

Revised Date 26/03/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/3379/23
Building Inspector: *[Signature]*
Asst. Comm. Engineer: P.M.C.



AREA STATEMENT	SQM
1 AREA OF THE PLOT (Minimum area of a, b, c to be considered)	63603.24
a) AREA AS PER 7/12	63603.24
b) AREA AS PER TRANSLATION	63603.24
c) AREA AS PER SITE	63603.24

2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING	738.00
b) ANY RESERVATION	738.00
TOTAL AREA (2a)	63603.24
3 BALANCE AREA OF PLOT (1-2a)	63603.24
4 AMENITY SPACE (IF APPLICABLE)	0.00
a) REQUIRED	0.00
b) ADJUSTMENT OF 2(B), IF ANY	
c) AS PER SANCTIONED LAYOUT ENCL. SA/MH/MS/75752/2022	
5 NET PLOT AREA (3-4c)	63,603.24
6 OPEN SPACE	
a) REQUIRED	7,623.91
b) PROPOSED OPEN SPACE 1,2&3	7,624.91
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)	69,963.56

10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TDR ZONE (0.50)	31,801.62
b) ALREADY UTILISED FSI ON PAYMENT OF PREMIUM	
11 IN-SITU FSI / TDR LOADING (0.90) MAX. PERMISSIBLE=100.90	
a) IN-SITU AREA AGAINST D.P. ROAD (1.0XSR. NO.2(a))	
b) In-situ area against Amenity Space if handed over [2.00 crl.85 x Sr. No. 4 (b) and/or(c)]	25,271.72
c) BALANCE TDR AREA	
d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	25,271.72
12 EXISTING FSI (COMPLETION TAKEN)	32,857.95
13 ADDITIONAL GREEN FSI AREA (69,963.56-32,857.95)0.50%	1,855.28
14 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) (9 + 10(b)+(d))+13 whichever is applicable.	97,090.56
(a1) Deduction :- Built-up area/FSI/uses Area/FSI to be retained as per old D.S. Rules	32,857.95
(a2) Balance entitlement for Ancillary Area (9 - 14(a1))	64,232.61
(b) Ancillary Area FSI upto 60% with payment of charges. i) Residential (64,232.61X0.60=38,539.57)	38,514.15
ii) Commercial	
(c) Total entitlement (a1+a2+b.i.)	1,35,804.71

15 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	
16 Total Built-up Area in proposal (excluding area at Sr.No.17 b)	32,857.95
(a) Existing Built-up Area. (COMPLETION TAKEN)	
(b) Proposed Built-up Area (as per "P-line")	1,02,746.76
(i) Residential	
(ii) Commercial	
(c) Total a+b(i)+b(ii)	1,35,604.71
17 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	
18 Area for Inclusive Housing, any (a) Required (20% of Sr.No.5)	
(b) Proposed	

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me & the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

