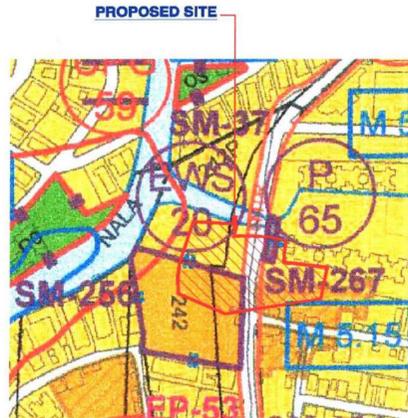
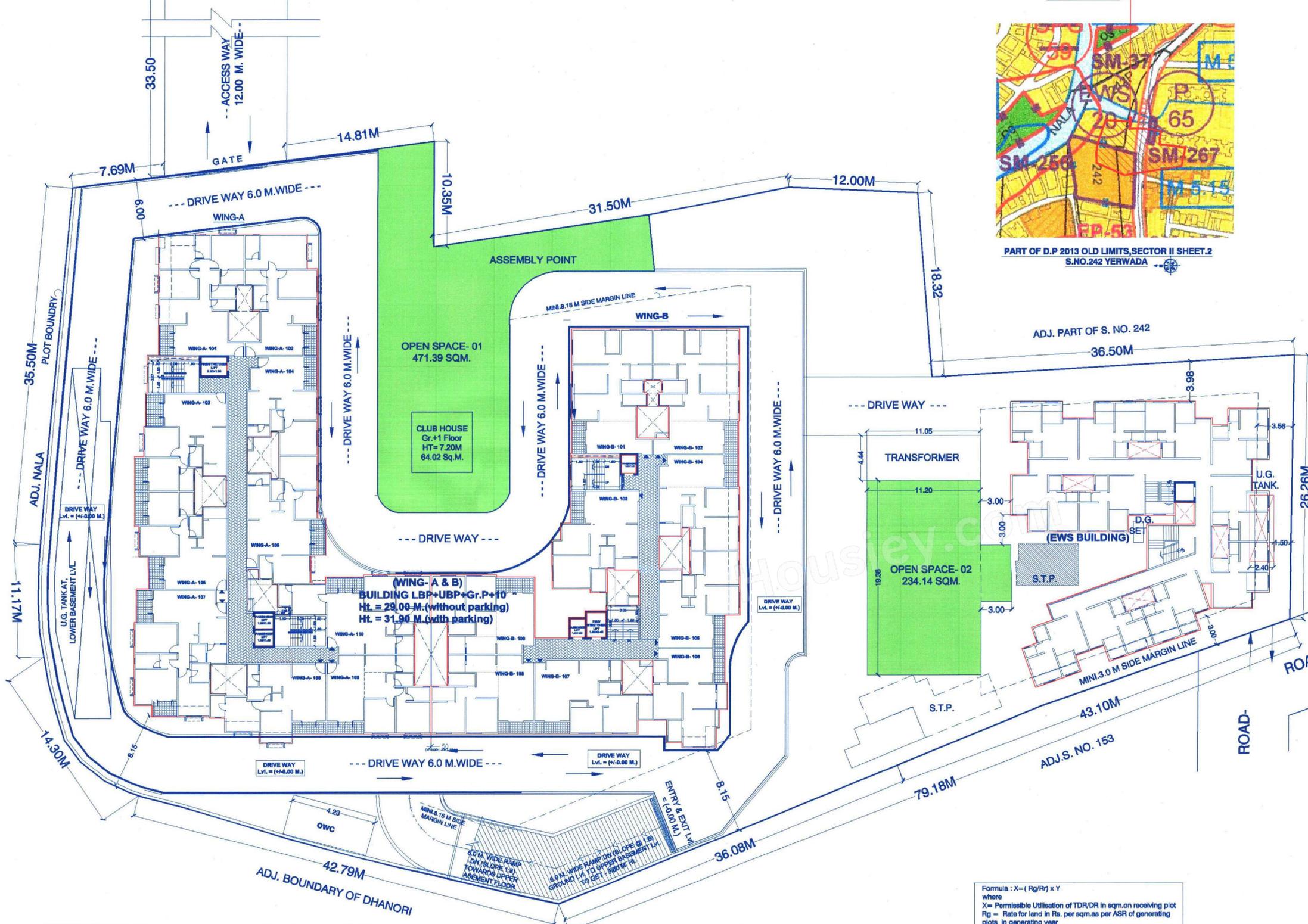


-- EXISTING 12.00 M. & PROPOSED 15.0 M. WIDE D.P. ROAD --



LAYOUT OF WING- A & B & EWS BUILDING

STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 14341/24

BUILDING INSPECTOR
PURE MUNICIPAL CORPORATION

DEPUTY ENGINEER
PURE MUNICIPAL CORPORATION

PURE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED

SHEET NO. 01/15

LAND AREA STATEMENT

ACCOMMODATION OF RESERVATION PRINCIPLE FOR D.P. RESERVATION EWS-20 IN PMC DP ON S. NO. 242(P), C. T. S. NO. 2761/2, YERWADA, VISHRANTWADI, PUNE.

