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
4	3RD FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
5	4TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	101.00			6
6	5TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
7	6TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
8	7TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	101.00			6
9	8TH (REFUGE) FLOOR	534.08	80.11	56.72	10.47	12.44	16.61	0.00			5
10	9TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
11	10TH FLOOR	568.11	85.22	56.33	10.47	12.44	16.61	128.79			6
TOTAL		5508.20	826.23	566.78	104.75	124.41	166.14	480.61	3.01	4.50	59

FSI STATEMENT FOR RESI. BUILDING WING B (All Areas in sq.m.)

SR. NO.	FLOOR	NET B/UP AREA RESI	PERM. BALCONY	PROPOSED BALCONY	FOYER/LOBBY AREA	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	PODIUM TERRACE/TERRACE AREA	LIFT AREA	FIRE LIFT AREA	NO OF TENAMENT
1	PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.01	4.50	0
2	1ST FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	149.81			6
3	2ND FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
4	3RD FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
5	4TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	101.00			6
6	5TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
7	6TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
8	7TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	101.00			6
9	8TH (REFUGE) FLOOR	534.08	82.61	56.72	10.47	12.44	16.61	0.00			5
10	9TH FLOOR	550.75	82.61	56.72	10.47	12.44	16.61	0.00			6
TOTAL		4940.08	743.51	510.45	94.27	111.98	149.53	351.81	3.01	4.50	53

FSI STATEMENT FOR COMM BLDG (All Areas in sq.m.)

SR. NO.	FLOOR	NET B/UP AREA	PERM. BALCONY	PROPOSED BALCONY	EXCESS BALCONY	STAIRCASE AREA	LIFT AREA	NO OF SHOPS	FSI + NON FSI: TOTAL FSI+NON FSI
1	GROUND FLOOR	122.60	0.00	0.00	0.00	17.84	2.25	4	142.69
2	GROUND FLOOR MEZZANINE	67.96	0.00	0.00	0.00	17.84			85.80
3	FIRST FLOOR	122.60	18.39	24.23	5.84	17.84		4	164.67
4	FIRST FLOOR MEZZANINE	67.96	0.00	0.00	0.00	17.84			85.80
TOTAL		381.12	18.39	24.23	5.84	71.36	2.25	8	478.96
	EXCESS BALC	5.84							
TOTAL AREA INCLUDING EXCESS BALC		386.96							

PARKING STATEMENT WING A, WING B & COMM. FOR BUILDING PERMISSION

	REQUIRED PARKING			PROVIDED PARKING		
FOR RESIDENTIAL	CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
3 TENEMENTS HAVING BUILT-UP AREA BETWEEN 50 TO 100 SQMT.	1	3	3	1	3	3
112	37	112	112	37	112	112
FOR SHOPS						
100SQMT. BUILT-UP AREA	1	3	3	1	3	3
386.96	4	9	9	4	9	9
TOTAL PARKING NOS	42	121	121	42	121	121
50 % ADDITIONAL PARKING	21	61	61	21	61	61
TOTAL PARKING	63	182	182	63	182	182
AREA REQUIRED & PROVIDED	12.50	2.00	0.70	12.50	2.00	0.70
	791.31	363.00	127.05	791.31	363.00	127.05
TOTAL PARKING AREA	1281.36			1281.36		

TOTAL WATER REQUIRED FOR WING A, WING B & COMM.

REQUIRED O.H WATER TANK CAPACITY OF COMM	4287.60
REQUIRED O.H WATER TANK CAPACITY OF RESI	125600.00
TOTAL PROVIDED O.H WATER TANK CAPACITY OF COMM +RESI	129887.60
REQUIRED U.G. WATER TANK CAPACITY OF COMM	6431.40
REQUIRED U.G. WATER TANK CAPACITY OF RESI	113400.00
TOTAL PROVIDED U.G. WATER TANK CAPACITY OF COMM +RESI	119831.40

A	AREA STATEMENT	PREVIOUSLY SANCTIONED AREA IN SQMT.	PROPOSED AREA IN SQMT.
	OPEN SPACE AREA	850.00	850.00
	PERMISSIBLE FSI	0.15	0.15
	PERMISSIBLE FSI ON GROUND FLOOR	85.00	85.00
	PERMISSIBLE FSI ON FIRST FLOOR	42.50	42.50
	TOTAL PERMISSIBLE AREA	127.50	127.50
	PROPOSED FSI ON GROUND FLOOR	80.41	82.34
	PROPOSED FSI ON FIRST FLOOR	38.65	38.65
	TOTAL PROPOSED AREA	119.06	120.99

FSI STATEMENT FOR CLUB HOUSE (All Areas in sq.m.)

