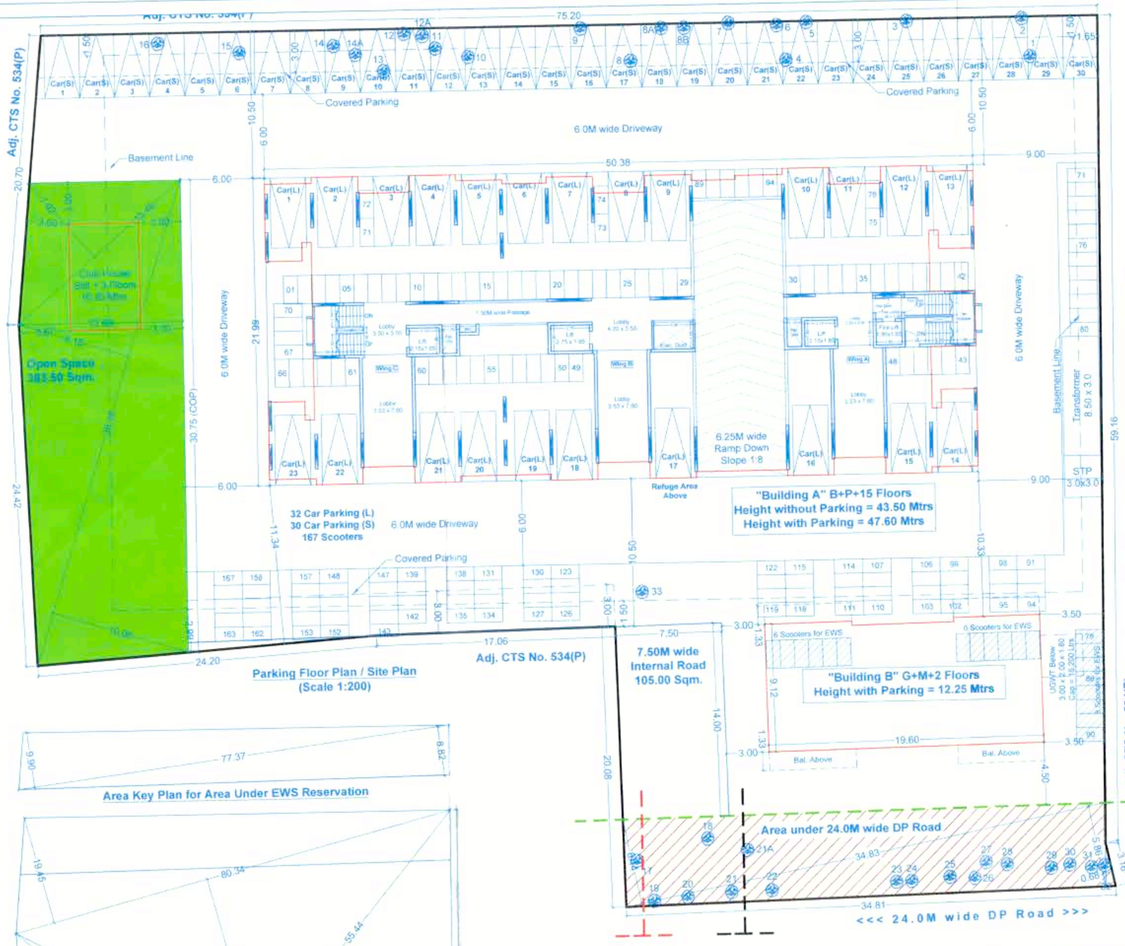
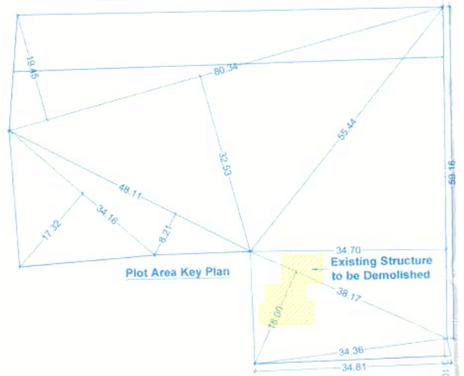
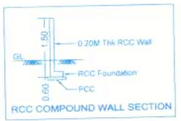


Parking Floor Plan / Site Plan
(Scale 1:200)

