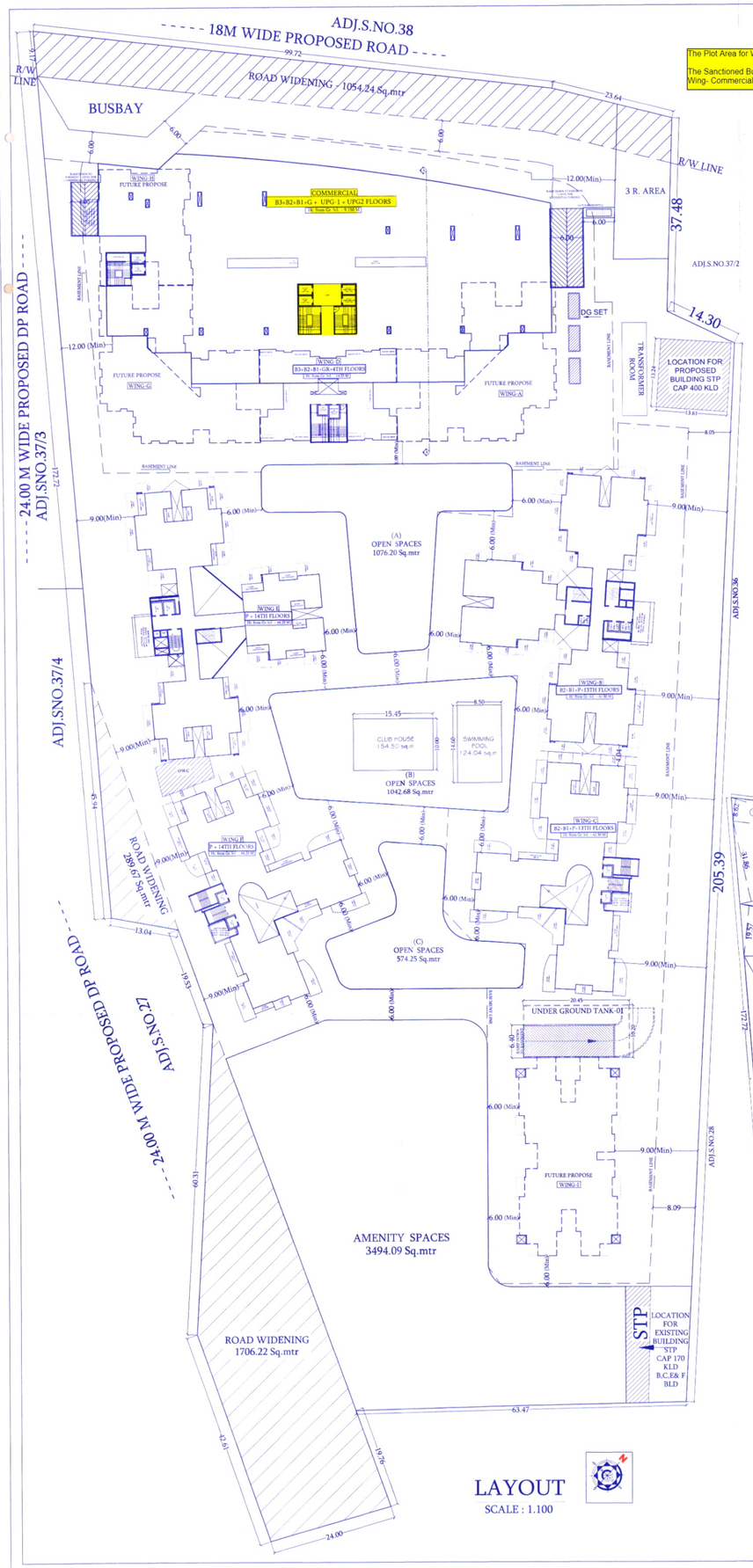
The Plot Area for Wing- Commercial= 5550 Sq. Mtrs.

The Sanctioned Built-Up Area for Wing- Commercial= 1675 Sq. Mtrs.