SR. NO.	FLOOR	PREVIOUSLY SANCTONED B/UP AREA	PROPOSED B/UP AREA	PREVIOUSLY SANCTONED STAIRCASE AREA	PRPOSED STAIRCASE AREA
1	GROUND FLOOR	80.41	82.34	8.44	8.44
2	FIRST FLOOR	38.65	38.65	9.44	9.44
TOTAL		119.06	120.99	17.88	17.88
DIFFERENCE		1.93		0.00	

PROPOSED SITE

GOOGLE MAP PLAN
SCALE - N.T.S

PROFORMA -I

REVISED BUILDING PLAN AT S. NO. 255/257/A/1 & OTHERS, VILLAGE- BHUGAON ,TAL - MULSHI, DIST-PUNE

BUILDING PERMISSION AREA STATEMENT

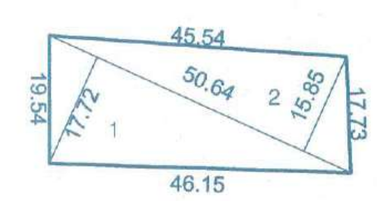
A	AREA STATEMENT	PREVIOUSLY SANCTIONED AREA IN SQMT.	PROPOSED AREA IN SQMT.
1	AREA OF PLOT (as per Demarcation)	8500.82	8500.82
	AREA OF PLOT (as per 7/12)	8500.00	8500.00
	MINIMUM AREA CONSIDER	8500.00	8500.00
2	DEDUCTION		
	a) AREA UNDER ROAD WIDENING	0.00	0.00
	b) ANY RESERVATION	0.00	0.00
	TOTAL DEDUCTION (2a+2b)	0.00	0.00
3	GROSS AREA OF PLOT (1-3)	8500.00	8500.00
4	RECREATIONAL OPEN SPACE (10%)		
	a) REQUIRED	850	850.00
	b) PROPOSED	850	850.00
5	AMENITY SPACE (15%)		
	a) REQUIRED	1275.00	1275.00
	b) PROPOSED	1275.00	1275.00
	c) AS PER FSI LETTER BY PMRDA	0.00	1274.18
6	SERVICE ROAD AND HIGHWAY WIDENING		
7	INTERNAL ROAD AREA		
8	NET AREA OF PLOT [3 – 5(b)]	7225.00	7225.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO. 8 X 1)	7225.00	7225.00
10	ADDITION OF AREA FOR F.S.I.		
	a) IN- SITU AREA AGAINST D.P. ROAD (2 x 2a)	0.00	0.00
	b) IN- SITU AREA AGAINST AMENITY SPACE (2 x 5b)	0.00	2548.36
	c) PREMIUM FSI AREA (0.20 of 8)	0.00	1445.00
	d) TDR AREA EXCLUDING AMENITY & ROAD TDR (0.30 of 8)	0.00	-380.86
	(TOTAL OF a+b+c+d)	0.00	3612.50
	MAXIMUM PERMISSIBLE TDR	*2167.50*	*2167.50*
11	TOTAL AREA AVAILABLE (9+10c+10d)	7225.00	10837.50
12	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (as per requlation no 15.4) 1.50	1.50	1.50
13	TOTAL BUILT UP AREA IN PROPOSAL (Excluding Sr.No 15b)		
	a) PROPOSED COMM BUILT-UP AREA	253.66	381.12
	b) PROPOSED RESIDENTIAL BUILT-UP AREA	6931.08	10448.28
	c) EXCESS BALCONY AREA COUNTED IN F.S.I (COMM)	5.89	5.84
	d) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I	0.00	0.00
	(TOTAL OF a+b+c+d)	7190.63	10835.25
14	F.S.I. CONSUMED (13/8)	1.00	1.50
15	AREA FOR INCLUSIVE HOUSING, IF ANY		
	a) Required (20% of Sr. No 9)	0.00	0.00
	b) Proposed	0.00	0.00

