BUILT/UP PREMIUM F.S.I STATEMENT - (A, B & C - WING)

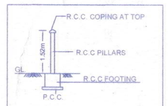
FLOOR NAME	BUILT/UP AREA			TOTAL TENAMENTS			REGULAR LIFT			FIRE LIFT		
WING NAME	A - WING	B - WING	C - WING	A - WING	B - WING	C - WING	A - WING	B - WING	C - WING	A - WING	B - WING	C - WING
							(RL)	(RL)	(RL)	(FL)	(FL)	(FL)
BASEMENT FLOOR - 2	PARKING	PARKING	--	--	--	--						
BASEMENT FLOOR - 1	PARKING	PARKING	PARKING	--	--	--						
LOWER GROUND FLOOR	PARKING	PARKING	PARKING	--	--	--						
GROUND FLOOR	PARKING	PARKING	PARKING	--	--	--						
FIRST FLOOR	709.28	715.12	--	10	10	--						
SECOND FLOOR	709.28	715.12	--	10	10	--						
THIRD FLOOR	--	715.12	--	--	10	--						
FOURTH FLOOR	--	715.12	--	--	10	--						
FIFTH FLOOR	--	715.12	--	--	10	--						
SIXTH FLOOR	--	715.12	--	--	10	--	3.35	3.35	0.00	4.47	4.47	0.00
SEVENTH FLOOR	--	715.12	--	--	10	--						
EIGHTH FLOOR	--	668.12	--	--	09	--						
NINTH FLOOR	--	715.12	--	--	10	--						
TENTH FLOOR	--	715.12	--	--	10	--						
ELEVENTH FLOOR	--	715.12	--	--	10	--						
TWELFTH FLOOR	--	715.12	--	--	10	--						
THIRTEENTH FLOOR	--	- - -	--	--	--	--						
TOTAL AREA	1418.56	8534.44	0.00	20	119	--	3.35	3.35	0.00	4.47	4.47	0.00
NEW TOTAL AREA		9953.00			139			6.70			8.94	

"As per amendment No."

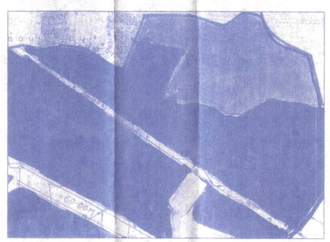
WINGWISE FSI STATEMENT

WING NAME	TYPE	FLOORS	AREA IN SQ.M.	TENEMENT
A - WING	RESIDENTIAL	BAS.PAR.2 + BAS.PAR.1 + LOWER GR. + GRO.PAR. + 2 FLOORS	1418.56	20
B - WING	RESIDENTIAL	BAS.PAR.2 + BAS.PAR.1 + LOWER GR. + GRO.PAR. + 12 FLOORS	8534.44	119
C - WING	RESIDENTIAL	BAS.PAR.1 + LOWER GR. + GRO.PAR.	0.00	0
		TOTAL BUILT UP AREA	9953.00	139

Total FSI for Kohinoor A/C 1418.56
Total Tenements of Kohinoor A/C 20



COMPOUND WALL SECTION


LOCATION PLAN

TOTAL F.S.I. & NON F.S.I. STATEMENT IN SQ.M. WING - A, B & C (UDCPR)

SR.NO.	DESCRIPTION	AREA IN SQ.M.
01	F.S.I AREA	9953.00
02	NON F.S.I. AREA	
a	REGULAR LIFT + FIRE LIFT AREA	15.64
b	ROOF TERRACE AREA	1424.40
c	REFUGE AREA	46.88
d	BASEMENT - 2 PARKING AREA	2400.00
e	BASEMENT - 1 PARKING AREA	3500.00
f	LOWER GROUND PARKING AREA	3290.00
g	RAMP AREA	700.00
h	O.H. WATER AREA	196.86
i	U.G. WATER AREA	241.02
j	O.W. S AREA	40.00
k	S.T. AREA	139.76
l	TRANSFORMER + D.G. SET AREA	100.00
m	SECURITY CABIN & ENTRANCE GATE	30.00
3	TOTAL NON FSI AREA	12033.75
	CONSTRUCTION BUILT UP AREA	21986.75
	TOTAL F.S.I. AREA + TOTAL NON FSI AREA	

PARKING STATEMENT [A & B - WING]

PARKING REQUIRED	CAR	SCOOTER
40.00 TO 80.00 SQ.M. 2 TENA.	01	02
80.00 TO 150.00 SQ.M. 1 TENA.	01	01
PARKING PROVIDED	**CAR**	**SCOOTER**
40.00 TO 80.00 SQ.M. 159 TENAMENT	70	139
80.00 TO 150.00 SQ.M. 00 TENAMENT	00	00
TOTAL	70	139
ADD 5% VISITOR PARKING	CAR	SCOOTER
	04	07
TOTAL PARKING	74	146

Total Parking 220
Parking for Bldg A & C 32
(In ratio of Tenements)

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	74 NOS. X 12.50 SQ.M.	925.00 SQ.M.
SCOOTER	146 NOS. X 02.00 SQ.M.	292.00 SQ.M.
	TOTAL =	1217.00 SQ.M.

