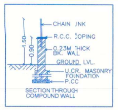
OFFICE FILE NO. 1017



PARKING STATEMENT			
EXISTING RESIDENTIAL BUILDINGS A,B - DCPR 2017			
	TENE	CAR	SCOOTER
TENE. BELOW 40 SQ.M.	2	1	4
PROP. TENE. BELOW 40 SQ.M.	4	2	8
TENE. FROM 40 TO60 SQ.M.	2	2	4
PROP. TENE. FROM 40 TO 60 SQ.M.	96	96	192
TENE. FROM 60 TO150 SQ.M.	1	2	2
PROP. TENE. FROM 60 TO 150 SQ.M.	44	88	88
TOTAL PARKING REQ.		186	288
TOTAL PARKING PROV.		186	288
AREA REQ. PER PARKING	12.50	2.00	1.00
TOTAL AREA IN SQM.	2325.00	576.00	288.00
TOTAL AREA IN SQM.	1169.80		

WATER CALCULATION		
BUILDING/WING	OHWT	UGWT
WING 'A' REQUIRED	68600.00	147600.00
WING A PROPOSED	68600.00	147600.00
WING 'B' REQUIRED	68600.00	147600.00
WING 'B' PROPOSED	68600.00	147600.00
WING 'C' REQUIRED	68600.00	147600.00
WING 'C' PROPOSED	68600.00	147600.00
WING 'D' REQUIRED	37000.00	90000.00
WING 'D' PROPOSED	37000.00	90000.00
WING 'F' REQUIRED	36000.00	117500.00
WING 'F' PROPOSED	36000.00	117500.00
TOTAL PROPOSED	271600.00	707200.00

AREA STATEMENT AFTER AMALGAMATION OF
S. NO. [70 A/2+ 3 & 70 A/1A(pt)+ 1B(pt 1) + 1Cpt 1)]+[S.NO. 70A/1B+C (pt)]

SR.NO	AREA AS/ DEMARCATION	AREA AS/ 7/12	N/N AREA CONSIDERED	AREA UNDER LAYOUT	AREA AS/ ROAD	AREA UNDER PS-2/ PS-66 RESERVATION	ENCROACHMENT	BALANCE PLOT AREA
70 A/ 2 & 70 A/	29527.78	20300.00	20300.00	20300.00				
70A/1(pt)	382.89	384.00	382.89	382.89				
70A/1B(pt1)	770.16	880.00	880.00	880.00				
70A/1C(pt1)		880.00	880.00	880.00				
70A/1B+C(pt)	3046.04	3000.00	1000.00	3000.00				
TOTAL	23726.87	25444.00	23442.89	25442.89	2195.30	4000.00	389.08	18458.51

PLOT AREA CALCULATION AFTER AMALGAMATION OF [S. NO. [70 A/2 + 3 & 70 A/1A(pt) + 1B(PT 1) + 1CpT 1)] [S.NO. 70A/1 (PT 1)(SANCTIONED VIDEND. CONSENTS. DATED - 2015.07.13									
1	0.50	X	8.99	X	42.03	X	1	=	192.97
2	0.50	X	9.80	X	43.02	X	1	=	193.50
3	0.50	X	8.81	X	44.29	X	1	=	190.67
4	0.50	X	8.48	X	44.29	X	1	=	192.22
5	0.50	X	53.45	X	15.76	X	1	=	421.19
10	0.50	X	53.45	X	15.56	X	1	=	419.09
11	0.50	X	22.76	X	2.89	X	1	=	32.89
12	0.50	X	22.76	X	2.89	X	1	=	32.89
15	0.50	X	63.52	X	9.00	X	1	=	285.84
16	0.50	X	57.87	X	8.08	X	1	=	234.08
					TOTAL				2195.30