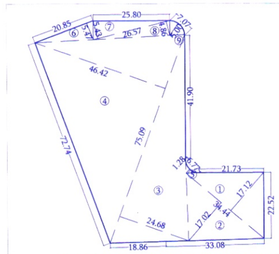
LAYOUT

SCALE : 1.100

F.S.I STATEMENT IN SQ.MT. (WING - 'B', 'C', 'D (MHADA)' , 'E', 'F' + COMMERCIAL)

BLDG. / WING	FLOOR	EXISTING NET B/UP AREA: RESI. AREA	BALCONY ALLOWABLE	BALCONY PROPOSED	BALCONY EXISS	TOTAL	PROPOSED NET B/UP AREA: COMMERCIAL	RESI.	TOTAL	LIFT AREA: EXIST.	PROP.	FIRE LIFT AREA: EXIST.	PROP.	WING HEIGHT: From Gr.lvl.	From 1st Fl.lvl.	TENET NO.: EXIST	PROP.
WING - 'B'	B2 + B1 + P + 13TH FL	3823.94	573.59	1248.12			0.00	5940.48	5940.48	8.35	4.00	4.35	4.00	41.30	37.70	42	36
WING - 'C'	B2 + B1 + P + 13TH FL	2711.55	406.73	878.76			0.00	4994.99	4994.99	3.60	3.96	3.60	3.96	41.30	37.70	26	26
WING - 'E'	P + 14TH FL	3823.94	573.59	1248.12			0.00	6899.81	6899.81	8.35	8.00	4.35	4.00	44.20	40.60	42	42
WING - 'F'	P + 14TH FL	2950.58	442.59	955.35			0.00	5293.33	5293.33	3.60	3.96	3.60	3.96	44.20	40.60	28	28
WING - 'COMMERCIAL'	B3+B2+B1 + G + UG1-UG2 FL						1675.00	0	1675.00	0.00	4.75	0.00	4.75	9.15	-	0	0
TOTAL		13310.01	1996.50	4330.35	2333.85	15643.86	1675.00	23128.61	24803.61	23.90	24.67	15.90	20.67	0.00	0.00	138.00	132.00
WING - 'D' MHADA	1ST FL TO 4TH FL	0.00	0.00	0.00	0.00	0.00	0.00	1510.23	0.00	0.00	0.00	0.00	0.00	14.55	11.40	0	16
TOTAL AREA				15643.86				24803.61									

TOTAL BUILT UP AREA - 15643.86 + 24803.61= 40447.47 SQ.MTR

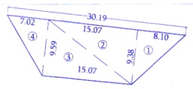


AMENITY AREA CALCULATION

SCALE : 1.235

AMENITY AREA CALCULATION

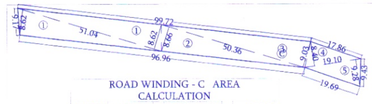
1	0.50	x	34.44	x	17.12	x 1	=	294.81
2	0.50	x	34.44	x	17.02	x 1	=	293.08
3	0.50	x	75.09	x	24.68	x 1	=	926.61
4	0.50	x	75.09	x	46.42	x 1	=	1742.84
5	0.50	x	1.28	x	6.77	x 1	=	4.33
6	0.50	x	20.85	x	5.47	x 1	=	57.02
7	0.50	x	26.57	x	5.43	x 1	=	72.12
8	0.50	x	26.57	x	4.86	x 1	=	64.57
9	0.50	x	7.57	x	6.35	x 1	=	24.03
TOTAL							=	3479.42



BUS BAY AREA CALCULATION

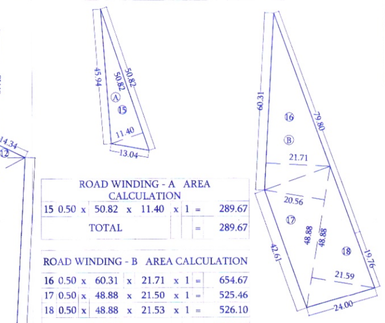
BUS BAY - AREA CALCULATION (S.NO.37/1)

1	0.50	x	9.38	x	8.10	x 1	=	37.99
2	0.50	x	15.07	x	9.38	x 1	=	70.68
3	0.50	x	15.07	x	9.59	x 1	=	72.26
4	0.50	x	7.02	x	9.59	x 1	=	33.66
TOTAL							=	214.59



