

CONTENTS OF THE SHEET

LAYOUT PLAN, D.P. PLAN, GOOGLE MAP, FSI STATEMENT, PLOT AREA CALCULATION, LOWER GROUND, GROUND & 1ST FLOOR AREA AND KEY PLAN CALCULATION, SANITATION REQUIREMENT, CARPET AREA STATEMENT, OCCUPANT LOAD, WATER CALCULATION

STAMP OF APPROVAL

24/11/2025

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/325125

Building Inspector Deputy Engineer
(Jr. Engg./Sec. Engg.)
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.



Sr. No.	Particulars	Area in Sq.Mt.
1	a) As per ownership document (7/12 CTS extract)	500.00
	b) As per measurement sheet	502.72
	c) As per site	502.72
	Area of plot (Minimum area of a, b, c to be considered)	500.00
2	Deductions for	
	a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	97.78
	b) Any D.P. Reservation	
	c) Total (a+b)	97.78
3	Balance area of plot (1-2c)	402.22
4	Amenity Space (if applicable)	
	a) Required -	-
	b) Adjustment of 2 (b), if any	-
	c) Balance Proposed	-
5	Net Plot Area (3-4 (c))	402.22
6	Recreational Open space (if applicable)	
	a) Required - (5x10%)	-
	b) Proposed -	-
7	Internal Road area	
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.1)	442.44
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI - based on road width / TOD Zone (5 x 0.50)	
	b) Proposed FSI on payment of premium	
11	In-situ FSI / TDR loading (5 x 1.40)	
	a) In-situ Area against D.P. road	
	b) In-situ area against amenity Space (PG)	
	c) Permissible TDR (5*0.4)-(11a+b)	
	d) Proposed TDR	
	e) Total In-situ / TDR loading proposed (11 (a) +(b)+(d))	
12	Additional FSI area under Chapter No. - 7	
13	Total entitlement of FSI in the proposal	
	a) [9+10(b) + 11(e)] or 12 whichever is applicable	442.44
	b) Residential Ancillary Area FSI upto 60% with payment of charges	0.00
	c) Commercial Ancillary Area FSI upto 80% with payment of charges (793.56/1.8 x 0.8)	352.69
	d) Total (a+c)	795.14
14	Maximum utilization limit of FSI (building potential) Permissible as per Road Width (as per Regulation No 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.60 or 1.8 }	
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area as per earlier Sanction (Commercial)	0.00
	(b) Proposed Built-up Area (as per 'P-line') (Commercial)	793.56
	(c) Total (a+b)	793.56
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	1.79
17	Area For Inclusive Housing, if any	
	(a) Required (20% of S.no. 5)	
	(b) Proposed	N.A.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4.03.2024 AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

OWNERS 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. REGARDS.

