

NOTE :- ARTIFICIAL & MECHANICAL LIGHT AND
VENTILATION WILL BE PROVIDED WHEREVER REQUIRED

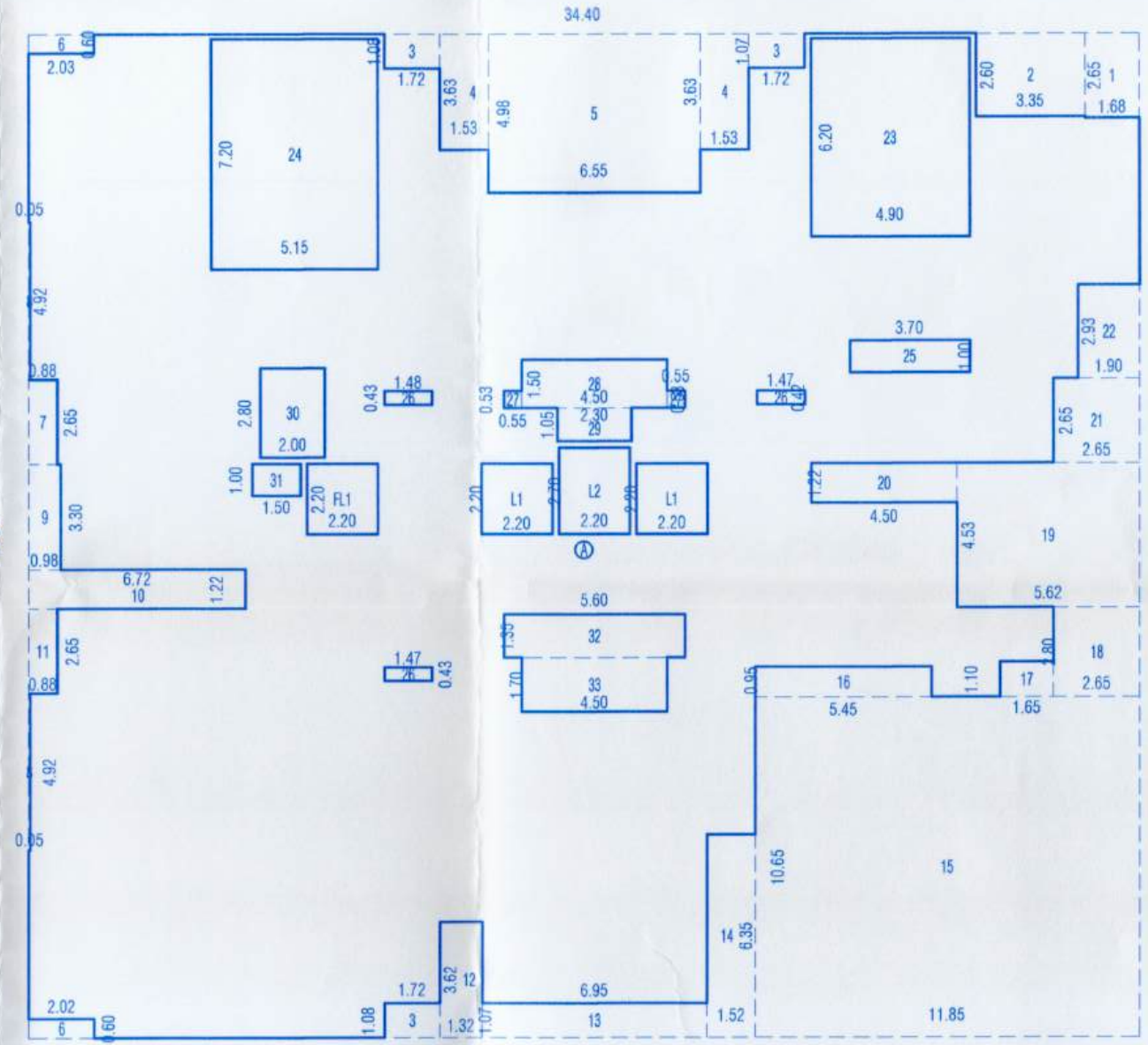


APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC 3307/24
DATE 30/01/2025
Asanas
Sub Engineer Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.

