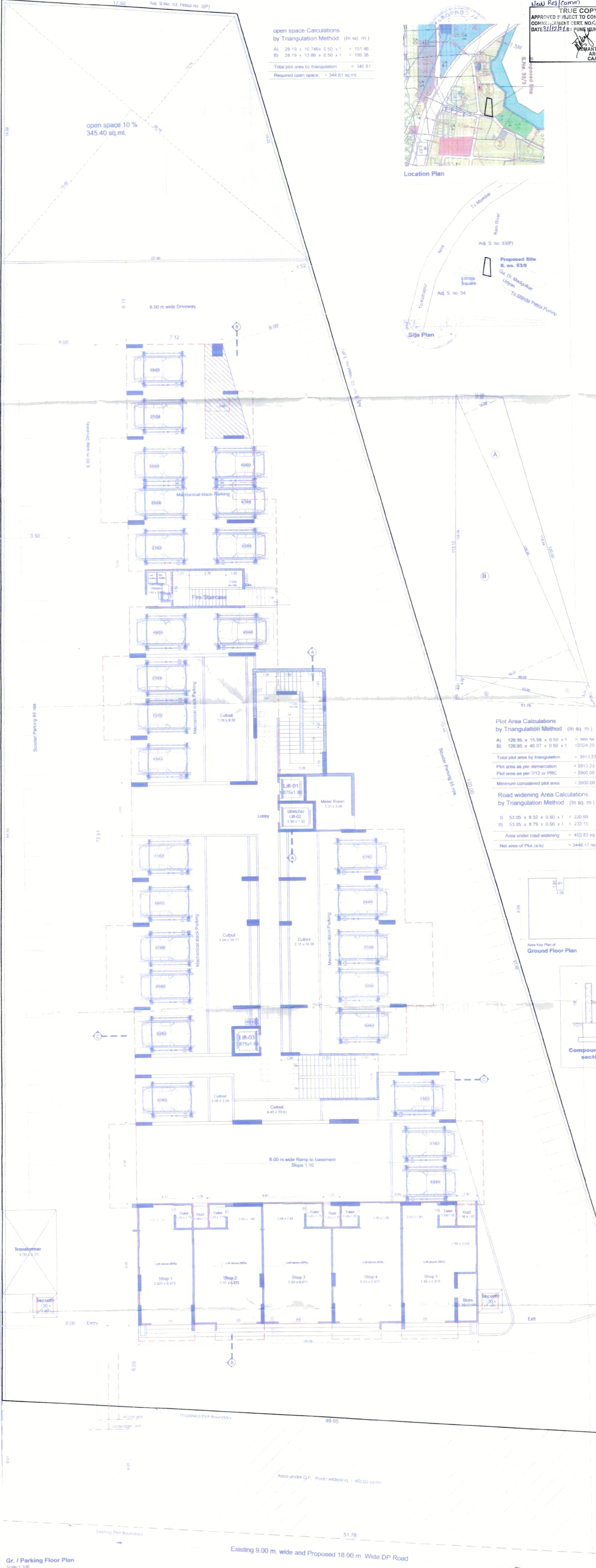


Adj. S.No. 53, Hissa no. 6

Adj. S.No. 53, Hissa no. 8

Gr. / Parking Floor Plan



open space Calculations
by Triangulation Method (In sq. m.)
A) $28.19 \times 10.746 \times 0.50 \times 1 = 151.46$
B) $28.19 \times 13.86 \times 0.50 \times 1 = 195.35$
Total plot area by triangulation = 346.81
Required open space = 344.61 sq.mt



TRUE COPY
APPROVED SUBJECT TO CONDITIONS VIDE
COMMENCEMENT CERT. NO. 303/2021
DATE 21/12/21 BY PUNE MUNICIPAL CORN.
HEMANT S. MAHAJAN
ARCHITECT
CA/86/10303

STAMP OF APPROVAL
01/05

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 303/2021
BUILDING INSPECTOR / Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-3 P.M.C.



