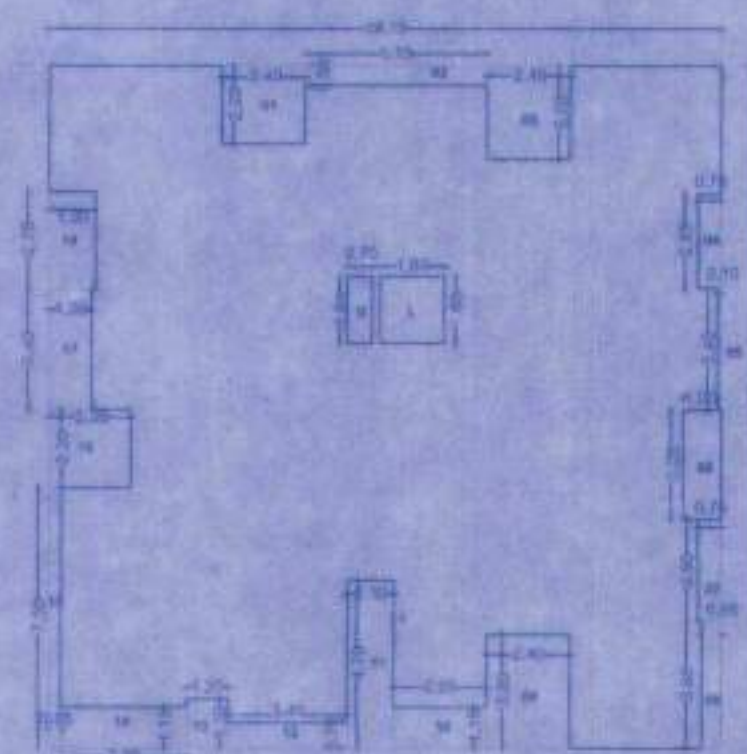
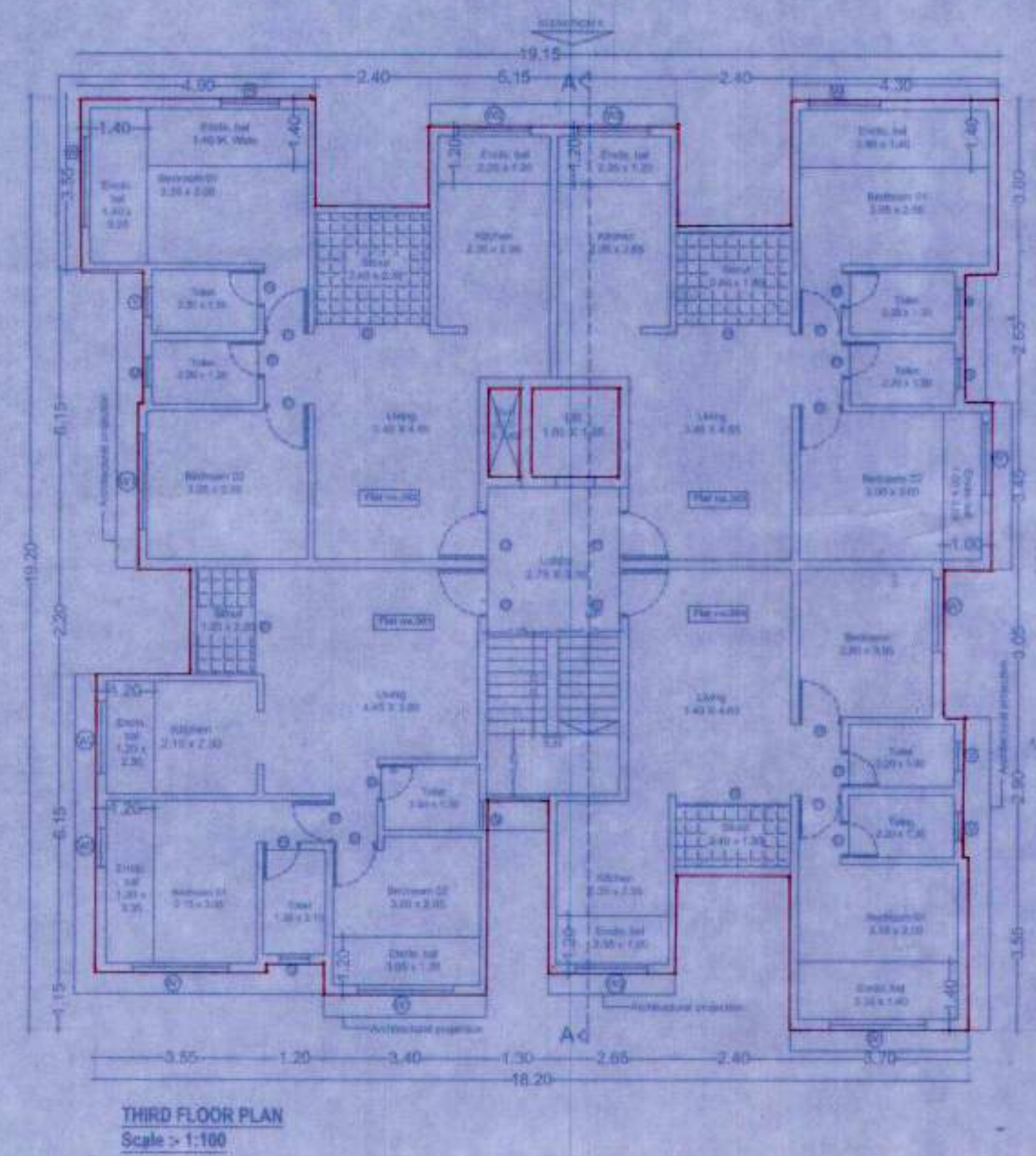
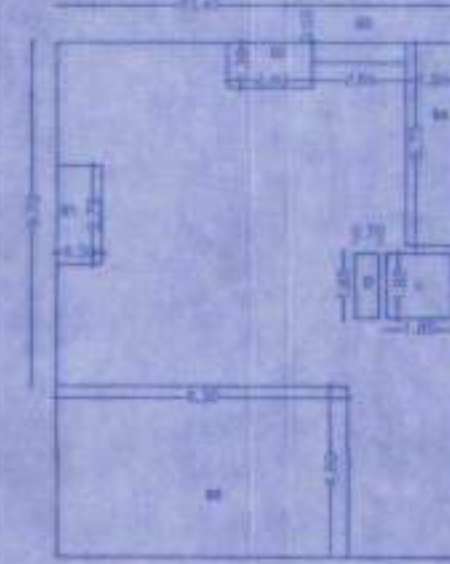
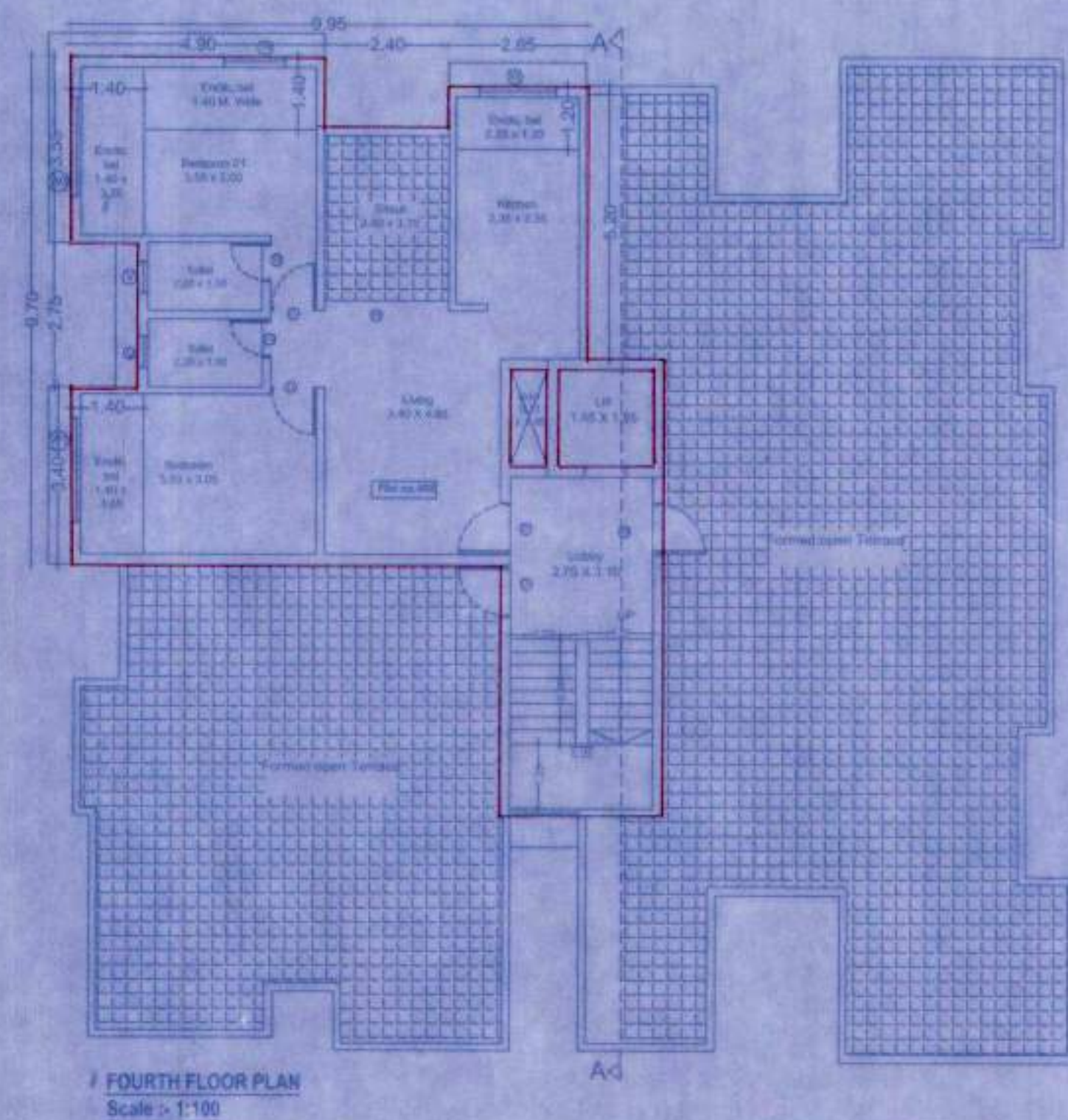


APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. 0220/22 14.29/04/2022
Building Inspector Assistant Engineer P.M.C.



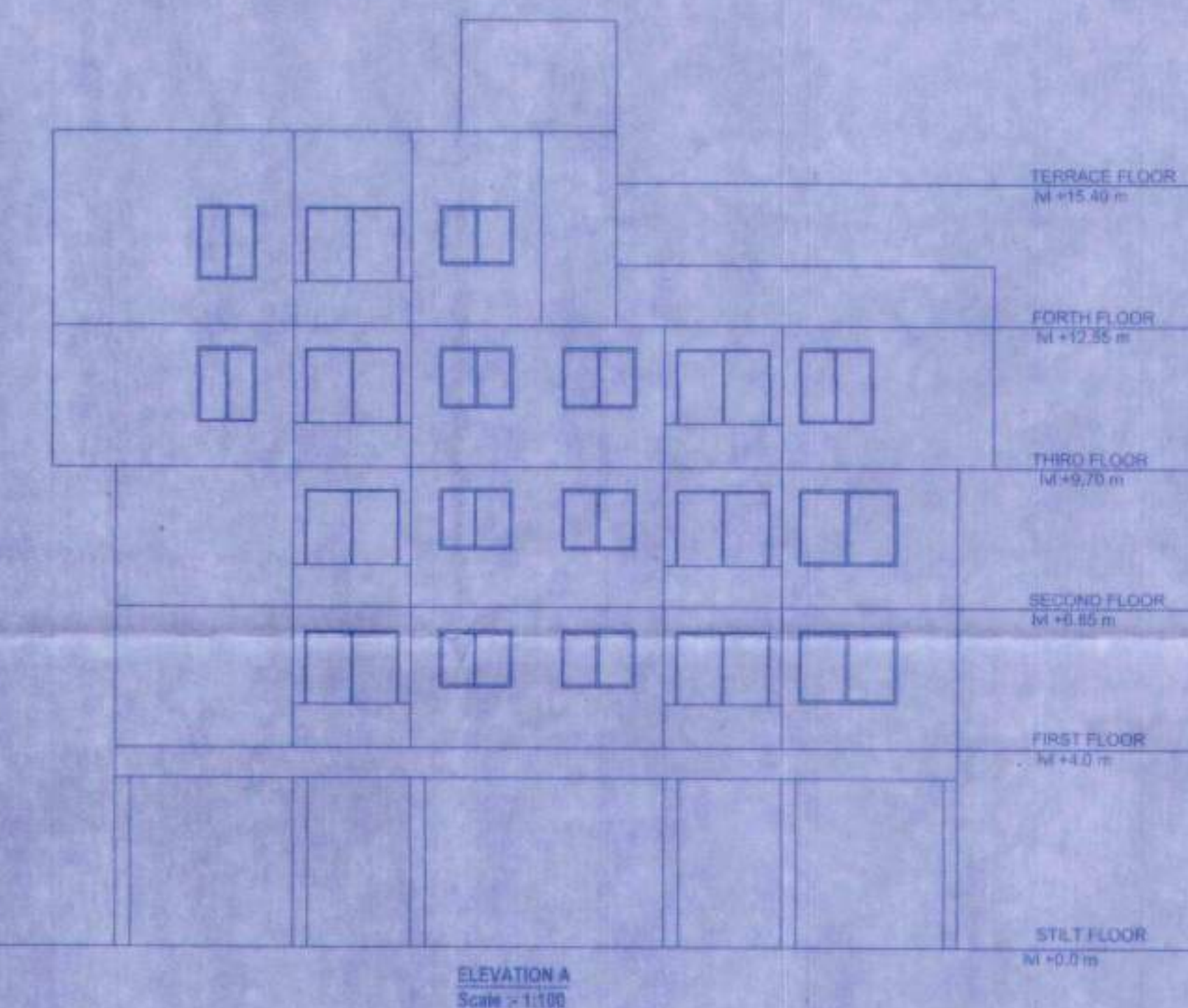
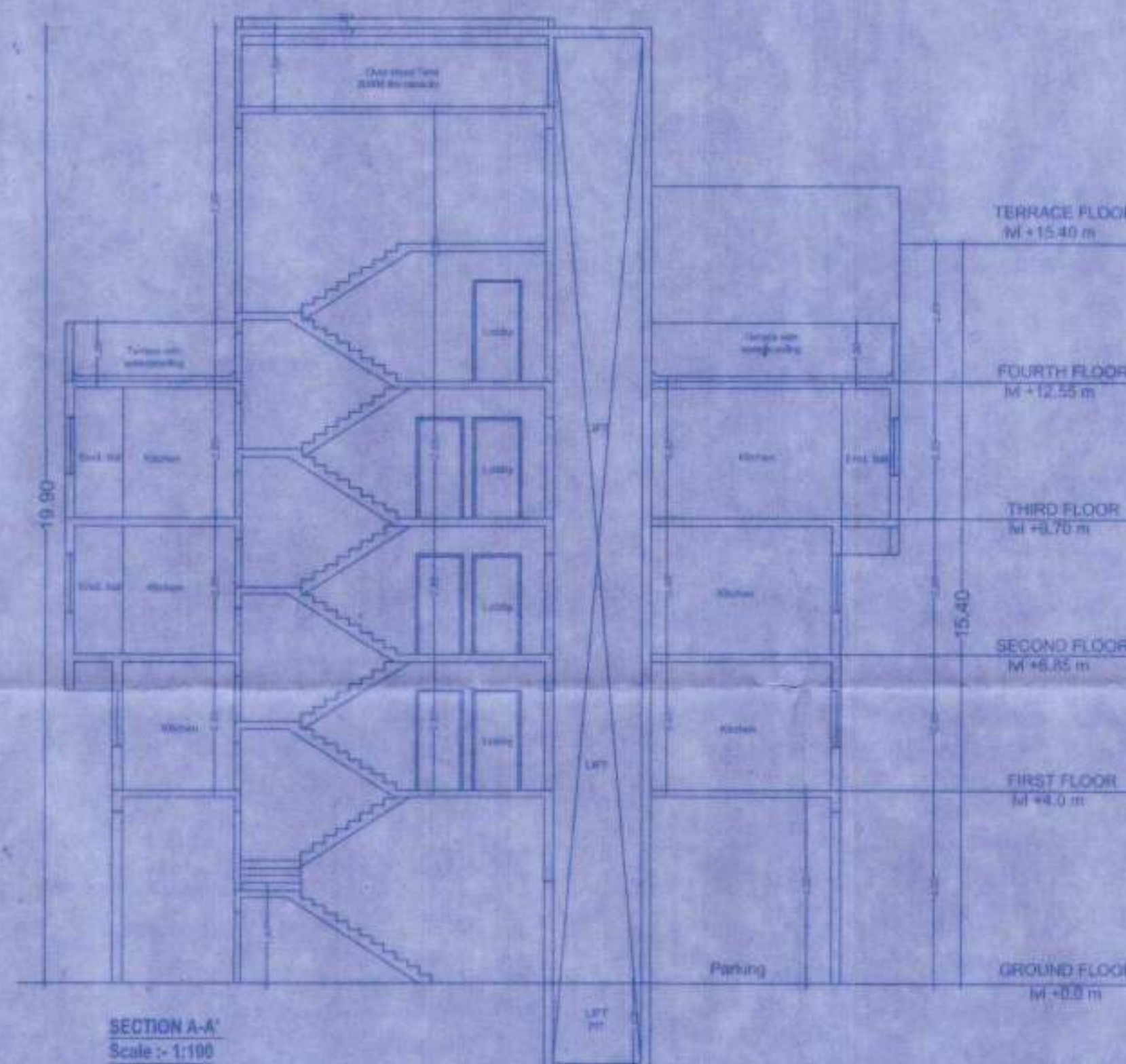
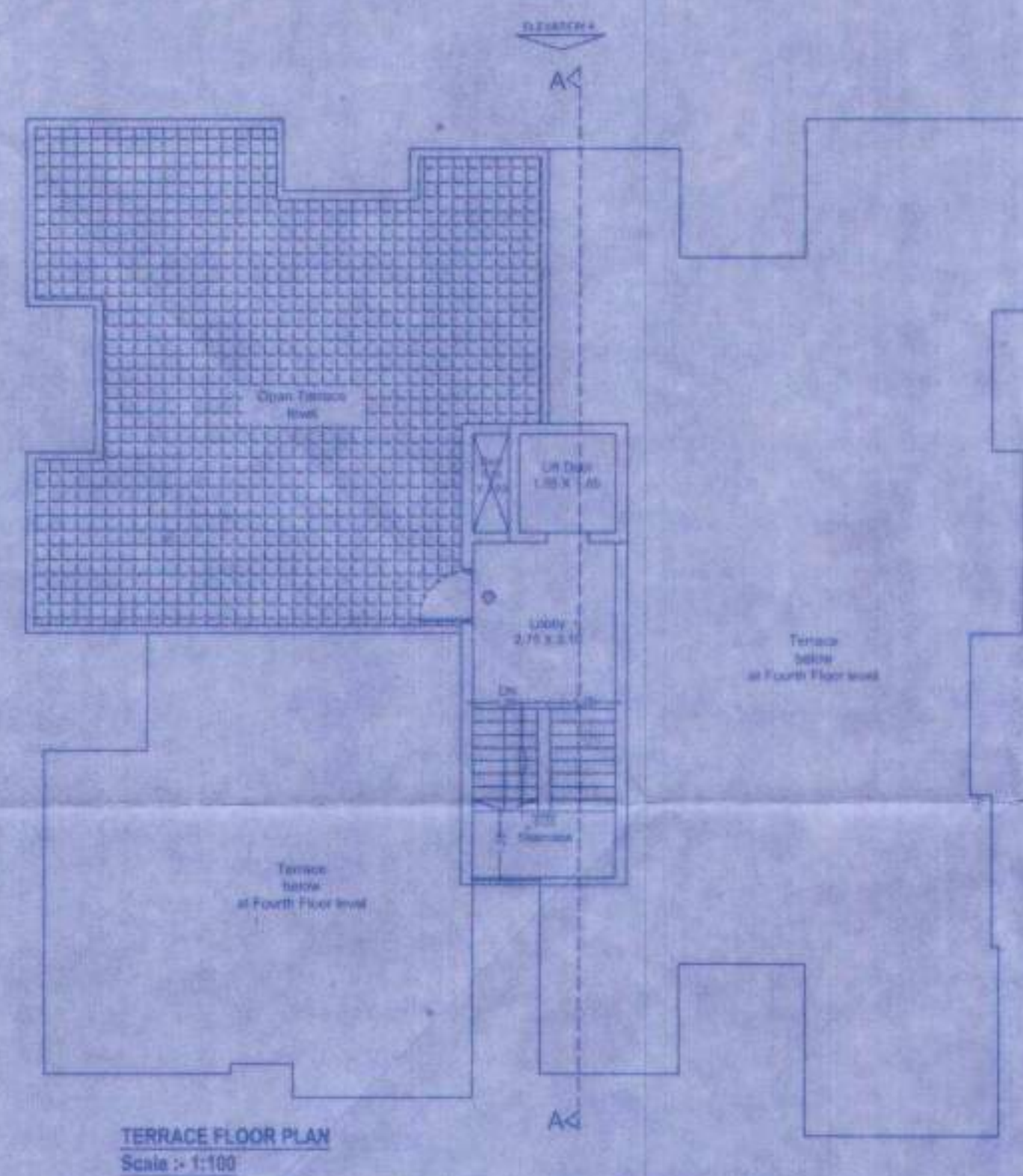
THIRD FLOOR AREA CALCULATION