AREA UNDER ROAD									
1	0.50	X	8.99	X	42.03	X	1	=	192.97
2	0.50	X	9.80	X	43.02	X	1	=	193.50
3	0.50	X	8.81	X	44.29	X	1	=	190.67
4	0.50	X	8.48	X	44.29	X	1	=	192.22
9	0.50	X	53.45	X	15.76	X	1	=	421.19
10	0.50	X	53.45	X	15.56	X	1	=	419.09
11	0.50	X	22.76	X	2.89	X	1	=	32.89
12	0.50	X	22.76	X	2.89	X	1	=	32.89
15	0.50	X	63.52	X	9.00	X	1	=	285.84
16	0.50	X	57.87	X	8.08	X	1	=	234.08
					TOTAL				2195.30

EXITING L/G/ MIG FSI STATEMENT			
BUILDING/WING	FLAT NOS.	TENEMENTS	PROPOSED AREA IN SQM.
BUILDING-WING 'A'	606 TO 608	3	1293.02
BUILDING-WING 'B'	606 TO 608	3	1293.02
BUILDING-WING 'C'	606 TO 608	3	1293.02
TOTAL		9	3879.06

PROPOSED L/G/ MIG FSI STATEMENT			
BUILDING/WING	FLAT NOS.	TENEMENTS	PROPOSED AREA IN SQM.
BUILDING-F	701,702, 703	3	286.95
TOTAL		3	286.95
TOTAL AREA OF L/G/MIG AREA		9	636.86

L.I.G. / M.I.G. AREA STATEMENT	
1) PROPOSED NET PLOT AREA	18458.51 sqm.
2) PREVIOUSLY SANCTION NETPLOT AREA	15293.16 sqm.
3) DIFFERENCE AREA OF THE FLOT (1-2)	3165.35 sqm.
4) 20% AREA FOR L/G/MIG	633.07 sqm.
5) PROPOSED AREA FOR L/G/MIG	636.86 sqm.

AREA CALCULATION OF
PS-66 RESERVATION

[1] 0.5 X 76.59 X 11.60 = 621.19
[2] 0.5 X 84.65 X 40.64 = 1824.74
[3] 0.5 X 84.65 X 31.19 = 1374.07
E,F,G,H,I AREA TO'AL = 4000.00 SQM

AREA UNDER 18M, 9M 9M
DP ROAD WIDENING

1) 18M D.P.Road	900.02 sqm.
2) 9m D.P.Road	519.92 sqm.
3) 9m D.P.Road	789.36 sqm.
Total area under Road Widening	2198.30 sqm.

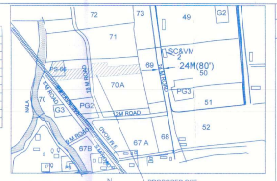
18.0 M. ROAD AREA CALCULATION

[9]	0.5 X 53.45 X 15.76	=	421.19
[10]	0.5 X 53.45 X 15.56	=	415.65
[11]	0.5 X 22.76 X 2.89	=	32.89
[12]	0.5 X 22.76 X 2.89	=	32.89
	TOTAL	=	902.02 SQM.

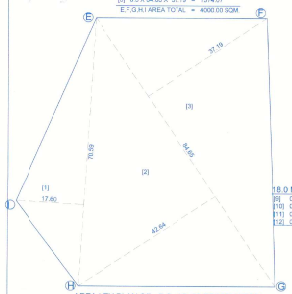
EXISTING PARKING STATEMENT (UDCPR)			
C WING			
TENE. BETWEEN 40-60 SQ.M.	2	1	5
PROP TENE. BETWEEN 40-60SQ.M.	72	36	180
PARKING REQ.		36	185
5% VISITORS PARKING		2	9
TO'AL PARKING REQ.		38	195
PAIKING PROVIDED		38	195
AREA REQ. PER PARKING		12.50	2.00
TO'AL AREA REQ.		475	375

