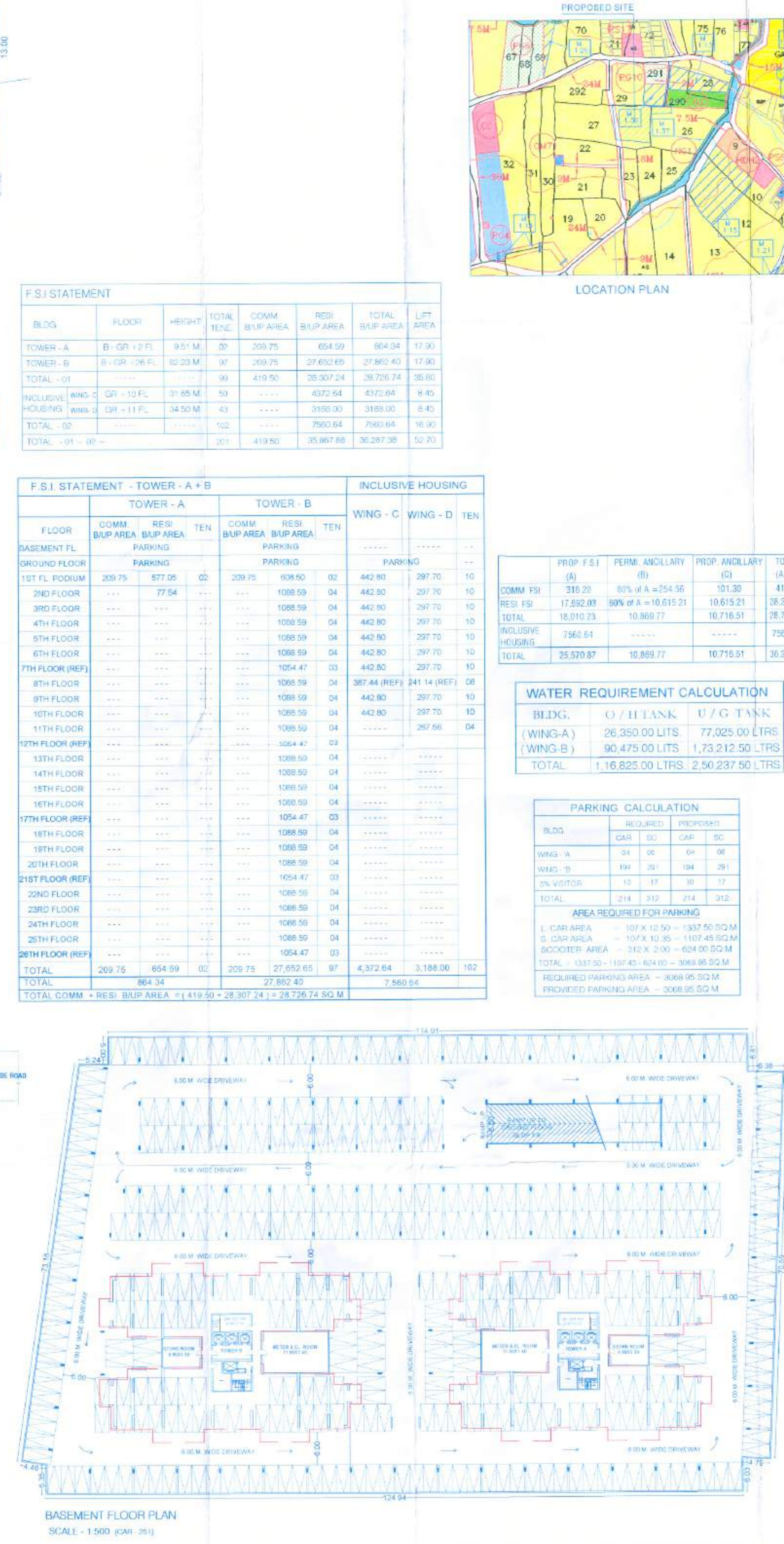
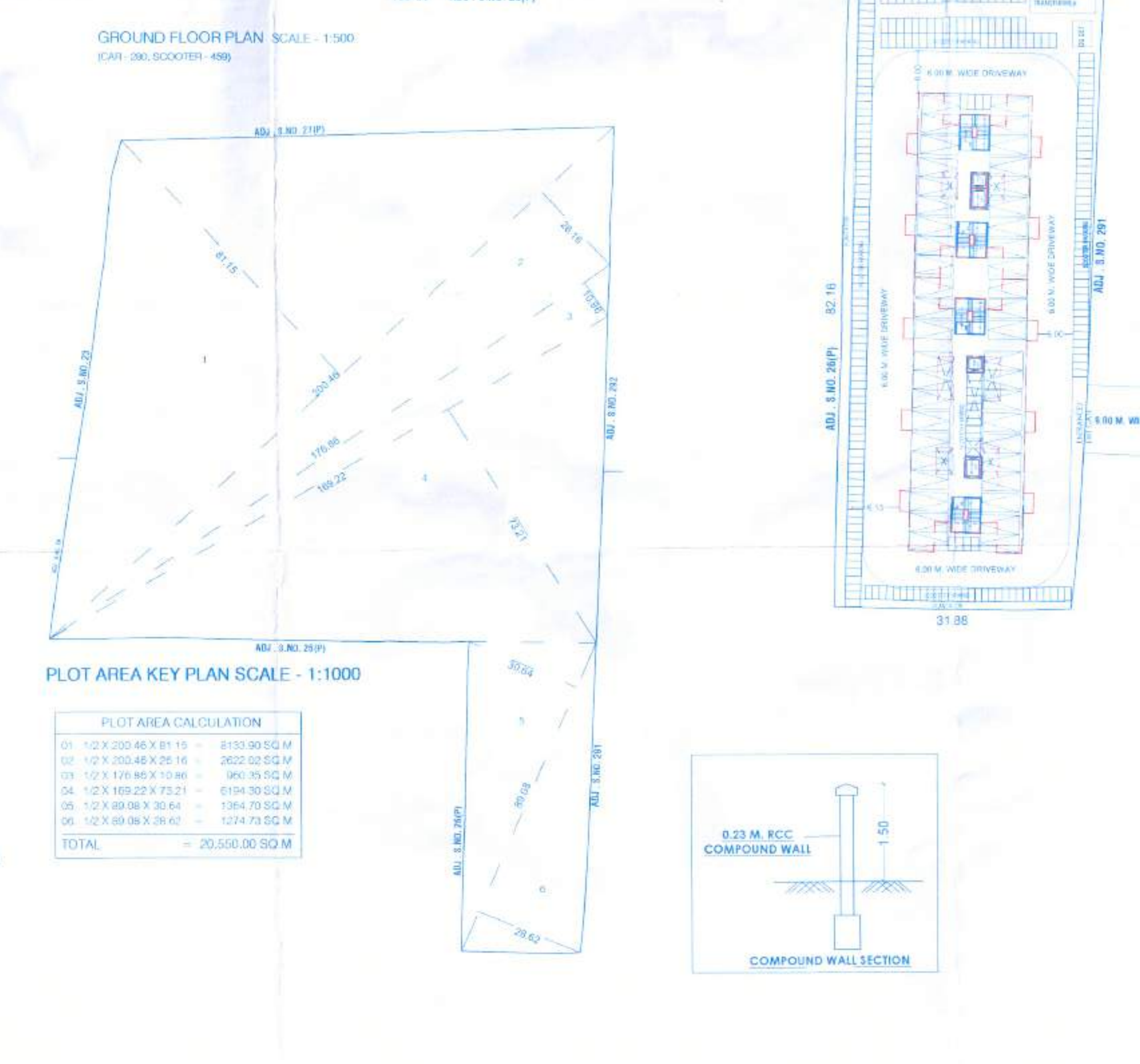