ROAD WINDING - C AREA CALCULATION

1	0.50	x	51.04	x	8.62	x 2	=	439.96
2	0.50	x	50.36	x	8.66	x 1	=	218.06
3	0.50	x	50.36	x	9.03	x 1	=	227.38
4	0.50	x	19.10	x	8.40	x 1	=	80.22
5	0.50	x	19.10	x	9.28	x 1	=	88.62
TOTAL							=	1054.24



ROAD WINDING - A AREA CALCULATION

15	0.50	x	50.82	x	11.40	x 1	=	289.67
TOTAL							=	289.67

ROAD WINDING - B AREA CALCULATION

16	0.50	x	60.31	x	21.71	x 1	=	654.67
17	0.50	x	48.88	x	21.50	x 1	=	525.46
18	0.50	x	48.88	x	21.53	x 1	=	526.10
TOTAL							=	1706.22

ROAD WINDING -A,B AREA CALCULATION

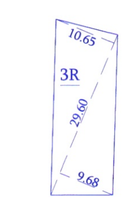
A	x 1	=	289.67
B	x 1	=	1706.22
C	x 1	=	1054.24
TOTAL		=	3050.13

ROAD WINDING AREA CALCULATION

SCALE : 1.235

PLOT AREA CALCULATION

1	0.50	x	51.04	x	8.66	x 2	=	442.01
2	0.50	x	50.36	x	8.66	x 1	=	218.06
3	0.50	x	50.36	x	9.03	x 1	=	227.38
4	0.50	x	19.10	x	8.40	x 1	=	80.22
5	0.50	x	19.10	x	9.28	x 1	=	88.62
6	0.50	x	33.92	x	18.10	x 1	=	306.98
7	0.50	x	33.92	x	17.91	x 1	=	303.75
8	0.50	x	96.11	x	30.26	x 1	=	1454.14
9	0.50	x	96.11	x	31.86	x 1	=	1531.03
10	0.50	x	113.28	x	19.57	x 1	=	1108.44
11	0.50	x	113.28	x	6.17	x 1	=	349.47
12	0.50	x	14.34	x	5.64	x 1	=	40.44
13	0.50	x	233.83	x	83.50	x 1	=	9761.93
14	0.50	x	233.83	x	51.07	x 2	=	11941.70
15	0.50	x	50.82	x	11.40	x 1	=	289.67
16	0.50	x	60.31	x	21.71	x 1	=	654.67
17	0.50	x	48.88	x	21.50	x 1	=	525.46
18	0.50	x	48.88	x	21.53	x 1	=	526.10
TOTAL							=	29850.07



3R - AREA CALCULATION

2	0.50	x	29.60	x	10.65	x 1	=	157.62
3	0.50	x	29.60	x	9.68	x 1	=	143.26
TOTAL							=	300.88

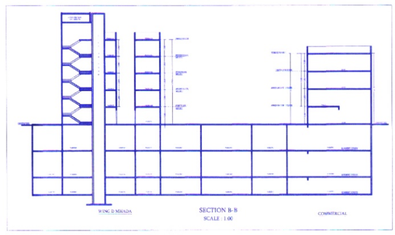
PLOT AREA CALCULATION

SCALE : 1.235

PROPOSED SITE

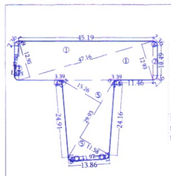
LOCATION PLAN

SCALE : 1.235



SECTION B-B

SCALE : 1.00

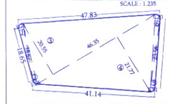


OPEN SPACE-(A) AREA CALCULATION

SCALE : 1.235

OPEN SPACE-(A) AREA CALCULATION

1	0.50	x	47.16	x	12.93	x 2	=	609.78
2	0.50	x	10.60	x	1.485	x 4	=	31.48
3	0.50	x	2.36	x	1.49	x 4	=	7.03
4	0.50	x	3.39	x	0.54	x 2	=	1.83
5	0.50	x	29.93	x	15.26	x 1	=	228.37
6	0.50	x	29.93	x	11.58	x 1	=	173.29
11	0.50	x	11.97	x	1.46	x 1	=	8.74
12	0.50	x	11.97	x	1.31	x 1	=	7.84
13	0.50	x	11.97	x	1.31	x 1	=	7.84
TOTAL							=	1076.20