PROPOSED PARKING STATEMENT		
BUILDING	CAR	SCOOTER
BUILDING - D	43	61
BUILDING - F	18	36
PARKING REQUIRED	61	97
TOTAL PARKING REQUIRED	57	88
TOTAL PARKING PROVIDED	75	266
AREA REQ. PER PARKING	12.50	2.00
TOTAL PARKING AREA REQ.	937.50	536.00

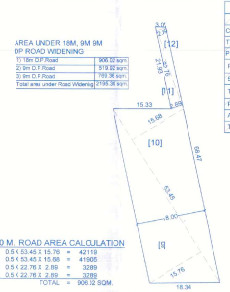
The parking details for the project mentioned in the building plan no. 12



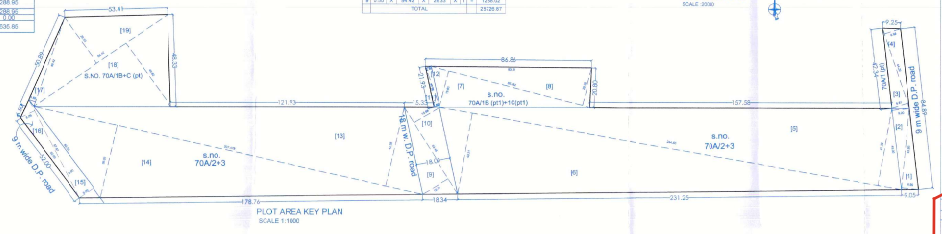
LOCATON PLAN
SCALE 2000



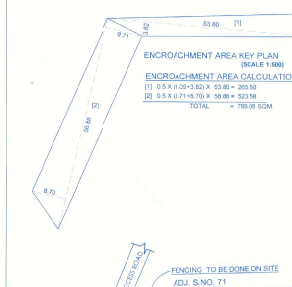
AREA KEY PLAN OF - P.S. NO. 66 RESERVATION
SHOWN AS 'E F G H I'
(SCALE 1500)



18.0 m.D.P. ROAD (2017) AREA KEY PLAN
SCALE - 1500



PLOT AREA KEY PLAN
SCALE 1:1000



ENCROCHMENT AREA KEY PLAN
(SCALE 1:500)

ENCROACHMENT AREA CALCULATION

[1]	0.5 X 0.05+3.62 X 53.80	=	265.50
[2]	0.5 X (0.71+8.70) X 56.88	=	523.58
	TOTAL	=	789.08 SQM

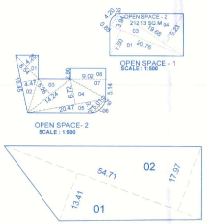
9.0 M. D.P. ROAD(2017) AREA KEY PLAN
(SCALE 1:500)

9.0 M.ROAD AREA CALCULATION

[15]	0.5 X 63.52 X 9.00	=	285.84
[16]	0.5 X 57.87 X 8.08	=	234.08
	TOTAL	=	519.92 SQM.

9.0 M ROAD AREA CALCULATION

[1]	0.5 X 8.99 X 42.03	=	192.97
[2]	0.5 X 9.00 X 43.02	=	193.50
[3]	0.5 X 8.81 X 44.29	=	190.67
[4]	0.5 X 8.68 X 44.29	=	192.22
	TOTAL	=	769.36 SQM.



OPEN SPACE - 2
SCALE : 1:500

OPEN SPACE - 1
SCALE : 1:500

OPEN SPACE 3
SCALE : 1:500

OPEN SPACE AREA CALCULATION - 1									
1	0.50	X	5.5+	X	4.26	X	1	=	18.15
2	0.50	X	15.45	X	4.47	X	1	=	34.52
3	0.50	X	14.24	X	5.39	X	1	=	37.46
4	0.50	X	20.47	X	6.72	X	1	=	68.75
5	0.50	X	20.47	X	3.10	X	1	=	31.71
6	0.67	X	6.0+	X	0.79	X	1	=	2.65
7	0.50	X	9.02	X	5.14	X	1	=	23.16
8	0.50	X	9.02	X	2.86	X	1	=	12.86
					TOTAL				229.46