Area Key Plan for Area Under EWS Reservation



Plot Area Key Plan



RCC COMPOUND WALL SECTION

Plot Area Calculations

0.50	x	80.34	x	19.45	=	781.31
0.50	x	80.34	x	32.53	=	1306.73
0.50	x	48.11	x	8.21	=	197.49
0.50	x	34.16	x	17.32	=	295.83
0.50	x	59.16	x	34.70	=	1026.43
0.50	x	38.17	x	18.00	=	343.53
0.50	x	34.81	x	3.10	=	53.96
					=	**4005.28**

Area Calculations for under Road Widening

0.50	x	34.83	x	6.14	=	106.93
0.50	x	34.83	x	5.86	=	102.05
0.50	x	3.16	x	0.68	=	1.07
					=	**210.05**

Area Calculations for Open Space

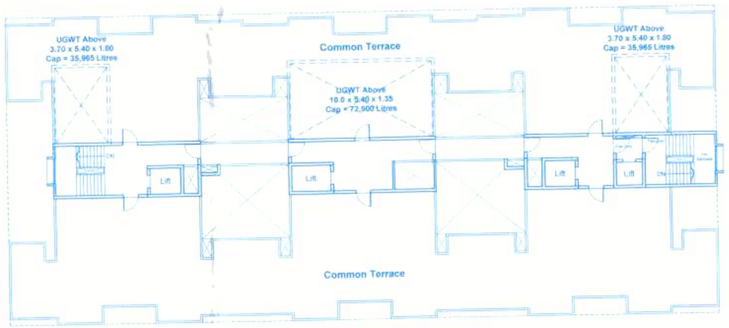
0.50	x	36.16	x	10.06	=	181.88
0.50	x	36.16	x	8.15	=	147.35
0.50	x	15.46	x	7.02	=	54.26
					=	**383.49**

Area Calculations for Internal Road

1.00	x	14.00	x	7.50	=	105.00
					=	**105.00**

Area Calculations for under EWS Reservation

0.50	x	77.37	x	8.82	=	341.20
0.50	x	77.37	x	9.90	=	382.98
					=	**724.18**



Terrace Floor Plan (Building A) (Scale 1:200)

Parking Requirement Calclulations

Parking Required for -	Carpet Area (Sqm.)	Units By Rule	Units Prop.	Car By Rule	Car Reqd.	Scooter By Rule	Scooter Reqd.
Residential	Below 30	2	10	0	0	4	20
Residenital	40 - 80	2	178.00	1	89	5	445
Visitors	-	-	-	5%	4	5%	23
Shops	154	1	1.54	2	3	6	9
Total Parking Required		**188**		**97**		**497**	
Total Parking Area Required (Sqm.)					**2201.61**		
Total Parking Provided				**102**		**497**	
Total Samll Parking (Max. 50%)				**51**			
Total Parking Area Provided (Sqm.)					**2269.98**		

OHWT Water Requirement Calculations - Building A

1	Total No. of Units	=	178 Units
2	Total No. of Person (5 Person per Unit)	=	890 Person
2	Water Capacity Required (135 Litres per Unit)	=	1,20,150 Litres
3	For Fire Fighting	=	20,000 Litres
4	**OHWT Water Capacity Required**	=	**1,40,150 Litres**
5	**OHWT Water Capacity Provided**	=	**1,44,830 Litres**

OHWT Water Requirement Calculations - Building B

1	Total No. of Units	=	10 Units
2	Total No. of Peraon (5 Person per Unit)	=	50 Person
3	Water Capacity Required (135 Litres per Unit)	=	6,750 Litres
4	Commercial Area	=	211 Sqm.
5	Ocuupant Load (3 Sqm./Person)	=	70 Person
6	Water Capacity Required (45 Litres per Unit)	=	3,168 Litres
7	For Fire Fighting	=	0 Litres
8	**OHWT Water Capacity Required**	=	**9,918 Litres**
9	**OHWT Water Capacity Provided**	=	**13,884 Litres**

UGWT Water Requirement Calculations - Building A

1	Water Capacity Required	=	1,80,225 Litres
2	For Fire Fighting	=	1,00,000 Litres
3	**UGWT Water Capacity Required**	=	**2,80,225 Litres**
4	**UGWT Water Capacity Provided**	=	**2,88,000 Litres**

UGWT Water Requirement Calculations - Building B

1	Water Capacity Required	=	14,677 Litres
2	For Fire Fighting	=	0 Litres
3	**UGWT Water Capacity Required**	=	**14,877 Litres**
4	**UGWT Water Capacity Provided**	=	**16,200 Litres**

F.S.I. Statement (Building A)