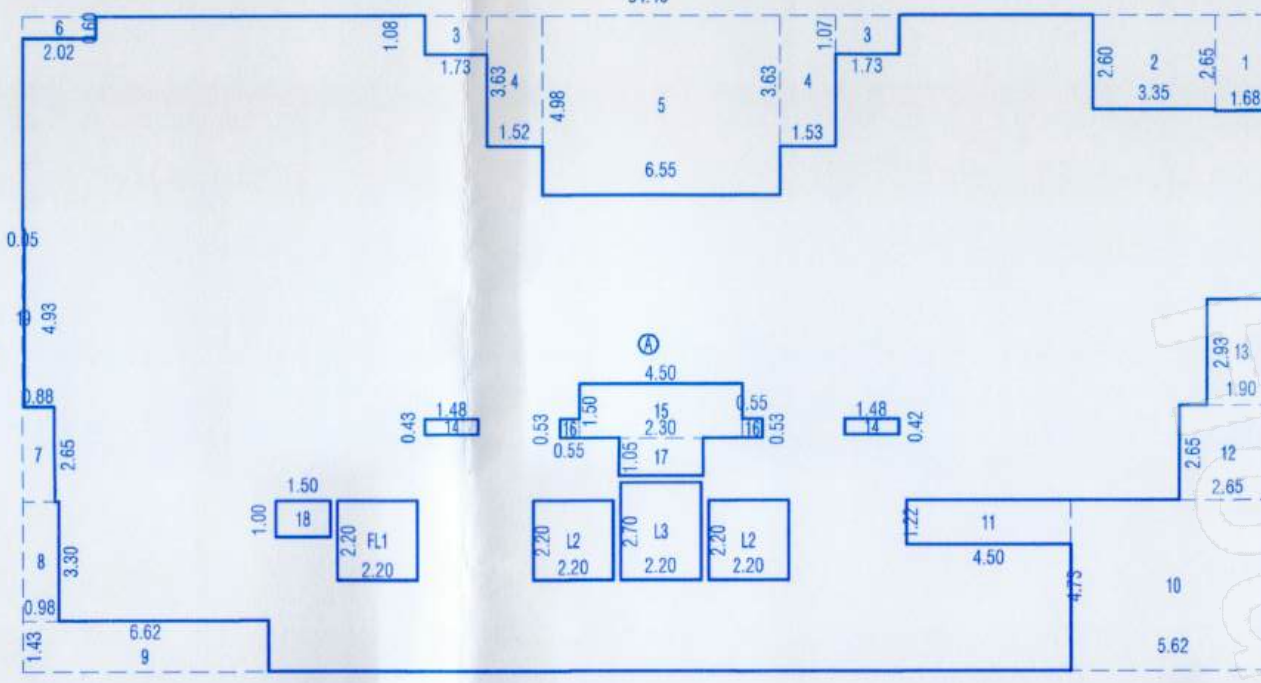
BUILT UP AREA STATEMENT TOWER- 4											
FLOORS	PROPOSED BUILT UP AREA	FREE OF FSI FIRE LIFT AREA	LIFT AREA	LIFT MACHINE ROOM	REFUGE AREA	Parking + Top Terrace + Arch. Projection + Adu + Raft + Private Garden + Soc Office + etc.	STP + Owc + Meter/Pannel Rm. + Transformer/DG + Ohwt/Ugwt + Pump RM. + Etc.	TOTAL NON FSI AREA	FSI + NON FSI / Construction Built-up Area	TENAMENT	HEIGHT
Lower Ground Floor	470.52	4.84	15.62			878.57	324.67	1223.70	1694.22	2	
Ground Floor	667.97					73.85	116.40	190.25	858.22	1	
1st Floor	803.98					57.00	0.00	57.00	860.98	4	
2nd Floor	834.70					57.00	0.00	57.00	891.70	3	
3rd Floor	834.70					57.00	0.00	57.00	891.70	4	
4th Floor	834.70					57.00	0.00	57.00	891.70	4	
5th Floor	834.70					57.00	0.00	57.00	891.70	4	
6th Floor	834.70					57.00	0.00	57.00	891.70	4	
7th Floor [Refuge]	805.40				33.88	57.00	0.00	90.88	896.28	4	
8th Floor	834.70					57.00	0.00	57.00	891.70	4	
9th Floor	834.70					57.00	0.00	57.00	891.70	4	
10th Floor	834.70					57.00	0.00	57.00	891.70	4	
11th Floor	834.70					57.00	0.00	57.00	891.70	4	
12th Floor [Refuge]	805.40				33.88	57.00	0.00	90.88	896.28	4	
13th Floor	834.70					57.00	0.00	57.00	891.70	4	
14th Floor	834.70					57.00	0.00	57.00	891.70	4	
15th Floor	834.70					57.00	0.00	57.00	891.70	3	
16th Floor	834.70					57.00	0.00	57.00	891.70	4	
17th Floor [Refuge]	805.40				33.88	57.00	0.00	90.88	896.28	4	
18th Floor	834.70					57.00	0.00	57.00	891.70	4	
19th Floor	834.70					57.00	0.00	57.00	891.70	4	
20th Floor	834.70					57.00	0.00	57.00	891.70	4	
21st Floor	834.70					57.00	0.00	57.00	891.70	4	
22nd Floor [Refuge]	805.40				33.88	57.00	0.00	90.88	896.28	4	
23rd Floor	834.70					57.00	0.00	57.00	891.70	4	
24th Floor	834.70					57.00	0.00	57.00	891.70	4	
25th Floor	834.70					57.00	0.00	57.00	891.70	4	
26th Floor	834.70					57.00	0.00	57.00	891.70	4	
27th Floor [Refuge]	805.40				33.88	57.00	0.00	90.88	896.28	4	
28th Floor	834.70					57.00	0.00	57.00	891.70	3	
29th Floor	834.70					57.00	0.00	57.00	891.70	4	
Terrace Floor	0.00			27.30		859.70	110.40	997.40	997.40	-	
TOTAL	25167.57	4.84	15.62	27.30	169.40	3465.12	551.47	4233.75	29401.32	116	

TOWER T4 : RERA CARPET AREA IN SQ.M.				
Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony	Area of Utility
Lower Ground Floor	01	341.25	-	4.47
	02	277.49	-	3.74
Ground Floor	03	165.00	-	4.47
	104	127.75	12.25	3.74
Typical 1st To 29th Floor	105	157.81	12.62	4.47
	201	318.37	29.34	3.74
	101, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2901	173.85	12.62	4.47
	102, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2902	143.78	12.25	3.74
	203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903	143.78	12.25	3.74
	204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2304, 2404, 2504, 2604, 2804, 2904	173.85	12.62	4.47
	704, 1204, 1704, 2204, 2704	144.99	12.62	4.47
	1501, 2801	318.37	29.34	3.74

BUILT UP AREA CALCULATION						
LOWER GROUND FLOOR						
A	34.40	X	18.18	X	1 NO	= 625.59 SQ.MT
TOTAL ADDITION						= 625.59 SQ.MT
REDUCTIONS						
1	1.68	X	2.65	X	1 NO	= 4.45 SQ.MT
2	3.35	X	2.65	X	1 NO	= 8.71 SQ.MT
3	1.73	X	1.08	X	2 NOS	= 3.74 SQ.MT
4	1.53	X	3.63	X	2 NOS	= 11.11 SQ.MT
5	6.55	X	4.58	X	1 NO	= 30.02 SQ.MT
6	2.03	X	0.60	X	1 NO	= 1.22 SQ.MT
7	0.88	X	2.65	X	1 NO	= 2.33 SQ.MT
8	0.98	X	3.39	X	1 NO	= 3.23 SQ.MT
9	6.62	X	1.43	X	1 NO	= 9.47 SQ.MT
10	5.63	X	4.73	X	1 NO	= 26.63 SQ.MT
11	4.50	X	1.23	X	1 NO	= 5.54 SQ.MT
12	2.65	X	2.65	X	1 NO	= 7.02 SQ.MT
13	1.90	X	2.65	X	1 NO	= 5.07 SQ.MT
14	1.48	X	0.43	X	2 NOS	= 1.27 SQ.MT
15	4.50	X	1.50	X	1 NO	= 6.75 SQ.MT
16	0.55	X	0.53	X	2 NOS	= 0.58 SQ.MT
17	2.30	X	1.05	X	1 NO	= 2.42 SQ.MT
18	1.50	X	1.00	X	1 NO	= 1.50 SQ.MT
19	0.05	X	4.93	X	1 NO	= 0.25 SQ.MT
TOTAL DEDUCTION						= 134.41 SQ.MT
TOTAL BUILT UP AREA (X-Y)						= 490.88 SQ.MT
LIFT AREA CALCULATION						
LOWER GROUND FLOOR						
FL1	2.20	X	2.20	X	1 NO	= 4.84 SQ.MT
L2	2.20	X	2.20	X	2 NOS	= 9.68 SQ.MT
L3	2.20	X	2.70	X	1 NO	= 5.94 SQ.MT
TOTAL LIFT AREA PER FL (LOWER GROUND FLOOR)						= 20.46 SQ.MT
NET BUILT UP AREA (X-Y)						
						= 470.52 SQ.MT

