DATE & STAMP OF APPROVAL

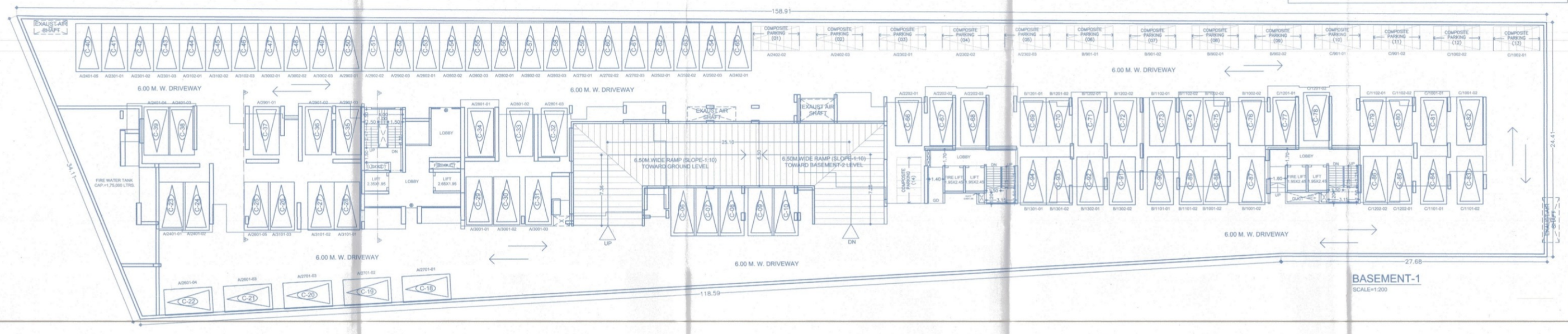
02/12

BASEMENT-01,02 & 03 PLANS

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/261/5/24
DATE 20/02/2025

Jr.Sub Engineer — Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.



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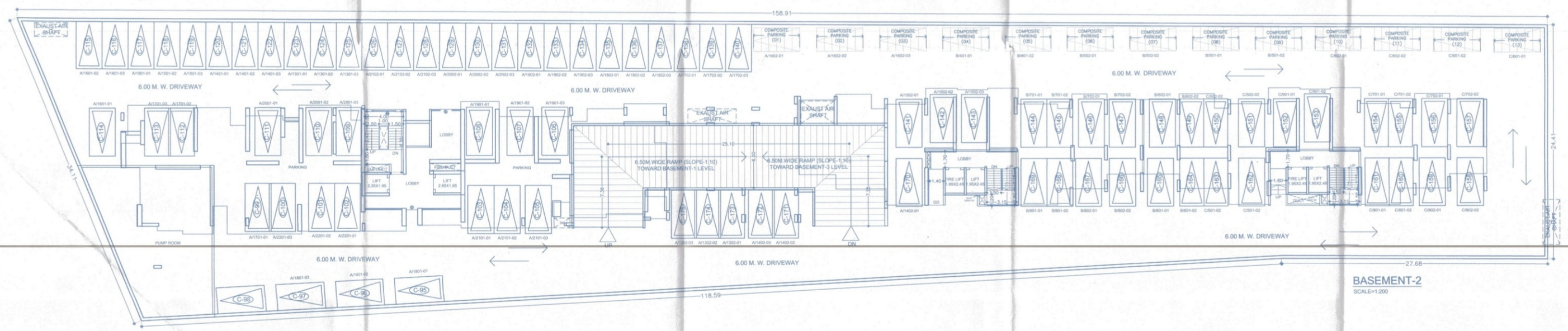

