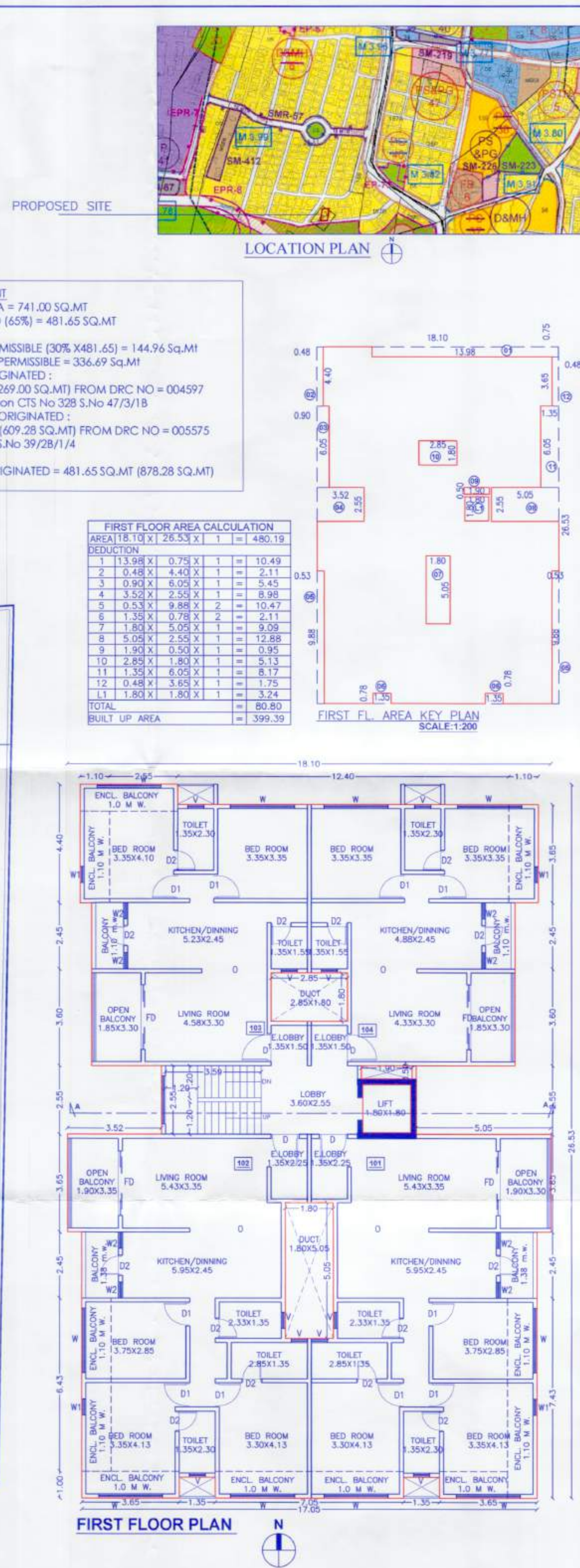
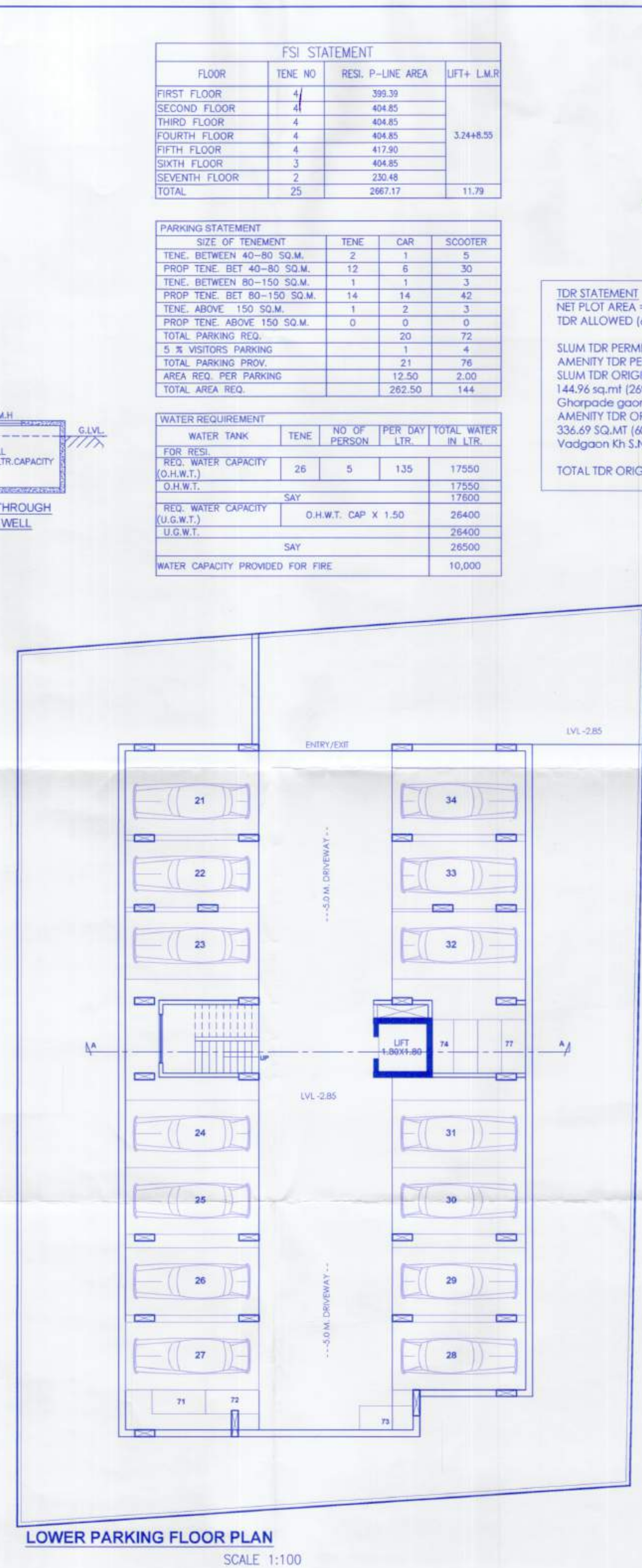
