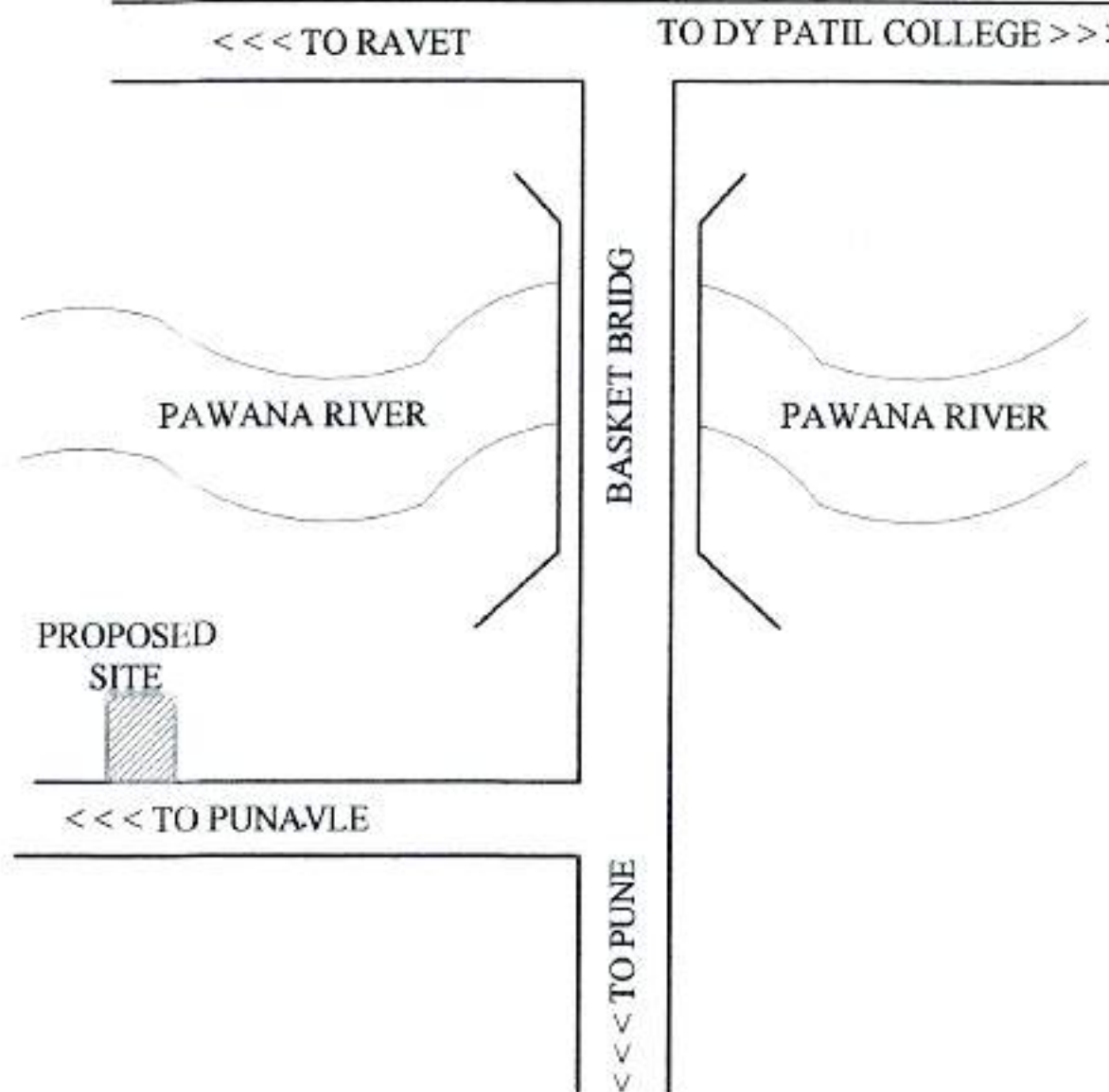
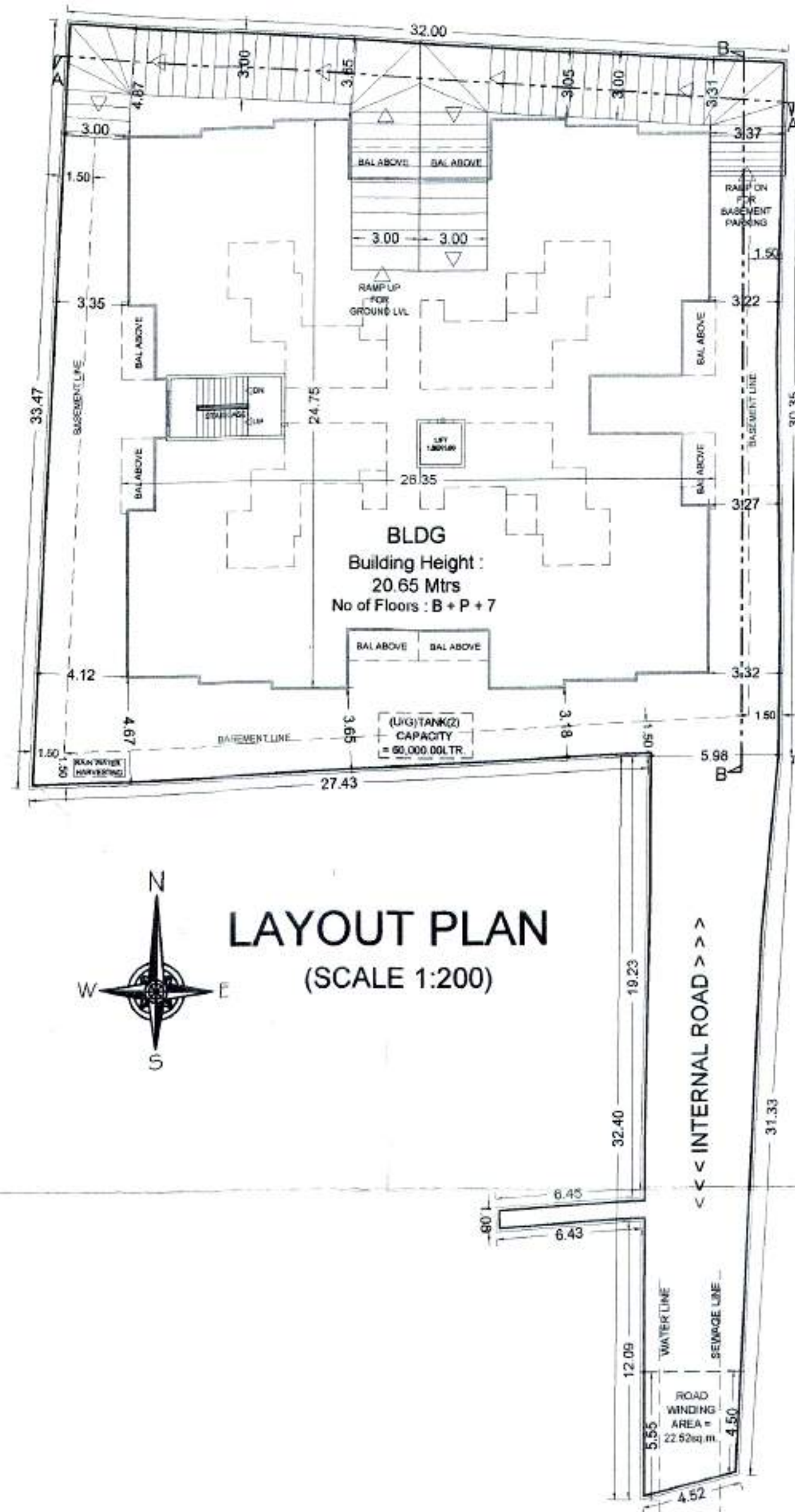
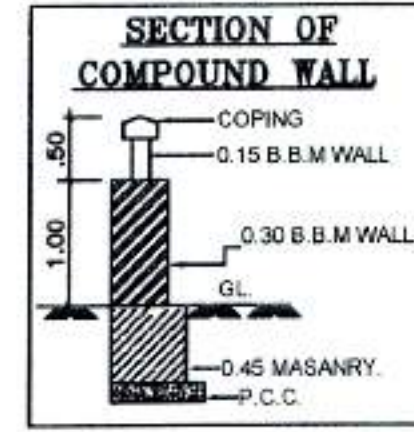
