F.S.I. STATEMENT :-

FLOOR	PROP. COMM. AREA	PROP. RESI. AREA	LIFT/M.RM AREA	TENE. NO.
LOWER BASEMENT FL.	----	----		-
UPPER BASEMENT FL.	----	----		-
STILT FL.	305.49	----		-
FIRST FL.	----	855.81	5.00+7.22	10
SECOND FL.	----	914.13		10
THIRD FL.	----	914.13		10
FOURTH FL.	----	280.00		03
TOTAL	305.49	2964.07	12.22	33
GRAND TOTAL AREA = COMMERCIAL + RESIDENTIAL				
GRAND TOTAL AREA = 305.49 + 2964.07 = 3269.56 SQ.M.				

Please refer plan 4/7 for number of shop i.e 16

Total residential + Commercial Tenants = 49 Units

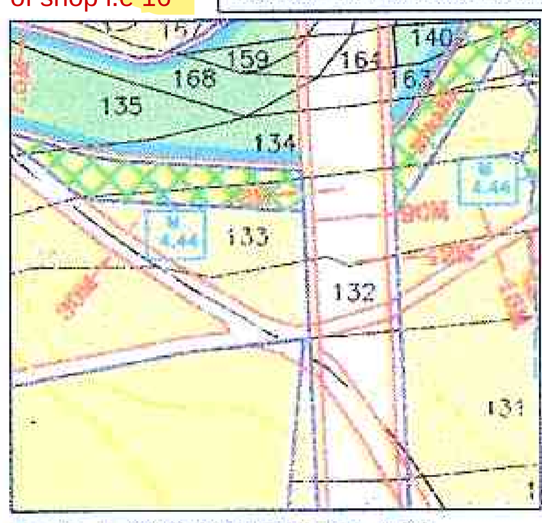
PARKING STATEMENT:-

DESCRIPTION	CAR	SCOOTER
TENE. BETN 100 SQ.M. (FOR COMMERCIAL)	2	6
AREA PROPOSED (305.49 SQ.M.)	6	18
TENE. CARPET AREA 80.0-150.0 SQM (FOR 1 TENE.)	1	1
TENE. PROPOSED (33 NOS.)	33	33
PARKING REQUIRED	39	51
VISITOR PARKING (5%)	2	3
TOTAL PARKING REQUIRED	41	54
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	512.50	108.00
TOTAL PARKING AREA REQUIRED = 620.50 SQ.M.		
TOTAL PARKING AREA PROPOSED = 620.50 SQ.M.		

