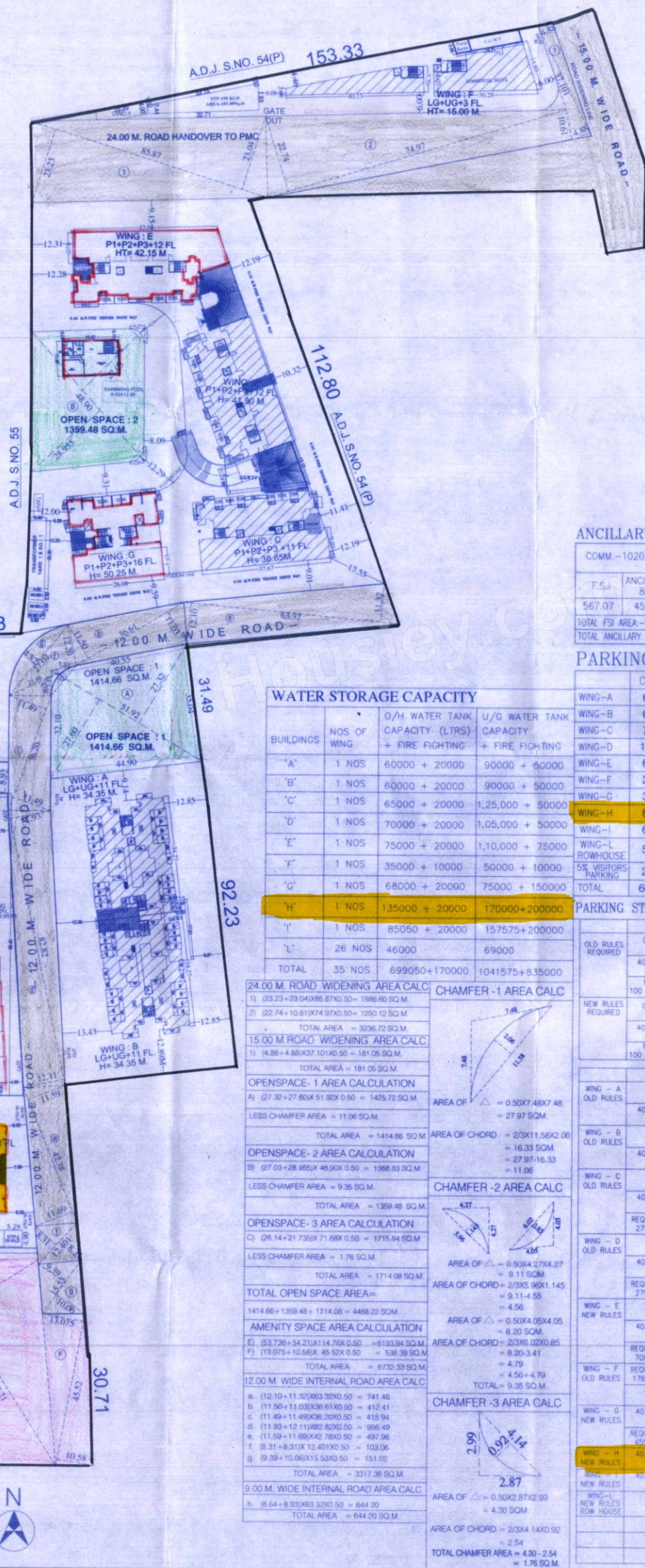


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SR.NO.	DESCRIPTION	SQ.M.
TOTAL 1	RETAINED F.S.I.	22040.69
TOTAL 1.1	ANCILLARY AREA	50642.95
2	NON F.S.I. AREA	---
2.1	PROP. BALC.	3097.88
2.2	STAIRCASE AREA	1319.52
2.3	TERRACE AREA	2899.88
2.4	DRY BALC. AREA	818.72
2.5	LMR. AREA	161.24
2.6	PODIUM AREA	25,192.59
2.7	CLUB HOUSE	673.23
2.8	SERVICE AREA	1605.00
TOTAL 2	TOTAL NON F.S.I. AREA	35768.06
TOTAL 1+1.1+2	TOTAL F.S.I.+NON F.S.I.	108451.70



COMM.-1020.73		RESI.-49622.22	
F.S.I	ANCILLARY 80%	F.S.I	ANCILLARY 60%
567.07	453.66	31013.89	18608.33
TOTAL FSI AREA:-567.07+31013.89 =31,580.96			
TOTAL ANCILLARY AREA:-453.66+18608.33=19,061.99			

	CAR	SCOOTER	CYCLE
WING-A	66	174	129
WING-B	66	174	129
WING-C	75	201	141
WING-D	102	217	108
WING-E	62	210	---
WING-F	27	107	107
WING-G	38	176	---
WING-H	84	420	---
WING-I	66	331	---
WING-L ROWHOUSE	52	78	---
5% VISITORS PARKING	29	90	31
TOTAL	667	2178	645

