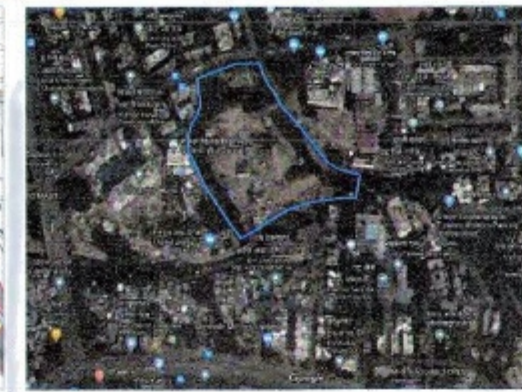


AREA STATEMENT

BUILDING	F.S.I.	TENEMENT	NON-RESI. TENEMENT
'A' & 'B'	42942.50	300	70
APPROVED 'C'	19861.348	588	35
TOTAL	62803.848	888	105



AREA STATEMENT (SQ.M)

TOTAL CONSTRUCTION AREA FOR 35 SHOPS	541.654
TOTAL CONSTRUCTION AREA FOR 588 RESI. UNITS	24449.244
TOTAL CONSTRUCTION AREA OF OFFICE 2 NOS. (2 X 16.00)	32.00
TOTAL CONSTRUCTION AREA OF BALWADI GNO. (12 X 27.88)	334.56
TOTAL CONSTRUCTION AREA OF SOCIAL WELFARE CENTER GNOS.	
TOTAL CONSTRUCTION OF HEALTHCARE & POLICE ST. (2X27.88)	55.75
TOTAL CONSTRUCTION OF CONVENIENT SHOPPING	635.33
TOTAL CONSTRUCTION AREA	26048.558
T.D.R. RATIO	1 : 2.258
TOTAL AREA OF SCHEME (26048.558X2.258+26048.558)	84866.20
MAXIMUM F.S.I. ON SITE	84866.20
PROPOSED FSI ON SITE	62803.848
TOTAL CONSTRUCTION T.D.R.	22062.25

BUILT-UP AREA STATEMENT COMMERCIAL (SALE)

FLOORS	BUILT UP AREA AS PER 'PLINE' FREE SALE BLDG	TENEMENT
UPPER GROUND	3568.844	7 SHOWROOM
FIRST	3382.96	7 SHOWROOM
SECOND	4058.855	15 OFFICE
THIRD	3890.331	16 OFFICE
FOURTH	3723.091	16 OFFICE
FIFTH	3890.331	16 OFFICE
SIXTH	3890.331	16 OFFICE
SEVENTH (AMENITY)	2316.354	---
TOTAL	24830.57	14 SHOPS 63 OFFICE

PLOT AREA BY TRIANGULATION METHOD

1) 0.5 X 1.71 X 4.00	= 3.42 SQ.M
2) 0.5 X (4.23+ 3.93) X 23.12	= 94.32 SQ.M
3) 0.5 X (0.62+ 0.62) X 23.29	= 14.43 SQ.M
4) 0.5 X (12.33+15.57) X 33.07	= 461.32 SQ.M
5) 0.5 X 49.82 X 16.85	= 422.22 SQ.M
6) 0.5 X 41.74 X 7.48	= 156.10 SQ.M
7) 0.5 X (6.70+ 4.22) X 10.40	= 56.80 SQ.M
8) 0.5 X (10.55+11.07) X 52.30	= 565.36 SQ.M
9) 0.5 X (6.65+ 2.55) X 12.48	= 57.40 SQ.M
10) 0.5 X (36.44+20.50) X 75.42	= 2261.84 SQ.M
11) 0.5 X (3.65+ 3.64) X 62.81	= 228.94 SQ.M
12) 0.5 X (29.03+27.85) X 83.37	= 2370.20 SQ.M
13) 0.5 X (10.50+10.90) X 63.55	= 679.98 SQ.M
14) 0.5 X (6.58+ 6.49) X 61.95	= 404.43 SQ.M
15) 0.5 X (14.56+14.94) X 65.03	= 959.19 SQ.M
16) 0.5 X (6.24+18.29) X 19.71	= 241.74 SQ.M
17) 0.5 X (17.75+25.73) X 42.86	= 931.77 SQ.M
18) 0.5 X (10.09+ 2.86) X 31.39	= 203.25 SQ.M
19) 0.5 X 13.16 X 6.38	= 41.98 SQ.M
20) 0.5 X (4.09+ 7.36) X 26.11	= 149.47 SQ.M
21) 0.5 X (11.02+ 7.78) X 36.41	= 342.25 SQ.M
22) 0.5 X (31.12+25.77) X 63.74	= 1836.27 SQ.M
23) 0.5 X (17.75+17.42) X 46.66	= 820.51 SQ.M
24) 0.5 X (17.81+17.48) X 47.37	= 835.84 SQ.M
25) 0.5 X (17.55+20.01) X 47.91	= 899.74 SQ.M
26) 0.5 X (10.12+ 0.84) X 50.73	= 506.28 SQ.M
TOTAL	= 15545.05 SQ.M