PARKING STATEMENT:-

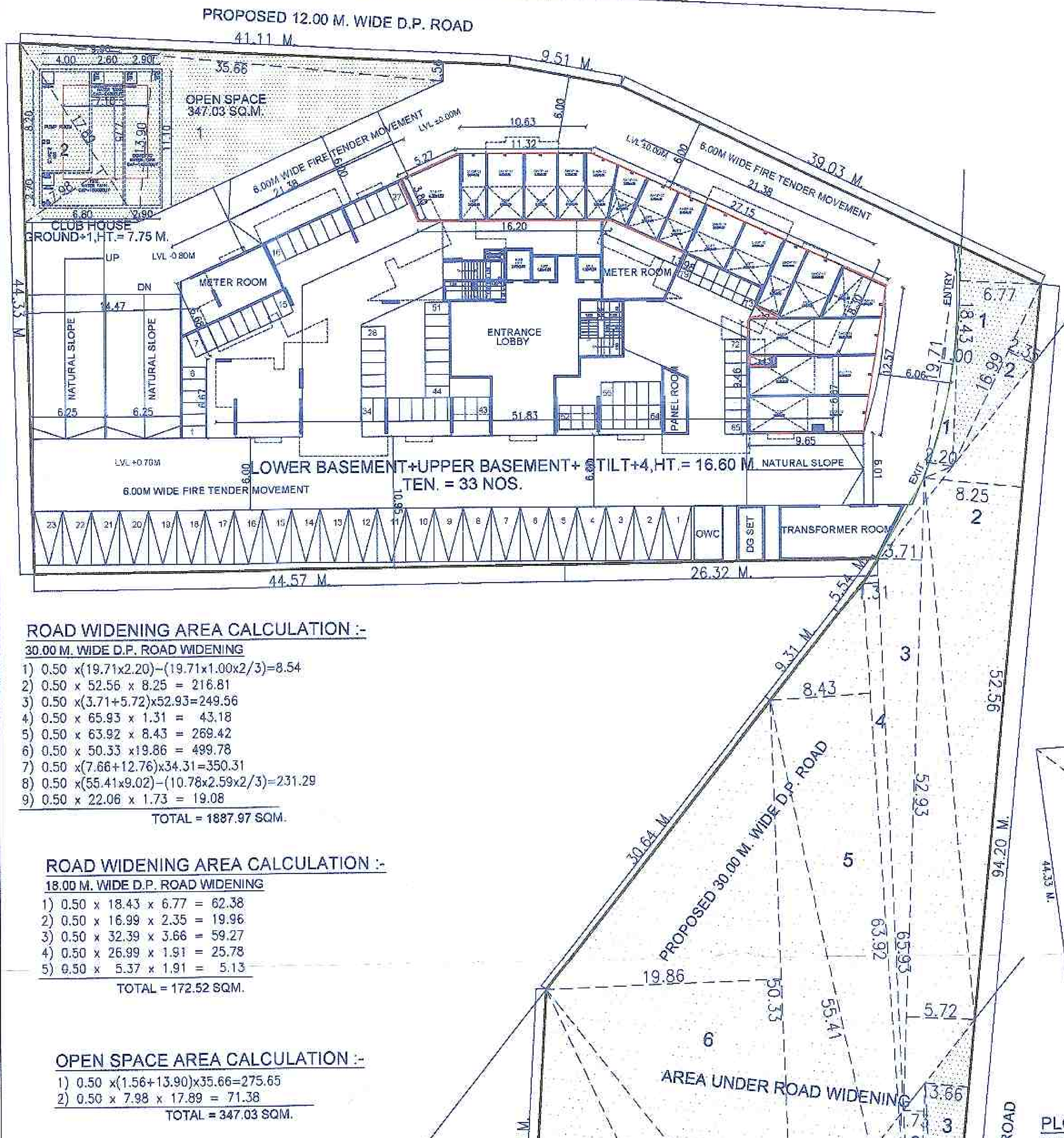
FLOOR	CAR	SCOOTER
STILT FLOOR	23	79
TOTAL	23	79

Please refer plan 2/7, 3/7 for lower basement parking and upper basement parking



D.P. LOCATION PLAN

GOOGLE LOCATION PLAN



LAYOUT/STILT FLOOR PLAN

ROAD WIDENING AREA CALCULATION :-

30.00 M. WIDE D.P. ROAD WIDENING

1) 0.50 x(19.71x2.20)-(19.71x1.00x2/3)=8.54
2) 0.50 x 52.56 x 8.25 = 216.81
3) 0.50 x(3.71+5.72)x52.93=249.56
4) 0.50 x 65.93 x 1.31 = 43.18
5) 0.50 x 63.92 x 8.43 = 269.42
6) 0.50 x 50.33 x19.86 = 499.78
7) 0.50 x(7.66+12.76)x34.31=350.31
8) 0.50 x(55.41x9.02)-(10.78x2.59x2/3)=231.29
9) 0.50 x 22.06 x 1.73 = 19.08

TOTAL = 1887.97 SQM.

ROAD WIDENING AREA CALCULATION :-

18.00 M. WIDE D.P. ROAD WIDENING

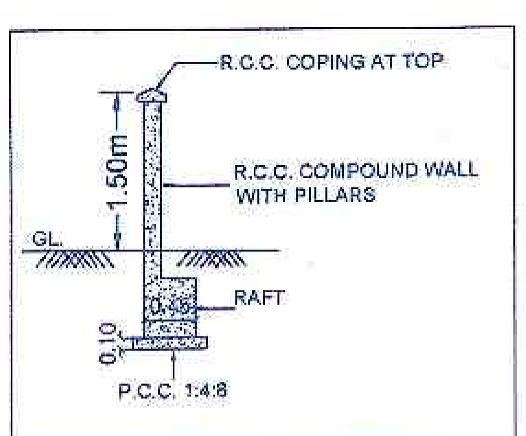
1) 0.50 x 18.43 x 6.77 = 62.38
2) 0.50 x 16.99 x 2.35 = 19.96
3) 0.50 x 32.39 x 3.66 = 59.27
4) 0.50 x 26.99 x 1.91 = 25.78
5) 0.50 x 5.37 x 1.91 = 5.13

TOTAL = 172.52 SQM.