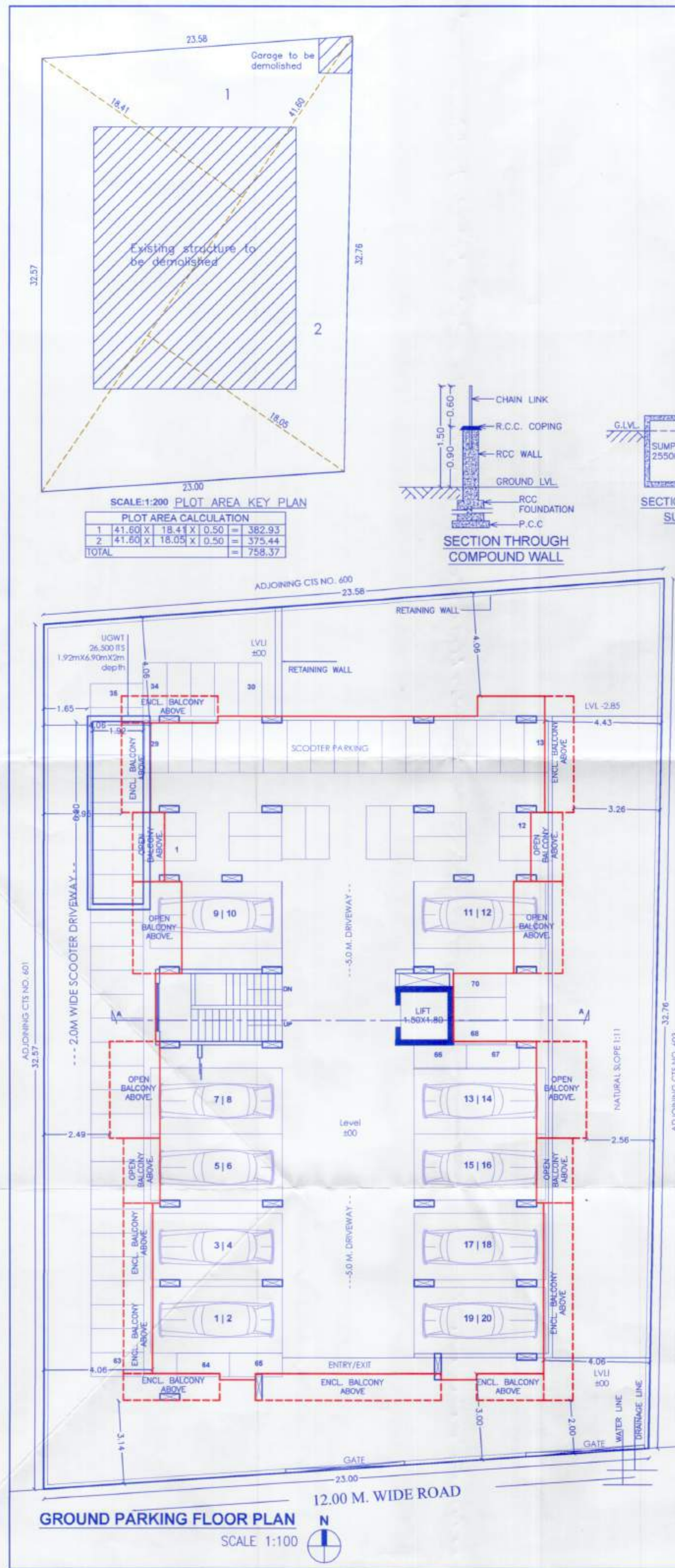