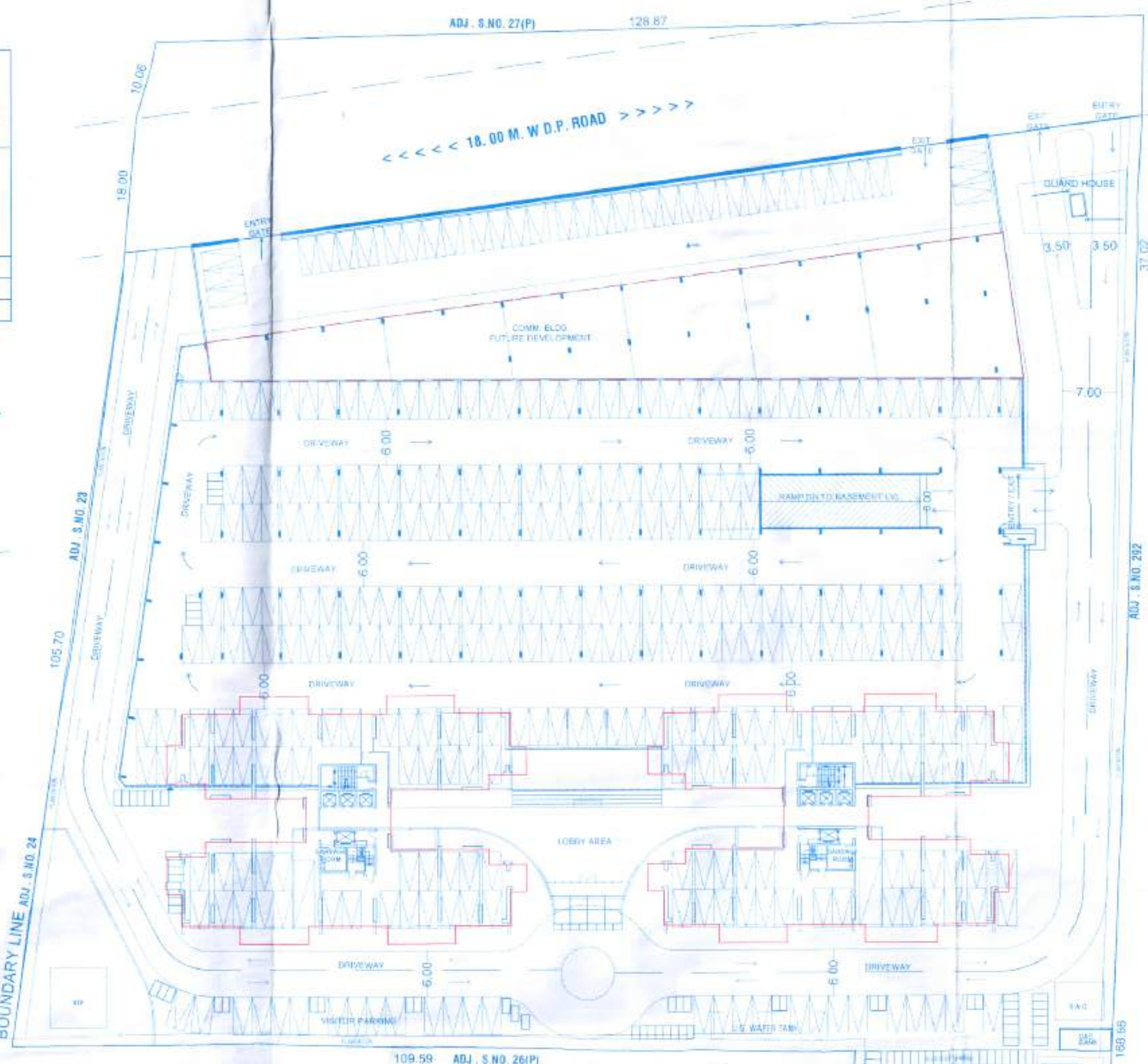


