

Newly add s.no.	
1	Area Of 43/10 as per 7/12 Extract
2	Area Of 43/ 8B as per 7/12 Extract
3	Total Area
4	Deduction
5	a) 24.00 m. W. D. P. Road
6	Net Plot Area (3 - 4a)
7	a) 15% Amenity Space (5x 15%)
8	Balance Plot area (3 - 4c)
9	Basic FSI (6 x 1.10)
10	Proposed Comm. Area
11	Net area (7 - 8)
12	Reqd. L.I.G. (9 x 20%)
13	Proposed L.I.G. in G-H building 2nd floor
14	Proposed Tenement

WING	AREA
1	2010.44
2	712.62
3	10767.14
4	606.11
5	14096.31
6	7831.28
7	3699.92
8	4,161.36

Newly add s.no.	
1	Area Of 43/10 as per 7/12 Extract
2	Area Of 43/ 8B as per 7/12 Extract
3	Total Area
4	Deduction for 24.00 m. W. D. P. Road
5	Net Plot area (3 - 4)
6	15% Amenity space (15% of 5)
7	Previously sanctioned Amenity Space
8	Previously sanctioned reservation area
9	Amenity space Shown against reservation
10	Balance reservation area
11	Proposed amenity space shown on reservation
12	Still Balance Reservation Area

15% AMENITY SPACE AREA AREA UNDER VARIOUS RESERVATIONS IN PROPOSED D.P. PLOT A1 (Cloud - 9)	
1. PRIMARY SCHOOL (PS-80)	4418.00 SQ. M. (A/S-1)
2. PLAY GROUND (PG-44)	3663.00 SQ. M. (A/S-2)
3. DISPENSARY (D-21)	866.00 SQ. M. (A/S-2)
4. POLICE CHOWKY (PC-34)	454.00 SQ. M. (A/S-3)
5. OTTA MARKET (OM-63)	2488.00 SQ. M. (A/S-3)
6. TOTAL	11887.00 SQ. M.

AREA UNDER VARIOUS RESERVATIONS IN PROPOSED D.P. (PLOT A)	
1. PRIMARY SCHOOL (PS-81)	4505.00 SQM
2. MATERNITY HOSPITAL (MH-29)	4602.00 SQM
3. PARKING (P-28)	1936.00 SQM
4. POST OFFICE (PO-23)	503.00 SQM
5. OTTA MARKET (OM-64)	757.00 SQM
7. POLICE STATION (P-ST-35)	396.00 SQM
8. TOTAL	12699.00 SQM

AREA UNDER VARIOUS RESERVATIONS IN PROPOSED D.P. (PLOT C)

1. PMT TERMINUS (PMT-7)	5168.00 SQM
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Note :-
 1. Total area under internal road = 18471.23 Sq.m.
 2. Area utilized in Plot A of Nine Hills is = 17400.00 Sq.m.
 3. Balance area under Internal Road = 1071.23 Sq.m.
 4. Area of plot no 63 A+63B of Cloud 9 Lay out = 1404.00 Sq.m.
 5. Allowable area under internal road 63A+63B = 80% of 1404.00 Sq.m = 1123.20 Sq.m.
 6. Area under internal road to be consumed on plot no 63A+63B in future at the time of Building Plans = 1071.23 Sq.m.

C.C NO - CC/3479/11 Dt. 30/12/2011
 C.C NO - CC/2299/12 Dt. 07/11/2012
 C.C NO - CC/6807/13 Dt. 27/08/2013
 C.C NO - CC/1222/15 Dt. 17/07/2015
 C.C NO - CC/0547/17 Dt. 29/05/2017
 C.C NO - CC/2323/18 Dt. 30/10/2018
 C.C NO - CC/1649/21 Dt. 15/09/2021
 C.C NO - CC/2896/21 Dt. 27/12/2021

CONTENTS OF THE SHEET
 PLOT C - LAY OUT

STAMP OF APPROVAL

30/5/2022
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENTS
 CERTIFICATE NO. CC/0505/122
 Building Inspector Assistant Engineer P.M.C.