F.S.A. Statement (In sq. mt.)

Floor Name	Net F.S.A. Common	Res.	Total Common Area	Lift Machine Room	Ground Coverage	Units
Lower Basement						
Upper Basement						
Gr. / Parking floor	222.27	7.88	225.15	Machine Room	1,089.75	05
First floor	1,063.54	1,089.75	2,153.29	Room		06
Second floor	1,089.75	1,089.75	2,153.29	Room		06
Third floor						
Total	222.27	3,245.92	3,468.19		1,089.75	05 16

Parking area calculation for Residential

For	Reqd. Parking Car	Reqd. Parking Scooter	Provided Parking Car	Provided Parking Scooter
Multi-family residential				
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	01	03	80	115
Total Tenements = 12 nos.	12	36		
For every tenement having carpet area of 150 sq.m. equal to or above	02	03	75	115
Total Tenements = 06 nos.	12	18		
5% extra for visitors parking	02	03	03	06
Total Parking	26	57	162	236
Area in sq.mt.	325.00	114.00	2025.00	470.00

Parking area calculation for Commercial

For	Reqd. Parking Car	Reqd. Parking Scooter	Provided Parking Car	Provided Parking Scooter
Mercantile				
Markets, departmental stores, shops and other Commercial users	01	06	02	12
For every 100 sq.m. carpet area or fraction thereof (177.82/100) = 1.78, say 2	02	12		
Area	25.00	24.00	25.00	24.00

Parking area calculation for Commercial + Residential

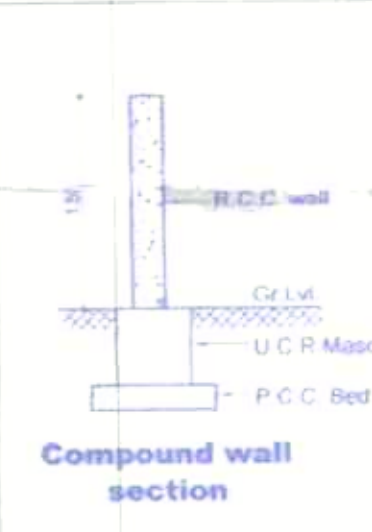
Type	Reqd. Parking Car	Reqd. Parking Scooter	Provided Parking Car	Provided Parking Scooter
Residential	26	57	162	236
Commercial	02	12	02	12

Water Calculation for Residential (In ltrs.)
Water required = no. of tenements (16 nos.) x 5 x 135 ltr = 12,150 LTRS
Water Calculation for Commercial (In ltrs.)
Water required (shop) = carpet area/sq.mt. per person = no. of person x 45 ltr = 177.82/100 = 1.78, say 2 x 45 = 1,350 ltr = 1,350 LTRS
O.H.W. Tank required (Res+Comm) = 13,500 ltrs
O.H.W. Tank Proposed (Res+Comm) = 14,000 ltrs
U.G.W. Tank required (1.5 x 13,500) = 20,250 ltrs
O.H.W. Tank required (Fire) = 20,000 ltrs
O.H.W. Tank Proposed (Fire) = 20,000 ltrs
U.G.W. Tank Proposed = 50,000 ltrs
U.G.W. Tank for fire required = 1,00,000 ltrs

Plot Area Calculations
by Triangulation Method (In sq. m.)
A) $126.95 \times 15.56 \times 0.50 \times 1 = 988.94$
B) $126.95 \times 45.07 \times 0.50 \times 1 = 2924.29$
Total plot area by triangulation = 3913.23
Plot area as per demarcation = 3913.23
Plot area as per PRC = 3900.00
Minimum considered plot area = 3900.00 sq.mt. (a)
Road widening Area Calculations
by Triangulation Method (In sq. m.)
I) $53.05 \times 9.32 \times 0.50 \times 1 = 220.68$
II) $53.05 \times 8.79 \times 0.50 \times 1 = 233.15$
Area under road widening = 453.83 sq.mt. (b)
Net area of Plot (a-b) = 3446.17 sq.mt.



