## BUILT/UP PREMIUM F.S.I STATEMENT - ( A, B & C - WING )

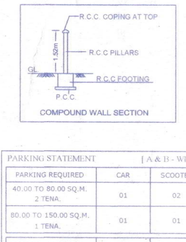
| FLOOR NAME | BUILT/UP AREA | | | TOTAL TENAMENTS | | | REGULAR LIFT | | | FIRE LIFT | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WING NAME | A - WING | B - WING | C - WING | A - WING | B - WING | C - WING | A - WING | B - WING | C - WING | A - WING | B - WING | C - WING |
| | | | | | | | ( RL ) | ( RL ) | ( RL ) | ( FL ) | ( FL ) | ( FL ) |
| BASEMENT FLOOR - 2 | PARKING | PARKING | -- | -- | -- | -- | | | | | | |
| BASEMENT FLOOR - 1 | PARKING | PARKING | PARKING | -- | -- | -- | | | | | | |
| LOWER GROUND FLOOR | PARKING | PARKING | PARKING | -- | -- | -- | | | | | | |
| GROUND FLOOR | PARKING | PARKING | PARKING | -- | -- | -- | | | | | | |
| FIRST FLOOR | 709.28 | 715.12 | -- | 10 | 10 | -- | | | | | | |
| SECOND FLOOR | 709.28 | 715.12 | -- | 10 | 10 | -- | | | | | | |
| THIRD FLOOR | -- | 715.12 | -- | -- | 10 | -- | | | | | | |
| FOURTH FLOOR | -- | 715.12 | -- | -- | 10 | -- | | | | | | |
| FIFTH FLOOR | -- | 715.12 | -- | -- | 10 | -- | | | | | | |
| SIXTH FLOOR | -- | 715.12 | -- | -- | 10 | -- | 3.35 | 3.35 | 0.00 | 4.47 | 4.47 | 0.00 |
| SEVENTH FLOOR | -- | 715.12 | -- | -- | 10 | -- | | | | | | |
| EIGHTH FLOOR | -- | 668.12 | -- | -- | 09 | -- | | | | | | |
| NINTH FLOOR | -- | 715.12 | -- | -- | 10 | -- | | | | | | |
| TENTH FLOOR | -- | 715.12 | -- | -- | 10 | -- | | | | | | |
| ELEVENTH FLOOR | -- | 715.12 | -- | -- | 10 | -- | | | | | | |
| TWELFTH FLOOR | -- | 715.12 | -- | -- | 10 | -- | | | | | | |
| THIRTEENTH FLOOR | -- | - - - | -- | -- | -- | -- | | | | | | |
| TOTAL AREA | 1418.56 | 8534.44 | 0.00 | 20 | 119 | -- | 3.35 | 3.35 | 0.00 | 4.47 | 4.47 | 0.00 |
| NEW TOTAL AREA | | 9953.00 | | | 139 | | | 6.70 | | | 8.94 | |

"As per amendment No."

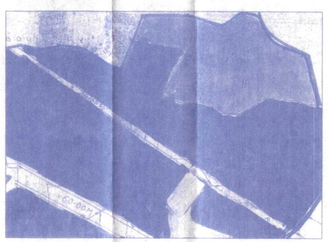
## WINGWISE FSI STATEMENT

| WING NAME | TYPE | FLOORS | AREA IN SQ.M. | TENEMENT |
|---|---|---|---|---|
| A - WING | RESIDENTIAL | BAS.PAR.2 + BAS.PAR.1 + LOWER GR. + GRO.PAR. + 2 FLOORS | 1418.56 | 20 |
| B - WING | RESIDENTIAL | BAS.PAR.2 + BAS.PAR.1 + LOWER GR. + GRO.PAR. + 12 FLOORS | 8534.44 | 119 |
| C - WING | RESIDENTIAL | BAS.PAR.1 + LOWER GR. + GRO.PAR. | 0.00 | 0 |
| | | TOTAL BUILT UP AREA | 9953.00 | 139 |

Total FSI for Kohinoor A/C 1418.56
Total Tenements of Kohinoor A/C 20



COMPOUND WALL SECTION


LOCATION PLAN

STAMP OF APPROVAL 01/08

B.P. LAYOUT PLAN

REVISED 30/10/24
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 2392/24

Building Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL PERMISSION APPROVED PUNE