OPEN SPACE AREA CALCULATION - 2 (PODIUM)									
1	3.50	X	22.76	X	7.50	X	1	=	77.91
2	3.67	X	4.20	X	0.85	X	1	=	2.41
3	3.50	X	22.76	X	3.94	X	1	=	49.98
4	3.50	X	19.68	X	9.23	X	1	=	90.87
					TOTAL				212.17

OPEN SPACE AREA CALCULATION - 3									
1	0.50	X	33.57	X	14.86	X	1	=	249.43
2	0.50	X	33.57	X	14.86	X	1	=	249.43
					OPEN SPACE 3 AREA			=	498.85

OPEN SPACE AREA CALCULATION - 4									
1	0.50	X	33.57	X	14.86	X	1	=	249.43
2	0.50	X	33.57	X	14.86	X	1	=	249.43
					OPEN SPACE 3 AREA			=	498.85

TO'AL OPEN SPACE PROPOSEE	
OPEN SPACE	AREA IN SQ.MTRS
OPEN SPACE 1	229.41
OPEN SPACE 2	212.13
OPEN SPACE 3	858.40
OPEN SPACE 4	864.12
TOTAL	1854.08

TOTAL OPEN SPACEREQUIRED IS **1846.65 SQ.M.** and OPEN SPACE AREA IS PROVIDED IS **1854.08 SQ.M.** OUT OF WHICH OPEN SPACE 2 , **212.13** SQ.M IS ON PODIUM LEVEL.

OPEN SPACE 4
SCALE : 1:500

FSI STATEMENT

BUILDING/WING	HT. OF WING	FLOOR	SHOP	TENEMENT	PROPOSED COMMERCIAL	PROPOSED RESIDENTIAL	TOTAL F.S.I. (RESIDENTIAL + COMMERCIAL)	PERMI.BALC PER BLDG	PROP.BALC PER BLDG.	F.RE STAIRCASE	STAIRCASE	LOBBY/ PASSAGE	TERRACE	LIFT
EXTING AREA OF WING A+EAS PER P. LINE														
BUILDING-1/WING 'A'	44.40 M	(G+S+6)P.+12	---	70	---	5440.12	5440.12	995.02	933.40	205.20	205.20	585.60	---	11.93
BUILDING-1/WING 'B'	44.40 M	(G+S+6)P.+12	---	70	---	5440.12	5440.12	995.02	933.40	205.20	205.20	585.60	---	11.93
TOTAL (A)			---	140	---	12880.24	12880.24	1932.04	1866.80	410.40	410.40	1171.20	1.00	23.86
OPEN SYM TAKEN IN FSI			---		0.00	20.00	20.00			3858.00				
TOTAL (B)						16759.04	16759.04			12880.24 (TOTAL FSI) + 20+ 3858.00 (TAKEN IN FSI) = 16759.04				
EXISTING AREA AS PER UDCPR 2020														
BUILDING-1/WING 'C'	44.40 M	(G+S-5)P.+12	---	70	---	7173.22	7173.22	---	---	---	---	---	---	12.26
TOTAL (C)							7173.22							12.26
TOTAL (A+B+C)	**16759.04+7173.22 = 23932.26 SQ.M.**													
PROPOSED AREA AS PER UDCPR 2020														
BUILDING 'D'	41.35 M	G(P1)+P2-P3+P4+P5+ 7 FLOORS	10	90	608	6741.25	734.125	---	---	---	---	---	---	20.72
BUILDING 'E'	12.15 M	G(P1)+STILT (P2)+STILT (P3)+STILT (P4)	---	0	0	0	0.00	---	---	---	---	---	---	---
BUILDING 'F'	14.70 M.	G(P1)+STILT (P2)+4TH FLOORS	---	32	0	2254.42	2254.42	---	---	---	---	---	---	9.22
TOTAL (D)			10	92	608.00	8995.57	9595.67	---	---	---	---	---	---	29.94
TOTAL (B + C + D)			10	302	608.00	8995.57	33527.93	---	---	---	---	---	---	66.06

