F.S.I. STATEMENT

BUILDING TYPE	NO. OF BLDGS.	NO. OF TENE.	NO. OF FLOORS	BLDG. HEIGHT	RESIDENTIAL
EWS-1 BLDG.	1	154	B.P.2+B.P.1+L.GR.+GR.FL+16 FL	54.00 M.	9732.22
EWS-2 BLDG.	1	158	B.P.2+B.P.1+L.GR.+GR.FL+16 FL	54.00 M.	9732.22
LIG-1 BLDG.	1	163	B.P.2+B.P.1+L.GR.+GR.FL.+UP.GR.+15 FL.	51.00 M.	14531.99
LIG-2 BLDG.	1	178	B.P.2+B.P.1+L.GR.+GR.FL.+UP.GR.+15 FL.	51.00 M.	16188.84
LIG-3 BLDG.	1	190	B.P.2+B.P.1+L.GR.+GR.FL+16 FL	54.00 M.	17281.00
TOTAL	5	843	–	–	67466.27
CLUB HOUSE	1	–	G+1 FLOOR	9.45 M.	182.17

WATER STORAGE CAPACITY

BUILDING TYPE	O./H. WATER TANK CAPACITY (LTRS.) DOMESTIC	FIRE	U./G. WATER TANK CAPACITY (LTRS.) DOMESTIC	FIRE
EWS-1 BLDG.	103950.00 +	25000.00	159925.00 +	150000.00
EWS-2 BLDG.	106650.00 +	25000.00	159975.00 +	150000.00
LIG-1 BLDG.	110025.00 +	25000.00	165037.50 +	150000.00
LIG-2 BLDG.	120150.00 +	25000.00	180225.00 +	150000.00
LIG-3 BLDG.	128250.00 +	25000.00	192375.00 +	150000.00
CLUB HOUSE	1665.00 +	0	2497.50 +	0
TOTAL CAPACITY	570690.00 +	125000.00	856035.00 +	750000.00

REFUGE AREA STATEMENT

BUILDING TYPE	REQUIRED REFUGE AREA	PROVIDED REFUGE AREA
EWS-1 BLDG.	30.30 X 2 = 60.60	42.78 X 2 = 85.56
EWS-2 BLDG.	30.30 X 2 = 60.60	42.78 X 2 = 85.56
LIG-1 BLDG.	48.00 X 2 = 96.00	64.80 X 2 = 129.60
LIG-2 BLDG.	53.10 X 2 = 106.20	74.95 X 2 = 149.90
LIG-3 BLDG.	53.10 X 2 = 106.20	74.95 X 2 = 149.90

PARKING STATEMENT

PARKING	PARKING REQUIRED CAR	SCOOTER
EWS-1 BLDG.		
02 TEN. HAVING CARPET AREA LESS THAN 30 SQ.M.	0	01
FOR 154 TENEMENT	0	154
EWS-2 BLDG.		
02 TEN. HAVING CARPET AREA LESS THAN 30 SQ.M.	0	01
FOR 158 TENEMENT	0	158
LIG-1 BLDG.		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	01
FOR 163 TENEMENT	82	163
LIG-2 BLDG.		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	01
FOR 178 TENEMENT	89	178
LIG-3 BLDG.		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	01
FOR 190 TENEMENT	95	190
TOTAL PARKING	266	843
ADD 5 % VISITOR PARKING ON (RES.)	21	41
TOTAL PARKING REQUIRED	287	885
TOTAL PARKING PROVIDED	505	1016

PARKING AREA STATEMENT

AREA REQUIRED		TOTAL SQ.M.
CAR	287 X 12.50 SQ.M.	3587.50
SCOOTER	885 X 2.00 SQ.M.	1770.00
TOTAL REQUIRED AREA		5357.50

F.S.I + NON F.S.I AREA STATEMENT SANCTION PURPOSE

SR. NO.	DESCRIPTION	AREA (SQ.M.)
1	F.S.I. AREA	57466.27
2	NON F.S.I. AREA	
2.1	PARKING AREA	2605.52
2.2	REFUGE AREA	600.52
	TOTAL NON F.S.I. AREA	26652.04
	TOTAL F.S.I. + NON F.S.I. AREA	94118.31

