

| TOTAL FSI STATEMENT FLOOR WISE | | | | | | | | | | | | | | | | | | | |
|--------------------------------|----------------|--------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|----------|----------|----------|----------|----------|----------|
| S.NO. | BUILDING NAME | GR.FL. | MEZZ.FL. | 1ST.FL. | 2ND.FL. | 3RD.FL. | 4TH.FL. | 5TH.FL. | 6TH.FL. | 7TH.FL. | 8TH.FL. | 9TH.FL. | 10TH.FL. | 11TH.FL. | 12TH.FL. | 13TH.FL. | 14TH.FL. | 15TH.FL. | TOTAL |
| 1 | TOWER A | 771.79 | 601.56 | 710.04 | 694.59 | 694.59 | 694.59 | 694.59 | 674.75 | 694.59 | 694.59 | 694.59 | 694.59 | 674.75 | 694.59 | 694.59 | 694.59 | 694.59 | 11767.97 |
| 2 | TOWER B | 816.31 | 627.31 | 649.38 | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. | 2093.00 |
| 3 | TOWER C | 665.83 | 525.21 | 702.68 | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. | 1893.72 |
| 4 | INCLUSIVE HSG. | 0.00 | N.A. | 323.42 | 346.80 | 346.80 | 346.80 | 346.80 | 346.80 | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. | 2057.42 |

| ANCILLARY AREA STATEMENT | | | |
|--|---------------|----------------------|---------------------|
| | PROP. FSI (A) | PERMI. ANCILLARY (B) | PROP. ANCILLARY (C) |
| COMM. FSI | 4008.01 | 80% OF A = 1781.33 | 1781.33 |
| RESI. FSI | 7766.94 | 80% OF B = 4660.16 | 4660.16 |
| TOTAL | 11774.95 | 6441.49 | 6441.49 |
| TOTAL ANCILLARY PROPOSED = 1781.33 + 4660.16 = 6441.49 SQ.M. | | | |

| TOTAL FSI+NON FSI STATEMENT | | | | | | | | | | |
|-----------------------------|--------------------|---------------------|---------------|-------------|----------|-------------------------------|-----------------|--------------|----------|---|
| S.NO. | BUILDING/WING NAME | FLOOR | NET BUIP AREA | | NON FSI | GROSS BUIP AREA (COMM.+RESI.) | BLDG. HT. METER | TENEMENT NO. | SHOP NO. | |
| | | | COMMERCIAL | RESIDENTIAL | | | | | | |
| 1 | TOWER A | 3B+GR+MEZZ+15 FLOOR | 1373.35 | 10394.62 | 5965.93 | 17773.90 | 53.45 | 60 | 6 | |
| 2 | TOWER B | 3B+GR+MEZZ+01 FLOOR | 1443.62 | 649.38 | 2093.00 | 5965.93 | 10.05 | 4 | 7 | |
| 3 | TOWER C | 3B+GR+MEZZ+01 FLOOR | 1191.04 | 702.68 | 1893.72 | 5965.93 | 10.05 | 4 | 4 | |
| TOTAL FSI AREA | | | 4008.01 | 11746.68 | 15754.69 | 17897.79 | 33652.48 | 68.00 | 17.00 | |
| 4 | INCLUSIVE HSG. | GR+06 FLOOR | 0.00 | 2057.42 | 2057.42 | 624.54 | 2681.96 | 45.00 | 24 | 0 |

| PREMIUM AREA STATEMENT | | | | | | | | | | |
|------------------------------|---|------------------|------------------|------------------|-------|-----------|---------------|-------------------|---------------------|----------------------|
| SANCTION DETAILS | DEVELOPMENT INCLUDING INCLUSIVE HSG. AREA | | | | UPKAR | FADA-RODA | C & D CHARGES | COLUMN EXCAVATION | PAID FSI AREA SQ.M. | ANCILLARY AREA SQ.M. |
| | COMM. | RESI.+INCL. HSG. | RESI.+INCL. HSG. | RESI.+INCL. HSG. | | | | | | |
| PROPOSED AREA (1st Sanction) | 4220.16 | 13804.10 | 13804.10 | 13804.10 | | | 901.21 | 150.00 | 0.00 | 6465.06 |

| FSI + NON FSI AREA STATEMENT FOR EC | | |
|---|-------------|-------------|
| SR.NO. | DESCRIPTION | AREA (SQ.M) |
| 01 | F.S.I. AREA | 15754.69 |
| 02 | NON F.S.I. | - |
| 1) PARKING + SERVICES + OTHERS (BALCONY, TOP TERRACE, REFUGE, AMENITY AREA, LIFT, CLUB HOUSE INCLUSIVE HOUSING) | | 17897.79 |
| 2) INCLUSIVE HOUSING | | 2681.96 |
| TOTAL NON F.S.I. | | 20579.75 |
| TOTAL F.S.I. AREA + TOTAL NON F.S.I. | | 36334.44 |

