

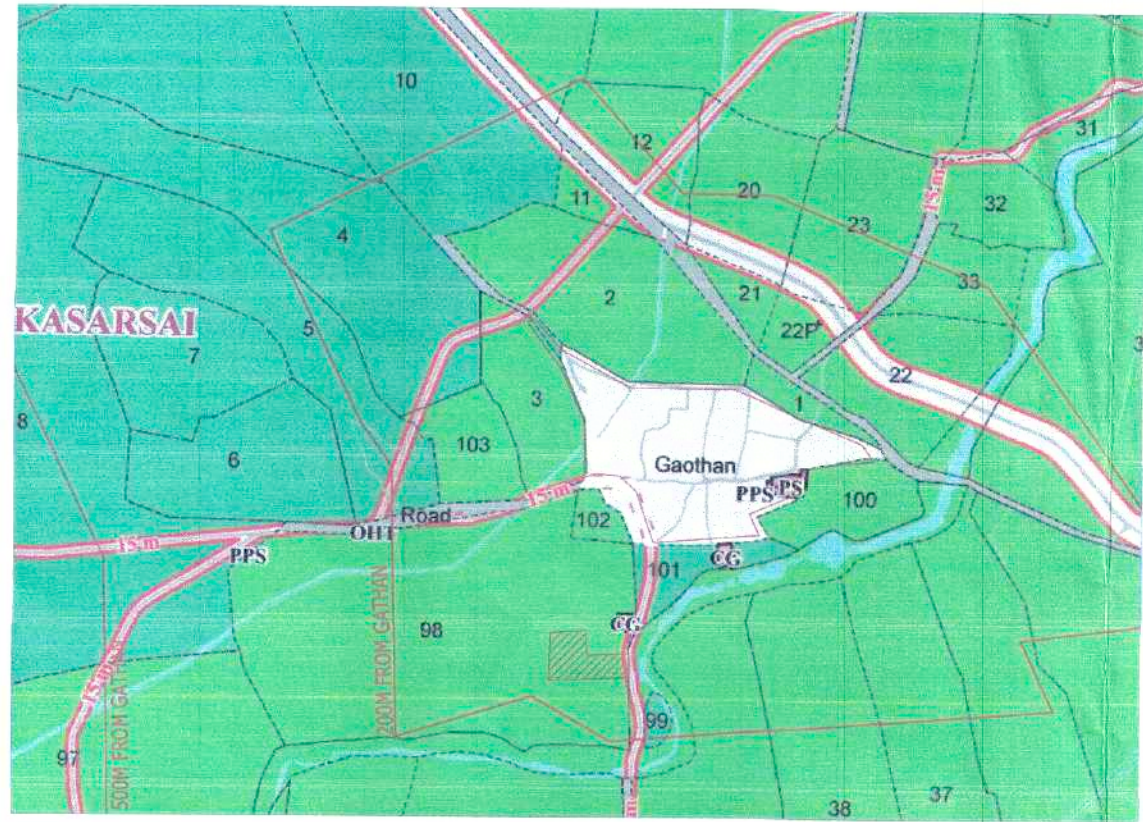
FORM OF STATEMENT 1 (FOR PROPOSED BUILDING)				
EXISTING BLDG NO.	FLR NO.	PLINTH AREA	TOTAL FLOOR AREA OF USE / OCCUPANCY OF EXISTING BLDG	FLR
1	2	3	4	5
NA	NA	NA	NA	NA

FORM OF STATEMENT 2 (FOR PROPOSED BUILDING)							
BLDG NO.	FLR NO.	TOTAL B. UP AREA OF FLR	PROPOSED BALCONY AREA WITHIN 15%	EXCESS BALCONY AREA COUNTED IN FSI	DOUBLE HT. TERRACE AREA WITHIN 20%	DOUBLE HT. TERRACE AREA COUNTED IN FSI	TOTAL FSI (3+6+8)
1	2	3	4	5	6	7	8
1	GR. FLR	0.000	0.000	0.000	0.000	0.000	0.000
	1ST FLR	1123.547	172.518	168.532	3.986	0.000	1127.533
	2ND FLR	1123.547	172.518	168.532	3.986	0.000	1127.533
	3RD FLR	1123.547	172.518	168.532	3.986	0.000	1127.533
	4TH FLR	1123.547	172.518	168.532	3.986	0.000	1127.533
	5TH FLR	1123.547	172.518	168.532	3.986	0.000	1127.533
2	6TH FLR	762.869	111.043	114.430	0.000	0.000	762.869
	TOTAL	6380.604	973.633	19.930	0.000	0.000	6400.534