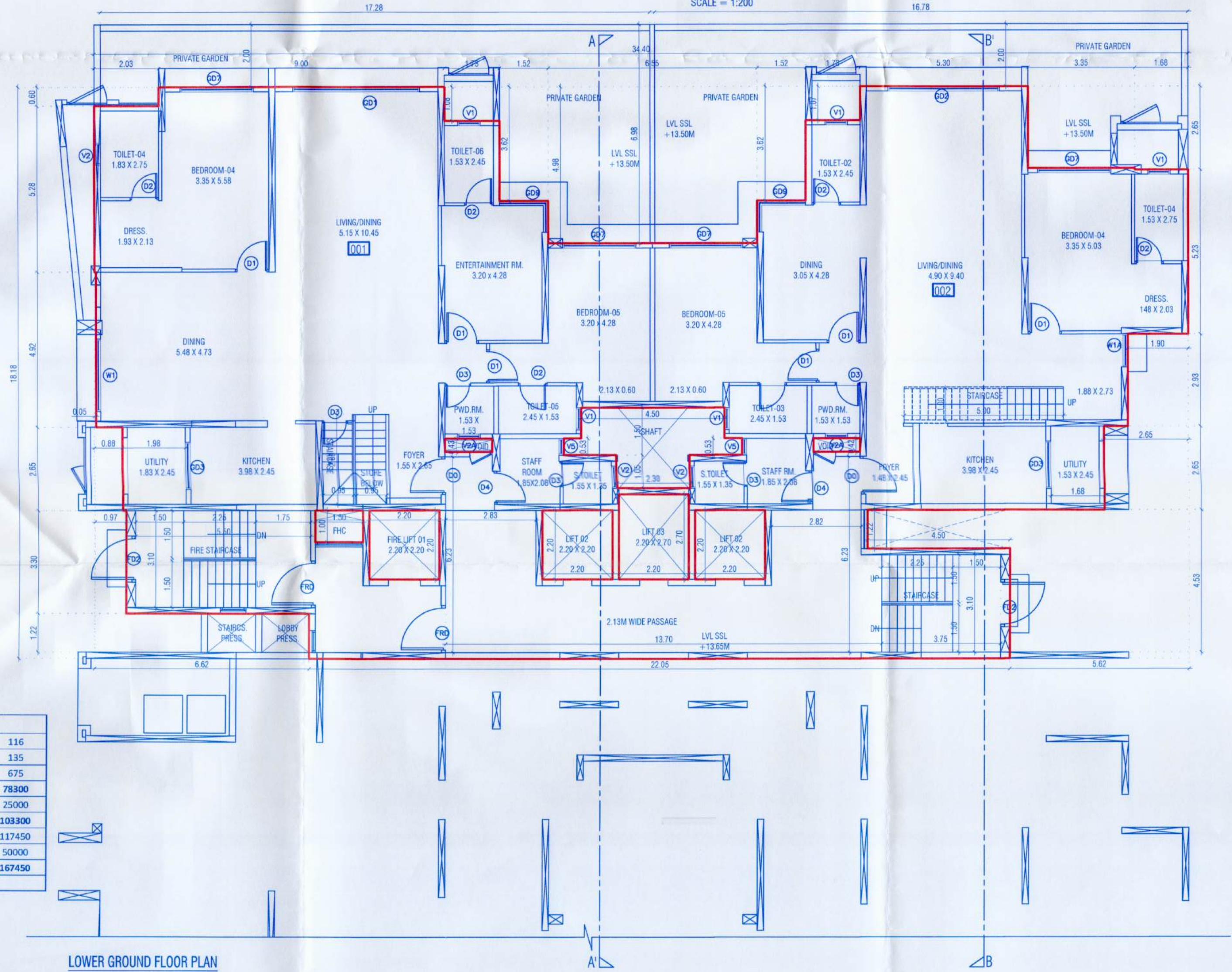


AREA KEY PLAN FOR : GROUND FLOOR PLAN
SCALE = 1:200

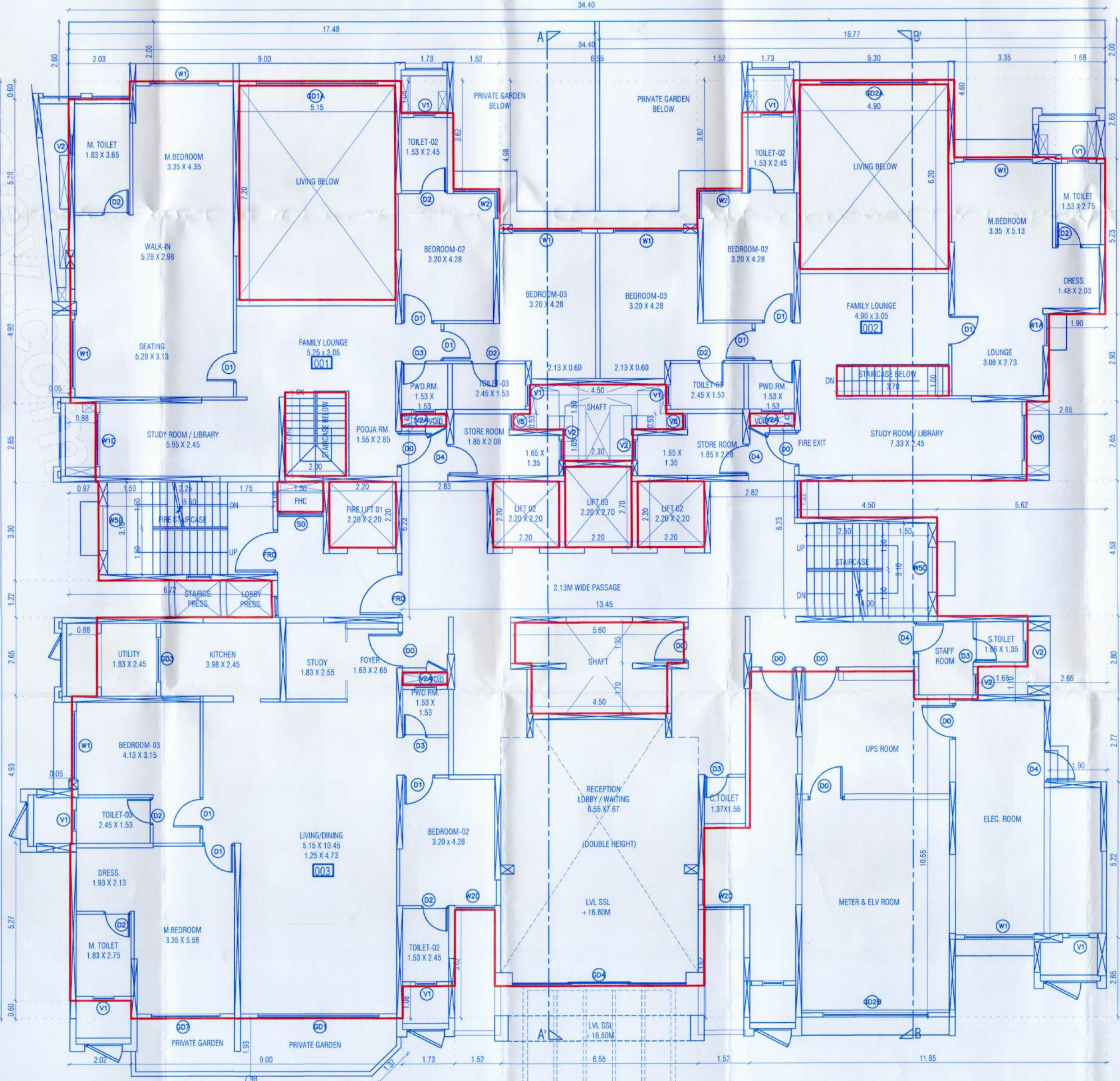


AREA KEY PLAN FOR : LOWER GROUND FLOOR PLAN
SCALE = 1:200

REQUIRED PARKING STATEMENT		
Non Congested	Required Parking	
Size of tenement	Car	Scooter