OPEN SPACE AREA CALCULATION :-

1) 0.50 x(1.56+13.90)x35.66=275.65
2) 0.50 x 7.98 x 17.89 = 71.38

TOTAL = 347.03 SQM.



COMPOUND WALL SECTION AS PER R.C.C. CONSULTANTS

जेठिन व्यापारी + निवासी दि. 18/04/2024

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.CC/0208/24

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

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

WATER REQUIREMENT STATEMENT :-

(FOR COMMERCIAL)

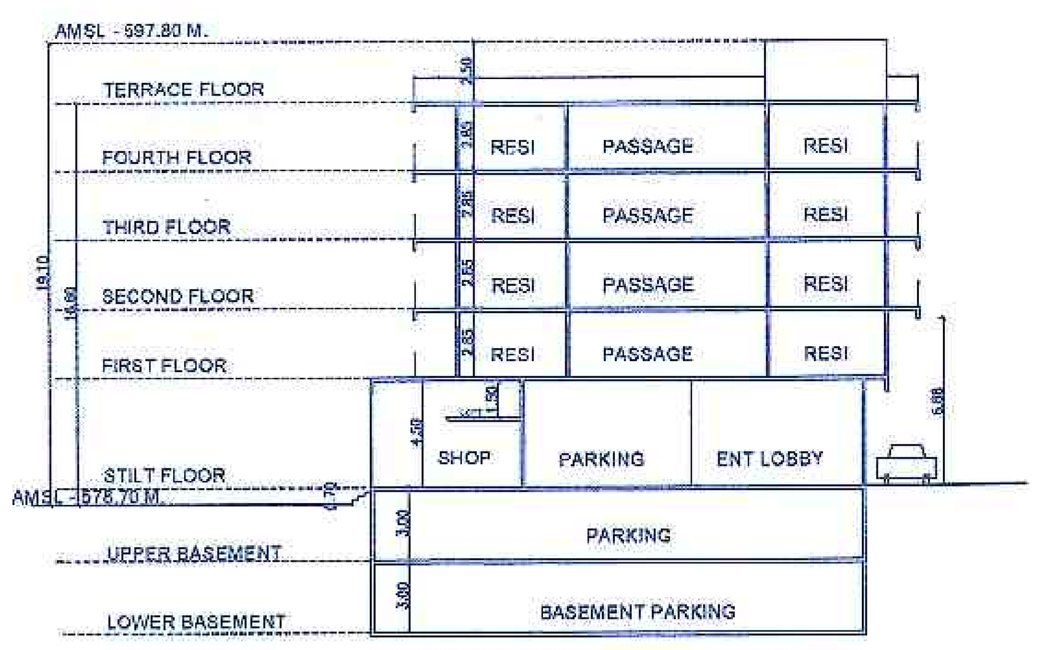
O.H.WATER TANK:-
305.49 / 3 = 101 PERSON
101 PER x 45 LIT = 4,545.00 LIT.
TOTAL O.H.WATER TANK CAPACITY = 4,545.00 LIT.

U.G.WATER TANK:-
1.50 x 4,545.00 LIT = 6,818.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 6,818.00 LIT.

