

PREVIOUS PLAN APPROVED
APPROVED SUBJECT TO CONDITION
COMMENCEMENT CERTIFICATE NO CC/048908 DATED 08/05/2006
COMMENCEMENT CERTIFICATE NO CC/3471/11 DATED 30/12/2011
COMMENCEMENT CERTIFICATE NO CC/1430/12 DATED 21/07/2012
(Revalidation)
COMMENCEMENT CERTIFICATE NO CC/2286/12 DATED 07/11/2012
COMMENCEMENT CERTIFICATE NO CC/0606/13 DATED 27/05/2013
COMMENCEMENT CERTIFICATE NO CC/1185/16 DATED 14/07/2016
COMMENCEMENT CERTIFICATE NO CC/1741/16 DATED 02/10/2016
COMMENCEMENT CERTIFICATE NO CC/0878/17 DATED 28/09/2017
(Revalidation)

Sd/- xxx
ASSISTANT ENGG.
Sd/- xxx
BUILDING INSPECTOR

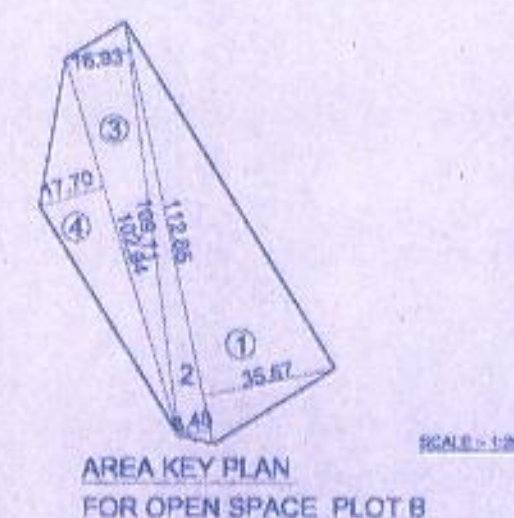
F.S.I STATEMENT																						
Building	P2/Ground	P1	Still	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	Total (F.S.I)	Coverage
A			130.61	730.24	730.24	730.24	730.24	701.94	730.24	730.24	730.24	701.94	730.24	730.24	730.24	701.94	730.24	730.24	701.94	12431.49	730.24	68
B			146.97	833.92	833.92	833.92	833.92	804.30	833.92	833.92	833.92	804.30	833.92	833.92	833.92	804.30	833.92	833.92	804.30	14205.13	833.92	68
C			160.01	919.77	919.77	919.77	919.77	889.52	919.77	919.77	919.77	889.52	919.77	919.77	919.77	889.52	919.77	919.77	889.52	15675.10	919.77	68
F	80.96	0	0	123.23	123.23	123.23														450.65	183.68	6
G (COMM)	939.04	0.00	0.00																	939.04	939.04	0
TOTAL	1020.00	0.00	437.59	2607.16	2607.16	2607.16	2483.93	2395.76	2483.93	2483.93	2395.76	2483.93	2483.93	2395.76	2483.93	2483.93	2483.93	2395.76	43701.41	3606.65	210.00	H.T

BLDG	BALCONY	STAIR	FIRE STAIR	STAIR LOBBY	LIFT	FIRE LIFT	LMR	LIFT LOBBY	PASSAGE	A.H.U.	TOILET	TERRACE	O.H.T	U.G.T
A	1,984.81	359.38	359.38	457.67	11.69	6.03	0.00	546.04	1,278.86	262.14	-	-	66000.00	120000.00
B	1,933.27	377.23	377.23	505.70	11.69	6.03	0.00	653.82	1,451.70	162.35	-	-	66000.00	120000.00
C	2,270.04	415.99	415.99	515.99	11.69	6.03	0.00	747.49	1,756.34	259.76	-	-	66000.00	120000.00
F	67.53	30.42	0	0	3.29	0	17.94	0	12.96	0	-	88.44	5000.00	10,500.00
TOTAL	6255.65	1183.02	1152.60	1479.36	38.36	18.09		1947.35	4499.86	684.25	-	88.44	203000.00	370500.00

