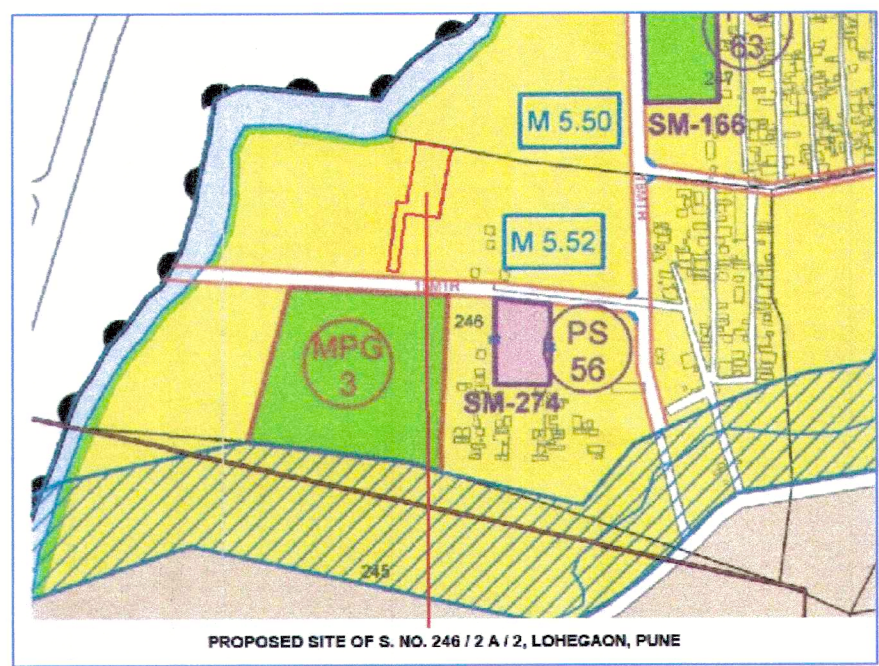




LOCATION PLAN



AREA STATEMENT OF WING 'A' FOR MHADA (IN SQ.M.):

FLOOR	BUILT-UP (MHADA)	BUILT-UP (RESI.)	LIFT	TENEMENTS
GROUND	-	5.15	-	-
1ST	407.67	-	-	5
2ND	407.67	-	-	5
3RD	407.67	-	-	5
4TH	407.67	-	-	5
5TH	407.67	-	-	5
6TH	407.67	-	-	5
7TH	407.67	-	-	5
TERRACE	-	7.94	-	-
TOTAL	2446.02	420.76	-	35
	2446.02 + 420.76 = 2866.78			

AREA STATEMENT OF WING 'B' FOR RESI. (IN SQ.M.):

FLOOR	BUILT-UP (MHADA)	BUILT-UP (RESI.)	LIFT	TENEMENTS
GROUND	-	4.10	-	-
1ST	166.87	-	-	2
2ND	166.87	-	-	2
3RD	166.87	-	-	2
4TH	166.87	-	-	2
5TH	166.87	-	-	2
6TH	166.87	-	-	2
7TH	166.87	-	-	2
TERRACE	-	166.87	-	-
TOTAL	1001.22	170.97	-	14
	1001.22 + 170.97 = 1172.19			

AREA STATEMENT OF ALL WINGS (IN SQ.M.):

WING	BUILT-UP (MHADA)	BUILT-UP (RESI.)	LIFT	TENEMENTS
A	2446.02	420.76	TAKEN	30 + 5
B	1001.22	170.97	IN	12 + 2
TOTAL	3447.24	591.73	FSI	49
GRAND TOTAL	3447.24 + 591.73 = 4038.97			

NOTE:

INCLUSIVE HOUSING TENEMENTS / BUILT-UP AREA REQUIRED AT S. NO. 228/3, CTS. NO. 219/16 TO 219/20 + 211/19, LOHEGAON, PUNE HAVE BEEN SHIFTED TO THIS SITE SITUATED AT S. NO. 246/2A/2 (P), LOHEGAON, PUNE AS PER UDCPR 2020 REGULATION NO. 3.8.2 (b) ii)

