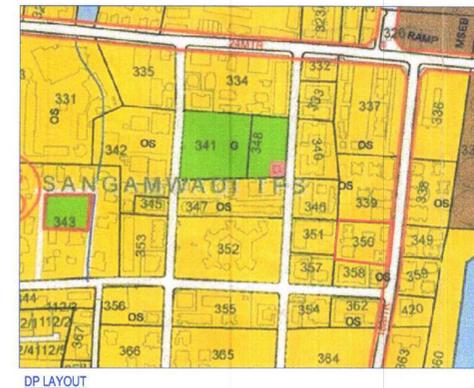
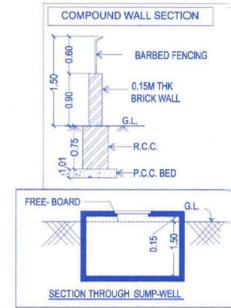


FSI STATEMENT					
BUILDING	FLOOR	HEIGHT	BIUP	LIFT	TENEMENT
A	B+P+21	69.95	6443.48	9.16	73
B	B+G+U.G.+20	69.95	6397.27	22.59	54
<b>TOTAL</b>			<b>12840.75</b>	<b>31.75</b>	<b>127</b>

FSI STATEMENT (TOWER A)					
FLOOR	BIUP AREA	LIFT	TENEMENT		
FIRST	342.18		4		
SECOND	283.69		4		
THIRD	317.20		4		
FOURTH	317.20		4		
FIFTH	317.20		4		
SIXTH	317.20		4		
SEVENTH (REFUGE)	317.32		4		
EIGHTH	316.52		3		
NINTH	327.49		4		
TENTH	327.49		4		
ELEVENTH	327.49	(1.82 X 1.92) + (2.95 X 1.92)	4		
TWELFTH (REFUGE)	327.69		4		
THIRTEENTH	327.49		4		
FOURTEENTH	327.49		4		
FIFTEENTH	325.00		3		
SIXTEENTH	325.00		3		
SEVENTEENTH (REFUGE)	324.83		3		
EIGHTEENTH	325.00		3		
NINETEENTH	325.00		3		
TWENTIETH	325.00		3		
TWENTY FIRST FLOOR (RECREATIONAL FLOOR)	0.00		0		
<b>TOTAL</b>	<b>6443.48</b>		<b>9.16</b>	<b>73</b>	

FSI STATEMENT (TOWER B)					
FLOOR	COMMERCIAL BIUP AREA	RESIDENTIAL BIUP AREA	TOTAL BIUP AREA	LIFT	TENEMENT S
GROUND	542.68	-	542.68		0
UPPER GROUND	481.98	-	481.98	1.20 X 1.20 X 8	0
FIRST	-	401.45	401.45		3
SECOND	-	390.10	390.10		3
THIRD	-	390.10	390.10		3
FOURTH	-	390.10	390.10		3
FIFTH	-	390.10	390.10		3
SIXTH	-	390.10	390.10		3
SEVENTH (REFUGE)	-	373.21	373.21		2
EIGHTH	-	390.10	390.10		3
NINTH	-	390.10	390.10		3
TENTH	-	390.10	390.10		3
ELEVENTH	-	390.10	390.10	2.70 X 2.05 X 2	3
TWELFTH (REFUGE)	-	373.21	373.21		2
THIRTEENTH	-	390.10	390.10		3
FOURTEENTH	-	390.10	390.10		3
FIFTEENTH	-	390.10	390.10		3
SIXTEENTH	-	390.10	390.10		3
SEVENTEENTH (REFUGE)	-	373.21	373.21		2
EIGHTEENTH	-	390.10	390.10		3
NINETEENTH	-	390.10	390.10		3
TWENTIETH (RECREATIONAL FLOOR)	-	0.00	0.00		0
<b>TOTAL</b>	<b>1024.64</b>	<b>7372.83</b>	<b>8397.27</b>		<b>54</b>

