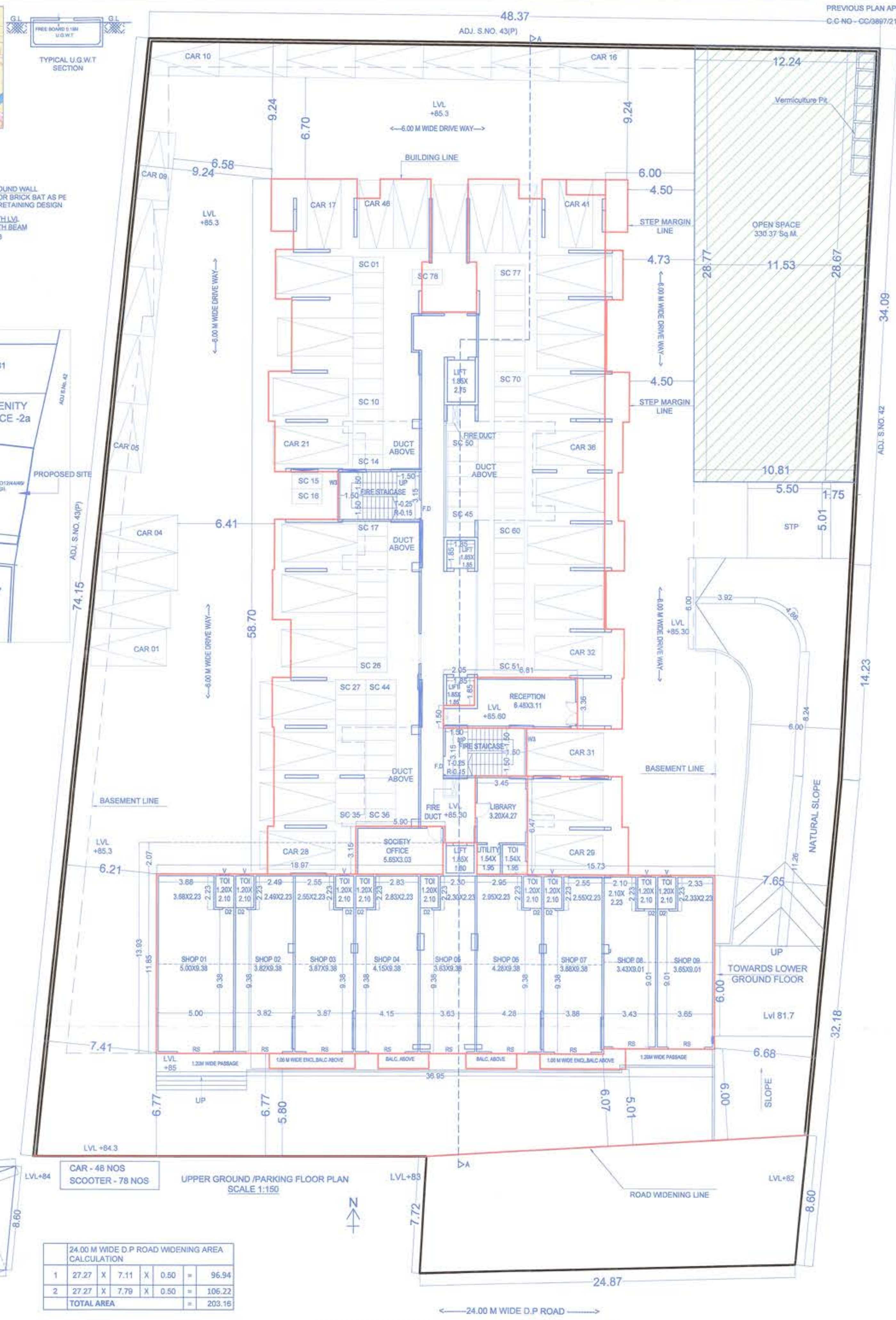
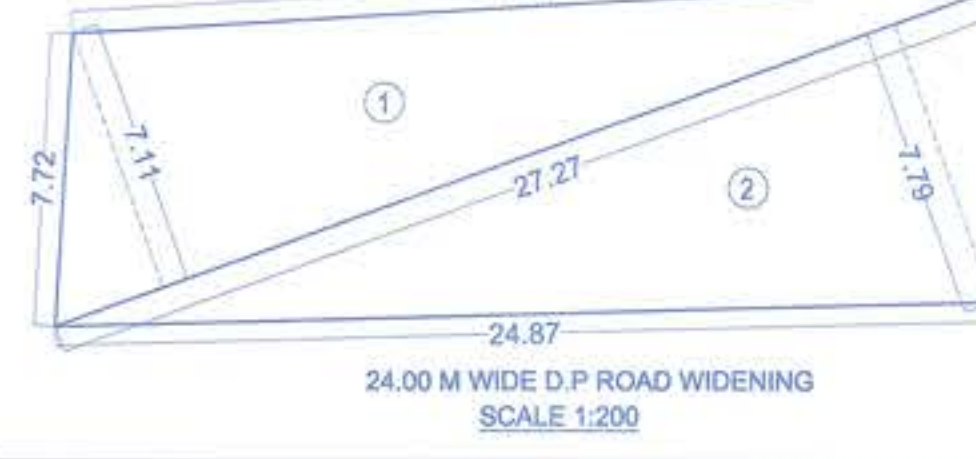
