

PARKING CALCULATION - COMMERCIAL & RESIDENTIAL									
TYPE	CARPET AREA / FS(M2)	TEMPS (NOS)	CAR (NOS)	SCOOTER (NOS)	BY RULE	BY REQD.	BY RULE	BY REQD.	REQD.
RESIDENTIAL	40-80	2	215	1	108	5	548		548
RESIDENTIAL	80-150	1	32	1	32	3	96		96
COMMERCIAL	200-500	100	3	2	6	6	18		18
TOTAL REQD (NOS)					147		659		659
VISITORS PARKING SE									
					7		32		32
TOTAL REQD (NOS)					154		691		691
TOTAL PROP (NOS)					181		858		858

FORM OF STATEMENT - 1 (SR. NO. 8 (iv))				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PURCH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

For of Statement 2 (Sr. No. 9 (a)) Proposed Building BUILDING WISE FSI STATEMENT				
BUILDINGS	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
A - WING	424.42	761.60	8	1186.02
B - WING	0.00	11054.25	112	11054.25
C - WING	0.00	13767.15	130	13767.15
TOTAL	424.42	25583.00	250.00	26007.42

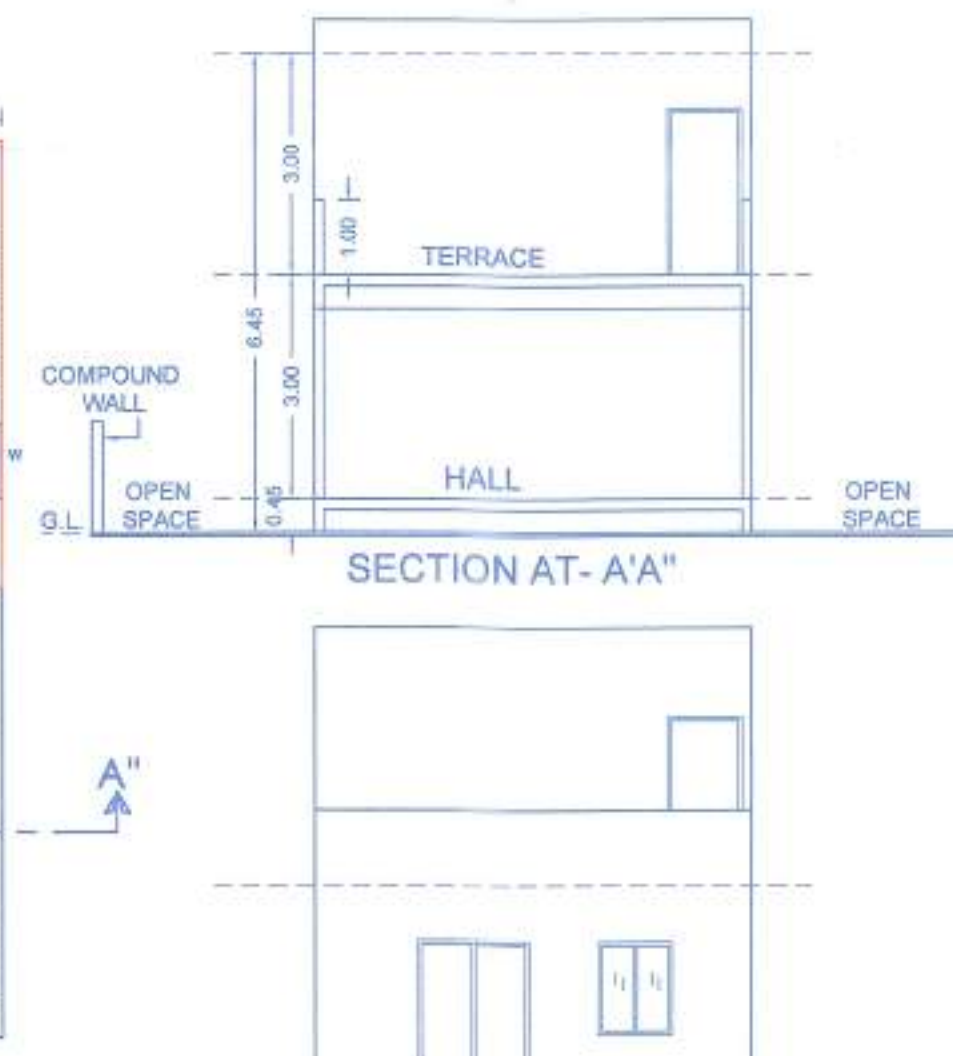
For of Statement 2 FLOOR WISE FSI STATEMENT - A - WING (MHADA)				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
2ND BASEMENT FLOOR	0.00	0.00	0	0.00
1ST BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND PARKING FLOOR	275.82	85.54	0	361.36
STILT FLOOR	148.60	268.15	3	416.75
FIRST FLOOR	0.00	407.91	5	407.91
TOTAL	424.42	761.60	8.00	1186.02