SIGN OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED COMMERCIAL BUILDING AT S.No.17/2/1(PART)
KONDHWA BK. PUNE

NAME, ADDRESS & SIGNATURE OF THE OWNER/PAH

M/S. DKS Buildcon LLP. Through
Mrs. Akanksha Ajay Salvi and Others

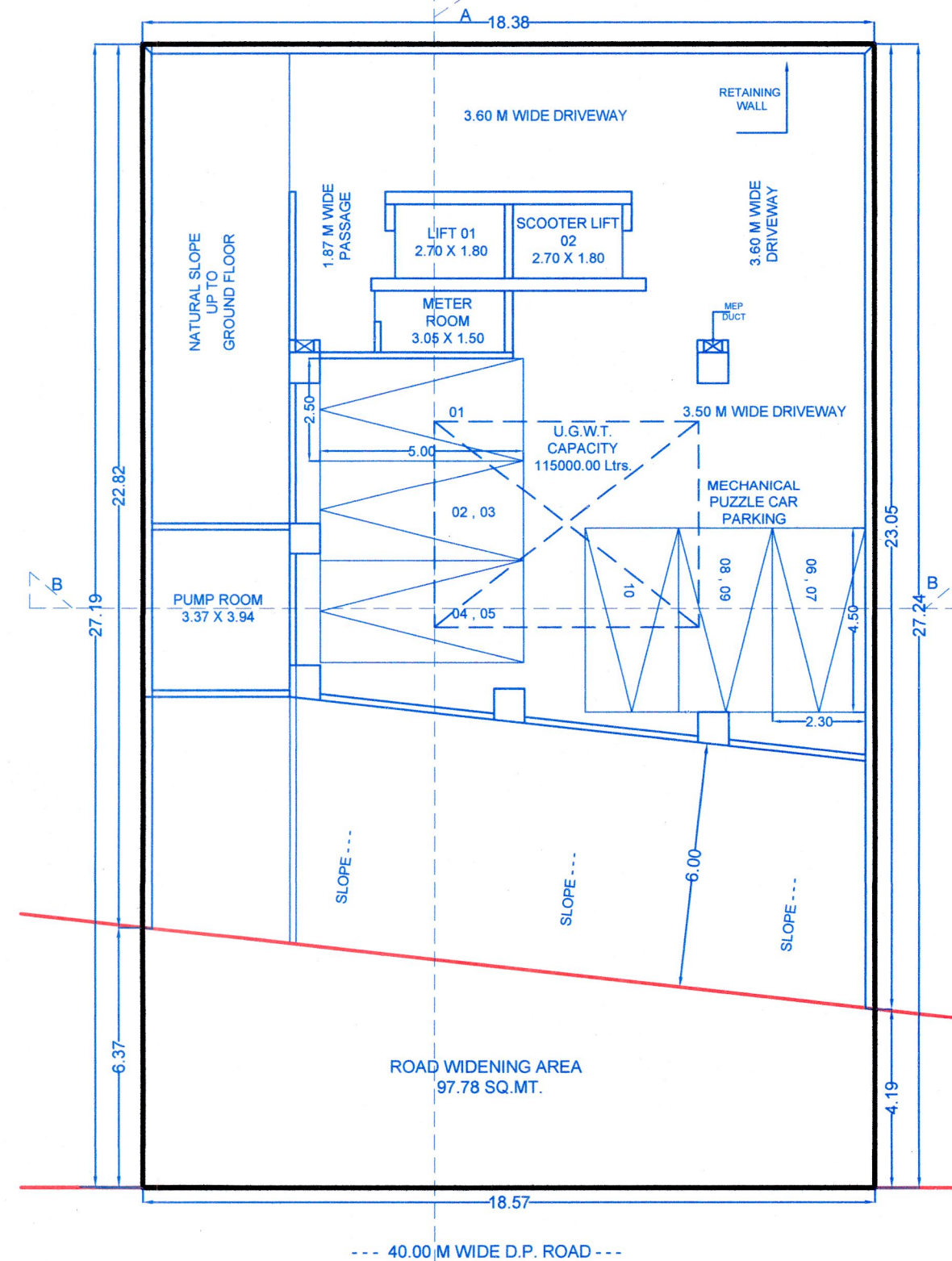
NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

ARCHITECTS & INTERIORS
306, Nitish Symphony, Plot No 13,
Shree Varanasi Co-Op. Hos. Soc.
S.No 80/A+B, Behind Atul Nagar,
Ward, Pune - 58