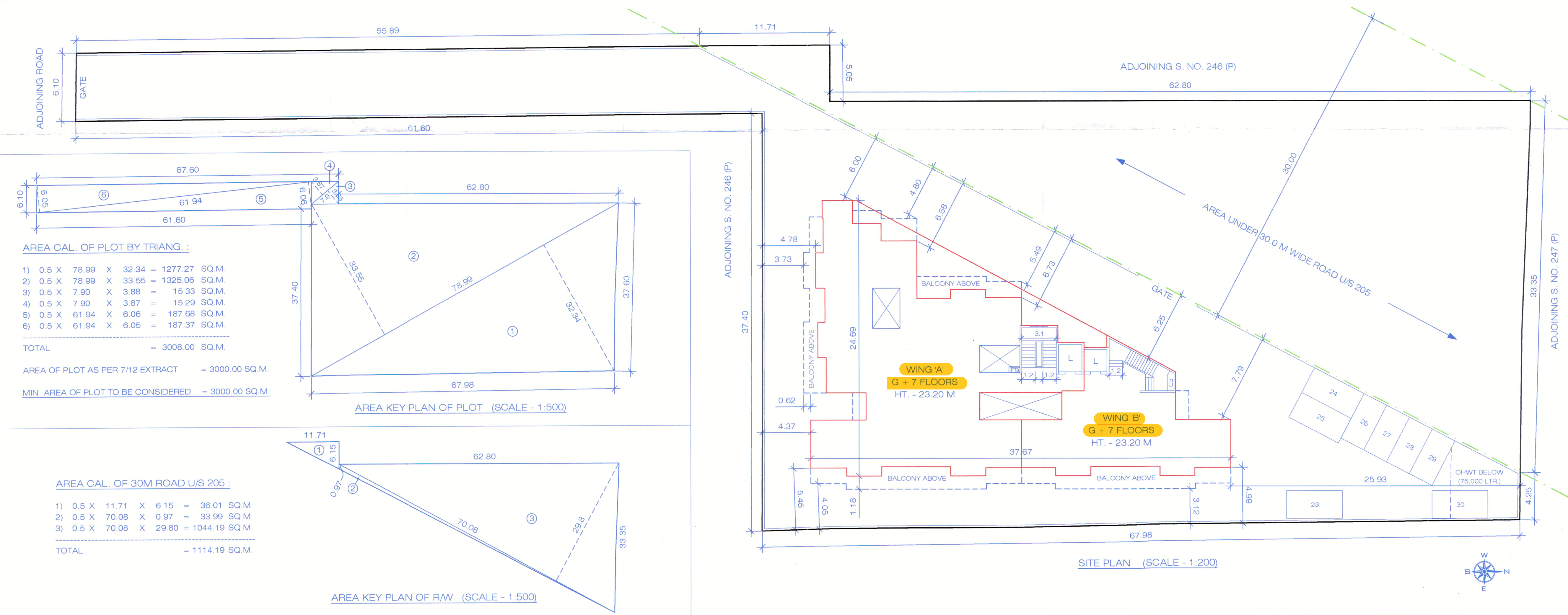