BLDG. NAME	LOWER GROUND PARKING	LOWER GROUND - 1	GROUND FLOOR PARK	UPPER GROUND PARKING
EWS-1 BLDG.	1161.49	693.28	1285.40	–
EWS-2 BLDG.	1616.33	199.24	1760.71	–
LIG-1 BLDG.	1617.55	–	1729.27	1775.43
LIG-2 BLDG.	1385.53	–	1411.68	1777.76
LIG-3 BLDG.	3031.31	1973.38	3235.56	–
TOTAL	8812.71	1162.80	9522.62	3553.19
GRAND TOTAL	26615.52			

STAMP OF APPROVAL FOR SANCTION PURPOSE

01/18 LAYOUT

Approved as amended in _____

Subject to conditions mentioned in annexure "A" of letter No. BMU / C.R. No. 2146 / 2025-26 / Date 09/09/25

S. No. / G No. / CTS No. 224/10 / 1&2

Dated: 09/09/2025 सोमवार - 3 दिनी

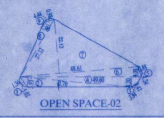
Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune

AREA STATEMENT OF BUILDING

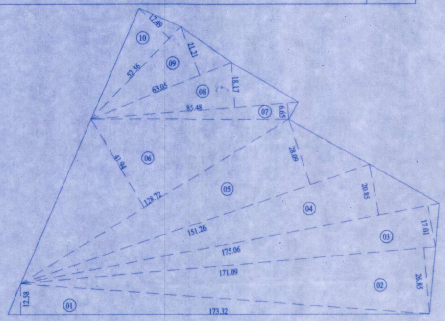
BUILDING TYPE	BASEMENT PARKING	LOWER GROUND FLOOR	GROUND FLOOR	UPPER GR./STILT FLOOR	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	SIXTEENTH	LIFT AREA	TOTAL AREA
EWS-1 BLDG.	–	–	–	–	611.99	611.99	611.99	611.99	611.99	611.99	569.21	611.99	611.99	611.99	611.99	569.21	611.99	611.99	611.99	611.99	25.94	9732.22
EWS-2 BLDG.	–	–	–	–	611.99	611.99	611.99	611.99	611.99	611.99	569.21	611.99	611.99	611.99	611.99	569.21	611.99	611.99	611.99	611.99	25.94	9732.22
LIG-1 BLDG.	–	–	–	–	975.69	975.69	975.69	975.69	975.69	975.69	975.69	911.04	975.69	975.69	975.69	975.69	911.04	975.69	975.69	–	25.94	14531.99
LIG-2 BLDG.	–	–	–	–	1087.52	1087.52	1087.52	1087.52	1087.52	1087.52	1087.52	1012.57	1087.52	1087.52	1087.52	1087.52	1012.57	1087.52	1087.52	–	25.94	16188.84
LIG-3 BLDG.	–	–	–	–	1087.81	1087.81	1087.81	1087.81	1087.81	1087.81	1012.86	1087.81	1087.81	1087.81	1087.81	1012.86	1087.81	1087.81	1087.81	1087.81	25.94	17281.00
CLUB HOUSE	–	–	–	121.45	60.72	–																182.17

OPEN SPACE-03

OPEN SPACE-01



OPEN SPACE-02



PLOT AREA CALCULATION

RECREATIONAL GROUND - 1 AREA CAL.

1)	43.04	X	16.02	X	0.50	=	344.80 SQ.M.
TOTAL AREA						=	344.80 SQ.M.

RECREATIONAL GROUND - 2 AREA CAL.

