

अ.क्र. ५३ :- विकसनाच्या दिशाची धूळ प्रतिकूल उपाययोजना मनपाचे वेळोवेळी दिलेल्या निर्देशाप्रमाणे करणे विकसकावर बंधनकारक राहिल.  
 अ.क्र. ५४ :- मरद दिशाची प्रत्यक्ष काम करीत असताना मान्यता प्राप्त स्ट्रक्चरल इंजिनियर यांचे डिझाईननुसार अ.सी.सी. रिटेनिव बॉलचे काम करणे वीकेच आनुबाधुच्या मिल्करीना शोका निमाणे होणार नाही याची नोंद घ्याव्यात जबाबदारी अर्जावर / विकसक यांनी राहिल.  
 अ.क्र. ५५ :- प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ, रस्त्याचे बाजूने ५० मी. अंतरावर सी.सी.टी. व्ही. बायामेचे बसविलेले विकसकास बंधनकारक राहिल.  
 अ.क्र. ५६ :- नकाशात दर्शविलेले visitor बाह्यतक विकसकास विकता येणार नाही

F.S.I. STATEMENT

| NO FL.           | B/UP AREA AS PER P-LINE FOR COMMERCIAL | B/UP AREA AS PER P-LINE FOR RESIDENTIAL | PARKING AREA | REFUGE AREA | TENT'S | LIFT | FIRE LIFT |
|------------------|--|---|--------------|-------------|--------|------|-----------|
| BASEMENT-2       | 0.00                                   | 0.00                                    | 1165.20      |             |        |      |           |
| BASEMENT-1       | 0.00                                   | 0.00                                    | 1165.20      |             |        |      |           |
| GROUND           | 0.00                                   | 70.70                                   |              |             |        |      |           |
| FIRST            | 188.66                                 | 0.00                                    |              |             |        |      |           |
| SECOND           | 0.00                                   | 553.12                                  |              |             | 6      |      |           |
| THIRD            | 0.00                                   | 553.12                                  |              |             | 6      |      |           |
| FOURTH           | 0.00                                   | 553.12                                  |              |             | 6      |      |           |
| FIFTH            | 0.00                                   | 144.76                                  |              |             | 1      | 4.75 | 4.75      |
| SIXTH            | 0.00                                   | 144.76                                  |              |             | 1      |      |           |
| SEVENTH (REFUGE) | 0.00                                   | 144.76                                  |              | 27.10       | 1      |      |           |
| EIGHT            | 0.00                                   | 144.76                                  |              |             | 1      |      |           |
| NINTH            | 0.00                                   | 144.76                                  |              |             | 1      |      |           |
| TENTH            | 0.00                                   | 144.76                                  |              |             | 1      |      |           |
| ELEVENTH         | 0.00                                   | 144.76                                  |              |             | 1      |      |           |
| TWELFTH          | 0.00                                   | 144.76                                  |              |             | 1      |      |           |
| THIRTEENTH       | 0.00                                   | 122.66                                  |              |             | 1      |      |           |
| TOTAL            | 188.66                                 | 3010.80                                 | 2330.40      | 27.10       | 27     | 4.75 | 4.75      |
| TOTAL FSI AREA   | 3199.46                                |   |              |             |        |      |           |



D.P. LOCATION PLAN



GOOGLE LOCATION

Form of Statement 3 [Sr. No. 9 (g)]  
Area details of Apartment

| BUILDING NO.      | FLOOR NO.         | APARTMENT No  | Carpet Area | Open Bal., Dry Bal. & Enc. Bal Carpet Area |  |
|-------------------|-------------------|---|-------------|--|--|
|                   |                   |   | SQ.M.       | SQ.M.                                      |  |
| PROPOSED BUILDING | 1ST TO 13TH FLOOR | 201, 301, 401, 202, 302, 402, 602, 802, 702, 802, 902, 1002, 1102, 1202 | 62.32       | 8.85                                       |  |
|                   |                   | 203, 303, 403   | 61.74       | 7.34                                       |  |
|                   |                   | 204, 304, 404   | 62.38       | 9.14                                       |  |
|                   |                   | 205, 305, 405   | 78.57       | 10.75                                      |  |
|                   |                   | 206, 306, 406   | 61.76       | 7.70                                       |  |
|                   |                   | 1302  | 45.13       | 8.85                                       |  |
|                   |                   |   |             |  |  |
|                   |                   |   |             |  |  |
|                   |                   |   |             |  |  |
|                   |                   |   |             |  |  |