F.S.I & NON F.S.I STATEMENT - (FORE C)

BLDG	FLOOR	HEIGHT	TOTAL F.S.I. AREA				BASEMENT AREA	GROUND PARKING AREA	O+M+T AREA	LIFT AREA	NON F.S.I. AREA				TOTAL CONSTRUCTION AREA	(SIP, UG+V, METER TRANSFORMER, DISC, HOUSE OFFICE, WASTE-MAN-OPDN, MATCHLANDS)	CLUB HOUSE OFFICE AREA
			TOTAL TONE	CGM BUP AREA	RES BUP AREA	TOTAL BUP AREA					POTIUM SLAB	TOP TERRACE AREA	REFILESS AREA				
TOWER - A	B - GR - 2 FL	9.51 M	03	209.75	654.59	864.34	13,160.60	11,071.00									
TOWER - B	B - GR - 126 FL	82.23 M	07	209.75	7,652.65	7,862.40		70.82	7.30	3508.63	396.80	264.15	4,908.30				
TOTAL	*****	90.6	919.50	28,307.24	28,726.74	13,160.60	11,071.00	70.82	7.30	3508.63	396.80	264.15	4,908.30				
INCLUSIVE HOUSES	WNB-C (RMG-D)	GR - 110 FL GR - 11 FL	31.05 M 34.50 M	59	4372.64	4372.64		036.00	7.45		373.17	48.00	505.14				
TOTAL	*****	403	419.50	7560.64	7560.64		100.00	151.04	18.90		613.83	87.08	869.45				
TOTAL		201		36,287.38	36,287.38	25,531.60				5,777.75			2773.00				
TOTAL AREA - (TOTAL F.S.I.) - (NON F.S.I.)				36,287.38	25,531.60	5,777.75	70,369.73 SQ.M										



