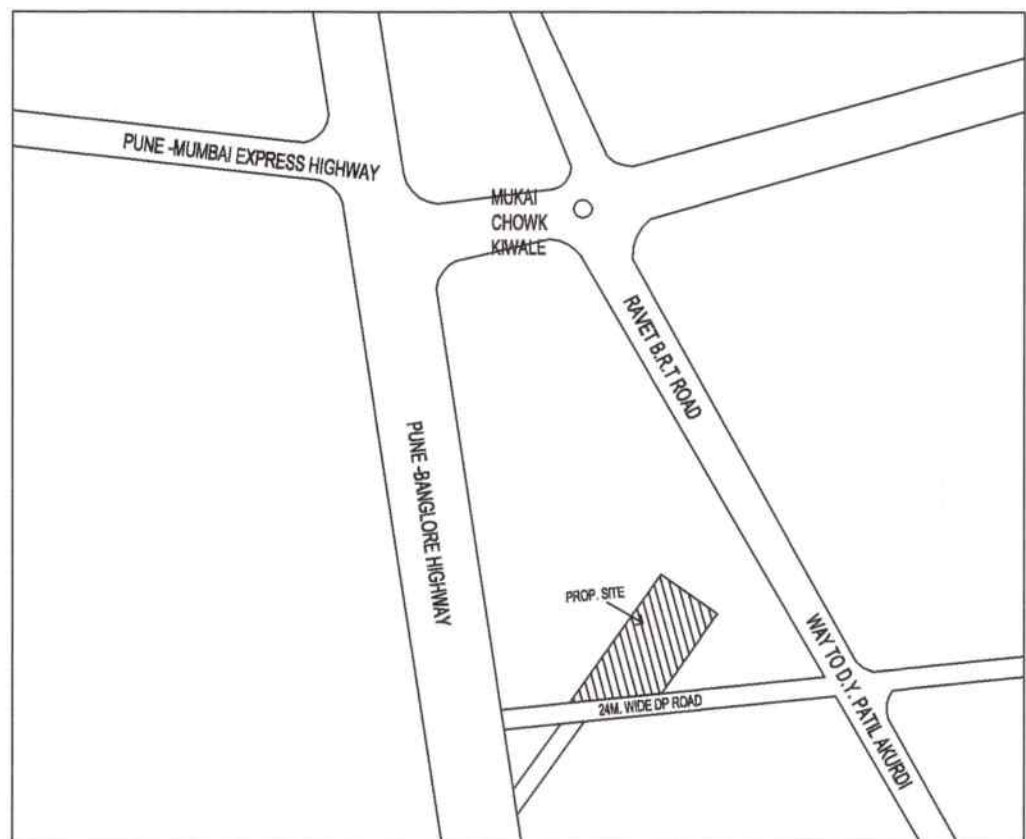




LOCATION PLAN
NOT TO SCALE

FLOORWISE FSI STATEMENT: BUILDING A-WING & B-WING

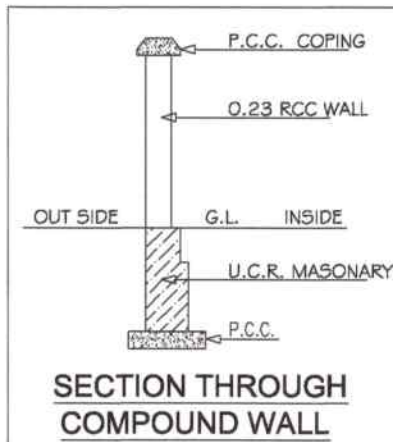
FLOORS NAME	FSI AREA				BALCONY				TERR. AREAS	STAIR		PASS. PAID	LIFT PAID	LIFT M/C ROOM	TNMTS.	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCL.		PAID	FIRE					
BASEMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
GROUND FLOOR	0.00	32.95	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	0	32.95
FIRST FLOOR	0.00	727.45	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	8	727.45
SECOND FLOOR	0.00	726.90	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	8	726.90
THIRD FLOOR	0.00	727.45	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	8	727.45
FOURTH FLOOR	0.00	726.90	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	8	726.90
FIFTH FLOOR	0.00	727.45	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	8	727.45
SIXTH FLOOR	0.00	726.90	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	8	726.90
SEVENTH FLOOR	0.00	727.45	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	8	727.45
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5123.45	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56	5123.45

