

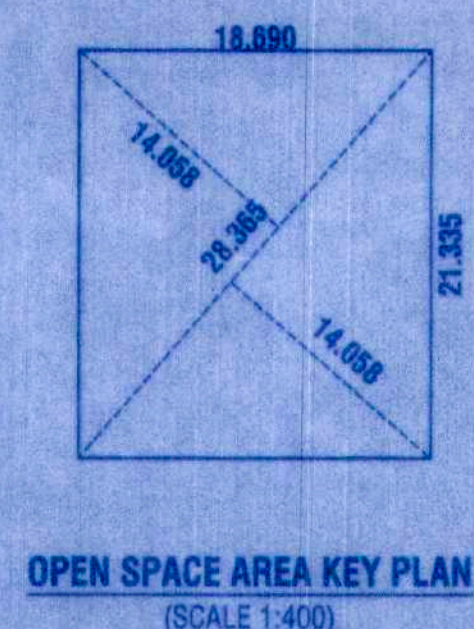
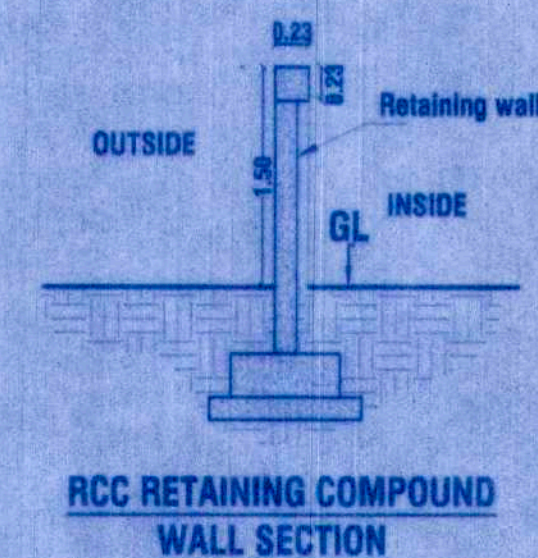
AS PER UDCPR PROVISION			
TYPE OF TENEMENT	REQUIRED		PROVIDED
	CAR	SCOOTER	
TENEMENTS HAVING CARPET AREA 40-80 SQ.M. (PROPOSED 56 TENEMENTS)	1	2	28
TENEMENTS HAVING CARPET AREA 80-150 SQ.M. (PROPOSED 24 TENEMENTS)	1	1	24
VISITOR PARKING (5%)		3	4
TOTAL PARKING REQUIRED		55	84
TOTAL PARKING PROVIDED		56	84

AREA STATEMENT				
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM GF.FL.	TOTAL TENEMENT	(P) LINE AREA
A	B1+B2+PARKING	---	---	---
B	B1+B2+PARKING+8TH RESI. FLOORS	25.80	80	6752.16
			80	6752.16

TOWER A & B WATER STATEMENT								
TOWER	NO. OF TENEMENT	NO. OF PERSONS/TEN.	LTRS/PERSON	TOTAL CAPACITY	ADD 20,000.00 LTRS FOR FIRE	O.H.W.T. CAPACITY LTRS.	U.G.W.T. CAPACITY 1.5 X O.H. CAP.	ADD 75,000.00 LTRS FOR FIRE
A	---	---	---	---	---	---	---	---
B	80	5	135.00	54,000.00	20,000.00	74,000.00	61,000.00	1,56,000.00

AREA STATEMENT FOR ENVIRONMENTAL CLEARANCE PURPOSE								
FLOOR	TOWER A F.S.I.	TOWER B F.S.I.	TOWER A DEFAULT TERRACE	TOWER A TOP TERRACE	TOWER A O.H.W.T. (TOP & BOT.)	TOWER A L.M.R TOP	PARKING SERVICES	TOWER B TEN.
BASEMENT 2	---	---	---	---	---	---	---	---
BASEMENT 1	---	---	---	---	---	---	---	---
GROUND	---	---	---	---	---	---	---	---
FIRST	---	838.23	---	---	---	---	---	---
SECOND	---	838.23	---	---	---	---	---	---
THIRD	---	838.23	---	---	---	---	---	---
FOURTH	---	838.23	TOWER B DEFAULT TERRACE	TOWER B TOP TERRACE	TOWER B O.H.W.T. (TOP & BOT.)	TOWER B L.M.R TOP	3920.00	10
FIFTH	---	838.23	---	---	---	---	---	---
SIXTH	---	838.23	---	---	---	---	---	---
SEVENTH	---	838.23	173.60	779.00	60.50	31.88	---	10
EIGHTH	---	838.23	---	---	---	---	---	---
TOTAL	---	6,705.84	173.60	779.00	60.50	31.88	3,920.00	10
LIFT AREA	---	14.44	---	---	---	---	---	---
L.M.R	---	31.88	---	---	---	---	---	---
G.TOTAL	---	6,752.16	---	---	---	---	---	---