F.S.I STATEMENT							
BLDG	FLOOR	HEIGHT	TOTAL FZNE	COMM BLUP AREA	RESI BLP AREA	TOTAL BLP AREA	LI AREA
TOWER - A	B - GR + 2 FL	9.51 M	27	209.75	654.59	864.34	17.90
TOWER - B	B - GR + 26 FL	82.23 M	97	269.75	27,692.65	27,962.40	13.90
TOTAL - 01			124	479.50	28,307.24	28,726.74	31.80
INCLUSIVE HOUSING	WING - WING - D	GR - 10 FL DH - 11 FL	31 - 65 M 34.50 M	50 43	4372.64 3188.00	4372.64 3188.00	8.45 8.45
TOTAL - 02			93	856	7560.64	7560.64	16.90
TOTAL - 01 - 02 - 03			217	419.50	35,867.88	36,287.38	52.70

F.S.I. STATEMENT - TOWER - A + B							INCLUSIVE HOUSING		
FLOOR	TOWER - A			TOWER - B			WING - C	WING - D	TEN
	COMM B/UP AREA	RESI B/UP AREA	TEN	COMM B/UP AREA	RESI B/UP AREA	TEN			
BASEMENT FL.									
GROUND FLOOR	PARKING			PARKING			PARKING		
1ST FL. PODIUM	209.75	577.05	02	209.75	608.50	02	442.80	297.70	10
2ND FLOOR	---	77.54	---	---	1089.59	04	442.90	297.70	10
3RD FLOOR	---	---	---	---	1089.59	04	442.90	297.70	10
4TH FLOOR	---	---	---	---	1089.59	04	442.90	297.70	10
5TH FLOOR	---	---	---	---	1089.59	04	442.90	297.70	10
6TH FLOOR	---	---	---	---	1089.59	04	442.90	297.70	10
7TH FLOOR (REF)	---	---	---	---	1054.47	03	442.90	297.70	10
8TH FLOOR	---	---	---	---	1089.59	04	387.44 (REF)	241.14 (REF)	08
9TH FLOOR	---	---	---	---	1089.59	04	442.90	297.70	10
10TH FLOOR	---	---	---	---	1089.59	04	442.90	297.70	10
11TH FLOOR	---	---	---	---	1089.59	04	---	267.66	04
12TH FLOOR (REF)	---	---	---	---	1054.47	03	---	---	---
13TH FLOOR	---	---	---	---	1089.59	04	---	---	---
14TH FLOOR	---	---	---	---	1089.59	04	---	---	---
15TH FLOOR	---	---	---	---	1089.59	04	---	---	---
16TH FLOOR	---	---	---	---	1089.59	04	---	---	---
17TH FLOOR (REF)	---	---	---	---	1054.47	03	---	---	---
18TH FLOOR	---	---	---	---	1089.59	04	---	---	---
19TH FLOOR	---	---	---	---	1060.92	04	---	---	---
20TH FLOOR	---	---	---	---	1089.59	04	---	---	---
21ST FLOOR (REF)	---	---	---	---	1054.47	03	---	---	---
22ND FLOOR	---	---	---	---	1089.59	04	---	---	---
23RD FLOOR	---	---	---	---	1089.59	04	---	---	---
24TH FLOOR	---	---	---	---	1089.59	04	---	---	---
25TH FLOOR	---	---	---	---	1089.59	04	---	---	---
26TH FLOOR (REF)	---	---	---	---	1054.47	03	---	---	---
TOTAL	209.75	654.59	02	209.75	27,652.65	97	4,372.64	3,188.00	102
TOTAL	864.34			27,662.40			7,560.64		
TOTAL COMM + RESI B/UP AREA	= 419.50 + 28,307.24 = 28,726.74 SQ M								