PARKING STATEMENT					
	TOTAL NO FLATS	REQUIRED PARKING		PROVIDED PARKING	
		CAR	SCOOTER	CAR	SCOOTER
RESIDENTIAL	1 TENEMENT HAVING CARPET AREA 80.00 TO 150.00 SQ M (1:1)	54	54	54	54
	2 TENEMENT HAVING BIUP AREA UPTO 40.00 TO 80.00 SQ M (1:2)	73	37	73	38
MERCANTILE	FOR EVERY 100 SQM CARPET AREA (2:6)	1024.64	20	61	21
<b>TOTAL</b>			111	188	114
VISITOR PARKING	5% PARKING OF RESIDENTIAL FOR VISITORS	6	10	6	10
<b>TOTAL</b>			117	198	120
			X	X	X
			12.50	2.00	12.50
			1482.50	396.00	1500.00
			1858.50		1500.00
<b>TOTAL PROVIDED PARKING</b>					1500.00



STAMP OF APPROVAL  
LAYOUT

01/10

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 21.82/23

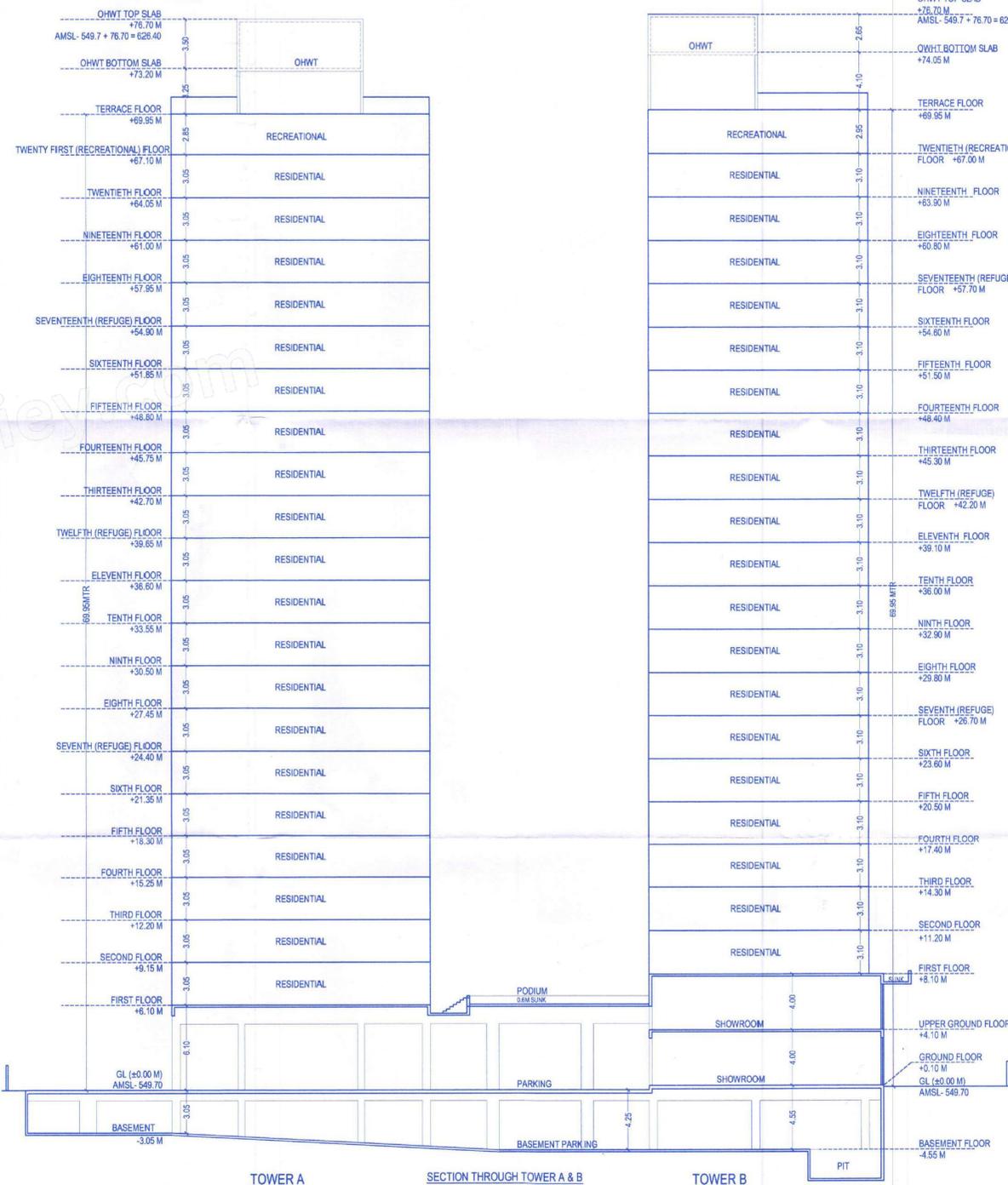
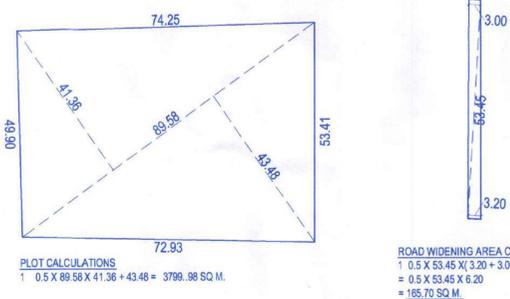
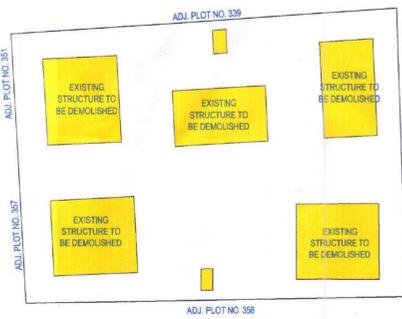
BUILDING INSPECTOR  
PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER  
PUNE MUNICIPAL CORPORATION

