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CIN: U74210PN2005PTC021317

Date:- 25/02/2025

To,
MahaRERA Authority
6th Floor, Housefin Bhavan,
Plot No – C-21, E Block, BKC,
Bandra East, Mumbai-400051

Subject:- Declaration of Total Unit count for Project “Birla Punya Phase 1”

Dear Sir/ Madam,

With reference to the scrutiny received for Project “Birla Punya Phase 1” (MahaRERA Application No:- REA52100167970), located at **Final Plot No. 90 of Town Planning Scheme-III**, situated at **Village Sangamwadi, Taluka- Pune City, District-Pune – 411001**, we wish to provide the following clarification regarding the unit count mentioned in the MahaRERA registration application and CA Certificate.

We would like to bring to your attention a typographical error in the **Floor-wise FSI Statement** specifically on page 4 of the approved plan with sanctioned No. **STP/0038/24**, dated **12/02/2025**. The errors are outlined as follows:

F.S.I. STATEMENT : TOWER - A (SQ.M)				
FLOOR	AREA		BUILDING HT.	TENEMENTS
	Comm.	Resi.		
BASEMENT FL.				
GROUND FL. / PARKING FL.	573.117	42.123		1 (RETAIL)
PODIUM -1				
PODIUM -2				
PODIUM -3				
PODIUM -4				
PODIUM -5		85.192		
1st Floor		740.515	8	
2nd Floor (Refuge)		692.214	7	
3rd Floor		740.871	8	
4th Floor		740.871	8	
5th Floor		740.871	8	
6th Floor		740.871	8	
7th Floor (Refuge)		692.214	7	
8th Floor		740.871	8	
9th Floor		740.871	8	
10th Floor		740.871	8	
11th Floor		740.871	8	
12th Floor (Refuge)		692.214	7	
13th Floor		740.871	8	
14th Floor		740.871	8	
15th Floor		740.871	8	
16th Fire Break (Refuge) Floor		0.00		
17th Floor		740.871	8	
18th Floor		740.871	8	
19th Floor		740.871	8	
TOTAL	573.12	13316.67		141
GRAND TOTAL	13,889.79			

F.S.I. STATEMENT, TOWER - C (SQ.M)				
FLOOR	AREA		BUILDING HT.	TENE.
	RESI.	COMM (MULTIPURPOSE HALL)		
Basement Fl.				
Ground Floor Parking Floor				
Podium -1				
Podium -2				
Podium -3				
Podium -4				
Podium -5				
1st Floor	563.516	158.101		3
2nd Floor (Refuge)	698.144			4
3rd Floor	734.70			4
4th Floor	734.70			4
5th Floor	734.70			4
6th Floor	734.70			4
7th Floor (Refuge)	698.144			4
8th Floor	734.70		99.65	4
9th Floor	734.70			4
10th Floor	734.70			4
11th Floor	734.70			4
12th Floor (Refuge)	698.144			4
13th Floor	734.70			4
14th Floor	734.70			4
15th Floor	734.70			4
16th Floor	0.00			0
(Fire break water tank)				
16th Floor (Refuge)	698.144			4
17th Floor	734.70			4
18th Floor	734.70			4
19th Floor	734.70			4
TOTAL	12907.19	158.10		91
GRAND TOTAL	13,093.29			

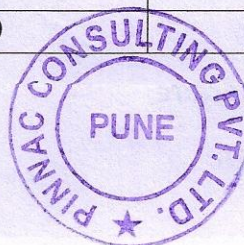
We hereby declare the correct total units per the individual floor plan as follows:

aecl



Sr. No.	Building/Tower	Floor Number	Total Commercial Units	Total Residential Units
1	Tower-A	Ground Floor	2	0
2		1st Floor	0	8
3		2nd Floor	0	7
4		3rd Floor	0	8
5		4th Floor	0	8
6		5th Floor	0	8
7		6th Floor	0	8
8		7th Floor	0	7
9		8th Floor	0	8
10		9th Floor	0	8
11		10th Floor	0	8
12		11th Floor	0	8
13		12th Floor	0	7
14		13th Floor	0	8
15		14th Floor	0	8
16		15th Floor	0	8
17		16th Floor	0	0
18		17th Floor	0	8
19		18th Floor	0	8
20		19th Floor	0	8
Total			2	141

Sr. No.	Building/Tower	Floor Number	Total Commercial Units	Total Residential Units
1	Tower-C	Ground Floor	0	0
2		1st Floor	0	3
3		2nd Floor	0	4
4		3rd Floor	0	4
5		4th Floor	0	4
6		5th Floor	0	4
7		6th Floor	0	4
8		7th Floor	0	4
9		8th Floor	0	4
10		9th Floor	0	4
11		10th Floor	0	4
12		11th Floor	0	4
13		12th Floor	0	4
14		13th Floor	0	4
15		14th Floor	0	4
16		15th Floor	0	0



17		16 th Floor		0	4
18		17 th Floor		0	4
19		18 th Floor		0	4
20		19 th Floor		0	4
Total				0	71

Clarifications:

1. **Retail Units on Ground Floor of Tower-A:** The number of retail units listed on the Ground Floor of Tower A was incorrectly shown as 1 in the table on page 4 of the Layout Plan. The correct count, as per the individual floor count, is 2 retail units.
2. **Total Units in Tower-C:** The total units in Tower C were incorrectly listed as 91 in the table on page 4 of the Layout Plan. The correct total, as per the individual floor count, is 71 residential units.

Thus, the correct total unit count is as follows:

1. **Tower A- 2 Retail Units+ 141 Residential Units= 143 Nos.**
2. **Tower C- 71 Residential Units**

Please refer to the attached screenshot of the tenement statement from page 4 of the approved plan for further details.: -

F.S.I. STATEMENT				
NAME OF BUILDING	BUILDING CONFIGURATION	BUILDING HEIGHT	TENEMENT	
TOWER - A	BASEMENT + GROUND + PODIUM 1 TO 5 + 19 FLOOR (FIRE BRAKE WATER TANK @ 16TH FLOOR)	80.05 M	141 TENE + 2 RETAILS	
TOWER - B	BASEMENT + GROUND + PODIUM 1 TO 5	21.85 M	0	
TOWER - C	PART BASEMENT + GROUND + PODIUM 1 TO 5 + 19 FLOOR (FIRE BRAKE WATER TANK @ 15TH FLOOR)	83.85 M	71 TENE	
TOWER - D	PART BASEMENT + GROUND + PODIUM 1 TO 5	21.85 M	0	
CLUB HOUSE	GROUND + PODIUM 1 TO 5	21.85M	0	
TOTAL			212 TENEMENT + 2 RETAILS + CLUB HOUSE	
G TOTAL				

Kindly request you to consider the above clarification so as to avail the MahaRERA certificate.

Thanks & Regards,
M/S Pinnac Consulting Pvt. Ltd.

archan
Dinesh V. Chandratre
Lic No. 18
Date:- 25/02/2025



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