Sl. No.	Room No.	Area (sq. m.)	Area (sq. ft.)
1	101	11.45	123.50
2	102	11.45	123.50
3	103	11.45	123.50
4	104	11.45	123.50
5	105	11.45	123.50
6	106	11.45	123.50
7	107	11.45	123.50
8	108	11.45	123.50
9	109	11.45	123.50
10	110	11.45	123.50
11	111	11.45	123.50
12	112	11.45	123.50
13	113	11.45	123.50
14	114	11.45	123.50
15	115	11.45	123.50
16	116	11.45	123.50
17	117	11.45	123.50
18	118	11.45	123.50
19	119	11.45	123.50
20	120	11.45	123.50
21	121	11.45	123.50
22	122	11.45	123.50
23	123	11.45	123.50
24	124	11.45	123.50
25	125	11.45	123.50
26	126	11.45	123.50
27	127	11.45	123.50
28	128	11.45	123.50
29	129	11.45	123.50
30	130	11.45	123.50
31	131	11.45	123.50
32	132	11.45	123.50
33	133	11.45	123.50
34	134	11.45	123.50
35	135	11.45	123.50
36	136	11.45	123.50
37	137	11.45	123.50
38	138	11.45	123.50
39	139	11.45	123.50
40	140	11.45	123.50
41	141	11.45	123.50
42	142	11.45	123.50
43	143	11.45	123.50
44	144	11.45	123.50
45	145	11.45	123.50
46	146	11.45	123.50
47	147	11.45	123.50
48	148	11.45	123.50
49	149	11.45	123.50
50	150	11.45	123.50
51	151	11.45	123.50
52	152	11.45	123.50
53	153	11.45	123.50
54	154	11.45	123.50
55	155	11.45	123.50
56	156	11.45	123.50
57	157	11.45	123.50
58	158	11.45	123.50
59	159	11.45	123.50
60	160	11.45	123.50
61	161	11.45	123.50
62	162	11.45	123.50
63	163	11.45	123.50
64	164	11.45	123.50
65	165	11.45	123.50
66	166	11.45	123.50
67	167	11.45	123.50
68	168	11.45	123.50
69	169	11.45	123.50
70	170	11.45	123.50
71	171	11.45	123.50
72	172	11.45	123.50
73	173	11.45	123.50
74	174	11.45	123.50
75	175	11.45	123.50
76	176	11.45	123.50
77	177	11.45	123.50
78	178	11.45	123.50
79	179	11.45	123.50
80	180	11.45	123.50
81	181	11.45	123.50
82	182	11.45	123.50
83	183	11.45	123.50
84	184	11.45	123.50
85	185	11.45	123.50
86	186	11.45	123.50
87	187	11.45	123.50
88	188	11.45	123.50
89	189	11.45	123.50
90	190	11.45	123.50
91	191	11.45	123.50
92	192	11.45	123.50
93	193	11.45	123.50
94	194	11.45	123.50
95	195	11.45	123.50
96	196	11.45	123.50
97	197	11.45	123.50
98	198	11.45	123.50
99	199	11.45	123.50
100	200	11.45	123.50



FOURTH FLOOR AREA CALCULATION

Sl. No.	Room No.	Area (sq. m.)	Area (sq. ft.)
1	201	11.45	123.50
2	202	11.45	123.50
3	203	11.45	123.50
4	204	11.45	123.50
5	205	11.45	123.50
6	206	11.45	123.50
7	207	11.45	123.50
8	208	11.45	123.50
9	209	11.45	123.50
10	210	11.45	123.50
11	211	11.45	123.50
12	212	11.45	123.50
13	213	11.45	123.50
14	214	11.45	123.50
15	215	11.45	123.50
16	216	11.45	123.50
17	217	11.45	123.50
18	218	11.45	123.50
19	219	11.45	123.50
20	220	11.45	123.50
21	221	11.45	123.50
22	222	11.45	123.50
23	223	11.45	123.50
24	224	11.45	123.50
25	225	11.45	123.50
26	226	11.45	123.50
27	227	11.45	123.50
28	228	11.45	123.50
29	229	11.45	123.50
30	230	11.45	123.50
31	231	11.45	123.50
32	232	11.45	123.50
33	233	11.45	123.50
34	234	11.45	123.50
35	235	11.45	123.50
36	236	11.45	123.50
37	237	11.45	123.50
38	238	11.45	123.50
39	239	11.45	123.50
40	240	11.45	123.50
41	241	11.45	123.50
42	242	11.45	123.50
43	243	11.45	123.50
44	244	11.45	123.50
45	245	11.45	123.50
46	246	11.45	123.50
47	247	11.45	123.50
48	248	11.45	123.50
49	249	11.45	123.50
50	250	11.45	123.50
51	251	11.45	123.50
52	252	11.45	123.50
53	253	11.45	123.50
54	254	11.45	123.50
55	255	11.45	123.50
56	256	11.45	123.50
57	257	11.45	123.50
58	258	11.45	123.50
59	259	11.45	123.50
60	260	11.45	123.50
61	261	11.45	123.50
62	262	11.45	123.50
63	263	11.45	123.50
64	264	11.45	123.50
65	265	11.45	123.50
66	266	11.45	123.50
67	267	11.45	123.50
68	268	11.45	123.50
69	269	11.45	123.50
70	270	11.45	123.50
71	271	11.45	123.50
72	272	11.45	123.50
73	273	11.45	123.50
74	274	11.45	123.50
75	275	11.45	123.50
76	276	11.45	123.50
77	277	11.45	123.50
78	278	11.45	123.50
79	279	11.45	123.50
80	280	11.45	123.50
81	281	11.45	123.50
82	282	11.45	123.50
83	283	11.45	123.50
84	284	11.45	123.50
85	285	11.45	123.50
86	286	11.45	123.50
87	287	11.45	123.50
88	288	11.45	123.50
89	289	11.45	123.50
90	290	11.45	123.50
91	291	11.45	123.50
92	292	11.45	123.50
93	293	11.45	123.50
94	294	11.45	123.50
95	295	11.45	123.50
96	296	11.45	123.50
97	297	11.45	123.50
98	298	11.45	123.50
99	299	11.45	123.50
100	300	11.45	123.50



