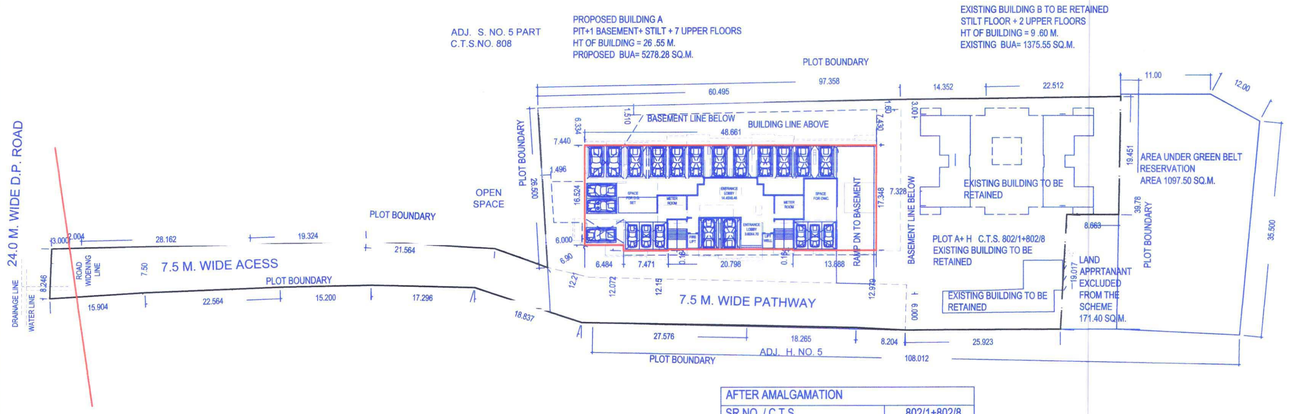
New Plan - Redevelopment

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 08/23 Dt. 21/06/23

Building Inspector (B.P./D.P. Zone-5) P.M.C. — Deputy Engineer P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED



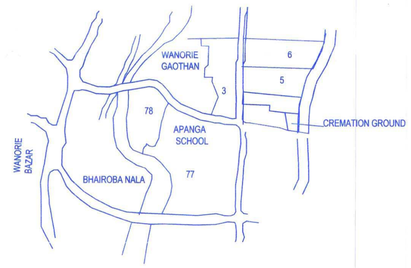
PLOT AFTER AMALGAMATION

SCALE 1:500

AFTER AMALGAMATION	
SR.NO. / C.T.S.	802/1+802/8
AREA AS PER SR.NO./C.T.S.	4038.75
AREA AS PERDEMARCATION	4016.11
MIN. AREA CONSIDERED	3877.19
D.P.ROAD	30.61
NET PLOT AREA	3846.58

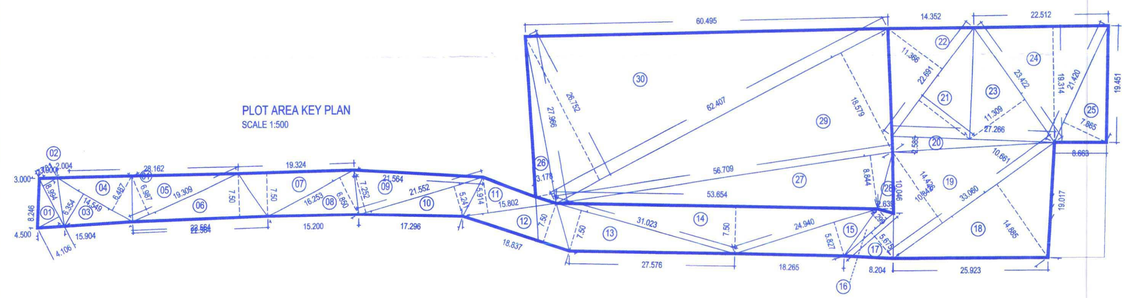
F.S.I. AREA STATEMENT BUILDING A&B

FLOORS	BUILDING A	BUILDING B	TOTAL
BASEMENT 1			
STILT FLOOR			
1ST FLOOR	740.74	313.23	1053.98
2nd FLOOR	740.74	426.75	1167.47
3rd FLOOR	740.74	426.75	1167.49
4th FLOOR	740.74	208.82	949.56
5th FLOOR	759.40		759.40
6th FLOOR	777.96		777.96
7th FLOOR	777.96		777.96
TOTAL BUA	5278.28	1375.55	6653.83