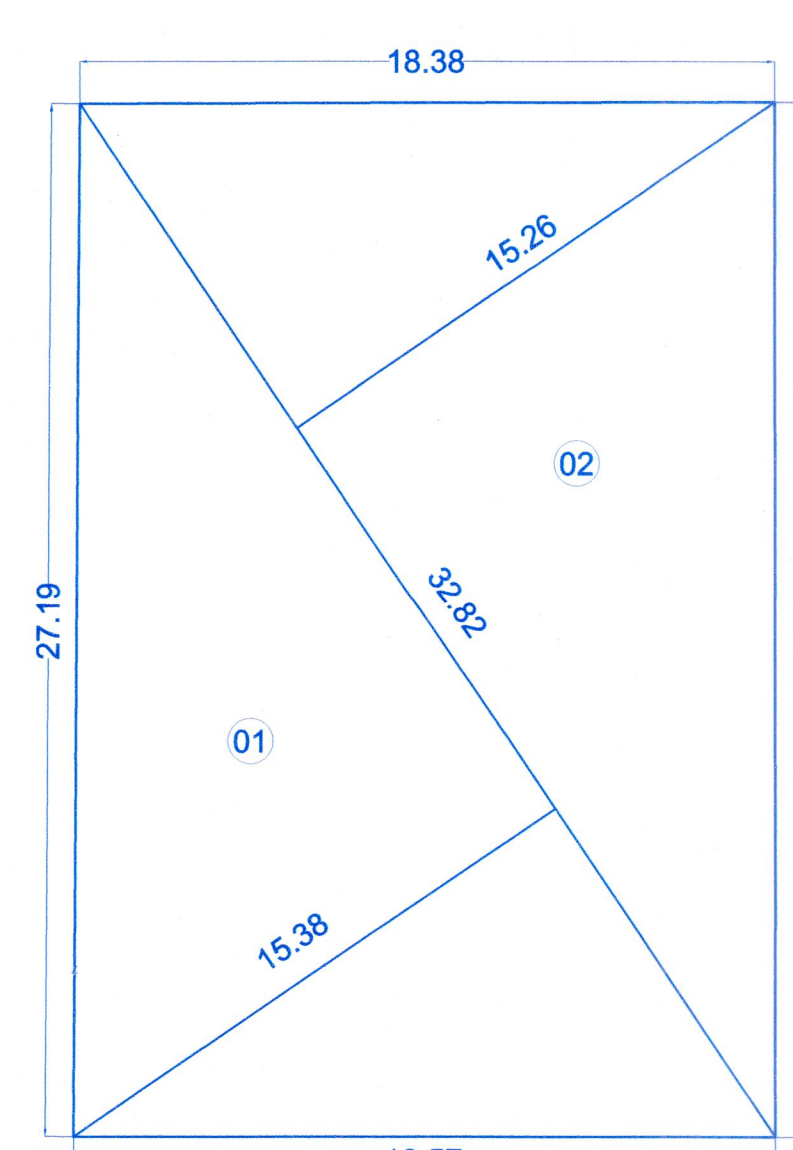
Prajakta Jadhav
Architect
CA/2001/28518

Drawn by: Malikarjun
Date: 10.11.2025
Checked by: PW

Drg. no.



LOWER GROUND FLOOR PLAN
SCALE 1:100

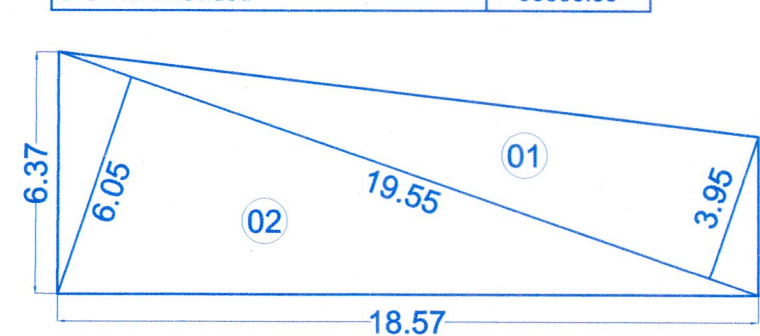


PLOT AREA KEY PLAN
SCALE 1:200

PLOT AREA CALCULATION				
1	32.82	X	15.26	X 0.50 = 250.33
2	32.82	X	15.38	X 0.50 = 252.39
TOTAL				= 502.72
SAY				= 500.00

FSI STATEMENT		
FLOOR	F.S.I	BUILD. HT.
LOWER GROUND	-	-
GROUND	126.35	-
1ST	147.63	-
2ND (PARKING)	0.00	17.80
3RD	214.45	-
4TH	214.45	-
5TH	90.68	-
GRAND TOTAL	793.56	17.80

WATER CALCULATIONS		
O.H.W.T. Required	Ltrs./Day	
For Commercial		
No of Persons X 45 lts/day		
119 X 45	5355.00	
Fire Tank	25000.00	
Total O.H.W.T.	30355.00	
O.H.W.T. Provided	30500.00	
U.G.W.T. Required		
O.H.T. X 1.50	8032.50	
Fire Tank	50000.00	
Total U.G.T.	58032.50	
U.G.W.T. Provided	58000.00	



40.00 M. WIDE D.P. ROAD WIDENING AREA CAL.				
1	19.55	X	3.95	X 0.50 = 38.64
2	19.55	X	6.05	X 0.50 = 59.14
TOTAL				= 97.78
SAY				= 97.78