Building / Wing Name	DCR-1987 (Retained Existing FSI)	DCR-1987 (Retained proposed FSI)	UDCPR 2020 (Proposed FSI)	TOTAL
Existing				
A	4,654.96			4,654.96
B	4,474.91			4,474.91
C - D		10,912.23	110.45	11,022.68
E - F		9,353.88	2,430.80	11,784.68
Excess Balcony		66.00		66.00
Proposed				
G			13,306.95	13,306.95
H			13,493.89	13,493.89
I - J			17,747.42	17,747.42
K			6,311.39	6,311.39
Club House (On Podium)			606.11	606.11
Total	9,129.87	20,332.11	54,007.01	83,468.99

Sr. No.	Particulars	Area in Sq.m.
1	Built up area with reference to Basic F.S.I. as per front road width (23320.00 X 1.10)	25,652.00
2	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width (26602.10 x 0.5)	13,301.05
(b)	Proposed Premium FSI (prorata basis with in situ FSI) (13301.05*93.40%) = 12423.14 (Previously sanctioned premium 6211.59 + Proposed 2003.41)	8,215.00
(c)	Proposed Premium FSI (prorata basis with TDR) (13301.05*6.60%) = 877.91	
(d)	Total (b + c)	8,215.00
3	(a) Maximum permissible in-situ FSI / TDR loading (26602.10 x 1.10)	30,592.42
(b)	In-situ area against D.P. road (1473.52+5239.41)*2	13,425.86
(c)	In-situ area against Amenity Space (7073.69+500)*2	15,147.38
(d)	Total (b + c)	28,573.24
(e)	Balance Permissible TDR area loading (11a - 11d)	2,019.18
(f)	Proposed Addition of TDR Area	
(g)	Proposed Stum TDR Area (30% of 3f)	
(h)	Proposed Normal TDR Area (70% of 3f)	
(i)	Total in-situ / TDR loading proposed (Sr. No. 3d + 3f)	28,573.24
4	Additional FSI area under Chapter No. 7	
(a)	Green building incentive FSI (Sr. No. 1 X 5%)	
(b)	Total entitlement of FSI in the proposal (a) [1 + 2(d)+3(i)+4(a)]	62,440.24
(c)	Ancillary Area FSI upto 80% with payment of charges. (6216.24x 80%)	4,971.88
(d)	Ancillary Area FSI upto 60% with payment of charges. (13a - (15a+15b+12a+6216.24) *60% = 16057.21	16,057.21
Total (a+b+c)		83,469.34
5	Total Built-up Area in proposal	
(a)	Existing Built-up Area	9,129.87
(b)	Built-up Area earlier Sanction	20,332.11
(c)	Proposed Built-up Area (as per 'P-line') Commercial	11,186.74
(d)	Proposed Built-up Area (as per 'P-line') Residential	42,820.27
Total (a+b+c+d)		83,468.99