| PARKING REQUIREMENT COMMERCIAL | | | |
|--|------------------|-----|---------|
| AREA OF TENEMENT REQUIRED FOR 100 SQ.M. CARPET OR FRACTION THEREOF | NOS. OF TENEMENT | CAR | SCOOTER |
| 3716.31 | - | 2 | 6 |
| TOTAL | | 74 | 223 |
| RESIDENTIAL | | | |
| AREA OF TENEMENT REQUIRED FOR 1 | NOS. OF TENEMENT | CAR | SCOOTER |
| 80 TO 150 SQ.M. | 68 | 68 | 68 |
| 40 TO 80 SQ.M. | 24 | 12 | 24 |
| TOTAL COMM + RESI. | | 154 | 315 |
| VISITORS PARKING 5% | | 8 | 16 |
| TOTAL PARKING REQUIRED | | 162 | 331 |

| INCLUSIVE HOUSING AREA STATEMENT | | |
|----------------------------------|-----------------------------|-----------------------------|
| FLOOR | BUIP AREA INCLUSIVE HOUSING | TENEMENT NO. INCLUSIVE HSG. |
| Ground Floor | PARKING | 0 |
| 1st Floor | 323.42 | 4 |
| 2nd Floor | 346.80 | 4 |
| 3rd Floor | 346.80 | 4 |
| 4th Floor | 346.80 | 4 |
| 5th Floor | 346.80 | 4 |
| 6th Floor | 346.80 | 4 |
| TOTAL | 2057.42 | 24.00 |

| WATER STORAGE CAPACITY | | | |
|------------------------|--------------------|-----------------------------|--------------------------------|
| S.NO. | BUILDING/WING NAME | OVER HEAD WATER TANK (LTR.) | UNDER GROUND WATER TANK (LTR.) |
| | | RESIDENTIAL+COMMERCIAL | |
| 1 | TOWER - A | 161425 | 292138 |
| 2 | TOWER - B | 46000 | 56500 |
| 3 | TOWER - C | 41950 | 50425 |
| 4 | INCLUSIVE HSG. | 41200 | 49300 |
| TOTAL | | 290575.00 | 448363.00 |

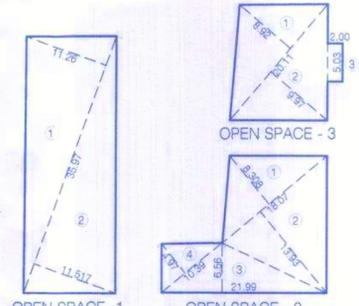
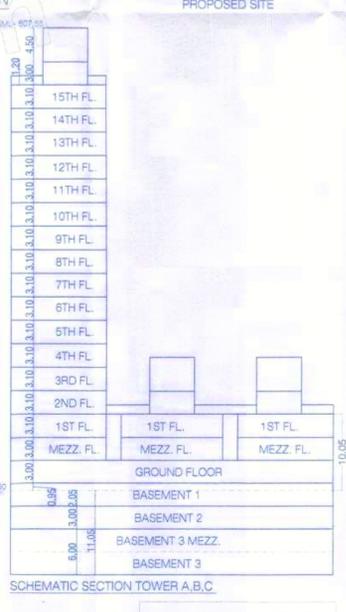
| PLOT AREA CALCULATION | | | |
|-----------------------|-----------|------------|---|
| 1 | 2 | 3 | 4 |
| 1/2 x 125.29 x 45.01 | = 2819.65 | | |
| 1/2 x 125.29 x 41.87 | = 2622.95 | | |
| 1/2 x 79.50 x 45.58 | = 1811.81 | | |
| 1/2 x 79.50 x 56.80 | = 2257.80 | | |
| 1/2 x 62.39 x 23.13 | = 721.54 | | |
| TOTAL DEDUCTION | | = 10233.74 | |

| 24 M. ROAD WIDENING AREA CALCULATION | | | |
|--------------------------------------|--------------------|-----------|---|
| 1 | 2 | 3 | 4 |
| 1/2 x 150.95 x 6.05 | = 456.62 | | |
| 1/2 x 164.71 x 5.34 | = 439.78 | | |
| 1/2 x 29.01 x 12.86 | = 186.53 | | |
| TOTAL AREA | | = 1082.93 | |
| DEDUCTION | | | |
| 4 | 1/2 x 29.01 x 3.80 | = 73.49 | |
| NET AREA UNDER 24.00 M ROAD | | = 1009.44 | |
| 1131.97 - 73.49 | | = 1009.44 | |