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS. (NOS)	CAR (NOS)		SCOOTER (NOS.)				
			UNIT	PROP. BY RULE	REQD. BY RULE	REQD. BY RULE			
Residential	0 - 80	2	56	1	28	4	112	0	00
Visitor Parking 5%	0	0.00	2	2	4	4	6	0	00
TOTAL REQD. (NOS.)					30		118		00
TOTAL REQD. AREA					375.00		354.00		00
TOTAL PROP. AREA					425.00		384.00		00
PROPOSED									
BASEMENT FLOOR	0	0.00	2	2	16	4	61	0	00
GROUND FLOOR	0	0.00	2	2	18	4	67	0	00
PROPOSED PARKING	0	0.00	2	2	34	4	128	0	00

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	46305.00	
OHWT FIRE REQUIREMENT	20000.00	
TOTAL	66305.00	90436.93
UGWT FIRE REQUIREMENT	69457.50	
TOTAL	50000.00	
TOTAL	119457.50	235014.44



SECTION THROUGH COMPOUND WALL

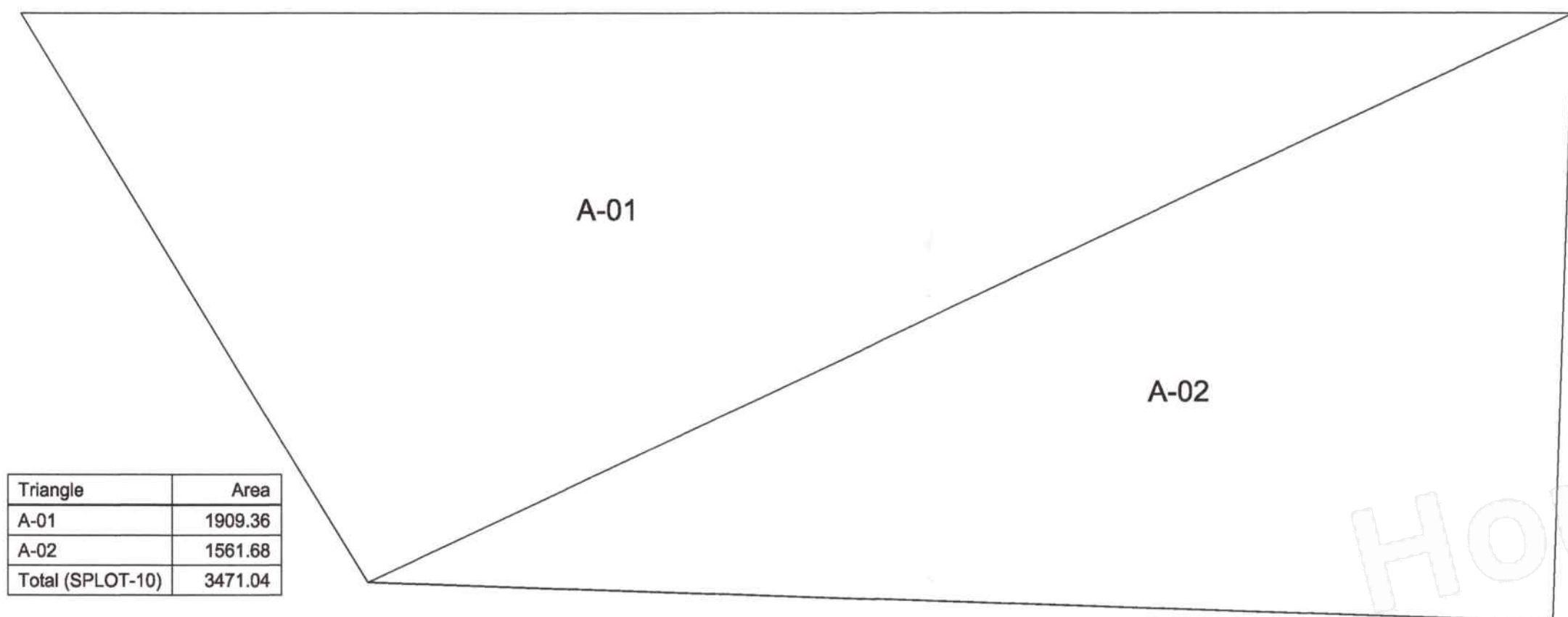
Form of Statement 3

[Sr. No. 3 (a)]