	PARKING REQUIRED	CAR	SCOOTER	CYCLE
OLD RULES REQUIRED	00 SQ.M. TO 40.00 SQ.M. 02 TENA	01	04	04
	40.00 SQ.M. TO 80.00 SQ.M. 02 TENA	02	04	02
	REQUIRED BY RULE FOR 100 SQ.M. COMM. CARPET AREA	03	09	03
NEW RULES REQUIRED	00 SQ.M. TO 40.00 SQ.M. 02 TENA	01	02	- - -
	40.00 SQ.M. TO 80.00 SQ.M. 02 TENA	01	05	- - -
	REQUIRED BY RULE FOR 100 SQ.M. COMM. CARPET AREA	02	06	- - -

	PARKING PROVIDED	CAR	SCOOTER	CYCLE
WING - A OLD RULES	00 SQ.M. TO 40.00 SQ.M. 42 TENA.	21	84	84
	40.00 SQ.M. TO 80.00 SQ.M. 45 TENA.	45	90	45
WING - B OLD RULES	00 SQ.M. TO 40.00 SQ.M. 42 TENA.	21	84	84
	40.00 SQ.M. TO 80.00 SQ.M. 45 TENA.	45	90	45
WING - C OLD RULES	00 SQ.M. TO 40.00 SQ.M. 44 TENA.	22	88	88
	40.00 SQ.M. TO 80.00 SQ.M. 44 TENA.	44	88	44
WING - D OLD RULES	REQUIRED BY RULE FOR COMM. 279.19 SQ.M. CARPET AREA	09	25	09
	00 SQ.M. TO 40.00 SQ.M. 04 TENA.	02	08	08
	40.00 SQ.M. TO 80.00 SQ.M. 92 TENA.	92	184	92
WING - E NEW RULES	REQUIRED BY RULE FOR COMM. 279.19 SQ.M. CARPET AREA	08	25	08
	00 SQ.M. TO 40.00 SQ.M. 48 TENA.	24	48	---
	40.00 SQ.M. TO 80.00 SQ.M. 48 TENA.	24	120	---
WING - F OLD RULES	REQUIRED BY RULE FOR COMM. 708.57 SQ.M. CARPET AREA	14	42	---
	REQUIRED BY RULE FOR COMM. 1786.95 SQ.M. CARPET AREA	18	71	71
	50 % EXTRA PARKING	09	36	36
WING - G NEW RULES	40.00 SQ.M. TO 80.00 SQ.M. 64 TENA.	32	160	---
	REQUIRED BY RULE FOR COMM. 455.20 SQ.M. CARPET AREA	06	16	---
	40.00 SQ.M. TO 80.00 SQ.M. 168 TENA.	84	420	---
WING - H NEW RULES	40.00 SQ.M. TO 80.00 SQ.M. 126 TENA.	66	331	---
WING - I NEW RULES	1 TEN. HAVING CARPET 150 SQ.M. ABOVE 22 TENA.	52	78	---
WING - L NEW HOUSE	TOTAL	581	1802	614
	5% VISITORS PARKING	29	90	31
	TOTAL PARKING	667	2178	645

Previous Sanction Details

1. TOWN PLANNING=	PRH/NASR/417/14	DT.-03.12.2014
2. PMRDA =	BHA/CR.NO.1248/15-16	DT -20.09.2016
3. PMRCA =	BHA/CR.NO.981/17-18	DT.-01.02.2018
4. P.M.C. LAYOUT =	DPO/CC/2024/18 DT.-05.10.2018	
5. P.M.C. BUILDING LAYOUT =	DPO/CC/0410/20 DT.-24.08.2020	
6. P.M.C. LAYOUT+BUILDING =	DPO/CC/0059/22 DT.-07.04.2022	

इस्ताना निवासी दि. 23/10/2023

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO.....5661334/12-3

Building Inspector

Assistant Engineer P.M.C.