Sr. No.	Particulars	Area in Sq.m.
1	Area of plot as per 7/12	26,602.10
a)	Area of plot as per demarcation	26,602.10
b)	Area of plot as per site survey	26,602.10
c)	Plot Area considered for calculations	26,602.10
2	Deduction	
(a)	Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening	1,473.52
(b)	Any D.P. Reservation area	1,808.58
(c)	Total (a+b)	3,282.10
3	Balance Plot Area (1c-2c)	23,320.00
4	Amenity Space (if applicable)	
(a)	Required - (3x 15%)	
(b)	Adjustment of 2(b), if any -	
(c)	Balance Proposed Amenity Space (3a - 3b)	
5	Net Plot Area (3 - 4c)	23,320.00
6	Recreational Open space (if applicable)	
a)	Required - (10 % of Sr. No. 3)	2,332.00
b)	Proposed -	2,332.00
7	Internal Road area	
8	Plot area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI 1.10)	25,652.00
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width	13,301.05
(b)	Proposed Premium FSI (prorata basis with in situ FSI) (13301.05*93.40%) = 12423.14 (Previously sanctioned premium 6211.59 + Proposed 2003.41)	8,215.00
(c)	Proposed Premium FSI (prorata basis with TDR) (13301.05*6.60%) = 877.91	
(d)	Total (b + c)	8,215.00
11	(a) Maximum permissible in-situ FSI / TDR loading (1c X 1.15)	30,592.42
(b)	In-situ area against D.P. road (1473.52+5239.41)*2	13,425.86
(c)	In-situ area against Amenity Space (7073.69+500)*2	15,147.38
(d)	Proposed Addition of TDR Area	
(e)	Total in-situ / TDR loading proposed (Sr. No. 11b + 11c)	28,573.24
12	Additional FSI area under Chapter No. 7	
(a)	Green building incentive FSI (Sr. No. 9 X 5%)	
(b)	Total entitlement of FSI in the proposal (a) [9 + 10(b)+11(e)+12(a)]	62,440.24
(c)	Ancillary Area FSI upto 60% & 80% with payment of charges.	21,030.21
Total (a+b+c)		83,470.45
14	Maximum utilization limit of F.S.I. (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 1.5 or 1.8)	4.40
15	Total Built-up Area in proposal	
(a)	Existing Built-up Area + Earlier Sanction	29,461.98
(b)	Proposed Built-up Area (as per 'P-line')	54,007.01
(c)	Total (a+b)	83,468.99
16	F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	3.58
17	Area for inclusive Housing, if any	
(a)	Required	1,075.88
(b)	Proposed	1,090.30

NAME, ADDRESS & SIGNATURE OF THE OWNER

NAME OF THE OWNER	SIGNATURE OF THE OWNER
Mr. Vikram V. Karandikar For M/s. Ramkrisna Cine Exhibitors & PAH For Mr. D. S. Agade Mr. Umesh Bame Mr. Subash Shah	
MR.H.R.M. MEHTER MR.M.Z.I. MEHTER For Plot E And F	

