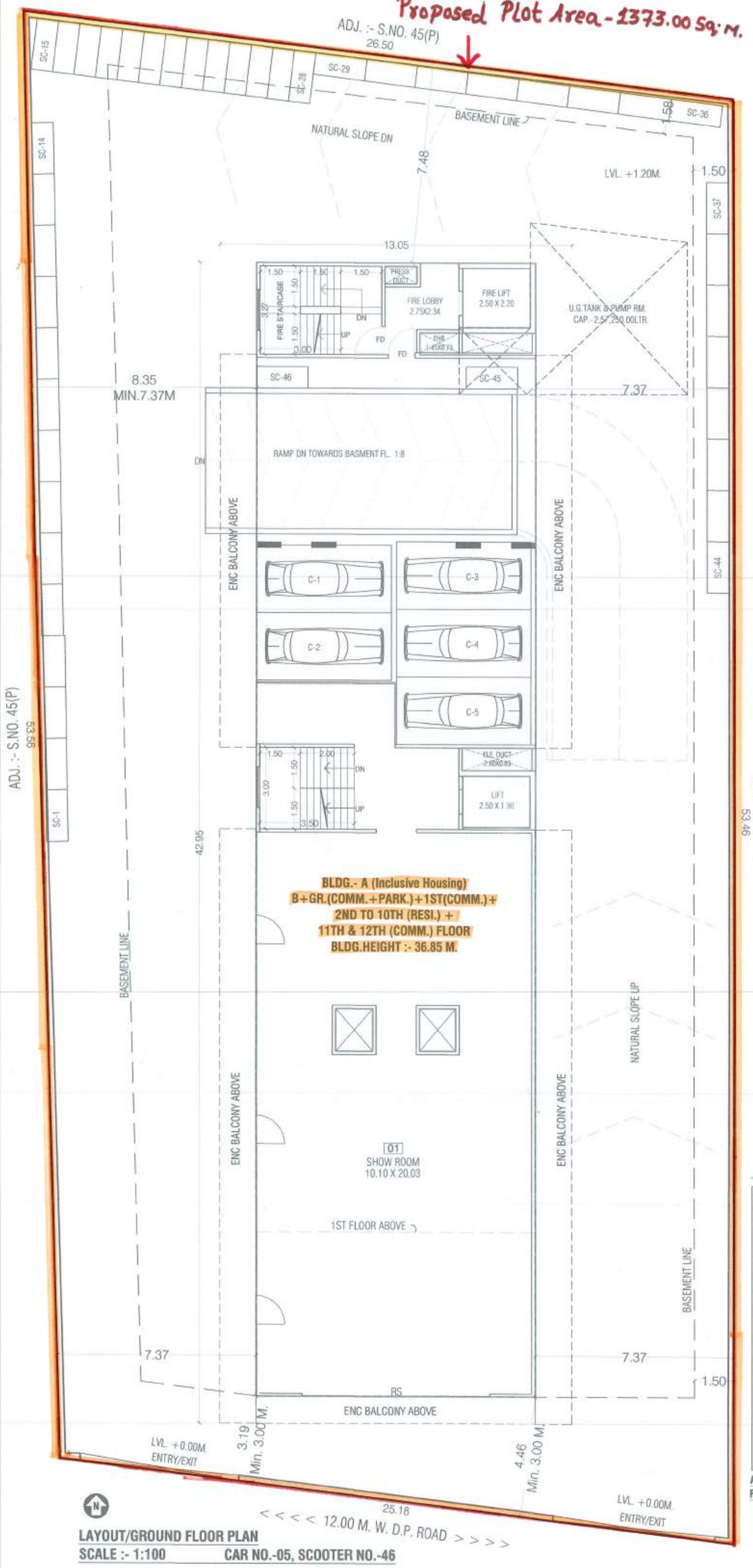
Total Proposed Plot Area - 1373.00 Sq. M.



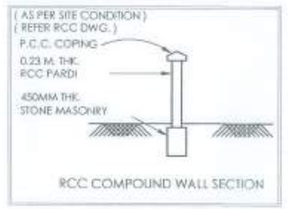
LAYOUT/GROUND FLOOR PLAN
SCALE :- 1:100 CAR NO.-05, SCOOTER NO.-46