For of Statement 2 FLOOR WISE FSI STATEMENT - B WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
2ND BASEMENT FLOOR	0.00	0	0.00
1ST BASEMENT FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	87.72	0	87.72
STILT FLOOR	543.08	7	543.08
FIRST FLOOR	697.35	7	697.35
SECOND FLOOR	697.35	7	697.35
THIRD FLOOR	697.35	7	697.35
FOURTH FLOOR	697.35	7	697.35
FIFTH FLOOR	697.35	7	697.35
SIXTH FLOOR	697.35	7	697.35
SEVENTH FLOOR	678.95	7	678.95
EIGHTH FLOOR	697.35	7	697.35
NINTH FLOOR	697.35	7	697.35
TENTH FLOOR	697.35	7	697.35
ELEVENTH FLOOR	697.35	7	697.35
TWELFTH FLOOR	678.95	7	678.95
THIRTEENTH FLOOR	697.35	7	697.35
FOURTEENTH FLOOR	697.35	7	697.35
FIFTEENTH FLOOR	697.35	7	697.35
TOTAL	11054.25	112.00	11054.25

FLOOR WISE FSI STATEMENT - CLUB HOUSE			
FLOOR	RESI. FSI	TOTAL FSI AREA	
GROUND FLOOR	71.10	71.10	
TERRACE FLOOR	0.00	0.00	
TOTAL	71.10	71.10	