BASEMENT AREA = 19121.16 CUBIC.M.
BASEMENT AREA FOR UPKAR = 8732.57 SQ.M.

WATER TANK CAPACITY CALCULATION (A & B - WING)

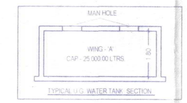
WATER REQUIRED IN OVERHEAD WATER TANK

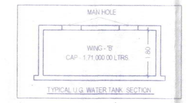
TYPE	TENEMENTS	FACTOR	LTRS.	TOTAL (LTRS.)
RESIDENTIAL	139	5	135	93825
ADD FIREFIGHTING				10000
TOTAL WATER REQUIRED IN O/H WATER TANK =				103825
WATER REQUIRED IN U/G WATER TANK				145000
ADD FIRE FIGHTING				50000
TOTAL U/G TANK CAPACITY				195000

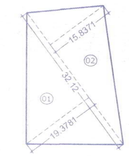
(B - WING)
BASEMENT-2 PARK. + BASEMENT-1 + LOWER PARK. + GROUND PARK. + 12 FLOOR
BUILDING HEIGHT (with parking) = 37.05 M.
BUILDING HEIGHT (without parking) = 34.20 M.

(A - WING)
BASEMENT-2 PARK. + BASEMENT-1 + LOWER PARK. + GROUND PARK. + 2 FLOOR
BUILDING HEIGHT (WITH PARKING) = 8.55 M.
BUILDING HEIGHT (WITHOUT PARKING) = 5.80 M.

LAYOUT FLOOR PLAN
SCALE - 1:200

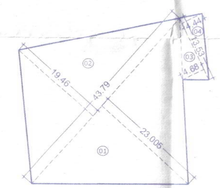






OPEN SPACE AREA CALCULATION
SCALE 1:500

@ OPEN SPACE AREA CALCULATION (SCALE 1 : 500)									
01	=	32.12	X	19.3781	X	0.50	=	311.21	SQ.M.
02	=	32.12	X	15.8371	X	0.50	=	254.34	SQ.M.
				TOTAL			=	565.56	SQ.M.
TOTAL OPEN SPACE AREA							=	565.56	SQ.M.

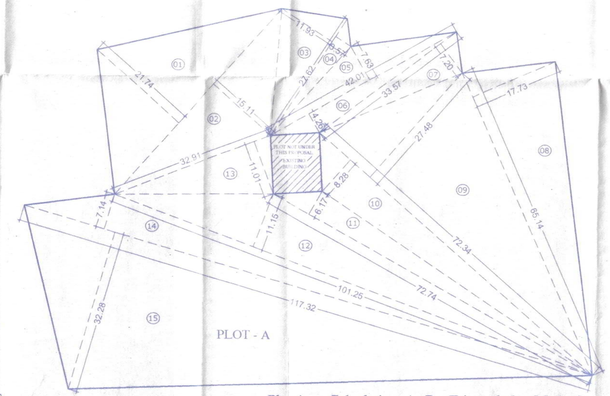


AMINITY SPACE AREA CALCULATION (15%)
SCALE 1:500

@ AMENITY SPACE AREA CALCULATION (SCALE 1 : 500)									
01	=	43.79	X	19.46	X	0.50	=	425.08	SQ.M.
02	=	43.79	X	23.005	X	0.50	=	503.68	SQ.M.
03	=	13.53	X	04.68	X	0.50	=	31.66	SQ.M.
04	=	13.53	X	04.44	X	0.50	=	30.04	SQ.M.
				TOTAL			=	991.47	SQ.M.
TOTAL AMENITY SPACE AREA							=	991.47	SQ.M.

@ PLOT AREA CALCULATION (SCALE 1 : 500)									
01	=	49.34	X	21.74	X	0.50	=	536.33	SQ.M.
02	=	49.34	X	15.11	X	0.50	=	372.78	SQ.M.
03	=	27.62	X	11.93	X	0.50	=	164.75	SQ.M.
04	=	27.62	X	03.57	X	0.50	=	49.30	SQ.M.
05	=	42.01	X	07.63	X	0.50	=	160.27	SQ.M.
06	=	42.01	X	04.26	X	0.50	=	89.48	SQ.M.
07	=	33.57	X	07.20	X	0.50	=	120.85	SQ.M.
08	=	65.14	X	17.73	X	0.50	=	577.47	SQ.M.
09	=	72.34	X	27.48	X	0.50	=	993.95	SQ.M.
10	=	72.34	X	08.28	X	0.50	=	299.49	SQ.M.
11	=	72.74	X	06.17	X	0.50	=	224.40	SQ.M.
12	=	101.25	X	11.15	X	0.50	=	564.47	SQ.M.
13	=	32.91	X	11.01	X	0.50	=	181.17	SQ.M.
14	=	117.32	X	7.14	X	0.50	=	418.83	SQ.M.
15	=	117.32	X	32.28	X	0.50	=	1893.54	SQ.M.
				TOTAL			=	6647.07	SQ.M.
TOTAL PLOT AREA							=	6647.07	SQ.M.