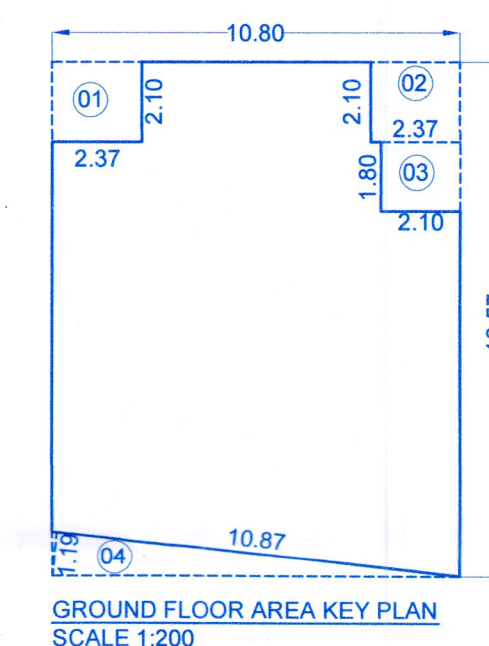
PARKING STATEMENT AS PER UDPCR		
Area Required for One Car, Scooter (in sq.m.)	Car	Scooter
For COMMERCIAL		
For every 100 Sq.m. carpet area or fraction thereof	2	6
For 239.60	2	12
For OFFICES		
For every 200 Sq.m. carpet area or fraction thereof	3	11
For 362.32	2	22
Total Parking Required	10	34
Total Parking Proposed	10	42
Area Required	100.00	68.00
Area Provided	125.00	84.00

OCCUPANCY LOAD		
FOR (COMMERCIAL)		
GROUND LVL FLOOR		
Built-up Area of Floor/3 = No of Persons		
147.63 / 3 =	42.12	say 42 Persons
1ST FLOOR		
Built-up Area of Floor/6 = No of Persons		
147.63 / 6 =	24.61	say 25 Persons
3RD TO 5TH FLOOR		
Built-up Area of Floor/10 = No of Persons		
519.58 / 10 =	51.96	say 52 Persons
Total no of Persons	119	
Male	79	Female 40

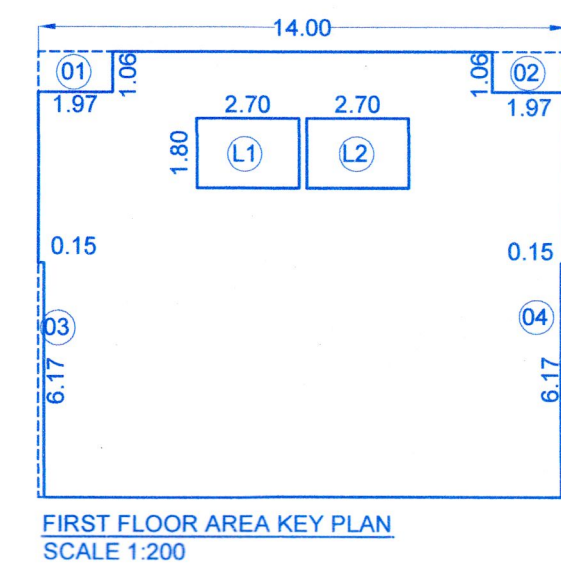
SANITARY REQUIREMENT COMMERCIAL		
BUILDING	Public Toilet for Floating Population	
FOR COMMERCIAL	W.C	Urinal
For Gents	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
For 45	Required Provided	3 4
For Ladies	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
For 23	Required Provided	2 -

SANITARY REQUIREMENT OFFICE		
BUILDING	Public Toilet for Floating Population	
FOR OFFICE	W.C	Urinal
For Gents	1 per 25	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100
For 35	Required Provided	1 2
For Ladies	1 per 25	-
For 17	Required Provided	1 -