For every tenement having carpet area of 150 sq.m. and above.	2	1
56	112	56
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1
60	60	60
Total Parking Required	172	116
Area Required	12.50	2.00
Total Parking Area Sq.m.	2150.00	232.00



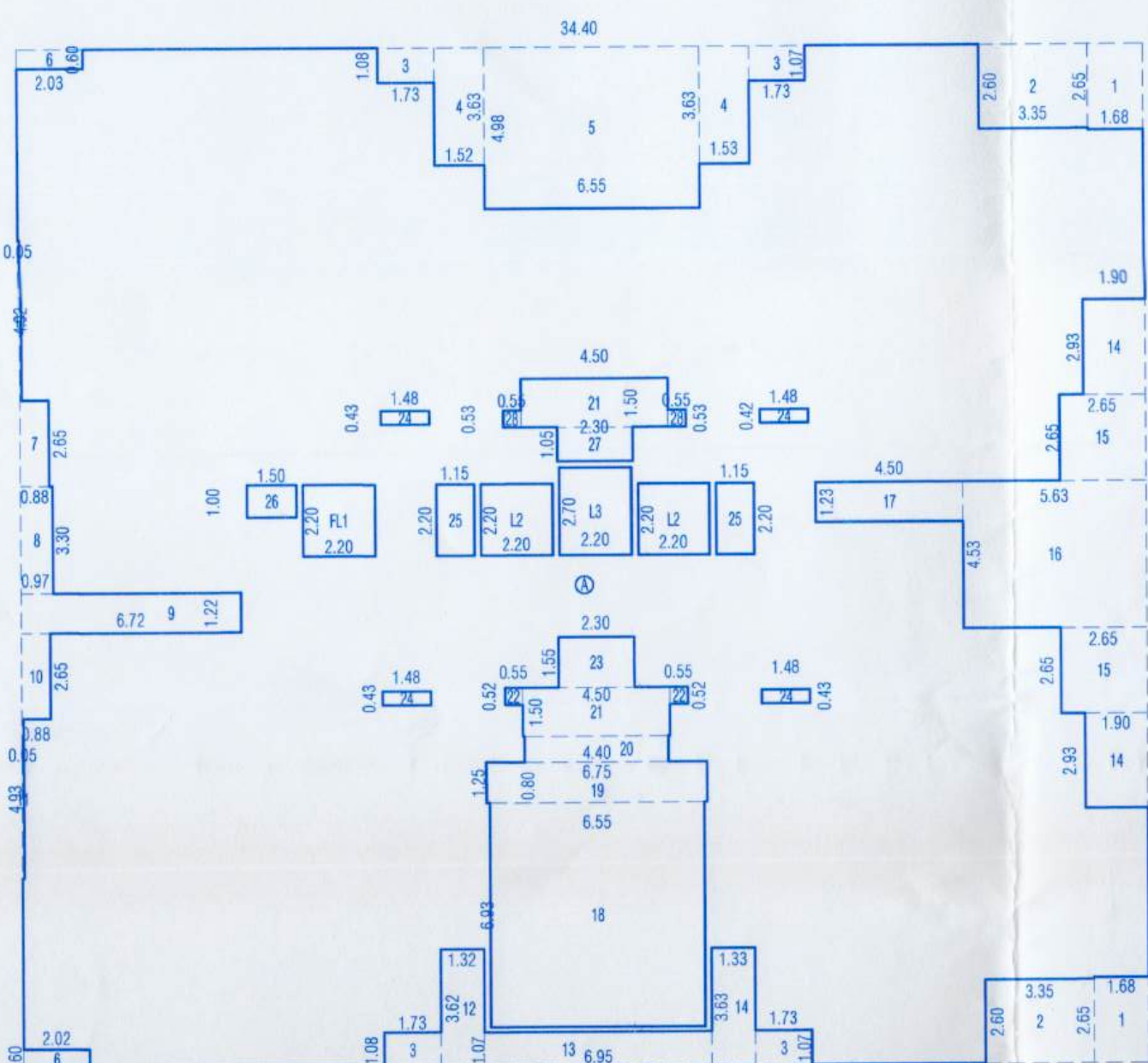
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

