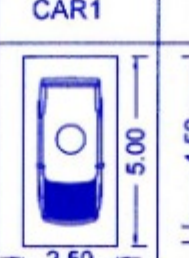
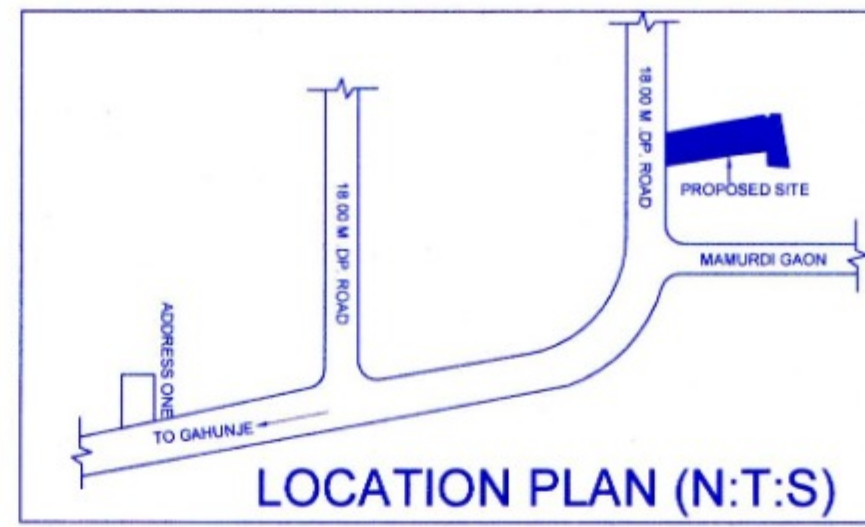
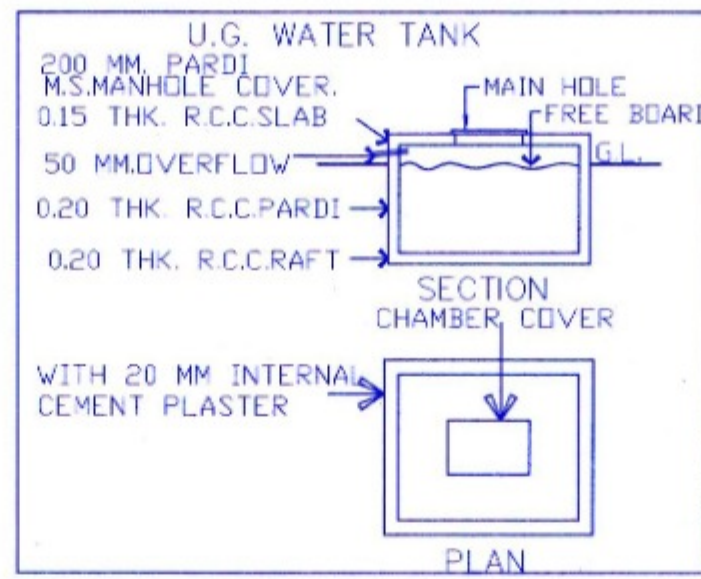


FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL	TENEMENT COMMERCIAL
A WING	BP+GP+UP+2 FLOOR	1304.38(mhada)+366.46=1670.84	16(mhada)	-
B WING	BP+GP+UP+2 FLOOR	1380.50(mhada)+661.98=2042.48	16(mhada)	-
C WING	BP+GP+UP+13 FLOOR	8466.61	102	-
D WING	GP+UP+13 FLOOR	7962.27	102	-
COMMERCIAL BUILDING	BP+G+0 FLOOR	553.11	-	11
CLUB HOUSE	G+1 FLOOR	239.93	-	01
TOTAL B.U.P AREA =		20935.24-2684.88(mhada)=18250.36	236	12

FORM OF STATEMENT - 1 (SR. NO. 8 (a)(ii)) EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

FLOORWISE FSI STATEMENT: (COMM.) (AS PER UDCPR)				
FLOORS NAME	COMM.	RESI.	IND.	TOTAL
BASEMENT FLOOR	13.37	0.00	0.00	13.37
GROUND FLOOR	539.74	0.00	0.00	539.74
TOTAL	553.11	0.00	0.00	553.11

