

[illegible]

	WING / BLDG.	BALCONY	STAIR	FIRE STAIR	STAIR LOBBY	LIFT	FIRE LIFT	LMR	LIFT LOBBY	PASSAGE	A.H.U.	TERRACE	O.H.T	U.G.T
Existing Building	A	2,016.37	364.14	363.80	457.67	15.58	6.03	0.00	563.41	1,264.46	262.14	-	66000.00	120000.00
	F(ex)	67.53	30.42	0	0	3.29	0	17.94	0	12.96	0	88.44	5000.00	10,500.00
	TOTAL	2083.90	394.56	363.80	457.67	18.87	6.03	17.94	563.41	1277.42	262.14	88.44	71000.00	130500.00
Proposed Building	B	1,967.75	377.23	377.23	505.70	11.69	6.03	0.00	653.82	1,436.50	162.35	-	66000.00	120000.00
	C	2,315.40	415.99	415.99	515.99	11.69	6.03	0.00	747.49	1,741.14	259.76	-	66000.00	120000.00
	D					11.69	6.03						66000.00	120000.00
	E					11.69	6.03						66000.00	120000.00
	E (Annex)					25.49	13.40						121000.00	280,500.00
	G (COMM)	0.00	120.62	0	0.00	25.80	0	0.00	0.00	765.48	0	0.00	193700.00	340,600.00
	TOTAL	4283.15	913.84	793.22	1021.69	97.85	37.52	0.00	1401.31	3943.12	422.11	0.00	578700.00	1101100.00
Existing + Proposed		6367.05	1308.40	1157.02	1479.36	116.72	43.55	17.94	1964.72	5220.54	684.25	88.44	649700.00	1231600.00