CERTIFICATE OF AREA
NORTH
certified that the plot under reference was surveyed by me and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership T.P. scheme records/land records department / city survey records.
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:
MR. PRASAD YASHWANT BHIMALE (PAH)
MR. ABHISHEK SHRINATH BHIMALE (PAH)
Address: C.T.S. No. 97A/1-3, Plot No. 473/3A-1 Gultekadi, Pune.
Job no. / Drawing no. / Scale / Drawn by / Checked by / Date / Registration No. of Architect/ License [CA/2010/47835]

PARKING STATEMENT :-

DESCRIPTION	CAR	SCOOTER
1 TEN. HAVING CARPET LESS THAN 30 SQM	00	0
2 TEN. HAVING CARPET LESS THAN 40-60 SQM	23	1
EVERY TEN. HAVING CARPET LESS THAN 60-150	00	1
TEN. PROPOSED		
2 TEN. HAVING CARPET LESS THAN 30 SQM	00	0
2 TEN. HAVING CARPET LESS THAN 40-60 SQM	23	1
EVERY TEN. HAVING CARPET LESS THAN 60-150	00	0
TOTAL PARKING REQUIRED	23	1
TOTAL PARKING PROVIDED	23	1
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING REQUIRED	150.00	120.00
TOTAL AREA	270.00	13.50
5% GUEST PARKING	270.00	13.50
TOTAL PARKING AREA REQUIRED/PROVIDED	283.50	135.00

WATER REQUIREMENT :-

TENEMENTS PROPOSED = 23 NO.
1 TENEMENT = 5 PERSONS
O.H.W.T. CALCULATIONS
O.H.W.T. CAPACITY REQUIRED =
RES. ROOM 5 X 135 = 675 LIT.
NO. OF TENEMENTS 23 X 675 = 15525 LIT.
CAPACITY OF O.H.T. TANK = 15525 LIT.
U.G.W.T. CALCULATIONS
U.G.W.T. CAPACITY REQUIRED =
15525 X 1.50 = 23400 LIT.
CAPACITY OF U.G.W.T. TANK = 23400 LIT.

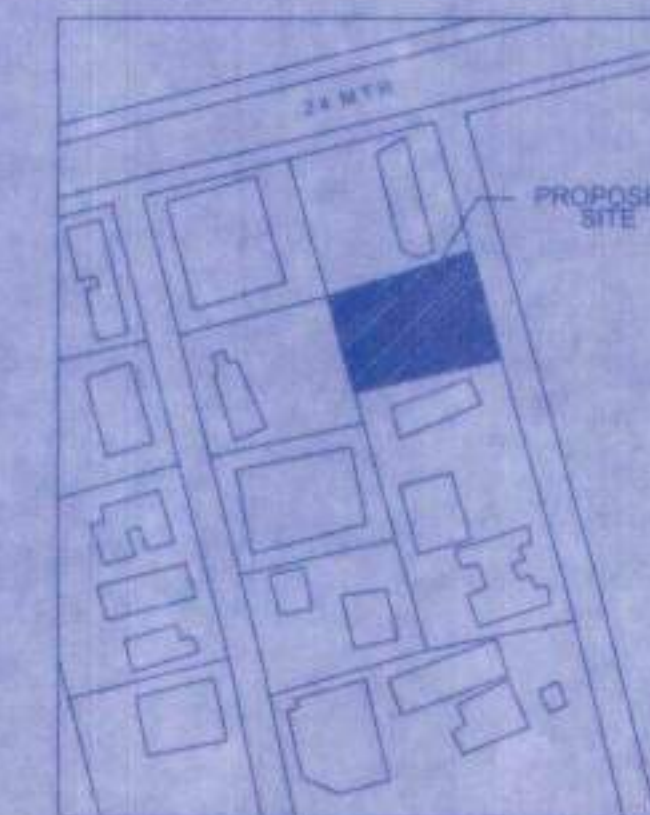
PLOT AREA STATEMENT									
A	0.5	X	46.98	X	19.81	X	1.00	=	465.34
B	0.5	X	46.98	X	19.89	X	1.00	=	467.22
TOTAL								=	932.56

PROPOSED WING-A F.S.I. STATEMENT

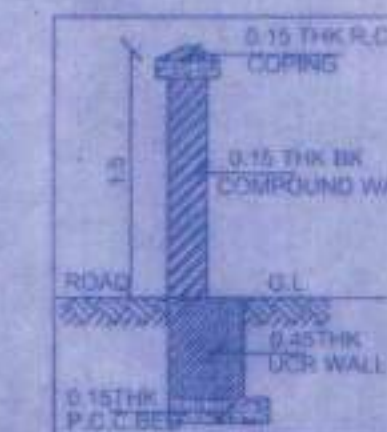
FLOOR	B/UP	LIFT	TENEMENTS	B/UP
GROUND FLOOR				
FIRST FLOOR	254.37		4	254.37
SECOND FLOOR	281.57	3.42	4	281.57
THIRD FLOOR	298.38		4	298.38
FOURTH FLOOR	104.57		1	104.57
TOTAL	948.89	3.42	13	948.89

EXISTING WING-B F.S.I. STATEMENT

FLOOR	AREA SQ.M	BALCONY SQ.M	STAIRCASE SQ.M	LIFT	LMR
GROUND FLOOR					
FIRST FLOOR	128.42	11.07	13.45	1.20	2.70
SECOND FLOOR	128.42	11.07	13.45	X	X
THIRD FLOOR	135.7	16.55	13.45	1.2	3.6
FOURTH FLOOR	86.75	22.08	14.79		
TOTAL	489.29	60.77	55.14	1.44	9.72