CAR & SCOOTER TABLE		
CAR1	CAR2	SCOOTER
		
62	61	460



FLOORWISE FSI STATEMENT: (A WING)				
FLOORS NAME	COMM.	RESI.	IND.	TOTAL
BASEMENT FLOOR	0.00	26.44	0.00	26.44
PARKING FLOOR	0.00	120.58	0.00	120.58
UPPER PARKING FLOOR	0.00	219.44	0.00	219.44
FIRST FLOOR	642.27	0.00	0.00	642.27
SECOND FLOOR	662.11	0.00	0.00	662.11
TERRACE FLOOR	0.00	0.00	0.00	0.00
TOTAL	1304.38	366.46	0.00	1670.84

FLOORWISE FSI STATEMENT: (B WING)				
FLOORS NAME	COMM.	RESI.	IND.	TOTAL
BASEMENT FLOOR	0.00	26.61	0.00	26.61
PARKING FLOOR	0.00	110.61	0.00	110.61
UPPER PARKING FLOOR	0.00	524.76	0.00	524.76
FIRST FLOOR	680.33	0.00	0.00	680.33
SECOND FLOOR	700.17	0.00	0.00	700.17
TERRACE FLOOR	0.00	0.00	0.00	0.00
TOTAL	1380.50	661.98	0.00	2042.48

FLOORWISE FSI STATEMENT: (CLUB HOUSE) (AS PER UDCPR)				
FLOORS NAME	COMM.	RESI.	IND.	TOTAL
GROUND FLOOR	125.38	0.00	0.00	125.38
FIRST FLOOR	114.55	0.00	0.00	114.55
TOTAL	239.93	0.00	0.00	239.93

FLOORWISE FSI STATEMENT: (C WING)				
FLOORS NAME	COMM.	RESI.	IND.	TOTAL
BASEMENT FLOOR	0.00	14.11	0.00	14.11
PARKING FLOOR	0.00	121.76	0.00	121.76
UPPER PARKING FLOOR	0.00	34.21	0.00	34.21
FIRST FLOOR	0.00	640.82	0.00	640.82
SECOND FLOOR	0.00	650.75	0.00	650.75
THIRD FLOOR	0.00	640.82	0.00	640.82
FOURTH FLOOR	0.00	650.75	0.00	650.75
FIFTH FLOOR	0.00	640.82	0.00	640.82
SIXTH FLOOR	0.00	650.75	0.00	650.75
SEVENTH FLOOR	0.00	594.18	0.00	594.18
EIGHTH FLOOR	0.00	650.75	0.00	650.75
NINTH FLOOR	0.00	640.82	0.00	640.82
TENTH FLOOR	0.00	650.75	0.00	650.75
ELEVENTH FLOOR	0.00	640.82	0.00	640.82
TWELFTH FLOOR	0.00	603.68	0.00	603.68
THIRTEENTH FLOOR	0.00	640.82	0.00	640.82
TERRACE FLOOR	0.00	0.00	0.00	0.00
TOTAL	0.00	8466.61	0.00	8466.61

FLOORWISE FSI STATEMENT: (D WING)				
FLOORS NAME	COMM.	RESI.	IND.	TOTAL
PARKING FLOOR	0.00	119.42	0.00	119.42
UPPER PARKING FLOOR	0.00	34.21	0.00	34.21
FIRST FLOOR	0.00	603.29	0.00	603.29
SECOND FLOOR	0.00	613.25	0.00	613.25
THIRD FLOOR	0.00	603.29	0.00	603.29
FOURTH FLOOR	0.00	613.25	0.00	613.25
FIFTH FLOOR	0.00	603.29	0.00	603.29
SIXTH FLOOR	0.00	613.25	0.00	613.25
SEVENTH FLOOR	0.00	556.35	0.00	556.35
EIGHTH FLOOR	0.00	613.25	0.00	613.25
NINTH FLOOR	0.00	603.29	0.00	603.29
TENTH FLOOR	0.00	613.25	0.00	613.25
ELEVENTH FLOOR	0.00	603.29	0.00	603.29
TWELFTH FLOOR	0.00	566.30	0.00	566.30
THIRTEENTH FLOOR	0.00	603.29	0.00	603.29
TERRACE FLOOR	0.00	0.00	0.00	0.00
TOTAL	0.00	7962.27	0.00	7962.27

