

Approved as amended in...
 subject to conditions mentioned in Annexure 'A'
 of letter No. B.M.R.D. No. 906/2023/102451
 S. No./G. No./CTS No. 9245-4
 Dated 15/10/2023
 Metropolitan Commissioner and
 Chief Executive Officer
 Pune Metropolitan Regional Development Authority, Pune.

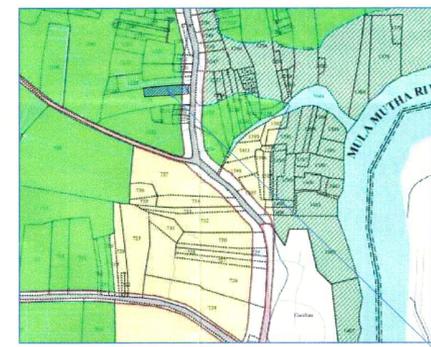


FORM OF STATEMENT 2 [SR. NO. 11 (A)] PROPOSED BUILDING

| Building No. | Floor No. | Total Built-up Area of floor. (3) | | BALCONY AREA WITHIN 15% (4) | | Excess balcony area counted in F.S.I. | Double height terrace area within 20% | Excess Double height terrace area counted in F.S.I. | TOTAL PROPOSED B/UP AREA | UNIT | LIFT AREA | REGULAR STAIRCASE | FIRE STAIRCASE |
|--------------|--------------|-----------------------------------|-------------|-----------------------------|----------|---------------------------------------|---------------------------------------|---|--------------------------|-------|-----------|-------------------|----------------|
| | | COMMERCIAL | RESIDENTIAL | PERMISSIBAL | PROPOSED | | | | | | | | |
| A WING | 2 | COMMERCIAL | RESIDENTIAL | PERMISSIBAL | PROPOSED | 5 | 6 | 7 | (3+5+7) | | | | |
| | GR. FLOOR | 138.97 | 0 | 0 | 0 | 0 | 0 | 0 | 138.97 | | | | |
| | STILT FLOOR | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 | | | | |
| | 1ST FLOOR | 146.63 | 286.22 | 64.93 | 53.91 | 0.00 | 0.00 | 0.00 | 432.85 | 5 | | 37.66 | 15.41 |
| | 2ND FLOOR | 146.63 | 286.22 | 64.93 | 53.91 | 0.00 | 0.00 | 0.00 | 432.85 | 5 | | 37.66 | 15.41 |
| | 3RD FLOOR | 0.00 | 420.18 | 63.03 | 62.69 | 0.00 | 0.00 | 0.00 | 420.18 | 7 | | 21.22 | 15.41 |
| | 4TH FLOOR | 0.00 | 420.18 | 63.03 | 62.69 | 0.00 | 0.00 | 0.00 | 420.18 | 7 | | 21.22 | 15.41 |
| | 5TH FLOOR | 0.00 | 420.18 | 63.03 | 62.69 | 0.00 | 0.00 | 0.00 | 420.18 | 7 | | 21.22 | 15.41 |
| | 6TH FLOOR | 0.00 | 420.18 | 63.03 | 62.69 | 0.00 | 0.00 | 0.00 | 420.18 | 7 | | 21.22 | 15.41 |
| | 7TH FLOOR(F) | 0.00 | 416.75 | 62.51 | 62.50 | 0.00 | 0.00 | 0.00 | 416.75 | 7 | | 21.22 | 15.41 |
| | 8TH FLOOR | 0.00 | 420.18 | 63.03 | 62.69 | 0.00 | 0.00 | 0.00 | 420.18 | 7 | | 21.22 | 15.41 |
| | TOTAL | 432.23 | 3090.09 | 507.50 | 483.77 | 0.00 | 0.00 | 0.00 | 3522.32 | 52.00 | 10.95 | 202.64 | 123.28 |

Table No 7 Off Street Parking Spaces (WING A + B)

| Sr. No. | PARKING BY RULE | Area / Sqm. | CAR | SCOOTER | CYCLE |
|---------|---|-------------|-----|---------|-------|
| 1 | Comm. 100.00sq.m. built up area or fraction thereof | 100 | 1 | 4 | 4 |
| 2 | (a) 2 Tenements having built-up area more than 100sq.m. | 2 | 2 | 2 | 2 |
| 3 | (b) 3 Tenements having built-up area between 50 to 100sq.m. | 3 | 1 | 4 | 4 |
| 4 | (c) 4 Tenements having built-up area upto 50 sq.m. | 4 | 0 | 5 | 5 |