STAMP OF APPROVAL

1/3

MUNICIPAL CORPORATION
PUNE
APPROVED

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 59/2534/20

12.25/02/2023

Building Inspector

Deputy Engineer

A. Area Statement

	Sq.Mt
1 Area of plot (Min of a,b,c to be considered)	
a) As per ownership document (Property card)	741.00
b) As per measurement sheet	753.37
c) As per site	751.00
2 Deductions for	
a) Proposed D.P / D.P road widening / service road / Highway widening	00.00
b) Any D.P reservation area	00.00
(Total of a+b)	00.00
3 Balance area of plot (1-2)	741.00
4 Amenity space (if applicable)	NA
a) Required	-
b) Adjustment of 2(b), if any	-
c) Balance proposed	-
5 Net plot area (3-4-c)	741.00
6 Recreational open space (if applicable)	-
a) Required	NA
b) Proposed	NA
7 Internal road area	NA
8 Plotable area	NA
9 Built up area with reference to Basic FSI as per front road width = (S.No 5 X 1.10)	815.10
a) Incentive FSI (Prev consumed built up X 0.30) 734.53 X 0.30	220.36
10 Addition of FSI on payment of premium	
a) Max permissible premium FSI - based on road width / TCO zone	370.09
b) Proposed FSI on payment of premium	150.14
11 In situ FSI / TDR loading	
a) In situ area against D.P road (2.0x S.No. 2 (a)), if any	0.00
b) Slum TDR area	144.96
c) Amenity TDR area	336.69
d) Total in situ / TDR loading proposed (11(a)+(b)+(c))	481.65
12 Additional FSI under chapter VIII	NA
13 Total entitlement of FSI in the proposal	
a) (F+Y+10(b)+(11(d)) or 12 whichever is applicable.	1667.25
b) Ancillary area FSI upto 60% or 80% with payment of charges = 60%	1000.35
c) Total entitlement (a+b)	2667.60
14 Maximum utilization limit of FSI (building potential) permissible as per road width (1/3 as per regulation No 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.4 or 1.8	3.20
15 Total built up Area in the proposal (excluding area at S.No 17b)	
a) Existing built up area	00.00
b) Proposed built up area (as per T-Line)	2667.17
c) Total (a+b)	2667.17
16 FSI consumed (15/3) (Should not be more than S.No 14 above)	0.00
17 Area for inclusive housing, if any	
a) Required (20% of S.No 5)	NA
b) Proposed	NA

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR THE DIVISION OF SITES, 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 / P.S. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S DECLARATION

I/We undersigned hereby certify that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We execute the structure as per sanctioned plans. Also I/We execute the work under supervision of proper technical personnel to ensure the quality and safety of the work.

Owner's name and signature

LEGEND

Plot boundary shown black

Proposed work shown red

Drainage line shown red dotted

Waterline shown black dotted

Existing to be retained hatched yellow

Demolition shown hatched yellow

Owner's & Project Name

Amol S.Shah (PAH) for VRL Dahanukar projects LLP

Project Address

Proposed Redevelopment at Nura heights

CTS No 602, Plot No 132, S.No 26 Dahanukar colony, Kathrud, Pune

Proj No

Design & Rev

Scale

Drawn by

Checked by

Date

053

201

1:100

Raviraj G

RG

28.12.2021

Architect's Signature

Owner's Signature

RAVIRAJ GOSAVI ARCHITECTS CA/2009/46799 307/A, 3rd floor Patali Plaza Midamandal Chowk, Pune-411006

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CA/2009/46799

307/A, 3rd floor

Patali Plaza

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Pune-411006

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Pune-411006

Status : For Building permission