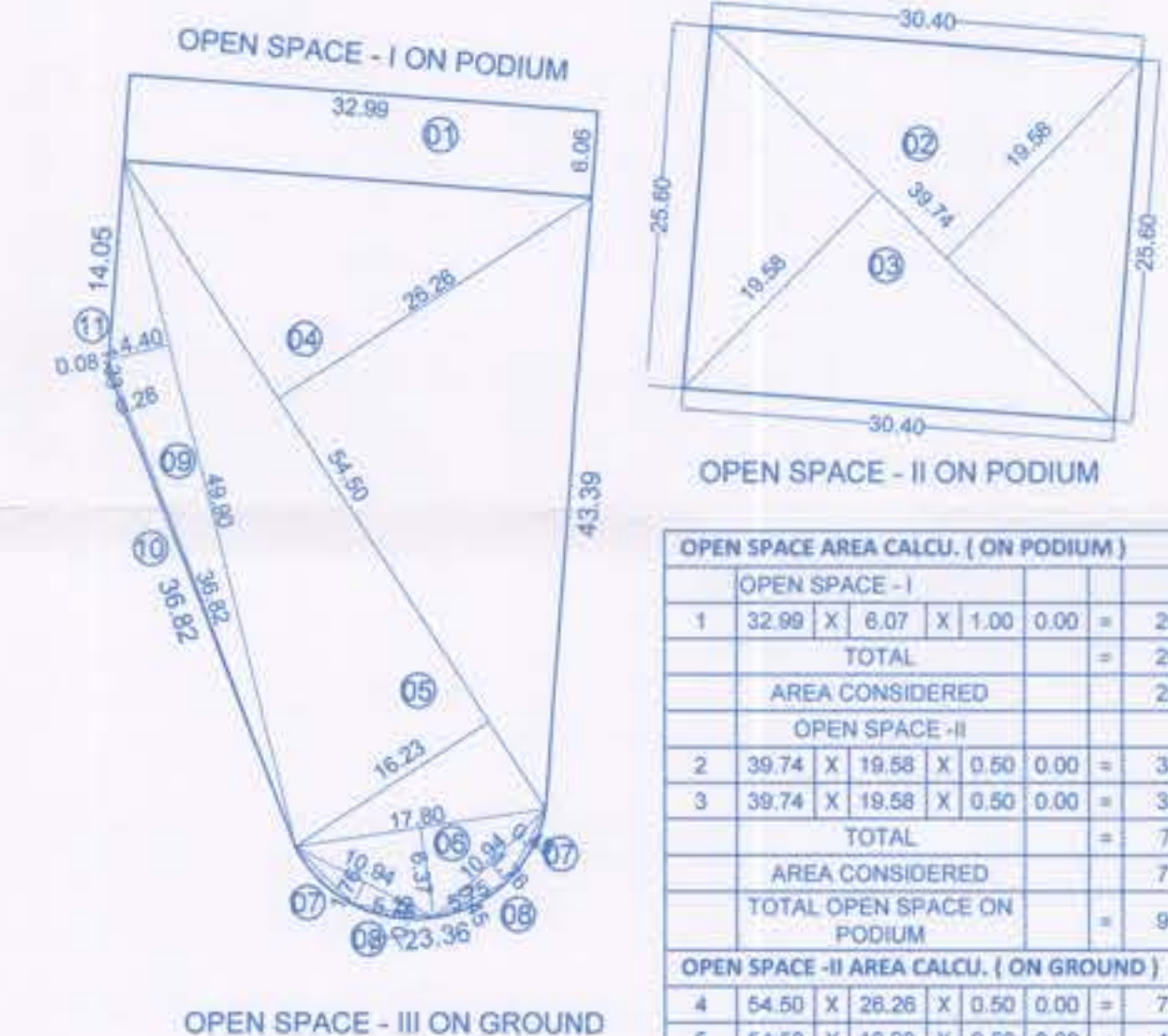
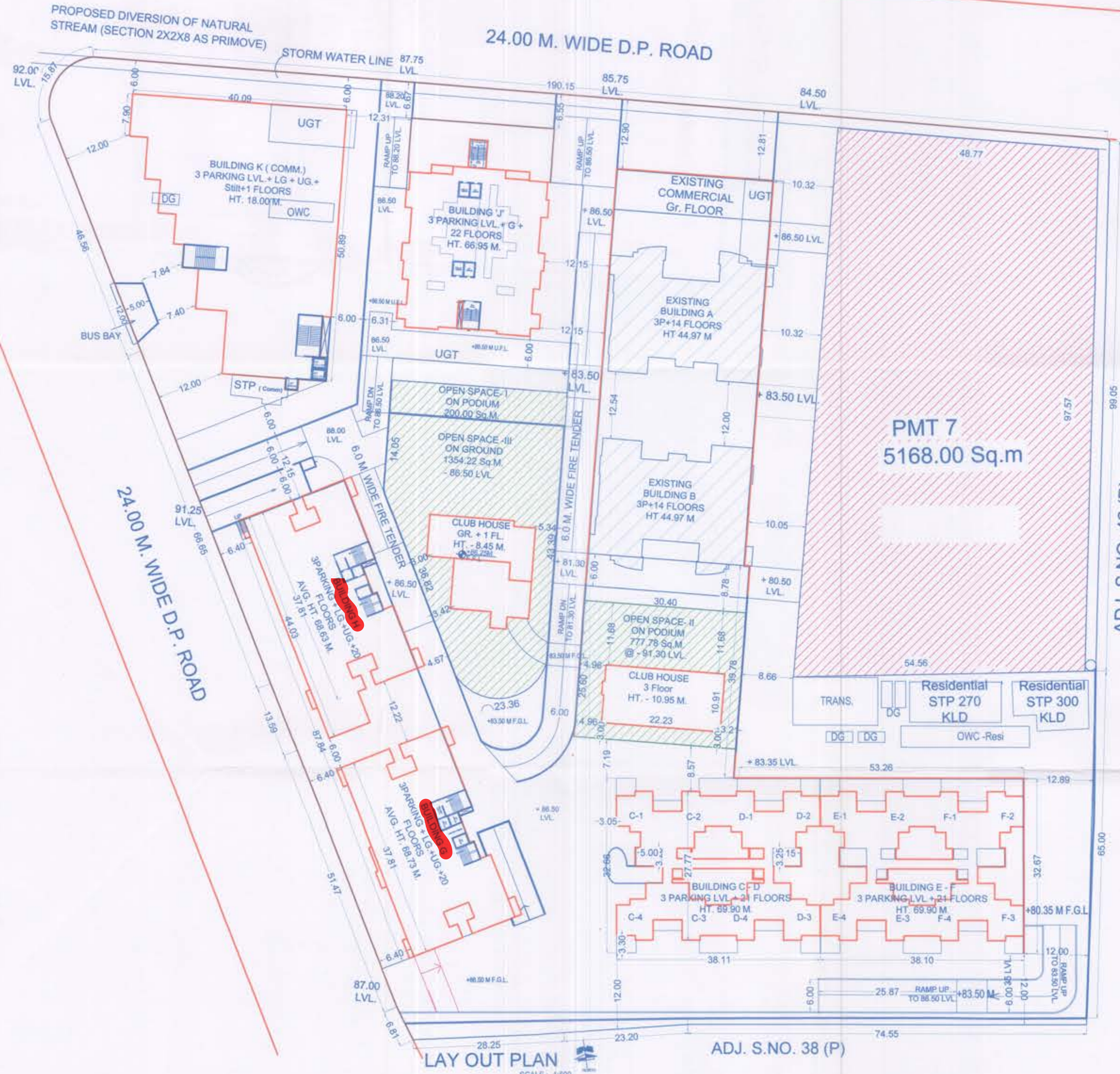
DESCRIPTION OF PROPOSAL & PROPERTY