Area details of Apartment

BUILDING NO.	FLOOR No.	APARTMENT No.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT.
A-WING & B-WING	Typical 1 st , 3 rd , 5 th , 7 th	101,301,501, 701	58.55	13.65	0.00
		102,302,502, 702	58.62	13.65	0.00
		103,303,503, 703	55.37	8.46	4.91
		104,304,504, 704	55.42	8.46	4.91
	Typical 2 nd , 4 th , 6 th	201,401,601,	58.53	13.65	0.00
		202,402,602,	58.62	13.65	0.00
		203,403,603,	55.37	8.46	4.96
		204,404,604,	55.42	8.46	4.96

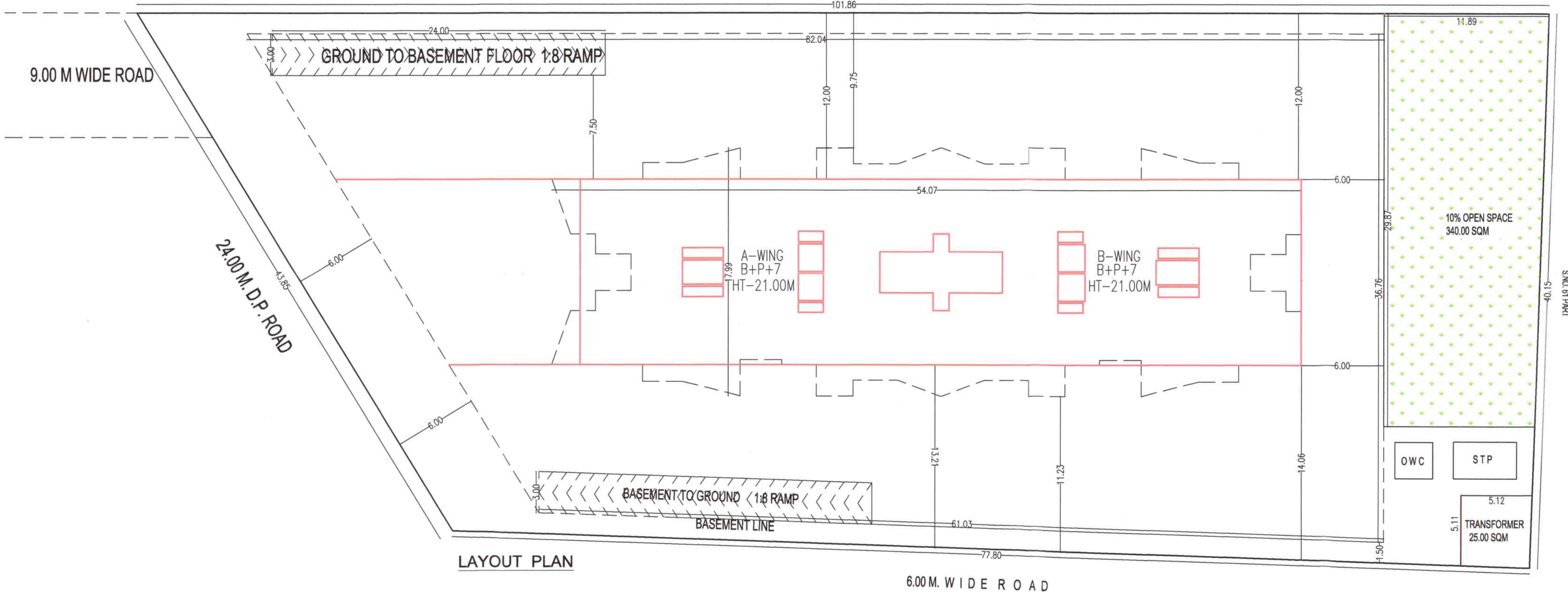
Note : Above statements may vary, wherever required