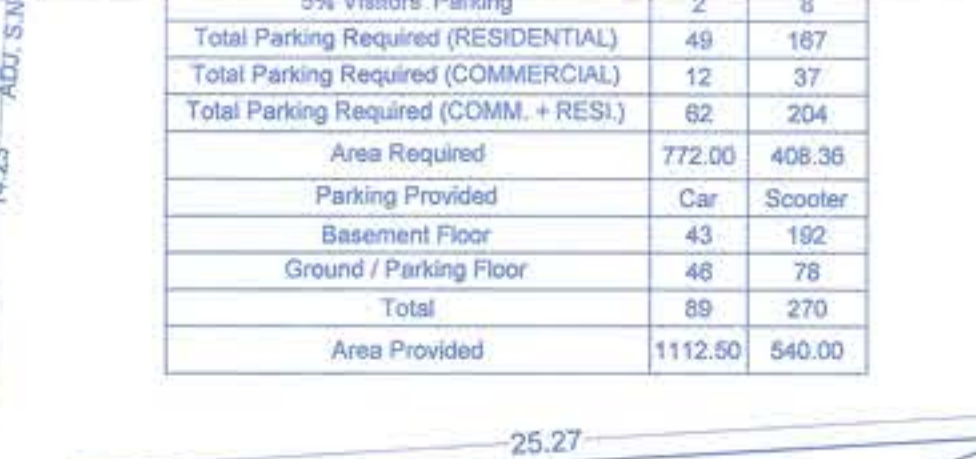
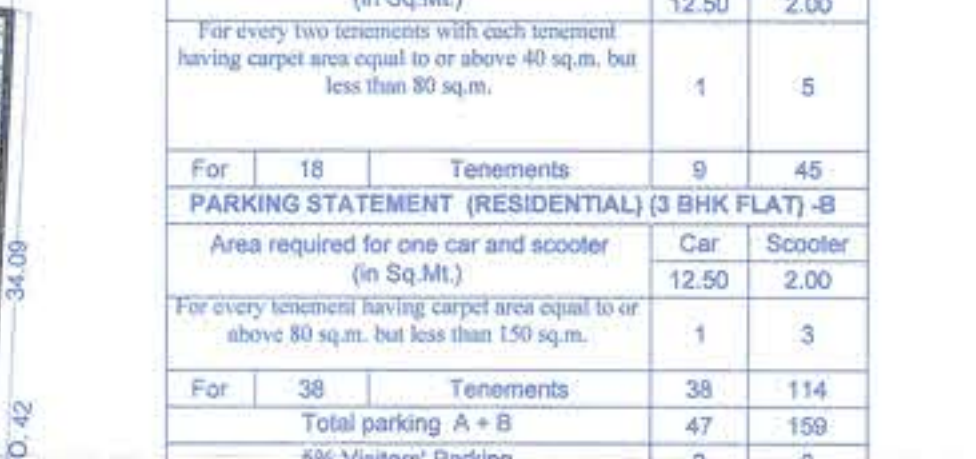
