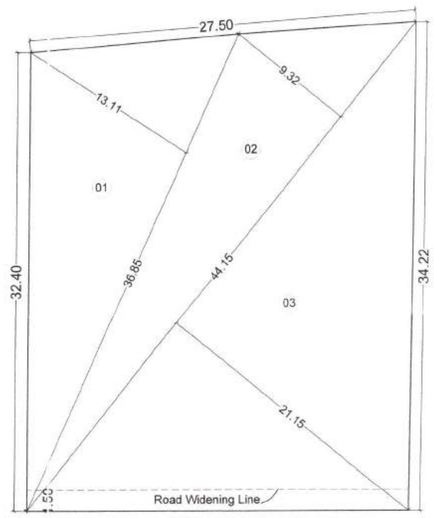
FSI STATEMENT (IN SQ.M.)					
S.NO.	FLOOR	BUILT-UP AREA	LIFT	TWO WHEELER LIFT	TENEMENT
1	Basement Floor (2 Wheeler Parking)	0.00			0
2	Ground Floor (4 Wheeler Parking)	0.00			0
3	1st Floor	236.56	4.85	3.95	2
4	2nd Floor	236.56			2
5	3rd Floor	236.56			2
6	4th Floor	236.56			2
7	5th Floor	236.56			2
8	6th Floor	246.94			2
9	7th Floor	153.88			0
	TOTAL	1583.63	4.85	3.95	12

PARKING STATEMENT				
Total Tenement = 12 Nos.	Required Parking		Provided Parking	
	Car	Scooter	Car	Scooter
1 tenement having carpet area 150 sq.m.& above	2	1	2	1
	4	2	4	2
1 tenement having carpet area 80 TO 150 sq.m.	1	1	1	1
	10	10	10	10
Total Parking Nos.	14	12	14	12
Additonal 5% Visitor Parking	1	1	1	1
Total Parking Nos.	15	13	15	13
Area Required & Provided	12.50	2.00	12.50	2.00
	187.50	26.00	187.50	26.00
Total Parking Area	213.50		213.50	



EXISTING 6.00M COLONY ROAD

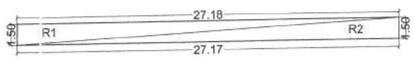
- - - PROPOSED 9.00M COLONY ROAD - - -

PLOT AREA CALCULATION

SCALE = 1:200

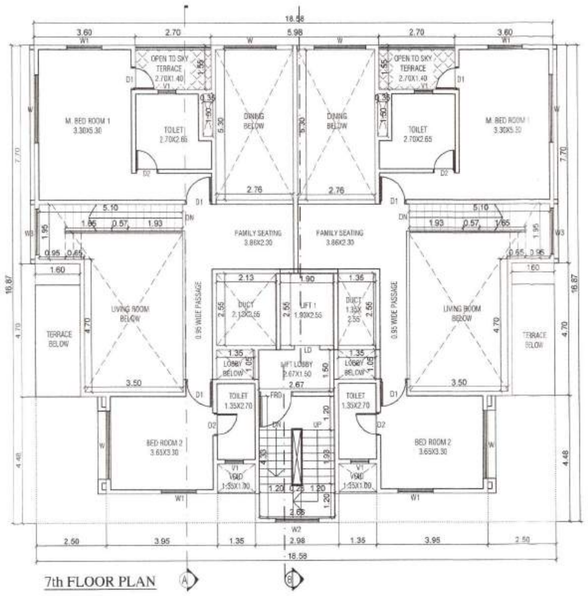
PLOT AREA CALCULATION							
1	0.50	x	36.85	x	13.11	=	241.55
2	0.50	x	44.15	x	9.32	=	205.74
3	0.50	x	44.15	x	21.15	=	466.89
TOTAL PLOT AREA						=	914.18

1.50 M. ROAD WIDENING AREA CALCULATION							
R1	0.50	x	27.18	x	1.50	=	20.38
R2	0.50	x	27.17	x	1.50	=	20.38
TOTAL AREA						=	40.76