Form of Statement 2 [Sr. No. 9 (a)]

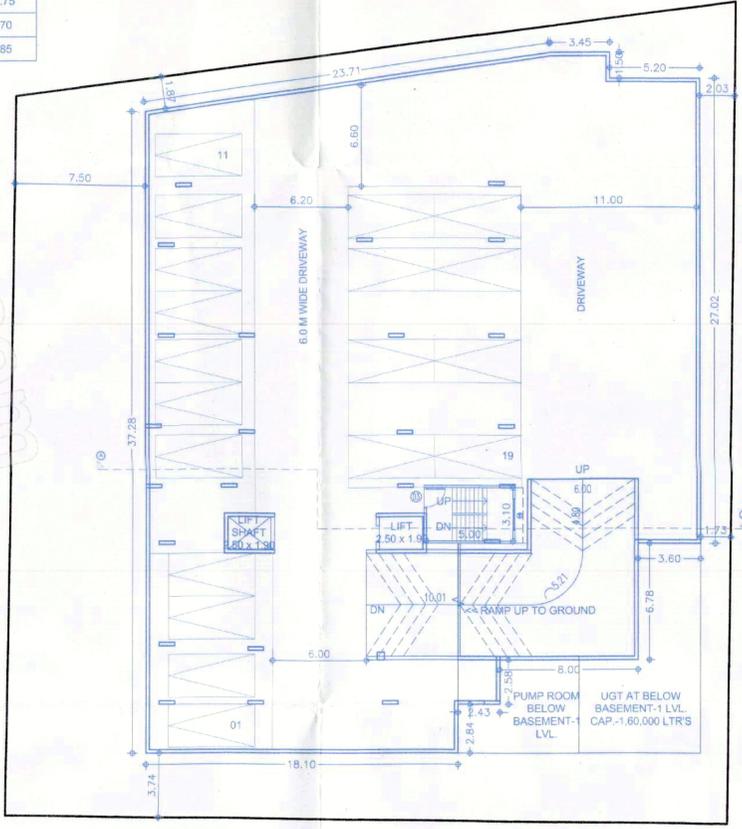
| Building No.      | Floor No.   | Total Built-up Area of floor, as per outer construction line. |
|-------------------|---|---|
| PROPOSED BUILDING | BASEMENT FLOOR  | 0.00  |
|                   | GROUND FLOOR  | 70.70   |
|                   | FIRST FLOOR   | 188.66  |
|                   | 2ND, 3RD, 4TH FLOOR                                       | 553.12 X 3 FL. = 1659.36                                      |
|                   | TYP. 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH FLOOR PLAN | 144.76 X 8 FL. = 1158.08                                      |
|                   | 13TH Floor  | 122.66  |
| TOTAL             |   | 3199.46   |

FORM OF STATEMENT 1 (TO BE PRINTED ON PLAN) [SR. NO. 8 (A) (III)]  
EXISTING BUILDING TO BE RETAINED

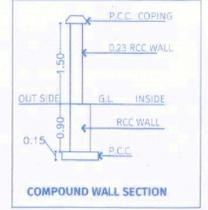
| Existing Building | Floor no. | Plinth Area | Total Floor area of Existing Building | Use / Occupancy Of Floors |
|-------------------|-----------|-------------|---------------------------------------|---------------------------|
| 1                 | 2         | 3           | 4                                     | 5                         |
| 0                 | 0         | 0           | 0                                     | 0                         |