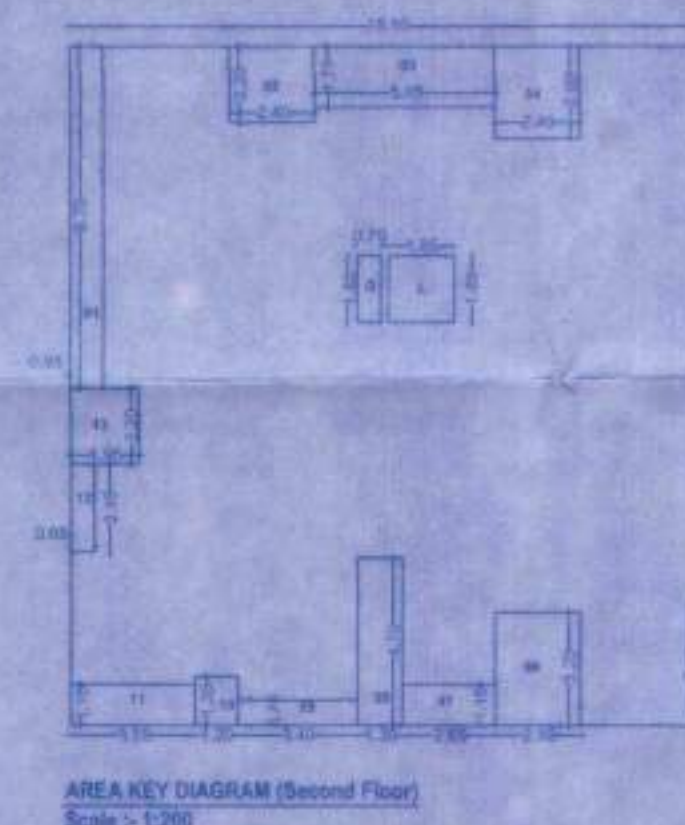
LOCATION PLAN



COMPOUND WALL DETAIL

(2nd Floor) AREA CALCULATION

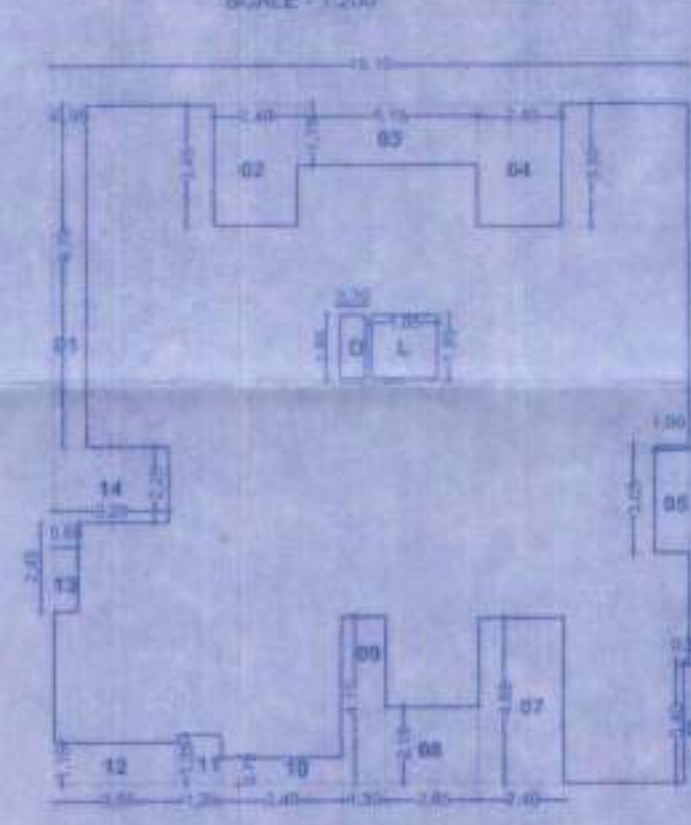
AREA OF BLOCK	16.30	X	19.30	=	314.50
1	0.95	X	9.70	=	9.22
2	2.40	X	3.80	=	9.12
3	3.15	X	1.25	=	3.94
4	2.40	X	2.50	=	6.00
5	10.20	X	3.40	=	34.68
6	2.40	X	3.20	=	7.68
7	2.65	X	1.15	=	3.05
8	1.30	X	4.70	=	6.11
9	0.40	X	0.70	=	0.28
10	1.30	X	1.90	=	2.47
11	3.55	X	1.15	=	4.08
12	0.65	X	2.40	=	1.56
13	1.95	X	2.20	=	4.29
TOTAL				=	65.29
EXIST DEDUCTIONS					
1	0.25	X	3.95	=	1.00
TOTAL				=	1.00
NET DEDUCTIONS					
1	3.95	X	1.05	=	4.15
TOTAL				=	4.15
TOTAL DEDUCTIONS				=	5.15
TOTAL BUILTUP AREA	314.50			=	309.35