AR. MANGESH GOTAL CA/2005/36501
OWNER'S NAME, SIGNATURE: *[Signature]* NORTH

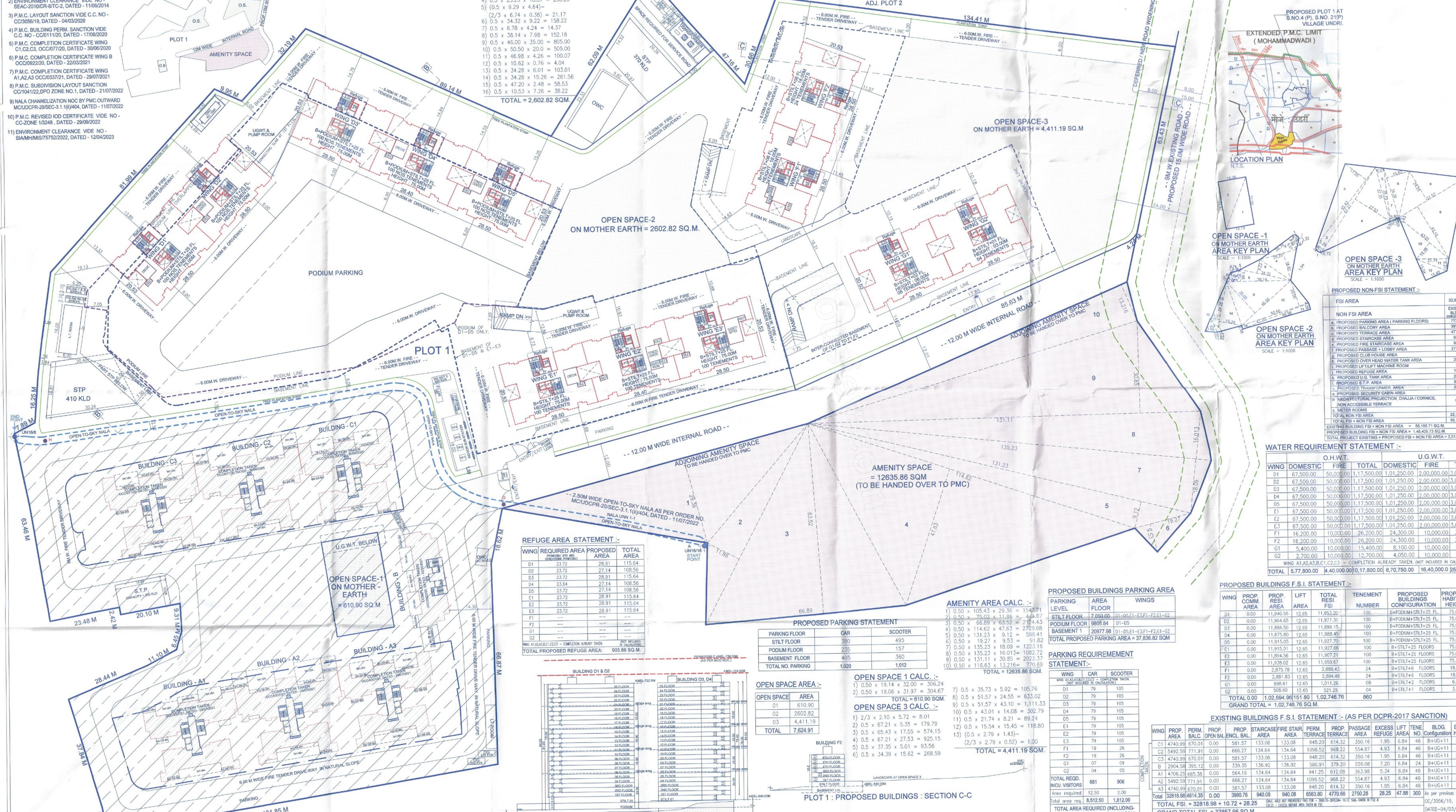
MR. PIYUSH N. NYATI
M/S. NYATI REALTORS LLP
ADD: NYATI UNITEE, NAGAR RD, EAST WING, YERAWADA, PUNE-6
PROJECT: *[Signature]*

PROPOSED RESIDENTIAL BUILDINGS LAYOUT
AT S.NO. 4 HISSA NO. 21/1/1, 42/1/1/3, 42/1/1/4, 42/1/1/5, 42/1/1/7, 42/1/1/8, 42/1/1/9, PLOT NO.1 MAJJE-UNDRI, TALUKA - HAVELI, DISTRICT - PUNE

ARCHITECT: *[Signature]*
AR. MANGESH GOTAL
CA/2005/36501
DATE: 27/03/2024 DEALT BY: DEEPAHREE REVISOR: PRATYUSH CHECKED BY: MANGESH SR. SCALE: 1:500

- PREVIOUS SANCTION DETAILS :-
- 1) COLLECTOR, PUNE VIDE ORDER - PMHNA/SR/425/14, DATED - 27/10/2014
 - 2) ENVIRONMENT CLEARANCE VIDE NO - SEAC-2010/CR-8/TC-2, DATED - 11/06/2014
 - 3) P.M.C. LAYOUT SANCTION VIDE C.C. NO - CC/3056/19, DATED - 04/03/2020
 - 4) P.M.C. BUILDING PERM. SANCTION VIDE C.C. NO - CC/0111/20, DATED - 17/06/2020
 - 5) P.M.C. COMPLETION CERTIFICATE WING C1,C2,C3, OCC/077/20, DATED - 30/06/2020
 - 6) P.M.C. COMPLETION CERTIFICATE WING B OCC/092/20, DATED - 22/03/2021
 - 7) P.M.C. COMPLETION CERTIFICATE WING A1,A2,AS OCC/033/21, DATED - 29/07/2021
 - 8) P.M.C. SUBDIVISION LAYOUT SANCTION CC/1041/22,DPO ZONE NO.1, DATED - 21/07/2022
 - 9) NALA CHANNELIZATION NOC BY PMC OUTWARD MCUDCPR-20/SEC-3.1.1(4)/04, DATED - 11/07/2022
 - 10) P.M.C. REVISED IOD CERTIFICATE VIDE NO - CC-ZONE 1/3248, DATED - 29/09/2022
 - 11) ENVIRONMENT CLEARANCE VIDE NO - SIAMHMS/75752/2022, DATED - 12/04/2023