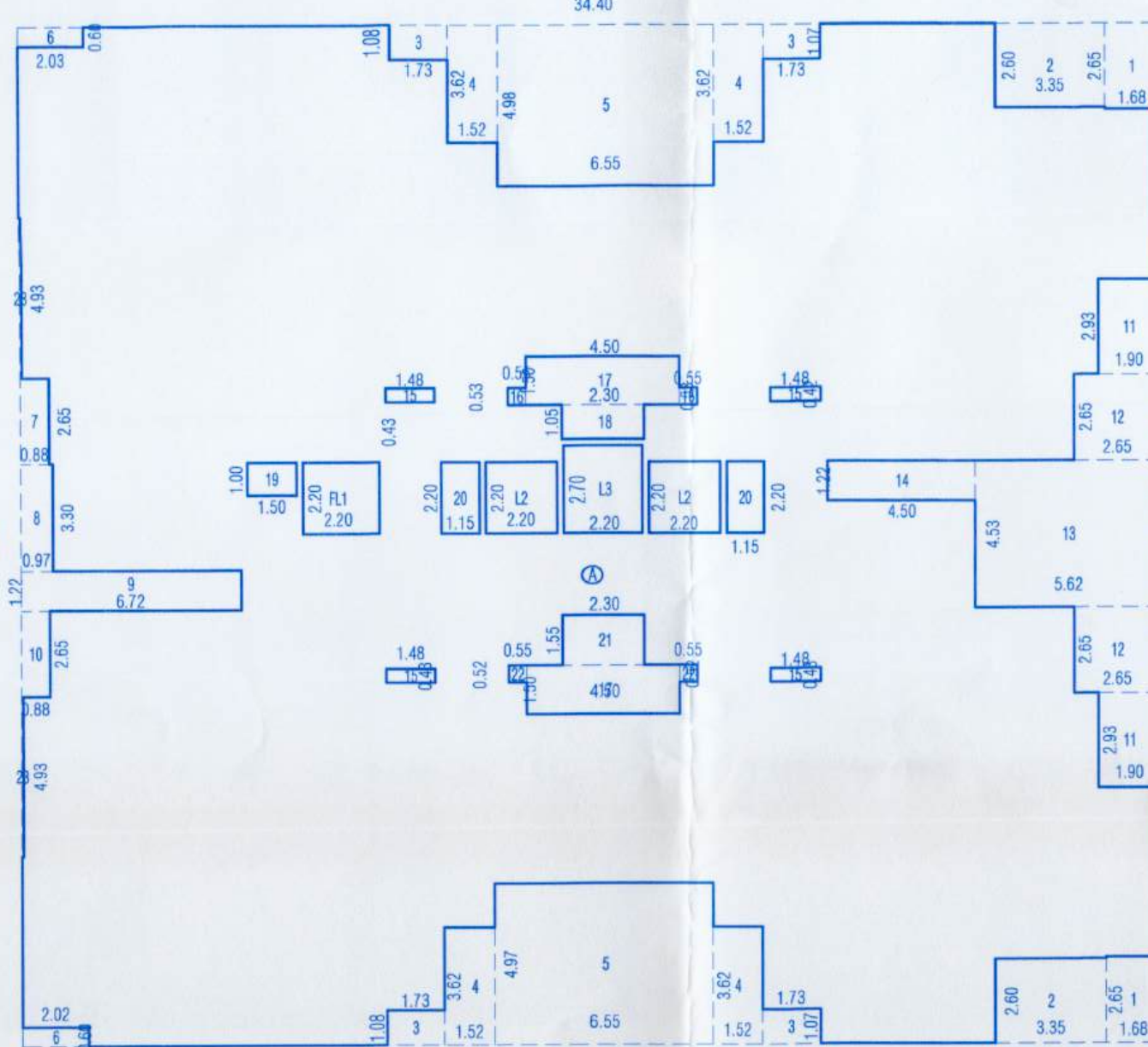
BUILT UP AREA CALCULATION									
GROUND FLOOR									
A	34.40	X	31.43	X	1 NO	=	1081.19	SQ.MT.	
TOTAL ADDITION						=	1081.19	SQ.MT.	X
REDUCTIONS									
1	1.68	X	2.65	X	1 NO	=	4.45	SQ.MT.	
2	3.35	X	2.65	X	1 NO	=	8.71	SQ.MT.	
3	1.73	X	1.08	X	3 NOS	=	5.61	SQ.MT.	
4	1.53	X	3.63	X	2 NOS	=	11.11	SQ.MT.	
5	6.55	X	4.58	X	1 NO	=	30.02	SQ.MT.	
6	2.03	X	0.60	X	2 NOS	=	2.44	SQ.MT.	
7	0.88	X	2.65	X	1 NO	=	2.33	SQ.MT.	
8	0.88	X	3.39	X	1 NO	=	2.93	SQ.MT.	
9	6.62	X	1.43	X	1 NO	=	9.47	SQ.MT.	
10	5.63	X	4.73	X	1 NO	=	26.63	SQ.MT.	
11	0.88	X	2.65	X	1 NO	=	2.33	SQ.MT.	
12	1.32	X	3.63	X	1 NO	=	4.77	SQ.MT.	
13	6.86	X	1.07	X	1 NO	=	7.44	SQ.MT.	
14	1.52	X	6.35	X	1 NO	=	9.65	SQ.MT.	
15	11.85	X	10.65	X	1 NO	=	126.20	SQ.MT.	
16	5.45	X	0.95	X	1 NO	=	5.18	SQ.MT.	
17	1.65	X	1.10	X	1 NO	=	1.82	SQ.MT.	
18	2.05	X	2.80	X	1 NO	=	7.42	SQ.MT.	
19	5.63	X	4.53	X	1 NO	=	25.50	SQ.MT.	
20	4.50	X	1.23	X	1 NO	=	5.54	SQ.MT.	
21	2.65	X	2.65	X	1 NO	=	7.02	SQ.MT.	
22	1.90	X	2.65	X	1 NO	=	5.07	SQ.MT.	
23	4.98	X	6.20	X	1 NO	=	30.88	SQ.MT.	
24	5.15	X	7.20	X	1 NO	=	37.08	SQ.MT.	
25	3.76	X	1.80	X	1 NO	=	6.77	SQ.MT.	
26	1.48	X	0.43	X	3 NOS	=	1.95	SQ.MT.	
27	0.55	X	0.53	X	2 NOS	=	0.58	SQ.MT.	
28	4.50	X	1.50	X	1 NO	=	6.75	SQ.MT.	
29	2.30	X	1.05	X	1 NO	=	2.42	SQ.MT.	
30	2.00	X	2.80	X	1 NO	=	5.60	SQ.MT.	
31	1.50	X	1.00	X	1 NO	=	1.50	SQ.MT.	
32	5.60	X	1.35	X	1 NO	=	7.56	SQ.MT.	
33	4.50	X	1.70	X	1 NO	=	7.65	SQ.MT.	
TOTAL DEDUCTION						=	302.78	SQ.MT.	Y1
TOTAL BUILT UP AREA (X-Y)						=	888.43	SQ.MT.	Y1
LIFT AREA CALCULATION									
GROUND FLOOR									
FL1	2.20	X	2.20	X	1 NO	=	4.84	SQ.MT.	
L2	2.20	X	2.20	X	2 NOS	=	9.68	SQ.MT.	
L3	2.20	X	2.70	X	1 NO	=	5.94	SQ.MT.	
TOTAL LIFT AREA PER FL (GROUND FLOOR)						=	20.46	SQ.MT.	Y2
NET BUILT UP AREA (X-Y)						=	867.97	SQ.MT.	
LIFT (Y1-Y2)						=			