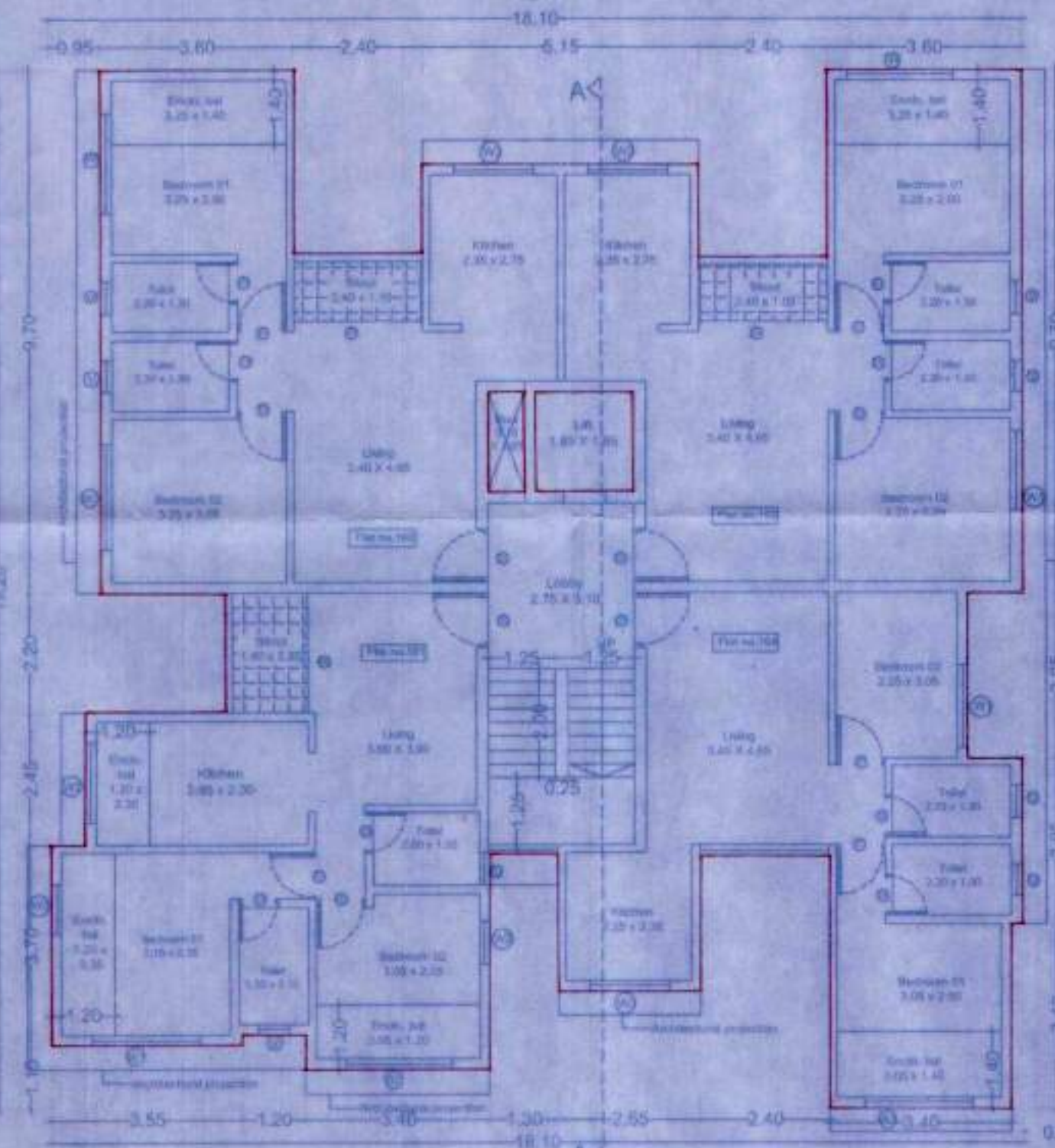
AREA KEY DIAGRAM (Second Floor)

(FIRST Floor) AREA CALCULATION

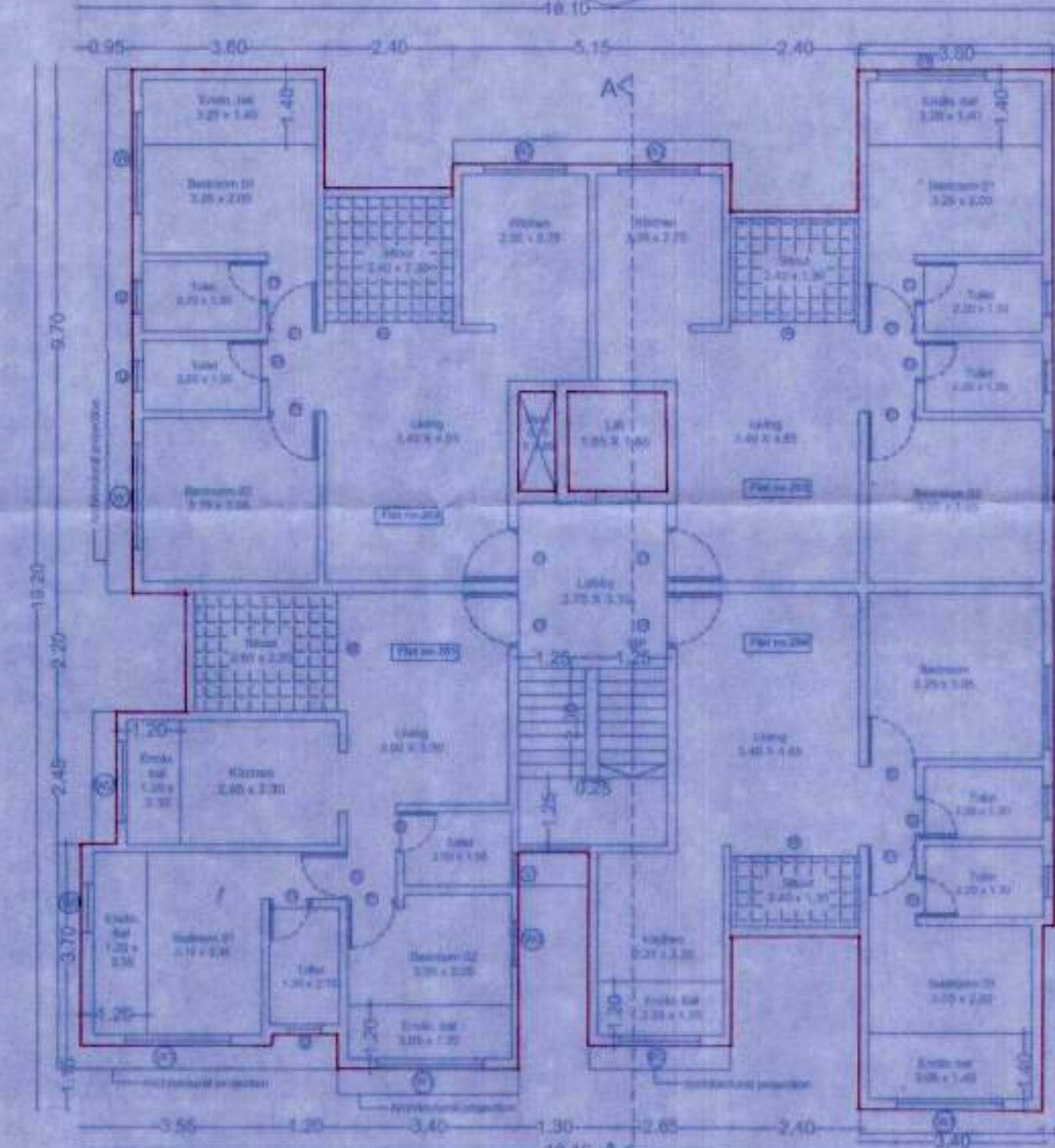
AREA OF BLOCK	30.30	X	19.30	=	584.70
1	0.95	X	9.70	=	9.22
2	2.40	X	3.80	=	9.12
3	3.15	X	1.25	=	3.94
4	2.40	X	2.50	=	6.00
5	10.20	X	3.40	=	34.68
6	2.40	X	3.20	=	7.68
7	2.65	X	1.15	=	3.05
8	1.30	X	4.70	=	6.11
9	0.40	X	0.70	=	0.28
10	1.30	X	1.90	=	2.47
11	3.55	X	1.15	=	4.08
12	0.65	X	2.40	=	1.56
13	1.95	X	2.20	=	4.29
TOTAL				=	65.29
EXIST DEDUCTIONS					
1	0.25	X	3.95	=	1.00
TOTAL				=	1.00
NET DEDUCTIONS					
1	3.95	X	1.05	=	4.15
TOTAL				=	4.15
TOTAL DEDUCTIONS				=	5.15
TOTAL BUILTUP AREA	584.70			=	579.55