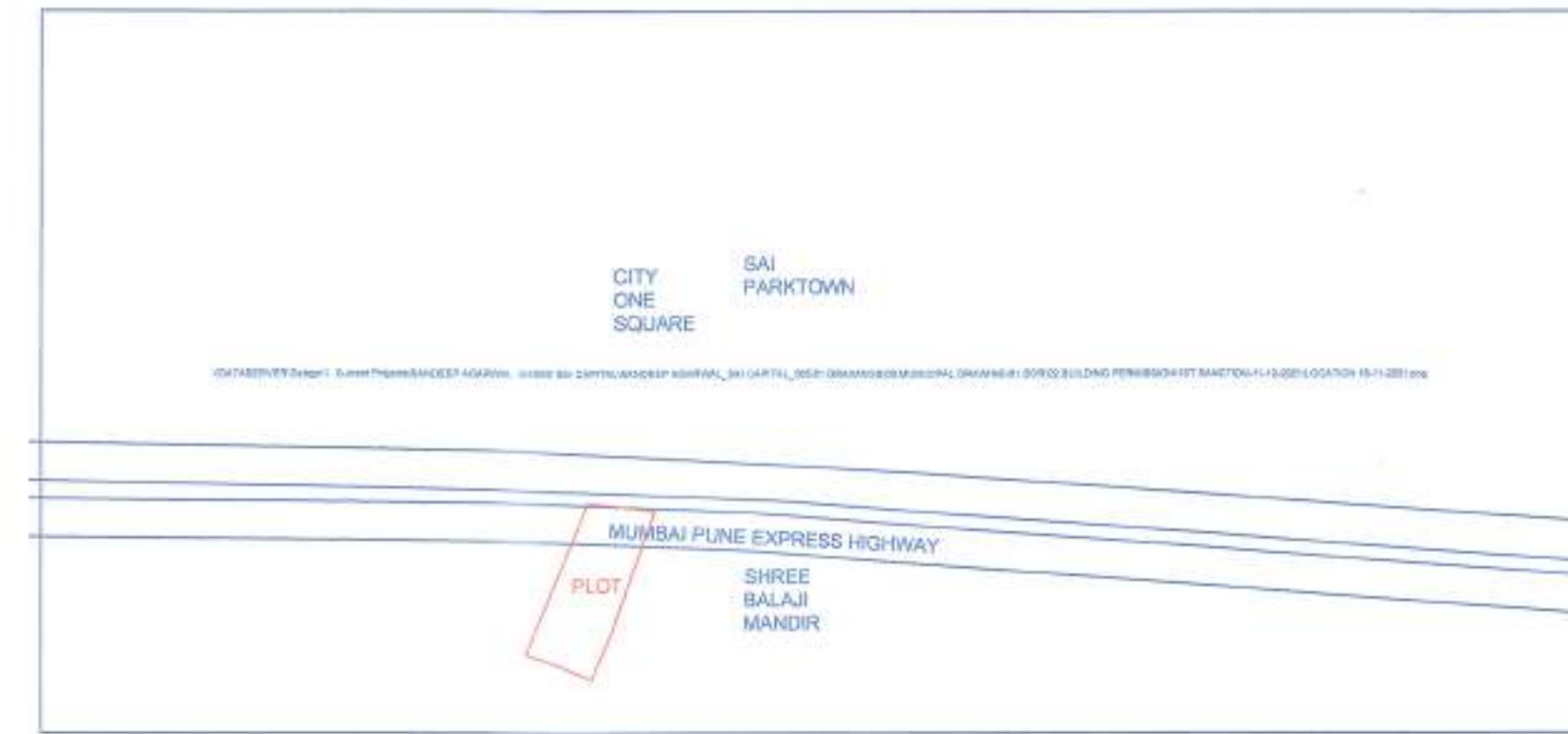
BUILT UP AREA CALCULATION FIRST FLOOR (CLUB HOUSE)					
Sr.No	L	X	B	=	Area Unit
1	5.90	X	6.03	=	35.58 Sq.M.

BUILT UP AREA CALCULATION GROUND FLOOR (CLUB HOUSE)					
Sr.No	L	X	B	=	Area Unit
1	5.90	X	12.05	=	71.10 Sq.M.



PLOT AREA CALCULATION BY TRIANGULATION (SCALE 1:500)

Triangle	Area
A-01	1926.45
A-02	2086.36
A-03	1930.00
A-04	1957.19
Total (PLOT)	7900.00