FORM OF STATEMENT 2 (FOR PROPOSED BUILDING)						
BUILDING NO./FLOOR NO.	FLAT / UNIT NO.	BUILT UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE / PASSAGE	AREA OF BALCONY ATTACHED WITH FLAT / UNIT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED WITH FLAT / UNIT	TOTAL AREA OF FLAT / UNIT	
1	2	3	4	5	6	7
1	1ST - 5TH FLOOR	101,108,109, 114,115,120	68.110	11.755	0.000	79.865
		102,106,110,111, 112,113,116,117, 118,119	50.890	7.181	0.000	58.071
		103,104,105,107, 114,115	51.389	7.181	0.000	58.570
		106,110,111, 112,113,116,117, 118,119	70.203	11.755	0.000	81.958
2	6TH FLOOR	106,110,111, 112,113,116,117, 118,119	53.002	7.181	0.000	60.183
		103,104,105	53.501	7.181	0.000	60.682
	TOTAL	6380.604	973.633	0.000	0.000	7354.237

HEIGHT STATEMENT		AREA OF FLOOR (FSI + NON FSI)	FLOORWISE HEIGHT IN MTRS
Sr.No	Floor No.		
1	FIRST FLOOR	1295.722	2.90
2	SECOND FLOOR	1295.722	2.90
3	THIRD FLOOR	1295.722	2.90
4	FORTH FLOOR	1295.722	2.90
5	FIFTH FLOOR	1295.722	2.90
6	SIXTH FLOOR	888.949	2.90
	TOTAL	7367.559	

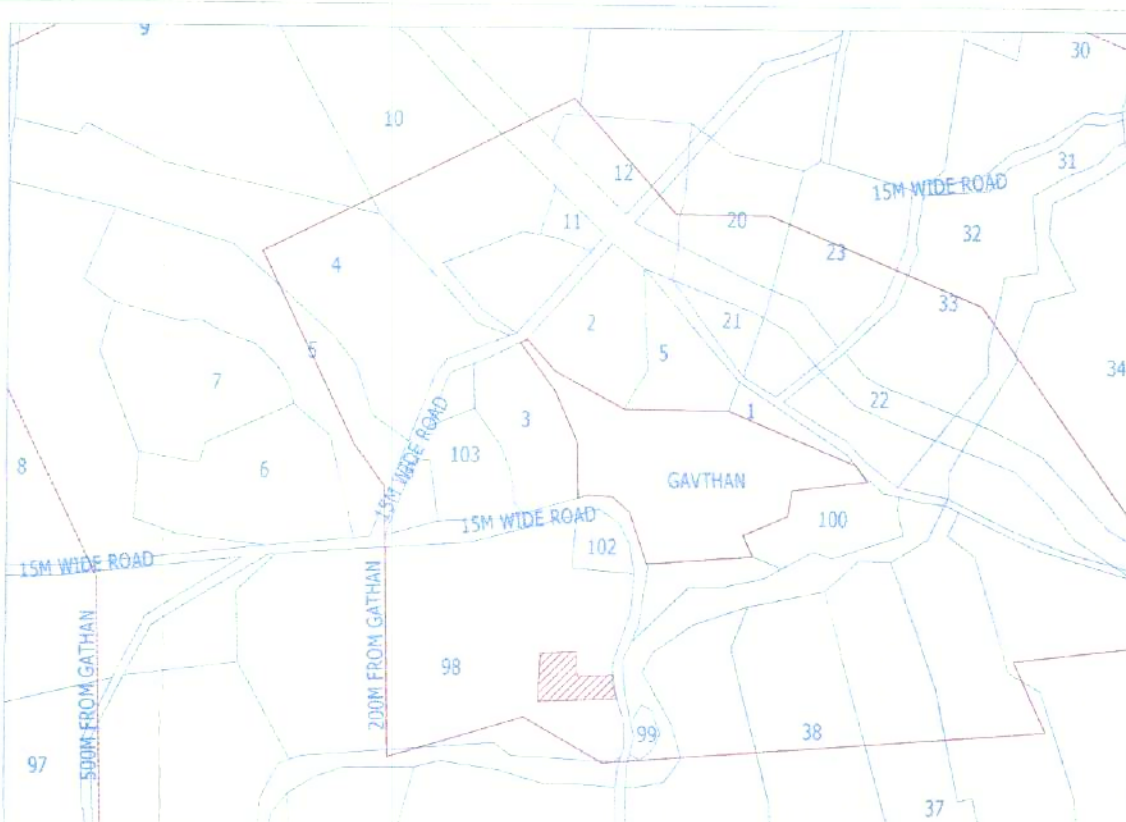
PARKING STATEMENT			
Sr.No.	PARKING REQUIRED	CAR	SCOOTER / CYCLE
1	3 TENEMENTS HAVING BUILT-UP AREA BETWEEN 50 - 100 SQ.M.	11	33
2	4 TENEMENTS HAVING BUILT-UP AREA UPTO 50 SQ.M.	0	5
3	1 BHK(82)	0	103
	50% ADDITIONAL PARKING FOR VISITORS	6	68
	REQUIRED PARKING	17	204
	PROPOSED PARKING	46	204