Sr No.	Floor	Proposed Built up area	Tenements
1	Ground	0.00	-
2	First	880.75	12.00
3	Second	864.65	12.00
4	Third	864.65	12.00
5	Fourth	864.65	12.00
6	Fifth	864.65	12.00
7	Sixth	864.65	12.00
8	Seventh	864.65	12.00
9	Eighth	822.18	11.00
10	Nineth	864.65	12.00
11	Tenth	864.65	12.00
12	Eleventh	864.65	12.00
13	Twelfth	864.65	12.00
14	Thirteenth	864.65	12.00
15	Fourteenth	822.18	11.00
16	Fifteenth	864.65	12.00
17	Total	12900.91	178.00

F.S.I. Statement (Buildingwise)

Sr No.	Floor	Proposed Built up Area Comm.	Resi.	Tenements
1	Building A	-	13101.75	178.00
2	Building B	211.20	-	-
3	Total	211.20	13101.75	178.00

F.S.I. Statement (Building B)

Sr No.	Floor	Proposed Built up Area Comm.	Resi.	Tenements
1	Ground	106.97	-	-
2	Mezzanine	104.16	-	-
3	Total	211.20	-	-

F.S.I. Statement (Building B) To be Handed over to PMC

Sr No.	Floor	Proposed Built up Area Comm.	Resi.	Tenements
1	Ground	-	0.00	-
3	First	-	203.84	5.00
4	Second	-	203.84	5.00
5	Total	-	407.70	10.00

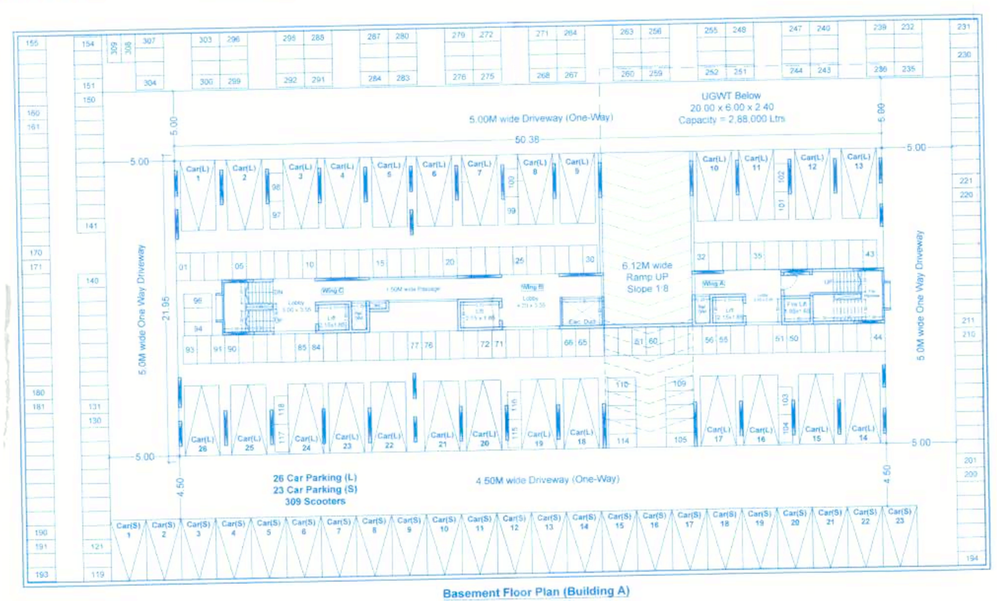
Details of Units for which the Stamp Duty is to be paid by the Developer as per Government Resolution No. Govt. Resolution No. TPS-1820 / Ano.27 / Pr.No.80 / 20 / Nov-13, Dated: 14/01/2021

Sr. No.	Building Name	Floors	Tenement Nos.	Proposed Use	Area (Sqm.)
1	Building A	First	A -101,102,103,104, B -101,102,103,104, C -101,102,103,104	Residential	876.33
2		Second	A -201,202,203,204, B -201,202,203,204, C -201,202,203,204	Residential	860.23
3		Third	A -301,302,303,304, B -301,302,303,304, C -301,302,303,304	Residential	860.23
4		Fourth	A -401,402,403,404, B -401,402,403,404, C -401,402,403,404	Residential	860.23
5		Fifth	A -501,502,503,504, B -501,502,503,504, C -501,502,503,504	Residential	860.23
6		Sixth	A -601,602,603,604, B -601,602,603,604, C -601,602,603,604	Residential	860.23
7		Seventh	A -701,702,703,704	Residential	286.74
8	Total Area of 76 Tenements				5464.20
9	Total Premium + Ancillary FSI Used = 2000 + 3439.07				5439.07