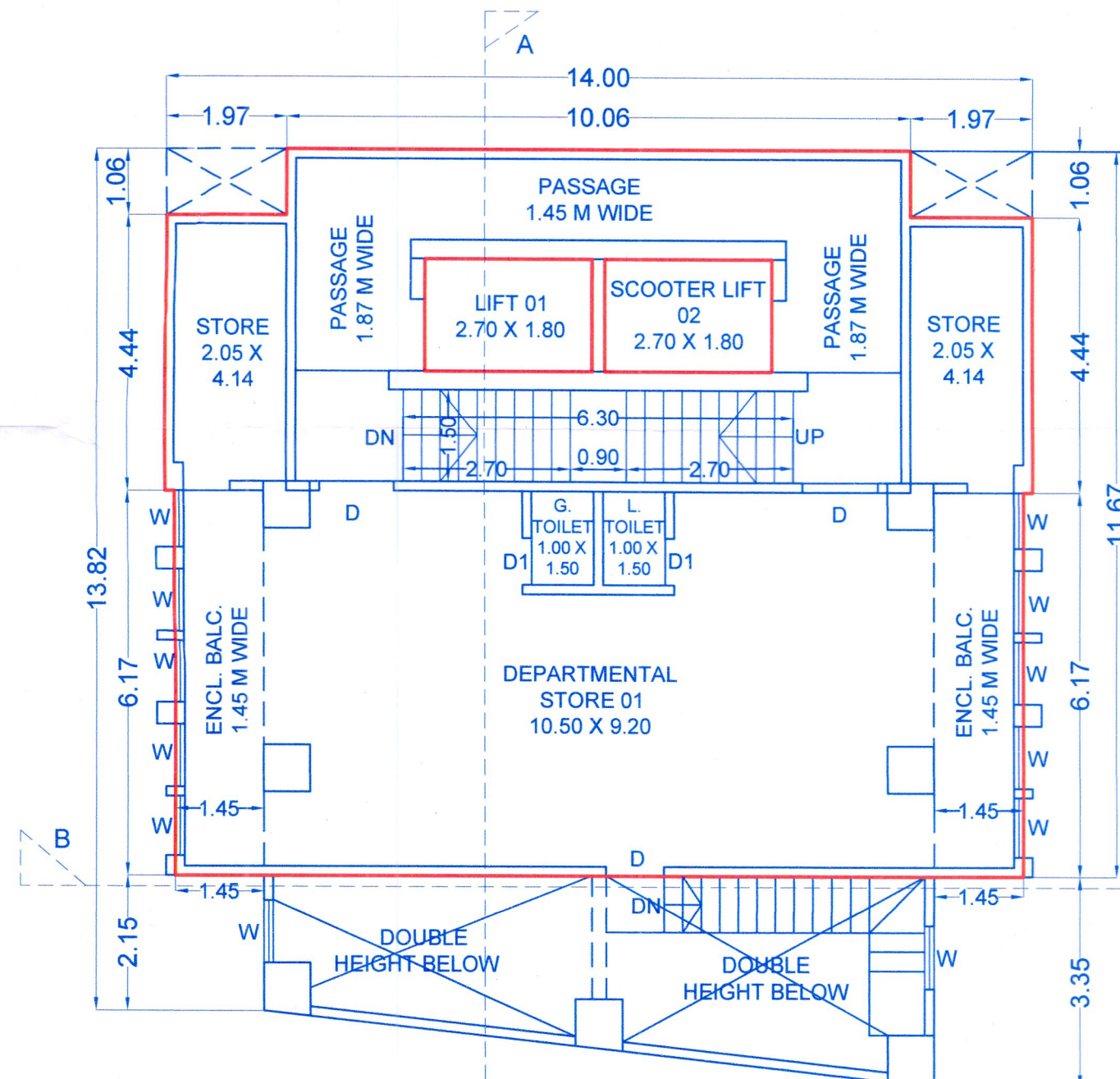
CARPET AREA STATEMENT		
FLOOR	TYPE	CARPET AREA IN SQ.MT.
GROUND	SHOP 1	92.46
1ST	DEPARTMENTAL STORE 1	147.14
	TOTAL	239.60
2ND	2ND (SCOOTER PARKING)	0.00
3RD	OFFICE 301	77.65
	OFFICE 302	82.70
4TH	OFFICE 401	77.65
	OFFICE 402	82.70
5TH	OFFICE 501	20.81
	OFFICE 502	20.81
	TOTAL	362.32
GRAND TOTAL		601.92