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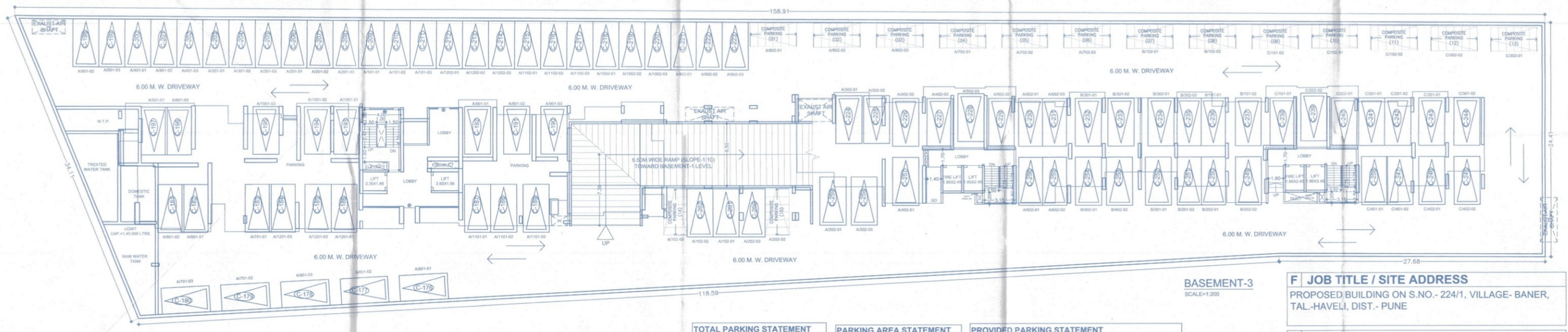

BASEMENT-3
SCALE=1:200

TOTAL PARKING STATEMENT

BUILDING	NO.OF FLATS /Area	REQ. PARKING CAR	REQ. PARKING SCOOTER	PROP. PARKING CAR	PROP. PARKING SCOOTER
BLDG-A	61	128	192	128	192
BLDG-B	28	29	88	29	88
BLDG-C	28	29	88	29	88
CLUB HOUSE	98.45	1	2	1	2
MHADA	21	12	55	12	55
TOTAL		199	425	199	425

REQUIRED PARKING AREA

VEHICLE	NOS.	AREA REQUIRED		AREA PROVIDED
CARS	199	12.50	Sq.m.	2487.50
SCOOTERS	425	2.00	Sq.m.	850.00
TOTAL AREA				3337.50

PARKING AREA STATEMENT

FLOORS/LEVEL	AREA
STILT PARKING	1513.79
BASEMENT-1	4194.76
BASEMENT-2	4194.76
BASEMENT-3	4194.76
TOTAL	14098.07

PROVIDED PARKING STATEMENT

FLOORS/LEVEL	CARS	SCOOTERS	COMPOSITE PARKING (6 SCOOTER = 1 CAR)
BASEMENT-3	87	0	15
BASEMENT-2	81	0	13
BASEMENT-1	82	0	14
STILT PARKING	23	118	--
MHADA PARKING	12	56	--
COMPOSITE PARKING (6 SCOOTER = 1 CAR)	42	252	--
TOTAL (88+81+82+23+12)	285	426	--
AREA OF VEHICLE	12.50	2.00	--
TOTAL PARKING AREA	3562.50	852.00	--

F JOB TITLE / SITE ADDRESS

PROPOSED BUILDING ON S.NO.- 224/1, VILLAGE- BANER, TAL.-HAVELI, DIST.- PUNE

G OWNER NAME AND SIGNATURE

Owner(s) Name: NIRMAN SKYLINE LLP THROUGH DESIGNATED PARTNER
1) PRATIK AGARWAL

Owner(s) sign

H ARCHITECT

Architect(s) Name
Hrishikesh Kulkarni : CA/2002/29235
Raksha Bisen : CA/2005/36014

Architect(s) sign

NORTH

VK:a architecture
5th Floor,Nextgen Avenue,Sr.No.103(p), C.T.S No.2850,S.B Road,Near ICC Trade Tower,Bahiratwadi, Pune:411016.
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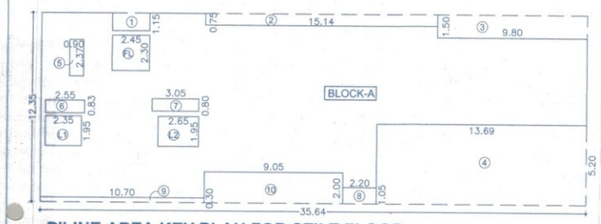
E mail@vkarch.com
W www.vkarch.com