F.S.I & NON F.S.I STATEMENT			F.S.I AREA									NON F.S.I AREA							SERVICES AREA
BLDG. NAME	FLOOR	BLDG. HT	TOTAL TENEMENT			INCLUSIVE HOUSING	HDH Reservation For PMC HANDOVER	DEVELOPERS		TOTAL B/UP AREA	BASEMENT PARKING AREA	GROUND PARKING AREA	TOP TERRACE AREA	G.H.W.T AREA	REFUGE AREA	LIFT AREA	TOTAL CONSTRUCTION AREA	(STP,U.G.W.TANK, METER RM, TRANSFORMER, OWC, SOCIETY OFFICE,SWIMMING POOL, WATCHMAN CABIN, MISCELLANEOUS)
			INCLUSIVE HOUSING	HDH Reservation For PMC	DEV. HANDOVER			COMM.	RESI.									
BLDG. - "A" (INCLUSIVE HOUSING)	B+GR.(COMM.+PARK.)+1ST(COMM.)+ 2ND TO 10TH (RESI.) + 11TH & 12TH (COMM.) FLOOR	37.62	72	12	6	3616.25	686.50	1379.65	258.45	5940.85	1090.00	200	506.80	60.00	25.23	10.25	1892.28	500.00
TOTAL			90			3616.25	686.50	1379.65	258.45	5940.85	1090.00	200	506.80	60.00	25.23	10.25	1892.28	
TOTAL AREA								5940.85		5940.85				1892.28				500.00

(TOTAL F.S.I+NON F.S.I.) F.S.I AREA_ 5940.85 + NON F.S.I AREA_2392.28 (1892.28 + 500) = 2695.40 = 8333.15SQ.M.

F.S.I. STATEMENT							TENEMENTS		
FLOOR	INCLUSIVE HOUSING	HDH Reservation For PMC HANDOVER	DEVLOPER		TOTAL B/UP AREA	LIFT AREA	INCLUSIVE HOUSING	HDH Reservation For PMC HANDOVER	DEVLOPER
	RESI. B/UP AREA	RESI. B/UP AREA	COMM.B/UP	RESI. B/UP AREA					
BASEMENT FLOOR	PARKING				0				
GROUND FLOOR	-	-	213.08	-	213.08		-	-	-
1ST FLOOR	-	-	152.97	-	152.97				
2TH FLOOR	506.80	-	-	-	506.80		10	-	-
3TH FLOOR	506.80	-	-	-	506.80		10	-	-
4TH FLOOR	506.80	-	-	-	506.80		10	-	-
5TH FLOOR	506.80	-	-	-	506.80		10	-	-
6TH FLOOR	506.80	-	-	-	506.80	10.25	10	-	-
7TH FLOOR	506.80	-	-	-	506.80		10	-	-
8TH FLOOR (REFUGE)	506.80	-	-	-	506.80		10	-	-
9TH FLOOR	68.65	438.15	-	-	506.80		2	8	-
10TH FLOOR	-	248.35		258.45	506.80		-	4	6
11TH FLOOR	-	-	506.80	-	506.80		-	-	-
12TH FLOOR	-	-	506.80		506.80		-	-	-
TOTAL	3616.25	686.50	1379.65	258.45	5940.85	10.25	72	12	6
GRAND TOTAL	3616.25	686.50	1638.10		5940.85		90		

SCALE - N.T.S



SANITARY REQUIREMENTS

OCCUPANCY	CARPET AREA IN SQ.M	NO. OF PERSONS			Required	Provided
SHOWROOM	Ground Floor Carpet 209.19 / 3 = 70.00 Nos.	197 nos.	(2/3) Gents - 131	W.C.	1 PER 25 PERSONS 131 X 1 / 25 = 5 nos.	5
	11TH , 12TH FL. Carpet 762.60 / 6 = 127 Nos.			URINALS	1 PER 25 PERSONS 131 X 1 / 25 = 5 nos.	5
	70 + 127 = 197 Nos.		(1/3) Ladies- 66	W.C.	1 PER 15 PERSONS 66 X 1 / 15 = 4 nos.	4

TOTAL BUILT-UP AREA IN PROPOSED

	PROP.F.S.I. (a)	PERM. ANCILLARY (b)		PROP. ANCILLARY (c)	TOTAL (a+b)
COMM.	766.47	80%	613.18	613.18	1379.65
RESI.	2439.53	60%	1453.01	1435.17	3874.70
TOTAL	3206.00		2066.19	2048.35	5254.35

T.D.R. STATEMENT

TOR TYPE	DRC. NO.	R.R. RATE OF DRC. & YEAR (A)	AREA OF DRC. PURCHASE (B)	R.R. RATE OF PLOT (C)	INDEXING (A / C = D) (D)	AFTER INDEXING AREA (B X D = E) (E)
REGULAR	006331	64770/(2025/26)	177.88	29770.00	2.1757	387.01
TOTAL REGULAR TDR			177.88			387.01
SLUM	004700	18950(2023/24)	160.10	29180.00	0.6494	65.00
SLUM	004730	33370(2024/25)	144.30	29180.00	1.1436	165.02
TOTAL SLUM TDR			244.40			230.02
TOTAL REGULAR + SLUM TDR			422.28			617.03