1)	5.02	X	1.36	X	1	=	4.55 SQ.M.
2)	45.70	X	3.93	X	0.50	=	89.80 SQ.M.
3)	3.04	X	0.41	X	1	=	0.83 SQ.M.
4)	49.60	X	4.60	X	0.50	=	114.08 SQ.M.
5)	4.24	X	0.89	X	1	=	2.48 SQ.M.
6)	48.61	X	4.08	X	0.50	=	99.16 SQ.M.
7)	48.61	X	21.91	X	0.50	=	532.48 SQ.M.
8)	27.12	X	2.90	X	0.50	=	39.32 SQ.M.
9)	4.44	X	0.98	X	1	=	2.90 SQ.M.
TOTAL AREA						=	885.62 SQ.M.

RECREATIONAL GROUND - 3 AREA CAL.

1)	16.25	X	6.54	X	0.50	=	53.14 SQ.M.
2)	16.25	X	9.55	X	0.50	=	77.59 SQ.M.
3)	15.71	X	2.04	X	0.50	=	16.02 SQ.M.
4)	15.15	X	3.08	X	0.50	=	23.33 SQ.M.
5)	16.55	X	5.31	X	1	=	58.60 SQ.M.
TOTAL AREA						=	228.69 SQ.M.

PLOT AREA CALCULATION

1)	173.32	X	12.58	X	0.50	=	1090.35 SQ.M.
2)	171.09	X	26.95	X	0.50	=	2236.48 SQ.M.
3)	175.06	X	17.01	X	0.50	=	1489.02 SQ.M.
4)	175.06	X	20.85	X	0.50	=	1825.38 SQ.M.
5)	151.26	X	28.09	X	0.50	=	2124.19 SQ.M.
6)	128.72	X	41.34	X	0.50	=	2699.09 SQ.M.
7)	85.48	X	6.65	X	0.50	=	284.05 SQ.M.
8)	85.48	X	18.17	X	0.50	=	776.76 SQ.M.
9)	63.05	X	21.21	X	0.50	=	668.48 SQ.M.
10)	52.58	X	17.49	X	0.50	=	459.74 SQ.M.
TOTAL AREA						=	13713.53 SQ.M.

MHADA FSI STATEMENT

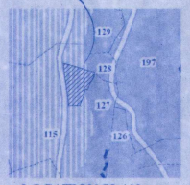
REQUIRED 20% MHADA AREA	48245.76
RENTAL 1/3RD AREA OF TOTAL TENAMENT TO BE PROPOSED AGAINST 48245.76 SQ.M	16081.92
E.W.S. AREA 25% of 32163.84	8040.96
L.I.G. AREA 75% of 32163.84	24122.88
PROPOSED MHADA AREA	32163.84

	LIG - 1	EWS-1	EWS-2
FLOOR - 1	975.69	611.99	611.99
FLOOR - 2	975.69	611.99	611.99
FLOOR - 3	975.69	611.99	611.99
FLOOR - 4	975.69	611.99	611.99
FLOOR - 5	975.69	611.99	611.99
FLOOR - 6	975.69	611.99	611.99
FLOOR - 7	975.69	611.99	611.99
FLOOR - 8	911.04	569.21	569.21
FLOOR - 9	975.69	611.99	611.99
FLOOR - 10	975.69	611.99	611.99
FLOOR - 11	975.69	611.99	611.99
FLOOR - 12	975.69	611.99	611.99
FLOOR - 13	911.04	569.21	569.21
FLOOR - 14	975.69	611.99	611.99
FLOOR - 15	–	611.99	611.99
FLOOR - 16	–	611.99	611.99
TOTAL	12751.28	9706.21	9706.21
	32163.89		