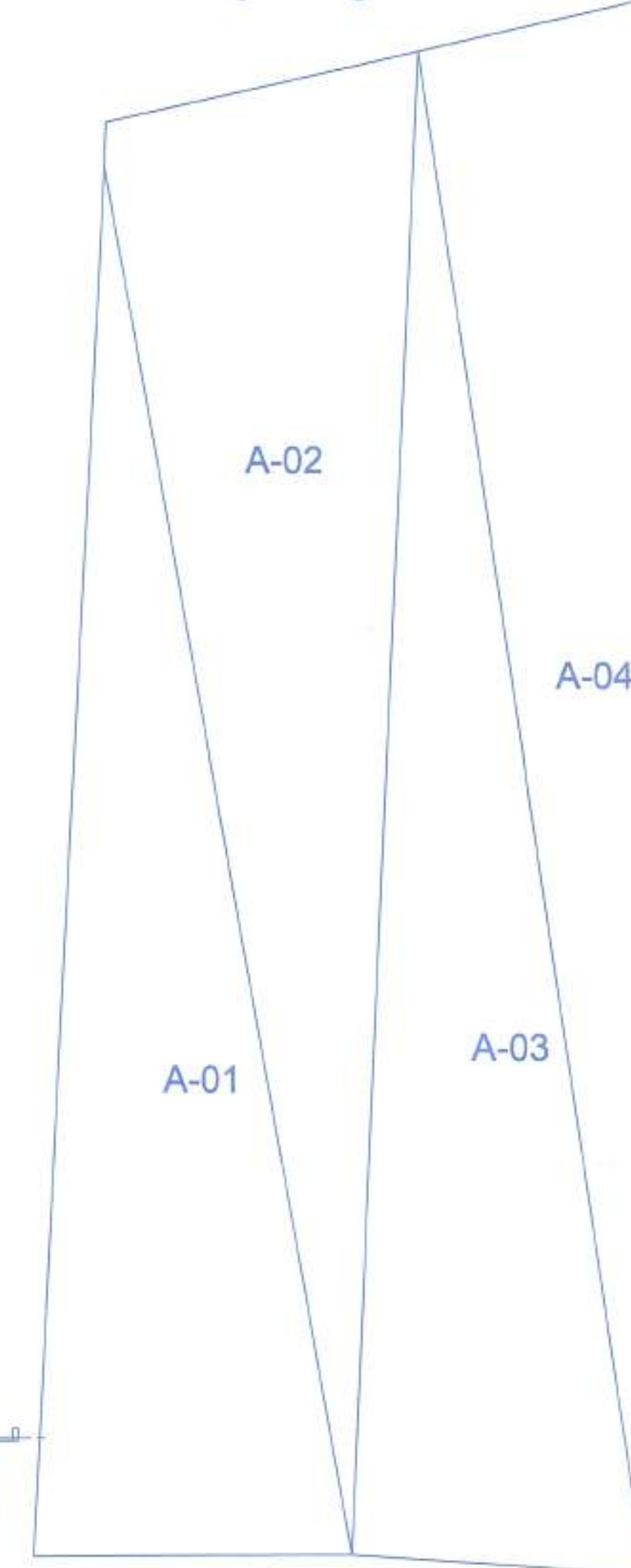


LOCATION PLAN (NTS)

MHADA AREA STATEMENT				
MIN. REQ. AREA	1570.02			
PROP. AREA	1574.49			
MHADA TOTAL TEN. NO.	19			

For of Statement 2 FLOOR WISE FSI STATEMENT - C WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
1ST BASEMENT FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	56.84	0	56.84
STILT FLOOR	355.35	4	355.35
FIRST FLOOR	741.11	7	741.11
SECOND FLOOR	741.11	7	741.11
THIRD FLOOR	741.11	7	741.11
FOURTH FLOOR	741.11	7	741.11
FIFTH FLOOR	741.11	7	741.11
SIXTH FLOOR	741.11	7	741.11
SEVENTH FLOOR	723.85	7	723.85
EIGHTH FLOOR	741.11	7	741.11
NINTH FLOOR	741.11	7	741.11
TENTH FLOOR	741.11	7	741.11
ELEVENTH FLOOR	741.11	7	741.11
TWELFTH FLOOR	723.85	7	723.85
THIRTEENTH FLOOR	741.11	7	741.11
FOURTEENTH FLOOR	741.11	7	741.11
FIFTEENTH FLOOR	741.11	7	741.11
SIXTEENTH FLOOR	741.11	7	741.11
SEVENTEENTH FLOOR	723.85	7	723.85
EIGHTEENTH FLOOR	741.11	7	741.11
RECREATIONAL NINETEENTH FLOOR	66.76	0	66.76
TOTAL	13767.15	130.00	13767.15

Area of Plot by Triangulation : PLOT



STAMP OF APPROVAL

SANCTION NO - B.P./KIVALE/05/2022
B.P./KIVALE/26/2022

Sanctioned No. B.P./Kivale/26/2022
Subject to conditions mentioned in the
Office Order No. -
aven dated 29/11/22
Pimpri
Date 29/11/2022

Building Permission and Un-audited Building
Construction Control Department
Pune City Municipal Corporation
Pimpri-411 018.

City Engineer
Building Permission Dept.
P.M.C., Pimpri, Pune-18.