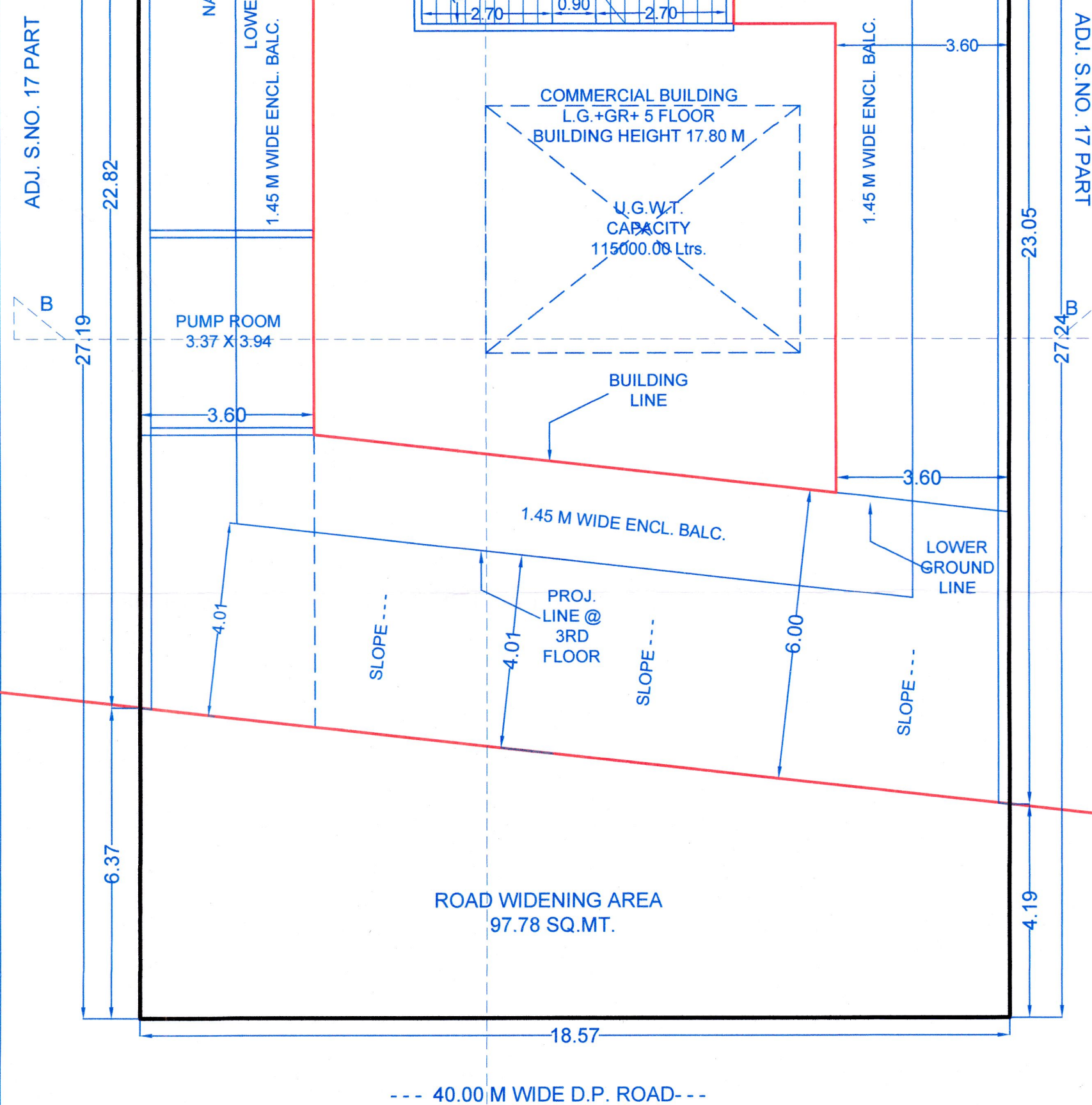
GROUND FLOOR AREA CALCULATION				
A	10.80	X	13.57	X 1 = 146.56
DEDUCTION				
1	2.37	X	2.10	X 1 = 4.98
2	2.37	X	2.10	X 1 = 4.98
3	2.10	X	1.80	X 1 = 3.78
4	10.87	X	1.19	X 0.5 = 6.47
Total				= 20.20
NET AREA OF GROUND FLOOR				= 126.35