AREA STATEMENT	SQ.M.
1 AREA OF PLOT (Minimum area of a,b,c to be considered)	48,300.00
a) As per ownership documents (7/12,CIS extract)	48,300.00
b) As per measurement sheet/Sanctioned Layout	
c) As per site	
2 DEDUCTION FOR	
a) Proposed 24.00 M Road widening	3,236.72
b) 15.00 M Road Widening	181.06
(TOTAL A+B)	3,417.77
3 BALANCE AREA OF PLOT (1-2)	44,882.23
4 Amenity Space (if applicable)	--
a) Required--	6,732.33
b) Adjustment of 2(b),if any--	0.00
c) Balance Proposed--	6,732.33
5 Net Plot Area { 3-4(c) }	38,149.90
6 Recreational Open Space (if applicable)	
a) Required 10% --	4,488.22
b) Proposed--	4,488.22
7 INTERNAL ROAD AREA	3961.56
8 NET PLOT AREA (3-4C)	38,149.90
9 Less Area of WING F (completion)	1,775.39
10 Built up area with reference to Basic F.S.I. as per front road width.(1.10) (8-9)= 36.374.51 X 1.10	40,011.96
11 ADD For Wing F 1,775.39 X 0.9 X 1.20	1,917.42
12 Addition of F.S.I on payment of premium	---
a)Maximum permissible premium FSI--based on road width / TOD Zone.(38149.90 x 50%)	---
b) paid FSI already sanctioned	6866.98
13 In -Situ FSI/TDR loading	---
a)In -Situ area against 24.00 M road	6,473.44
b)In -Situ area against 15.00 M road	181.06
c)In -Situ area against Amenity space if handed over	13,464.66
d)Total in-Situ/TDR loading proposed-- (a+b+c)	20,119.15
14 Additional FSI area under Chapter No.7	---
15 TOTAL PERMISSIBLE F.S.I.(10+11+14c)	68915.51
16 AREA RETAINED AS PER OLD RULES	22040.69
17 Balance Entitlement of FSI in the proposal as per New rules	46874.82
a) no17 whichever is applicable.	46874.82
b)Ancillary Area FSI upto 60%&80% with payment of charges	9161.47
c)Total entitlement (a+b)	56,026.29
18 Maximum utilization limit of F.S.I (16+17c) (building potential)Permissible as per Road	78,066.98
19 Total Built-up Area in proposal.	--
a) Existing/Retained Built-up Area.	22040.69
b) Proposed Built-up Area.	50642.95
c) Total (a+b)	72683.64

D = 1.07x2.15	W1 = 1.80x1.20	W = 3.66x1.20
D1= 0.90x2.15	W2 = 1.20x1.20	V = 1.00x1.00
D2= 0.75x2.15	FD = 1.83x2.15	RS = 2.44x2.15

R.C.C. FRAME STRUCTURE	FLUSH DOOR
EXT. WALL 15CM THK. CONC. BLOCK	ALUMINIUM WINDOWS
INT. WALL 10CM THK. BRICKS	CERAMIC TILE FLOORING
EXT. SAND FACED CEM. PLASTER	P.V.C. PIPES FOR
INT. NEERU FINISH CEM. PLASTER	DRAINAGE AND PLUMBING

ITS DIMENSIONS OF PLOT MENTIONED ON PLAN AND
IT'S AREA IS AS PER MEASUREMENT MENTIONED IN DEMARCATION.
THE AREA FALLS WITH MINIMUM AREA STATED IN
THE DOCUMENT OF OWNERSHIP/LAND RECORD
DEPARTMENT / CITY SURVEY RECORDS.

ALL THIS INFORMATION IS BASED ON
THE DOCUMENT PROVIDED BY THE OWNERS/POWER OF
ATTORNEY HOLDES IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

THE DESIGN AND MUNICIPAL DRAWING ARE PREPARED
BASED ON INSTRUCTIONS, INFORMATION SPECIFICATIONS AND
ALL THE LEGAL DOCUMENTS GIVEN BY ME/US i.e. OWNER/POWER
ATTORNEY HOLDER TO THE ARCHITECT.
I/WE AS OWNERS/ POWER OF ATTORNEY HOLDER HAVE READ
AND STUDIED ALL THE DRAWING ALONG WITH THIS DRAWINGS FOR
SUBMISSIONS AND THEY ARE AS PER MY INSTRUCTION AND INFORMATION
AND DOCUMENT GIVEN BY ME/US i.e. OWNERS/ ATTORNEY HOLDER
THE RESPONSIBILITY OF TOTAL CONSTRUCTION ON SITE WILL BE
FULLY TAKEN BY OWNERS/ POWER OF ATTORNEY HOLDERS

- * DRAINAGE LINE SHOWN IN RED DOTTED
- * PLOT BOUNDARY SHOWN IN BLACK
- * OPEN SPACE SHOWN IN
- * WATER LINE SHOWN IN BLACK DOTTED

PROPOSED RESIDENTIAL+COMMERCIAL LAYOUT OF
BUILDING AT ,S.NO.53 /4/2, 54(P), S.NO.53/1,53/2,53/3
UNDRI, TAL-HAVELI,PUNE.

ARCHITECT'S SIGN	OWNER'S SIGN
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100

4/11/20

10

M/s. ROCK FORD & DYNAMICS
REALTY VENTURES

ARCHITECT

VILAS TAPWADI

VILAS TARWADI
ARCHITECTS & INTERIOR DESIGNERS

"Siddhi Gold" 1st floor, S.No.39-D Shankar Sheth Rd.

Near Meera society, Gultekadi Pune : 411037.

NORTH	DATE	SCALE	DRN BY	JOB NO.
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	13.10.2023	1:750	VEDANGI	535/14
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COMP:16:D:DWG/RAJIV SONKAR/UNDRI S.NO. 54/PMC/CORP/13.10.2