ARCHITECT	OWNER (P.A.H)			
	M/s Shanjli Garden Co-Op Housing Society Through DAPA HOLDER, For Goel Ganga Ventures India PVT.LTD Through Authorized Signatory			
Ar. PRAKASH KULKARNI CA/98/22509	Mr. Tushar Yeole			
PROJECT				
REVISED BUILDING COMMERCIAL & RESIDENTIAL ON, S.No. 17/2A/1 To 17/2A/70,17/2/3/4(P), / PL.No.71 To 17/2/3/4(P) / PL.No.74, AT BANER, PUNE.				
ARCHITECT				
P R A K A S H K U L K A R N I ankur associates A R C H I T E C T S				
TEJOVALAYA, OFF. NO.-101, 1ST FL., CTS. NO-1187719, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 020 66042800 /01/02.				
Email - prakash@ankurassociates.in				
NORTH	DATE	SCALE	DRN BY	REVISION
	29.01.2025	1:100	SwePhIL	R1
Printed/Drawn/ (02441778) -2610 30505/26 30705/Draw: T.S.T. Saw				



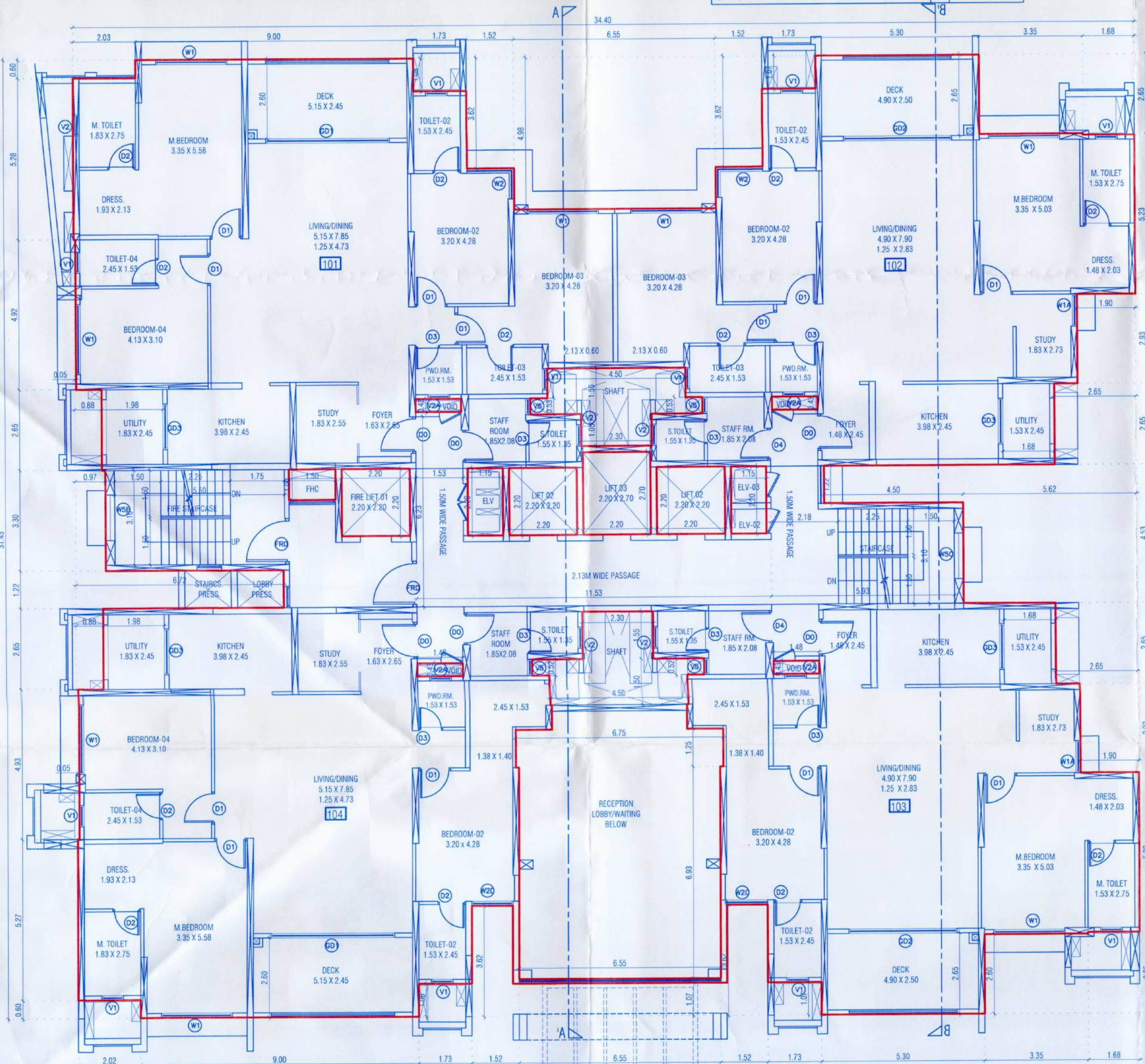
AREA KEY PLAN FOR : FIRST FLOOR PLAN
SCALE = 1:200

