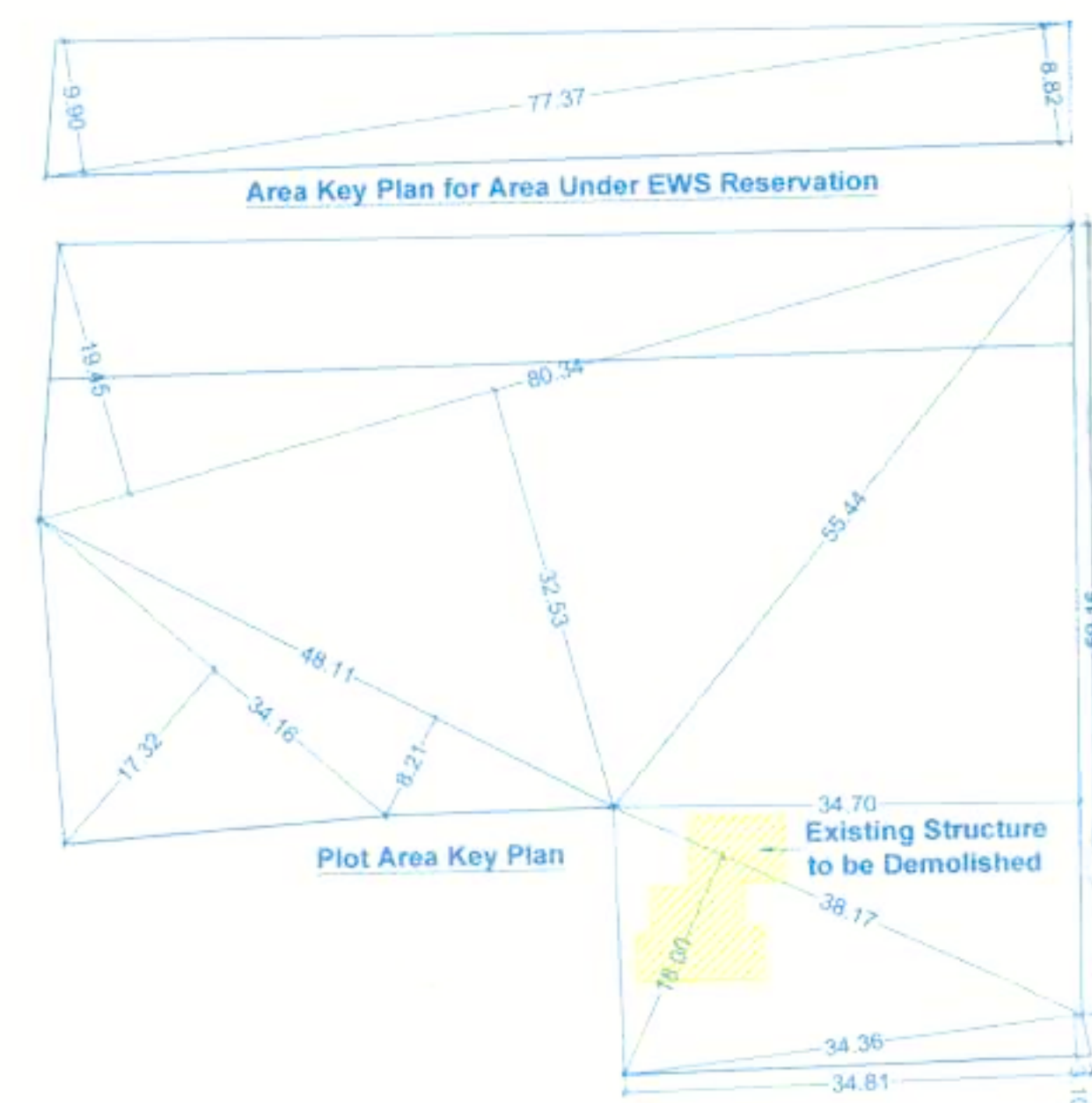
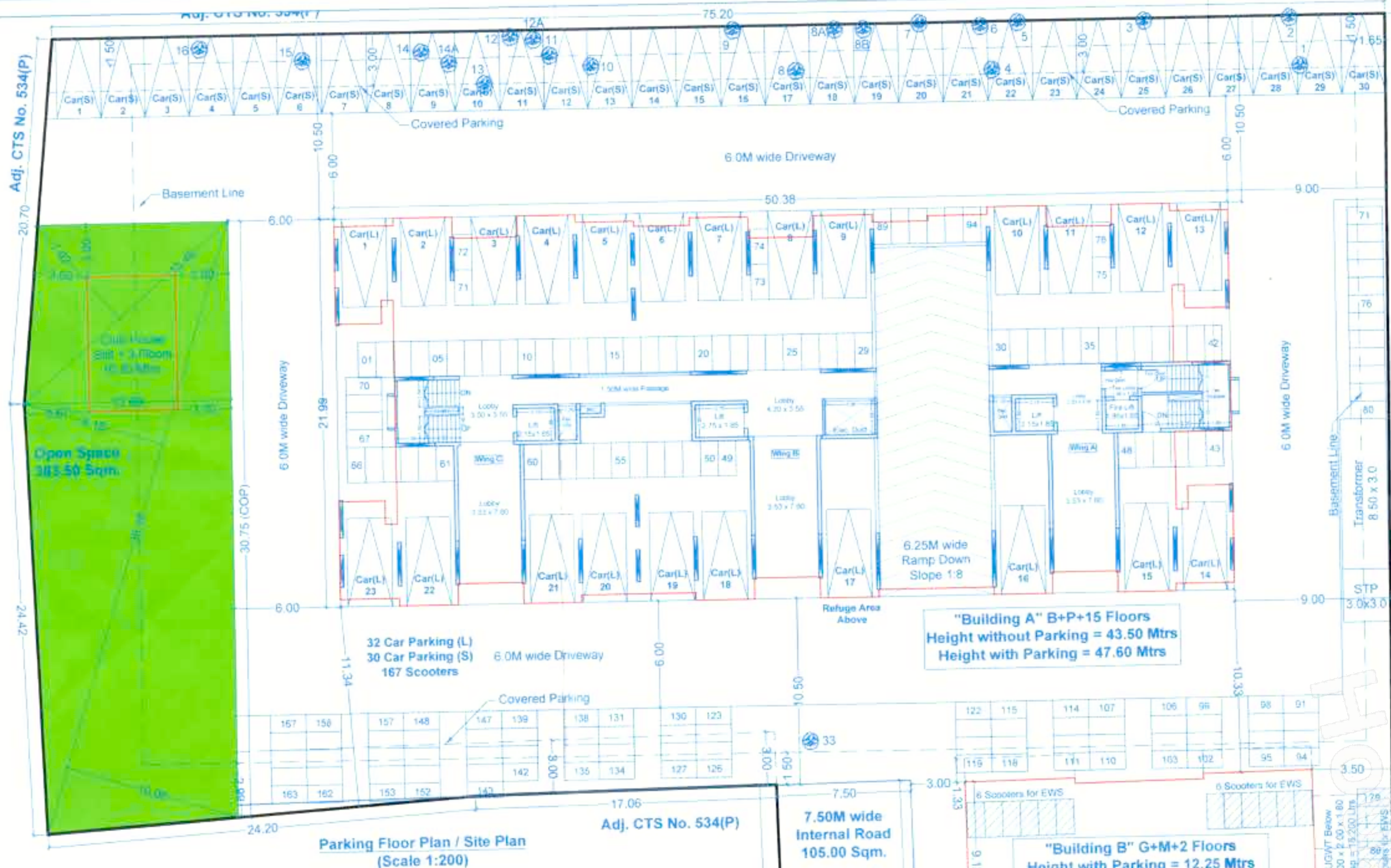