PUNE MUNICIPAL CORPORATION  
BUILDING CONTROL DEPARTMENT  
APPROVED

TDR UTILIZATION					
S.NO.	DRC NO.	TYPE OF TDR	TDR ZONE/READY CHECK OWNER RATE	AREA OF TDR PURCHASED (IN SQ.M.)	AREA OF TDR UTILIZED AFTER INDEXATION (IN SQ.M.)
1	004484	SLUM TDR		35690	45.8
2	004516	SLUM TDR	C ZONE	84	70
3	004495	SLUM TDR	C ZONE	1198.8	998.62
4	005516	REGULAR TDR		27.370	229.19
5	002201	REGULAR TDR		6165	233
6	008071	REGULAR TDR		17330	111
7	004367	REGULAR TDR		43640	118
8	005913	REGULAR TDR		25470	99
<b>TOTAL</b>				<b>2237.60</b>	<b>1884.56</b>

FSI-NON FSI STATEMENT	
1 FSI AREA	14840.75
2 NON FSI AREA	
GROUND	2308.00
RESL. TOWER B LOBBY	43.34
PODIUM	519.37
REFUGE FLOOR	111.18
20TH TERRACE	200.00
21ST TERRACE	119.30
RECREATIONAL FLOOR	319.30
OHWT	117.69
TRANSFORMER	36.00
STP	30.00
<b>TOTAL</b>	<b>18644.93</b>