WATER AREA CALCULATION

|   |   |        |         |
|---|---|--------|---------|
| AMOUNT OF WATER REQUIRED PER PERSON     | = | 45.00  | lts/day |
| FOR GROUND FLR (0.00/3)                 | = | 0.00   | NO'S    |
| FOR UPPER FLR'S (89.10/6)               | = | 14.85  | NO'S    |
| TOTAL NO'S OF PERSON'S                  | = | 15     | NO'S    |
| REQUIRED CAPACITY OF O.H.W.T. (A)       | = | 668    | lts/day |
| WATER REQUIRED PER FLAT (5PERSONS/FLAT) | = | 675.0  | lts/day |
| NO OF FLATS IN BLDG.                    | = | 27     | NOS.    |
| REQUIRED CAPACITY OF O.H.W.T. (B)       | = | 18225  | lts/day |
| REQUIRE TOTAL CAPACITY OF O.H.W.T.(A+B) | = | 18893  | lts/day |
| WATER REQUIRED FOR FIRE FIGHTING        | = | 25000  | lts/day |
| TOTAL WATER REQUIRED FOR O.H.W.T.       | = | 43893  | lts/day |
| PROVIDE CAPACITY TO O.H.W.T.            | = | 80000  | lts/day |
| REQUIRED CAPACITY TO U.G.W.T.           | = | 28340  | lts/day |
| WATER REQUIRED FOR FIRE FIGHTING UGT    | = | 75000  | lts/day |
| REQUIRE CAPACITY TO U.G.W.T.            | = | 103340 | lts/day |
| PROVIDED CAPACITY TO U.G.W.T.           | = | 160000 | lts/day |



BASEMENT-1 FLOOR PLAN



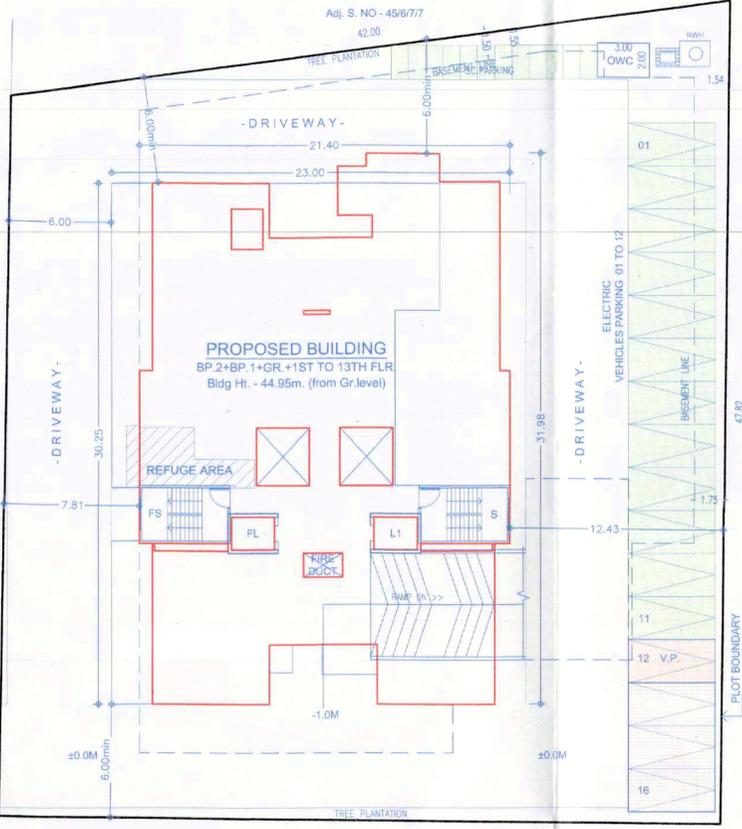
COMPOUND WALL SECTION



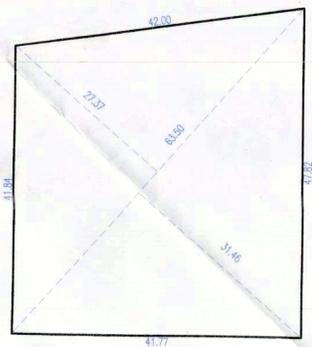
SECTION THROUGH U.G.R. WATER TANK

SCHEDULE OF OPENINGS

| TYPE | SIZE           | TYPE | SIZE           |
|------|----------------|------|----------------|
| RS   | WIDTH X HEIGHT | W1   | WIDTH X HEIGHT |
| R1   | 3.00 X 3.00    | W1   | 1.80 X 1.80    |
| D    | 1.05 X 2.30    | W2   | 1.50 X 1.80    |
| D1   | 0.90 X 2.30    | W3   | 1.20 X 1.80    |
| D2   | 0.75 X 2.30    | W4   | 0.90 X 1.80    |
| FD   | 1.80 X 2.30    | V    | 0.60 X 0.90    |
| SD   | 1.80 X 2.30    |      |                |
| OP   | 1.50 X 2.30    |      |                |