OPEN SPACE AREA CALCULATION

1	0.50	X	50.640	X	17.720	=	448.68
2	0.50	X	50.640	X	15.850	=	401.32
	TOTAL AREA						850.00

AMENITY SPACE AREA CALCULATION

A1	0.50	X	54.420	X	25.902	=	704.79
A2	0.50	X	54.420	X	20.956	=	570.21
	TOTAL AREA						1275.0



OPEN SPACE AREA CALCULATION
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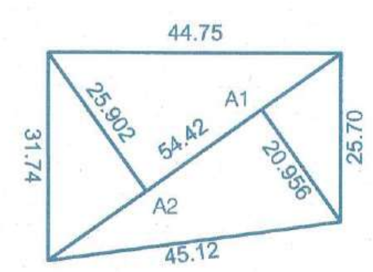

AMENITY AREA CALCULATION
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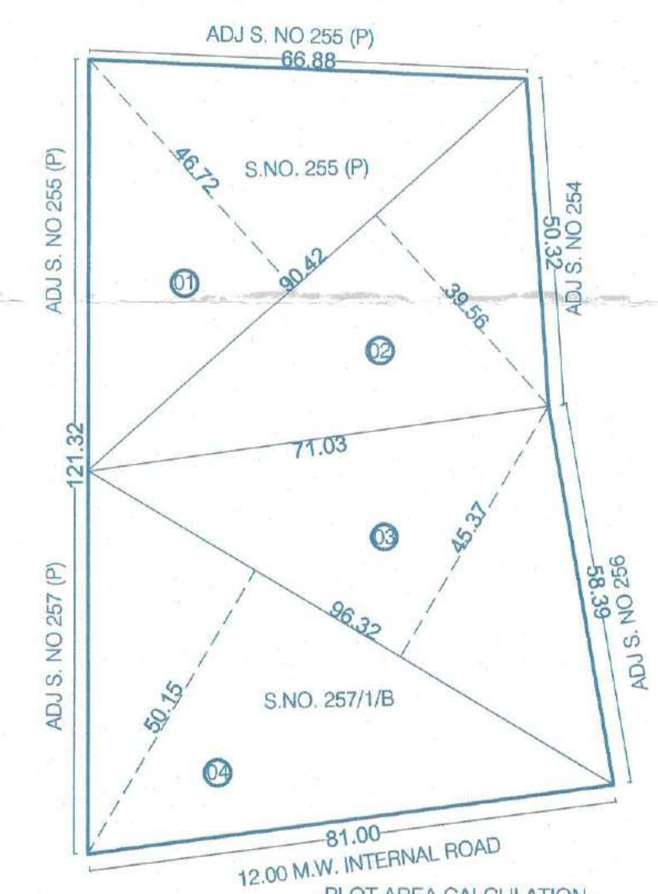