BUILT UP AREA CALCULATION									
FIRST FLOOR									
A	34.40	X	31.43	X	1 NO	=	1081.19	SQ.MT.	
TOTAL ADDITION							=	1081.19	SQ.MT.
DEDUCTIONS									
1	1.68	X	2.65	X	2 NOS	=	8.90	SQ.MT.	
2	3.35	X	2.80	X	2 NOS	=	17.42	SQ.MT.	
3	1.73	X	1.09	X	4 NOS	=	7.47	SQ.MT.	
4	1.52	X	3.62	X	2 NOS	=	11.00	SQ.MT.	
5	6.55	X	4.98	X	1 NO	=	32.62	SQ.MT.	
6	2.03	X	0.80	X	2 NOS	=	2.44	SQ.MT.	
7	0.88	X	2.65	X	1 NO	=	2.33	SQ.MT.	
8	0.98	X	3.30	X	1 NO	=	3.23	SQ.MT.	
9	0.72	X	1.22	X	1 NO	=	0.88	SQ.MT.	
10	0.88	X	2.65	X	1 NO	=	2.33	SQ.MT.	
11	0.05	X	4.93	X	2 NOS	=	0.49	SQ.MT.	
12	1.52	X	3.63	X	2 NOS	=	9.55	SQ.MT.	
13	0.95	X	1.07	X	1 NO	=	1.02	SQ.MT.	
14	1.90	X	2.93	X	2 NOS	=	11.13	SQ.MT.	
15	2.65	X	2.65	X	2 NOS	=	14.06	SQ.MT.	
16	5.63	X	4.53	X	1 NO	=	25.50	SQ.MT.	
17	4.50	X	1.23	X	1 NO	=	5.54	SQ.MT.	
18	6.55	X	6.55	X	1 NO	=	42.90	SQ.MT.	
19	5.75	X	1.25	X	1 NO	=	7.19	SQ.MT.	
20	4.40	X	0.80	X	1 NO	=	3.52	SQ.MT.	
21	4.50	X	1.50	X	2 NOS	=	13.50	SQ.MT.	
22	0.55	X	0.53	X	2 NOS	=	0.58	SQ.MT.	
23	2.30	X	1.56	X	1 NO	=	3.57	SQ.MT.	
24	1.48	X	0.43	X	4 NOS	=	2.55	SQ.MT.	
25	1.15	X	2.20	X	2 NOS	=	5.06	SQ.MT.	
26	1.50	X	1.00	X	1 NO	=	1.50	SQ.MT.	
27	2.30	X	1.05	X	1 NO	=	2.42	SQ.MT.	
28	0.55	X	0.53	X	2 NOS	=	0.58	SQ.MT.	
TOTAL DEDUCTION							=	256.75	SQ.MT.
TOTAL BUILT UP AREA (X-Y1)							=	824.44	SQ.MT.
LIFT AREA CALCULATION									
FIRST FLOOR									
FL1	2.20	X	2.20	X	1 NO	=	4.84	SQ.MT.	
L2	2.20	X	2.20	X	2 NOS	=	9.68	SQ.MT.	
L3	2.20	X	2.20	X	1 NO	=	4.84	SQ.MT.	
TOTAL LIFT AREA PER FL (FIRST FLOOR)							=	20.46	SQ.MT.
NET BUILT UP AREA (X1-Y2)							=	803.98	SQ.MT.

