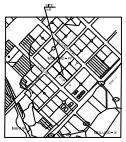
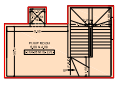
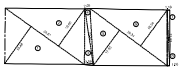


LOCATION PLAN
SCALE 1:4000
SURVEY NO. 114
AT PIMPLE SAUDAGAR



BASEMENT (PART) FLOOR
PUMP ROOM PLAN
SCALE 1 : 100



LINE DIA. OF PLOT.
SCALE 1 : 500

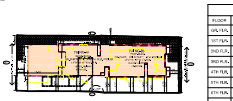
AREA CALCULATION OF PLOT

1	0.00	2	10.00	3	0.00	10.00	1
2	10.00	4	10.00	5	0.00	110.00	2
3	0.00	6	0.00	7	0.00	10.00	3
4	0.00	8	0.00	9	0.00	110.00	4
5	0.00	8	10.00	9	0.00	110.00	5
6	0.00	8	0.00	9	0.00	110.00	6
TOTAL AREA						1100.00	
1	0.00	2	0.00	3	0.00	0.00	1
2	0.00	4	0.00	5	0.00	0.00	2
TOTAL AREA						0.00	

TOTAL AREA OF PLOT (A + B) = 1100.00 Sq.Mts.
AREA OF PLOT AS PER 7/12 = 1101.00 Sq.Mts.

SECTION THROUGH
UNDER GROUND TANK
SCALE 1:100

SECTION THROUGH
COMPOUND WALL
SCALE 1:50



BLOCK PLAN
SCALE 1:500

PARKING STATEMENT AS PER DCPR 2034

CARPET AREA	TOTAL OF PLOTS	PARKING REQUIRED
FOR FIRST 500 SQ.MTS. = 40 SQ.MTS.	1101	2.75 NOS.
TOTAL COMMERCIAL PARKING		2.75 NOS.
FOR THE NEXT 500 SQ.MTS. = PARKING 1 + 1 TENEMENTS	50	50.00 NOS.
AT THE RATE OF 1 PARKING 1 + 1 TENEMENTS	50	50.00 NOS.
AT THE RATE OF 1 PARKING 1 + 1 TENEMENTS	50	50.00 NOS.
TOTAL PROPOSED PARKING	48 NOS.	48.00 NOS.
LESS PARKING PROPOSED FOR COMM.		2.75 NOS.
LESS PARKING PROPOSED FOR 1 RK UNITS (PARKING FOR COMM.)		48.00 NOS.
TOTAL PARKING REQUIRED		48.75 NOS. (49.00 NOS.)
TOTAL PARKING PROVIDED		54.00 NOS.
4W CARS	SMALL CARS	TOTAL
44	09	53

BUILT UP AREA SUMMARY FOR WING-A (COMPENSATORY FLSI)

FLOOR	GROSS BALKONI IN SQMTS	STAIR CASE LIFTS LOBBY IN SQMTS	NET AREA (A-B-C-D)	TEN. PROP.
GROUND FLR.	1145.29	0.00	1145.29	0.00
1ST FLR.	0.00	0.00	0.00	0.00
2ND FLR.	0.00	0.00	0.00	0.00
3RD FLR.	0.00	0.00	0.00	0.00
4TH FLR.	2.57.72	0.00	2.57.72	0.00
5TH FLR.	2.57.72	19.00	2.76.72	0.00
6TH FLR.	3.42.13	37.00	3.79.13	0.00
7TH FLR.	3.47.20	55.00	4.02.20	0.00
8TH FLR.	3.47.20	55.00	4.02.20	0.00
9TH FLR.	3.47.20	55.00	4.02.20	0.00
10TH FLR.	3.47.20	55.00	4.02.20	0.00
11TH FLR.	3.47.20	55.00	4.02.20	0.00
12TH FLR.	3.56.70	55.00	4.11.70	0.00
13TH FLR.	3.56.70	55.00	4.11.70	0.00
ROOFTOP PUMPING CENTER	0.00	0.00	0.00	0.00
TOTAL	30.51.41	525.00	35.76.41	0.00