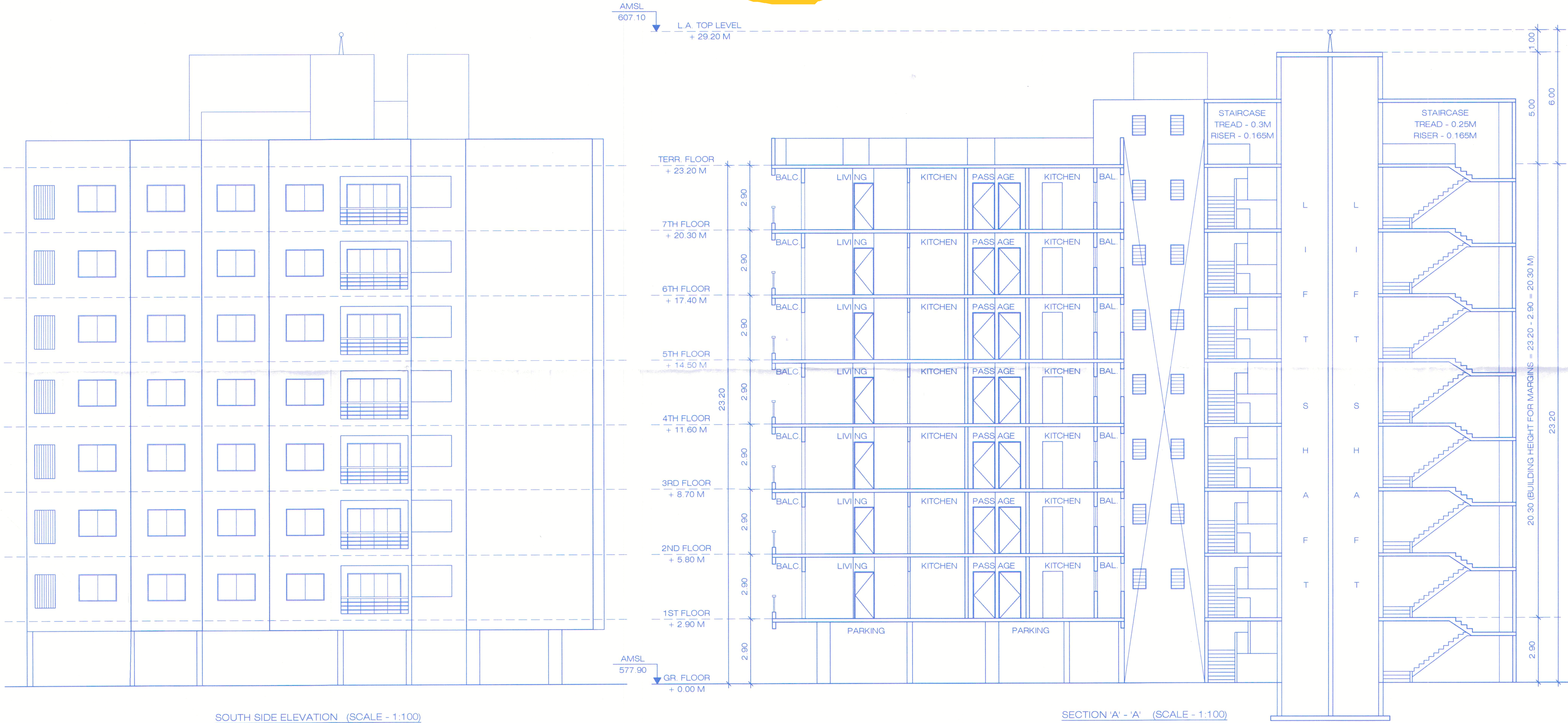
FSI + NON FSI AREA - 'A' + 'B':