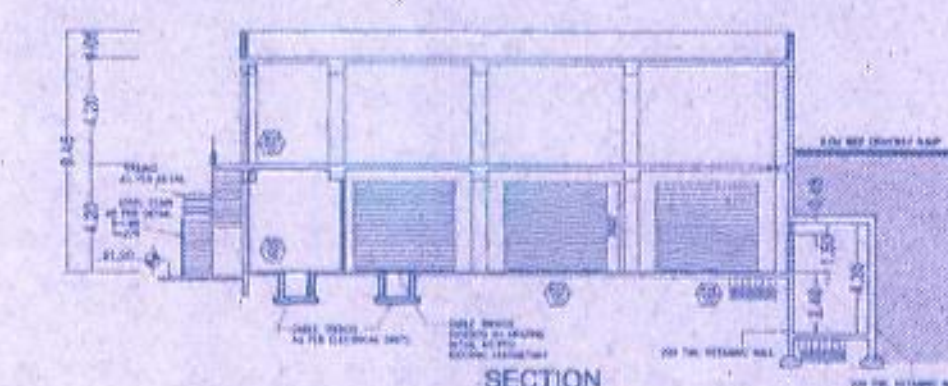
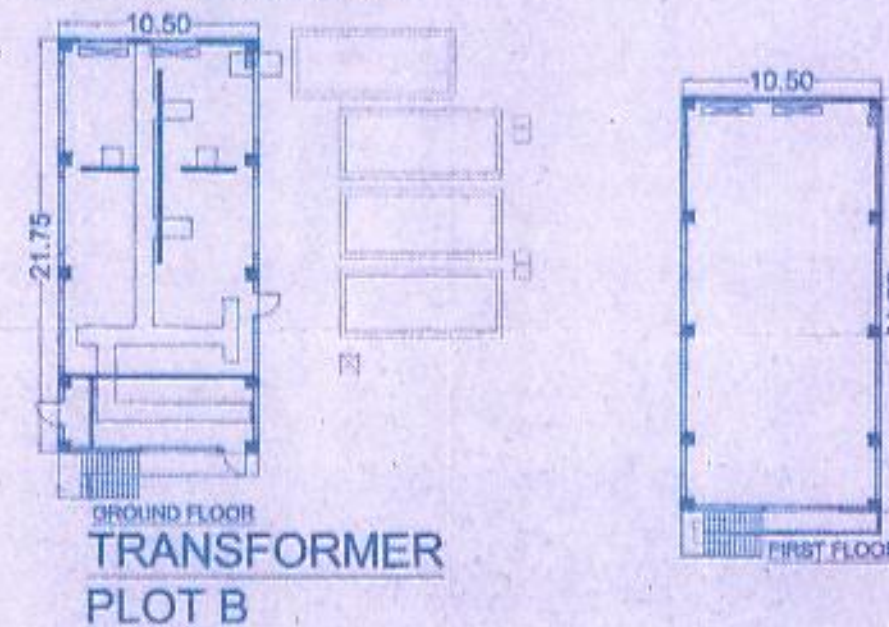
Area under BDP After Amalgamation		
1	= 0.50 X 76.71 X 32.50	= 479.44
2	= 0.50 X 40.00 X 22.86	= 459.66
3	= 0.50 X 61.33 X 13.76	= 411.95
4	= 0.50 X 48.40 X 20.05	= 485.21
5	= 0.50 X 35.78 X 1.88	= 30.08
6	= 0.50 X 39.31 X 3.03	= 59.40
7	= 0.50 X 39.31 X 1.51	= 29.60
8	= 0.50 X 33.02 X 5.32	= 156.12
9	= 0.50 X 56.83 X 6.71	= 180.66
10	= 0.50 X 58.26 X 12.35	= 359.78
11	= 0.50 X 58.26 X 17.87	= 505.99
12	= 0.50 X 35.51 X 6.34	= 112.57
13	= 0.50 X 34.22 X 5.90	= 95.82
		= 3,386.17

AREA KEY PLAN FOR BDP AREA I
PLOT - B

PLOT 'B' AREA CALCULATION
1 = 0.07 X 139.67 X 5.50 = 514.68
2 = 0.50 X 139.67 X 96.13 = 6713.24
3 = 0.50 X 149.98 X 80.26 = 4518.90
4 = 0.50 X 198.04 X 45.63 = 4518.28
5 = 0.50 X 198.04 X 54.63 = 5403.46
6 = 0.50 X 283.47 X 146.58 = 20775.52
7 = 0.50 X 226.10 X 30.42 = 3423.77
8 = 0.50 X 172.09 X 30.82 = 2634.70
TOTAL = 48505.55 Sq.M.
Area as per records for PLOT B = 49929.46 Sq.M.