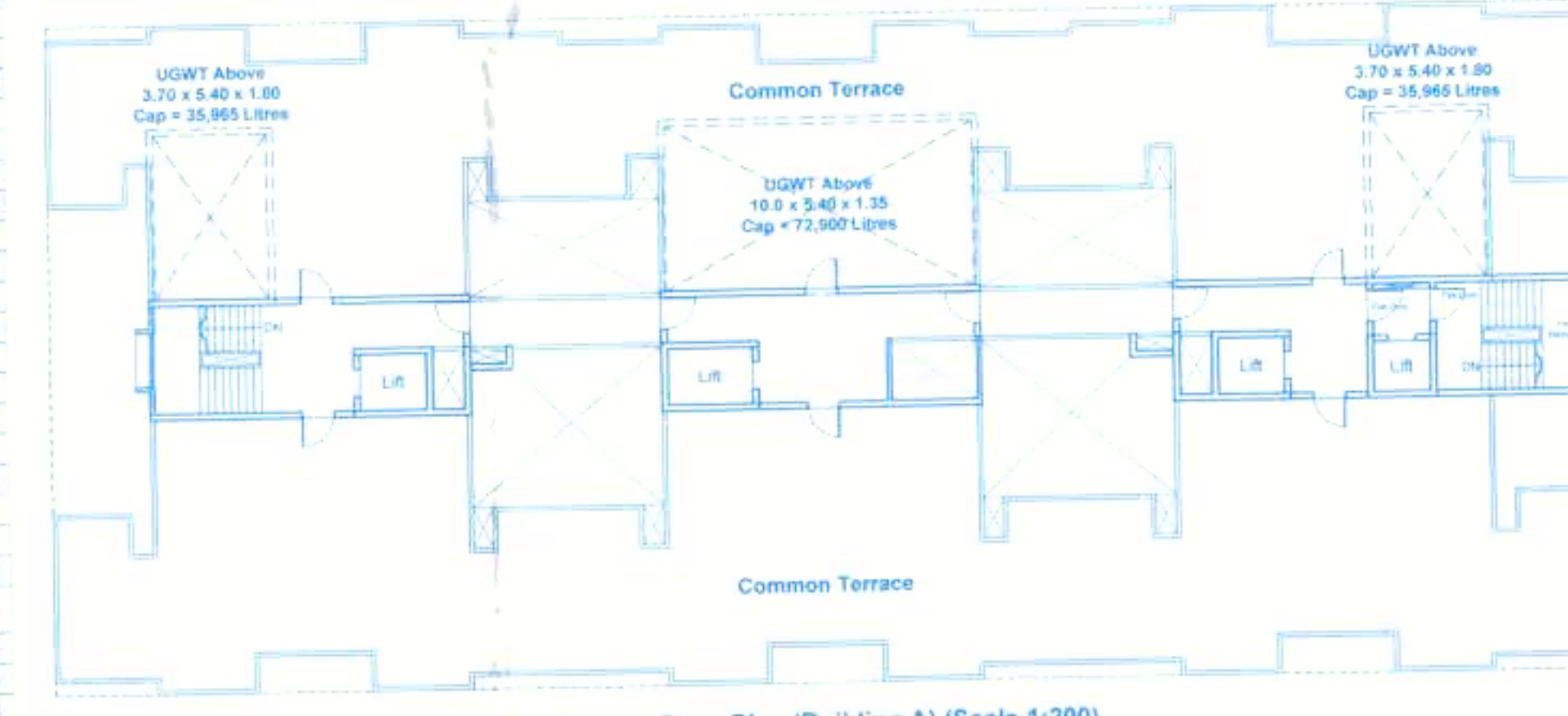