FSI STATEMENT BUILDING- D						
FLOORS	FSI/TATEMENT		REFUGE AREA	LIFT AREA	TENEMENT	
	COMMERCIAL	RESIDENTIAL			SHOP	TEN.
GROUND FLOOR SHOPS (P-1)	351.24	-			3	-
STILT FLOOR SHOPS (P2)	286.74	-			3	-
STILT P3 FLOOR		-			-	-
STILT P4 FLOOR		-			-	-
STILT P5 FLOOR		-			-	-
FIRST FLOOR		1011.36		20.72	-	7
SECOND FLOOR (R.F.)		984.70	67.74		-	7
THIRD FLOOR		1011.36			-	7
FOURTH FLOOR		1011.36			-	7
FIFTH FLOOR		1011.36			-	7
SIXTH FLOOR		1011.36			-	7
SEVENTH FLOOR		677.73			-	5
TOTAL	637.98	6741.25	67.74	20.72	10.00	60.00
TOTAL FSI (COMM+RESI)	7341.23					

F BUILDING FSI STATEMENT				
FLOORS	FSI	INCLUDE HOUSING		LIFT
GROUND (P1)	PARKING	---		---
STILT (P2)	PARKING	---		---
FIRST FLOOR	793.03	---		---
SECOND FLOOR	755.03	10		11.96
THIRD FLOOR	564.34	130.27	10	
FOURTH FLOOR	0	109.32	10	
TOTAL	2254.42	239.59	20	11.96
TOTAL	2494.01			

F.S.I. & NON F.S.I. STATEMENT	
	PROPOSED AREA
F.S.I. AREA (SQ.M.)	33527.93
NON F.S.I. AREA (SQ.M.)	13143.15
TOTAL BUIP AREA (SQ.M.)	95571.08

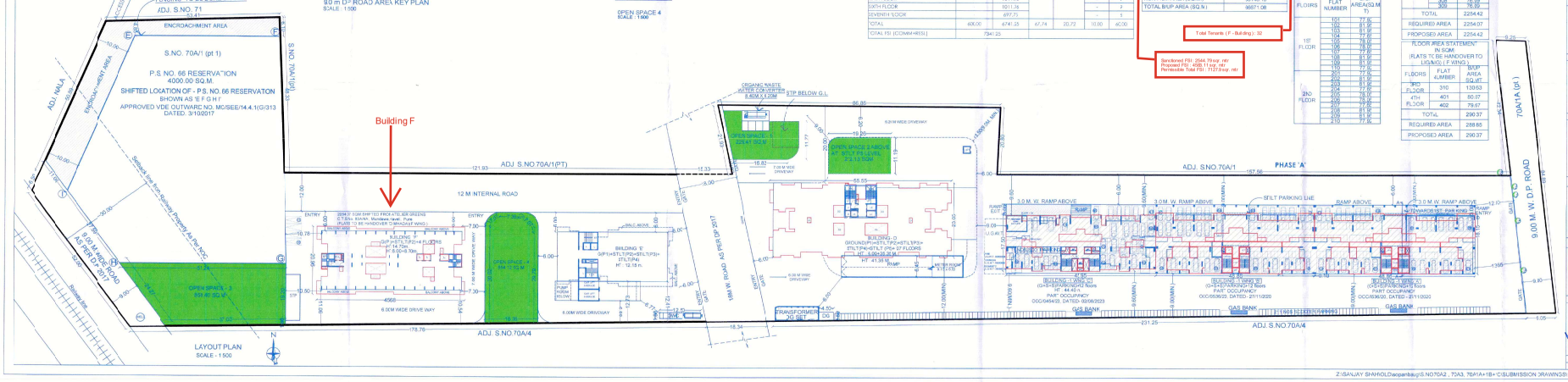
Total Tenants (F -Building) : 92

Sanctioned FSI : 2494.79 sqm. HT.
Proposed FSI : 4988.11 sqm. HT.
Permissible Total FSI : 7127.0 sqm. HT.