Triangle	Area
A-01	1909.36
A-02	1561.68
Total (SPLOT-10)	3471.04

Area of Plot by Triangulation : SPLOT-10

ADJ S.NO. 65



LAYOUT PLAN

6.00M. WIDE ROAD

PROPOSED RESIDENTIAL PROJECT ON S.NO. 61/1, 61/2/1, OF VILLAGE MAJJE - RAVET, PUNE

STAMP OF APPROVAL

1/4

Sanctioned No. 1/2024/109/2024
Subject to conditions mentioned in the
Office Order No. 17/3/21
even dated 17/3/21

Plmpt
Date: 17/3/2021

Executive Engineer
Building Permission and Unauthorised Building
Construction Control Department
Pune Municipal Corporation
Pune-411004

A) AREA STATEMENT	SQM
1. AREA OF PLOT (minimum area of a,b,c to be considered)	
(a) As per ownership document (7/12,CTS extract)	3400.00
(b) as per measurement sheet	3471.00
(c) as per site	3471.00
2. Deduction for	
(a) Proposed D.P./D.P. road widening area/service road	0.000
(b) Any D.P. Reservation area	0.000
(TOTAL a + b)	3400.00
3. BALANCE AREA OF PLOT (1-2)	3400.00
4. Amenity Space (if applicable)	0.000
(a) Required-	0.000
(b) Adjustment of 2(b), if any-	0.000
(c) Balance Proposed-	0.000
5. NET AREA OF THE PLOT (3-4(c))	3400.00
6. Recreational Open space (if applicable)	
(a) Required-	340.00
(b) Proposed-	340.00
7. Internal Road area	0.000
8. plotable area (if applicable)	0.000
9. Built up area with reference to basic F.S.I. as per front road width (sr.no.5 basic FSI)	3400.00
10. Addition of FSI on payment of premium (50%)	00.00
(a) maximum permissible premium FSI-based on road width	
(b) Proposed FSI ON payment of premium-	00.00
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. Road	
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x sr.no.4(b) and or (c)]	
(c) TDR area	
(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.	3400.00
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	1723.45
(c) Total entitlement (a+b)	5123.45
14. Maximum utilization limit of FSI (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 1.5 or 1.8)	3.60 (16320.0)
15. Total built-up Area in Proposal (excluding area at sr.no.17b)	
(a) Existing Built-up area.	
(b) Proposal Built-up area (as per P-Line)	5123.45
(c) Total (a+b)	5123.45
16. F.S.I. consumed (15/13) should not be more than serial no.14 above	0.31
17. Area for inclusive Housing, if any	
(a) required (20% of sr.no.5)	
(b) Proposed	

Certificate of Area:
Certificate that the plot under reference was surveyed by me on _____ and the dimension of side etc. of plot stated on plot are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.T. Scheme Records/ Land Records/Department /City survey records.

Owner's Declaration-
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.

OWNER'S SIGN
D.A. BORADE & SONS
(DNYANESHWAR A. BORADE)

LEGEND	
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGELINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

OWNER NAME & SIGN
M/s. D.A. BORADE & SONS Partnership Firm through Partner
MR.DNYANESHWAR A. BORADE

ARCHITECT'S SIGN.
AR. AJINKYA D. BORADE
B Arch.
D-1103, Neco Sky Park, Vishal Nagar,
New D.P. Road, Pimple Nilakh, Pune-411027.
REG. NO. CA/2017/87286

ARCHITECTS:-
AJINKYA BORADE ARCHITECTS
AR. AJINKYA DNYANESHWAR BORADE.
D-1103, Neco Sky Park, Vishal Nagar, New
D.P. ROAD, PIMPLE NILAKH, PUNE.

SCALE	DATE	DRG. NO.	JOB NO.	DRAWN BY...
1:100 1:200	05/03/2021	2021	2021-09	PRAJAKTA