Plot Area Calculations			
0.50	x	80.34	= 40.17
0.50	x	80.34	= 40.17
0.50	x	48.11	= 24.06
0.50	x	34.16	= 17.08
0.50	x	59.16	= 29.58
0.50	x	38.17	= 19.09
0.50	x	34.81	= 17.41
Area Calculations for under Road Widening			
0.50	x	34.83	= 17.42
0.50	x	34.83	= 17.42
0.50	x	3.16	= 1.58
Area Calculations for Open Space			
0.50	x	36.16	= 18.08
0.50	x	36.16	= 18.08
0.50	x	15.46	= 7.73
Area Calculations for Internal Road			
1.00	x	14.00	= 14.00
Area Calculations for under EWS Reservation			
0.50	x	77.37	= 38.69
0.50	x	77.37	= 38.69



Parking Requirement Calculations			
Parking	Carpet Area (Sq.m.)	Units	Car
Required for -	By Rule	Prop.	By Rule
Residential	Below 30	2	10
Residential	40 - 80	2	178.00
Visitors	-	-	5%
Shops	154	1	1.54
Total Parking Required		188	97
Total Parking Area Required (Sq.m.)			2201.61
Total Parking Provided			102
Total Samt Parking (Max. 50%)			51
Total Parking Area Provided (Sq.m.)			2269.98