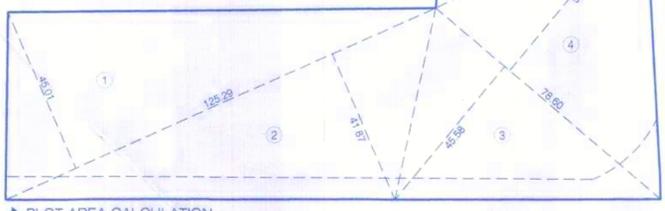
| 30 M. ROAD WIDENING AREA CALCULATION | | | |
|--------------------------------------|----------|----------|---|
| 1 | 2 | 3 | 4 |
| 1/2 x 26.61 x 9.73 | = 129.46 | | |
| TOTAL AREA | | = 129.46 | |



INCLUSIVE HOUSING G+06 FL. TENEMENTS = 24 NOS. HEIGHT = 21 M.
Adj. S.No. 93(P) CTS No. 1129



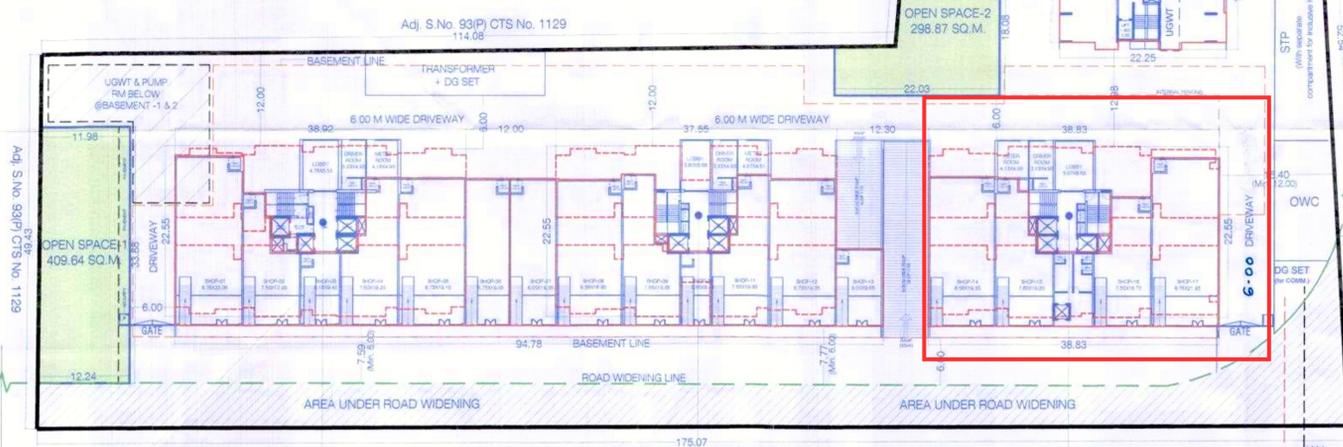
| OPEN SPACE - 1 AREA CALCULATION | | | |
|---------------------------------|----------|----------|---|
| 1 | 2 | 3 | 4 |
| 1/2 x 35.97 x 11.26 | = 202.51 | | |
| 1/2 x 35.97 x 11.517 | = 207.13 | | |
| TOTAL | | = 409.64 | |
| OPEN SPACE - 2 AREA CALCULATION | | | |
| 1/2 x 18.07 x 8.308 | = 75.06 | | |
| 1/2 x 18.07 x 13.93 | = 125.86 | | |
| 1/2 x 21.99 x 6.56 | = 72.13 | | |
| 1/2 x 10.39 x 4.97 | = 25.82 | | |
| TOTAL | | = 298.87 | |
| OPEN SPACE - 3 AREA CALCULATION | | | |
| 1/2 x 20.11 x 8.92 | = 89.69 | | |
| 1/2 x 20.11 x 9.97 | = 100.25 | | |
| 1 x 2.00 x 5.03 | = 10.06 | | |
| TOTAL | | = 200.00 | |
| TOTAL OPEN SPACE 1+2+3 | | = 908.51 | |



PLOT AREA CALCULATION SCALE-1:1000

24 M W ROAD AREA CALCULATION SCALE-1:1000

30 M W ROAD AREA CALCULATION SCALE-1:1000



LAYOUT PLAN SCALE-1:500

TOWER A 3B+G+MEZZ+15 FL. TENEMENTS = 60 NOS. HEIGHT = 53.45 M.

TOWER B 3B+G+MEZZ+01 FL. TENEMENTS = 4 NOS. HEIGHT = 10.05 M.

TOWER C 3B+G+MEZZ+01 FL. TENEMENTS = 04 NOS. HEIGHT = 10.05 M.