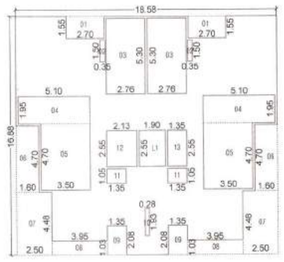


ROAD WIDENING AREA CALCULATION

SCALE = 1:200

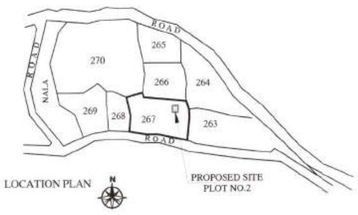


7th FLOOR PLAN



7th FLOOR KEY PLAN

B/UP AREA CALCULATION FOR 7TH FLOOR							
AREA OF BLOCK A							
A	1	x	18.58	x	16.88	=	313.63
DEDUCTION							
1	2	x	2.70	x	1.55	=	8.37
2	2	x	0.35	x	1.50	=	1.05
3	2	x	2.76	x	5.30	=	29.26
4	2	x	5.10	x	1.95	=	19.89
5	2	x	3.50	x	4.70	=	32.90
6	2	x	1.60	x	4.70	=	15.04
7	2	x	2.50	x	4.48	=	22.40
8	2	x	3.95	x	1.03	=	8.14
9	2	x	1.35	x	2.08	=	5.62
10	1	x	0.28	x	1.93	=	0.54
11	2	x	1.35	x	1.05	=	2.84
12	1	x	2.13	x	2.55	=	5.43
13	1	x	1.35	x	2.55	=	3.44
TOTAL						=	154.91
DEDUCTION							
LIFT AREA CALCULATION							
L1	1	x	1.90	x	2.55	=	4.85
TOTAL						=	4.85
TOTAL DEDUCTION						=	159.75
NET B-UP AREA							
			313.63	-	159.75	=	153.88



STAMP OF APPROVAL | 01/02

LAYOUT & 1ST to 7TH FLOOR PLAN

SANCTIONED DETAILS

1) NEW (FAST TRACK) CC/4306/15 DATED 29.03.2016

2) REVALIDATION CC/3361/21 DATED 21.01.2022

REVISED PLAN

APPROVED SUBJECT TO CONDITION

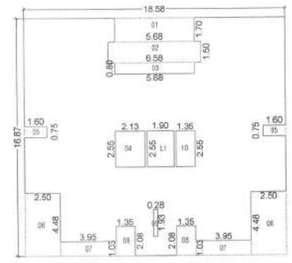
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 1399/21

DATE 21/5/2022

Building Inspector — Deputy Engineer, Building Development Department

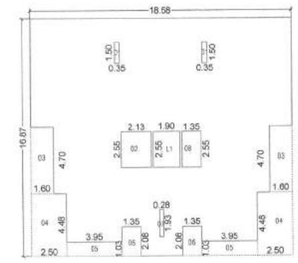
PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

WATER STORAGE CAPACITY CALCULATIONS	
TOTAL NO. OF TENEMENTS	12
WATER REQUIRED PER PERSON PER DAY	135
5 PERSON IN EACH TENEMENT	675
TOTAL REQUIRED WATER CAPACITY OF O.H	8100
ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS	25000
TOTAL PROVIDED O.H. WATER TANK CAPACITY IN LITERS	36000
TOTAL REQUIRED U.G. WATER TANK CAPACITY (1.5 TIMES)	12150
TOTAL PROVIDED U.G WATER TANK CAPACITY IN LITERS	17000



TYPICAL 1st TO 5th FLOOR KEY PLAN

B/UP AREA CALCULATION FOR TYPICAL 1ST TO 5TH FLOOR							
AREA OF BLOCK A							
A	1	x	18.58	x	16.87	=	313.44
DEDUCTION							
1	1	x	5.68	x	1.70	=	9.66
2	1	x	6.58	x	1.50	=	9.87
3	1	x	5.68	x	0.80	=	4.54
4	1	x	2.13	x	2.55	=	5.43
5	2	x	1.60	x	0.75	=	2.40
6	2	x	2.50	x	4.48	=	22.40
7	2	x	3.95	x	1.03	=	8.14
8	2	x	1.35	x	2.08	=	5.62
9	1	x	0.28	x	1.93	=	0.54
10	1	x	1.35	x	2.55	=	3.44
TOTAL						=	72.04
DEDUCTION							
LIFT AREA CALCULATION							
L1	1	x	1.90	x	2.55	=	4.85
TOTAL						=	4.85
TOTAL DEDUCTION						=	76.88
NET B-UP AREA							
			313.44	-	76.88	=	236.56