OHWT Water Requirement Calculations - Building A			
1	Total No. of Units		178 Units
2	Total No. of Person (5 Person per Unit)		890 Person
3	Water Capacity Required (135 Litres per Unit)		1,200.00 Litres
4	OHWT Water Capacity Required		1,40,150 Litres
5	OHWT Water Capacity Provided		1,44,830 Litres
OHWT Water Requirement Calculations - Building B			
1	Total No. of Units		10 Units
2	Total No. of Person (5 Person per Unit)		50 Person
3	Water Capacity Required (135 Litres per Unit)		6,750 Litres
4	Commercial Area		211 Sqm.
5	Occupant Load (3 Sqm./Person)		70 Person
6	Water Capacity Required (45 Litres per Unit)		3,150 Litres
7	For Fire Fighting		0 Litres
8	OHWT Water Capacity Required		9,918 Litres
9	OHWT Water Capacity Provided		13,884 Litres
UGWT Water Requirement Calculations - Building A			
1	Water Capacity Required		1,80,225 Litres
2	For Fire Fighting		1,00,000 Litres
3	UGWT Water Capacity Required		2,80,225 Litres
4	UGWT Water Capacity Provided		2,88,000 Litres
UGWT Water Requirement Calculations - Building B			
1	Water Capacity Required		14,877 Litres
2	For Fire Fighting		0 Litres
3	UGWT Water Capacity Required		14,877 Litres
4	UGWT Water Capacity Provided		16,200 Litres

F.S.I. Statement (Building A)			
Sr No.	Floor	Proposed Built up Area	Tenements
1	Ground	0.00	-
2	First	880.75	12.00
3	Second	864.65	12.00
4	Third	864.65	12.00
5	Fourth	864.65	12.00
6	Fifth	864.65	12.00
7	Sixth	864.65	12.00
8	Seventh	864.65	12.00
9	Eighth	822.18	11.00
10	Ninth	864.65	12.00
11	Tenth	864.65	12.00
12	Eleventh	864.65	12.00
13	Twelfth	864.65	12.00
14	Thirteenth	864.65	12.00
15	Fourteenth	822.18	11.00
16	Fifteenth	864.65	12.00
17	Total	12900.91	178.00

F.S.I. Statement (Building B)			
Sr No.	Floor	Proposed Built up Area	Tenements
1	Ground	0.00	-
2	First	104.16	1.00
3	Mezzanine	211.20	2.00
4	Total	315.36	3.00

F.S.I. Statement (Building B) To be Handled over to PMC			
Sr No.	Floor	Proposed Built up Area	Tenements
1	Ground	0.00	-
2	First	203.84	5.00
3	Second	203.84	5.00
4	Total	407.68	10.00

Details of Units for which the Stamp Duty is to be paid by the Developer as per Government Resolution No. Govt. Resolution No. TPS-1820 / Ano.27 / Pr.No.80 / 20 / Nov-13, Dated: 14/01/2021				
Sr. No.	Building Name	Floors	Tenement Nos.	Area (Sq.m.)
1	Building A	First	A-101,102,103,104 B-101,102,103,104 C-101,102,103,104	876.33
2		Second	A-201,202,203,204 B-201,202,203,204 C-201,202,203,204	860.23
3		Third	A-301,302,303,304 B-301,302,303,304 C-301,302,303,304	860.23
4		Fourth	A-401,402,403,404 B-401,402,403,404 C-401,402,403,404	860.23
5		Fifth	A-501,502,503,504 B-501,502,503,504 C-501,502,503,504	860.23
6		Sixth	A-601,602,603,604 B-601,602,603,604 C-601,602,603,604	860.23
7		Seventh	A-701,702,703,704	286.74
8	Total Area of 76 Tenements			5464.20
9	Total Premium + Ancillary FSI Used = 2000 + 3439.07			5439.07



