

TOTAL F.S.I. STATEMENT (IN SMT.) - PROPOSED					
TYPE OF WING	HEIGHT OF WING	BUILT UP AREA	TENEMENT	UNIT	
WING-A	B+G+2PO+16 FL. HT- 56.80 M	18537.84	0.00	78	0
WING-B	B+G+2PO+16 FL. HT- 56.80 M	11611.30	0.00	116	0
WING-C	B+G+2PO+11 FL. HT- 42.05 M	6369.05	0.00	97	0
WING-D COMMERCIAL	G+8 FL. HT- 30.51 M	4043.39	0	8	8
TOTAL		27974.32	0.00	291	8
TOTAL BUILT UP AREA		33747.71			
WING-C (P) (LIG/MHADA)	B+G+2PO+11 FL. HT- 42.05 M	6369.05	0.00	44	0
Wing A + Wing B + Wing C + Mahada = 32463.32					

REFUGE AREA STATEMENT	
TYPE OF WING	REFUGE AREA IN SQ.M.
WING-A RESIDENTIAL	120.73
WING-B RESIDENTIAL	223.53
WING-C RESIDENTIAL	183.84
WING-D COMMERCIAL	113.64
TOTAL	621.74

PARKING STATEMENT - C - WING LIG (P)			
NO. OF TENEMENTS / UNITS	CARS	SCOOTERS	
45	23	113	
45	23	113	
1	6		
24	118		
24	118		
12.50	24	295.31 SQ.M.	
2.00	118	238.25 SQ.M.	
PARKING AREA REQUIRED BY RULE		531.56 SQ.M.	



STAMP OF APPROVAL

LAYOUT PLAN

01. Previous sanction under CC No. BP/WAKAD/16/2022 Dated - 18-04-2022
02. Previous sanction under CC No. BP/WAKAD/16/2022 Dated - 20-10-2022
Provided his plan is approved as per the conditions mentioned in the Office Order No. 31/3/2023
Date: 31/3/2023

O. C. Signed by
City Engineer

For City Engineer
Building Permission Dept.
Pimpri, Pune-18

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Residential Wing - A		
FLOOR NO.	BUP AREA	TENEMENT
BASEMENT-01	0.00	0
GROUND	48.66	00
PODIUM - 01	0.00	00
PODIUM - 02	0.00	0
FIRST	536.40	5
SECOND	536.85	5
THIRD	536.85	5
FOURTH	536.85	5
FIFTH	536.85	5
SIXTH	511.75	5
SEVENTH	536.85	5
EIGHT	536.85	5
NINTH	536.85	5
TENTH	536.85	5
ELEVENTH	511.75	5
TWELFTH	536.85	5
THIRTEENTH	536.85	5
FOURTEENTH	536.85	5
FIFTEENTH	536.85	5
SIXTEENTH	486.66	8
TOTAL	8537.84	78

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Residential Wing - B		
Floor No.	BUP AREA	TENEMENT
BASEMENT-01	0.00	0
GROUND	64.44	0
PODIUM - 01	0.00	0
PODIUM - 02	0.00	0
FIRST	1066.68	5
SECOND	779.69	5
THIRD	512.75	5
FOURTH	740.37	8
FIFTH	740.37	8
SIXTH	664.68	7
SEVENTH	740.37	8
EIGHT	740.37	8
NINTH	740.37	8
TENTH	740.37	8
ELEVENTH	664.68	7
TWELFTH	740.37	8
THIRTEENTH	740.37	8
FOURTEENTH	740.37	8
FIFTEENTH	740.37	8
SIXTEENTH	664.68	7
TOTAL	11611.30	116

