

DECLARATION REGARDING TOTAL LAYOUT AREA, PROJECT AREA, FSI AND PARKINGS

To

Date: 15/10/2024

MahaRERA Authority,

Mumbai

Dear Sir,

Subject: Application for registration for new project Yashwin Urbo Centro Phase 2

MahaRERA Application Number: REA52100164985

We have applied for registration of our above new project with the MahaRERA Authority.

We give declaration as follows:

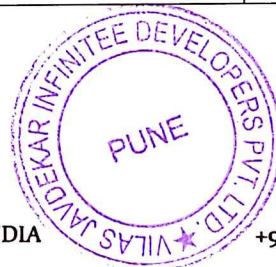
The total Sanctioned Layout plan is for plot of land admeasuring 43,300.00 Sq Mtr as per plans approved by Pimpri Chinchwad Municipal Corporation (PCMC- The Sanctioning Authority dated 03/10/2024). Out of this 43,300.00 sq. mtr. plot area, deductions are as follows:

Sr. no.	Area Deductions	Area (in sq. mtr.)
1	Area under 12 meter wide service road	2,849.11
2	Area under reservation water tank (ESR)	5,000.00
3	Area under reservation Police Chowki (PSN)	200.00
4	Area under reservation PMPML bus depot	10,274.00
	Total Deductions	18,323.11

Out of the total layout sanction plan, we have registered Yashwin Urbo Centro Phase 1 (MahaRERA Registration no: P52100053194) consisting of 3 buildings B1-B2, C1-C2 and D1-D2. These 3 buildings are situated on land admeasuring 12,500.00 Sq Mtr under the name Yashwin Urbo Centro Phase 1.

We are presently applying for 4 buildings A1-A2, E1-E2, F1-F2 and G1-G2, these 4 buildings are situated on land admeasuring 12,476.89 sq. mtr. (after deducting 12,500.00, sq. mtr. of Yashwin Urbo Centro Phase 1 plot area from Net plot of 24,976.89 sq. mtr.), out of total sanction layout of 43,300.00 sq. mtr.

Sr. no.	Calculation of Plot area	Area (in sq. mtr.)
1	Gross Plot	43,300.00
2	Less: Area Deductions (as per above table)	18,323.11
3	Net Plot	24,976.89
4	Less: Land plot for Yashwin Urbo Centro Phase 1 (MahaRERA Registration no: P52100053194)	12,500.00
5	Land plot for Yashwin Urbo Centro Phase 2 (applied for)	12,476.89



Vilas Javdekar Infinitree Developers Pvt. Ltd.

306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411 038 INDIA

CIN : U70109PN2020PTC195347

+91 20 6764 8000

www.javdekars.com

admin@javdekars.com

We are enclosing the sanction layout plan, sanctioned by PCMC, highlighting the following:

1. The total sanction layout area of 43,300.00 sq. mtr.
2. Project land area of 12,476.89 Sq Mtr for Yashwin Urbo Centro Phase 2 consisting of 4 buildings A1-A2, E1-E2, F1-F2 and G1-G2 currently being applied for.
3. The builtup sanctioned FSI for these 4 buildings aggregating – 42,379.86 Sq mtr.

Sr. no.	Wing	FSI Area (in sq. mtr.)
1	A1-A2	31,008.54
2	E1-E2	9,209.03
3	F1-F2	570.16
4	G1-G2	1,128.09
5	Club House - 02	464.04
	Total	42,379.86

4. Number of covered and open parkings as per sanction plan.
The number of open and covered parkings for each building is total of both four wheeler and two wheeler parkings as below, are highlighted in the enclosed layout:

Sr. No.	Wing	Covered Parking			Open Parking		
		2 wheeler	4 wheeler	Total	2 wheeler	4 wheeler	Total
1	A1-A2	256	218	474	-	-	-
2	E1-E2	92	34	126	11	19	30
3	F1-F2	4	4	8	-	-	-
4	G1-G2	5	5	10	-	-	-

Hope the above clarifies the matter.

Yours Faithfully,

For Vilas Javdekar Infinitree Developers Pvt. Ltd.


Aditya Vilas Javdekar

Director