Total Plot area 5655.60
Plot area For Kohinoor A/C 3479.42

## TOTAL F.S.I & NON F.S.I. STATEMENT IN SQ.M. WING - A, B & C ( UDCPR )

| SR.NO. | DESCRIPTION | AREA IN SQ.M. |
|---|---|---|
| 01 | F.S.I AREA | 9953.00 |
| 02 | NON F.S.I. AREA | |
| a | REGULAR LIFT + FIRE LIFT AREA | 15.64 |
| b | ROOF TERRACE AREA | 1424.40 |
| c | REFUGE AREA | 46.88 |
| d | BASEMENT - 2 PARKING AREA | 2400.00 |
| e | BASEMENT - 1 PARKING AREA | 3500.00 |
| f | LOWER GROUND PARKING AREA | 3290.00 |
| g | RAMP AREA | 700.00 |
| h | O.H. WATER AREA | 198.86 |
| i | U.G. WATER AREA | 241.02 |
| j | O.W. S AREA | 40.00 |
| k | S.T. AREA | 139.76 |
| l | TRANSFORMER + D.G. SET AREA | 100.00 |
| m | SECURITY CABIN & ENTRANCE GATE | 30.00 |
| 3 | TOTAL NON FSI AREA | 12033.75 |
| | CONSTRUCTION BUILT UP AREA | 21986.75 |
| | TOTAL F.S.I AREA + TOTAL NON FSI AREA | |

## PARKING STATEMENT [ A & B - WING ]

| PARKING REQUIRED | CAR | SCOOTER |
|---|---|---|
| 40.00 TO 80.00 SQ.M. 2 TENA. | 01 | 02 |
| 80.00 TO 150.00 SQ.M. 1 TENA. | 01 | 01 |
| PARKING PROVIDED | CAR | SCOOTER |
| 40.00 TO 80.00 SQ.M. 159 TENAMENT | 70 | 139 |
| 80.00 TO 150.00 SQ.M. 00 TENAMENT | 00 | 00 |
| TOTAL | 70 | 139 |
| ADD 5% VISITOR PARKING | CAR | SCOOTER |
| | 04 | 07 |
| TOTAL PARKING | 74 | 146 |

Total Parking 220
Parking for Bldg A & C 32
(In ratio of Tenements)

PARKING AREA STATEMENT

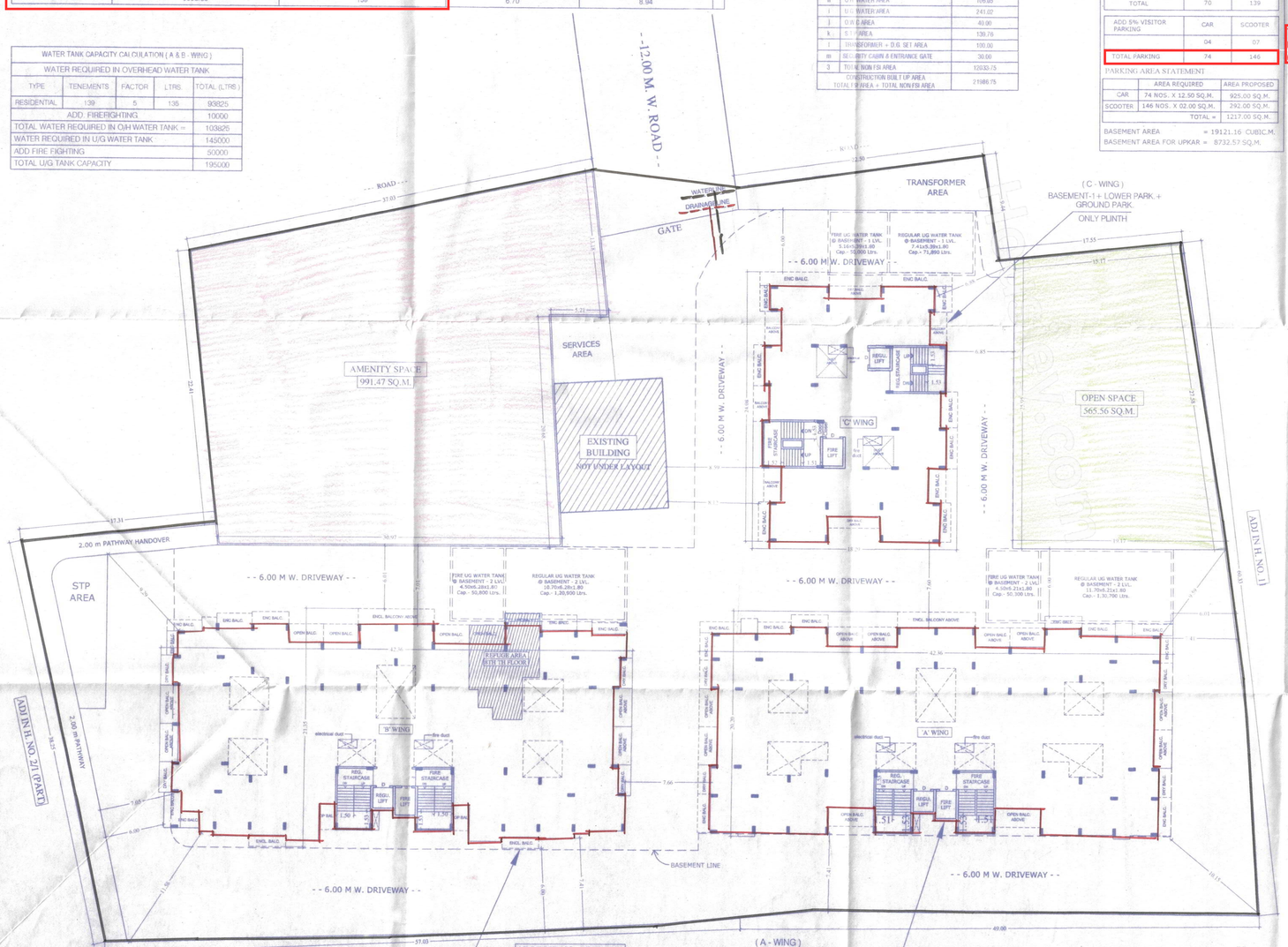
| | AREA REQUIRED | AREA PROPOSED |
|---|---|---|
| CAR | 74 NOS. X 12.50 SQ.M. | 925.00 SQ.M. |
| SCOOTER | 146 NOS. X 02.00 SQ.M. | 292.00 SQ.M. |
| | TOTAL = | 1217.00 SQ.M. |