N DEVELOPMENT PLAN
SCALE - 1:6500

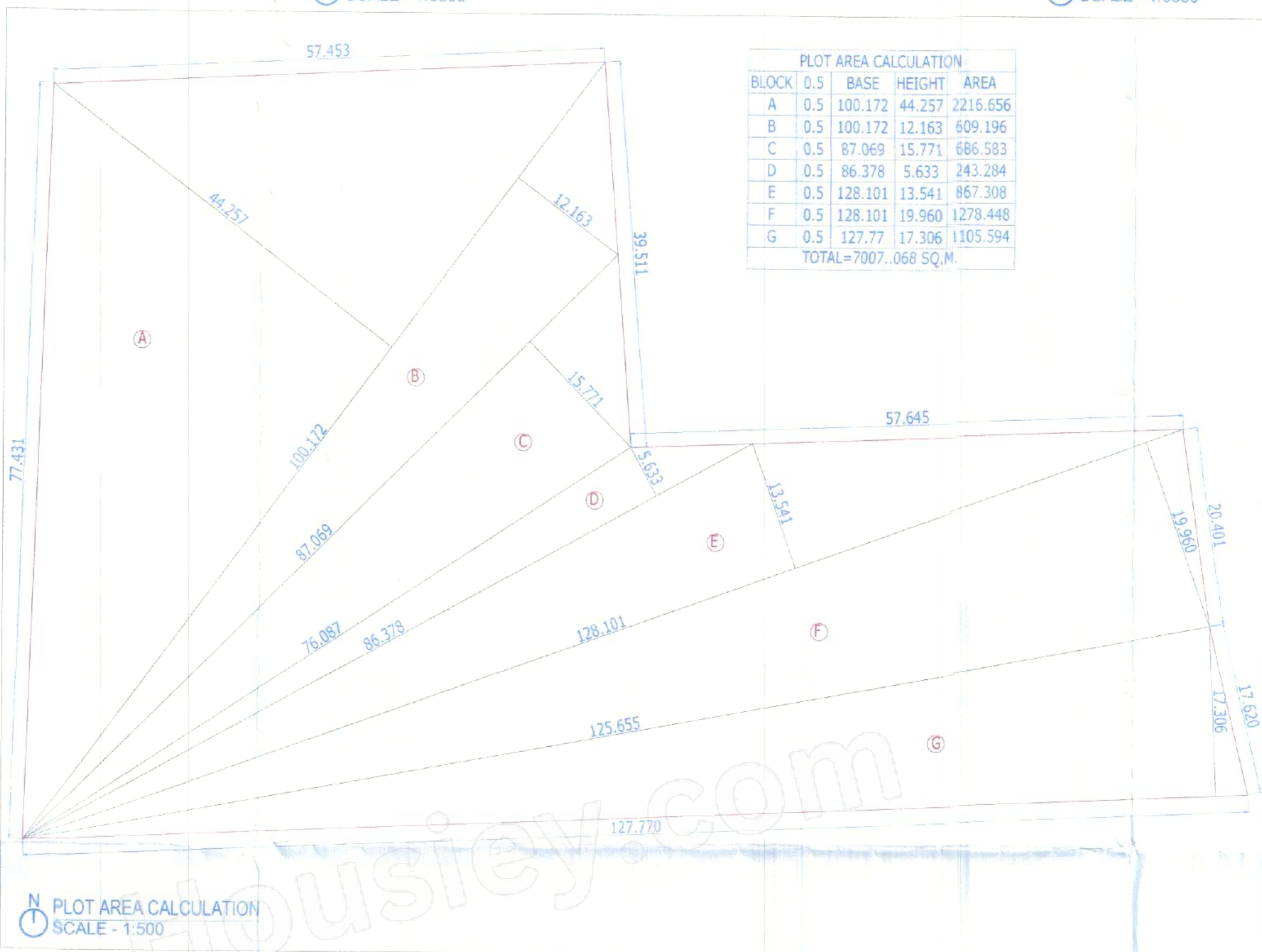


N GOOGLE LOCATION
SCALE - 1:6500

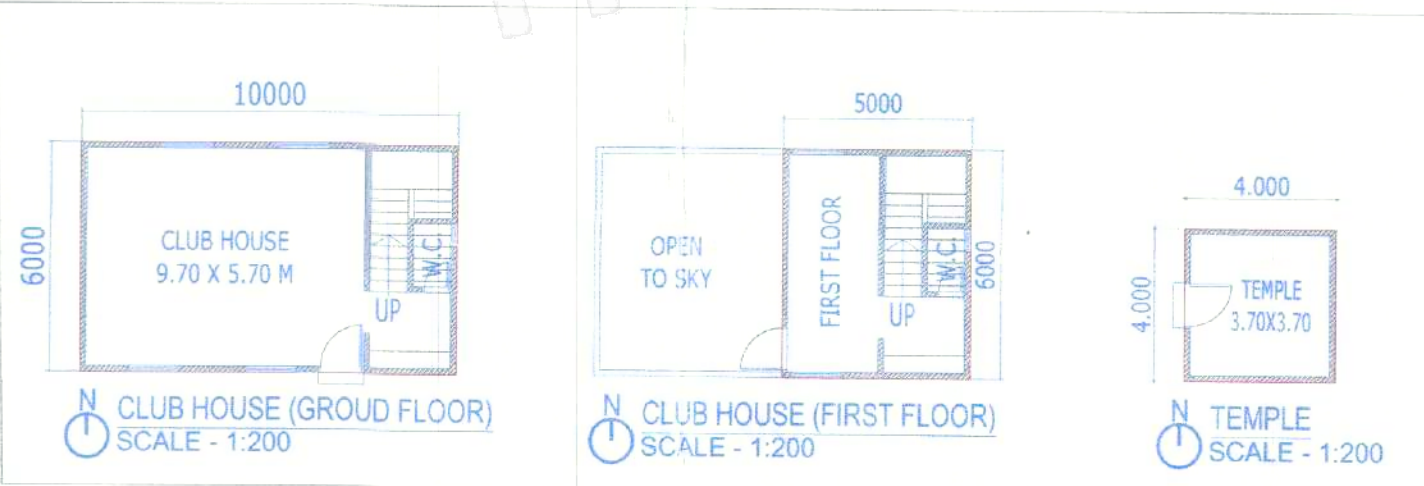


N LOCATION PLAN
SCALE - 1:6500

WATER CALCULATION				
Sr.No	PROPOSED NUMBER OF TENEMENTS	NOS OF FLATS	NO OF PERSON PER FLAT	WATER REQ. / CAPITA
1	WATER REQ. (@18HK)	68	3	135
2	WATER REQ. (@28HK)	26	5	135
	PROPOSED O.H.W.T			45090
	PROPOSED U.G.W.T			1.50
				67635 LTR.