PARKING CALCULATION				
TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS)
Residential	30-40	2	108	1
Residential	40-80	2	98	1
Residential	80-150	1	30	1
Commercial	351.25	100	4	2
TOTAL REQD. (NOS.)		0	0	0
AS PER UDCPR 8.1.1 (i) TABLE NO. - 4A & BELOW NOTE PROVIDED PARKING				
CAR 1 (2.30X4.50)	0	0	0	0
CAR 2 (2.50X5.00)	0	0	0	0
TOTAL REQD. AREA	(ADD VISITOR PARKING) (RESI PARKING=2084.95) (ONLY RESI. AREA 5%)		2546.00	+120.35 = 2666.35
TOTAL PROP. AREA	(COMM. PARKING=139.40)		1612.00	934.00

VISITOR PARKING AREA CALCULATION		VISITOR PARKING AREA PROPOSED	
RESI. TOTAL CAR = 133	CAR 1 = 01 X 10.35 = 10.35	REQ. PARKING=120.33 SQ.MT	
CAR 2 = 67 X 12.50 = 837.50	CAR 2 = 00 X 12.50 = 00.00	CAR 1 = 01 X 10.35 = 10.35	
SCOOTER = 443X 2.00 = 886.00	SCOOTER = 55 X 2.00 = 110.00	CAR 2 = 00 X 12.50 = 00.00	
(TOTAL VISITOR PARKING AREA = 2406.60X 5%=120.33)	(TOTAL VISITOR PARKING AREA = 120.35)	SCOOTER = 55 X 2.00 = 110.00	

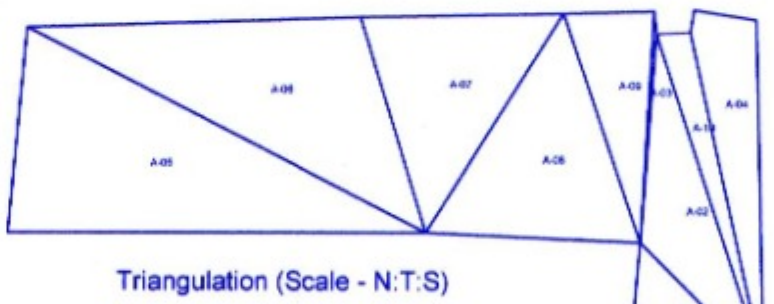
SURRENDER FSI AREA STATEMENT A WING		
FLOOR	FLAT NO	AREA (SQ.M)
PARKING		
1ST FLOOR	101 TO 108	642.27
2ND FLOOR	201 TO 208	662.11
TOTAL	16 FLATS	1304.38
SURRENDER FSI AREA STATEMENT B WING		
PARKING FLOOR		
1ST FLOOR	101 TO 108	680.33
2ND FLOOR	201 TO 208	700.17
TOTAL	16 FLATS	1380.50
A + B WING		
TOTAL	32 FLATS	2684.88

MAHADA AREA STATEMENT	
MIN. REQ. AREA	2607.53
PROP. AREA	2684.88
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	32

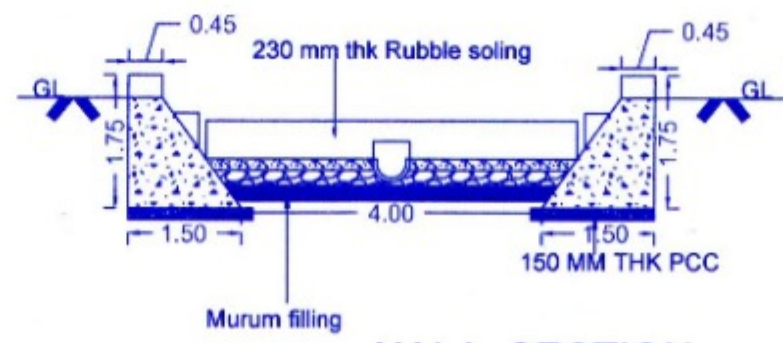
ANCILLARY AREA CALCULATION	
TOTAL PERMISSIBLE ENTITLEMENT = 13037.66 SQ.M.	
TOTAL COMMERCIAL AREA = 553.11 / 1.8 = 307.28 SQ.M.	
TOTAL ENTITLEMENT = 13037.66 - 307.28 = 12730.38 SQ.M.	
PERMISSIBLE COMMERCIAL ANCILLARY = 307.28 X 80 % = 245.82 SQ.M.	
PERMISSIBLE RESIDENTIAL ANCILLARY = 12730.38 X 80 % = 7638.22 SQ.M.	
TOTAL PERMISSIBLE COMMERCIAL + RESIDENTIAL ANCILLARY = 7884.04	

WATER REQUIREMENT		
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	170135.92	
FIRE REQUIREMENT	80000.00	
TOTAL	250135.92	255000.00
UGWT	255203.88	
FIRE REQUIREMENT	150000.00	
TOTAL	405203.88	410000.00

RAIN SEASON NATURAL WATER FLOW 4.00m.x1.75m.