Location Map

Area Statement for Accommodation for EWS Reservation Under Clause No. 7(a)

1	Area Under EWS Reservation	**724.18**
2	Area of Plot for Calculation of Premium under Clause 11.1, General Note iv) 40% of (1)	**289.67**
4	Built up Area to be handed over to PMC 50% of 1.10 x (1)	**398.30**
5	Built up Area Provided	**407.70**



Basement Floor Plan (Building A)
(Scale 1:200)

STAMP OF APPROVAL 1/3

Revised Resi + Comm. 5/2/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0731/23
Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

अधिकमुल्याचे रुपकमेवर
५०% सुट प्राप्त प्रस्ताव

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

Sr. No.	Description	Area
I	**Area Statement**	
1	Area of Plot (Minimum area of a, b, c to be considered)	4000.00
a	As per Ownership Document (7/12, CTS extract)	4000.00
b	As per Measurement Sheet	4005.28
c	As per Site	4005.28
2	Deductions for	
a	Area under 24.00M wide DP Road Widening	210.05
b	Area under any DP Reservation	0.00
c	Total (a + b)	210.05
3	Balance Area of Plot [(1) - (2c)]	3789.95
4	Amenity Space (If Applicable)	
a	Required [5% of (3)]	0.00
b	Adjustment of 2(b) (If Any)	0.00
c	Balance Proposed	0.00
5	Net Area of Plot [(3) - (4c)]	3789.95
6	Recreational Open Space (If Applicable)	0.00
a	Required [10% of (5)]	379.00
b	Proposed	383.49
7	Internal Road Area	105.00
8	Area for Computation of FSI [(5) x 1.00]	3789.95
9	Permissible Built up Area as per Road Width [(8) x 1.10]	4168.95
10	Addition of FSI on Payment of Premium	
a	Permissible Premium FSI - Based on road width [(1) x 50%]	2000.00
b	Proposed FSI on Payment of Premium	2000.00
11	In-situ FSI / TDR loading	
a	Permissible TDR - Based on Road Width [(5) x 1.15%]	4358.44
b	Area of D.P. Road [(2a) x 2.00] [To be added After Handover]	420.10
c	Remaining Permissible TDR [(11a) - (11b) - (11c)]	3938.34
d	Permissible Amenity TDR [Max 70% of (11d)]	2756.84
e	Proposed Reservation TDR	1123.83
f	Permissible Slum TDR [Min 30% of (11d)]	1181.50
g	Proposed Slum TDR	531.31
h	**Total Proposed TDR Area [(11b+11e+11g)]**	**2075.24**
12	Additional FSI Area for Green Building [(6 x 5%)]	0.00
13	Total Entitlement of FSI in the Proposal	
a	Total Built up Area [9 + 10(b)+11(c+h)+12]	8244.19
b	Ancillary Area FSI upto 60% with Payment of Charges	4946.51
c	Ancillary Area FSI Utilised	4946.51
d	**Total Entitlement (a + c)**	**13190.70**
14	Max. Perm.Built up Area [(8) x 2.75 x 1.80]	16675.78
15	Total Proposed Built up Area	
a	Existing Built-up Area	0.00
b	Proposed Built-up Area - Commercial (as per 'P-line')	211.15
c	Proposed Built-up Area - Residential(as per 'P-line')	12900.91
d	**Total (a + b + c)**	**13112.06**
16	FSI Consumed (15/13)	0.99
17	Proposed Tenements	178.00

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT / CITY SURVEYED RECORDS

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME: Sandeep Nimhan & Others Through its PAH M/s Ramdhan Infra Through its Partner
Mr. Vikram Karandikar

OWNER'S SIGN:

PROJECT: Building Permission

SURVEY NO: 5
HISSA NO: 83(P), 92(P)
PLOT NO:
FINAL PLOT NO:
CTS NO: 534(P)
SOC. NAME:
PETH: Pashan

ARCHITECT: GAUTAM NARENDRA ATTARDE
82/86,KULDEEP BHANDARKAR RD.,SHIVAJINAGAR, PUNE 04
Lic. No. CA/2011/51343

ARCHITECT'S SIGN:

JOB NO.	ORG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO.	ADC/R/1296/20	DATE	22/06/2023
KEY NO.	??½VÉÃÃÃÉÃÃÃ	SHEET NO.	1 / 3