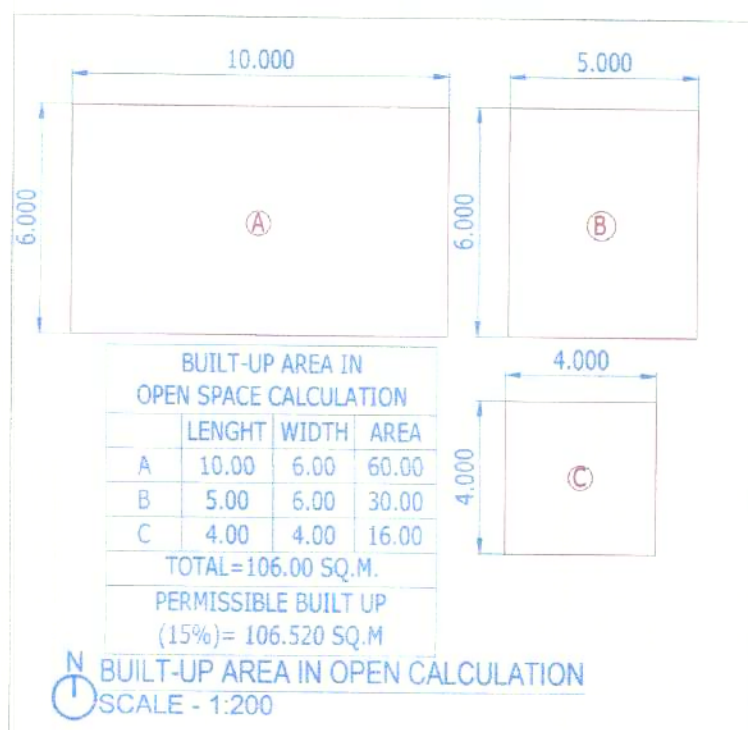
N PLOT AREA CALCULATION
SCALE - 1:500



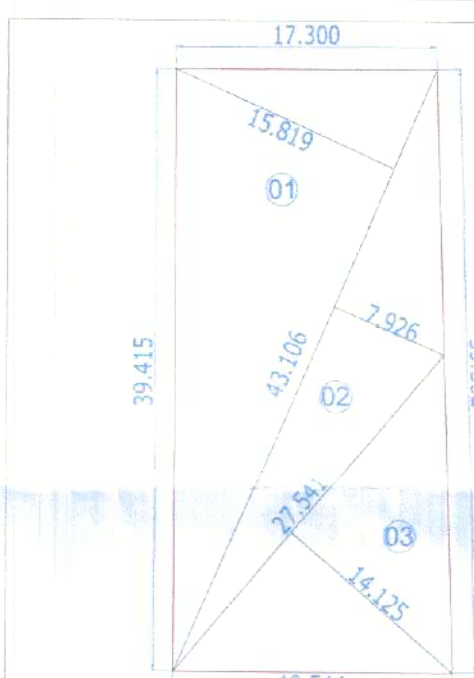
N CLUB HOUSE (GROUND FLOOR)
SCALE - 1:200