LAYOUT PLAN



PLOT AREA KEY PLAN

PLOT AREA CALCULATION

| AREA CALCULATION       | SQ.M      |
|------------------------|-----------|
| 1 63.50 X 27.37 X 0.50 | = 899.00  |
| 2 63.50 X 31.46 X 0.50 | = 998.86  |
| TOTAL AREA             | = 1897.86 |

TOTAL PARKING AREA STATEMENT

| TYPE OF FLAT   | NO OF FLAT | REQUIRED PARKING |
|--|------------|------------------|
|  |            | CAR SCOOTER      |
| 1 TENEMENT HAVING CARPET AREA 80.00-150.0 SQ.M.(1-3-0)                   | 0          | 0                |
| 2 TENEMENTS HAVING CARPET AREA 40.00-80.0 SQ.M.(1-5-0)                   | 27         | 14 68            |
| SHOP - FOR EVERY 100 SQ.M. CARPET AREA (2-6-0) --- SQ.M. (0 SAY)         | 0          | 0                |
| OFFICE - FOR EVERY 200 SQ.M. CARPET AREA (3-11-0) 89.10 SQ.M. (0 SAY)    | 1          | 3 11             |
| TOTAL  | 28         | 16 78            |
| 5% VISITOR PARKING   | 0          | 1 4              |
| REQUIRE PARKING  | 17         | 82               |
| PROPOSED PARKING (A)   | 25         | 118              |
| PROPOSED COMPOSITE PARKING (B) PER RULE - 8.1.1(V) (20x5 = 118 Scooters) | AS         | 20 0             |
| TOTAL PROPOSED PARKING (A+B)   | 45         | 0                |

TOTAL PARKING AREA STATEMENT

| VEHICLE  | SIZE      | VEHICLE AREA REQUIRED | VEHICLE NO | AREA PROVIDED |
|----------|-----------|-----------------------|------------|---------------|
| CARS     | 2.5X5.00  | 12.50                 | 45         | 562.50        |
| SCOOTERS | 1.00X2.00 | 2.00                  | 0          | 0.00          |
| TOTAL    |           |                       |            | 562.50        |

REQ. ELECTRIC VEHICLES PARKING 25% ON TOTAL = 25% OF 45 = 12 Nos  
 PROP. ELECTRIC VEHICLES PARKING 25% ON TOTAL = 12 Nos

DATE & STAMP OF APPROVAL

Sanctioned No. B.P./punawale/21/0224  
 Subject to conditions mentioned in the Office Order No. 21/19/24  
 Pimpri  
 Date: 21/12/2024