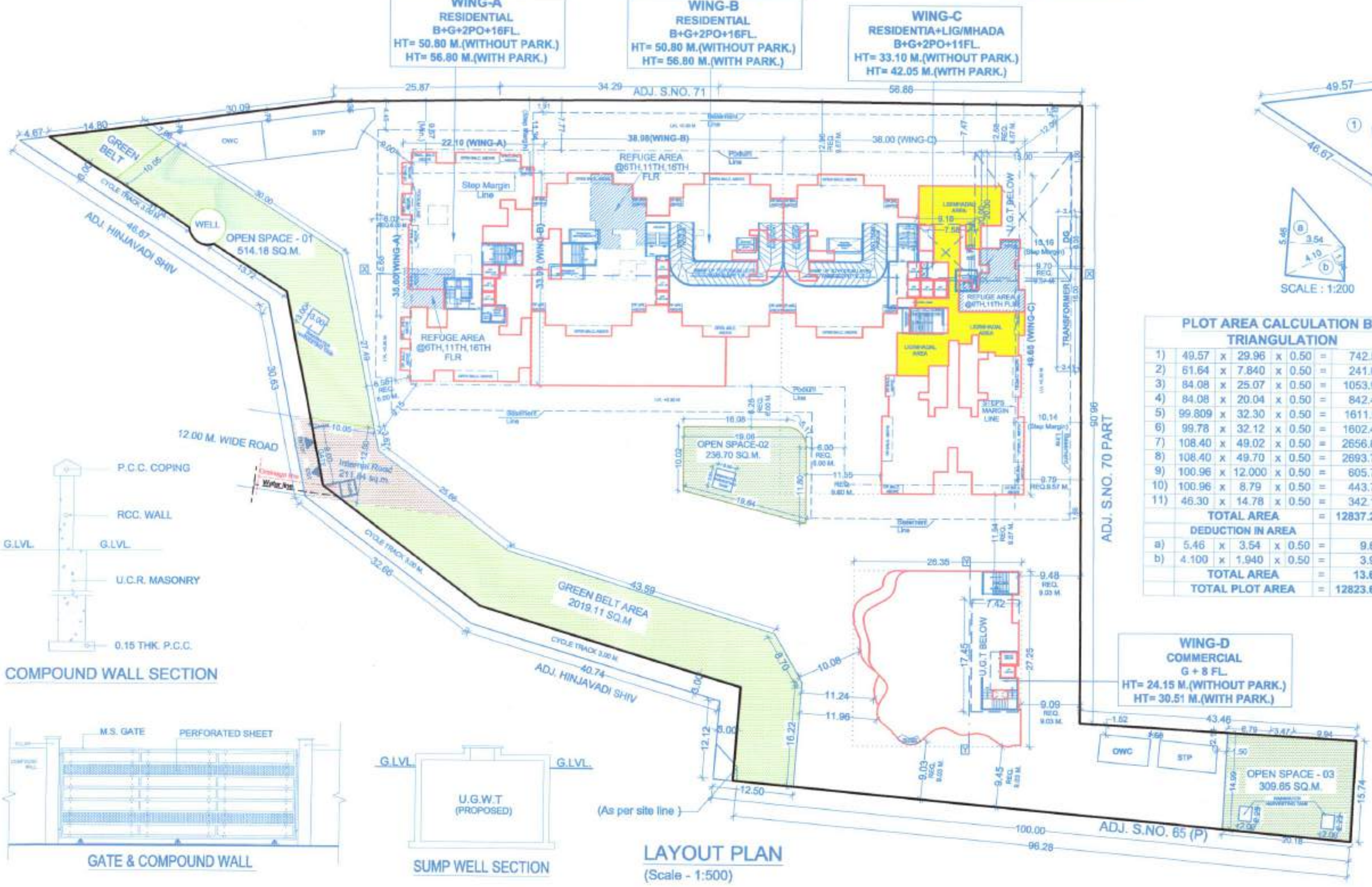
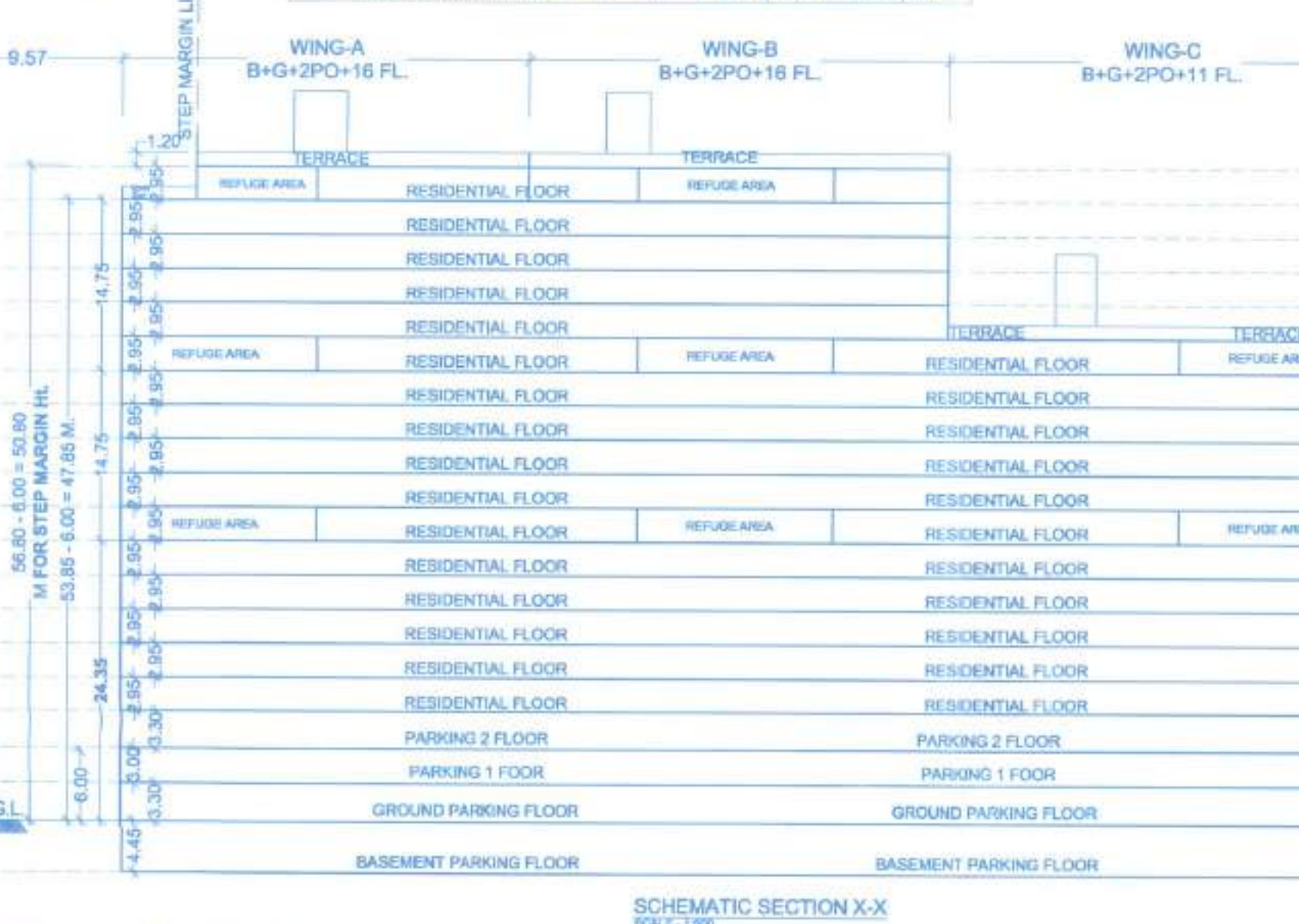
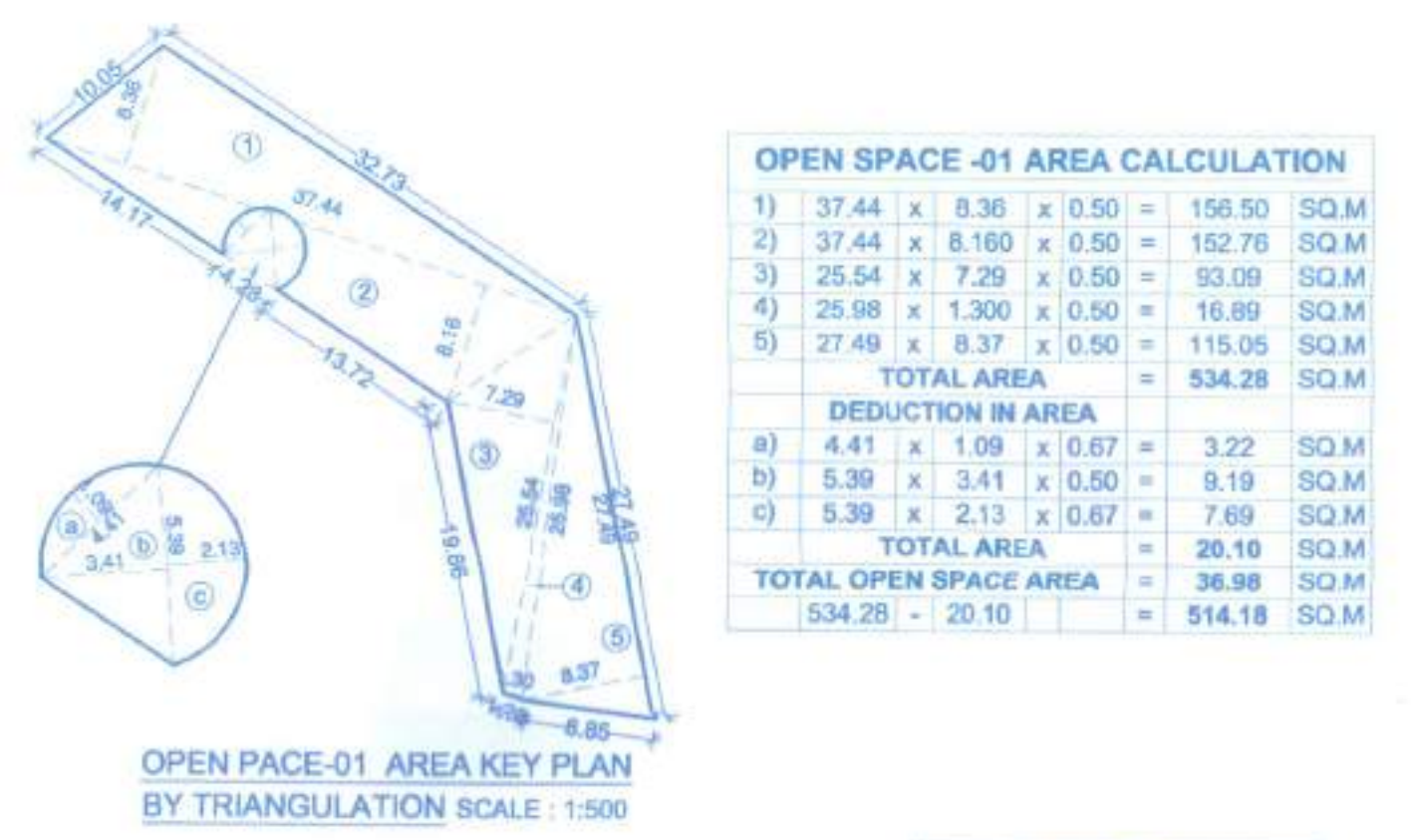
Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Residential Wing - C			
FLOOR NO.	BUP AREA	TENEMENT	
BASEMENT-01	0.00	0.00	0
GROUND	30.94	0.00	0
PODIUM - 01	0.00	0.00	0
PODIUM - 02	0.00	0.00	0
FIRST	863.41	250.69	1114.10
SECOND	863.41	250.69	1114.10
THIRD	862.30	250.69	1112.99
FOURTH	862.30	250.69	1112.99
FIFTH	862.30	250.69	1112.99
SIXTH	780.76	251.42	1032.18
SEVENTH	862.30	250.69	1112.99
EIGHT	862.30	250.69	1112.99
NINTH	862.30	250.69	1112.99
TENTH	862.30	250.69	1112.99
ELEVENTH	780.76	251.42	1032.18
TOTAL	8855.00	1214.43	97.44