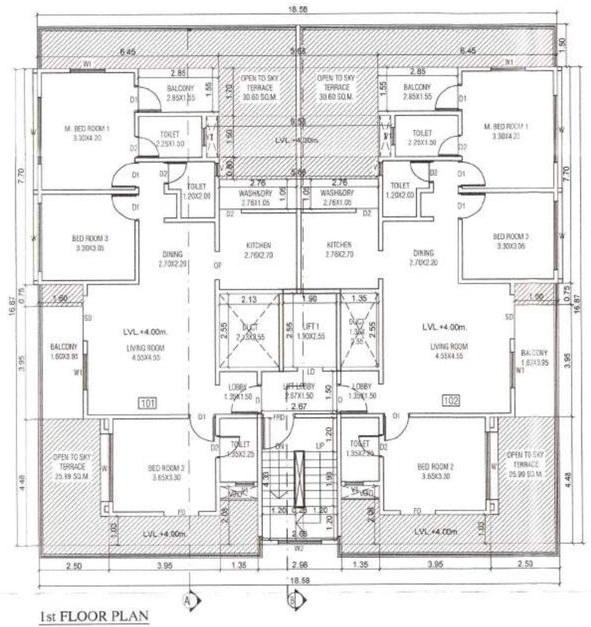
6th FLOOR KEY PLAN

B/UP AREA CALCULATION FOR 6TH FLOOR							
AREA OF BLOCK A							
A	1	x	18.58	x	16.87	=	313.44
DEDUCTION							
1	2	x	0.35	x	1.50	=	1.05
2	1	x	2.13	x	2.55	=	5.43
3	2	x	1.60	x	4.70	=	15.04
4	2	x	2.50	x	4.48	=	22.40
5	2	x	3.95	x	1.03	=	8.14
6	2	x	1.35	x	2.08	=	5.62
7	1	x	0.28	x	1.93	=	0.54
8	1	x	1.35	x	2.55	=	3.44
TOTAL						=	61.66
DEDUCTION							
LIFT AREA CALCULATION							
L1	1	x	1.90	x	2.55	=	4.85
TOTAL						=	4.85
TOTAL DEDUCTION						=	66.50
NET B-UP AREA							
			313.44	-	66.50	=	246.94

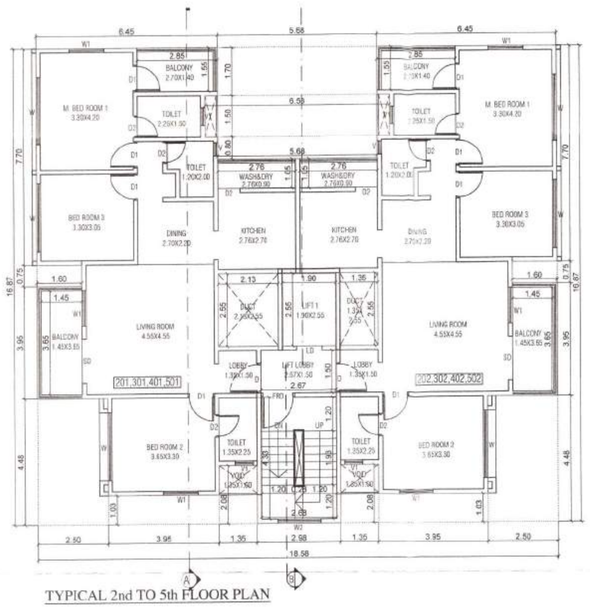
DOOR & WINDOW SCHEDULE OF OPENINGS

S.NO.	TYPE	SIZE
1	D	1.04 X 2.10
2	D1	0.95 X 2.10
3	D2	0.79 X 2.10
4	FD	1.24 X 2.10
5	SD	1.54 X 2.40
6	OP	1.00 X 2.10
7	FRD	1.20 X 2.10