Drawing Title: BASEMENT 01,02,03 PARKING PLANS		Scale: 1:200 at A1-900x750
Drawn by: Anand	Checked by: Renuka	Date: 14/05/2024
Job no: 2074	Drawing no: 285	Revision: E
Status: FOR BUILDING PERMISSION - PMC-UDCPR20		

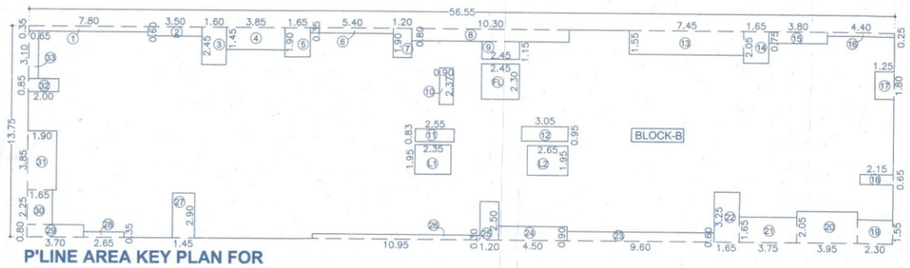


P'LINE AREA KEY PLAN FOR STILT FLOOR

SCALE - 1:200

P'line AREA CALCULATION
(FOR STILT FLOOR)

BLOCK-A									
A	1.00	X	35.64	X	12.35	X	1	=	440.15
DEDUCTION									
01	1.00	X	2.45	X	1.15	X	1	=	2.82
02	1.00	X	15.14	X	0.75	X	1	=	11.36
03	1.00	X	9.80	X	1.50	X	1	=	14.70
04	1.00	X	13.69	X	5.20	X	1	=	71.19
05	1.00	X	0.90	X	2.37	X	1	=	2.13
06	1.00	X	2.55	X	0.83	X	1	=	2.12
07	1.00	X	3.05	X	0.80	X	1	=	2.44
08	1.00	X	2.20	X	1.05	X	1	=	2.31
09	1.00	X	10.70	X	0.30	X	1	=	3.21
10	1.00	X	9.05	X	2.00	X	1	=	18.10
L1	1.00	X	2.35	X	1.95	X	1	=	4.58
L2	1.00	X	2.65	X	1.95	X	1	=	5.17
FL	1.00	X	2.45	X	2.30	X	1	=	5.63
TOTAL									145.75
NET B/UP AREA									SQ.M.
440.15			-		145.75				294.40



P'LINE AREA KEY PLAN FOR 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,26,27,28,29,30,31

SCALE - 1:200

P'line AREA CALCULATION
(For1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,24,26,27,28,29,30,31 Floors)