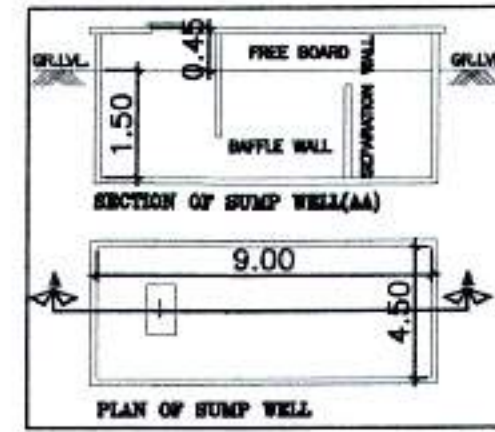
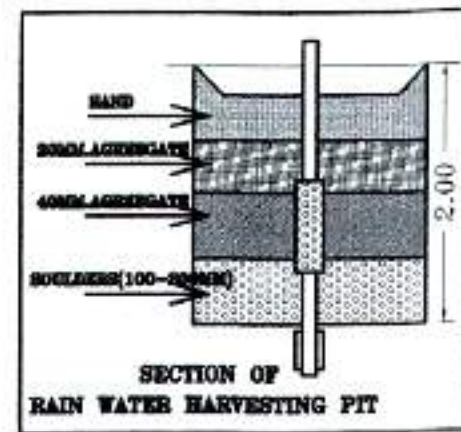