S.No.	AREA STATEMENT	AREA
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	3753.46
a	AS PER OWNERSHIP DOCUMENT (B FORM)	3753.46
b	AREA AS PER DEMARCATION	3759.96
c	AS PER PREVIOUS SANCTION	3753.46
2	DEDUCTION FOR	
a	ROAD WIDENING AS PER 2017 SANCTIONED DP	165.70
b	AREA UNDER NALA GARDEN	0
c	AREA UNDER RESERVATION	0.00
	TOTAL (a+b+c)	165.70
3	BALANCE PLOT AREA (1-2)	3587.76
4	AMENITY SPACE (IF APPLICABLE)	0.00
5	NET PLOT AREA (S.NO.3-4)	3587.76
6	RECREATIONAL OPEN SPACE 10% (S.NO.3 X 10%)	0.00
7	INTERNAL ROAD	0.00
8	PLOTTABLE AREA	
9	BIUP AREA WITH REFERENCE TO BASIC FSI AS PER ROAD WIDTH (S.NO. 8 X 1.10)	3946.54
10	PERMISSIBLE PAID FSI (90.00% X S.NO. 1)	1876.73
11	IN-SITU FSI/TDR LOADING	
a	AREA AGAINST DP ROAD (2 X S.NO. 02a)	331.40
b	30% FREE FSI ON EXISTING BIUP AREA OF BUILDING ABOVE 30 YEARS (2489.20X 30%)	1048.76
c	GREEN FSI (IGBC SILVER RATING 3%)	118.40
d	PERMISSIBLE TDR AREA (S.NO.1 X 0.9-111a-111b)	1996.95
12	TDR AREA UTILIZED	1884.56
13	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
a	S.NO.9 + 10a + 11a + 11b + 12	9204.38
b	ANCILLARY FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	5636.46
b1	ANCILLARY FSI FOR COMMERCIAL (1024.64/1.8 + 569.24 X 80%)	455.40
b2	ANCILLARY FSI FOR RESIDENTIAL (S.NO.13a - 569.24) X 60%	5181.08
c	TOTAL ENTITLEMENT (13a+13b)	14840.86
14	MAXIMUM UTILIZATION LIMIT OF FSI/BUILDING POTENTIAL (S.NO. 1 X 2.5 X 1.6)	15013.84
15	TOTAL BUILT-UP AREA IN PROPOSAL	14840.75
a	EXISTING BUILT-UP AREA	0.00
b	PROPOSED BUILT-UP AREA	14840.75
c	TOTAL (a+b)	
16	FSI CONSUMED (15/13)	1.00

**TENEMENT STATEMENT**

A. TENEMENT PERMISSIBLE @ 250 PER HECTARE

B. TENEMENT PROPOSED

**LEGEND**

BLACK	PLOT BOUNDARY	BLACK DOTT	DRAINAGE LINE
RED	PROPOSED WORK	RED DOTT	WATER LINE
YELLOW HATCH	EXISTING WORK TO BE DEMOLISHED.		
HATCH	EXISTING WORK TO BE RETAINED.		

**BRIEF SPECIFICATION**

A. R.C.C. FRAMED STRUCTURE.  
B. EXT. WALLS & INT. WALLS 125 THK.  
C. INT.PLASTER NEERU FINISH. EXT. SAND FACED.

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SERVEYED BY ME AND THE DIMENSIONS OF SIDES OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPT. / CITY SURVEY RECORD.

**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.

**PROJECT**

PROPOSED RESIDENTIAL PROJECT AT S.NO. 32/6, FINAL PLOT NO. 350, SANGAMWADI, T.P. SCHEME, GHORPADI, PUNE-01.

**OWNERS**

MEERANAGAR CO-OP HSG. SOC.  
PAH-KPSO DEVELOPMENT VENTURES LLP  
MR. VIJAYKUMAR MUNICH  
VIMOND REALTY, 3RD FLOOR, ARVISHWA, LANE NO. 5, KOREGAON PARK, P.J.A.E - 411001

**DESIGNER**

GOHAD ARCHITECTS  
R.A. GOHAD  
ARCHITECTS, URBAN PLANNERS AND VALUERS  
101/101A, 1ST FLOOR, PUNE SOCIETY, 30/14, ERANDIYANA CO-OP. HSG. SO. SOCIETY, SEWEE GARDEN, PATILNARWANIBALIG, ERANDIYANA, PUNE-411004. Ph: 2543 0362, 2540 0283, 9890 97267. E-mail: shankar@gohad.com

**JOB NO.** 251 **DATE** 06.12.2023 **SCALE** 1:200 **NORTH** W **DRAWN** MANISHA **CHECKED** S.N.G.