BLOCK-B									
B	1.00	X	56.55	X	13.75	X	1	=	777.56
DEDUCTION									
01	1.00	X	7.80	X	0.35	X	1	=	2.73
02	1.00	X	3.50	X	0.60	X	1	=	2.10
03	1.00	X	1.60	X	2.45	X	1	=	3.92
04	1.00	X	3.85	X	1.45	X	1	=	5.58
05	1.00	X	1.65	X	1.90	X	1	=	3.13
06	1.00	X	5.40	X	0.35	X	1	=	1.89
07	1.00	X	1.20	X	1.90	X	1	=	2.28
08	1.00	X	10.30	X	0.80	X	1	=	8.24
09	1.00	X	2.45	X	1.15	X	1	=	2.82
10	1.00	X	0.90	X	2.37	X	1	=	2.13
11	1.00	X	2.55	X	0.83	X	1	=	2.12
12	1.00	X	3.05	X	0.95	X	1	=	2.90
13	1.00	X	7.45	X	1.55	X	1	=	11.55
14	1.00	X	1.65	X	2.05	X	1	=	3.38
15	1.00	X	3.80	X	0.75	X	1	=	2.85
16	1.00	X	4.40	X	0.25	X	1	=	1.10
17	1.00	X	1.25	X	1.80	X	1	=	2.25
18	1.00	X	2.15	X	0.65	X	1	=	1.40
19	1.00	X	2.30	X	1.55	X	1	=	3.56
20	1.00	X	3.95	X	2.05	X	1	=	8.10
21	1.00	X	3.75	X	1.65	X	1	=	6.19
22	1.00	X	1.65	X	3.25	X	1	=	5.36
23	1.00	X	9.60	X	0.60	X	1	=	5.76
24	1.00	X	4.50	X	0.90	X	1	=	4.05
25	1.00	X	1.20	X	2.50	X	1	=	3.00
26	1.00	X	10.95	X	0.30	X	1	=	3.28
27	1.00	X	1.45	X	2.90	X	1	=	4.21
28	1.00	X	2.65	X	0.35	X	1	=	0.93
29	1.00	X	3.70	X	0.80	X	1	=	2.96
30	1.00	X	1.65	X	2.25	X	1	=	3.71
31	1.00	X	1.90	X	3.85	X	1	=	7.31
32	1.00	X	2.00	X	0.85	X	1	=	1.70
33	1.00	X	0.65	X	3.10	X	1	=	2.02
L1	1.00	X	2.35	X	1.95	X	1	=	4.58
L2	1.00	X	2.65	X	1.95	X	1	=	5.17
FL	1.00	X	2.45	X	2.30	X	1	=	5.63
TOTAL									139.90
NET P'line AREA									SQ.M.
777.56			-		139.90				637.67

LIFT AREA CALCULATION
(For Typical Floors)

L1	1.00	X	2.35	X	1.95	X	1	=	4.58
L2	1.00	X	2.65	X	1.95	X	1	=	5.17
TOTAL									9.75

FIRE LIFT AREA CALCULATION
(For Typical Floors)

FL	1.00	X	2.45	X	2.30	X	1	=	5.63
TOTAL									5.63

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.			
(1)	(2)	(3)			
BLDG-A	STILT FLOOR	294.40	X	1	294.40
	FLOOR 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,26,27,28,29,30,31	637.67	X	30	19130.10
	FLOOR 25	585.27	X	1	585.27
	TERRACE / AMENITY FLOOR	20.32	X	1	20.32
	TOTAL	20030.09			

FORM OF STATEMENT 3 (SR.NO.9(g))
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	DRY BALCONY CARPET AREA ATTACHED TO APARTMENT	OPEN BALCONY & SITOUT CARPET AREA ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
BLDG-A	STILT FLOOR	ASSEMBLY HALL	179.02	-	-	-
	FLOOR 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,17,18,19,20,22,23,25,27,28	101,201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501,1701,1801,1901,2001,2201,2301,2701,2801,	261.36	5.03	28.96	-
		102,202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502,1702,1802,1902,2002,2202,2302,2402,2502,2702, 2802,	211.28	4.69	20.93	-
	FLOOR 16,21,26,29,30,31	1601,2101,2601,2901,3001,3101	266.76	5.03	28.75	-
		1602,2102,2602,3002,3102	213.43	4.69	20.93	-
	FLOOR 24 & 25 (DUPLEX FLAT)	2401 (LOWER)	259.15	7.52	28.75	-
		2401 (UPPER)	224.15	0.00	28.75	-

