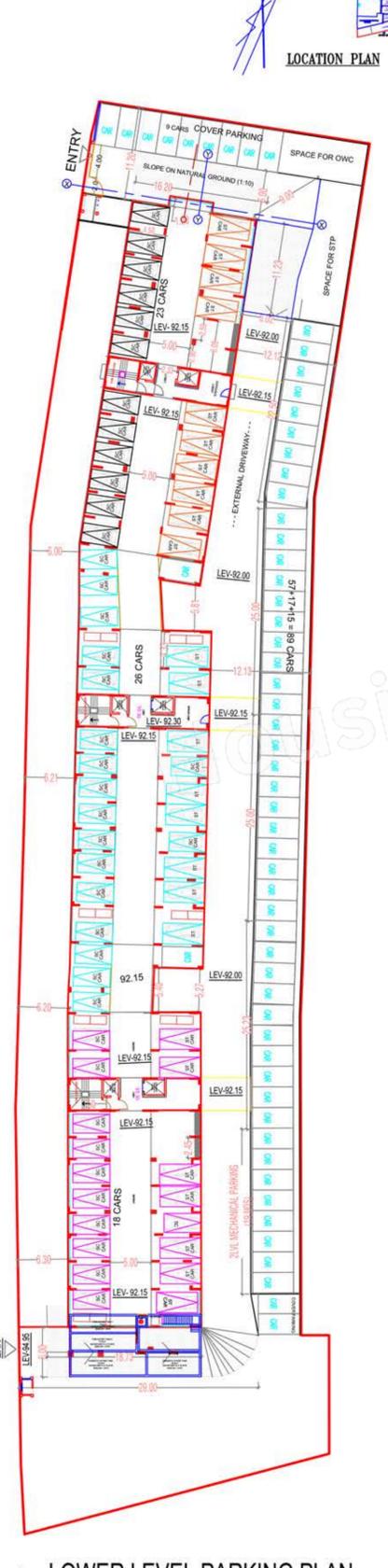
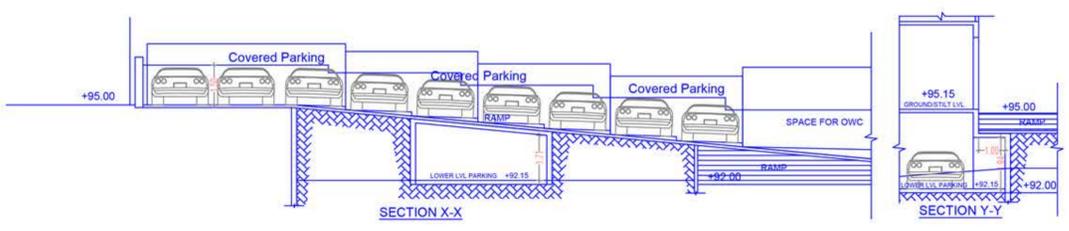


Signature valid
Digitally signed by Pravin Laxman Nikam
Date: 2023.05.23 18:23:13 IST
Reason: Approved Drawing Plan
Location: Vadgaon Tal. Mahaval Nagar
Panchayat

AREA STATEMENT		SQ.M.
1	PLOT -A (ASPER LAYOUT)	5185.16
2	AREA UNDER PLOT -A	5185.16
3	PERMISSIBLE BASIC FSI (1.10)	5703.68
4	PROPOSED BASIC FSI	5703.68
5	PERMISSIBLE PREMIUM PAID FS (0.30+1.10)	7259.22
6	PROPOSED PREMIUM	7259.22
7	TOTAL PERMISSIBLE FS (3+6)	12962.90
8	PERMISSIBLE ANCILLARY FS (0.60) RESI	7585.97
9	PROPOSED ANCILLARY FS (RESI.)	7494.17
10	PERMISSIBLE ANCILLARY FS (0.80) COMM	255.66
11	PROPOSED ANCILLARY FS (COMM)	161.41
12	TOTAL PERMISSIBLE INCLUDING ANCILLARY(7+9+11)	20712.73
13	TOTAL PROPOSED COMM.FSI.	509.99
14	TOTAL PROPOSED RESIDENTIAL FSI	20200.27
15	TOTAL PROPOSED FSI (13+14)	20710.26
16	OPEN SPACE AREA	576.17
17	PERMISSIBLE FSI FOR CLUB HOUSE	86.48
18	PROPOSED CLUB HOUSE	85.62