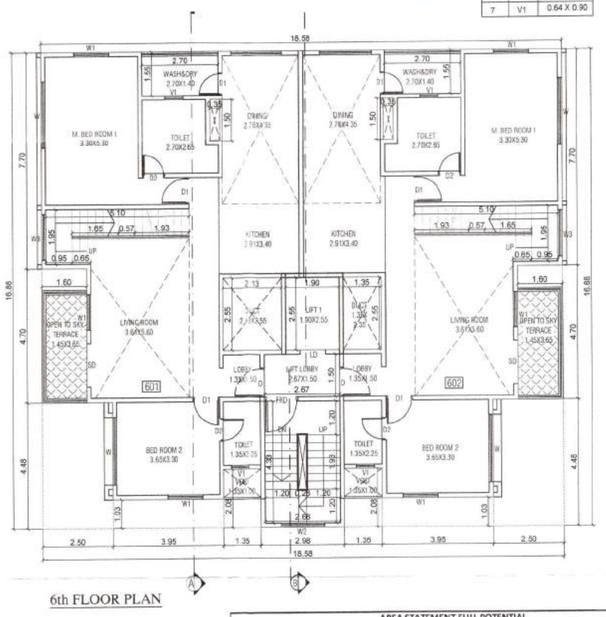
S.NO.	TYPE	SIZE
1	W	2.40 X 1.80
2	W1	1.24 X 1.80
3	W2	1.54 X 1.20
4	W3	1.63 X 1.20
5	W4	1.84 X 1.80
6	V	0.47 X 0.90
7	V1	0.64 X 0.90