PARKING STATEMENT

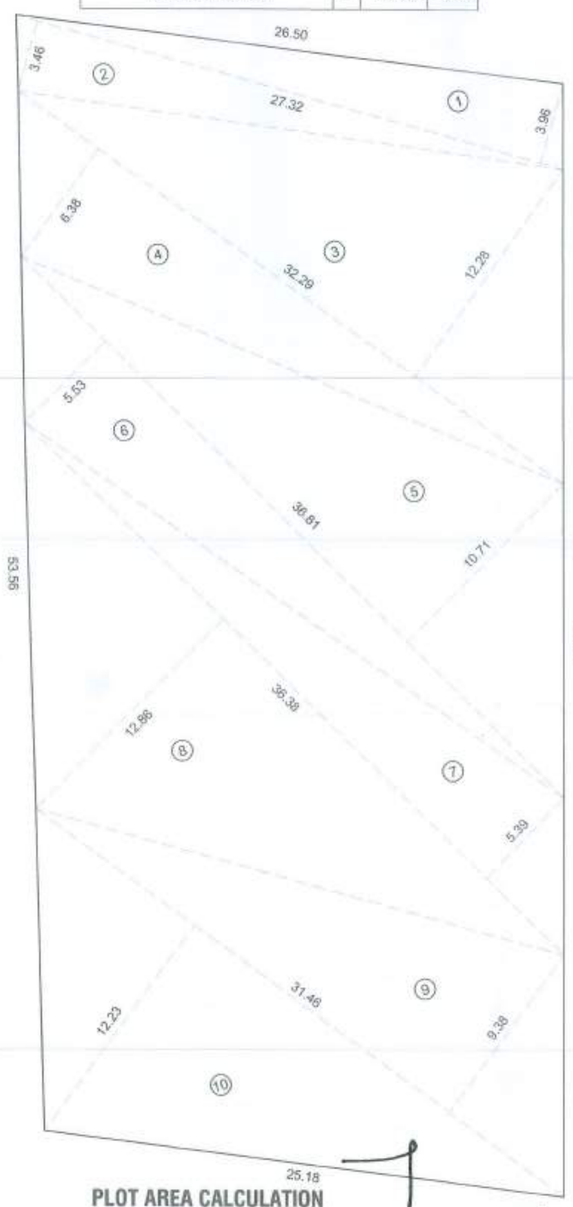
BLDG. - A	PLAT NO.	PARKING REQ. CAR	PARKING REQ. SC	PARKING PRO. CAR	PARKING PRO. SC
INCLUSIVE HOUSING PARKING					
FOR EVERY 2 TENAMENTS HAVING CARPET AREA LESS THAN 30 SQ.M. (0:2)	72	0	72	0	72
TOTAL		0	72	0	72
HDH RESERVATION FOR PMC HANDOVER PARKING					
FOR EVERY 2 TENAMENTS HAVING CARPET AREA LESS THAN 30 SQ.M. (0:2)	12	0	12	0	12
TOTAL		0	12	0	12
DEVELOPER PARKING					
FOR EVERY 2 TENAMENTS HAVING CARPET AREA LESS THAN 30 SQ.M. (1:2)	6	3	6	3	6
TOTAL		3	6	3	6
COMMERCIAL PARKING					
FOR EVERY 100 SQ. M. CARPET AREA (SHOP) (2:6)	209.19	4	13	4	13
FOR EVERY 200 SQ. M. CARPET AREA (OFFICE) (3:11)	762.6	11	42	11	42
TOTAL		15	55	15	55
TOTAL PARKING		18	145	18	145
5 % VISITORS PARKING		1	7	1	7
TOTAL		19	152	19	152
PARKING AREA STATEMENT					
LARGE CAR AREA	12.50	X	10	=	125.00
SMALL CAR AREA	10.35	X	9	=	93.15
SCOOTER AREA	2.00	X	152	=	304.00
TOTAL				=	522.15
REQUIRED PARKING AREA STATEMENT					522.15
PROVIDED PARKING AREA STATEMENT					522.15