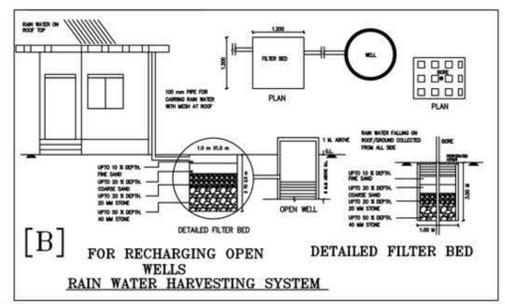
Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building (on serial no 1)	Ancillary Area 60% of (2+3+4+6)	Ancillary Area 30% of (2+3+4+5)	Total	Inclusive Housing (20% if Applicable)	Drawing Value
9.1 Permissible Index	1.10	1.40	0.00	0.00	0.00	0.00	3.60	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	1.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Pline Area)	5703.67	7259.22	0.00	0.00	7585.97	255.66	20804.52	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	5703.67	7259.21	0.00	0.00	7585.97	161.41	20710.26	0.00	20710.26
9.6 Index Consumed	1.09	1.39	0.00	0.00	0.00	0.00	2.49	0.00	0.00

SR. NO	BLDG NOS	FLOOR	HT. OF BLDG. IN (M)	FLOOR AREA COMME.	FLOOR AREA RESL.	TOTAL FSI PER BLDG Sq.Mtr.	LIFT	FIRE LIFT	TOTAL B/UP PER BLDG Sq.Mtr.	SHOP	TENA.	BELOW 50,000 SQ.M.	BELOW 30.00 SQ.M.	PERCENT								
1	A	L.G.+GR.FL+12 FL.	41.25M	152.11	6671.62	6823.73	3.60	4.58	6831.91	11	95	95	0	57								
2	B	L.G.+GR.FL+12 FL.	41.25M	188.97	6671.62	6860.59	3.60	4.58	6868.77	12	95	95	0	-								
3	C	L.G.+GR.FL+12 FL.	41.25M	168.91	6857.03	7025.94	3.60	4.58	7034.12	12	143	0	143	43								
4	CLUB HOUSE	G+1 FL.	6.75M	85.62	0.00	85.62	0.00	0	85.62	0	0	0	0	0								
TOTAL AREA											595.61	20200.27	20796	11	13.7	20820.42	35	333	190	143	100	
NET TOTAL BUILTUP AREA											20795.88											
REFUGE AREA																138.72						
GROUND FLOOR PARKING AREA																1219.9						
LOWER GROUND PARKING AREA																2019.44						
NET TOTAL BUILTUP AREA																24198.48						

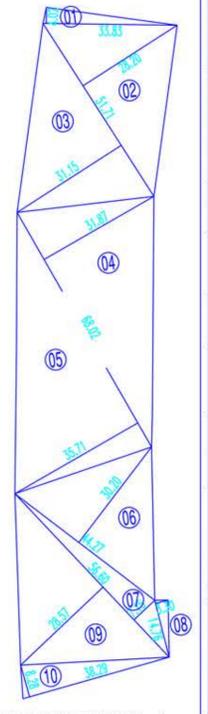
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING			PROPOSED PARKING			NO OF FLAT	REQUIRED PARKING			PROPOSED PARKING	TOTAL						
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER		CAR	SCOOTER	CAR			SCOOTER					
For every two tenements with each tenement carpet area equal to or above 40 sq.m. but less than 80 sq.m.	95	48	48	240	60	110	95	48	48	240	59	125	0	0	0	0	41	126	
For every two tenements with each tenement carpet area less than 40 sq.m but equal to or above 30 sq.m	0	0	0	0	0	0	0	0	0	0	143	72	0	4	41	126			
For every 100 sq.m carpet area or fraction thereof	122	2	2	6	2	6	151	2	2	6	3	9	136	1	2	6	3	8	
TOTAL		53	258	62	116		53	261	62	134		3	296	44	134				
AS PER TABLE NO.8C		0.4	21	258	62	116	0.4	21	261	62	134	0.4	1	296	44	134			
Total Car Required																			44
Total Car Proposed																			100
Total Scooter Required																			415
Total Scooter Proposed																			384
384 Scooter shown on Ground II & Lower Ground II Level. Remaining, 444 Scooter parking converted in 74 car parking (As per UIDCP rule no.8.1.1).																			