N CLUB HOUSE (FIRST FLOOR)
SCALE - 1:200

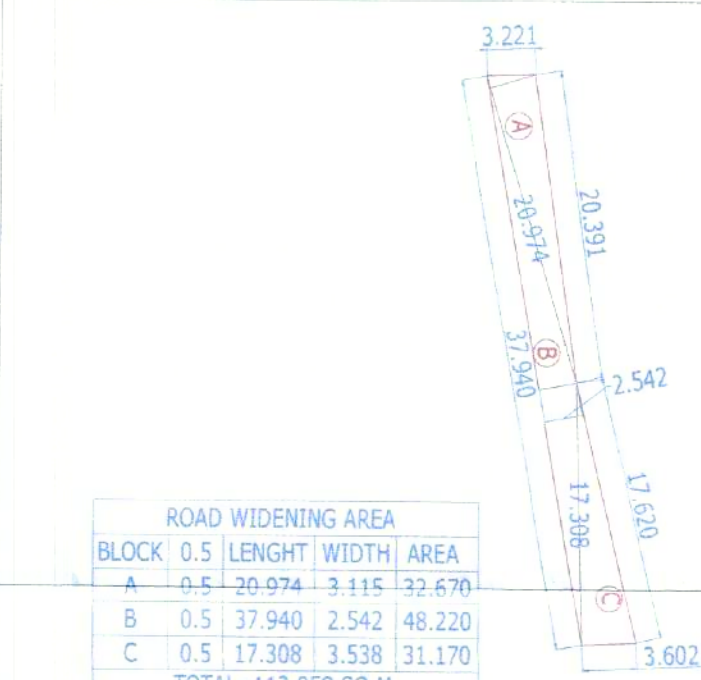
N TEMPLE
SCALE - 1:200



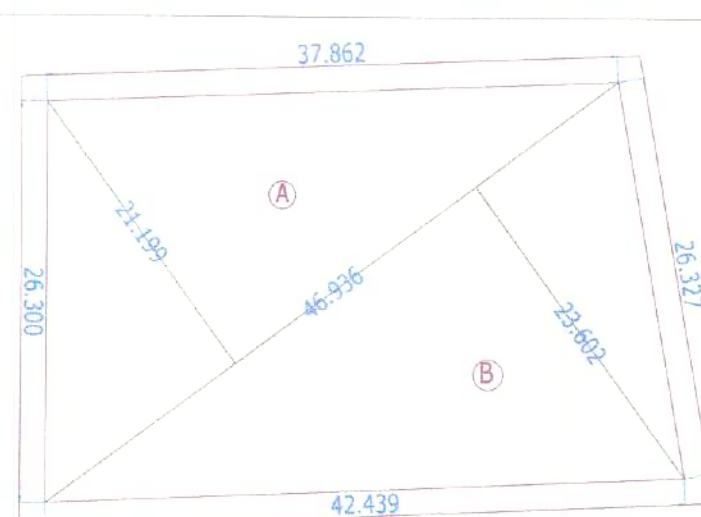
N BUILT-UP AREA IN OPEN CALCULATION
SCALE - 1:200