WATER CALCULATION

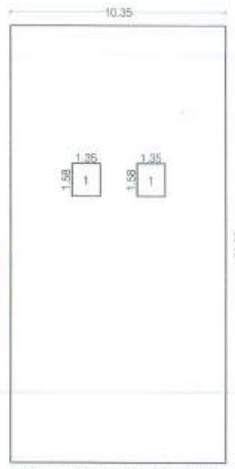
FOR RESIDETIAL							
INCLUSIVE HOUSING							
TENAMENT	OVERHEAD WATER TANK						
72	X	5	X	135	=	48600.00	LTRS.
RESIDETIAL O. H. W. CAP					=	48600.00	LTRS.
HDH RESERVATION FOR PMC HANDOVER							
TENAMENT	OVERHEAD WATER TANK						
12	X	5	X	135	=	8100.00	LTRS.
RESIDETIAL O. H. W. CAP					=	8100.00	LTRS.
DEVELOPER							
TENAMENT	OVERHEAD WATER TANK						
6	X	5	X	135	=	4050.00	LTRS.
RESIDETIAL O. H. W. CAP					=	4050.00	LTRS.
TOTAL RESIDENTIAL TENEMENT							
90	X	5	X	135	=	60750.00	LTRS.
FOR COMMERCIAL							
	PERSONS	OVERHEAD WATER TANK					
	197	X	45		=	8865.00	LTRS.
COMMERCIAL O. H. CAP					=	8865.00	LTRS.
RESI.+ COMM. TOTAL O.H. W. CAP					=	121500.00	LTRS.
ADD FOR FIRE FIGHTING					=	25000.00	LTRS.
TOTAL O.H.W.T.						146500.00	LTRS.
FOR UNDER GR. WATER TANK							
OVERHEAD WATER TANK X 1.50 = UG. TANK							
O.H. TANK CAP	121500.00	X	1.5		=	182250.00	LTRS.
ADD FOR FIRE FIGHTING					=	75000.00	LTRS.
TOTAL UNDER GR. PROV.					=	257250.00	LTRS.

PLOT AREA CALCULATION

ADDITIONS								
1)	27.32	X	3.96	X	0.50	=	54.09	SQ.M.
2)	27.32	X	3.46	X	0.50	=	47.26	SQ.M.
3)	32.29	X	12.28	X	0.50	=	198.26	SQ.M.
4)	32.29	X	6.38	X	0.50	=	103.01	SQ.M.
5)	36.81	X	10.71	X	0.50	=	197.12	SQ.M.
6)	36.81	X	5.53	X	0.50	=	101.78	SQ.M.
7)	36.38	X	5.39	X	0.50	=	98.04	SQ.M.
8)	36.38	X	12.86	X	0.50	=	233.92	SQ.M.
9)	31.46	X	9.38	X	0.50	=	147.55	SQ.M.
10)	31.46	X	12.23	X	0.50	=	192.38	SQ.M.
TOTAL DEDUCTION						=	1373.41	SQ.M.



PLOT AREA CALCULATION
SCALE :- 1:200



AREA KEY PLAN FOR GROUND FLOOR SCALE :- 1:200

AREA CALCULATIONS FOR GROUND FLOOR

BLOCK	1	X	10.35	X	21.00	=	217.35
DEDUCTIONS							
1	2	X	1.35	X	1.58	=	4.27
TOTAL DEDUCTION							4.27
TOTAL BUILT-UP AREA						=	213.08

BASEMENT PARKING FLOOR PLAN
SCALE :- 1:200 CAR NO.- 20, SC. NO.-106

STAMP OF APPROVAL 01 / 03

BUILDING PERMISSION LAYOUT

Revised Resit comm
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/5087/25
DATE: 27/02/2026
Jr. Engineer — Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.

	PREVIOUSLY SANCTION DETAILS	
	COMMENCEMENT CERTIFICATE NO.	
01	CC/1437/25	DT.- 16/07/2025

AREA STATEMENT (HDH. ARP.)		SQ.M
	AREA OF PLOT	
	(Minimum area of a,b,c to be considered)	1373.00
	a) As per ownership documents (7/12 , CTS extract)	1373.00
	b) As per measurement sheet	1373.00
	c) As per site	
02	DEDUCTION FOR	
	a) Proposed 12.00 M. D.P.(R/P) Road widening area/Service Road/Highway Widening	----
	b) Any D.P. Reservation Area	----
03	Gross Area Of Plot (1 - 2)	1373.00
04	Amenity Space (If applicable)	
	a) Required as per layout	-----
	b) Proposed	-----
	c) Balance proposed	-----
05	Net Area Of Plot (03-04c)	1373.00
06	Recreational Open Space 10% @ S.no. 5 (if applicable)	
	a) Required :-	-----
	b) Proposed :-	-----
07	Internal Road	-----
08	Plotable area (if applicable)	1373.00
09	Built Up Area With Reference To Basic F.S.I As Per Front Road Width (S.no. 05 X 1.10)	1510.39