STAMP OF APPROVAL 01/12

Revised 19.12.2024
APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. S.C. 12/184/24

BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION

Plot Area under Phase 1 5713.72
Plot Area under Phase 2 2811.58
(under this registration)

| A | AREA STATEMENT | SQ.M. |
|--|--|-------------|
| 1 | Area of Plot (Minimum area of a,b,c to be considered) | 10224.00 |
| a) | As per ownership document (7/12, CTS extract) | 10225.00 |
| b) | As per Triangulation of Demarcation | 10233.74 |
| c) | as per site | 10233.74 |
| 2 | Deductions for | |
| A) | Area Under 24.00 M. DP Road | 1009.44 |
| B) | Area Under 30.00 M. DP Road | 129.46 |
| Total (A+B) | | 1138.90 |
| 3 | Balance Area of Plot (1-2) | 9085.10 |
| 4 | Amenity Space | |
| a) | Required (Adjustment of 2(b) if any) | 0.00 |
| b) | Balance Proposed | 0.00 |
| 5 | Net Plot Area (3-4(b)) | 9085.10 |
| 6 | Recreational Open Space (if applicable) | |
| a) | Required (10%) | 908.51 |
| b) | Proposed | 908.51 |
| 7 | Internal Road area | 0.00 |
| 8 | Plotable area (if applicable) | 0.00 |
| 9 | Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5X1.10) (as per clause no 3.4.1(c) 9085.10X1.1 | 9993.61 |
| 10 | Addition of FSI on payment of premium | |
| a) | Maximum permissible premium FSI (50% of 10224) | 5112.00 |
| b) | Proposed FSI on payment of premium | 0.00 |
| 11 | In-situ FSI / TDR loading | |
| a) | In-situ area against D.P. road (2.0x(Sr.No.2(A)+(B)) | 1138.90 X 2 |
| b) | In-situ area against any Reservation area | 0.00 |
| c) | In-situ area against Amenity Space if handed over (2.0 x Sr. No. 4 (b)) | 0.00 |
| d) | TDR Area (S.No 1 X 1.40-(11a+b+c)) | 0.00 |
| e) | Total In-situ/TDR loading proposed (11 (a)+(b)+(c)+(d)) | 0.00 |
| 12 | Additional FSI area under Chapter No. 7 | 0.00 |
| 13 | Total Entitlement of FSI in the proposal | |
| a) | (9+10(b)+11(d)) or 12 whichever is applicable | 9993.61 |
| b) | Ancillary FSI Area upto 80% FOR COMMERCIAL 4008.01 x 1.8 = 2226.67 X 0.80% | 1781.33 |
| b) | Ancillary FSI Area upto 60% FOR RESIDENTIAL 9993.61-2226.67=7766.94 X 0.60 % | 4660.14 |
| c) | Total entitlement (a+b+c) | 16435.08 |
| 14 | Maximum utilization limit of F.S.I. (building potential) | |
| a) | Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 1.0 or 1.1 (S.No.20,22,75) | 4.80 |
| 15 | Total Built-up Area in proposal | 0.00 |
| Proposed Built-up Area (as per P-line) | | |
| i) | Residential | 11746.68 |
| ii) | Commercial | 4008.01 |
| c) | Total (a+b) | 15754.69 |
| 16 | F.S.I. Consumed (15/5) (should not be more than serial No.14 above.) | 0.96 |
| 17 | Area for Inclusive Housing If any | |
| a) | Required (20 % of Sr. No.5) | 1998.72 |
| Proposed Area | | 2057.42 |

LEGEND :-

- PLOT BOUNDARY IN BLACK
- PROPOSED CONSTRUCTION IN RED
- EXISTING STRUCTURE TO BE DEMOLISHED
- WATER LINE IN BLACK DOTTED
- DRAINAGE LINE IN RED DOTTED
- WASTE WATER LINE IN YELLOW

PROJECT NAME & ADDRESS :-
PROPOSED RESIDENTIAL & COMMERCIAL PROJECT AT S.No. 93/5, 93/13 (P), & 93/16 (P), CTS No 1129/5, 1129/13 (P) & 1129/16 (P) MUNDHWA, TAL -HAVELI, PUNE

OWNER NAME :-
M/S. MANTRA RESIDENCIES ERIKA PRIVATE LIMITED THROUGH MR ROHIT GHANSHYAM GUPTA

ARCHITECT :-
MITESH SIDHPURA & ASSOCIATES
AR. MITESH SIDHPURA
C.O.A. REGI. NO. CA/2010/48550
Sector No.25,Plot no.816,PONDDA, Nigdi, Pune - 411044
Contact No. -91 9371969838
E-mail- mitesh2020@gmail.com

| DWG.NO | DATE | SCALE | DEALT BY | REVISION | NORTH |
|--------|------------|-------|----------|----------|-------|
| | 04/01/2025 | 1:500 | SWAPNIL | RV-00 | |