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Commercial Wing - D			
Floor No.	Total Built-up Area of floor, as per outer construction line.	UNIT	
GROUND	41.50	0	
FIRST	560.57	1	
SECOND	459.12	1	
THIRD	512.12	1	
FOURTH	560.57	1	
FIFTH	459.12	1	
SIXTH (REFUGE)	446.15	1	
EIGHT	512.12	1	
TOTAL	4043.39	8	

PARKING STATEMENT RESIDENTIAL-WING-A+B+C, COMMERCIAL-WING-D			
NO. OF TENEMENTS / UNITS	CARS	SCOOTERS	
18	54	198	
2	4	6	
27	27	81	
306	153	785	
335	238	1050	
12	51		
250	1101		
250	1101		
12.50	250	3125.00 SQ.M.	
2.00	1101	2202.00 SQ.M.	
PARKING AREA REQUIRED BY RULE		5327.00 SQ.M.	

OVER HEAD WATER REQUIREMENT RESIDENTIAL-WING-A+B+C+ LIG/MHADA COMMERCIAL-WING-D			
PERSONS	LITRS	TOTAL	
360	45	16200.00	
360	45	16200.00	
1	6		
24	118		
24	118		
12.50	24	295.31 SQ.M.	
2.00	118	238.25 SQ.M.	
PARKING AREA REQUIRED BY RULE		531.56 SQ.M.	

SANITATION REQUIREMENT			
PERSONS	LITRS	TOTAL	
360	45	16200.00	
360	45	16200.00	
1	6		
24	118		
24	118		
12.50	24	295.31 SQ.M.	
2.00	118	238.25 SQ.M.	
PARKING AREA REQUIRED BY RULE		531.56 SQ.M.	



PROPOSED TDR STATEMENT			
T.D.R. Area Statement - Slum Area			
1) TDR originated from			
A) Village-Bhosari (Kasarwadi), S. No. 500(p), C.T.S. No. 1966(p)			
D.R.C. NO. 0122	139.88	SQ.M.	
Total	139.88	SQ.M.	
D.R.C. NO. 0122		Ratio	
Land Rate of Generated DRC	17190.00		
Land Rate of DRC to be used	23620.00	0.7278	
(300 x 0.7278)	218.33	SQ.M.	
TDR to be Used (as per indexing ratio)	218.33	SQ.M.	
T.D.R. Area Statement - Slum Area			
2) TDR originated from			
A) Village-Bhosari (Kasarwadi), S. No. 500(p), C.T.S. No. 1966(p)			
D.R.C. NO. 0123	300.00	SQ.M.	
Total	300.00	SQ.M.	
D.R.C. NO. 0123		Ratio	
Land Rate of Generated DRC	17190.00		
Land Rate of DRC to be used	23620.00	0.7278	
(300 x 0.7278)	218.33	SQ.M.	
TDR to be Used (as per indexing ratio)	218.33	SQ.M.	
T.D.R. Area Statement - Slum Area			
3) TDR originated from			
A) Village-Bhosari (Kasarwadi), S. No. 500(p), C.T.S. No. 1966(p)			
D.R.C. NO. 0124	300.00	SQ.M.	
Total	300.00	SQ.M.	
D.R.C. NO. 0124		Ratio	
Land Rate of Generated DRC	17190.00		
Land Rate of DRC to be used	23620.00	0.7278	
(300 x 0.7278)	218.33	SQ.M.	
TDR to be Used (as per indexing ratio)	218.33	SQ.M.	
T.D.R. Area Statement - Slum Area			
4) TDR originated from			
A) Village-Bhosari (Kasarwadi), S. No. 500(p), C.T.S. No. 1966(p)			
D.R.C. NO. 0125	300.00	SQ.M.	
Total	300.00	SQ.M.	
D.R.C. NO. 0125		Ratio	
Land Rate of Generated DRC	17190.00		
Land Rate of DRC to be used	23620.00	0.7278	
(300 x 0.7278)	218.33	SQ.M.	
TDR to be Used (as per indexing ratio)	218.33	SQ.M.	
T.D.R. Area Statement - Slum Area			
5) TDR originated from			
A) Village-Bhosari (Kasarwadi), S. No. 500(p), C.T.S. No. 1966(p)			
D.R.C. NO. 0126	300.00	SQ.M.	
Total	300.00	SQ.M.	
D.R.C. NO. 0126		Ratio	
Land Rate of Generated DRC	17190.00		
Land Rate of DRC to be used	23620.00	0.7278	
(300 x 0.7278)	218.33	SQ.M.	
TDR to be Used (as per indexing ratio)	218.33	SQ.M.	
T.D.R. Area Statement - Slum Area			
6) TDR originated from			
A) Village-Bhosari (Kasarwadi), S. No. 500(p), C.T.S. No. 1966(p)			
D.R.C. NO. 0127	23.62	SQ.M.	
Total	23.62	SQ.M.	
D.R.C. NO. 0127		Ratio	
Land Rate of Generated DRC	17190.00		
Land Rate of DRC to be used	23620.00	0.7278	
(23.62 x 0.7278)	17.19	SQ.M.	
TDR to be Used (as per indexing ratio)	17.19	SQ.M.	
Total Slum Area T.D.R. Area	992.31	SQ.M.	