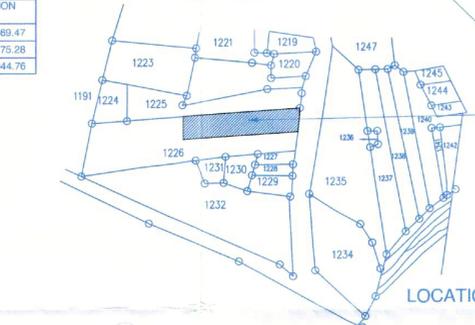


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|--------------|--------------|-----------------------------------|-------------|-----------------------------|----------|---------------------------------------|---------------------------------------|---|--------------------------|------|------------------|-------------------|----------------|
| | | COMMERCIAL | RESIDENTIAL | PERMISSIBAL | PROPOSED | | | | | | | | |
| B WING | 2 | COMMERCIAL | RESIDENTIAL | PERMISSIBAL | PROPOSED | 5 | 6 | 7 | (3+5+7) | | | | |
| | GROUND FLOOR | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 | | | | |
| | STILT FLOOR | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 | | | | |
| | 1ST FLOOR | 0.00 | 404.51 | 60.88 | 60.14 | 0.00 | 0.00 | 0.00 | 404.51 | 7 | 3.65+5.00 = 8.65 | 19.26 | 15.41 |
| | 2ND FLOOR | 0.00 | 138.97 | 20.85 | 15.07 | 0.00 | 0.00 | 0.00 | 138.97 | 2 | | 19.26 | 15.41 |
| | TOTAL | 0.00 | 543.48 | 81.52 | 75.21 | 0.00 | 0.00 | 0.00 | 543.48 | 9.00 | 8.65 | 38.52 | 30.82 |

FSI + NON FSI AREA

| SR. NO | DESCRIPTION | AREA(SQ.M) |
|--------|----------------------------------|------------|
| 1 | FSI AREA | 4065.80 |
| 2 | NON-FSI | 344.76 |
| 2.1 | OPEN BALCONY | 568.30 |
| 2.2 | REGULAR STAIRCASE | 241.16 |
| 2.3 | FIRE STAIRCASE | 154.10 |
| 2.4 | TERRACE AREA | 824.69 |
| 2.5 | REFUGE AREA | 21.46 |
| 2.6 | PARKING AREA | 973.96 |
| 3 | ANY OTHER | |
| 3.1 | CLUB HOUSE | 51.70 |
| 3.2 | LIFT AREA | 19.60 |
| 3.3 | SERVICES (UGWT, TRANSFORMER ETC) | 240.00 |
| 4 | TOTAL NON-FSI | 3094.97 |
| 5 | F.S.I + NON F.S.I | 7160.77 |

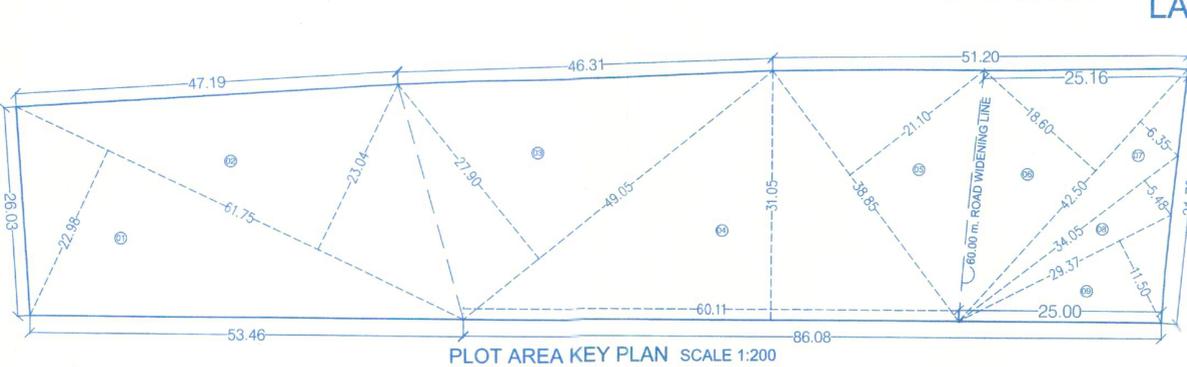
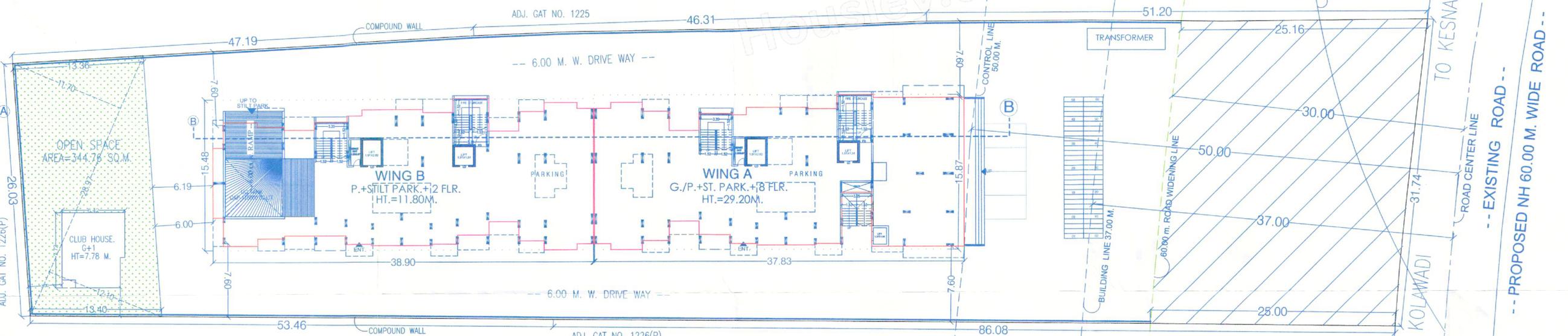