LAYOUT

DATE : 18/01/2022
DATE : 17/03/2022

ESTD. 11/10/82

Proposed Resi Building on S.N.O. - 11/2A, 11/2B OF VILLAGE MAJJE - KIVALE. Sheet No. X/Y

Stamp of Approval of Plans:

AREA STATEMENT

- Area of plot (Minimum area of a, b, c to be considered) 7808.47
- (a) As per ownership document (7/12, CTS extract) 7900.00
- (b) as per measurement sheet 7900.00
- (c) as per site deducting highway road widening (highway area -91.53) 7808.47
- Deductions for:
 - (a) Proposed D.P./D.P. Road widening Area/Service Road / Highway 666.58
 - (b) NALA area 0.00
 - (Total a-b) 666.58
- Balance area of plot (1-2) 7141.89
- Amenity Space (if applicable) 0.00
- (a) Required - 0.00
- (b) Adjustment of 2(b), if any - 0.00
- (c) Balance Proposed - 0.00
- Net Plot Area (3-4 (c)) 7141.89
- Recreational Open space (if applicable) 714.19
- (a) Required - 716.75
- (b) Proposed - 716.75
- Internal Road area 0.00
- Plotable area (if applicable) 7856.08
- Built up area with reference to Basic P.S.I. as per front road width (Sr. No. Suburb FSI 1.1) 3904.24
- Addition of FSI on payment of premium:
 - (a) Maximum permissible premium FSI - based on road width / TOD Zone. 1948.29
 - (b) Proposed FSI on payment of premium. 0.00
- 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 (c)) 5455.22
 - (c) TDR area 0.00
 - (d) Total in-situ / TDR loading proposed (1.1 (a)-(b)-(c)) 0.00
- Additional FSI area under Chapter No. 7:
 - (a) 19 = 10(a) = 11601 or 12 whichever is applicable. 15759.99
 - (b) Ancillary Area FSI upto 60% with payment of charges. 9014.28
 - (c) Ancillary Area FSI upto 80% with payment of charges. 188.63
 - (d) Ancillary Area FSI upto 60% or 80% with payment of charges. 9202.91
 - (e) Proposed Ancillary Area. 9173.34
 - (f) Total entitlement (a+b) 24432.93
- Maximum utilization limit of P.S.I. (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 3.00
- TOTAL PERMISSIBLE AREA 24432.93
- Total Built-up Area in proposal (excluding area at Sr.No. 17 b):
 - (a) Existing Built-up Area:
 - (i) Completed 0.00
 - (ii) Residential 0.00
 - (iii) Commercial 0.00
 - (b) Proposed Built-up Area (as per 'P-line') (2080.16+1974.69+1613.12A+2408.51) 2408.51
 - (c) Total (a+b) 421.42
 - (d) F.S.I. Consumed (15/13) (should not be more than serial No.14 above.) 24432.93
- Area for Inclusive Housing, if any:
 - (a) Required (20% of Sr.No.5) 1571.22
 - (b) Proposed 1574.49

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 Department/ Survey records.

Signature
AR.USHA RANGARAJAN

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.

Signature
M/S.AUSTERE LANDMARKS LLP & M/S. SSD PROMOTERS AND BUILDERS THROUGH POAH M/S. SHREE SAI CAPITAL THROUGH ITS PARTNERS MR.SANDEEP D. AGARWAL

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED

OWNER'S NAME: M/S.AUSTERE LANDMARKS LLP & M/S. SSD PROMOTERS AND BUILDERS THROUGH POAH M/S. SHREE SAI CAPITAL THROUGH ITS PARTNERS MR.SANDEEP D. AGARWAL

OWNER'S SIGN: [Signature]

PROJECT: SURVEY NO : 11/2A, 11/2B HISA NO :
PLOT NO : CTS NO :
DESCRIPTION : VILLAGE - KIVALE, PUNE.

ARCHITECT: Usha Rangarajan LIC NO. - C/49013423. ARCH. SIGN: [Signature]
LANDMARK DESIGN GROUP
PLOT NO 32 SECTOR NO 28 HSCON TEMPLE ROAD, RAVET PRACHIN KARAN PUNE 412101

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	WARD NO./PLOT NO./DRG. NO.	DATE	01-10-2022	
KEY NO.		SHEET NO.	1 / 14	