	PROP. F.S.I	PERM. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL
COMM. F.S.I	316.20	80% of A = 254.56	101.30	417.50
RESI. F.S.I	17,592.08	80% of A = 10,615.21	10,615.21	28,207.29
TOTAL	18,010.23	10,869.77	10,716.51	39,596.51
INCLUSIVE HOUSING	756.64	----	----	756.64
TOTAL	25,570.87	10,869.77	10,716.51	36,957.15

PARKING CALCULATION				
BLDG.	REQUIRED		PROPOSED	
	CAR	BO	CAR	BO
WING 'A'	24	06	04	06
WING 'B'	194	39	194	39
SN VISITOR	13	17	10	17
TOTAL	214	51	214	51

AREA REQUIRED FOR PARKING	
1. CAR AREA	= 107 X 12.50 = 1337.50 SQ.M
2. BOY AREA	= 107 X 10.35 = 1110.55 SQ.M
3. SMOOTHER AREA	= 312 X 2.00 = 624.00 SQ.M
TOTAL	= 1337.50 + 1110.55 + 624.00 = 3072.05 SQ.M

STAMP OF APPROVAL

BUILDING PERMISSION

01

09

28-6-22

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO. CD/03/172

DATE

Building Inspector

Duty Engineer

Building Development Department

PUNE MUNICIPAL CORPORATION

CIVIL ENGINEER

PUNE

AREA STATEMENT

SQ.M

01 AREA OF PLOT

(Minimum area of a.b.c to be considered)

(a) As per ownership documents (P/F - GTS extract)

(b) As per measurement sheet

(c) As per site

02 DEDUCTION FOR

(a) Prop. 10.00 M D.P./R.P.Road widening and Service Road/highway Widening (Mtr side)

(b) Any D.P./ Reservation Area (2x 0.0 M.)

(c) Total (a+b+c)

03 Gross Area Of Plot (1-2)

04 Amenity Space (If applicable)

(a) Required 10% As per layout

(b) Proposed

(c) Balance proposed

05 Net Area Of Plot (03-04)

06 Recreational Open Space 10% @ S.no. 5 (If applicable)

(a) Required

(b) Proposed

07 Internal Road Areas

08 Plottable Area (If applicable)

09 Built Up Area With Reference To Basic F.S.I As Per Front Road Width (S.No. 9 X 1 X 1)

10 Additional F.S.I On Payment Of Premium - 0.50 @ S.no.1

(a) Max. Permit Premium FSI-Based On Plot Width/TOD Zone

(b) Proposed FSI On Payment Of Premium

11 In-Situ FSI / TDR Loading 0.50 @ S.no. 1

(a) In-situ area against O.P.Road (2.0 x m. no.2) if applicable (2266.00/2)