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|--------------|-----------------------------------|-------------|-----------------------------|----------|---------------------------------------|---------------------------------------|---|--------------------------|-------|--------------|-------------------|----------------|
| | COMMERCIAL | RESIDENTIAL | PERMISSIBAL | PROPOSED | | | | | | | | |
| A+B WING | COMMERCIAL | RESIDENTIAL | PERMISSIBAL | PROPOSED | 5 | 6 | 7 | (3+5+7) | | | | |
| A WING | 432.23 | 3090.09 | 507.50 | 493.09 | 0 | 0 | 0 | 3522.32 | 52 | 10.95 + 8.65 | 202.64 | 123.28 |
| B WING | 0.00 | 543.48 | 81.52 | 75.21 | 0 | 0 | 0 | 543.48 | 9 | | 38.52 | 30.82 |
| TOTAL | 432.23 | 3633.57 | 589.02 | 568.30 | 0.00 | 0.00 | 0.00 | 4065.80 | 61.00 | 19.60 | 241.16 | 154.10 |

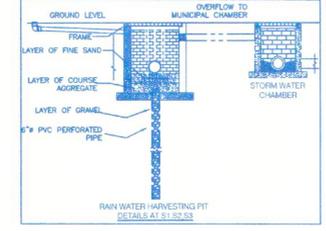
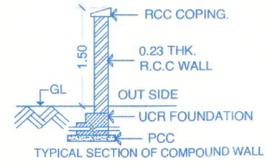
WATER TANK CALCULATION

| O.H.W.T. FOR COMMERCIAL AREA | |
|---|----------|
| COMMERCIAL WATER = TOTAL COM. B/UP AREA/3 X45 | |
| TOTAL COMM. B/UP AREA | 432.23 |
| TOTAL CAPACITY OF WATER | 6483.45 |
| SAY TOTAL CAPACITY OF WATER FOR COMM. AREA (Ltr/Day) | 9000.00 |
| O.H.W.T. FOR RESIDENTIAL AREA | |
| TOTAL NOS. OF FLATS | 52 |
| TOTAL NOS. OF PERSONS (Per Flat Consider 5 Persons) | 260 |
| TOTAL CAPACITY OF WATER (Per Pers. Water 135 Ltr/Day) | 35100.00 |
| TOTAL O.H.W.T. CAPACITY | 44100.00 |
| FOR O.H.W.T. FIRE FIGHTING WATER CAPACITY | 20000.00 |
| TOTAL CAPACITY OF U.G.W.TANK | 66150.00 |
| FOR U.G.W.T. FIRE FIGHTING WATER CAPACITY | 19250.00 |



PLOT AREA CALC. BY TRIANGULATION METHOD

| SR. NO. | DESCRIPTION | AREA(SQ.M) |
|----------------------|----------------------|------------|
| 01 | 0.50 x 61.75 x 22.98 | 709.51 |
| 02 | 0.50 x 61.75 x 23.04 | 711.36 |
| 03 | 0.50 x 49.05 x 27.90 | 684.25 |
| 04 | 0.50 x 60.11 x 31.05 | 933.21 |
| 05 | 0.50 x 38.85 x 21.10 | 409.87 |
| 06 | 0.50 x 42.50 x 18.60 | 395.25 |
| 07 | 0.50 x 42.50 x 6.35 | 134.94 |
| 08 | 0.50 x 34.05 x 5.48 | 93.30 |
| 09 | 0.50 x 29.37 x 11.50 | 168.88 |
| TOTAL | | 4240.55 |
| PLOT AREA AS PER 712 | | 4240.00 |