TOT.AL FLAT HANDOVER TO MHADA (F-WING)			
COMPANY NAME	TENE	REQUIRED AREA IN SQM.	PROPOSED AREA IN SQM.
ATELIER GREENS	29	2294.07	2307.11
SUPREME TOWERS	32	2497.67	2540.86
57 AVENUE	89	7035.00	7117.66
TOTAL	150	11826.74	11965.63

PROPOSED FLOOR AREA STATEMENT ATELIER GREENS C.T.S.NO.,BANER, MUNDHWA, HAVELI, PUNE A" (FLAT HANDOVER TO MHADA) (F WING)		
FLOORS	FLAT NUMBER	BUIP AREA(SQ.M.)
1ST FLOOR	101	77.76
	102	81.07
	103	78.09
	104	78.09
	105	78.09
	106	78.09
	107	78.09
	108	81.07
	109	81.07
	110	77.76
2ND FLOOR	201	77.76
	202	81.07
	203	78.09
	204	78.09
	205	78.09
	206	78.09
	207	78.09
	208	81.07
	209	81.07
	210	77.76
3RD FLOOR	301	77.76
	302	81.07
	303	78.09
	304	78.09
	305	78.09
	306	78.09
	307	78.09
	308	81.07
	309	81.07
	310	77.76
TOTAL		2254.42
REQUIRED AREA		2254.07
PROPOSED AREA		2254.42

FLOOR AREA STATEMENT IN SQM. (FLATS TO BE HANDOVER TO L/G/MIG) (F WING)		
FLOORS	FLAT NUMBER	BUIP AREA SQ.MT.
3RD FLOOR	310	130.63
4TH FLOOR	401	80.07
	402	79.07
TOTAL		290.37
REQUIRED AREA		288.65
PROPOSED AREA		290.37



LAYOUT OF BUILDING

01-13

STAMP OF APPROVA..

PLAN PREVOUSLY APPROVED UNDER CC.2742/12 DATE:-21/ 2/12
PLAN PREVOUSLY APPROVED UNDER CC.1993/15 DATE:-10/07/15
PLAN PREVOUSLY APPROVED UNDER CC.2656/15 DATE:-23/ 1/16
PLAN PREVOUSLY APPROVED UNDER CC.3318/16 DATE:-01/02/19
PLAN PREVOUSLY APPROVED UNDER CC.1528/21 DATE:-03/06/21
PLAN PREVOUSLY APPROVED UNDER CC.0194/23 DATE:-24/04/23
PLAN PREVOUSLY APPROVED UNDER CC.2663/24 DATE:-09/ 2/24

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/3547/23

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION — DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

Plot Area under Project Park Land Homes II - F. 1732.19 sq. mt.