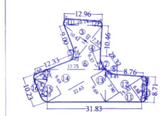


OPEN SPACE-(B) AREA CALCULATION

SCALE : 1.235

OPEN SPACE-(B) AREA CALCULATION

1	0.50	x	18.67	x	1.71	x 1	=	15.96
2	0.50	x	18.67	x	1.50	x 1	=	14.00
3	0.50	x	46.35	x	20.55	x 1	=	476.25
4	0.50	x	46.35	x	21.77	x 1	=	504.52
5	0.50	x	23.58	x	1.51	x 1	=	17.80
6	0.50	x	23.58	x	1.20	x 1	=	14.15
TOTAL							=	1042.68



OPEN SPACE-(C) AREA CALCULATION

SCALE : 1.235

OPEN SPACE-(C) AREA CALCULATION

1	0.50	x	10.19	x	2.07	x 1	=	10.55
2	0.50	x	10.19	x	1.56	x 1	=	7.95
3	0.50	x	14.02	x	10.42	x 1	=	73.04
4	0.50	x	14.02	x	7.32	x 1	=	51.31
5	0.50	x	1.33	x	4.20	x 1	=	2.79
6	0.50	x	17.75	x	6.37	x 1	=	56.53
7	0.50	x	1.96	x	1.53	x 1	=	1.50
8	0.50	x	3.45	x	1.16	x 1	=	2.00
9	0.50	x	6.08	x	1.48	x 1	=	4.50
10	0.50	x	6.08	x	1.42	x 1	=	4.32
11	0.50	x	15.33	x	6.88	x 1	=	52.74
12	0.50	x	15.33	x	7.90	x 1	=	60.55
13	0.50	x	22.63	x	9.69	x 1	=	109.64
14	0.50	x	22.63	x	9.69	x 1	=	109.64
15	0.50	x	6.27	x	2.10	x 1	=	6.58
16	0.50	x	6.27	x	4.19	x 1	=	13.14
17	0.50	x	5.59	x	2.67	x 1	=	7.46
TOTAL							=	574.25

ROAD WINDING -A,B AREA CALCULATION

A	x 1	=	1076.30
B	x 1	=	1042.68
C	x 1	=	574.25
TOTAL		=	2693.23

AMENITY AREA CALCULATION

PREVIOUS AMENITY AREA= 3150.60 SQ.M
NEW AMENITY AREA i.e
NEW PLOT AREA (29550) - OLD PLOT AREA (23350)
=6550 SQ.M x 0.05 =327.50 SQM
TOTAL AMENITY AREA TO BE PROVIDED=
OLD AMENITY AREA (3150.60) + NEW AMENITY AREA(327.50)
=3478.10 SQM

F.S.I. STATEMENT IN SQ.M. (WING -A,D,G,& H 'Commercial')

FLOOR	NET B/UP AREA: COMM.	RESI.	TOTAL	LIFT AREA	FIRE LIFT AREA	WING HEIGHT: From Gr. lvl.	From S.B. lvl.	TENE. NO.
BASEMENT - 3 FL	0.0	0.0	0.00					0
BASEMENT - 2 FL	0.0	0.0	0.00					0
BASEMENT - 1 FL	0.0	0.0	0.00					0
GROUND FL	0.0	0.0	0.00	4.75	4.75	9.15	-	0
GROUND FLOOR - 1	797.51	0.0	797.51					0
UPPER GROUND FLOOR - 1 FL	798.31	0.0	798.31					0
UPPER GROUND FLOOR - 2 FL	199.36	0.0	199.36					0
TOTAL	1795.18	0.00	1795.18	4.75	4.75	9.15	-	0.00