	(IN SQ.M.)
FSI	4038.97
NON FSI	-
PARKING	617.45
LIFT	-
REFUGE AREA	-
TOP TERRACE	70.00
SERVICES	100.00
TOTAL NON FSI	787.45
TOTAL FSI + NON FSI	4826.42

STAMP OF APPROVAL

1 2

महिन निगरानी दि ३०-०२-२०२३
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 44272/25
BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION



A	PREVIOUS APPROVALS	
B	AREA STATEMENT	SQ. M.
01	AREA OF PLOT (MIN. AREA TO BE CONSIDERED)	3000.00
	(a) AREA AS PER 7/12 EXTRACT	3000.00
	(b) AREA AS PER MEASUREMENT SHEET	3008.00
	(c) AREA AS PER SITE	3008.00
02	DEDUCTIONS FOR	
	(a) AREA UNDER 30.0M WIDE ROAD U/S 205	1114.19
	(b) AREA UNDER ANY RESERVATION	-
	(c) TOTAL [a + b]	1114.19
03	BALANCE AREA OF PLOT [(1) - (2c)]	1885.81
04	AMENITY SPACE (IF APPLICABLE)	-
	(a) REQUIRED	-
	(b) ADJUSTMENT OF (2d), IF ANY	-
	(c) BALANCE PROPOSED AMENITY SPACE	-
05	NET PLOT AREA [(3) - (4c)]	1885.81
06	RECREATIONAL OPEN SPACE (IF APPLICABLE)	-
	(a) REQUIRED	-
	(b) PROPOSED	-
07	INTERNAL ROAD AREA (CHAMFER)	-
08	PLOTTABLE AREA (IF APPLICABLE)	-
09	PERMISSIBLE BUILT-UP AREA W.R.T. BASIC FSI [1885.81 X 1.10]	2074.39
10	ADDITIONAL FSI ON PAYMENT OF PREMIUM	
	(a) MAX. PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TDR ZONE [(1) X 0.5]	1500.00
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	-
11	IN-SITU FSI / TDR LOADING	
	(a) AREA AGAINST D.P. ROAD WIDENING X 2	-
	(b) AREA AGAINST GREEN BELT X 0.5 X 2	-
	(c) AREA AGAINST AMENITY SPACE	-
	(d) PROPOSED TDR AREA [MAX. PERM. (1) X 1.4]	-
	(e) TOTAL PROPOSED IN-SITU / TDR [(a+b+c+d)]	-
12	ADDITIONAL FSI	
	(a) ADDITIONAL FSI AS PER UDCPR 3.8.2 - (b) ii [BASIC FSI 2074.39 X 40% = 829.76]	829.76
13	TOTAL ENTITLEMENT OF FSI	
	(a) [(9) + (10b) + (11e) + (12a)]	2904.15
	(b) ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES [PERM. 2904.15 X 60% = 1742.49]	1155.00
	(c) TOTAL PERMISSIBLE BUILT-UP AREA [a + b]	4059.15
14	MAX. UTILIZATION LIMIT OF FSI PERMISSIBLE AS PER FRONT ROAD WIDTH	-
15	TOTAL PROPOSED BUILT-UP AREA	
	(a) EXISTING BUILT-UP AREA	-
	(b) PROPOSED BUILT-UP AREA	4038.97
	(c) TOTAL PROPOSED BUILT-UP AREA	4038.97
16	FSI CONSUMED [(15) / (13)]	-
17	INCLUSIVE HOUSING (IF ANY)	
	(a) REQUIRED BUILT-UP AREA AS PER 3.8.2 - (b) ii	3428.80
	(b) PROPOSED BUILT-UP AREA	3447.24
C	PARKING STATEMENT	REQUIRED PROVIDED
	(a) CARS	26 29
	(b) SCOOTERS / MOTORCYCLES	51 51
D	Plot Boundary Shown in Black RW Line Shown in Dotted Green Existing Work To Be Retained Shown in Blue Existing Work To Be Demolish Shown in Yellow Hatch Proposed Work Shown in Red	Drainage Line Shown in Dotted Red Water Line Shown in Dotted Black Recreation Ground Shown in Green Wash Amenity Area Shown in Pink Wash
E	CERTIFICATE OF AREA	
	CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15-11-2025 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 DEPT. / CITY SURVEY RECORDS.	
	SIGNATURE OF LICENSED ARCHITECT / ENGINEER / STRUCTURAL ENGINEER	
F	OWNER'S DECLARATION	
	I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY THE AUTHORITY / COLLECTOR. I / 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.	
	FOR M/S PRASUN ASSOCIATES	
	PMD CASE NO.: LOHN/0042/25 JOB NO.: 148 SCALE: AS SHOWN DATE: 20-09-2025	
	NAME OF CLIENT: M/S PRASUN ASSOCIATES THROUGH ITS PARTNER MR. SUNIL CHAWLA	SIGN OF ARCHITECT: [Signature]
	PARTICULARS OF DRAWING: SITE PLAN, AREA CALCULATIONS, ELEVATION, SECTION, LOCATION PLAN, ETC.	
	DISCRIPTION OF PROPOSAL: PROPOSED DEVELOPMENT AT SURVEY NO. 246 / 2 A / 2 (P), LOHEGAON, PUNE	
	HIRAK SHAH ASSOCIATES PLANNING LIASONING ENVIRONMENTAL ARCHITECTS 207, '21 HARMONY', CTS. NO. 759 / 21+22, LANE NO. 4B, OFF BHADARKAR ROAD, PUNE - 411 004 M) 98230 36880 E-MAIL: hirakshah@gmail.com	