O. C. Signed by  
 Ward Officer  
 For Ward Officer  
 D: Ward  
 PCMC, Chinchwad, Pune-411 033.

A AREA STATEMENTS

| Sl. No. | Description  | SQ.M    |
|---------|--|---------|
| 01      | Area of Plot (Minimum area of a, b, c to be considered)                                | 1806.00 |
| (a)     | As per ownership document (7/12, CTS extract)  | 1806.00 |
| (b)     | As per measurement sheet   | 1867.85 |
| (c)     | As per site  | 1879.33 |
| 02      | Deductions for:  | --      |
| (a)     | Proposed D.P. / D.P. Road widening Area/Service Road/ Highway widening                 | 0.00    |
| (b)     | Any D.P. Reservation area  | 0.00    |
| (c)     | As per site  | 0.00    |
| 03      | GROSS Area of the plot (01 - 02)   | 1806.00 |
| 04      | Amenity Space (if applicable)  | --      |
| (a)     | Required   | 0.00    |
| (b)     | Adjustment of 2(b), if any   | 0.00    |
| (c)     | Proposed   | 0.00    |
| 05      | Net Plot Area (3-4(c))   | 1806.00 |
| 06      | Recreation Open Space (if applicable)  | --      |
| (a)     | Required 10%   | 0.00    |
| (b)     | Proposed   | 0.00    |
| 07      | Internal Road area   | --      |
| 08      | Plotable area (if applicable)  | 1806.00 |
| 09      | Built up area with reference to Basic F.S.I. as per front road width (1:10 FSI)        | 1995.60 |
| 10      | Addition of FSI on payment of premium  | 0.00    |
| (a)     | Maximum permissible premium FSI (0.50) - based on road width / TOD Zone.               | 903.00  |
| (b)     | Proposed FSI on payment of premium   | 0.00    |
| 11      | In-situ FSI / TDR loading  | --      |
| (a)     | Permissible TDR area (1806.00 X 0.90)  | 1625.40 |
| (b)     | In-situ area against D.P. road (2a x 2.00)   | 0.00    |
| (c)     | Total in-situ / TDR loading proposed Newly Proposed loading                            | 0.00    |
| (c1)    | Regular T.D.R 90% (1625.40x0.90) = 1462.86   | 0.00    |
| (c2)    | Slum T.D.R 10% (1625.40x0.10) = 162.54   | 0.00    |
| (c)     | Total in-situ / TDR loading proposed (11(c1)+(c2))                                     | 0.00    |
| 12      | Additional FSI area under Chapter No. 7 (Incentive Green FSI-0.05x0.90)                | 0.00    |
| 13      | Total entitlement of FSI in the proposal   | 0.00    |
| (a)     | [B = 10(0.11)(C)] or 12 whichever is applicable  | 1995.60 |
| (b)     | Commercial Ancillary Area FSI upto 80% With Payment of charges. (189.861.2x10.81x0.8)  | 83.85   |
| (c)     | Residential Ancillary Area FSI upto 90% With Payment of charges. (3010.81x0.1817x0.9)  | 1129.05 |
| (d)     | Total entitlement Area (B+C+D)   | 3199.50 |
| 14      | Maximum utilization limit of F.S.I. (Building potential) Permissible as per Road width | 4.00    |
| 15      | Total Built-up Area in proposal. (excluding area at Sr.No.7b)                          | --      |
| (a)     | Existing Built-up Area/As per old rule   | 0.00    |
| (i)     | Completed  | 0.00    |
| (ii)    | Residential  | 0.00    |
| (iii)   | Commercial   | 0.00    |
| (b)     | Proposed Built-up Area (as per 'P-line')   | 3199.46 |
| (i)     | Residential  | 3199.46 |
| (ii)    | Commercial   | 0.00    |
| (c)     | Total Built-up Area (a+b)  | 3199.46 |
| 16      | F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)                  | 1.77    |
| 17      | Area for Inclusive Housing, if any   | --      |
| (a)     | Required (20% of Sr.No.3)  | 0.00    |
| (b)     | Proposed   | 0.00    |

B CERTIFICATE OF AREA  
 Certified that the Plot under reference was surveyed by me on ... and the dimensions 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 document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.  
 Sign of the Architect

C OWNER'S DECLARATION  
 I/we undersigned hereby confirm that, I/we would abide by plans sanctioned by P.C.M.C. I/we would execute the structure as per sanctioned plans. Also I/we would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.  
 Sign of the Owner

D LEGEND  
 Plot Boundary: Black  
 Proposed Work: Red  
 Drainage Line: Red Dotted  
 Water Line: Black Dotted  
 Existing to be retained: Hatched  
 Demolitions: Yellow hatched

E PROJECT TEAM

|    |                       |                          |
|----|-----------------------|--------------------------|
| 01 | Concept Designers     | Vka architecture         |
| 02 | IGBC Consultant       | Vke environmental        |
| 03 | Structural Consultant | Alay (Shriam) Associates |
| 04 | Plumbing Consultant   | Skyline Mep Consultants  |
| 05 | Electrical Consultant | Skyline Mep Consultants  |
| 06 | Fire Consultant       |                          |
| 07 | HVAC Consultant       |                          |

F JOB TITLE / SITE ADDRESS  
 PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON S. NO - 45/6/7/6 & 45/6/7/7 OF MAUJE PUNAWALE, VILLAGE-MULSHI PUNE

G OWNER NAME AND SIGNATURE  
 M/S SHASHWAT HEIGHTS THROUGH ITS PARTNER  
 Mr. SHRIKANT BHASKAR SURYAVANSHI

H ARCHITECT  
 Hrishikesh Kulkarni - CA/2002/29235  
 Vka architecture  
 5th Floor, Neelganga Avenue, Sr. No. 103 (opp. C.T. No. 285), S.B. Road Near ICC Trade Tower, Sakinaka, Pune-411 016.  
 P: +91 20 6620 8866  
 E: mail@vkaarch.com  
 W: www.vkaarch.com

FOR BUILDING PERMISSION

|                 |                        |
|-----------------|------------------------|
| Sanctioned By   | 2562                   |
| Sanctioned Date | 22/01/2024             |
| Scale           | 1:200 at A1-Paper Size |
| Project No.     | 206                    |
| Block           | B                      |