SANCTIONED SUB-DIVISION
KEY-PLAN
SCALE 1:4000



OPEN SPACE 2 CALC. :-

- 1) $2/3 \times 5.15 \times 1.94 = 6.66$
- 2) $0.5 \times 9.56 \times 3.32 = 15.87$
- 3) $0.5 \times 26.78 \times 9.01 = 120.69$
- 4) $0.5 \times 25.25 \times 18.87 = 238.23$
- 5) $(0.5 \times 9.29 \times 4.64) =$
- 6) $(2/3 \times 6.74 \times 0.38) = 21.17$
- 7) $0.5 \times 34.32 \times 9.22 = 158.22$
- 8) $0.5 \times 6.78 \times 4.24 = 14.37$
- 9) $0.5 \times 38.14 \times 7.98 = 152.18$
- 10) $0.5 \times 46.00 \times 35.00 = 805.00$
- 11) $0.5 \times 50.50 \times 20.00 = 505.00$
- 12) $0.5 \times 46.98 \times 4.26 = 100.07$
- 13) $0.5 \times 10.62 \times 0.76 = 4.04$
- 14) $0.5 \times 34.28 \times 6.01 = 103.01$
- 15) $0.5 \times 34.28 \times 15.26 = 261.56$
- 16) $0.5 \times 47.20 \times 2.48 = 58.53$
- 17) $0.5 \times 10.53 \times 7.26 = 38.22$

TOTAL = 2,602.82 SQ.M.