TOTAL SANCTION FSI
23318.198+23318.198+
24830.57 = 71466.95
71466.95 - 2316.354 =
69150.61 SQ.M.

INCENTIVE BUILT UP AREA COMPONENT
2.80 - 10% AT 10% / CONSTRUCTION ASR = 21 X 0.30
2.80 - (101330/ 2662) X 0.30
2.80 - 0.50 = 2.258
PERMISSIBLE LIMIT REHAB CONSTRUCTION AREA = (992118 + 9940168) X 35% = 2681282

AREA STATEMENT (C - BUILDING) WING C-2 (APPROVED)

FLOOR	F.S.I.	STAIRCASE	PASSAGE	LIFTWELL	MACHINE ROOM	TOTAL	TENEMENTS
REHAB	SALE	REHAB	SALE	REHAB	SALE	REHAB	SALE
GROUND	---	---	---	---	---	---	---
U.GROUND	184.918	---	---	---	---	239.198	14 SHOPS
FIRST	694.733	---	---	---	---	888.833	21
SECOND	694.733	---	---	---	---	888.833	21
THIRD	694.733	---	---	---	---	888.833	21
FOURTH	694.733	---	---	---	---	888.833	21
FIFTH	694.733	---	---	---	---	888.833	21
SIXTH	694.733	---	---	---	---	888.833	21
SEVENTH	694.733	---	---	---	---	888.833	21
EIGHTH	694.733	---	---	---	---	888.833	21
NINTH	694.733	---	---	---	---	888.833	21
TENTH	694.733	---	---	---	---	888.833	21
ELEVENTH	694.733	---	---	---	---	888.833	21
TWELTH	694.733	---	---	---	---	888.833	21
THIRTEENTH	694.733	---	---	---	---	888.833	21
FOURTEENTH	694.733	---	---	---	---	888.833	21
TOTAL	9921.18	491.40	1817.48	---	60.96	12463.82	294 SHOPS

AREA STATEMENT (C - BUILDING) WING C-1 (APPROVED)

FLOOR	F.S.I.	STAIRCASE	PASSAGE	LIFTWELL	MACHINE ROOM	TOTAL	TENEMENTS
REHAB	SALE	REHAB	SALE	REHAB	SALE	REHAB	SALE
GROUND	32.058	---	---	---	---	76.338	05 SHOPS
U.GROUND	181.848	---	---	---	---	226.126	16 SHOPS
FIRST	694.733	---	---	---	---	888.833	21
SECOND	694.733	---	---	---	---	888.833	21
THIRD	694.733	---	---	---	---	888.833	21
FOURTH	694.733	---	---	---	---	888.833	21
FIFTH	694.733	---	---	---	---	888.833	21
SIXTH	694.733	---	---	---	---	888.833	21
SEVENTH	694.733	---	---	---	---	888.833	21
EIGHTH	694.733	---	---	---	---	888.833	21
NINTH	694.733	---	---	---	---	888.833	21
TENTH	694.733	---	---	---	---	888.833	21
ELEVENTH	694.733	---	---	---	---	888.833	21
TWELTH	694.733	---	---	---	---	888.833	21
THIRTEENTH	694.733	---	---	---	---	888.833	21
FOURTEENTH	694.733	---	---	---	---	888.833	21
TOTAL	9940.168	524.16	1817.48	---	184.32	12527.088	294 SHOPS

STAMP OF APPROVAL

PREVIOUS SANCTION NO. SRA/825/2024 DATED 15/03/2024.