LOCATION PLAN

SCALE 1:10000



PLOT AREA KEY PLAN

SCALE 1:500

CALCULATIONS FOR AREA UNDER D.P. ROAD

SR. NO.	LENGTH		WIDTH		FACTOR		AREA	UNIT
1	4.11	X	8.99	X	0.50	=	18.47	SQ.M.
2	2.70	X	8.99	X	0.50	=	12.14	SQ.M.
	TOTAL						30.61	SQ.M.

PLOT AREA CALCULATIONS OF AMALGAMATED PLOT A+H C.T.S. 802/1+802/8

SR. NO.	LENGTH		WIDTH		FACTOR		AREA	UNIT
1	4.11	X	8.99	X	0.50	=	18.47	SQ.M.
2	2.70	X	8.99	X	0.50	=	12.14	SQ.M.
3	6.35	X	14.55	X	0.50	=	46.20	SQ.M.
4	6.49	X	14.55	X	0.50	=	47.22	SQ.M.
5	6.99	X	19.31	X	0.50	=	67.49	SQ.M.
6	7.50	X	22.56	X	0.50	=	84.60	SQ.M.
7	7.50	X	19.32	X	0.50	=	72.45	SQ.M.
8	6.85	X	16.25	X	0.50	=	55.66	SQ.M.
9	7.25	X	21.55	X	0.50	=	78.12	SQ.M.
10	5.24	X	21.55	X	0.50	=	56.46	SQ.M.
11	5.91	X	15.80	X	0.50	=	46.70	SQ.M.
12	7.50	X	18.84	X	0.50	=	70.65	SQ.M.
13	7.59	X	31.02	X	0.50	=	117.72	SQ.M.
14	7.50	X	53.65	X	0.50	=	201.19	SQ.M.
15	5.83	X	24.94	X	0.50	=	72.70	SQ.M.
16	2.30	X	10.84	X	0.50	=	12.47	SQ.M.
17	5.68	X	10.84	X	0.50	=	30.79	SQ.M.
18	14.88	X	33.06	X	0.50	=	245.97	SQ.M.
19	14.33	X	33.06	X	0.50	=	236.88	SQ.M.
20	2.59	X	27.27	X	0.50	=	35.32	SQ.M.
21	10.66	X	22.69	X	0.50	=	120.94	SQ.M.
22	11.37	X	22.69	X	0.50	=	128.99	SQ.M.
23	11.31	X	23.42	X	0.50	=	132.44	SQ.M.
24	19.31	X	22.51	X	0.50	=	217.33	SQ.M.
25	7.87	X	21.42	X	0.50	=	84.29	SQ.M.
26	3.18	X	27.97	X	0.50	=	44.47	SQ.M.
27	8.84	X	56.71	X	0.50	=	250.66	SQ.M.
28	10.05	X	2.64	X	0.50	=	13.27	SQ.M.
29	18.58	X	62.41	X	0.50	=	579.79	SQ.M.
30	26.75	X	62.41	X	0.50	=	834.73	SQ.M.
	TOTAL AREA AMALGAMATED PLOT						4016.11	SQ.M.

AREA OF PLOT **C.T.S. 802/1+802/8** AS PER DOCUMENT 4038.75 SQ.M.

WHICHEVER IS LESS 2293.19 + 1584.00 3877.19 SQ.M.