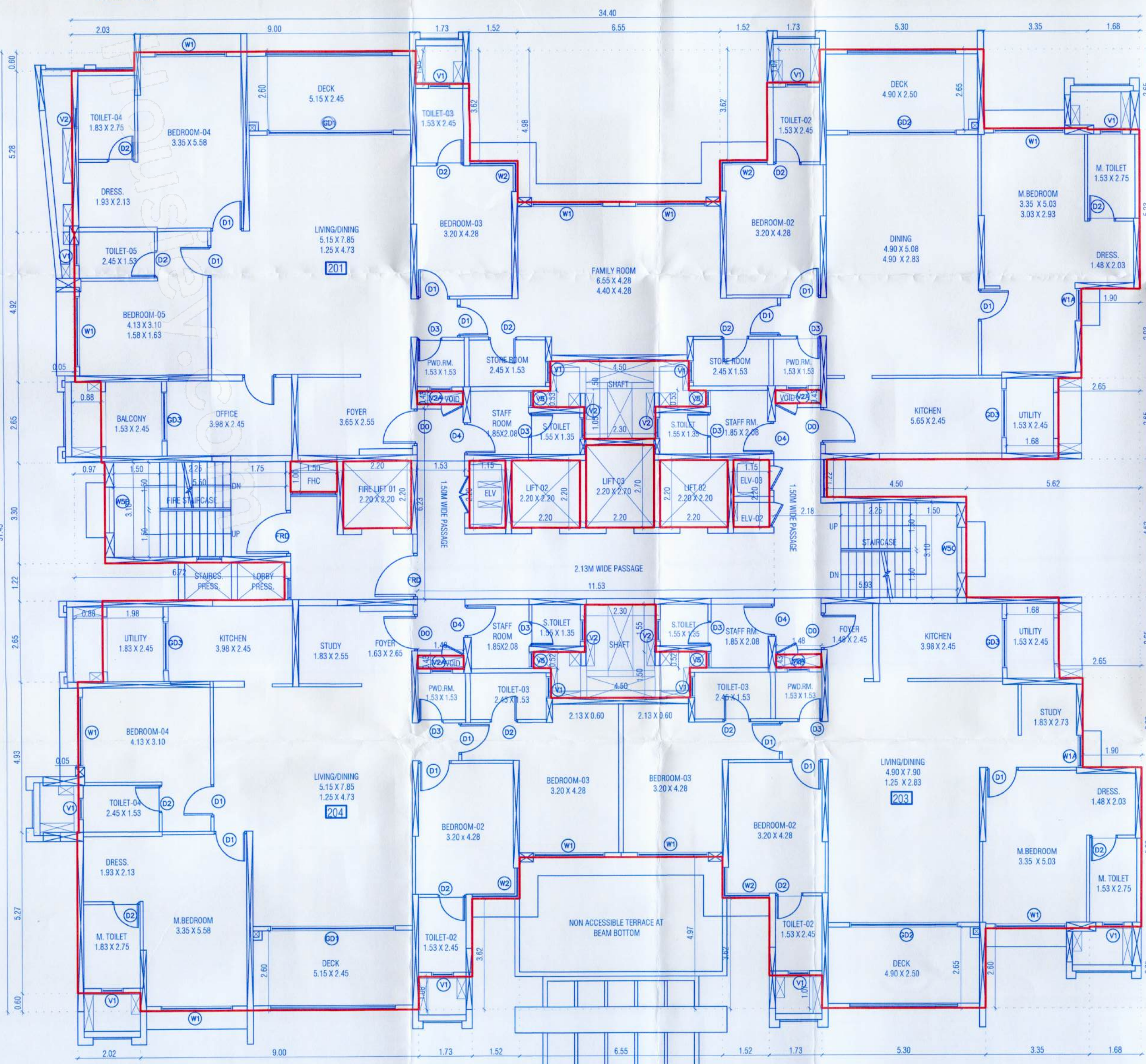


AREA KEY PLAN FOR : TYPICAL 2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH & 29TH FLOOR PLAN
SCALE = 1:200

BUILT UP AREA CALCULATION									
TYPICAL 2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH & 29TH FLOOR									
A	34.40	X	31.43	X	1 NO	=	1081.19	SQ.MT.	
TOTAL ADDITION							=	1081.19	SQ.MT.
DEDUCTIONS									
1	1.68	X	2.65	X	2 NOS	=	8.90	SQ.MT.	
2	3.35	X	2.80	X	2 NOS	=	17.42	SQ.MT.	
3	1.73	X	1.09	X	4 NOS	=	7.47	SQ.MT.	
4	1.52	X	3.62	X	2 NOS	=	11.00	SQ.MT.	
5	6.55	X	4.98	X	2 NOS	=	65.24	SQ.MT.	
6	2.03	X	0.80	X	2 NOS	=	2.44	SQ.MT.	
7	0.88	X	2.65	X	1 NO	=	2.33	SQ.MT.	
8	0.98	X	3.30	X	1 NO	=	3.23	SQ.MT.	
9	0.72	X	1.22	X	1 NO	=	0.88	SQ.MT.	
10	0.88	X	2.65	X	1 NO	=	2.33	SQ.MT.	
11	0.05	X	4.93	X	2 NOS	=	0.49	SQ.MT.	
12	1.52	X	3.63	X	2 NOS	=	9.55	SQ.MT.	
13	0.95	X	1.07	X	1 NO	=	1.02	SQ.MT.	
14	1.90	X	2.93	X	2 NOS	=	11.13	SQ.MT.	
15	2.65	X	2.65	X	2 NOS	=	14.06	SQ.MT.	
16	5.63	X	4.53	X	1 NO	=	25.50	SQ.MT.	
17	4.50	X	1.23	X	1 NO	=	5.54	SQ.MT.	
18	6.55	X	6.55	X	1 NO	=	42.90	SQ.MT.	
19	5.75	X	1.25	X	1 NO	=	7.19	SQ.MT.	
20	4.40	X	0.80	X	1 NO	=	3.52	SQ.MT.	
21	4.50	X	1.50	X	2 NOS	=	13.50	SQ.MT.	
22	0.55	X	0.53	X	2 NOS	=	0.58	SQ.MT.	
23	2.30	X	1.56	X	1 NO	=	3.57	SQ.MT.	
24	1.48	X	0.43	X	4 NOS	=	2.55	SQ.MT.	
25	1.15	X	2.20	X	2 NOS	=	5.06	SQ.MT.	
26	1.50	X	1.00	X	1 NO	=	1.50	SQ.MT.	
27	2.30	X	1.05	X	1 NO	=	2.42	SQ.MT.	
28	0.55	X	0.53	X	2 NOS	=	0.58	SQ.MT.	
TOTAL DEDUCTION							=	226.03	SQ.MT.
TOTAL BUILT UP AREA (X-Y1)							=	855.16	SQ.MT.
LIFT AREA CALCULATION									
TYPICAL 2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH & 29TH FLOOR									
FL1	2.20	X	2.20	X	1 NO	=	4.84	SQ.MT.	
L2	2.20	X	2.20	X	2 NOS	=	9.68	SQ.MT.	
L3	2.20	X	2.20	X	1 NO	=	4.84	SQ.MT.	
TOTAL LIFT AREA PER FL (TYPICAL FLOOR)							=	20.46	SQ.MT.
NET BUILT UP AREA (Y1-Y2)							=	834.70	SQ.MT.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTE :- ARTIFICIAL & MECHANICAL LIGHT AND VENTILATION WILL BE PROVIDED WHEREVER REQUIRED



APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/3307/24
DATE 30/01/2025
Prakash Kulkarni
Prakash Engineer
Building Development Department
Zone No. 3 P.M.C.

ARCHITECT	OWNER (P.A.H)			
	M/s Shangrila Garden Co-Op Housing Society Through DAPA HOLDER, For Goel Ganga Ventures India PVT.LTD Through Authorized Signatory			
Ar. PRAKASH KULKARNI CA/98/22909	Mr. Tushar Yeole			
PROJECT				
REVISED BUILDING COMMERCIAL & RESIDENTIAL ON, S.No. 17/2A/1 To 17/2A/70, 17/2/34(P), / PL.No.71 To 17/2/34(P) / PL.No.74, AT BANER, PUNE.				
ARCHITECT				
P R A K A S H K U L K A R N I ankur associates A R C H I T E C T S TEJOWALYA, OFF. NO.-101, 1ST FL. CTS. NO.1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 020 66042800 / 011 02. (Email : prakash@ankurassociates.in)				
NORTH	DATE	SCALE	DRN BY	REVISION
as per Layout	29.01.2025	1:100	Swaphil	R1
F:\Paniil\Shangrila LODG\HUTR-25.01.2025\29.01.2025\Banner_19 & 1R.dwg				