AREA CALCULATIONS FOR OPEN SPACE		
1	= 0.50 X 12.85 X 35.67	= 2012.58
2	= 0.50 X 12.85 X 18.26	= 476.48
3	= 0.50 X 12.85 X 18.26	= 476.48
4	= 0.50 X 110.84 X 11.70	= 911.50
		= 4,377.04



AREA CALCULATION FOR PLOT 'B'

AREA CALCULATION FOR PLOT 'B' B.D.P. AREA
OPEN SPACE SCHEMATIC SECTIONS & CUTTING FILLING CALCULATIONS

STAMP OF APPROVAL:

30/07/17
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/1185/17
Building Inspector - Assistant Engineer P.M.D.



SR. NO.	AREA STATEMENT AFTER SUB DIVISION	PLOT B
1	Area of plot	46642.96
2	Deductions	
a) B.D.P. Area		3366.17
b) 12.00 M Wide D.P. Road		0
c) Reservations (12699.00 + 1506.35 + 2100.38 + 5946.55 + 4802.95)		0
d) Total (a+b+c)		3366.17
3	Net Plot Area (1-2)	43256.79
4	Deductions	
a) 10% Open Space		4325.68
b) 15% amenity space shown under Reservation area		
c) Transformer		200.00
d) Total (a+b+c)		4525.68
5	Balance Plot Area	38731.11
6	Additions	
a) D.P. Road Hand over to PMC		13801.25
b) Amenity Space / Reservation Hand over to PMC		11800.00
c) Transformer		200.00
d) Slum TDR 20%		0.00
e) Total (a+b+c+d)		25801.25
7	Total Perm. F.S.I (5+6)	64532.36
8	Proposed F.S.I.	
a) Commercial F.S.I.		1020.00
b) Residential F.S.I		42681.41
c) Total (a+b)		43701.41
9	Perm. Balcony	6555.21
10	Prop. Balcony	6255.65
11	Excess. Balcony taken in FSI (10-9)	0
12	Total Builtup Area (8+9+11)	43701.41
13	Perm. Gr. Coverage 20%	7746.22
14	Perm. Gr. Coverage with premium 35%	13555.89
15	Prop. Gr. Coverage	3606.65
16	Coverage Premium Area	0.00
17	Area for Tense (7-8)	42681.41
18	Perm. Tense 250 T.H.	1087
19	Prop. Tense	210

Sl. No.	Name	Owner	Developer & P.O.A.	Authority Letter Holder	S.No.
1	Basant Vihar Co-Op Housing Society				
1	Chairman - Mr. Mahesh Nigam		0.00	0.00	S.No. 46 (12 + 12) 0.00
2	Secretary - Mr. Dattatraya Mahurane				
2	Mr. D. S. Argade Promoters & Builders		Basant Vihar Co-Op Housing Society		S.No. 46 (12 + 12) S.No. 43 Hissa No. 2 (P. 7, 11/01)
3	Partner				
1	Mr. D. S. Argade				
2	Mr. Umesh Mahurane				
3	Mrs. Annapurna Puri Developers Partner		Developer Basant Vihar Co-Op Housing Society		S.No. 43 (P. 7 + S.No. 44)
4	Mr. Sudhir Shah				
4	Mrs. Purnima Developers Partner		Developer Basant Vihar Co-Op Housing Society		S.No. 46 (12 + 12)
5	Mr. Dipak D. Moha				
6	For above all & Self - Sudhir Shah Partner				
6	For Mrs. Annapurna Puri Developers				

DESCRIPTION OF PROPERTY & PROPOSAL

REVISED LAYOUT OF BUILDINGS & BUILDING PLAN ON PLOT 'B' AT - S.No. 43, HISSA NO. 1+2+3+4+5(P)+6+7+8A+8B+9A+9B/1+10+11(P)+12+ S.No. 44 + S.No. 46/1+2+1/3, MOHAMMADWADI, PUNE.

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

Pinnac AECL Consultancy Pvt. Ltd
'Pinnac House', Pinnac Memories,
S. No. 7/3+4, Kothrud,
Pune - 411038
Ar. Prajakta N Jadhav
CA/2001/28518

Drawn by: prajakta Date: 28/07/2017 Checked by: prajakta

LAY OUT OF BUILDINGS AFTER
NATURAL SUB DIVISION PLOT 'B'