Triangle	Area	A-06	2527.75
A-01	428.36	A-07	1537.20
A-02	964.08	A-08	1686.20
A-03	28.40	A-09	726.77
A-04	851.42	A-10	398.55
A-05	2989.35	TOTAL (PLOT)	12138.08



RAIN SEASON NATURAL WATER FLOW 4.00m.x1.75m.

LAYOUT PLAN (scale:1:200)

BUILDING: (ELEVATION)

STAMP OF APPROVAL 01/17

Sanctioned No. B.P./Mamudi/25/2022
Subject to conditions mentioned in the
Office Order No.
Date dated 19/07/2022
Date: 19/07/2022

Executive Engineer
Building Permission & Construction Control Department
Pune Municipal Corporation
Pune-411 005

City Engineer
Building Permission Dept.
P.M.C., Pune-18

AREA STATEMENT		SQ.MT
1. AREA OF PLOT (minimum area of a.b.c. to be considered)		12000.00
(a) As per ownership document (7/12, CTS extract)		12000.00
(b) As per measurement sheet		12138.08
(c) As per site		12138.08
2. Deductions for		
(a) proposed D.P. / D.P. Road widening Area / Service Road / Highway widening		147.58
(b) Any D.P. Reservation area		0.00
(Total a+b)		0.00
3. Balance area of plot (1-2)		11852.42
4. Amenity Space (if applicable)		0.00
(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))		11852.42
6. Recreational Open space (if applicable)		0.00
(a) Required -		0.00
(b) Proposed -		1189.94
7. Internal Road area		0.00
8. Plottable area (if applicable)		0.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5x basic FSI)	(11852.42X1.10)	13037.66
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width / TOD Zone.		5926.21
(b) proposed FSI on payment of premium.		0.00
(c) proposed FSI on payment of premium. (Table No.6G)		0.00
11. In-situ FSI / TDR loading		0.00
(a) In-situ against D.P. road [2.0 x sr.No.2 (a)], if any		0.00
(b) In-situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and for (c)].		0.00
(c) TDR area		0.00
(d) Total in-situ/ TDR loading proposed (11a)+(b)+(c)		0.00
12. Additional FSI area under Chapter No.7		0.00
13. Total entitlement of FSI in the proposal		
(a) [9+10(b)+11(d)] or 12 whichever is applicable		13037.66
(a1) Deduction - Built-up area / FSI/Utilizes Area/FSI to be retained as per old DC Rules		0.00
(a2) Balance entitlement for Ancillary Area (a - a1)		13037.66
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable (PERMISSIBLE 7822.59))		5225.00
(c) Total entitlement (a + b)		18262.66
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 1.6 or 1.8) (9+10(a)+11-13(a1))		4.0
15. Total Built-up Area in proposal (excluding area at Sr.No.17b)		
(a) Existing Built-up Area		0.00
(b) Proposed Built-up Area (as per 'P-Line')		
i) Residential		17697.25
ii) Commercial		553.11
(c) Total (a+b)		18250.36
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)		0.999
17. Area for Inclusive Housing if any		N.A
(a) Required (20% of Sr.No.5)		2607.53
(b) Proposed		2684.88

Certificate of Area

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides 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 Records / Land Records Department / City Survey records.

Signature _____
ARCHITECT - I.P.ASSOCIATES

Owner's Declaration -

I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector / 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.

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

Owner (s) name and signature _____ Owner (s) signature _____

Mr. Vinay Gopal Joglekar & Mrs. Varsha Hemant Bhat Through (PAH)
Vignanamarta Realty Through Partner Mr. Sandip m. Raut, Vijendra Raut,
Dinesh Raut & Ganesh Gayade
GAT NO-27A/1A, 2/5 VILLAGE - MAMURDI

ARCHITECT - I.P.ASSOCIATES ARCH SIGN _____
AR. SATYAJEET R. INAMDAR, AR. ADITYA A. PUNGAVKAR,

SCALE 1:100 DRAWN BY PRATHAMESH SATYAJEET I. CHECKED BY _____ JOB NO. _____ DRAWING NO. _____
INWARD NO. _____ DATE 20-04-2022
KEY NO. _____ SHEET NO. 01/17