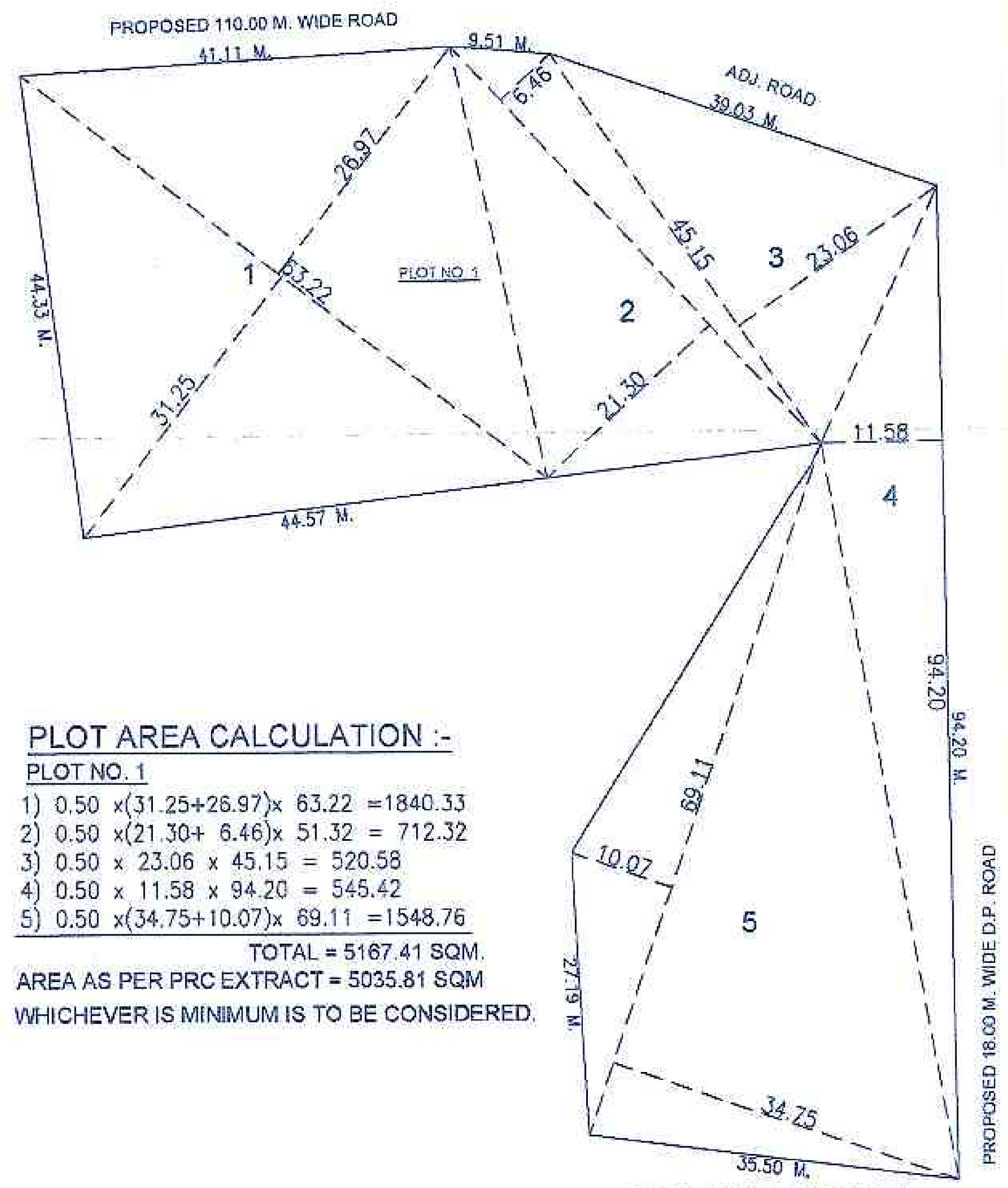
(FOR RESIDENTIAL)

O.H. WATER TANK :-
5 PER. x 135LIT. x 33 TEN. = 22,275.00 LIT.
FIRE FIGHTING TANK = 25,000.00 LIT.
TOTAL O.H. WATER TANK = 47,275.00 LIT.

U.G.WATER TANK:-
1.50 x 22,275.00 LIT. = 33,413.00 LIT.
FIRE FIGHTING TANK = 1,50,000.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 1,83,413.00 LIT.