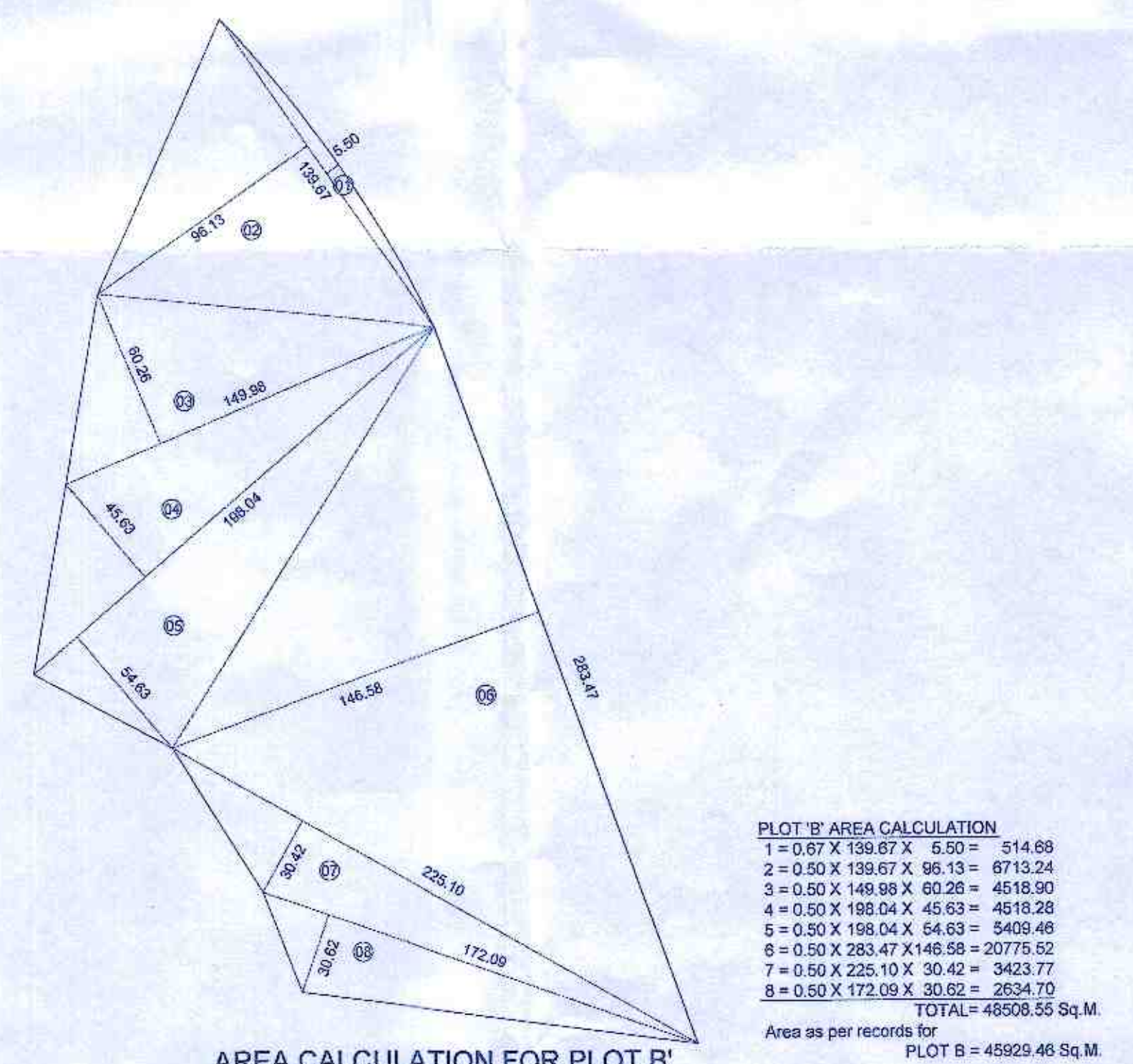
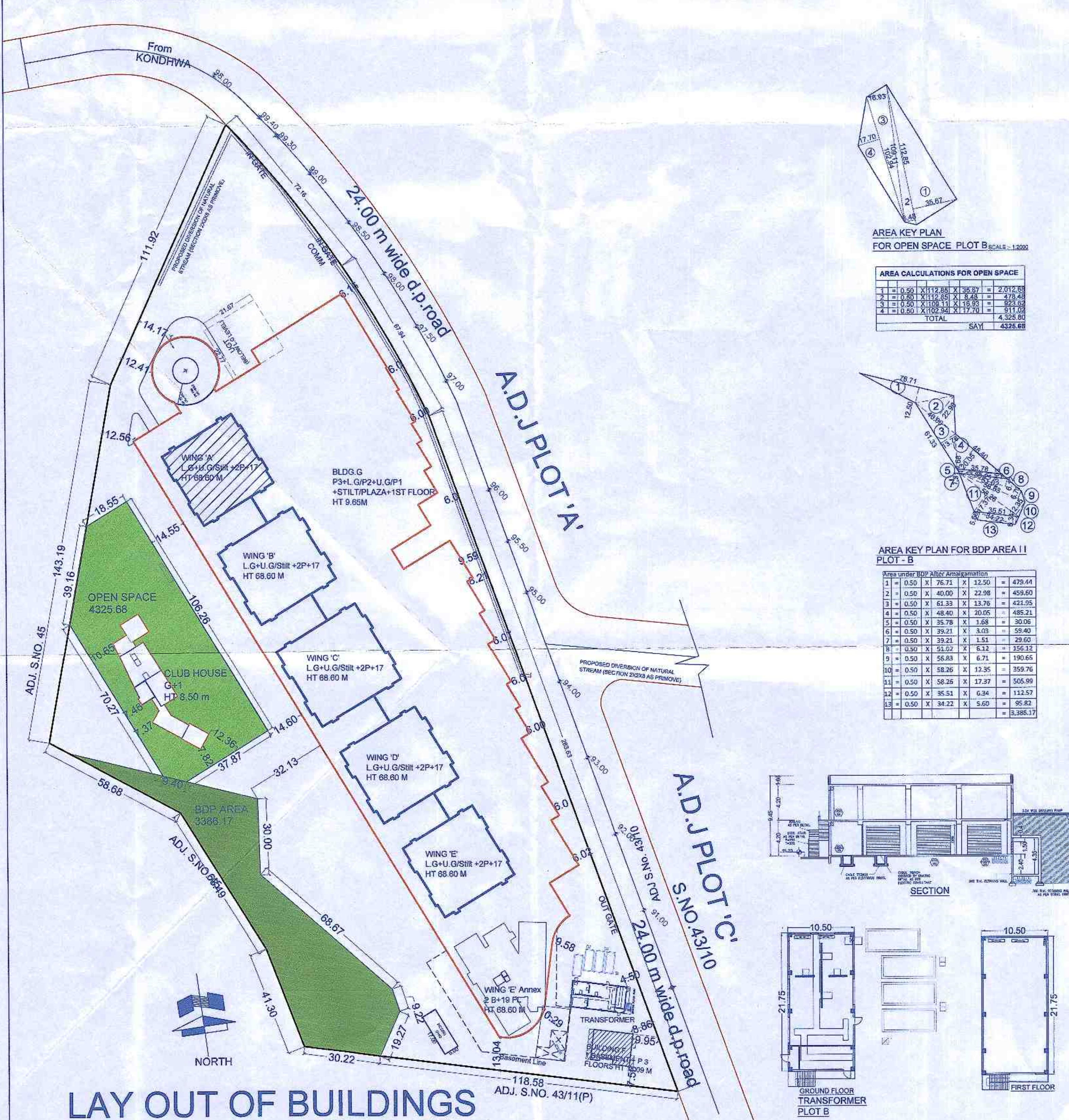
	Wing Name	DCR-1987	UDCPR 2020	TOTAL
Existing	A	12,550.33		12,550.33
	F	450.65		450.65
PROPOSED	B	14,323.61		14,323.61
	C	15,796.10	90.44	15,886.54
	D		21,124.98	21,124.98
	E		19,170.47	19,170.47
	E(ANNEX)		17,844.48	17,844.48
	G(COMM)	7,964.59	15,305.10	23,269.69
Total		51,085.28	73,535.47	1,24,620.75