NOTE:- ABOVE STATEMENTS MAY VARY, WHEREVER REQUIRED

DATE & STAMP OF APPROVAL
03/12
Bldg-A

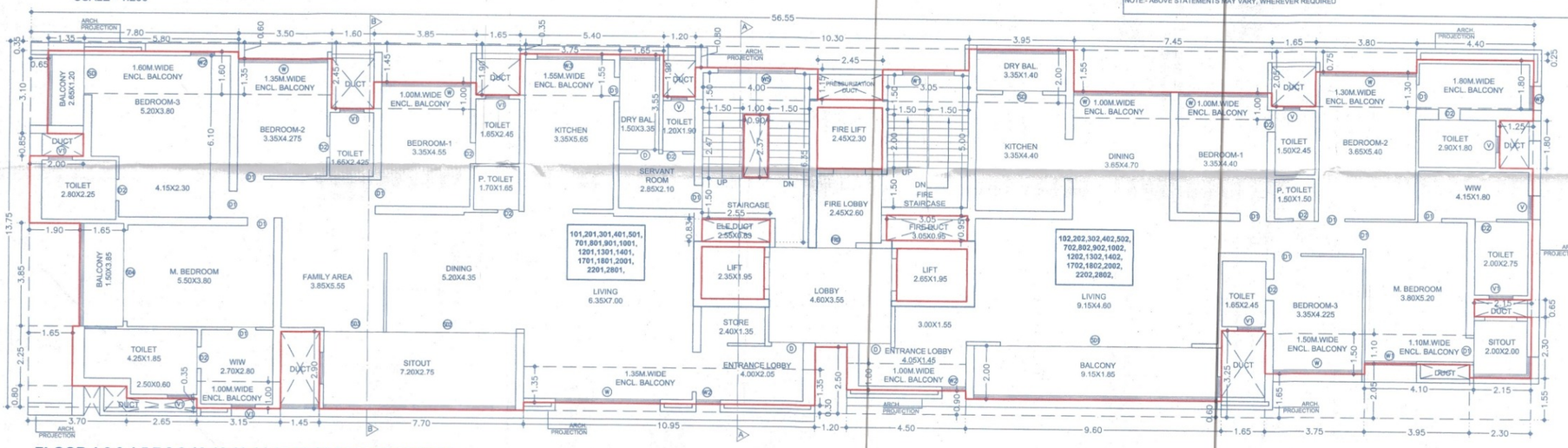
PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO: CC/136/15/25
DATE 20/02/2025

Jr/Sub Engineer — Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.

SCHEDULE OF OPENING

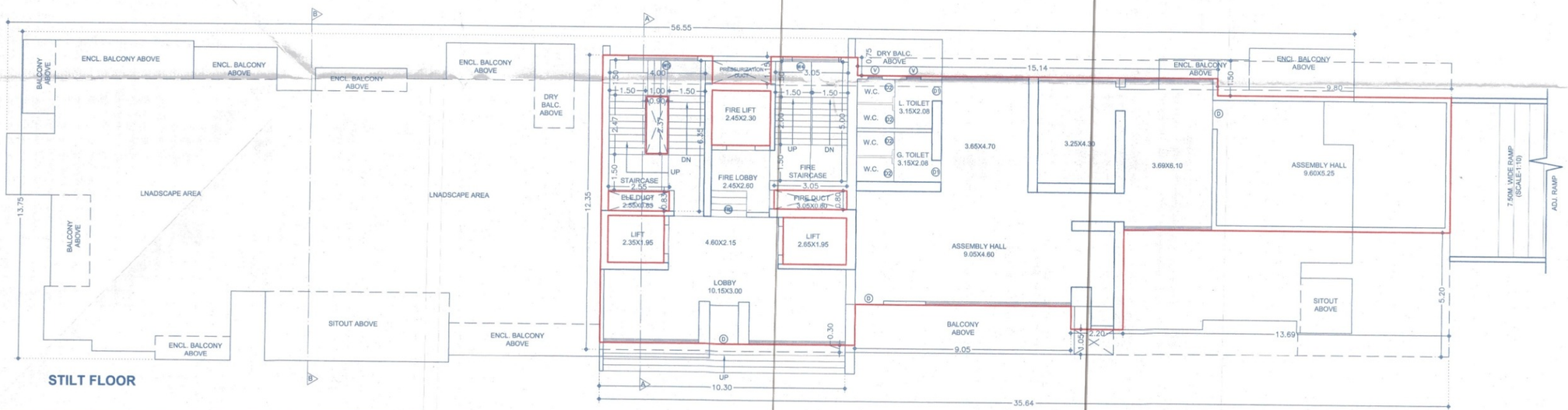
TYPE	SIZE WIDTH	SIZE HEIGHT	TYPE	SIZE WIDTH	SIZE HEIGHT
D	1.20	2.10	W	3.00	1.80
D1	0.90	2.10	W1	1.95	1.80
D2	0.80	2.10	W2	0.90	1.80
SD	1.50	2.40	W3	2.45	1.20
SD1	7.20	2.40	W4	2.45	1.80
SD2	4.90	2.40	W5	2.90	1.80
SD3	2.25	2.40	V	0.60	0.90
SD4	3.40	2.40	V1	0.90	0.90