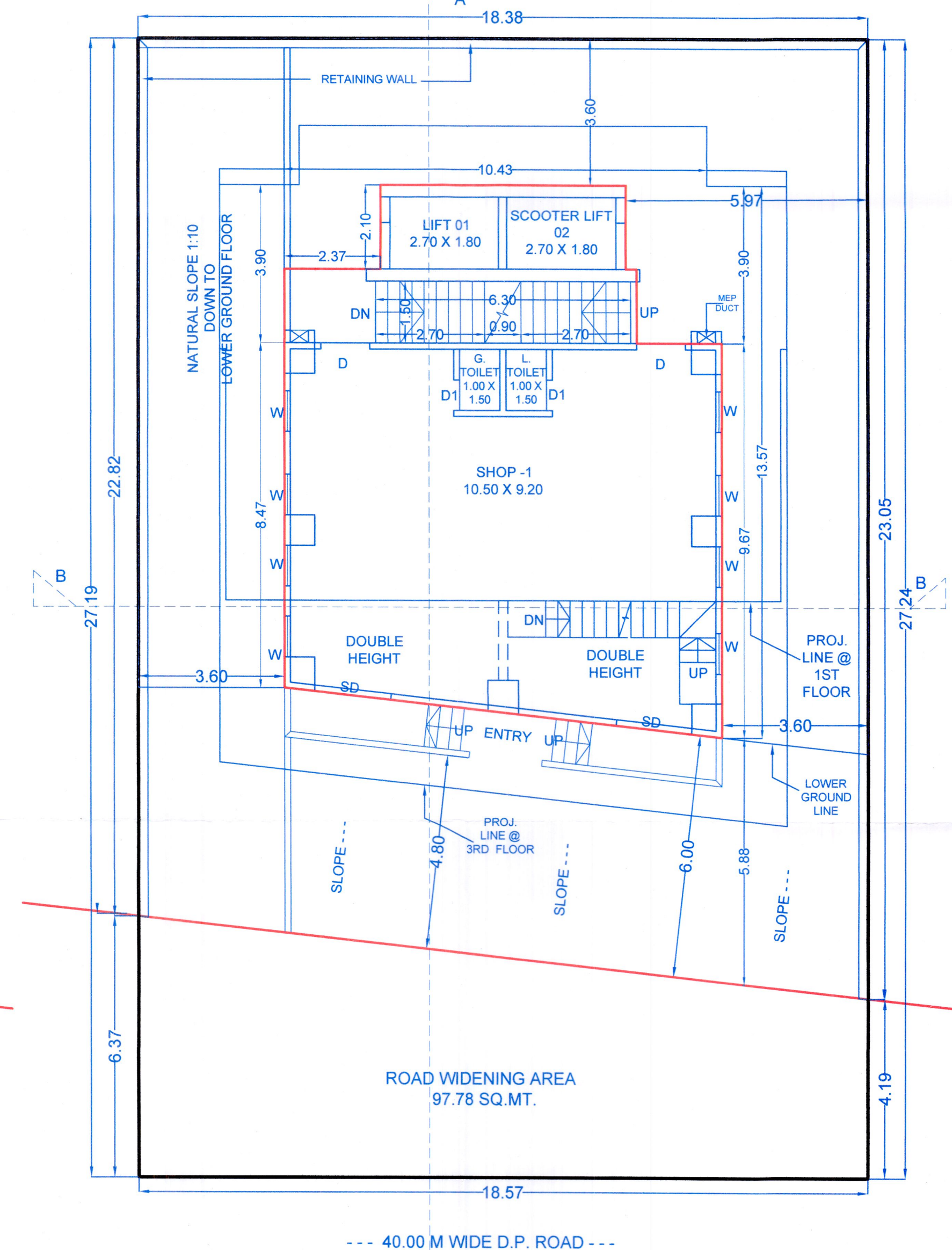
1ST FLOOR AREA CALCULATION				
A	14.00	X	11.67	X 1 = 163.38
DEDUCTION				
1	1.97	X	1.06	X 1 = 2.09
2	1.97	X	1.06	X 1 = 2.09
3	0.15	X	6.17	X 1 = 0.93
4	0.15	X	6.17	X 1 = 0.93
Total				= 6.03
Lift Area				
L1	2.70	X	1.80	X 1 = 4.86
L2	2.70	X	1.80	X 1 = 4.86
Total				= 9.72
NET AREA OF 1ST FLOOR				= 147.63



FIRST FLOOR PLAN
SCALE 1:100



LAYOUT PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100