BUILT UP AREA SUMMARY FOR WING-B (COMPENSATORY FLSI)

FLOOR	GROSS BALKONI IN SQMTS	STAIR CASE LIFTS LOBBY IN SQMTS	NET AREA (A-B-C-D)	TEN. PROP.
GRD. FLR.	0.00	0.00	0.00	0.00
1ST FLR.	0.00	0.00	0.00	0.00
2ND FLR.	0.00	0.00	0.00	0.00
3RD FLR.	0.00	0.00	0.00	0.00
4TH FLR.	3.47.20	55.00	4.02.20	0.00
5TH FLR.	3.56.70	55.00	4.11.70	0.00
6TH FLR.	3.42.20	37.00	3.79.20	0.00
7TH FLR.	3.47.20	55.00	4.02.20	0.00
8TH FLR.	3.47.20	55.00	4.02.20	0.00
9TH FLR.	3.47.20	55.00	4.02.20	0.00
10TH FLR.	3.56.70	55.00	4.11.70	0.00
11TH FLR.	3.56.70	55.00	4.11.70	0.00
ROOFTOP PUMPING CENTER	0.00	0.00	0.00	0.00
TOTAL	30.51.41	525.00	35.76.41	0.00

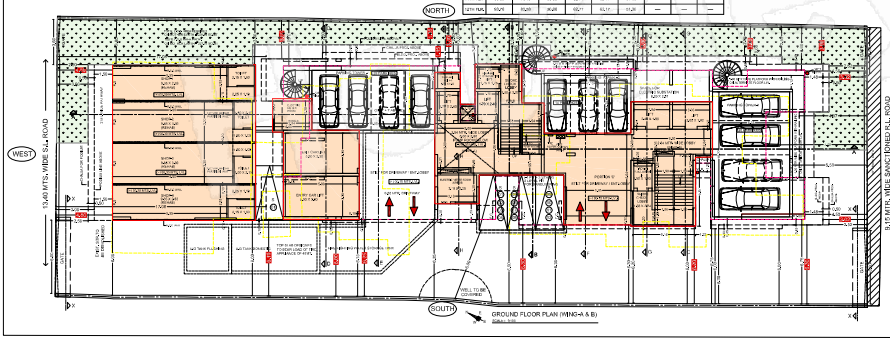
CARPET AREA STATEMENT IN SQMTS.= WING-A&B

FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.5	FLAT NO.6	FLAT NO.7	FLAT NO.8	FLAT NO.9
GRD. FLR.	----	----	----	----	----	----	----	----	----
1ST FLR.	----	----	----	----	----	----	----	----	----
2ND FLR.	----	----	----	----	----	----	----	----	----
3RD FLR.	----	----	----	----	----	----	----	----	----
4TH FLR.	30.28	70.42	30.28	30.28	31.28	31.28	----	----	----
5TH FLR.	30.28	70.42	30.28	30.77	70.41		—	—	—
6TH FLR.	30.28	70.42	----	----	34.97		—	—	—
7TH FLR.	30.28	70.42	30.28	30.77	34.97		—	—	—
8TH FLR.	30.28	70.42	30.28	30.77	34.97		—	—	—
9TH FLR.	30.28	70.42	30.28	30.77	30.77	31.28	—	—	—
10TH FLR.	30.28	70.42	30.28	30.77	30.77	31.28	—	—	—
11TH FLR.	30.28	70.42	30.28	30.77	30.77	31.28	—	—	—
12TH FLR.	30.28	70.42	30.28	30.77	30.77	31.28	—	—	—

BUILT UP AREA SUMMARY - COMPENSATORY FLSI

WING	GROSS BALKONI IN SQMTS	STAIR CASE LIFTS LOBBY IN SQMTS	NET AREA (A-B-C-D)	TEN. PROP.
WING-A	30.51.41	525.00	35.76.41	0.00
WING-B	30.51.41	525.00	35.76.41	0.00
TOTAL (A+B)	61.02.82	1050.00	71.52.82	0.00

TOTAL GROSS AREA : 1050.00 SQ. MT.
PROPOSED FSI AREA : 6151.77 SQ.MT.
TOTAL NET AREA : 3606.31 + 3551.77 = 7158.08 SQ.MT.