1st FLOOR PLAN

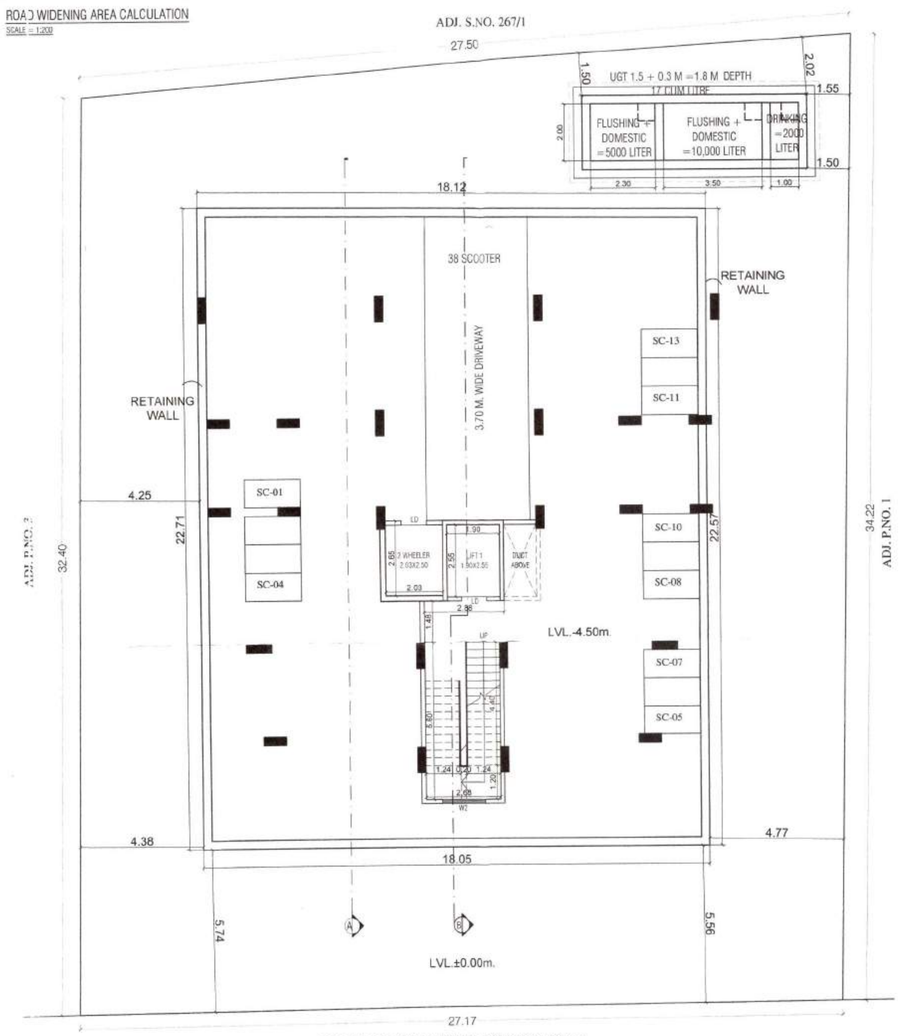


TYPICAL 2nd TO 5th FLOOR PLAN



6th FLOOR PLAN

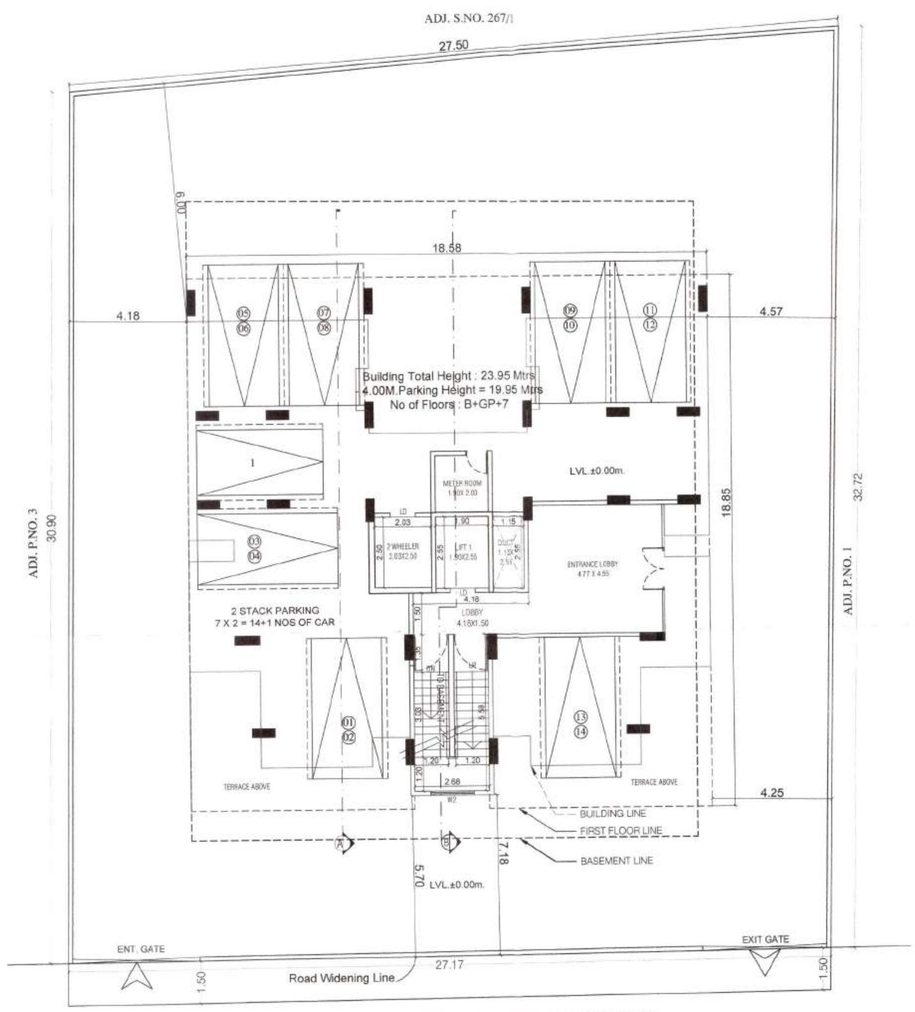
AREA STATEMENT FULL POTENTIAL		
1	Area of plot	In Sq.mt
	As per 7/12	900.00
	as per demarcation	914.18
	as per minimum area consider	900.00
2	Deduction	
	a) Proposed D.P. Road / Road widening	40.76
	b) Any D.P. Reservation area	0.00
	TOTAL (a+b)	40.76
3	Net area of Plot (1-2)	859.24
4	Built-up area with reference to Basic F.S.I. (as per old sanction) (3 x 1.1)	945.16
5	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI- based on road width/TOD Zone (0.50)	0.00
	b) Proposed FSI on payment of premium	
6	In-situ FSI/TDR loading	
	a) In-situ area against Road Widening(1.10X Sr. No.2a)	44.84
	b) In-situ area against amenity space if handed over (2.00 or 1.85)	0
	c) Permissible TDR Excluding Road TDR	
	d) Total In situ/TDR loading proposed (6 (a+b+c))	44.84
7	Additional FSI area under Chapter No. 7	0.00
8	Total entitlement of FSI in the proposal	
	a) Basic FSI + Paid + Road Area + Tdr	990.00
	b) Permissible Ancillary FSI upto 60% with payment of charges (8a x 0.60)	594.00
	d) Total Entitlement (8a+8c+8d)	1584.00
9	Maximum utilization limit of FSI (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 (1.10 x 1.60)	1.76
10	Total Built-up Area in Proposed	
	a) Existing Built - up Area	0.00
	b) Proposed Built-up Area (as per P line)	1583.63
	c) Total Built-up Area Existing + Proposed (a+b)	0.00
11	FSI Consumed (10c/3) (Should not be more than Sr. No. 9 above)	1.84