PLOT AREA CALCULATION
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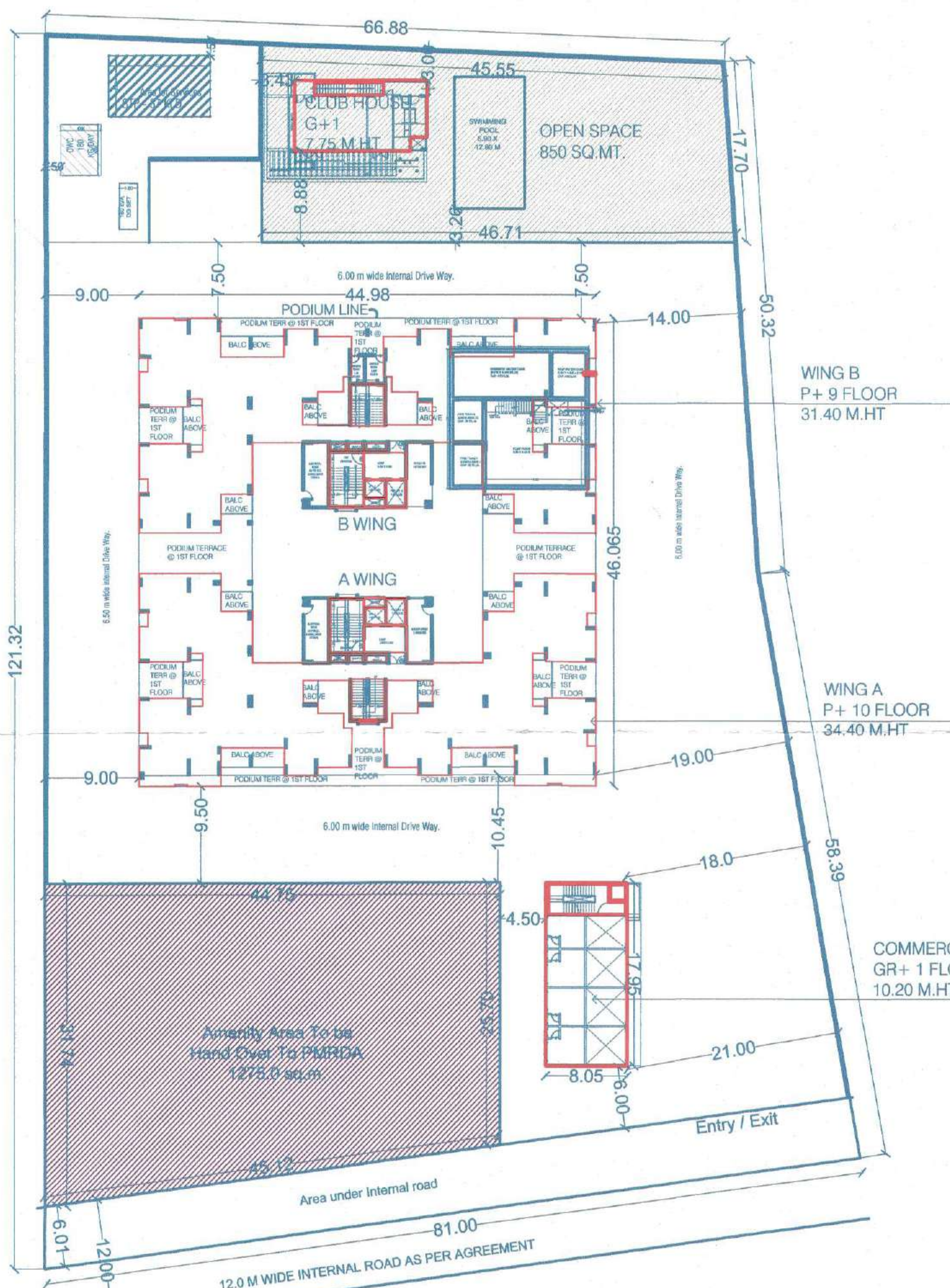
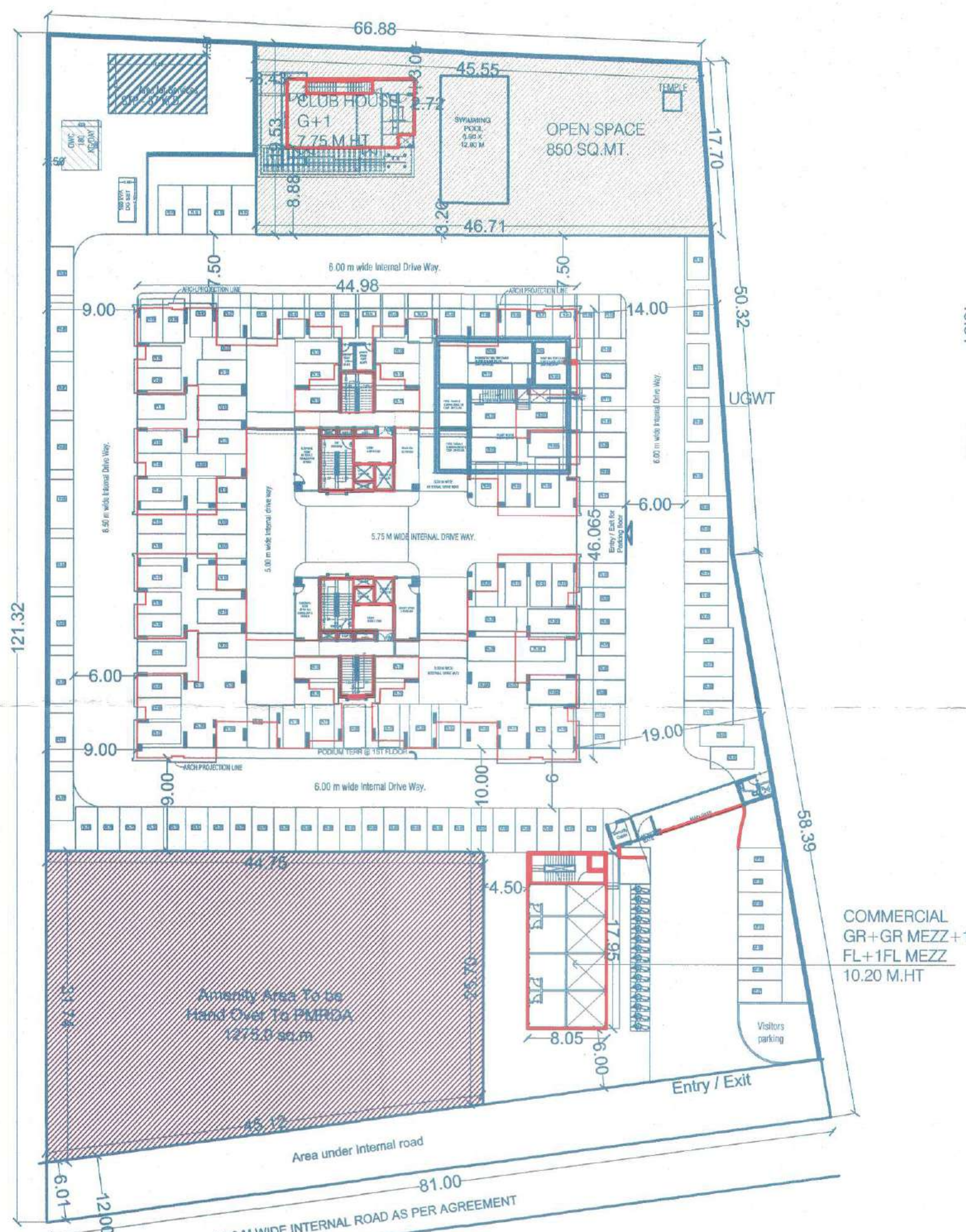
PLOT AREA CALCULATION