OFFICE OF THE
SLUM REHABILITATION AUTHORITY,
PUNE & PIMPRI-CHINCHWAD AREA, PUNE-16Revised Approval subject to condition mentioned in
Revised Commencement Certificate vide Building
Permit No. 38/11346/2024, Date: 23/09/2024

REVISED COMMENCEMENT SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING,
SLUM REHABILITATION AUTHORITY, PUNE-16

AREA STATEMENT SQ.M

1. AREA OF THE PLOT	15545.00
2. DEDUCTIONS IN AREA (a + b)	---
a. AREA UNDER ROAD	---
b. AREA UNDER NALA	530.43
3. NET AREA OF THE PLOT	15014.57
4. DEDUCTIONS FOR	---
5. OPEN SPACES	1501.45
6. AMENITY SPACES	---
7. BALANCE AREA OF THE PLOT	13513.12
8. TOTAL F.S.I. PERMISSIBLE	84836.87
9. EXISTING RESIDENTIAL FLOOR SPACE	---
10. FSI APPROVED FOR REHAB RESIDENTIAL	19452.524
11. FSI APPROVED FOR REHAB COMMERCIAL	408.824
12. FSI FOR PROPOSED SALE RESIDENTIAL	29147.740
13. FSI FOR PROPOSED SALE COMMERCIAL	13794.760
14. TOTAL FLOOR SPACE PROPOSED+APPROVED	62803.848

BUILDING A & B FSI AND BUILT-UP STATEMENT
(RESIDENTIAL+COMMERCIAL)

FSI	13794.76	29147.74	42942.50
ANCILLARY FSI	11035.806 (60%)	17488.64 (60%)	28524.448
TOTAL BUILT-UP	24830.57	46636.38	71466.95

FSI AND BUILT-UP STATEMENT BUILDING A & B
(RESIDENTIAL)

AREA	BUILDING A	BUILDING B	TOTAL
FSI	14573.87	14573.87	29147.74
ANCILLARY FSI	8744.32 (60%)	8744.32 (60%)	17488.64
TOTAL BUILT-UP	23318.19	23318.19	46636.38

CERTIFICATE OF AREA.

Certificate that the plot under reference was surveyed by me on the day and the dimensions of the side etc. of the plot stated on the plan are as measured on site and the areas so worked out tallies with the areas stated in the documents of ownership/TP scheme records land record department/city survey records/non of them.

Signature of the Architect.

TENEMENT STATEMENT

15. TENEMENTS PROPOSED	588 RESI + 35 NONRESI
	64 AMENITY SHOPS

PARKING STATEMENT

17. PARKING REQUIRED	769
18. PARKING PROVIDED	764

CAR	SCOOTER
769	2427
764	2447

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
DRAINAGE LINE	DOTTED RED
WATER LINE	DOTTED BLACK

OWNER / DEVELOPER

M/S. KEDAR VENTURES
REG. NO. SRA/12/2022, DATED- 30/09/2022
499, SURYADEEP BUILDING, NARAYAN PETH, PUNE 30.REVISED SLUM REHABILITATION & REDEVELOPMENT SCHEME
ON S. NO. 135, FINAL PLOT NO. 28 AT SADASHIVPETH, PUNE.OMKAR
ASSOCIATES
ARCHITECTSKavayate
12/93/16223
CA/31/13600

LAYOUT PLAN

(SCALE 1:400)

PLOT AREA BY TRANGULATION

(SCALE 1:800)

NYATI EVANIA
(APPLIED FOR
RERA REGISTER)