1589.1 L.P.S. AREA DIAGRAM
ON GROUND
SCALE 1:500

LOCAL AREA CALCULATION

LOCAL AREA CALCULATION							
1	0.00	2	0.00	3	0.00	0.00	1
2	0.00	4	0.00	5	0.00	0.00	2
3	0.00	6	0.00	7	0.00	0.00	3
4	0.00	8	0.00	9	0.00	0.00	4
5	0.00	8	0.00	9	0.00	0.00	5
6	0.00	8	0.00	9	0.00	0.00	6
7	0.00	8	0.00	9	0.00	0.00	7
8	0.00	8	0.00	9	0.00	0.00	8
9	0.00	8	0.00	9	0.00	0.00	9
10	0.00	8	0.00	9	0.00	0.00	10
11	0.00	8	0.00	9	0.00	0.00	11
12	0.00	8	0.00	9	0.00	0.00	12
13	0.00	8	0.00	9	0.00	0.00	13
14	0.00	8	0.00	9	0.00	0.00	14
15	0.00	8	0.00	9	0.00	0.00	15
16	0.00	8	0.00	9	0.00	0.00	16
17	0.00	8	0.00	9	0.00	0.00	17
18	0.00	8	0.00	9	0.00	0.00	18
TOTAL LOCAL AREA (BUILT UP)					■	0.00	SQMT
TOTAL LOCAL AREA (BUILT UP) TO BE PAID FOR					■	0.00	SQMT
LOCAL AREA PROPOSED ON SITE (BUILT UP)					■	0.00	SQMT

DETAIL OF FUNGIBLE COMPENSATORY AREA

SLNO	DESCRIPTION	RULE NO.	UPR BORRN	RULE NO.	WEIGHT NO.
A)	CONSUMED BUILT UP AREA OF REHABILITION COMPONENT FOR PUBLIC PURPOSE (INCLUDING STRUCTURE)	1145.29	-	-	-
B)	CONSUMED BUILT UP AREA OF REHABILITION COMPONENT FOR NON RESIDENTIAL (INCLUDING STRUCTURES)	537.26	-	-	-
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE REMAINED (A+B+C) TOTAL BUILT UP AREA OF EXISTING STRUCTURES AS PER PLANS 7/12 EXTRACT TOTAL BUILT UP AREA OF EXISTING STRUCTURES AS PER CALCULATION – 7/12 EXTRACT (GROSS SQ.MTR. AREA CONSIDERED FOR FUNGIBLE = 1682.55 SQ.MTR.)	1682.55 EXISTING STRUCTURE CONSIDERED	-	-	-
D)	WHICHever IS FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT	1145.29	-	-	-
E)	FUNGIBLE BUILT UP AREA CONSIDERED FOR REHABILITATION COMPONENT FOR PUBLIC PURPOSE (1.00)	1145.29	-	-	-
F)	FUNGIBLE BUILT UP AREA CONSIDERED FOR REHABILITATION COMPONENT FOR NON RESIDENTIAL USE	537.26	-	-	-
G)	TOTAL FUNGIBLE BUILT UP AREA CONSIDERED FOR REHABILITATION COMPONENT (E + F)		-	-	-
H)	ADDITIONAL BUILT UP AREA	3551.77	-	-	-
H1)	TOTAL PROPOSED BUILT UP AREA	7158.08			
I)	COMMERCIAL PROPOSED (NET AREA)	127.26			
J)	TOTAL AREA PROPOSED (NET AREA)	7285.34			
K)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE NON RESIDENTIAL COMPONENT	-	-	-	-
L)	FUNGIBLE BUILT UP AREA PERMISSIBLE FOR SALE RESIDENTIAL COMPONENT	3551.77			
M)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PUBLIC PURPOSE (INCLUDING REHAB AREA) AS USER RATE ON DATE OF PAYMENT	1145.29 / ABOVE 7 YEARS	Rs.1,000/-	TOTAL COST OF FUNGIBLE BUILT UP AREA (PUBLIC PURPOSE) = 1145.29 SQ.MTR. X 1000/- = 1145290/-	Rs.11,45,290/-
		1145.29 / BETWEEN 3 TO 7 YEARS	Rs.1,500/-	TOTAL COST OF FUNGIBLE BUILT UP AREA (PUBLIC PURPOSE) = 1145.29 SQ.MTR. X 1500/- = 1717935/-	Rs.17,17,935/-
		1145.29 / WITHIN 3 YEARS	Rs.2,000/-	TOTAL COST OF FUNGIBLE BUILT UP AREA (PUBLIC PURPOSE) = 1145.29 SQ.MTR. X 2000/- = 2290580/-	Rs.22,90,580/-
N)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR NON RESIDENTIAL (INCLUDING REHAB AREA) AS USER RATE ON DATE OF PAYMENT	-	-	-	-
O)	GROSS BUILT UP AREA CONSUMED	3606.31			
P)	NET BUILT UP AREA CONSUMED	2511.45			