EXISTING 6.00 M. WIDE COLONY ROAD

BASEMENT FLOOR PLAN

<- - - PROPOSED 9.00 M. WIDE COLONY ROAD - - ->



EXISTING 6.00 M. WIDE COLONY ROAD

<- - - PROPOSED 9.00 M. WIDE COLONY ROAD - - ->

GROUND FLOOR PLAN

F	LEGEND	
	1. PLOT BOUNDRY SHOWN IN	BLACK
	2. PROPOSED STRUCTURE SHOWN IN	RED
	3. WATER LINE SHOWN IN	BLACK DOTTED
	4. DRAINAGE LINE SHOWN IN	RED DOTTED
	5. EXISTING WORK SHOWN IN	RETAINED HATCHED
	6. EXISTING TO BE DEMOLISH	YELLOW HATCHED
G	OWNER'S DECLARATION	
	I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We would execute the structure as per sanctioned 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. SIGN OF OWNER	
H	CERTIFICATE OF AREA	
	Certified that the plot under reference was surveyed by me on ..... 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 Dept./City Survey records. SIGN OF ARCHITECT	
I	DESCRIPTION OF PROPOSAL	
	REVISED RESIDENTIAL BUILDING ON S.NO.267/2(PART), AT PLOT NO. 2, BANER, TAL: HAVELI, DIST: PUNE	
J	NAME, ADDRESS AND SIGNATURE OF OWNER & PAH	
	Mr. Roshan Ramesh Dusane Through PoAH Mr. Sankesh D. Surana, Partner - Right Time Realtors LLP	
K	NORTH	NAME, ADDRESS AND SIGNATURE OF ARCHITECT
	N	NITIN WAGHMARE CA/05/18785
L	ARCHITECTS:	

FOURTH DIMENSION ARCHITECTS PVT. LTD.

*PLANNERS *ARCHITECTS *INTERIOR DESIGNERS * LANDSCAPE & ENVIRONMENTAL CONSULTANT
FD HOUSE, LANE NO.8, PRBHAT ROAD, DECCAN GYMKHANA, PUNE - 411004.
PH: +91 20 41000999, FAX: +91 20 41000888, E-mail: info@fdgglobal.com

SCALE	DATE	DRAWN BY	CHECKED BY	JOB NO
1 :100	09/03/2022	SAYLI	DEEPALI	
Sign of concerned Person		Sign of concerned Person	Sign of concerned Person	

REVISIONS				
R0	R1	R2	R3	R4
29/03/2016	09/03/2022	--	--	--