BASEMENT AREA = 19121.16 CUBIC.M.
BASEMENT AREA FOR UPKAR = 8732.57 SQ.M.

## WATER TANK CAPACITY CALCULATION ( A & B - WING )

WATER REQUIRED IN OVERHEAD WATER TANK

| TYPE | TENEMENTS | FACTOR | LTRS. | TOTAL (LTRS.) |
|---|---|---|---|---|
| RESIDENTIAL | 139 | 5 | 135 | 93825 |
| ADD : FIREFIGHTING | | | | 10000 |
| TOTAL WATER REQUIRED IN O/H WATER TANK = | | | | 103825 |
| WATER REQUIRED IN U/G WATER TANK | | | | 145000 |
| ADD FIRE FIGHTING | | | | 50000 |
| TOTAL U/G TANK CAPACITY | | | | 195000 |

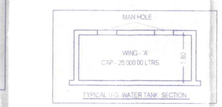


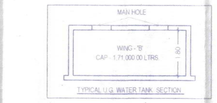

( C - WING )
BASEMENT-1 + LOWER PARK. + GROUND PARK.
ONLY PLINTH

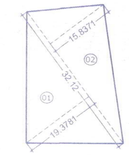
( B - WING )
BASEMENT-2 PARK. + BASEMENT-1 + LOWER PARK. + GROUND PARK. + 12 FLOOR
BUILDING HEIGHT (with parking) = 37.05 M.
BUILDING HEIGHT (without parking) = 34.20 M.

( A - WING )
BASEMENT-2 PARK. + BASEMENT-1 + LOWER PARK. + GROUND PARK. + 2 FLOOR
BUILDING HEIGHT (WITH PARKING) = 8.55 M.
BUILDING HEIGHT (WITHOUT PARKING) = 5.80 M.