FLOOR 1,2,3,4,5,7,8,9,10,12,13,14,17,18,20,21,22,28,29,30,31

TOTAL F.S.I. STATEMENT (BLDG-A)

FLOOR	P'LINE AREA COMMERCIAL	P'LINE AREA RESIDENTIAL	LIFT AREA	FIRE LIFT AREA	GROUND COVERAGE	SHOPS	TENT.
STILT FLOOR	0.00	294.40				-	-
FLOOR 1	0.00	637.67				-	2
FLOOR 2	0.00	637.67				-	2
FLOOR 3	0.00	637.67				-	2
FLOOR 4	0.00	637.67				-	2
FLOOR 5	0.00	637.67				-	2
FLOOR 6	0.00	637.67				-	2
FLOOR 7	0.00	637.67				-	2
FLOOR 8	0.00	637.67				-	2
FLOOR 9	0.00	637.67				-	2
FLOOR 10	0.00	637.67				-	2
FLOOR 11	0.00	637.67				-	2
FLOOR 12	0.00	637.67				-	2
FLOOR 13	0.00	637.67				-	2
FLOOR 14	0.00	637.67				-	2
FLOOR 15	0.00	637.67				-	2
FLOOR 16	0.00	637.67	9.75	5.63	637.67	-	2
FLOOR 17	0.00	637.67				-	2
FLOOR 18	0.00	637.67				-	2
FLOOR 19	0.00	637.67				-	2
FLOOR 20	0.00	637.67				-	2
FLOOR 21	0.00	637.67				-	2
FLOOR 22	0.00	637.67				-	2
FLOOR 23	0.00	637.67				-	2
FLOOR 24	0.00	637.67				-	2
FLOOR 25	0.00	585.27				-	1
FLOOR 26	0.00	637.67				-	2
FLOOR 27	0.00	637.67				-	2
FLOOR 28	0.00	637.67				-	2
FLOOR 29	0.00	637.67				-	2
FLOOR 30	0.00	637.67				-	2
FLOOR 31	0.00	637.67				-	2
AMENITY	0.00	20.32				-	-
TOTAL	0.00	20030.09	9.75	5.63	637.67	-	61



STILT FLOOR

F JOB TITLE / SITE ADDRESS
PROPOSED BUILDING ON S.NO.- 224/1, VILLAGE- BANER, TAL.-HAVELI, DIST.- PUNE

G OWNER NAME AND SIGNATURE
Owner(s) Name: NIRMAN SKYLINE LLP THROUGH DESIGNATED PARTNER
1) PRATIK AGARWAL
Owner(s) sign:

H ARCHITECT
Architect(s) Name:
Hrishikesh Kulkarni : CA/2002/29235
Raksha Bisen : CA/2005/36014
Architect(s) sign:

NORTH

VK:a architecture
5th Floor,Nextgen Avenue,Sr.No.103(p), C.T.S No.2850,S.B.Road,Near ICC Trade Tower,Bahiratwadi, Pune-411016.
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Drawing Title: FLOOR PLANS & CALCULATIONS		Scale: 1:100 at A1-841x594
Drawn by: Anand	Checked by: Raksha K.	Date: 14/05/2024
Job no.: 2074	Drawing no.: 286	Revision: E
Status: FOR BUILDING PERMISSION - PMC-UDCPR20		