T.D.R. Area Statement - Amenity Area			
1) TDR originated from			
B) Moshli, S.No.509(Old S. No.-508).			
18.00 M. W. Road & Rev. No.1/207, Safan Park.			
D.R.C. NO. 4053	3422.47	SQ.M.	
Total	3422.47	SQ.M.	
D.R.C. NO. 4053		Ratio	
Land Rate of Generated DRC	10100.00		
Land Rate of DRC to be used	23620.00	0.4276	
(3422.47 x 0.4276)	1463.46	SQ.M.	
TDR to be Used (as per indexing ratio)	1463.46	SQ.M.	
T.D.R. Area Statement - Amenity Area			
2) TDR originated from			
B) Thergaon, S.No.32(B(p), C.T.S. No. 6371(p)			
Res. No. 623 (Garden and Non-Buildable Area)			
D.R.C. NO. 4072	1000.00	SQ.M.	
Total	1000.00	SQ.M.	
D.R.C. NO. 4072		Ratio	
Land Rate of Generated DRC	20510.00		
Land Rate of DRC to be used	23620.00	0.8883	
(1000 x 0.8883)	888.33	SQ.M.	
TDR to be Used (as per indexing ratio)	888.33	SQ.M.	
T.D.R. Area Statement - Amenity Area			
3) TDR originated from			
B) Thergaon, S.No.32(B(p), C.T.S. No. 6371(p)			
Res. No. 623 (Garden and Non-Buildable Area)			
D.R.C. NO. 4073	1000.00	SQ.M.	
Total	1000.00	SQ.M.	
D.R.C. NO. 4073		Ratio	
Land Rate of Generated DRC	20510.00		
Land Rate of DRC to be used	23620.00	0.8883	
(1000 x 0.8883)	888.33	SQ.M.	
TDR to be Used (as per indexing ratio)	888.33	SQ.M.	
T.D.R. Area Statement - Amenity Area			
4) TDR originated from			
B) Thergaon, S.No.32(B(p), C.T.S. No. 6371(p)			
Res. No. 623 (Garden and Non-Buildable Area)			
D.R.C. NO. 4075	337.00	SQ.M.	
Total	337.00	SQ.M.	
D.R.C. NO. 4075		Ratio	
Land Rate of Generated DRC	20510.00		
Land Rate of DRC to be used	23620.00	0.8883	
(337 x 0.8883)	292.63	SQ.M.	
TDR to be Used (as per indexing ratio)	292.63	SQ.M.	
Total Amenity Area T.D.R. Area	3482.75	SQ.M.	