Area Calculations of Ground Floor Plan
Block Area (In Sq. m.)
25.25 x 9.08 = 229.27
Deductions (In Sq. m.)
01) 1.08 x 1.85 x 1 = 2.00
02) 1.20 x 1.85 x 1 = 2.22
03) 1.50 x 1.85 x 1 = 2.78
Total Deductions = 7.00 Sq.m.
NET F.S.A. of Gr. Fl. = 229.27 - 7.00 = 222.27 Sq.m.
Security cabin = 1.20 x 1.20 x 2 = 2.88 sq.mt.



AREA STATEMENT		SQ.M
1	AREA OF THE PLOT (Minimum area of a plot to be considered)	
a	As per ownership documents (212, CTS extract)	3,900.00
b	As per measurement sheet	3,913.23
c	As per Site	
2	DEDUCTIONS FOR	
a	Proposed D.P. / D.P. road widening area / services Road/ Highway widening	453.83
b	Any D.P. reservation	
c	Total area	453.83
3	Balance AREA OF THE PLOT (1-2)	3,446.17
4	Amenity Space (If applicable)	
a	Required	NA
b	Adjustment of 2 (b) if any	
c	Balance Proposed	
5	Net Plot area (3-4 (C))	3,446.17
6	Recreational Open space (if applicable)	
a	Required	344.61
b	Proposed	345.40
7	Internal Road area	
a	Propable area (if applicable)	
b	Built-up area with reference to Basic F.S.I. as per front road width (Sr. No 5 x basic FSI)	(1.10) 3,790.71
10	Additional of FSI on payment of premium	
a	Maximum permissible premium F.S.I. based on road width (0.50)	
b	Proposed FSI on payment of premium	
11	In-situ FSI / TDR loading	
a	In-situ area against D.P. road (2' 0" for No. 2 (a)) (if any) 453.83 sq.mt.	
b	In-situ area against Amenity Space if handled over (2' 00" x 1.85 x Sr. No. 4 (board foot))	
c	TDR area	(0.00)
d	Slum TDR	
e	Amenity TDR	
12	Incentive FSI for Green Building (assuming GRBA Four star / IGRI Cost or Equivalent rating) 5% Incentive FSI on Basic FSI	
a	Total in-situ / TDR loading proposed (6 (a)+(b)+(c)+(d))	
13	Additional FSI area under Chapter No. 7	
a	Additional F.S.I. area under Chapter No. 7	
b	Additional F.S.I. area under Chapter No. 7	
14	Total entitlement of F.S.I. in the proposal	3,790.71
a	As per (100% F.S.I) or 12% whichever is applicable	
b	Additional Area F.S.I. upto 50% with payment of charges (6.60)	3,790.71
c	Total entitlement (a-b)	3,790.71
15	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6' 1" & 6.2 or 6.5 or 6.4- (a) or (b) or (c) or (d) or (e) or (f) or (g) or (h) or (i) or (j) or (k) or (l) or (m) or (n) or (o) or (p) or (q) or (r) or (s) or (t) or (u) or (v) or (w) or (x) or (y) or (z) or (aa) or (ab) or (ac) or (ad) or (ae) or (af) or (ag) or (ah) or (ai) or (aj) or (ak) or (al) or (am) or (an) or (ao) or (ap) or (aq) or (ar) or (as) or (at) or (au) or (av) or (aw) or (ax) or (ay) or (az) or (ba) or (bb) or (bc) or (bd) or (be) or (bf) or (bg) or (bh) or (bi) or (bj) or (bk) or (bl) or (bm) or (bn) or (bo) or (bp) or (bq) or (br) or (bs) or (bt) or (bu) or (bv) or (bw) or (bx) or (by) or (bz) or (ca) or (cb) or (cc) or (cd) or (ce) or (cf) or (cg) or (ch) or (ci) or (cj) or (ck) or (cl) or (cm) or (cn) or (co) or (cp) or (cq) or (cr) or (cs) or (ct) or (cu) or (cv) or (cw) or (cx) or (cy) or (cz) or (da) or (db) or (dc) or (dd) or (de) or (df) or (dg) or (dh) or (di) or (dj) or (dk) or (dl) or (dm) or (dn) or (do) or (dp) or (dq) or (dr) or (ds) or (dt) or (du) or (dv) or (dw) or (dx) or (dy) or (dz) or (ea) or (eb) or (ec) or (ed) or (ee) or (ef) or (eg) or (eh) or (ei) or (ej) or (ek) or (el) or (em) or (en) or (eo) or (ep) or (eq) or (er) or (es) or (et) or (eu) or (ev) or (ew) or (ex) or (ey) or (ez) or (fa) or (fb) or (fc) or (fd) or (fe) or (ff) or (fg) or (fh) or (fi) or (fj) or (fk) or (fl) or (fm) or (fn) or (fo) or (fp) or (fq) or (fr) or (fs) or (ft) or (fu) or (fv) or (fw) or (fx) or (fy) or (fz) or (ga) or (gb) or (gc) or (gd) or (ge) or (gf) or (gg) or (gh) or (gi) or (gj) or (gk) or (gl) or (gm) or (gn) or (go) or (gp) or (gq) or (gr) or (gs) or (gt) or (gu) or (gv) or (gw) or (gx) or (gy) or (gz) or (ha) or (hb) or (hc) or (hd) or (he) or (hf) or (hg) or (hh) or (hi) or (hj) or (hk) or (hl) or (hm) or (hn) or (ho) or (hp) or (hq) or (hr) or (hs) or (ht) or (hu) or (hv) or (hw) or (hx) or (hy) or (hz) or (ia) or (ib) or (ic) or (id) or (ie) or (if) or (ig) or (ih) or (ii) or (ij) or (ik) or (il) or (im) or (in) or (io) or (ip) or (iq) or (ir) or (is) or (it) or (iu) or (iv) or (iw) or (ix) or (iy) or (iz) or (ja) or (jb) or (jc) or (jd) or (je) or (jf) or (jg) or (jh) or (ji) or (jj) or (jk) or (jl) or (jm) or (jn) or (jo) or (jp) or (jq) or (jr) or (js) or (jt) or (ju) or (jv) or (jw) or (jx) or (jy) or (jz) or (ka) or (kb) or (kc) or (kd) or (ke) or (kf) or (kg) or (kh) or (ki) or (kj) or (kk) or (kl) or (km) or (kn) or (ko) or (kp) or (kq) or (kr) or (ks) or (kt) or (ku) or (kv) or (kw) or (kx) or (ky) or (kz) or (la) or (lb) or (lc) or (ld) or (le) or (lf) or (lg) or (lh) or (li) or (lj) or (lk) or (ll) or (lm) or (ln) or (lo) or (lp) or (lq) or (lr) or (ls) or (lt) or (lu) or (lv) or (lw) or (lx) or (ly) or (lz) or (ma) or (mb) or (mc) or (md) or (me) or (mf) or (mg) or (mh) or (mi) or (mj) or (mk) or (ml) or (mm) or (mn) or (mo) or (mp) or (mq) or (mr) or (ms) or (mt) or (mu) or (mv) or (mw) or (mx) or (my) or (mz) or (na) or (nb) or (nc) or (nd) or (ne) or (nf) or (ng) or (nh) or (ni) or (nj) or (nk) or (nl) or (nm) or (nn) or (no) or (np) or (nq) or (nr) or (ns) or (nt) or (nu) or (nv) or (nw) or (nx) or (ny) or (nz) or (oa) or (ob) or (oc) or (od) or (oe) or (of) or (og) or (oh) or (oi) or (oj) or (ok) or (ol) or (om) or (on) or (oo) or (op) or (oq) or (or) or (os) or (ot) or (ou) or (ov) or (ow) or (ox) or (oy) or (oz) or (pa) or (pb) or (pc) or (pd) or (pe) or (pf) or (pg) or (ph) or (pi) or (pj) or (pk) or (pl) or (pm) or (pn) or (po) or (pp) or (pq) or (pr) or (ps) or (pt) or (pu) or (pv) or (pw) or (px) or (py) or (pz) or (qa) or (qb) or (qc) or (qd) or (qe) or (qf) or (qg) or (qh) or (qi) or (qj) or (qk) or (ql) or (qm) or (qn) or (qo) or (qp) or (qq) or (qr) or (qs) or (qt) or (qu) or (qv) or (qw) or (qx) or (qy) or (qz) or (ra) or (rb) or (rc) or (rd) or (re) or (rf) or (rg) or (rh) or (ri) or (rj) or (rk) or (rl) or (rm) or (rn) or (ro) or (rp) or (rq) or (rr) or (rs) or (rt) or (ru) or (rv) or (rw) or (rx) or (ry) or (rz) or (sa) or (sb) or (sc) or (sd) or (se) or (sf) or (sg) or (sh) or (si) or (sj) or (sk) or (sl) or (sm) or (sn) or (so) or (sp) or (sq) or (sr) or (ss) or (st) or (su) or (sv) or (sw) or (sx) or (sy) or (sz) or (ta) or (tb) or (tc) or (td) or (te) or (tf) or (tg) or (th) or (ti) or (tj) or (tk) or (tl) or (tm) or (tn) or (to) or (tp) or (tq) or (tr) or (ts) or (tt) or (tu) or (tv) or (tw) or (tx) or (ty) or (tz) or (ua) or (ub) or (uc) or (ud) or (ue) or (uf) or (ug) or (uh) or (ui) or (uj) or (uk) or (ul) or (um) or (un) or (uo) or (up) or (uq) or (ur) or (us) or (ut) or (uu) or (uv) or (uw) or (ux) or (uy) or (uz) or (va) or (vb) or (vc) or (vd) or (ve) or (vf) or (vg) or (vh) or (vi) or (vj) or (vk) or (vl) or (vm) or (vn) or (vo) or (vp) or (vq) or (vr) or (vs) or (vt) or (vu) or (vv) or (vw) or (vx) or (vy) or (vz) or (wa) or (wb) or (wc) or (wd) or (we) or (wf) or (wg) or (wh) or (wi) or (wj) or (wk) or (wl) or (wm) or (wn) or (wo) or (wp) or (wq) or (wr) or (ws) or (wt) or (wu) or (wv) or (ww) or (wx) or (wy) or (wz) or (xa) or (xb) or (xc) or (xd) or (xe) or (xf) or (xg) or (xh) or (xi) or (xj) or (xk) or (xl) or (xm) or (xn) or (xo) or (xp) or (xq) or (xr) or (xs) or (xt) or (xu) or (xv) or (xw) or (xx) or (xy) or (xz) or (ya) or (yb) or (yc) or (yd) or (ye) or (yf) or (yg) or (yh) or (yi) or (yj) or (yk) or (yl) or (ym) or (yn) or (yo) or (yp) or (yq) or (yr) or (ys) or (yt) or (yu) or (yv) or (yw) or (yx) or (yy) or (yz) or (za) or (zb) or (zc) or (zd) or (ze) or (zf) or (zg) or (zh) or (zi) or (zj) or (zk) or (zl) or (zm) or (zn) or (zo) or (zp) or (zq) or (zr) or (zs) or (zt) or (zu) or (zv) or (zw) or (zx) or (zy) or (zz)	