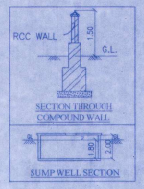
PROPOSED SITE

GOOGLE LOCATION PLAN NOT TO SCALE

PROPOSED SITE



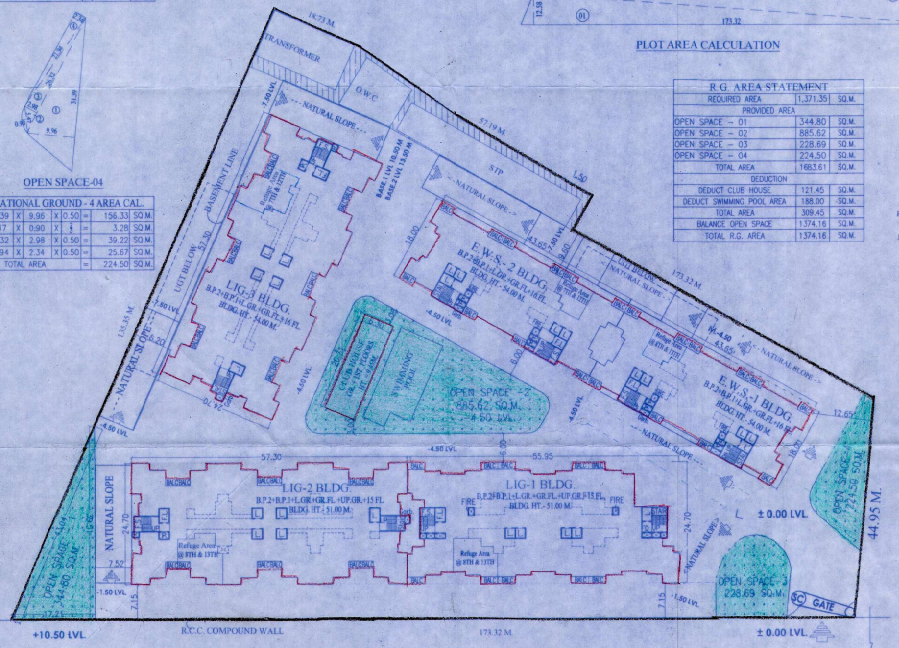
LOCATION PLAN



OPEN SPACE-04

RECREATIONAL GROUND - 4 AREA CAL.

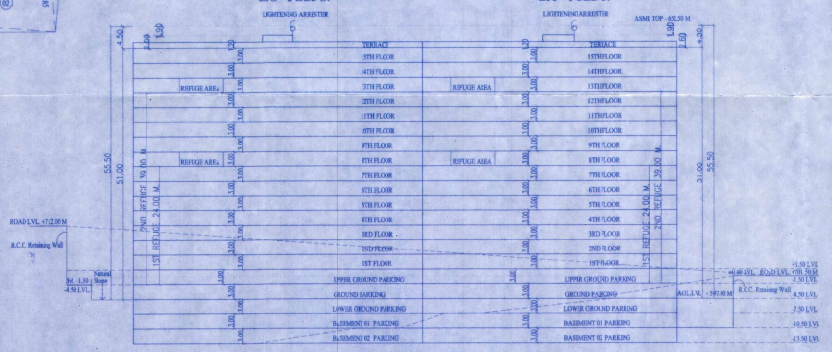
1)	31.39	X	9.96	X	0.50	=	156.33 SQ.M.
2)	5.47	X	0.90	X	1	=	3.28 SQ.M.
3)	26.32	X	2.98	X	0.50	=	39.22 SQ.M.
4)	21.94	X	2.34	X	0.50	=	25.67 SQ.M.
TOTAL AREA						=	224.50 SQ.M.