Certificate of Area:
 Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of 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 Department/City Survey records.
 Ar. Kshitija V. Ingawale (CA/2018/101355)
 (Name of Architect/Licensed Engineer/Supervisor.)
 Owner's declaration -
 I/we undersigned hereby confirm that I/we would abide by plans sanctioned by PMRDA. 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 at the worksite.
 MAYARA PROPERTIS THR. SHRI. MAHESH BALASO MANE & YUVRAJ SHANKAR KARALE
 Owner (s) name and signature

A AREA STATEMENT

| DESCRIPTION | SQ.M |
|--|---------|
| 1. Area of plot (Minimum area of a, b, c to be considered) | 4240.00 |
| a) As per ownership document (7/12, CTS extract) & POA | 4240.00 |
| b) as per measurement sheet | 4240.55 |
| c) as per site | |
| 2. Deductions for | |
| (a) Proposed D.P./D.P. Road widening Area (60.00M.) | 792.36 |
| (b) Any D.P. Reservation area | -- |
| Total (a+b+c) | 792.36 |
| 3. Gross Area of Plot (1-2) | 3447.64 |
| 4. Recreational Open space | |
| (a) Required | 344.76 |
| (b) Proposed | 344.76 |
| 5. Amenity Space - | |
| (d) RDR area | -- |
| (b) Proposed - | -- |
| 6. Service road and Highway widening | -- |
| 7. Internal Road area | -- |
| 8. Net Area of Plot = (3-5(b)) | 3447.64 |
| 9. Built up area with reference to Basic F.S.I as per front road width 60.0 M. (sr. no. 8 X 1.20) | 4137.17 |
| 10. Addition of area for F.S.I. | |
| (a) In-situ area against D.P. road [1.85x sr. no. 2 (a)], if any | -- |
| (b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)], | -- |
| (c) Premium FSI area (subject to maximum of 0.3 of sr.no.8) | -- |
| (d) RDR area | -- |
| (e) Additional FSI area under chapter VIII | -- |
| 11. Total area available (8+10) | 4137.17 |
| 12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no.15.4) (3447.64x2.00=6895.28) | 6895.28 |
| 13. Total Built-up Area in proposal (excluding area at Sr.No.15.b) | |
| a) Existing Built-up Area. | -- |
| b) Proposed Built-up Area (COMM.571.20+RESI.3494.60) | 4065.80 |
| c) Excess Balcony area counted in F.S.I. | -- |
| d) Excess Double Height Terraces area counted in F.S.I. | -- |
| Total (a+b+c+d) | 4065.80 |
| 14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above.) | 0.98 |
| 15. Area for Inclusive Housing, if any | |
| a) Required (20% of sr.no.9) | NA |
| b) Proposed | NA |

BRIEF SPECIFICATION

FOUNDATION UP TO 1000 STRADA, R.C.C. FRAME STRUCTURE. G.U.D. THE WALL INTERNALLY AND EXTERNALLY 5000. CONT. BLOCK, 1. THE DOORS & WINDOWS. NEHRU FINISHING PLASTER INTERNALLY & SAND FACE PLASTER EXTERNALLY WITH TILE FLOORING.

COLOUR CODE

| ITEM | PROPOSED WORK | BLACK | RED | EXISTING WORK |
|------|---------------|--------|--------------|---------------|
| PL | PROPOSED WORK | RED | DOTTED BLACK | |
| DR | DRAINAGE LINE | DOTTED | RED | |
| EX | EXISTING WORK | HATCH | | |

OPENING SCHEDULE

| SR. | DESCRIPTION | AREA (SQ.M) | TYPE |
|-----|-------------|-------------|----------------|
| 01 | 1.00x2.10 | 2.10sqm | FLUSH DOOR |
| 02 | 1.80x2.10 | 3.78sqm | FLUSH DOOR |
| 03 | 0.75x2.10 | 1.575sqm | FLUSH DOOR |
| 04 | 3.00x2.10 | 6.30sqm | FLUSH DOOR |
| 05 | 1.80x1.20 | 2.16sqm | M.S WINDOW |
| 06 | 0.60x1.20 | 0.72sqm | M.S WINDOW |
| 07 | 0.60x0.75 | 0.45sqm | M.S VENTILATOR |

PROJECT :
 PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON GAT. NO-1226(P), AT KOLAWADI TAL- HAVELI, DIST - PUNE.
 OWNER :- MAYARA PROPERTIS THR. SHRI. MAHESH BALASO MANE & YUVRAJ SHANKAR KARALE
 ARCHITECT :- AR. KSHITIJ V. INGAWALE Poman
 Office No. 4, A building, Aranyeshwar Park, Sahakar Nagar, Pune, Pune 411009.
 +91 9889155566 | kshiti@ingawale@gmail.com
 JOB NO. DATE SCALE DRAWN BY CHECKED BY
 20.10.2023 1:100 Amrut --