LAYOUT FLOOR PLAN
SCALE - 1:200

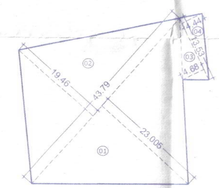


OPEN SPACE AREA CALCULATION
SCALE 1:500

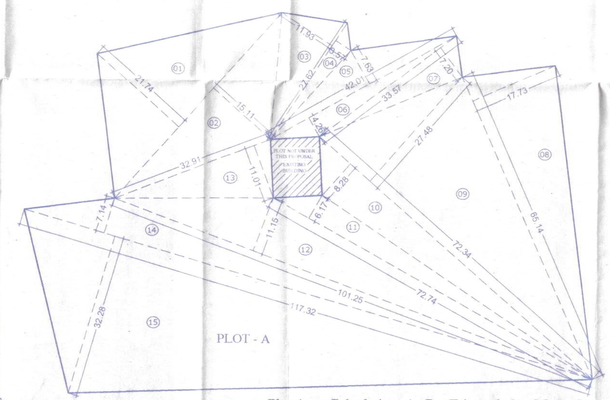
| @ OPEN SPACE AREA CALCULATION ( SCALE 1 : 500 ) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 01 | = | 32.12 | X | 19.3781 | X | 0.50 | = | 311.21 | SQ.M. |
| 02 | = | 32.12 | X | 15.8371 | X | 0.50 | = | 254.34 | SQ.M. |
| | | | | TOTAL | | | = | 565.56 | SQ.M. |
| TOTAL OPEN SPACE AREA | | | | | | | = | 565.56 | SQ.M. |



AMINITY SPACE AREA CALCULATION (15%)
SCALE 1:500

| @ AMENITY SPACE AREA CALCULATION ( SCALE 1 : 500 ) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 01 | = | 43.79 | X | 19.46 | X | 0.50 | = | 426.08 | SQ.M. |
| 02 | = | 43.79 | X | 23.005 | X | 0.50 | = | 503.69 | SQ.M. |
| 03 | = | 13.53 | X | 04.68 | X | 0.50 | = | 31.66 | SQ.M. |
| 04 | = | 13.53 | X | 04.44 | X | 0.50 | = | 30.04 | SQ.M. |
| | | | | TOTAL | | | = | 991.47 | SQ.M. |
| TOTAL AMENITY SPACE AREA | | | | | | | = | 991.47 | SQ.M. |

| @ PLOT AREA CALCULATION ( SCALE 1 : 500 ) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 01 | = | 49.34 | X | 21.74 | X | 0.50 | = | 536.33 | SQ.M. |
| 02 | = | 49.34 | X | 15.11 | X | 0.50 | = | 372.78 | SQ.M. |
| 03 | = | 27.62 | X | 11.93 | X | 0.50 | = | 164.75 | SQ.M. |
| 04 | = | 27.62 | X | 03.57 | X | 0.50 | = | 49.30 | SQ.M. |
| 05 | = | 42.01 | X | 07.63 | X | 0.50 | = | 160.27 | SQ.M. |
| 06 | = | 42.01 | X | 04.26 | X | 0.50 | = | 89.48 | SQ.M. |
| 07 | = | 33.57 | X | 07.20 | X | 0.50 | = | 120.85 | SQ.M. |
| 08 | = | 65.14 | X | 17.73 | X | 0.50 | = | 577.47 | SQ.M. |
| 09 | = | 72.34 | X | 27.48 | X | 0.50 | = | 993.95 | SQ.M. |
| 10 | = | 72.34 | X | 08.28 | X | 0.50 | = | 299.49 | SQ.M. |
| 11 | = | 72.74 | X | 06.17 | X | 0.50 | = | 224.40 | SQ.M. |
| 12 | = | 101.25 | X | 11.15 | X | 0.50 | = | 564.47 | SQ.M. |
| 13 | = | 32.91 | X | 11.01 | X | 0.50 | = | 181.17 | SQ.M. |
| 14 | = | 117.32 | X | 7.14 | X | 0.50 | = | 418.83 | SQ.M. |
| 15 | = | 117.32 | X | 32.28 | X | 0.50 | = | 1893.54 | SQ.M. |
| | | | | TOTAL | | | = | 6647.07 | SQ.M. |
| TOTAL PLOT AREA | | | | | | | = | 6647.07 | SQ.M. |