| SR. NO | DESCRIPTION | SQ. M |
|--------|--|----------|
| 1 | AREA OF PLOT (Minimum area of a, b, c to be considered) | 6438.11 |
| | (a) AS PER OWNERSHIP DOCUMENTS (P.R.C. CTS EXTRACT) | 6438.11 |
| | (b) AS PER MEASUREMENT SHEET | 6400.00 |
| | (c) LEAST AREA TAKEN | 6400.00 |
| 2 | DEDUCTION FOR | |
| | (a) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD | 3724.67 |
| | (b) D.P. EWS-20 RESERVATION AREA | 3724.67 |
| | TOTAL (a+b) | 7449.34 |
| 3 | BALANCE AREA OF PLOT (1-2) | 2875.33 |
| 4 | AMENITY SPACE (IF APPLICABLE) | 0.00 |
| | (a) REQUIRED (3415.00 SQM) PART | 0.00 |
| | (b) ADJUSTMENT OF 2(b) IF ANY | 0.00 |
| | (c) BALANCE PROPOSED | 0.00 |
| 5 | TOTAL PLOT AREA (3-4(C)) | 2875.33 |
| 6 | ADD EWS-20 RESERVATION AREA DUE TO COMPOSITE ACCOMMODATION RESERVATION | 3724.67 |
| 7 | TOTAL PLOT AREA | 6400.00 |
| 8 | RECREATIONAL OPEN SPACE (IF APPLICABLE) | |
| | (a) REQUIRED | 640.00 |
| | (b) PROPOSED (op. sp. 1+2 = 471.39+234.14=705.53) | 705.53 |
| 9 | INTERNAL ROAD AREA PART | 0.00 |
| 10 | PLOT AREA (IF APPLICABLE) | 6400.00 |
| 11 | BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (1.10 OF 6) | 7040.00 |
| 12 | ADDITION OF FSI ON PAYMENT OF PREMIUM | |
| | (a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE (6400X0.30) = 3200.00 | 3200.00 |
| | (b) PROPOSED FSI ON PAYMENT OF PREMIUM WITH PROPORTION TO TDR LOADING (ALLOWED WITH RESPECT TO TDR PROPORTION (0.3796 X 3200) = 1214.72) | 1214.00 |
| 13 | IN-SITU FSI/TDR LOADING | |
| | (a) IN-SITU AREA AGAINST D.P. ROAD | 0.00 |
| | (b) INTERNAL ROAD PREVIOUSLY CLAIMED | 0.00 |
| | (c) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER | 0.00 |
| | (d) TDR AREA (0.65 OF 6) | 4160.00 |
| | (e) TOTAL IN-SITU /TDR LOADING PROPOSED ((1)+(a)+(b)+(c)+(d)) | 4160.00 |
| 14 | TDR LOADING | |
| | A. T.D.R. PROPOSED | 1579.17 |
| | TOTAL | 1579.17 |
| 15 | ADDITIONAL FSI AREA UNDER CHAPTER NO 7 | |
| | (a) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL | 9833.89 |
| | (b) ANGLICARY AREA FSI UP TO 80% OF 80% WITH PAYMENT OF CHARGES 14 x 60% = 5903.33 | 5886.29 |
| | (c) TOTAL ENTITLEMENT (14+14b) | 15720.18 |
| 16 | MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (10+11a+12d) | 14400.00 |
| | (a) EXISTING BUILT-UP AREA | 0.00 |
| | (b) PROPOSED BUILT-UP AREA (AS PER P-LINE) | 15720.18 |
| | (c) TOTAL (a+b) | 15720.18 |
| 17 | FSI CONSUMED (16+18) (TOTAL POTENTIAL CONSUMED) | 1.48 |
| 18 | AREA FOR INCLUSIVE HOUSING IF ANY | |
| | (a) REQUIRED | 0.00 |
| | (b) PROPOSED | 0.00 |

P-LINE AREA STATEMENT (WING-A & WING-B)

| FLOOR | AREA (SQ.M) | TNT. |
|-----------------------|-------------|------|
| GROUND | 67.84 | |
| FIRST | 1714.77 | 19 |
| SECOND | 1879.52 | 19 |
| THIRD | 1879.52 | 19 |
| FOURTH | 1879.52 | 19 |
| FIFTH | 1879.52 | 19 |
| SIXTH | 1879.52 | 19 |
| SEVENTH | 1323.93 | 13 |
| EIGHTH (REFUGEE AREA) | 1031.18 | 10 |
| NINETH | 1092.43 | 10 |
| TENTH | 1092.43 | 10 |
| TOTAL | 15720.18 | 157 |