Building Name	USE	REQ. RATIO		NO OF Tenants	PRP. RATIO	
		car	scoter		car	scoter
BUILDING C	Residential	0	4	143	0	286
BUILDING C	commercial	2	6	136	2.72	8.16
BUILDING B	Residential	1	5	95	47.5	237.5
BUILDING B	commercial	2	6	151	3.02	9.06
BUILDING A	Residential	1	5	95	47.5	237.5
BUILDING A	commercial	2	5	122	2.44	6.1
Total					103.18	784.32
Visitors parking(5%)					4.75	38.05
Total					107.93	822.37

Building Name	Required	Proposed		Status	
		Car/Mini Bus	Scooter		
Total	43	329	168	383	OK



OPEN SPACE -01 AREA CALCULATION		SQ.M.
01	= 1 X 37.48 X 8.46 X 0.5	= 158.54
02	= 1 X 38.76 X 10.26 X 0.5	= 198.84
03	= 1 X 38.76 X 7.01 X 0.5	= 135.85
04	= 1 X 16.75 X 2.57 X 0.5	= 21.49
05	= 1 X 16.75 X 7.37 X 0.5	= 61.72
NET AREA		576.45



Proforma / Area Statement		
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.		5185.16
(a) As per ownership document (7/12, CTS extract)		5185.16
(b) as per TILR or City Survey measurement sheet		5185.16
(c) as per Demarcated drawing area		5761.71
LESS		
2. Area not in possession		0.00
3. Entire area (1-2)		5185.16
4. 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
(Total a+b)		0.00
5. Balance area of plot (3-4)		5185.16
6. Amenity Space		0.00
(Applicable if (1) > 20000 sqmt		-
(Required - (a) Upto 20000 sqmt - Nil		-
(b) Above 20000 sqmt - (a) + 5% of Total area		0.00
7. Net Plot Area (5-6)		5185.16
8. Recreational Open Space		-
(a) If area (6) is more than 4000 sqmt - 10% of (6) is required.		518.51
Proposed		576.15
(b) If area is less than 4000 sqmt - Check -		-
i) If it is full number like 1.2,125,419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required		-
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc. then recreational open space is required		-
(A) 10% Subject to minimum 200 sqmt		0.00
Proposed		576.15
(B) Exemption to leave open space subject to availing basic F.S.I. of 75%		-
(C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.		-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-03-01 and the dimensions of sides etc. of the plotted out 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 Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
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) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Owner details		
Owner Name	Postal Address	Contact Number
NAIKNABARE TOWNSHIP LLP	94/108 Sorjali Bunglow Lane No 15 Prabhath Road, Deccan Gymkhana, Pune City, Pune-411004 Mahara shting	8378979368
RANUJI DATTALJI NAIKNAVARE	12044 GHOLE ROAD, SHIVAJI NAGAR, PUNE-411 004, SHIVAJI	8308843291
HEMANT DATTALJI NAIKNAVARE	12044 GHOLE ROAD, SHIVAJI NAGAR, PUNE-411 004, SHIVAJI	9822035850

Postal Address : 94/108 Sorjali Bunglow Lane No 15 Prabhath Road, Deccan Gymkhana, Pune 12044, GHOLE ROAD, SHIVAJI NAGAR, PUNE-411 004.

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed BUILDING ON CTS. NO./SURVEY NO.-SR NO 129

SITE ADDRESS :
S.No 129/1/2/1/3/1/4/6/OPENSPACE PLOT A AT VILLAGE- VADGAON, TAL.-MAVAL, DIST.-PUNE.

Name of Architect : GAURI HEMANT NAIKNAVARE
ADDRESS OF OFFICE :
12044, GHOLE ROAD, SHIVAJI NAGAR, PUNE -411004

OWNERS SIGN -
Verified by applicant:
Signature valid
Digitally signed by Pravin Laxman Nikam
Date: 2023.05.23 18:23:13 IST
Reason: Approved Drawing Plan
Location: Vadgaon Tal. Mahaval Nagar
Panchayat

SCALE - 1:100
Date: 12/04/23
JOB NO - NPVM-22-ENTRY-66@CHECK BY -
SUBMISSION DRAWING