Location Map

STAMP OF APPROVAL		
Revised Res+Commshp2023 APPROVED SUBJECT TO CONDITION APPROVED UNDER PERMISSION CERTIFICATE NO. 26/07/23		
Building Inspector Deputy Engineer BUILDING PERMISSION DEPT. ZONE- P.M.C.		
अधिकृत्याये रक्कमर 40% सुट प्राप्ता प्रस्ताव		
PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED		
Sr. No.	Description	Area
1	Area Statement	
a	Area of Plot (Minimum area of a b. to be considered)	4000.00
b	As per Ownership Document (71/2 CTS extract)	4000.00
c	As per Measurement Sheet	4005.28
d	As per Site	4005.28
2	Deductions for	
a	Area under 24.00M wide DP Road Widening	210.05
b	Area under any DP Reservation	0.00
c	Total (a + b)	210.05
3	Balance Area of Plot (11 - (2c))	3789.95
4	Amenity Space (if Applicable)	
a	Required (5% of (3))	0.00
b	Adjustment of 2(b) (if Any)	0.00
c	Balance Proposed	0.00
5	Net Area of Plot ((3) - (4c))	3789.95
6	Recreational Open Space (if Applicable)	
a	Required (10% of (5))	378.99
b	Proposed	105.00
7	Internal Road Area	
a	Area for Computation of FSI ((5) x 1.00)	3789.95
b	Permissible Built up Area as per Road Width ((8) x 1.10)	4168.95
10	Addition of FSI on Payment of Premium	
a	Permissible Premium FSI - Based on road width ((1) x 50%)	2000.00
b	Proposed FSI on Payment of Premium	2000.00
11	In-situ FSI / TDR loading	
a	Permissible TDR - Based on Road Width ((5) x 1.15%)	4356.44
b	Area of D.P. Road ((2a) x 2.00) (To be added After Handover)	420.10
c	Remaining Permissible TDR ((11a) - (11b) - (11c))	3938.34
d	Permissible Amenity TDR (Max 70% of (11d))	2756.84
e	Proposed Reservation TDR	1123.83
f	Permissible Slum TDR (Min 30% of (11d))	1181.50
g	Proposed Slum TDR	531.31
h	Total Proposed TDR Area ((11b)+(11e)+(11g))	2075.24
12	Additional FSI Area for Green Building ((8 x 5%))	0.00
13	Total Entitlement of FSI in the Proposal	8244.19
a	Total Built up Area ((9) + (10a)+(11c)+(12))	4946.51
b	Ancillary Area FSI upto 60% with Payment of Charges	4946.51
c	Ancillary Area FSI Utilised	4946.51
d	Total Entitlement (a + c)	13190.70
14	Max. Perm. Built up Area ((8) x 2.75 x 1.85)	16675.78
15	Total Proposed Built up Area	
a	Existing Built-up Area	0.00
b	Proposed Built-up Area - Commercial (as per 'P-line')	211.15
c	Proposed Built-up Area - Residential (as per 'P-line')	12900.91
d	Total (a + b + c)	13112.06
16	FSI Consumed (15/13)	0.99
17	Proposed Tenements	178.00

SPECIFICATIONS	
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS	
SIGN OF ARCHITECT	
LEGEND	
PLOT BOUNDARY SHOWN BLACK PROPOSED WORK SHOWN RED DRAINAGE LINE SHOWN RED DOTTED WATER LINE SHOWN BLACK DOTTED EXISTING TO BE RETAINED HATCHED DEMOLITION SHOWN HATCHED YELLOW	
OWNER'S NAME:	
Sandeep Nimhan & Others Through its PAH M/s Ramra Infra Through its Partner	
Mr. Vikram Karandikar	
PROJECT-Building Permission	
SURVEY NO. 5	
HISSE NO. 83(P), 92(P) CTS NO. 534(P)	
PLOT NO. PETH SOC. NAME Pethan	
ARCHITECT: GAUTAM NARENDRA ATTARDE ARCHITECT'S SIGN	
8206,KULDEEP BHANDARKAR RD. SHIVAJINAGAR, PUNE 04	
Lic. No. CA201151343	
JOB NO. DRG NO. SCALE DRAWN BY CHECKED BY	
INWARD NO. ADGR/1296/20 DATE 22/06/2023	
KEY NO. 1/2/2023/1/1/1 SHEET NO. 1/3	