PREVIOUS PLAN APPROVED.
THIS IS AN ACCOMPANIMENT TO OFFICE LETTER NO.
DPO/PLUG0336/07 DATED 27/03/2008
THIS OFFICE LETTER NO. CC0341/09 DATED 16/01/2010
PLOT- B - THIS OFFICE LETTER NO. CC0374/11 DATED 30/12/11
PLOT- B - THIS OFFICE LETTER NO. CC02288/12 DATED 7/11/12
PLOT- B - THIS OFFICE LETTER NO. CC03699/13 DATED 27/06/13
PLOT- B - THIS OFFICE LETTER NO. CC/1159/15 DATED 14/06/15
PLOT- B - THIS OFFICE LETTER NO. CC/1741/18 DATED 21/06/18
PLOT- B - THIS OFFICE LETTER NO. CC/1187/17 DATED 28/07/17
PLOT- B - THIS OFFICE LETTER NO. CC/1809/18 DATED 12/08/18
PLOT- B - THIS OFFICE LETTER NO. CC/3552/18 DATED 14/02/19
ENGINEER J.D. WINE

	AREA STATEMENT	Sq.Mt.
1	Area of plot Minimum area of a, b, c to be considered) (a) As per ownership document (7/12, CTS extract) (b) as per measurement sheet (c) as per site	43,256.79 43,256.79 45,122.38 45,122.38
2	Deductions for (a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening (b) Any D.P. Reservation (Total a+b+c)	- - -
3	Balance area of plot (1-2) Amenity Space (if applicable)	43,256.79 -
4	(a) Required - (b) Adjustment of 2(b), if any - (c) Balance Proposed -	- - -
5	Net Plot Area (3-4 (c))	43,256.79
6	Recreational Open space (if applicable) a) (a) Required - b) (b) Proposed -	- 4,325.68 4,325.68
7	Internal Road area	-
8	Ploteable area (if applicable)	-
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	47,582.47
10	Addition of FSI on payment of premium (a) Maximum permissible premium FSI - based on road width/ TOD Zone (5 x 0.50) (b) Proposed FSI on payment of premium.	21,628.40 8,590.00 49,745.31
11	In-situ FSI / TDR loading (5 x 1.15) (a) In-situ area against D.P. road (Handover to PMC) (b) In-situ area against D.P. road (to be Handover to PMC) (c) In-situ area against Amenity Space (Handover to PMC) (d) In-situ area against Amenity Space (to be Handover to PMC) (e) Permissible TDR area (f) Proposed TDR (g) Total In-situ / TDR loading proposed (11 (a)+(b)+(c)+(d))	13,801.25 3,638.80 11,800.00 8,516.84 11,988.42 - 37,756.85
12	Additional FSI area under Chapter No. 7	-
13	Total entitlement of FSI in the proposal (a) [9 + (b)+(11(d)) or 12 whichever is applicable. (b) Residential Ancillary Area FSI upto 60% with payment of charges. (93929.36-(80.96+12920.02+7964.59+30119.71)+(15655.24/1.8))*(8) (c) Commercial Ancillary Area FSI upto 80% with payment of charges . (d) Green Building FSI (7% of 9) (d) Total entitlement (a+b+c)	93,929.36 20,488.03 6,957.85 3,330.77 1,24,708.05
14	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) x 1.6 or 1.8)	4.40
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b) a) Existing Built-up Area earlier Sanction (Comm) b) Existing Built-up Area earlier Sanction (Resi) c) Proposed Built-up Area earlier sanction (Comm) d) Proposed Built-up Area earlier sanction (Resi) e) Proposed Built-up Area (as per P-line) (Comm) f) Proposed Built-up Area (as per P-line) (Resi) g) Total (a+b+c+d+e+f)	80.96 12,920.02 7,964.55 30,119.71 15,655.24 57,880.27 1,24,620.74
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	2.88