		PERMI.	PROP.
10	Additional Of F.S.I On Payment OF Premium - 0.50 @ S.NO. 1		
	a) Max.PERMISSIBLE Premium FSI-Based On Road Width/TOD Zone.	-----	-----
	b) Proposed FSI On Payment Of Premium	686.50	474.64
11	In-Situ FSI / TDR Loading - 0.85 @ S.NO. 1	PERMI.	PROP.
	a) In-situ area against D.P/R.P.Road ((2.0 x sr. no.2 (a)) if applicable	------	------
	b) In-Situ Area Against Reservation If Handed Over	------	------
	c)TDR Area =(s.no.0100.85%)= 892.51 SQ.M.	892.45	617.03
	i) Regular @ 70% :-	624.71	387.01
	ii) Slum @ 30 % Min. :-	267.74	230.02
	d) Total in-situ/TDR loading proposed (11(a) + (b) + (c))	892.45	617.03
12	Additional F.S.I Area Under Chapter No. 07	------	------
12a	Additional F.S.I -to accommodate inclusive housing(@40% of s.no.9)	604.12	604.12
13	Total Entitlement Of F.S.I In The Proposal		
14	(9 + 10(d) + 11(d) + 12a Whichever Id Applicable	3693.37	3206.09
	a) Ancilliary area of FSI upto 60% or 80% with payment of charges	------	
	i) Residential @60%	------	1435.17
	ii) Commercial @80%	------	613.18
	d) Total entitlement (b + c)	------	5254.44
15	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(3 X 1.80 Or 1.80)		5254.44
16	Total Built-up Area In Proposal (excluding area @ sr.no 17 b)		
	a) Proposed Commercial Built-up Area		1379.65
	b) Proposed Residential Built-up Area		3874.70
	d) Total (a+b+c)		5254.35
17	F.S.I Consume (15c/1)		
18	Area Of Inclusive Housing, If Any (Allowed As Per 3.8.2(b) (iii) @40% of Basic		
	a) Required (20% Of S.no.9)		3616.25
	b) Proposed		3616.25

Note. :- Provision of Inclusive Housing on S. No. 45/2,45/3,45/4/1,45/4/2/2,45/10,45/11/1, 45/12,45/13,45/14/1 +45/4/2/1, Plot - A1 is Done (Shifted) On This, Area - 3616.25 Sq.M. S.No.45/2 + S.No.45/3 + S.No.45/4/1 + S.No.45/4/2/2 AT BALEWADI PUNE.

19	In Composite Development -Premium of plot to be handed over to PMC shall be payable @40% of RR	549.20
20	As per A.R.P. act of UDCR 2020 - 50% of Built-up area of Total Reservation area to be handed over to PMC	686.50

CERTIFICATE OF AREA

Certificate That The Plot Under Reference Was Surveyed By Us On _____ And The Dimensions Of Site 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.

ARCHITECT SIGN

OWNER'S DECLARATION, NAME & SIGN.

We Undersigned Hereby Confirm That We Would Abide By Plans Approved By Authority/Collector. We Would Execute The Structure As Per Approved Plan. Also We Would Execute The Work Under Supervision Of Proper Technical Person So As To Ensure The Quality And Safety At The Work Site.

M/S. NAHAR BROTHERS REALTORS PVT. LTD..

PROJECT :-

REVISED LAYOUT OF BUILDING ON S.NO.45/2 + S.NO.45/3 + S.NO.45/4/1 + S.NO.45/4/2/2 AT BALEWADI PUNE.

ARCHITECT :-

JAY AERAM
ARCHITECTS & PLANNERS
CA/95/19811

JAY AERAM
ADDRESS : Chintamani Office - 501 & 502, CTS No.-2635,Opp.Vijay Sales,Tilak Road, Sadashiv Peth, Pune- 411030
EMAIL : admin@jayaeram.com | arch.jayaeram@gmail.com
PHONE NO. : 020-24434335 / 9096607642

JOB NO.	DATE	NORTH	SCALE	DRAWN BY	CHECKED BY
819	20.03.2026	N	1:100	SWATI	AR. JAY AERAM

\\Administrator\F\job no. 819-land at-45 balewadi- hdh reservation plot\01 master\plan drawing\2nd consultant\11_mun_20.03.2026_final plotting\11_mun_20.03.2026_final plotting.dwg