S.NO. 255 (PART)+257/1/B							
1	0.50	X	90.42	X	46.72	=	2112.21
2	0.50	X	90.42	X	39.56	=	1788.51
3	0.50	X	96.32	X	45.37	=	2184.87
4	0.50	X	96.32	X	50.15	=	2415.22
	TOTAL PLOT AREA						8500.82



BLDG LAYOUT

NORTH



GROUND FLOOR PLAN (PARKING)

NORTH

A	DESCRIPTION OF PROPOSAL
	REVISED BUILDING PLAN AT S. NO. 255/257/A/1 & OTHERS, VILLAGE- BHUGAON ,TAL - MULSHI, DIST-PUNE
B	NAME , ADDRESS AND SIGNATURE OF OWNER
	M/s. ARYAVART ASSOCIATES THROUGH PARTNER MR SOHAN M JURIA
C	NORTH / NAME , ADDRESS AND SIGNATURE OF ARCHITECT
	N / NITIN WAGHMARE CA 95/18785
D	ARCHITECTS:

FOURTH DIMENSION ARCHITECTS PVT. LTD.
ARCHITECTS, PLANNERS, INTERIOR AND LANDSCAPE DESIGNERS.
FDG HOUSE, LANE NO. 8, PRABHAT ROAD, PUNE - 411 004
PH : (020) 41000999 FAX : (020) 41000888

SCALE	DATE	DRAWN BY	CHECKED BY	JOB NO
1:500	26/02/2025	PRAVIN	DEEPALI	

Sign of concerned person	Sign of concerned person	Sign of concerned person

REVISIONS

R0	R1	R3	R4	R5	R6
18.11.2022	06.03.2024				

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