S.No.	Name	Partner	Developer & P.O.A.	Authority Letter Holder	S.No.
1	Basant Vihar Co-Op Housing Society	1. Chairman - Mr. Narsaran Nangrie 2. Secretary - Mr. Dattatray Mahapatra	Basant Vihar Co-Op Housing Society Development Agreement Holder		S.No. 48 12/4 + 1/3
2	Partner 1. Mr. D. S. Aggarwal Promoters & Builders 2. Mr. D. S. Aggarwal 3. Mr. U. Umash Bannu				S.NO. 46 12/4 + 1/3 S.NO. 43 Hsead NO. 5(P/1, 7, 11(P))
3	M/s. Purple Developers Partner 1. Mr. Dipak D. Mehta For above 1.2 & Self - Mr. Dipak D. Mehta For M/s. Annapurna Purple Developers & M/s. Purple Developers Partner	Developer Basant Vihar Society			S.NO. 48 12/4 + 1/3
4	M/s. Annapurna Purple Developers Partner 1. Mr. Poochappa Murthy	Developer Basant Vihar Co-Op Housing Society			S.NO. 43 (P) + S.NO. 44

DESCRIPTION OF PROPERTY AND PROPOSAL		
REVISED LAYOUT OF BUILDINGS 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 AND SIGNATURE OF THE ARCHITECT		
	Pinnac AECL Consultancy Pvt. Ltd. 'Pinnac House', Pinnac Memories, S. No. 7/3+4, Kothrud, Pune - 411038	
Dated by _____ Date 01/06/2021 Checked by _____ PRAJAKTA		Digned by _____ DINGSH V CHANDRATRAO LIC NO 18 (PMC)



Wing		Building Configuration	Tenements	FSI	Non-FSI	Total
Residential	A	1Parking + Stilt + 2 Parking + 17 Floor	68	12550.33	6381.38	18391.71
Residential	B	1Parking + Stilt + 2 Parking + 17 Floor	68	14323.61	6286.73	20610.34
Residential	C	1Parking + Stilt + 2 Parking + 17 Floor	68	15886.54	7203.48	23090.02
Residential	D	1Parking + Stilt + 2 Parking + 17 Floor	68	21124.98	17.72	21142.7
Residential	E	1Parking + Stilt + 2 Parking + 17 Floor	68	19170.47	17.72	19188.19
Residential	E Annex	2 Parking + Stilt + 19 Floor	76	17494.34	38.89	17533.23
Commercial			1 Retail Store 6 Restaurants 1 office	350.14		350.14
Commercial	G	Lower Ground Upper Ground+Stilt Floor+ First Floor	13 Anchor shops + 62 Shops+7 Kiosks + 6 Restaurants	23269.69	1641.28	24910.97
				124170.1	21587.2	145757.3

Common Amenities		
1	Club House	638.15
2	Parking	59,709.61
3	STP	462.46
4	UGT	571.23
5	OHT	800.00
6	Transformer	456.75
7	Connected Terrace at Top	10,830.06
8	Total	73,468.26
Total Constuction Area for Plot B		219,225.56