AREA STATEMENT		SQ.M.
1) Area of plot (minimum area of a,b,c to be considered)		12491.72
2) (a) As per ownership document (7/12,CTS extract)		12500.00
(b) As per measurement sheet		12823.60
3) Deductions for		0.00
(a) Proposed D.P./R.P. Road widening Area		0.00
(b) Any D.P. Reservation area Green belt		2019.11
(c) Any D.P. Reservation area		0.0000
(d) Total (a+b+c)		2019.11
4) Balance area of plot (1-2d)		10472.61
5) Amenity space (if applicable)		0.00
(a) Required -		0.00
(b) Proposed -		0.00
6) Net Plot Area		10472.61
7) Open Space (if applicable)		0.00
(a) Required -		1047.26
(b) Proposed - (486.66 + 251.06 + 306.66)		1043.38
8) Internal Road area		211.84
9) Plotable area (if applicable)		0.00
10) (a) Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10 (Basic FSI))		11519.87
(b) Built up area with reference to Basic F.S.I. as per Green belt (Sr. No. 2b x 1.10 (Basic FSI)) (2019.11 x 1.10)		2221.02
(c) Total Basic F.S.I. (a+b)		13740.89
11) Addition of FSI on payment of premium = 5 X 0.50		0.00
(a) Total entitlement (13a+13b+13c)		6245.86
(b) Proposed FSI on payment of premium.		3341.30
12) In-situ FSI / TDR loading		0.00
(a) In-situ area against Amenity Space If handed over (2.00 or 1.85xSr.No.4(b)and/or(c)).		0.00
(b) TDR area = (12491.72 - 11519.87) X 0.65x0.75 [6089.71		992.31
(c) Slum T.D.R. Area = (11519.87 - 11519.87) X 0.65x0.75 [0.00		3492.75
(d) Amenity T.D.R. Area = (11519.87 - 11519.87) X 0.65x0.75 [0.00		4485.06
(e) Total In-situ / TDR loading proposed (11c+11d)		0.00
13) Additional FSI area under Chapter No. 7		0.00
14) Total entitlement of FSI in the proposal		21567.25
(a) [13a-13b+11e] or 12 whichever is applicable.		1797.06
(b) Ancillary Area FSI for commercial upto 80% (15b / 1.80) X 0.80 = (4043.39 / 1.80) = 2246.32 X 0.80		10385.57
(c) Ancillary Area FSI for Residential upto 60% (13a - 13b) X 0.60 = (21567.25 - 4043.39) X 0.60		33747.88
15) Maximum utilization limit of F.S.I. (including potential) Perm. as per Road width as per Regulation No. 6.1 for 6.2 or 6.3 or 6.4 (as applicable)		33747.88
(5) x 2.25 + Green belt + Comm.0.80 % Ancillary + Resi.0.60% Ancillary		33747.88
16) Total Built-up Area in proposal (excluding area at Sr.No.17 b)		0.00
(a) Previous sanctioned built-up area (existing)		4043.39
(b) Proposed Commercial Built-up Area (as per P-line)		33747.88
(c) Proposed Residential Built-up Area (as per P-line)		33747.88
(d) Total (a+b)		33747.88
17) F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		1.00
18) Area for Inclusive Housing, if any		2748.16
(a) Required (20% of sr.No.18c)		2748.16
(b) Proposed		2748.16
Project :-		-29704.32+2759.05 = 32463.32

Sign, Address Of The Owner / P.O.A. Holder :-

THE MUNICIPAL DRABUILDING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER

I, Akanksha Builders, would like to hereby declare my request for a change in the building count from 2 buildings to 3 buildings for my project The Camelia Phase - 1 bearing Registration Number P52100045231. The details of the change are as follows:

SNo	Field name	Old Value	New Value
1	Building Count	2	3
2	Wing	B Wing, C Wing + MHADA	A Wing, B Wing, C Wing + MHADA

The bifurcation of the FSI all the wings is as follows:

A Wing = 8537.64
 B Wing = 11811.30
 C Wing (res) + C Wing (Part) (LIG/MHADA) = 9355.38 + 2759.05 = 12114.43
 Total FSI = 8537.64 + 11811.30 + 12114.43 = 32463.32

We hereby state that WING D COMMERCIAL is not a part of our project. Therefore, the Built Up Area of Wing D Commercial is not considered for the above mentioned project.

The FSI Change was accepted in June 2023 vide correction application number CR52100016217.