AREA STATEMENT		SQ.M
1	AREA D' PLOT	
	a) AS PER OWNERSHIP DOCUMENT	
	b) AS PER MEASUREMENT SHEET	25726.87
	c) MINIMUM AREA TO BE CONSIDERED	25442.89
2	DEDUCTION FOR	
	a) AREA UNDER D.P.ROAD (9 , I & 18M)	2195.30
	b) AREA UNDER PS - 66 RESERVATION	4000.00
	c) AREA UNDER ENCROACHMENT	789.08
	TOTAL DEDUCTION (a+b+c)	6984.38
3	BALANCE AREA OF PLOT (1-2)	18458.51
4	AMENITY SPACE	
	a) REQUIRED AREA	2768.78
	b) ADJUSTMENT OF 2(B) - PROPOSED ON RESERVATION	0.00
	c) BALANCE PROPOSED	0.00
5	NET GROSS PLOT AREA (3-4c)	18458.51
6	RECREATIONAL OPEN SPACE	
	a) REQUIRED	1845.85
	b) PROPOSED	1854.08
7	INTERNAL ROAD AREA	0.00
8	PLOTABLE AREA (F.AFR.IGABLE	0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR NO.5 X1.10) (18458.51 X 1.10)	20304.36
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) PERMISSIBLE PREMIUM FSI	0.00
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11	IN-SITU TSI / TDR LOADING	
	a) IN-STU AREA AGAINST D.P. ROAD	0.00
	b) IN-STU AREA AGAINST AMEITY SPACE	0.00
	c) PERMISSIBLE 30% SLUM TDR ((25442.89-789.08)x95%)-(439.80+8000.00)x30%	0.00
	d) PERMISSIBLE AMENITY TDR	0.00
	e) TOTAL IN-SITU/TDR LOADING PROPOSED 11 (a)+(b)+(c)+(d)	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + (10)+11]	20304.36
	b) INCINTIVE FOR GREEN BUILDING (20304.36X3%)	609.13
	c) BALANCE AREA (13a+13b)	20913.49
	d) ANCLLARY AREA FSI UPTO 30% (600.00X 0.30 =480.00)	480.00
	e) ANCLLARY AREA FSI UPTO 60% (20313.49X 0.60 = 12188.09)	12188.09
14	TOTAL ENTITLEMENT	33581.58
14A	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	
15	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) EXISTING BUILT-UP AREA OF(WING - A,B,C)	23932.26
	b) PROPOSED BUILT-UP AREA AS PER 'P-LINE'	9595.67
16	TOTAL (15a+15b)	33527.93
16	F.S.I. CONSUMED (15c/13)	1.00
17	AREA FOR L/G/MIG	
	a) REQUIRED (20% OF 2165.35)	633.07
	a) PROPOSED - WING A+B	257.84
	PROPOSED - WING C	89.00
	PROPOSED - WING F	290.37
	b) TOTAL L/G MIG PROPOSED (657.27+(2254.42 SHIFTED FROM MUNDHWA) =	2691.64

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME 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 THE DOCUMENT OF CITY SURVEY/TPS RECORD

AR.VISHAL J. DESHPANDE
(AR-1840)

OWNERS DECLARATION

I/WE UNDERSIGNED HERE BY CONFIRM THAT I/WE WOULD ABIDE BY PANS SANCTIONED BY PUNE MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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

MR. JITESH K. JAIN — MR. RITESH THAKKAR — MR. VISHAL PAWAR

OWNER'S NAME, ADDRESS, SIGNATURE :-

1) MR. JITESH K. JAIN 2) MR. RITESH THAKKAR 3) MR VISHAL PAWAR

M/s Yashwas Developers Plot No.201
768/18, Ahina Apartment,Deccan
Gymkhana,Pune - 411004

HOUSING PROJECT :-

REVISED LAYOUT OF PROPOSEE BUILDINGS OF "PARKLAND PROJECT I" PHASE 'A' AND PARKLANDHOMES - II AT C.T.S NO. 606 573,881 S. NO. 70A2 , 70A3, 70A"1A+1B+1C,70A/1B+C (pt) VILLAGE - SHIORPADI - PUNE.

NORTH

ARCHITECT :-

AR.VISHAL J. DESHPANDE
C.A.2008/4009

VISHAL J. DESHPANDE
ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS
A-1, SUCCESS CHAMBERS, 1232, AFTE ROAD,
DECCAN GYMKHANA, PUNE. 411004.
Ph. NO. 25531162, 25531141.

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
15.12.2025	KG	KG	DIRT SIR	1:500

Z:\SANJAY SHAHKOL\Deepanbhaiji\S.NO70A2 , 70A3, 70A1A+1B+1C\SUBMISSION DRAWINGS\111\7+SANCTON-BLDG PERMISSION\BUILDING\251215_SD_REVISED LAYOUT_1-13