

Ref: Spectrum/Bldg C/P- 401/05-23/78  
Date: 18.05.2023

To,  
M/s. Spectrum Realty, through Mr. Sachin Bhandari  
S.No.84/2 Plot no.4,  
Above Lagu Bandhu Showroom, Sakalnagar,  
Baner road, Aundh, Pune  
Tel. No : (020) 66483939, Fax No (020)30102255

Sub: Regarding issue of Plinth Checking certificate as per UDCPR Dt. 2.12.2020, clause 2.8.4, for  
"Building C", Gat. No. 231(P) old Gat No. 1349(p), Village - Moshi, Borhadewadi, Pune -  
412105.

Ref: 1. Sanction/Revise sanction No. : **BP/Borhadewadi/21/2022,**  
: **Dt. 28.03.2022**  
2. Setback checking certificate no. (if applicable) :-  
3. Request application by client Dt : 03.05.2023

Dear sir,

After verifying various documentation, Total station site survey showing building location, information furnished by your Site Supervisor/Project Engineer **Mr. Sudarshan Sutar**, information verified by my subordinate with respect to available permanent benchmarks available on site, specifically attached plans and site photographs, though there is variation in required dimension from site boundary, available dimension are equal or more than minimum dimension required w.r.t. DC Rules, hence this is to certify that, the work up to plinth of **Building C**, Gat. No. 231(P) old Gat No. 1349(p), Village - Moshi, Borhadewadi, Pune - 412105, developed by M/s. Spectrum Realty, through Mr. Sachin Bhandari, is completed up to plinth level and is in accordance with sanction / Revise sanction plan No. **BP/Borhadewadi/21/2022, Dt. 28.03.2022.**

This certificate is issued with respect to your application Dt. 03.05.2023, and shall be referred strictly in conjunction with attachments.

  
Ar. **Shashank Phadke.**

Dimensions mentioned on layout plans are documented by site supervisor and verified at the time of physical visit by architect subordinate. Owner/PAH is solely responsible for any ambiguity or deviation in marginal distances occur at later stage. This certificate is technical information only and is issued by architect w. r. t. definition of plinth as mentioned in UDCPR dt 2.12.2020. It is mandatory on Owner/PAH to fulfill all conditions mentioned in sanctioned plans prior to asking for this certificate, failing to which this certificate shall be treated as null and void.

This certificate is issued by Architect on request of M/s. Spectrum Realty Developers, mentioned above. This certificate is prepared by the firm on the reports/information submitted by the subordinate, documents & information provided by Promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The Firm or the Architect is no way concerned with the issues or disputes if any arising out of the information except the facts mentioned in the letter on the technical knowledge and expertise of the Architect.

While every effort to check the status of Building mentioned in this certificate, it is provided with no warranties whether expressed, statutory or implied. The information and the matter in this certificate is given in reliance of the oral or written report received from client or his representative. Ar. Shashank Phadke and its staff shall not be held responsible for errors performed by client or his representative and shall not be involved in any dispute arising out of this certificate.

Attachments: 1. Copy of sanctioned layout plan showing marginal distances  
2. Total station survey plan  
3. Photograph showing work progress with reference to permanent boundary benchmarks.



Office of The Executive Engineer  
Building Development Department,  
Pune Municipal Corporation  
Shivajinagar, Pune-411005  
Outward No. :-

No./CE/

Date :-

Email :- [cityengineer@punecorporation.org](mailto:cityengineer@punecorporation.org)

Phone No. :- 020-25501313

**SITE ELEVATION CERTIFICATE  
( SKY ZONE)**

Name of Village:- BALEWADI,PUNE

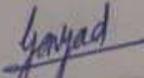
Revenue Address:- S.No.43, HissaNo.8+9+10+11+12A(Part),  
12 B (Part) +13/1+2+14/1+2 &  
S.No.44, Hissa No.8/1, Plot No.A.

Sr. No.	Description of pillars	Co-ordinates (in WGS84)		AMSL height of Co-ordinates given in column (C) in metres	Aerial Distance Co-ordinates given in column (C) & ARP of NDA Pune	Aerial Distance Co-ordinates given in column (C) & ARP of Lohagaon Pune	Remark
		(A)	(B)				
		Latitude Longitude					
1)	Point No.P1 :- Differential GPS Observation taken on ground in RTK mode	18°34'27.46"	73°46'20.19"	567.7	11.3 Km	15.6 Km	
2)	Point No.P2 :- Differential GPS Observation taken on ground in RTK mode	18°34'30.69"	73°46'20.18"	565.3	11.4 Km	15.6 Km	
3)	Point No.P3 :- Differential GPS Observation taken on ground in RTK mode	18°34'30.61"	73°46'22.77"	565.0	11.4 Km	15.5 Km	
4)	Point No.P4 :- Differential GPS Observation taken on ground in RTK mode	18°34'27.80"	73°46'22.63"	567.1	11.3 Km	15.5 Km	

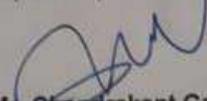
**Note** – Total Building Height as per Drawing (Parking + 17 Floor) = 59.30 mtrs.

AMSL Height  $567.7 + 59.30 = 627.00$  mtrs.

- I. Co-ordinates given in column (B) of above table are the points shown by applicant at his site. These co-ordinates are based on observations of hand held GPS instrument.
- II. a) The heights given in column (C), (D), (E) are interpolated from contours of 20 M. V.I. 1,50,000OSM sheets on points of Latitude- Longitude given in column B. Also it is verified with AMSL database of Pune Municipal Corporation.

  
(Mr. Gangaprasad Dandime)  
Junior Engineer  
Building development dept.

Zone-3

  
(Mr. Chandrakant Gaikwad)  
Deputy Engineer  
Building development dept.

Zone-3

CC- Mr. Mahesh Vaghmale  
C/o, Ar. Mahesh Vaghmale  
Bhandari Associate,

2nd Ad. Pune-411007.

SHOT ON REDMI K20

AI TRIPLE CAMERA