The following highlighted area is requested to be considered for the above-mentioned project:

TOTAL F.S.I. STATEMENT (IN SMT.) - PROPOSED						
TYPE OF WING	HEIGHT OF WING		BUILT UP AREA		TENEMENT	UNIT
	WITH PARKING	WITHOUT PARKING	RESI.	COMM.		
WING-A	B+G+2PO.+16 FL. HT- 56.80 M	HT- 50.80 M	8537.64	0.00	78	0
WING-B	B+G+2PO.+16 FL. HT- 56.80 M	HT- 50.80 M	11811.30	0.00	116	0
WING-C	B+G+2PO.+11 FL. HT- 42.05 M	HT- 36.05 M	9355.38	0.00	97	0
WING-D COMMERCIAL	G+8 FL. HT- 30.51 M	HT- 24.15 M	0.00	4043.39	0	8
TOTAL			29704.32	4043.39	291	8
TOTAL BUILT UP AREA			33747.71			
WING-C(P) (LIG/MHADA)	B+G+2PO.+11 FL. HT- 42.05 M	HT- 36.05 M	2759.05	0.00	44	0

Wing A + Wing B + Wing C + Mahada = 32463.32



For Akanksha Builders
Adilal
 Partner

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AREA STATEMENT	SQ M
1 Area of plot (minimum area of a,b,c to be considered)	12491.72
(a) As per ownership document (7/12,CTS extract)	12500.00
(b) as per measurement sheet	12823.60
(c) as per site	
2 Deductions for	0.00
(a) Proposed D.P./R.P. Road widening Area	0.00
(b) Any D.P. Reservation area Green belt	2019.11
(c) Any D.P. Reservation area	0.0000
(d) Total (a+b+c)	2019.11
3 Balance area of plot (1-2d)	10472.61
4 Amenity space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
5 Net Plot Area	10472.61
6 Open Space (if applicable)	
(a) Required -	1047.26
(b) Proposed - (486.60 + 251.06 + 309.65)	1047.26
7 Internal Road area	211.64
8 Plottable area (if applicable)	0.00
9 (a) Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10 (Basic FSI))	11519.87
(b) Built up area with reference to Basic F.S.I. as per Green belt (Sr. No. 2b x 1.10 (Basic FSI) (2019.11) x 1.10	2221.02
(c) Total Basic F.S.I. (9a+9b)	13740.89
10 Addition of FSI on payment of premium = 5 X 0.50	0.00
(a) Maximum permissible premium FSI = (12491.72 X 0.50)	6245.86
(b) Proposed FSI on payment of premium.	3341.30
11 In-situ FSI / TDR loading	0.00
(a) In-situ area against Amenity Space if handed over (2.00 or 1.85xSr.No.4(b)and/or(c)).	0.00
(b) TDR area 12491.72 X 0.65x0.75 6069.71	
(c) Slum T.D.R. Area = (11bX 0.30)	666.31
(d) Amenity T.D.R. Area = (11c - 11b)	3492.75
(e) Total In-situ / TDR loading proposed (11c+11d)	4165.06
12 Additional FSI area under Chapter No. 7	0.00
13 Total entitlement of FSI in the proposal	
(a) (9c+10b+11e) or 12 whichever is applicable.	21567.25
(b) Ancillary Area FSI for commercial upto 80% (15b / 1.80) X 0.60 = (4043.39 / 1.80) = 2246.32 X 0.80	1797.06
(c) Ancillary Area FSI for Residential upto 60% (13a - 13b) x 0.60 = (21567.25 - 4043.39) x 0.60	10383.57
(f) Total entitlement (13a+13b+13c)	33747.88
14 Maximum utilization limit of F.S.I. (building potential) Perm. as per Road width as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) (5) x 2.25 + Green belt +Comm.0.80 % Ancillary + Resi.0.60% Ancillary)	33747.88
15 Total Built-up Area in proposal (excluding area at Sr.No.17 b).	
(a) Previous sanctioned b/up area (existing)	0.00
(b) Proposed Commercial Built-up Area (as per 'P-line')	4043.39
(b) Proposed Residential Built-up Area (as per 'P-line')	29704.32
(c) Total (a+b)	33747.71
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.00
17 Area for Inclusive Housing, if any	
(a) Required (20% of sr.No.9c)	2748.18
(b) Proposed	2759.05
Project :-	=29704.32+2759.05 = 32463.37

Commercial is not to be considered. The current project only consists of Residential Portion being Wing A + Wing B + Wing C + Mhada (Part Wing C)



For Akanksha Builders

Hilal
Partner

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