F.S.I. STATEMENT IN SQ.M. (WING - 'D') MHADA

FLOOR	NET B/UP AREA: COMM.	RESI.	TOTAL	WING HEIGHT: From Gr. lvl.	Above Stilt. lvl.	TENE. NO.
BASEMENT -3 FL	0.0	0.0	0.00			
BASEMENT -2 FL	0.0	0.0	0.00			0
BASEMENT -1 FL	0.0	0.0	0.00			0
GROUND FL	0.0	0.0	0.00			0
FIRST FL	0.0	364.59	364.59	14.55	11.40	4
SECOND FL	0.0	381.88	381.88			4
THIRD FL	0.0	381.88	381.88			4
FOURTH FL	0.0	381.88	381.88			4
TOTAL	0.00	1510.23	1510.23	14.55	11.40	16.00

F.S.I STATEMENT IN SQ.MTR. (WING - 'B')

FLOOR	NET B/UP AREA: EXISTING	PROPOSED	TOTAL	LIFT AREA: EXIST.	PROP.	FIRE LIFT AREA: EXIST.	PROP.	WING HEIGHT: From Gr. lvl.	From Stilt. lvl.	TENET NO.: EXIST.	PROP.
BASEMENT 3 FL	0.0	0.0	0.00							0	0
BASEMENT 2 FL	0.0	0.0	0.00							0	0
GROUND FL	0.0	0.0	0.00							0	0
FIRST FL	498.14	0.0	498.14							6	0
SECOND FL	554.30	0.0	554.30							6	0
THIRD FL	554.30	0.0	554.30							6	0
FOURTH FL	554.30	0.0	554.30							6	0
FIFTH FL	554.30	0.0	554.30							6	0
SIXTH FL	554.30	0.0	554.30	8.35	4.00	4.35	4.00	41.30	37.70	6	0
SEVENTH FL	554.30	0.0	554.30							6	0
EIGHTH FL	0.0	580.20	580.20							0	6
NINTH FL	0.0	579.64	579.64							0	6
TENTH FL	0.0	995.30	995.30							0	6
ELEVENTH FL	0.0	995.30	995.30							0	6
TWELFTH FL	0.0	995.30	995.30							0	6
THIRTEEN FL	0.0	995.30	995.30							0	6
FOURTEEN FL	0.0	995.92	995.92							0	6
TOTAL	3823.94	5940.48	9764.42	8.35	4.00	4.35	4.00	41.30	37.70	42.00	36.00

F.S.I STATEMENT IN SQ.MTR. (WING - 'C')

FLOOR	NET B/UP AREA: EXISTING	PROPOSED	TOTAL	LIFT AREA: EXIST.	PROP.	FIRE LIFT AREA: EXIST.	PROP.	WING HEIGHT: From Gr. lvl.	From Stilt. lvl.	TENET NO.: EXIST.	PROP.
BASEMENT 1 FL	0.0	0.0	0.00							0	0
BASEMENT 2 FL	0.0	0.0	0.00							0	0
GROUND FL	0.0	0.0	0.00							0	0
FIRST FL	401.18	0.0	401.18							4	0
SECOND FL	424.90	0.0	424.90							4	0
THIRD FL	424.90	0.0	424.90							4	0
FOURTH FL	424.90	0.0	424.90							4	0
FIFTH FL	424.90	0.0	424.90							4	0
SIXTH FL	424.90	0.0	424.90	3.60	3.96	3.60	3.96	41.30	37.70	4	0
SEVENTH FL	185.37	470.12	655.49							2	2
EIGHTH FL	0.0	739.66	739.66							0	4
NINTH FL	0.0	759.03	759.03							0	4
TENTH FL	0.0	768.46	768.46							0	4
ELEVENTH FL	0.0	759.03	759.03							0	4
TWELFTH FL	0.0	739.66	739.66							0	4
THIRTEEN FL	0.0	759.03	759.03							0	4
TOTAL	2711.55	4994.99	7706.54	3.60	3.960	3.60	3.960	41.30	37.70	26.00	26.00

F.S.I STATEMENT IN SQ.MTR. (WING - 'E')