ENVIRONMENT STATEMENT	
A	PROPOSED F.S.I. = 6,752.16
NON F.S.I STATEMENT	
1) DEFAULT TERRACE	= 173.60
2) TOP TERRACE AREA	= 779.00
3) O.H.W.T TOP/BOTTOM	= 60.50
4) L.M.R TOP	= 31.88
5) PARKING	= 3920.00
6) SERVICES	= 314.00
B	TOTAL FREE OF F.S.I. = 5,278.98
TOTAL BUILT UP AREA	
A+B	= 12031.14



OPEN SPACE AREA CALCULATIONS	
1) 0.50 x 14.058 + 14.058 x 28.365	= 398.75
TOTAL	398.75

PLOT AREA KEY PLAN
(SCALE 1:400)

PLOT AREA CALCULATION	
1) 0.50 x 43.588 + 43.588 x 91.482	= 3,987.50
TOTAL	3,987.50



LOCATION PLAN

STAMP OF APPROVAL 01/04

LAYOUT

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 069/23

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



AREA STATEMENT:	
1) AREA OF PLOT	3,987.50
2) Deductions for	
a) Proposed D.P. Road widening Area	0.00
b) Existing Road	0.00
c) Promote Area	0.00
(Total a+b+c)	0.00
3) Balance area of plot (1-2)	3,987.50
4) Amenity space (if applicable)	
a) Required	0.00
b) Adjustment of 2(b), if any	0.00
c) Balance Proposed	0.00
5) Net plot area (3-4(c))	3,987.50
6) Recreational open space (if applicable)	
a) Required	398.75
b) Proposed	398.75
7) Internal road area	0.00
8) Plazas area (if applicable)	0.00
9) Built up area with reference to basic F.S.I. as per front road width (as per S. 56, 1947) (3,987.50 x 1.10 = 4,386.25)	4,386.25
10) Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI based on road width	0.00
b) Proposed F.S.I. on payment of premium	0.00
11) In-situ FSI/TOR loading	
a) In-situ area against D.P. Road (2.0 x 8.0 x 2.0)	0.00
b) In-situ area against Amenity space if handed over (2.0 x 8.0 x 2.0) or c)	0.00
c) TOR area	0.00
d) Area area	0.00
e) Total In-situ TOR loading proposed (11(a)+(b)+(c))	0.00
12) Additional FSI area under Chapter no 7	0.00
a) If Additional FSI 200% of basic FSI	0.00
b) Incentive FSI 7% of basic FSI	0.00
13) Total entitlement of FSI in the proposal	
a) (8+10(b)+11(d)) or 12 whichever is applicable	4,386.25
b) Ancillary Area FSI upto 80% with payment of charges: 4,386.25 x 80% = 3,509.00	3,509.00
c) Total entitlement(a+b)	6,752.16
14) Maximum utilization of FSI Permissible as per road width (as per regulation no.15.4) (as per S. 5 X 2.75)	0.00
15) Total Built-up Area in proposal (excluding area at no.17 b)	
a) Existing Built-up Area	0.00
b) Proposed Built-up Area (as per P-Line)	6,752.16
c) Total (a+b)	6,752.16
16) Area for inclusive housing, if any	
a) Required (20% of a/c no. 5)	0.00
b) Proposed	0.00

LEGEND	
a) PLOT BOUNDARY SHOWN IN BLACK	
b) PROPOSED WORK SHOWN IN RED	
c) DRAINAGE LINE SHOWN IN RED DOTTED	
d) WATER LINE SHOWN IN BLACK DOTTED	
e) EXISTING WORK SHOWN IN BLUE HATCHED	
f) AMENITY SPACE IN PINK HATCHED, O/S GREEN HATCHED	
g) ROAD WIDENING LINE SHOWN IN GREEN DOTTED	

CERTIFICATE OF AREA
CERTIFIED THAT THIS PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE AND THE DIMENSIONS OF SITES ETC. OF PLOT STATED ON PLAN ARE 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 SURVEY RECORDS

PROPOSED BUILDING LAYOUT ON
S.No. 57/3 (P) VADGAON BK., TAL. HAVELI,
PUNE
FOR : M/s. VALENTINA 7 BUILDCON LLP
PARTNERSHIP FIRM THROUGH

MR. SWAPNIL CHARWAD

MR. MANGESH BELDARE

SCALE : 1:200	CHECKED BY :	DRG. NO. :
DATE : 11-03-2023	REVISION NO. :	01
APPROVED BY : AR.SHAH		0+
DELT BY : AKSHATA		

PARVEZ JAMADAR & ASSOCIATES
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