F.S.I & NON F.S.I STATEMENT OF (WING-A & WING-B)

| SR.NO. | DESCRIPTION | F.S.I | NON FSI |
|-----------------------------|-----------------------------|----------|----------|
| 1 | F.S.I AREA (RESIDENTIAL) | 15720.18 | 0.00 |
| 2 | TOTAL PARKING AREA | | 3393.85 |
| + | LOWER BASEMENT PARKING AREA | 0.00 | 3200.22 |
| + | UPPER BASEMENT PARKING AREA | 0.00 | 1676.26 |
| 3 | GROUND FLOOR | 0.00 | 1534.16 |
| 4 | TOP TERRACE | 0.00 | 71.98 |
| 5 | STAIRCASE CAP AREA | 0.00 | 64.00 |
| 6 | CLUB HOUSE AREA | 0.00 | 155.94 |
| 7 | OHWT | 0.00 | 19.41 |
| 8 | LIFT AREA | 0.00 | 120.64 |
| 9 | UGWT | 0.00 | 71.06 |
| 10 | STP | 0.00 | 36.00 |
| 11 | OWC | 0.00 | 51.26 |
| 12 | TRANSFORMER & D.G. SET | 0.00 | 21.40 |
| 13 | PUMP ROOM | 0.00 | 2.25 |
| 14 | SECURITY CABIN | 0.00 | 2.25 |
| TOTAL F.S.I | | 15720.18 | 10418.43 |
| F.S.I AREA (RESI)+NON F.S.I | | 26138.61 | |

TOTAL F.S.I & NON F.S.I STATEMENT (WING-A & B)

| | F.S.I | NON F.S.I | TOTAL |
|------------|----------|-----------|----------|
| WING-A & B | 15720.18 | 10418.43 | 26138.61 |

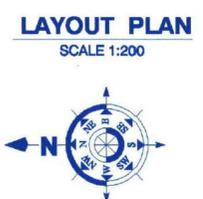
Formula : $X = (Rg/Rr) \times Y$
 where
 X = Permissible Utilisation of TDR/DR in sqm. on receiving plot
 Rg = Rate for land in Rs. per sqm. as per ASR of generating plots in generating year
 Rr = Rate of land in Rs. per sqm. as per ASR of receiving plot in generating year
 Y = TDR debited from DRC in sqm.

TABLE SHOWING AMOUNT OF TDR UTILIZATION

| DRC NO. | TYPE OF TDR | YEAR OF GENERATION | Rg | Rr | Y | X |
|---------|-------------|--------------------|-------|-------|--------------------|----------|
| 006250 | Regular | 2024 | 13300 | 26670 | 502.25 | 250.466 |
| 006252 | Regular | 2024 | 13300 | 26670 | 758.5 | 378.255 |
| 006253 | Regular | 2024 | 13300 | 26670 | 502.25 | 250.466 |
| 004715 | Slum | 2024 | 24460 | 26670 | 763.25 | 700.004 |
| | | | | | TOTAL TDR UTILIZED | 1579.190 |

REQUIRED MARGIN TABLE AS PER UDPCR 2020 RULES-(WING-A & B)

| HT. OF EACH FLOOR | FLOOR | NO. OF FLOORS WITHOUT PARKING FLOOR | PLINTH HT. | TOTAL HT. OF THE BLDG. WITHOUT PARKING HT. | MIN. FRONT MARGIN AS PER STD. | MIN. REAR & SIDE MARGINS REQD. AS PER STD. |
|-------------------|-------------------|-------------------------------------|------------|--|-------------------------------|--|
| IN M. | NO. | NOS. | IN M. | IN M. | IN M. | IN M. |
| 2.90 | LBP+UBP P+Gr.P.+6 | 10 | 0 | 29.00 | 3.00 | 5.80 |
| Margins provided | | | | | 6.00 | 8.15 |



CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES, ETC. OF PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/T.P. SCHEME RECORDS /LAND RECORDS, DEPARTMENT/ SURVEY RECORDS

SIGNATURE
(AR. SHRIPAD PADHYE)

OWNER'S DECLARATION

I/WE UNDERSIGNED HERBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNERS THROUGH
MR. NITIN RATHI P.A.H. FOR PREMA SHESHMAL KOTHARI

PROJECT

PROPOSED REVISION OF LAYOUT AND COMPOSITE BUILDING ON DEVELOPMENT PLOT AND ACCOMMODATION RESERVATION OF EWS 20, ON S.NO - 242(P), CTS NO. 2761/2, YERWADA, PUNE.

Ar. Shripad Padhye

| DATE | DRAWING ISSUED THROUGH |
|----------|------------------------|
| 18.01.23 | MEERA CHECK 01 |
| 30.03.23 | MEERA CHECK 02 |
| 14.12.23 | MEERA CHECK 03 |
| 28.12.24 | MEERA CHECK 04 |
| 02.01.25 | MEERA CHECK 05 |
| 23.01.25 | MEERA CHECK 06 |
| 05.02.25 | MEERA CHECK 07 |
| 26.03.25 | MEERA CHECK 08 |

Flat No. 17, 4th Floor, Mahishakha Apartment
Condominium (Chhatrapati Shivaji Maharaj Building) Pune
Shirgaon Road, Near Niyam Bridge, Parvati, C.T.S. NO. 253 A, P.P. 588/A PUNE - 411030
No-9766203939 email: shripadpadhye@yahoo.com

Drawn By MEERA Design By MEERA Checked By MEERA Approved By MEERA Scale 1:100