SECTION



PLOT AREA KEY PLAN
SCALE - 1:600

PLOT AREA CALCULATION :-

PLOT NO. 1

1) 0.50 x(31.25+26.97)x 63.22 =1840.33
2) 0.50 x(21.30+ 6.46)x 51.32 = 712.32
3) 0.50 x 23.06 x 45.15 = 520.58
4) 0.50 x 11.58 x 94.20 = 545.42
5) 0.50 x(34.75+10.07)x 69.11 =1548.76

TOTAL = 5167.41 SQM.

AREA AS PER PRC EXTRACT = 5035.81 SQM

WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

STAMP OF APPROVAL

1/7

AREA STATEMENT		SQM
1	AREA OF THE PLOT (Minimum area to be considered)	5035.81
	a) AREA AS PER 7/12	5035.81
	b) AREA AS PER TRANGULATION	5172.15
	c) AREA AS PER SITE	5172.15
2	DEDUCTION FOR	
	a) 30.00 M. WIDE D.P. ROAD WIDENING	1887.97
	b) 18.00 M. WIDE D.P. ROAD WIDENING	172.52
	TOTA AREA (2a+2b)	2060.49
3	BALANCE AREA OF PLOT (1-2)	2975.32
4	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED -	----
	b) ADJUSTMENT OF 2(B), IF ANY	----
	c) BALANCE PROPOSED	----
5	NET PLOT AREA (3-4c)	2975.32
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED	
	b) PROPOSED	347.03
7	INTERNAL ROAD	----
8	PLOTABLE AREA (IF APPLICABLE)	----
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO. 5X1.10)	3272.85
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI -(50% ON 1) (5035.81 x 0.50) = 2517.91 SQ.M.	-----
	b) PROPOSED FSI ON PAYMENT OF PREMIUM.	-----
11	IN-SITU FSI / TDR LOADING	
	a) IN-SITU AREA AGAINST D.P. ROAD[1.0XSR.NO.2(a)] Road Area = 2060.49 x 2 = 4120.98 sq.m.	-----
	b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	-----
	c) TDR AREA (140% ON 1.40) PERMISSIBLE TDR AREA(5035.81x1.40)=7050.13	-----
	d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	-----
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	3272.85
	(b) Ancillary Area FSI upto 80% on Commercial area with payment of charges. (305.49/1.80x0.80)	-----
	(c) Ancillary Area FSI upto 60% on Residential area with payment of charges. (14549.96/1.60x0.60)	-----
	(c) Total entitlement (a+b+c)	3272.85
14	Maximum utilization limit of F.S.I. (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}	
15	Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	3269.56
	(a) Existing Built-up Area.	
	(b) Proposed Built-up Area (as per 'P-line')	3269.56
	(c) Total (a+b)	3269.56
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% of Sr.No.9)	N.A.
	(b) Proposed	N.A.

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2005/36501 — AR. MANGESH GOTAL

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.125THK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS		WINDOWS	VENTILATORS
ED-1.05x2.10	SD -1.80x2.10	W -1.80x1.20	V-0.60x0.90
D -0.90x2.10	SD1-1.50x2.10	W1-1.50x1.20	
D1-0.75x2.10	SD2-1.20x2.10	W2-1.20x1.20	
		W3-0.90x1.20	

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

NORTH

N

Owner's Declaration & Owner's Name, Signature :-

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector. I/We would execute the structure as per approved 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.

Mr. Vikram Vitthal Chavan
Partner for Sarthak Housing and Infra Realty LLP

PROJECT :-

SARTHAK HIGHREACH - PROPOSED RESIDENTIAL + COMMERCIAL BUILDING
S.NO.132, HISSA NO.1/1A & S.NO.132, HISSA NO.1/3/1, (PLOT-1)
AT DHAYARI,PUNE.

ARCHITECT :-

AR. MANGESH GOTAL
CA/2005/36501

705, A wing, Vanaz Parivar Society Behind Vanaz Company, Paud Road, Kothrud, Pune 411038.

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
29/04/2024	AKRAM			1:300

P:\SERVER DATA DRIVE\S106-Sarthak Developers\D03-DHAYARI S.NO.-132-UTKARSH(SD)\Building Permission\Building A\SANCTION 1\FINAL BLUE PRINTS 2024.04.29.dwg