Triangulation
(SCALE 1:100)

Triangle	Area
A-01	534.41
A-02	500.67
A-03	88.34
A-04	72.21
A-05	3.45
A-06	3.48
Total (PLOT)	1203.56

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building			
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line	Apartment
(1)	(2)	(3)	(4)
Bldg	Basement Parking	0.00	-----
	PARKING FLOOR	16.14 + 35.09 = 51.23	-----
	FIRST FLOOR	493.93	8
	SECOND FLOOR	493.93	8
	THIRD FLOOR	493.93	8
	FOURTH FLOOR	493.93	8
	FIFTH FLOOR	493.93	8
	SIXTH FLOOR	493.93	8
	SEVENTH FLOOR	493.93	8
TOTAL =		3508.74	56

Form of Statement 3 [Sr. No. 9 (g)]					
Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
BLDG	Typical- 1, 2, 3, 4, 5, 6, 7th Floor	101,201,301,401,501,601,701	49.96 X 7 = 349.72	0.00	4.85 X 7 = 33.95
		102,202,302,402,502,602,702	35.94 X 7 = 251.58	0.00	6.15 X 7 = 43.05
		103,203,303,403,503,603,703	35.71 X 7 = 249.97	0.00	6.59 X 7 = 46.13
		104,204,304,404,504,604,704	49.96 X 7 = 349.72	0.00	4.85 X 7 = 33.95
		105,205,305,405,505,605,705	49.96 X 7 = 349.72	0.00	4.85 X 7 = 33.95
		106,206,306,406,506,606,706	35.71 X 7 = 249.97	0.00	6.59 X 7 = 46.13
		107,207,307,407,507,607,707	35.94 X 7 = 251.58	0.00	6.15 X 7 = 43.05
		108,208,308,408,508,608,708	49.96 X 7 = 349.72	0.00	4.85 X 7 = 33.95

PARKING CALCULATION					
TYPE	CARPET AREA / FSI (MD)	TNMTS (Nos.)	CAR (Nos.)	SCOOTER (Nos.)	
Residential	0 - 30	---	---	---	---
Residential	30 - 40	2	28	1	14
Residential	40 - 80	2	28	1	14
Residential	80 - 150	---	---	---	---
Commercial	---	---	---	---	---
Total Reqd. (Nos.)			28	70	
Total Reqd. Area			350.00	140.00	
Total Prop. Area			490.00 + 24.50 (5% visitor parking) = 514.50		

Total Parking Statement			
	Parking	Visitor Parking	Total Parking
	Required	Required	Required
CAR	28	0	28
SCOOTER	70	0	70

Form of Statement 1 [Sr. No. 8 (a) (iii)] Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
BLDG	---	---	---	---

WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	37800.00	
	FIRE REQUIREMENT	10000.00	
	TOTAL	47800.00	50000.00
UGWT	Resi+Comm	56700.00	
	FIRE REQUIREMENT	0.00	
	TOTAL	56700.00	60000.00

STAMP OF APPROVAL
Sanctioned No. B.P. / Punavale / 91 / 2021
Subject to conditions mentioned in the
Office Order No. 141491852
even dated 29/12/2021
Stamp
Date: 29/12/2021

Deputy Engineer
Building, Planning and Unauthorised Construction
Environment Control & Demolition Department
Pune Municipal Corporation
A) AREA STATEMENT
1. AREA OF PLOT (Minimum area of 1112 to be considered)
(a) As per ownership document (7/12, CTS extract) 1191.10
(b) as per measurement sheet 1203.56
(c) as per site 1203.56
2. DEDUCTIONS FOR
(a) Proposed D.P. / D.P. Road widening Area/ Service Road / Highway widening 22.52
(b) Any D.P. Reservation area 0.00
TOTAL (a+b+c) 1168.58
3. BALANCE AREA OF PLOT (1-2) 1168.58
4. Amenity Space (if applicable) 0.00
(a) Required - 0.00
(b) Adjustment of 2(b), if any - 0.00
(c) Balance Proposed - 0.00
5. NET AREA OF THE PLOT (3-4) 1168.58
6. Recreational Open space (if applicable) 0.00
(a) Required - 0.00
(b) Proposed - 0.00
7. Internal Road area 0.00
8. Plotable area (if applicable) 1168.58
9. Built up area with reference to Basic F.S.I. (1168.58x2.00) 2337.16
as per front road width (Sr. No. 5(basic FSI))
10. Addition of FSI on payment of premium
(a) Maximum permissible premium FSI-based on road width/TOD Zone 350.57
(b) Proposed FSI on payment of premium 0.00
11. In-situ FSI / TDR loading
(a) In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)] if any 0.00
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and for (c)] 0.00
(c) TDR area 0.00
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c)) 0.00
12. Additional FSI area under Chapter No. 7 0.00
13. Total entitlement of FSI in the proposal 2337.16
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable 2337.16
(a1) Deduction: built up area / FSI utilized area/ FSI to be retained as per old dc rule. 0.00
(a2) balance entitlement Ancillary Area (a1-a2) 2337.16
(b) Ancillary Area FSI upto 60% or 80% (2337.16x0.60) 1175.00
with payment of charges, on a2 whichever applicable (1402.28)
(c) Total entitlement (a+b) 3512.16
14. (a) Maximum utilization limit of F.S.I. (building potential) 3.20
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
15. Total Built-up Area in proposal (excluding area at Sr.No.17b)
(a) Existing Built-up Area/as per old rule
i) completed 0.00
ii) residential 0.00
iii) commercial 0.00
(b) Proposed Built-up Area (as per "P-line")
i) residential 3508.74
ii) commercial 0.00
(c) Total (a+b) 3508.74
16. F.S.I. Consumed (15/13) 0.999
(should not be more than serial No.14 above.)
17. Area for Inclusive Housing, if any 0.00
(a) Required (20% of Sr.No.5) 0.00
(b) Proposed 0.00
This Drawing is Prepared by instruction given by P.C.M.C. Sanction Authority
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN
AREA 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 SURVEY RECORDS.

SIGN OF LIC. ENGINEER
Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by
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.
Owner's name and signature

PROJECT -
PROPOSED BUILDING AT -
CTS.NO.69 & 79,
VILLAGE - PUNAVLE,PUNE.
PAH/OWNER -
M/s Fortune Realty Group
Through Partner
Mr. Shrikant B. Jadhav,
Mr. Prashant B. Shevkar
Mrs. Pratibha H. Bhujbal
SIGN -
SHREE-SPACES
LIC. ENGINEER
Roseicon, Commercial Building,
Office No.309,S.no.143/5,Above Vijaya Bank,
Pimple Saudagar,Pune - 27.

SHANKAR NIMBALKAR
(LIC. ENGINEER)
SCALE
1:100
DRAWN BY
BASHA
INWARD NO.
PUNAVALE/2021/59
DATE
23 Dec 2021
SHEET NO. 1/3