(b) In Situ Area Against Amenity Space If Handled Over (1.00/3.01 X 10.0 X 30.0 = 100 Sq.ft) And (2x 0 ft)

(TDR Area -(a+b)/(100.00%)= 18,48,46.30 - 4536.00 = 13,950.00

(i) Regular @ 75%

(ii) Slum @ 30 %

(c) Total in-situ/TDR loading proposed ((I)+(ii)+ (iii) + (iv) + (v))

12 Additional F.S.I Area Under Chapter No. 07

13 Additional F.S.I Area Under F.S.I In The Proposal

(a) (9 - 100%) = 11(0%) = 12 Which never Is Applicable

(b) (9 - 100%) = 11(0%) = 12 Which never Is Applicable

(c) PERMI Cover: Arbitrary area upto 80% with payment of charges (18.2820%)

(d) PERMI Res.Arbitrary area upto 60% with payment of charges (17.667.6200%)

(e) Total entitlement (13+ c+d)

14 Maximum Utilization Limit Of F.S.I (Building Potential) Permissible As Per Road Width (As per regulation no. 6 Yerb 2x 3x 4-x applicable (2.50 X 1.50 Or 1.00))

15 Total Built-up Area In Proposal / Including area @ s.no 17 i)

(a) Proposed Commr. built-up area As per P-line

(b) Proposed Resid. built-up area As per P-line

(c) Total (a+b)

16 F.S.I Consumed (15c-i)

17 Area Of Inclusive Housing, If Any.

(a) Required - (4.02% Of S.No. @ S.N.O. 26 +27(P) + S.NO. 13(P)

(b) S.No. 13, 16(a) no. 10(f) of belowwd:-
REQD.=(20% × 3503.54 sq.mtrs) in s.no. 26+27(P)
S.NO. 13 BALANCEVAT (RR RATE = 26,136.50)
S.NO. 26+27(P) AT BANEJ :- RR RATE = 26,800.00]
BAND = 29,180.00/(23,866.00 ÷ 1.0)
S.N.O. 13/3 01(P)P. Req. Inclusive housing = 5303.54 ÷ 1.0 = 5303.40 SQ.M.
TOTAL REQUIRED inclusive HOUSING = 4022.04 + 5303.40 = 7540.44 SQ.M.
TOTAL PROPOSED INCLUSIVE HOUSING = 7540.44 SQ.M.

CERTIFICATE OF AREA

Whereas, That The Plot under Reference Area Subsequent By File No. And The Dimensions ...
Contain A ... Which Have Been Found To Be ... As Stated On Site Area Plan And As Shown On Title Deeds ...
With This Area, Based In Dubious Of Ownership ... I P.S. Scheme ... Last Records Deposited ... City Survey Record ...

ARCHITECT'S SIGN

OWNERS DECLARATION, NAME AND SIGN.

We Undersigned Herewith Certify That We Shall Abide By Plans Approved by Authority/City Council. We ...
Will Not Deviate From THE SETBACK LINE OR ANY OTHER LINE OR DISTANCE SPECIFIED ON THE ...
OF PLANS. WE HAVE BEEN ADVISED BY THE ... OF THE QUALITY AND SAFETY OF THE WORK DONE.

MR. BHARAT K. AGRAWAL,

FOR KANUK INFRACON LLP

PROJECT :

PROPOSED LAYOUT OF BUILDING (RESIDENTIAL & COMMERCIAL)

ON S.NO. 26/12, 27/5 AND 27/6 AT BANER - PUNE.

ARCHITECT :-

JAY AERAM

ARCHITECTS & PLANNERS

COAST-1 INDIA

JAY AERAM & ASSOCIATES

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E-MAIL : aeram@jayeram.com | www.jayeram@gmail.com
PHONE NO : +91 9056571842

JOB NO.

DATE

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01.07.2022

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KISHOR

AR. JAY SIR