CONTENTS OF SHEET	CERTIFICATE OF AREA
• LOCATION PLAN • BASEMENT (PART) FLOOR PUMP ROOM PLAN • LINE DIA. OF PLOT. • AREA CALCULATION OF PLOT. • SECTION THROUGH UNDER GROUND TANK • SECTION THROUGH COMPOUND WALL • BLOCK PLAN • PARKING STATEMENT AS PER DCPR 2034 • BUILT UP AREA SUMMARY FOR WING-A (COMPENSATORY FLSI) • BUILT UP AREA SUMMARY FOR WING-B (COMPENSATORY FLSI) • CARPET AREA STATEMENT IN SQMTS.= WING-A&B • BUILT UP AREA SUMMARY - COMPENSATORY FLSI • GROUND FLOOR PLAN (WING-A & B) • 1589.1 L.P.S. AREA DIAGRAM ON GROUND • LOCAL AREA CALCULATION • DETAIL OF FUNGIBLE COMPENSATORY AREA	Certified that the area shown in the above plan is based on the measurements taken at site and that it is in accordance with the plan sanctioned under Commencement Certificate No. ..... dated ..... subject to the following conditions ..... Certified that the area shown in the above plan is based on the measurements taken at site and that it is in accordance with the plan sanctioned under Commencement Certificate No. ..... dated ..... subject to the following conditions .....
NAME & REG. OF THE OWNER	DESIGN OF PROPOSAL
Ashok Babulal Vardhan Digitally signed by Ashok Babulal Vardhan DN: C=IN, O=Personal, CN=Ashok Babulal Vardhan, E=ashokvardhan@gmail.com Reason: I am the author of this document Location: Pune LANDMAN REALTY LLP Ashok Babulal Vardhan PARTNER PAN: ACTPV2000F	PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON SURVEY NO. 114/1, 114/2 AND 114/3 AT PIMPLE SAUDAGAR, PUNE. NEW TOWN SCHEME NO. 1 (PIMPLE SAUDAGAR) FINAL PLOT NO. 1100 (PART) AND 1101 (PART) AT PIMPLE SAUDAGAR, TALUKA HAVELI, DISTRICT PUNE.

STAMP & DATE OF ARRIVAL OF PLAN

THIS CANCELS APPROVAL TO THE PROVISIONAL PLANS EARLIER ISSUED UNDER OFFICE LETTER NO. CE/0101/BP/EAST DATED 15-07-2022

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CE/0101/BP/EAST

SHRI/SMT. SHARAD MANOHAR
Name: SUHAS VASANT NEMANE
Designation: E.E./B.P.
Name: Vasant Ho
Designation: A.E./B.P.
SUHAS VASANT NEMANE
A.E./B.P.) T.W.
A.E./B.P.) S & T
E.E./B.P.) S.S.-II

1	AREA STATEMENT		
2	1.0	LOCATION PLAN	
3	2.0	PROPOSED PLAN	
4	3.0	PROPOSED BASEMENT FLOOR PLAN	
5	4.0	PROPOSED PLAN	
6	5.0	PROPOSED PLAN	
7	6.0	PROPOSED PLAN	
8	7.0	PROPOSED PLAN	