WING	REQUIRED AREA	PROPOSED AREA	TOTAL AREA
D1	23.72	28.91	115.64
D2	23.72	27.14	108.56
D3	23.72	28.91	115.64
D4	23.72	27.14	108.56
D5	23.72	27.14	108.56
E1	23.72	28.91	115.64
E2	23.72	28.91	115.64
E3	23.72	28.91	115.64
F1	23.72	28.91	115.64
F2	23.72	28.91	115.64
F3	23.72	28.91	115.64
G1	23.72	28.91	115.64
G2	23.72	28.91	115.64
G3	23.72	28.91	115.64
G4	23.72	28.91	115.64
G5	23.72	28.91	115.64
G6	23.72	28.91	115.64
G7	23.72	28.91	115.64
G8	23.72	28.91	115.64
G9	23.72	28.91	115.64
G10	23.72	28.91	115.64
G11	23.72	28.91	115.64
G12	23.72	28.91	115.64
G13	23.72	28.91	115.64
G14	23.72	28.91	115.64
G15	23.72	28.91	115.64
G16	23.72	28.91	115.64
G17	23.72	28.91	115.64
G18	23.72	28.91	115.64
G19	23.72	28.91	115.64
G20	23.72	28.91	115.64
G21	23.72	28.91	115.64
G22	23.72	28.91	115.64
G23	23.72	28.91	115.64
G24	23.72	28.91	115.64
G25	23.72	28.91	115.64
G26	23.72	28.91	115.64
G27	23.72	28.91	115.64
G28	23.72	28.91	115.64
G29	23.72	28.91	115.64
G30	23.72	28.91	115.64
G31	23.72	28.91	115.64
G32	23.72	28.91	115.64
G33	23.72	28.91	115.64
G34	23.72	28.91	115.64
G35	23.72	28.91	115.64
G36	23.72	28.91	115.64
G37	23.72	28.91	115.64
G38	23.72	28.91	115.64
G39	23.72	28.91	115.64
G40	23.72	28.91	115.64
G41	23.72	28.91	115.64
G42	23.72	28.91	115.64
G43	23.72	28.91	115.64
G44	23.72	28.91	115.64
G45	23.72	28.91	115.64
G46	23.72	28.91	115.64
G47	23.72	28.91	115.64
G48	23.72	28.91	115.64
G49	23.72	28.91	115.64
G50	23.72	28.91	115.64
G51	23.72	28.91	115.64
G52	23.72	28.91	115.64
G53	23.72	28.91	115.64
G54	23.72	28.91	115.64
G55	23.72	28.91	115.64
G56	23.72	28.91	115.64
G57	23.72	28.91	115.64
G58	23.72	28.91	115.64
G59	23.72	28.91	115.64
G60	23.72	28.91	115.64
G61	23.72	28.91	115.64
G62	23.72	28.91	115.64
G63	23.72	28.91	115.64
G64	23.72	28.91	115.64
G65	23.72	28.91	115.64
G66	23.72	28.91	115.64
G67	23.72	28.91	115.64
G68	23.72	28.91	115.64
G69	23.72	28.91	115.64
G70	23.72	28.91	115.64
G71	23.72	28.91	115.64
G72	23.72	28.91	115.64
G73	23.72	28.91	115.64
G74	23.72	28.91	115.64
G75	23.72	28.91	115.64
G76	23.72	28.91	115.64
G77	23.72	28.91	115.64
G78	23.72	28.91	115.64
G79	23.72	28.91	115.64
G80	23.72	28.91	115.64
G81	23.72	28.91	115.64
G82	23.72	28.91	115.64
G83	23.72	28.91	115.64
G84	23.72	28.91	115.64
G85	23.72	28.91	115.64
G86	23.72	28.91	115.64
G87	23.72	28.91	115.64
G88	23.72	28.91	115.64
G89	23.72	28.91	115.64
G90	23.72	28.91	115.64
G91	23.72	28.91	115.64
G92	23.72	28.91	115.64
G93	23.72	28.91	115.64
G94	23.72	28.91	115.64
G95	23.72	28.91	115.64
G96	23.72	28.91	115.64
G97	23.72	28.91	115.64
G98	23.72	28.91	115.64
G99	23.72	28.91	115.64
G100	23.72	28.91	115.64

PARKING FLOOR	CAR	SCOOTER
STILT FLOOR	380	495
PODIUM FLOOR	235	157
BASEMENT FLOOR	405	360
TOTAL NO. PARKING	1,020	1,012

OPEN SPACE	AREA
01	610.90
02	2602.82
03	4,411.19
TOTAL	7,624.91

OPEN SPACE 1 CALC. :-	OPEN SPACE 2 CALC. :-	OPEN SPACE 3 CALC. :-
1) $0.50 \times 19.14 \times 32.00 = 306.24$	1) $2/3 \times 2.10 \times 5.72 = 8.01$	1) $0.50 \times 35.73 \times 5.92 = 105.76$
2) $0.50 \times 19.06 \times 31.97 = 304.67$	2) $0.50 \times 51.57 \times 24.55 = 633.02$	2) $0.50 \times 51.57 \times 24.55 = 633.02$
TOTAL = 610.90 SQ.M.	TOTAL = 610.90 SQ.M.	TOTAL = 610.90 SQ.M.
3) $0.50 \times 65.43 \times 17.55 = 574.15$	3) $0.50 \times 67.21 \times 5.35 = 179.79$	3) $0.50 \times 65.43 \times 17.55 = 574.15$
4) $0.50 \times 67.21 \times 27.53 = 925.15$	4) $0.50 \times 67.21 \times 27.53 = 925.15$	4) $0.50 \times 67.21 \times 27.53 = 925.15$
5) $0.50 \times 37.35 \times 5.01 = 93.56$	5) $0.50 \times 37.35 \times 5.01 = 93.56$	5) $0.50 \times 37.35 \times 5.01 = 93.56$
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PARKING REQUIREMENT STATEMENT:-		
WING	CAR	SCOOTER
WING AT A2,A3,UBCT,C2,C3 - COMPLETION TAXIN (NOT INCLUDED IN CALCULATION)		
D1	79	105
D2	79	105
D3	79	105