GOOGLE LOCATION PLAN

DP PLAN

STAMP OF APPROVAL	1/8

AREA STATMENT	SQ.M.
1 AREA OF PLOT	4038.75
A AREA AS PER OWNERSHIP DOCUMENT (7 / 12, P.R.CARD)	4038.75
B AREA PER MEASUREMENT SHEET	3877.19
2 DEDUCTIONS FOR	
A PROPOSED D.P / D.P. ROAD WIDENING	30.61
B BALANCE AREA OF PLOT	3846.58
3 DEDUCTIONS FOR	
4 NET AREA OF PLOT	3846.58
5 RECREATION OPEN SPACE	NILL
6 INTERNAL ROAD	NILL
7 PLOTABLE AREA	3846.58
8 BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT WIDTH OF ROAD 3846.58 X 1.10 = 4231.24 SQ.M.	4231.24
9 TOTAL ENTAILMENT OF FSI IN THE PROPOSAL	
a) INCENTIVE F.S.I. IN LIEU OF REDEVELOPMENT F.S.I. 1582.30 X 0.30 = 474.69 SQ.M.	474.69
b) PERMISSIBLE ADDITIONAL T.D.R. IN LIEU OF D.P. ROAD WIDENING (30.61X 2 = 61.22 SQ.M.)	61.22
PROPOSED ADDITIONAL T.D.R. IN LIEU OF D.P. ROAD	NIL
c) PERMISSIBLE ADDITIONAL T.D.R.	NIL
PROPOSED PERMISSIBLE ADDITIONAL T.D.R. (24.0M. RD.)	NIL
10 PERMISSIBLE PREMIUM F.S.I. IN LIEU OF PAID F.S.I.	NIL
PROPOSED PREMIUM F.S.I. IN LIEU OF PAID F.S.I.	NIL
11 PERMISSIBLE BUA (8 + 9a + 9b + 9c + 10) 4231.24 + 474.69 + NIL + NIL + NIL = 4705.93 SQ.M.	4705.93
11a EXISTING BUILT UP AREA TO BE RETAINED	1375.55
11b NET PERMISSIBLE BUA (11-11a) 4705.93 - 1375.55 = 3330.38 SQ.M.	3330.38
12 PERMISSIBLE ANCILLARY 60% OF 11b (11b X 0.60) 3330.38 X 0.60 = 1998.23 SQ.M.	1998.23
13 TOTAL PERMISSIBLE BUA ENTITLEMENT (11 +12) 3330.38 + 1998.23 = 5328.61 SQ.M.	5328.61
14 TOTAL BUA PROPOSED	5278.28
15 BALANCE BUA 5328.61 - 5278.28 = 50.33 SQ.M.	50.33
16 PROPOSED ANCILLARY (14 - 11) 5278.28 - 3330.38 = 1947.90 SQ.M.	1947.90
17 PROPOSED TENEMENTS (= 49 NOS.) 17a EXISTING TENEMENTS (= 32 NOS.) 17b PROPOSED+EXISTING TENEMENTS (49 + 32 = 81 NOS.)	81 NOS.

LEGEND

PLOT BOUNDARY SHOWN IN BLACK

PROPOSED WORK SHOWN IN RED

DRAINAGE LINE SHOWN IN DOTTED RED

WATER LINE SHOWN IN DOTTED BLACK

CERTIFICATE OF AREA

THIS IS TO CERTIFY THAT PLOT AREA REFERENCE WAS, SURVEYED BY ME ON AND THE DIMENSIONS OF THE SITE STATED ON PLANS AS PER MEASURED ON SITE AND THE AREA IS REVISED AS PER NEW FSI, SO WORKED OUT TALLIES WITH , THE DOCUMENT OF OWNERSHIP T.P RECORDS.

PROJECT

PROPOSED REDEVLOPMENT S.NO. 4 PART, C.T.S. NO. 802/1 AND 802/8 (802,805,806.807)
WANAWADI PUNE.411 040
FOR PARADISE CO-OP HOUSING COCIETY AND OTHERS

OWNERS' SIGN

PARADISE CO-OP HOUSING SOCIETY, AND OTHERS.

P.O.A. MR. ANIL KAKADE AND OTHERS.

NAME ADRESS AND SIGN OF ARCHITECT

AR. SAGAR JUJAM
OFFICE NO. 14, 2ND FLOOR,
PRIME COMMERCIAL COMPLEX,
1154 SAIFEE STREET
CAMP PUNE 411001
CA/94/17169

North	DRAW.	SCALE.	DATE.	DEALT.	JOB.NO.
	R.V - 1	1:100	01 06 23	SAGAR	RD-2