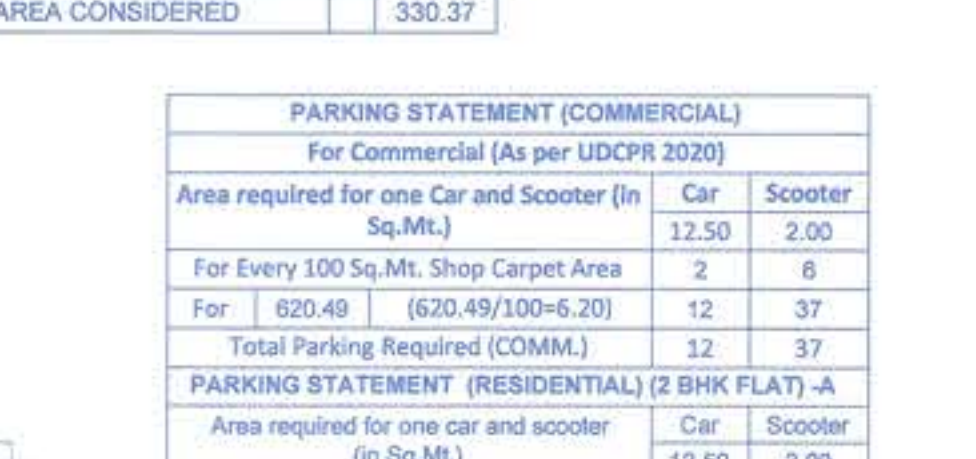
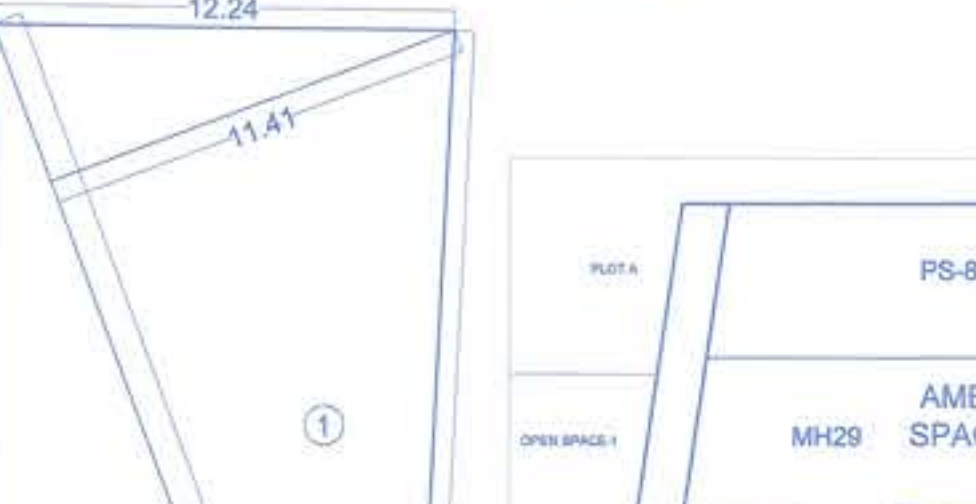