Total Plot area 5655.60
Plot area For Kohinoor A/C 3479.42



Plot Area Calculation As Per Triangulation Method
Scale - 1:500

STAMP OF APPROVAL 01/08

B.P. LAYOUT PLAN

REVISED 30/10/24
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 2392/24

Building Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT. ZONE-2, P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

PROFORMA - 1 AREA STATEMENT	SQ.M.
01 - AREA AS PER TITLE (Minimum area of a plot to be considered)	6647.07
(a) As per ownership document (7/12 Extra)	6700.00
(b) As per Demarcation	6647.07
02 - Deductions for	
(a) Proposed Widening Area	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
03 - Balance area of plot (1-2)	6647.07
04 - Amenity Space (If applicable)	
(a) Required - [15% of 03]	--
(b) As per previous sanction in F/B(B)A	991.47
(c) Balance Proposed	--
05 - Net Plot Area [3+4(c)]	5655.60
06 - Recreational Open Space (If applicable)	
(a) Required - [10% of 05]	565.56
(b) Proposed - [10% of 05]	565.56
07 - Internal Road area	00.00
08 - Plotable area	5655.60
09 - Built up area with reference to Basic F.S.I. as per front road width. (as per 05/basic FSI) (1.10)	6221.16
10 - Additional FSI on payment of premium	
(a) Against Open space Premium F.S.I.	NIL
(b) Proposed F.S.I. on payment of premium (6647.07 x 0.50 = 3323.54)	00.00
11 - In-situ FSI - TDR loading	
(a) In-situ area against D.P. road [2.0/tenement no 2(a)] if any	00.00
(b) In-situ area against Amenity Space if handed over [2.00/6.5 sq.m.4(b)amd/ccc(i)]	00.00
(c) TDR area (85% [10647.07 x 0.85]= 4520.05)	00.00
(d) Total In-situ - TDR loading Proposed [11(a) + (b) + (c)]	00.00
12 - Additional FSI area under chapter No. 7	00.00
13 - Total entitlement of FSI in the proposal	00.00
(a) [9 - 10(b) + 11(d)] or 12whichever is applicable	6221.16
14 - Total Permissible Ancillary for 60 % (on 13a)	3732.69
15 - Total Permissible Built up area (13a + 14)	9953.85
16 - Maximum utilization limit of F.S.I. (building potential) Permissible area road width [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) vs 16 or 18]	--
17 - Total Built up area in proposal	
(a) Existing Built-up Area	00.00
(b) Proposed Built-up Area (As per 16 line)	9953.00
(c) Total (a+ b)	9953.00
18 - F.S.I. Consumed (13c, 13a) (should not be more than serial No. 16 above)	01.00
19 - Area of Inclusive Housing, If any	
(a) Required (20% of Sr.No.5)	--
(b) Proposed	--

Legend	Schedule of Openings
PLOT BOUNDARY SHOWN BLACK	D : 0.00x2.10
PROPOSED WORK SHOWN RED	D1 : 0.90x2.10
DRAINAGELINE SHOWN RED DOTTED	D2 : 0.75x2.10
WATERLINE SHOWN BLACK DOTTED	RS : 3.05x2.44
EXISTING TO BE RETAINED HATCHED	W : 1.80x1.80
DEMOLISHION SHOWN HATCHED YELLOW	W1 : 1.50x1.50
	W2 : 0.90x0.90
	V : 0.60x0.90

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ——— AND THE DIMENSION OF SIDES ETC. OF PLOT ARE FIXED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP TITLE / LAND RECORDS / LAND RECORD DEPTT. CITY SURVEY RECORDS

SIGNATURE OF LICENSED ARCHITECT/ENGINEER

(OWNER/P.O.A. HOLDER)	SIGN
M/S. SNEHA CONSTRUCTIONS THROUGH PARTNER MRS. SNEHA RAMESH GURNANI & OTHERS	

PROJECT :-

PROPOSED RESIDENTIAL BUILDING LAYOUT ON S.NO. 9 H. NO.2/2/1, 2/2/7, 2/2/16, 2/2/23, 2/2/24, 2/2/27, 2/2/28, 2/2/33, 2/2/36, 2/2/37, 2/2/38, 2/2/41, 2/2/46, 2/2/51, 2/2/52, 2/2/54, 2/2/56, 2/2/57, 2/2/58, 2/2/61, PLOT NO. A. VILLAGE - AMBEGAON (BK.), TAL-HAVELI, DIST- PUNE

Sheet no.	Walhekar Reg. Sc. Architect	Start Date		Rev. No.	01	Job. No.	Revision
		24-o-ar Date:	31/07/23	Drn By:	Ashwini	2312	
		Last Mod Date:	23-0ct-24	Chk. By:	S.W.Sh.		

Consultant's Sign

Walhekar & Associates
*ARCHITECTS *ENGINEERS *INTERIORS *LANDSCAPE
WALS ARCHITECTS
Add :- Swarnapuram, Off. No. 192/103, B - Wing, first Floor, 216/08, Sadashiv Peth, Pune-30
Phone :- 020-24330767/ 24124358 e-mail :- walhekarandassociates@yahoo.com, W. www.walsarch.com