Plot Area Calculation As Per Triangulation Method
Scale - 1:500

| PROFORMA - 1 AREA STATEMENT | SQ.M. |
|---|---|
| 01. AREA OF PLOT | |
| (Minimum area of a plot to be considered) | 6647.07 |
| (a) As per ownership document ( 7/12 Utara ) | 6700.00 |
| (b) As per Demarcation | 6647.07 |
| 02. Deductions for | |
| (a) Proposed Widening Area | 0.00 |
| (b) Any D.P. Reservation area | 0.00 |
| ( Total a+b ) | 0.00 |
| 03. Balance area of plot (1-2) | 6647.07 |
| 04. Amenity Space (If applicable) | |
| (a) Required - [15% of 03] | -- |
| (b) As per previous sanction in F/B(B)A | 991.47 |
| (c) Balance Proposed | -- |
| 05. Net Plot Area [3+4(c)] | 5655.60 |
| 06. Recreational Open Space (If applicable) | |
| (a) Required - [10% of 05] | 565.56 |
| (b) Proposed - [10% of 05] | 565.56 |
| 07. Internal Road area | 00.00 |
| 08. Plotable area | 5655.60 |
| 09. Built up area with reference to Basic F.S.I. as per front road width. (as per 05x basic FSI) (L139) | 6221.16 |
| 10. Additional FSI on payment of premium | |
| (a) Against Open space Premium F.S.I. | NIL |
| (b) Proposed F.S.I. on payment of premium. ( 6647.07 x 0.50 = 3323.54 ) | 00.00 |
| 11. In-situ FSI - TDR loading | |
| (a) In-situ area against D.P. road [2.0(as no.2(a)) if any | 00.00 |
| (b) In-situ area against Amenity Space if handed over [2.00(as no.4(b)and(or)c)] | 00.00 |
| (c) TDR area. (0.5*( 10147.07 + 0.00)*** 4)20.0)) | 00.00 |
| (d) Total In-situ / TDR loading Proposed [11(a) +(b)+(c)] | 00.00 |
| 12. Additional FSI area under chapter No.7 | 00.00 |
| 13. Total entitlement of FSI in the proposal. | 00.00 |
| (a) [9+10(b)+11(d)] or 12(whichever is applicable) | 6221.16 |
| 14. Total Permissible Ancillary for 60 % ( on 13a ) | 3732.69 |
| 15. Total Permissible Built up area ( 13a+14 ) | 9953.85 |
| 16. Maximum utilization limit of F.S.I. (building potential) Permissible area road width [ (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) vs 16 or 18] | -- |
| 17. Total Built up area in proposal | |
| (a) Existing Built-up Area | 00.00 |
| (b) Proposed Built-up Area (As per 19-line) | 9953.00 |
| (c) Total (a+b) | 9953.00 |
| 18. F.S.I. Consumed (13; 13a); (should not be more than serial No.16 above) | 01.00 |
| 19. Area of Inclusive Housing, If any | -- |
| (a) Required (20% of Sr.No.5) | -- |
| (b) Proposed | -- |

| Legend | |
|---|---|
| PLOT BOUNDARY SHOWN BLACK | |
| PROPOSED WORK SHOWN RED | |
| DRAINAGE LINE SHOWN RED DOTTED | |
| WATERLINE SHOWN BLACK DOTTED | |
| EXISTING TO BE RETAINED HATCHED | |
| DEMOLISHION SHOWN HATCHED YELLOW | |

| Schedule of Openings |
|---|
| D : 0.00x2.10 |
| D1 : 0.90x2.10 |
| D2 : 0.75x2.10 |
| RS : 3.05x2.44 |
| W : 1.80x1.80 |
| W1 : 1.50x1.50 |
| W2 : 0.90x0.90 |
| V : 0.60x0.90 |

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ——— AND THE DIMENSION OF SIDES ETC. OF PLOT ARE RECORDED IN PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP TITLE / LAND RECORDS / LAND RECORD DEPTT. CITY SURVEY RECORDS

SIGNATURE OF LICENSED ARCHITECT/ENGINEER

| (OWNER/P.O.A. HOLDER) | SIGN |
|---|---|
| M/S. SNEHA CONSTRUCTIONS THROUGH PARTNER MRS. SNEHA RAMESH GURNANI & OTHERS | |

PROJECT :-

PROPOSED RESIDENTIAL BUILDING LAYOUT ON S.NO. 9 H. NO.2/2/1, 2/2/7, 2/2/16, 2/2/23, 2/2/24, 2/2/27, 2/2/28, 2/2/33, 2/2/36, 2/2/37, 2/2/38, 2/2/41, 2/2/46, 2/2/51, 2/2/52, 2/2/54, 2/2/56, 2/2/57, 2/2/58, 2/2/61, PLOT NO. A, VILLAGE- AMBEGAON (BK.), TAL-HAVELI, DIST- PUNE

| Sheet no. | Short Date | Rev. No. | Dr. | File No. | Revision |
|---|---|---|---|---|---|
| Reg. Sr. / Date | Date of Issue 31/07/23 | Drn By: | Ashwini | 2012 | |
| | Last Revised Date 23-09-24 | Chk. By: | S.W.A. | | |

Scale - 1:200 — NORTH

Consultant's Sign

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