FLOOR	NET B/UP AREA: EXISTING	PROPOSED	TOTAL	LIFT AREA: EXIST.	PROP.	FIRE LIFT AREA: EXIST.	PROP.	WING HEIGHT: From Gr. lvl.	From Stilt. lvl.	TENET NO.: EXIST.	PROP.
GROUND FL	0.0	0.0	0.00							0	0
FIRST FL	498.14	0.0	498.14							6	0
SECOND FL	554.30	0.0	554.30							6	0
THIRD FL	554.30	0.0	554.30							6	0
FOURTH FL	554.30	0.0	554.30							6	0
FIFTH FL	554.30	0.0	554.30							6	0
SIXTH FL	554.30	0.0	554.30							6	0
SEVENTH FL	554.30	0.0	554.30	8.35	2.00 - 2.00	4.35	2.00	44.20	40.60	6	0
EIGHTH FL	0.0	580.20	580.20							0	6
NINTH FL	0.0	995.92	995.92							0	6
TENTH FL	0.0	995.61	995.61							0	6
ELEVENTH FL	0.0	995.92	995.92							0	6
TWELFTH FL	0.0	980.20	980.20							0	6
THIRTEEN FL	0.0	995.92	995.92							0	6
FOURTEEN FL	0.0	995.92	995.92							0	6
TOTAL	3823.94	6899.81	10723.75	8.35	4.00	4.35	2.00	44.20	40.60	42.00	42.00

F.S.I STATEMENT IN SQ.MTR. (WING - 'F')

FLOOR	NET B/UP AREA: EXISTING	PROPOSED	TOTAL	LIFT AREA: EXIST.	PROP.	FIRE LIFT AREA: EXIST.	PROP.	WING HEIGHT: From Gr. lvl.	From Stilt. lvl.	TENET NO.: EXIST.	PROP.
GROUND FL	0.0	0.0	0.00							0	0
FIRST FL	401.18	0.0	401.18							4	0
SECOND FL	424.90	0.0	424.90							4	0
THIRD FL	424.90	0.0	424.90							4	0
FOURTH FL	424.90	0.0	424.90							4	0
FIFTH FL	424.90	0.0	424.90							4	0
SIXTH FL	424.90	0.0	424.90							4	0
SEVENTH FL	424.90	0.0	424.90	3.60	3.96	3.60	3.96	44.20	40.60	4	0
EIGHTH FL	0.0	739.66	739.66							0	4
NINTH FL	0.0	759.03	759.03							0	4
TENTH FL	0.0	768.46	768.46							0	4
ELEVENTH FL	0.0	759.03	759.03							0	4
TWELFTH FL	0.0	739.66	739.66							0	4
THIRTEEN FL	0.0	759.03	759.03							0	4
FOURTEEN FL	0.0	768.46	768.46							0	4
TOTAL	2950.58	5293.33	8243.91	3.60	3.960	3.60	3.960	44.20	40.60	28.00	28.00

STAMP OF APPROVAL	01 / 34
LAYOUT OF BUILDING	
BLDG. WING (Commercial + B,C, E, F)	
+MHADA D WING	

PROJECT : -

PROPOSED BUILDING AT S.NO.27/5, 37/1, & 37/2, MOHAMMADWADI TAL: HAVELI, DIST: PUNE-411060

FOR :- POG ASSOCIATES

Revised Dt - 22/08/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS CERTIFICATE NO.CC/4313/24
Building Inspector Assistant Engineer P.M.C