F.S.I. STATEMENT					
FLOOR	COMM.	RESI.	BUILDING HEIGHT	TENE.	SHOPS
UPPER GROUND / PARKING FLOOR	440.17	66.35	17.50	-	9
1ST FLOOR	231.00	702.11		8	-
2nd	1083.63	12		12	-
3rd	1083.63	12		12	-
4th	1083.63	12		12	-
5th	1083.63	12		12	-
TOTAL	671.17	5102.98		56	9
G. TOTAL	5774.15				0



CONTENTS OF THE SHEET	
PLOT D - WING - A+B+C	01
LAYOUT PLAN, F.S.I. STATEMENT, PARKING / GROUND FLOOR PLAN, PLOT AREA, OPEN SPACE, 24.00 M WIDE AREA KEY PLAN, & AREA CALCULATIONS, PARKING STATEMENT, COMPOUND WALL & U.G.W.T. SECTION.	04

STAMP OF APPROVAL

14/10/2022

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENTS

CERTIFICATE NO. CC/18/2/22

Building Inspector Assistant Engineer P.M.C.

Sr. No.	Particulars	Area in Sq.m.
1	Area of plot as per 7/12	
	a) Area of plot as per demarcation	3,485.00
	b) Area of plot as per site survey	3,685.94
	c) Plot Area considered for calculations	3,485.00
2	Deduction	
	(a) Proposed D.P./D.P. Road widening Area (24.00 m. Wide)	203.16
	(b) Any D.P. Reservation area	-
	(c) Total (a+b)	203.16
3	Balance Plot Area (1c-2c)	3,281.84
4	Amenity Space (if applicable)	
	(a) Required - (3x15%) as per earlier sanction plan	-
	(b) Adjustment of 2(b), if any -	-
	(c) Balance Proposed Amenity Space (6a-8b)	-
5	Net Plot Area (3-4c)	3,281.84
6	Recreational Open space (if applicable)	
	a) Required -	328.48
	b) Proposed -	330.37
7	a) Internal Road area	-
8	Plotable area (if applicable)	-
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic F.S.I. 1.10)	3,613.32
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI - based on road width (10x 50%)	-
11	In-situ FSI / TDR loading (1c X 1.15)	
	(a) In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)], if any	-
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)],	-
	(c) Total (a+b)	-
	(d) Balance TDR area (5 X 1.15 - 11c)	-
	(e) Proposed solum TDR (Sr. No. 11d X 30%)	-
	(f) Proposed normal TDR (Sr. No. 11d X 70%)	-
	(g) Total in-situ / TDR loading proposed (Sr. No. 11c + 11e + 11f)	-
12	Additional FSI area under Chapter No. 7	
	(a) Green building incentive FSI (Sr. No. 6 X 5%)	-
13	Total entitlement of FSI in the proposal	
	(a) 10 + 10e + 11 whichever is applicable	3,613.32
	(b) Ancillary Area FSI upto 60% with payment of charges. (3613.32 - 372.88 x 0.6)	1,862.71
	(c) Ancillary Area FSI upto 80% with payment of charges. (372.88 X 0.8 = 298.29)	298.29
	(d) Total entitlement (a+b+c)	5,774.32
14	Maximum utilization limit of F.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	
15	Total Built-up Area in proposal	
	(a) Existing Built-up Area earlier Sanction	-
	(b) Proposed Built-up Area (as per 'P-line') Real	5,102.98
	(c) Proposed Built-up Area (as per 'P-line') Comm	671.17
	(d) Total (a+b+c)	5,774.15
16	F.S.I. Consumed (15d) (should not be more than serial No.14 above)	
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr. No.6)	N/A
	(b) Proposed	-

NAME, ADDRESS & SIGNATURE OF THE OWNER

NAME OF THE OWNER	SIGNATURE OF THE OWNER
1). Mr. Subahu Shah	
2). Mr. Ashish Sanghvi	
3). Mr. Suketu Shah	
4). Mr. Brijesh Singh	

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED LAYOUT OF BUILDINGS ON

S. NO. 43/1TO12/44/46/1/2/3/D+ 43/5(p),

MOHAMMADWADI, PUNE.

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

Pinnac Consulting Pvt. Ltd.

formerly known as Pinnac AECL Consultancy Pvt. Ltd.

DINESH CHANDRATRE

LIC. ENGINEER

'Pinnac House', Pinnac Memories,

S. No. 7/3-4, Kothrud,

Pune - 411038

Dinesh Chandratre

Lic. No - 18