REVISED LAYOUT ON PLOT C + E + F, S. NO. 43/1 TO 12/44/48/1/2/3/ PLOT C + 43/1 TO 12/44/48/1/2/3/ PLOT E + 43/1 TO 12/44/48/1/2/3 PLOT F (AT S. No. 43 HISSA NO. 1+2+3+4+5(P) +6+7+8A+8B+9A+ 9B/1+10+11(P)+12+S.No.44 + S.No. 46/1+2+1/3) MOHAMMADWADI, PUNE.

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT
Pinnac Consulting Pvt. Ltd. formerly known as Pinnac AECL Consultancy Pvt. Ltd. DINESH CHANDRATRE LIC. ENGINEER 'Pinnac House', Pinnac Memories, S. No. 7/3+4, Kothrud, Pune - 411038

Date	08/09/2020
Checked by	Armit Wale



OPEN SPACE AREA CALC. (ON PODIUM)			
1	32.99	X	6.07
2	39.74	X	19.58
3	39.74	X	19.58
TOTAL			200.25
OPEN SPACE - II			
1	32.99	X	6.07
2	39.74	X	19.58
3	39.74	X	19.58
TOTAL			200.25
OPEN SPACE - III ON GROUND			
4	54.50	X	28.26
5	54.50	X	16.23
6	17.80	X	6.37
7	10.94	X	1.78
8	5.75	X	0.45
9	49.90	X	4.40
10	36.82	X	0.28
11	1.33	X	0.08
TOTAL			1355.74
AREA CONSIDERED			1354.22
TOTAL OPEN SPACE (GROUND + PODIUM)			2332.00