BUILDING CONTROL DEPARTMENT PUNE MUNICIPAL CORPORATION APPROVED

A	AREA STATEMENT		SQ.M.
1	Area of Plot		
	Minimum area of a,b,c,to be considered)	=	29550.00
	a) As per ownership document (7/12, CTS extract)	=	29550.00
	b) as per measurement sheet	=	29696.75
	c) as per site	=	29850.02
2	Deductions for	=	
	a) Proposed D.P. / D.P. Road widening Area	=	3050.13
	b) Any Reservation Area (Bus bay area)	=	214.59
	Total (a + b)	=	3264.72
3	Balance Area of Plot (1-2)	=	26285.28
4	Amenity Space (if applicable)		
	a) Required (earlier sanctioned amenity area + new amenity area (3150.6 + 327.50))	=	3478.10
	earlier plot area (23350)+new plot area(29550.35)=6550.35*5%=327.50 new amenity area		327.50
	b) Adjustment of 2(b), if any	=	0.00
	c) Proposed AMENITY	=	3494.09
5	Net Area of Plot [3-4(c)]	=	22791.19
6	Recreational Open Space (if applicable)	=	
	a) Required (10% of sr.no.3)	=	2628.53
	b) Proposed	=	2693.23
7	Internal Road area	=	0.00
8	Plot Area (if applicable)	=	0.00
9	Built up area with reference to basic F.S.I. as per front road width (sr.no. 5,6,7,1,1)	=	25070.30
10	Addition of FSI on Payment of Premium		
	a) Maximum permissible premium FSI based on road width/tod zone (subject to maximum of 0.50 of Sr.no.7)	=	0.00
	b) Proposed FSI on Payment of Premium	=	0.00
11	In-Situ FSI/TDR loading		
	a) In-situ area against D.P. road [2.35 X Sr.no.2] if any		0.00
	b) In-situ area against Amenity Space if handed over [2.35 X Sr.no.4(b)and/ or (c)]	=	0.00
	c)In-situ area against Bus Bay Area [2.35 x Sr.no.2(b)]		0.00
	d) TDR area (1.15 of sr.no.1) - road - amenity	=	0.00
	e)Total In-Situ / TDR loading Proposed [11(a) + (b) + (c) + (d)]	=	0.00
12	Additional FSI Area under Chapter 7		
13	Total entitlement of FSI in the Proposal	=	
	a) [9 + 10(b) + 11(d) or 12] whichever is applicable	=	25070.30
	b) Ancillary Area FSI upto 80% Commercial with payment of charges. (1675.00 X 0.80)	=	1340.00
	c) Ancillary Area FSI upto 60% Residential with payment of charges.(25070.30 - 1675.00 = 23395.30) X 0.60		14037.18
	Total entitlement (a +b + c)	=	40447.48
	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)	=	
14	Total Built-up Area in proposal (excluding Area at Sr.no.17 b)	=	
	a) Existing Residential Built up Area	=	15643.86
	b) Proposed Commercial Built up Area	=	1675.00
	c) Proposed Residential Built up Area	=	23128.61
	(Total of a+b+c)	=	40447.47
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above)	=	
17	Area for Inclusive Housing, if any		
	a) Required [20%] (earlier sanctioned plot - new plot) 23350-29500.35 = 6550.35 X 0.20		1310.00
	b) Proposed		1510.23

DOOR & WINDOW SCHEDULES

D 1.05 X 2.20	W 2.44 X 1.50	V 0.60 X 1.35
D1 1.35 X 2.20	W1 1.80 X 1.50	SW1 6.90 X 3.40
D2 0.90 X 2.20	W2 1.50 X 1.50	SW2 2.70 X 3.35
D3 0.75 X 2.20	W3 1.20 X 1.50	
SD 1.80 X 2.20	W4 0.76 X 1.50	
SD1 1.50 X 2.20		

Certified of Area :-

Certified that the plot under reference was surveyed by me on---------- and the dimensions of sides etc. of the plot stated on the plan are as measured on site and the area worked out tallies with the area stated in the documents of the Ownership, T.P. Scheme Record, Land Records Department / city survey records.

ARC.(name & signature)

Owner's Declaration :-

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by pune municipal corporation!/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

POG Associates thro.Iqbal Motagamwala & Others
Owner (name & signature)

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTROCAT L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL - cubixarchitects@gmail.com
CONTACT NO.- 7757043086 , 7757043087

LIASONING ARCHITECT:

R.S. ASSOCIATES
ARCHITECTS & VALUERS
ARCH. - RAHIL SHAIKH (CA/2016/74325)
ADD. - STERLING HOUSE,FLAT NO.113, NEXT TO CHOWKSEY SCHOOL, 1984 CONVENT STREET, CAMP PUNE
CONT. - 8149405003

SCALE	DATE	DRAWING NO.	DRAWN BY	CHECKED BY	AR. REG. NO
1:135	2024.08.23	54	COMP-4	COMP-1	(CA/2016/74325)