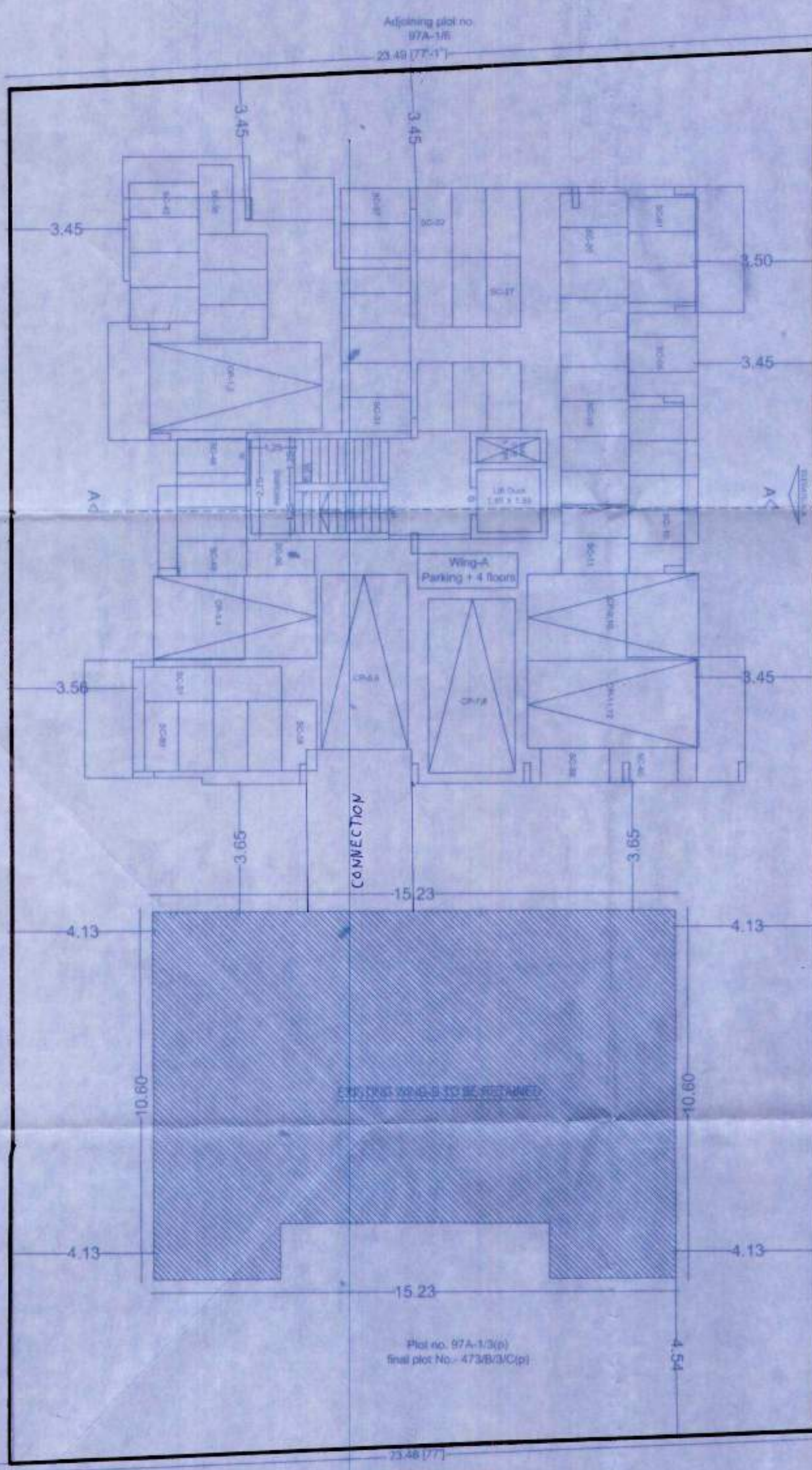
AREA KEY DIAGRAM (First Floor)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. 0220/22 74 29/04/2022

Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT

1) As per ownership document (7/12, CTS extract)	929.95
a) As per demarcation	929.95
b) As per site	932.55
c. Area of plot	929.95
(Minimum area of a b to considered	
2. Deductions For	
a) Proposed D.P. / D.P. road widening area / service road	0.00
/ highway widening	
b) Any D.P. Reservation area	0.00
(Total a + b)	0.00
3. Balance area of plot (1C-2)	929.95
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 plot area (3-4 (c))	929.95
6. Recreational open space (if applicable)	
a) Required	0.00
b) Proposed	0.00
7. Internal Road area	0.00
8. Plottable area (if applicable)	929.95
9. Built up area with reference to basic F.S.I. as per front road width	
(Sr. No. Subarea FSI (1.10))	1022.95

FSI statement for wing -A

10. Area consider for wing-A	527.45
a) Basic FSI (10 x 1.10)	580.19
b) Additional garage area handover for redevelopment	20.36
c) Total basic FSI considered (10a+10b)	600.55
d) Addition of FSI on payment of premium (10 x 0.50)	263.73
e) Proposed FSI on payment of premium	0.00
f) In- situ FSI / TDR loading (10 x 0.40)	210.98
g) Proposed TDR - FSI	0.00
11. Total entitlement of FSI in the proposal (10c+10d+10e)	600.55
a) Ancillary area FSI upto 50% with payment of charges.	360.33
b) Proposed utilized Ancillary area	348.34
12. total built-up area in proposal	
a) Existing built-up area	0.00
b) Proposed built-up area (as per 'p-line')	948.89
c) Total (a+b)	948.89

FSI statement for wing -B

13. Area consider for wing-B (Part of basic FSI)	388.31
14. Additional TDR taken	93.00
15. Existing built-up area	481.31
16. Area for inclusive housing if any	NA
a) Required (20 % of sr. no. 5)	NA
b) Proposed	NA

CERTIFICATE OF AREA
I hereby certify that the plot under reference was surveyed by me on the dimensions of area etc. of plot stated on plan as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. scheme records / land records department / city survey records.

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
MR. PRASAD YASHWANT BHIMALE (PAH)
MR. ABHISHEK SHRINATH BHIMALE (PAH)

Address: C.T.S. No. 97A/1-3, Plot No. 473/3/A-1 Gultekadi, Pune.

Job no.	Drawing no.	Scale	Drawn by	Checked by	Date	Registration No. of Architect/ License
1/2	1/100	P.G	ASW	25-04-2022		[CA/2010/47835]