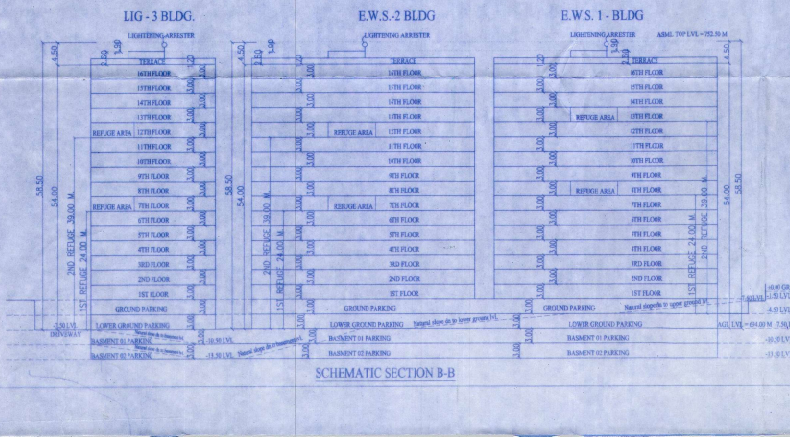
LAYOUT PLAN
SCALE 1:500

R.G. AREA STATEMENT

REQUIRED AREA	1,371.35	SQ.M.
PROVIDED AREA		
OPEN SPACE – 01	344.80	SQ.M.
OPEN SPACE – 02	885.62	SQ.M.
OPEN SPACE – 03	228.69	SQ.M.
OPEN SPACE – 04	224.50	SQ.M.
TOTAL AREA	1683.61	SQ.M.
DEDUCTION		
DEDUCT CLUB HOUSE	121.45	SQ.M.
DEDUCT SWIMMING POOL AREA	188.00	SQ.M.
TOTAL AREA	308.45	SQ.M.
BALANCE OPEN SPACE	1374.16	SQ.M.
TOTAL R.G. AREA	1374.16	SQ.M.



SCHEMATIC SECTION A-A



SCHEMATIC SECTION B-B

A	AREA STATEMENT	SQ.M. PROPOSED
1	Area of Plot for (Sector 3) as per F.S.I	13713.53
2	Net Area of Plot	13713.53
3	Required Open space Net Plot x 10%	1371.35
4	Proposed Open Space	1683.61
5	Basic F.S.I.	19250.00
6	Town ship allowed F.S.I	0.00
7	Tota Permissible F.S.I. Area	19250.00
8	Ancilary Area	
9	Total entitlement FSI for	19223.53
10	Total Proposed FSI (without MHADA Area) Sale Component	19220.51
11	Alloted MHADA Area as per PLU	48245.76
12	Proposed MHADA Area	48245.76
13	Tota Proposed FSI (with MHADA Area)	67466.27

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY EXTERNAL AGENCY APPOINTED BY DEVELOPER ON _____ THE DIMENSION OF THE SIDES ETC. OF PLOT STATED ON PLAN CAN BE LESS OR MORE THAN THAT MEASURED ON SITE AND AREA TO WORKED OUT ARE AS PER AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P.SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVE' RECORDS.

SIGN.

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 KAKADE ESTATE DEVELOPERS PVT. LTD. THROUGH MR. RAMESH BHOSALE
(NAME OF OWNER)

SIGN.

PROJECT

PROPOSED LAYOUTON S.NO. 115/1(P); 115/2(P), 115/3(P), 115/4(P), 115/5(P), 115/6(P), 115/7(P), 115/8(P), 115/10(P), 115/11(P), 115/12 (P), 115/13 (P), 130/2A (P), B0/2B(P), (SECTOR - 3 MHADA) AT. VILLAGE- BHUGAON, TAL-MULSHI, DIST.-PUNE.

ARCHITECT

MANOJ TATOOSKAR
1221, B/1 WRAIGLAR
PARANJPE ROAD,
BEHIND DHANE 2-RAW CLINIC,
OFF. F.C. ROAD, PUNE-411004
PH: 25531675/16
REG. NO. CA/91/13744

DATE	SCALE	DRN BY	CHK BY
13.10.2025	1:500	S.P.M / S.V.P.	M.S.T.

NASIRVIE\MOHMC\CURRENT PROJECTS\MANOJ TATOOSKAR\KAKADE GROUP\ SECTOR 03 MHADA\ MUNICIPAL 2BC \ SANCTION PURPOSE