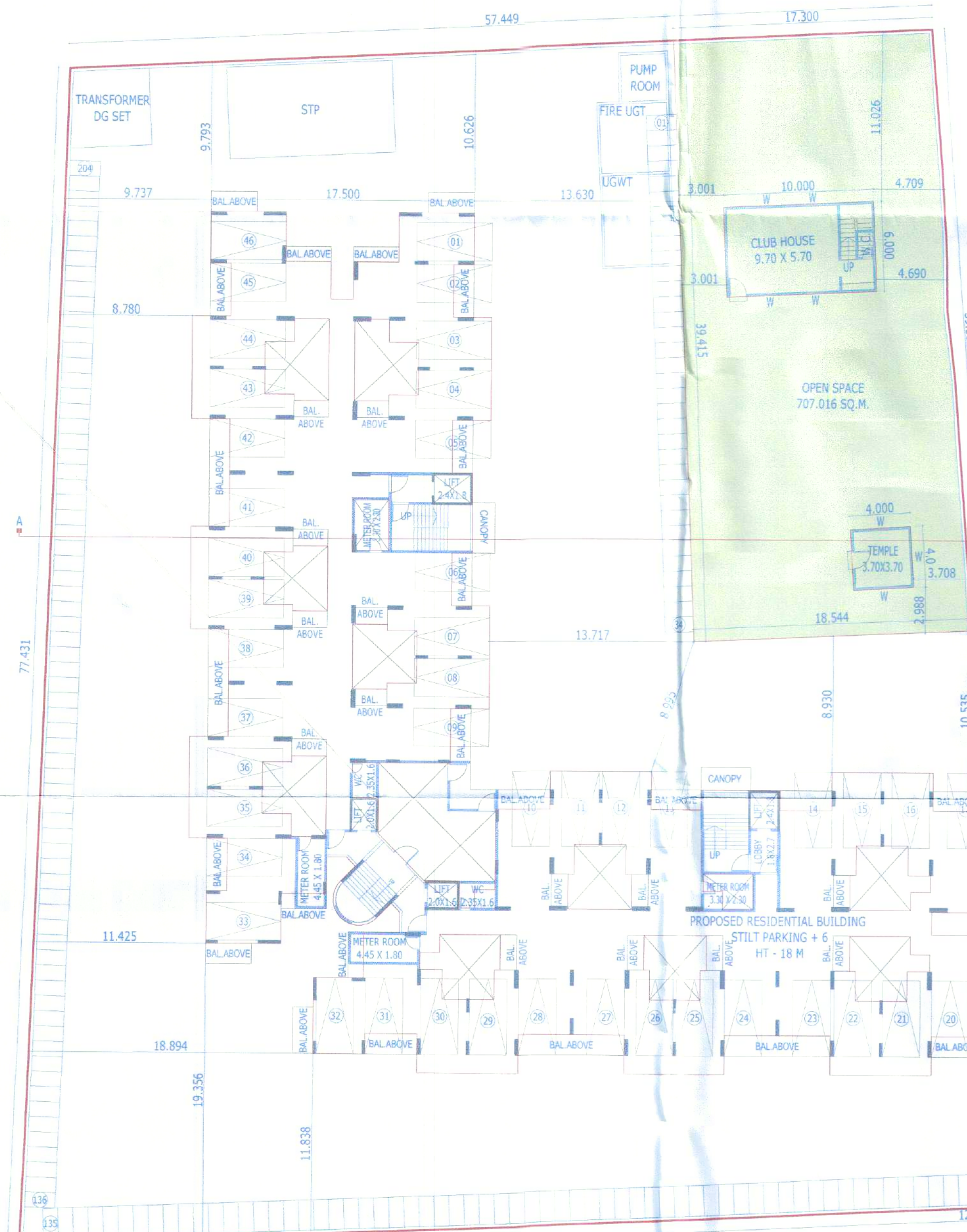
N OPEN SPACE AREA CALCULATION
SCALE - 1:500



N ROAD WIDENING AREA CALCULATION
SCALE - 1:500



N AMENITY SPACE CALCULATION
SCALE - 1:500



N SITE PLAN
SCALE - 1:250

PROFORMA - I

PROPOSED GROUP HOUSING ON S.NO.98/1/4(P) OF VILLAGE KASARSAI, TAL. MULSHI, DIST. PUNE

STAMP OF APPROVAL OF PLANS

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter
No. BMU / C.R. No. 64423-28 / 16/2022
S.No. / G.No. / CTS No. 64423-28
Dated:- 06/12/2022
Atul
Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



A	AREA STATEMENTS	PREVIOUSLY SANCTIONED AREA IN SQ.M.	PROPOSED SANCTION AREA IN SQ.M.
01.	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	7000.00	7000.00
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	7000.00	7000.00
	b) AS PER MEASUREMENT SHEET	7007.068	7007.068
	c) AS PER SITE	7008.000	7008.000
02.	DEDUCTION FOR		
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00	112.059
	b) ANY D.P. RESERVATION AREA	0.00	0.00
	TOTAL DEDUCTION (a+b)	0.00	0.00
03.	GROSS AREA OF PLOT (1-2)	7000.00	6887.941
04.	RECREATIONAL OPEN SPACE		
	a) REQUIRED	700.000	688.794
	b) PROPOSED	706.284	706.284
05.	AMENITY SPACE		
	a) REQUIRED	1050.000	1033.191
	b) PROPOSED	1051.396	1051.396
06.	SERVICE ROAD AND HIGHWAY WIDENING	0.00	0.00
07.	INTERNAL ROAD AREA	0.00	0.00
08.	NET AREA OF PLOT (3-5b)	5948.604	5836.545
09.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 8 X 1.1)	6543.464	6420.200
10.	ADDITION FOR F.S.I		
	a) IN-SITU AREA AGAINST D.P. ROAD (1.85 X SR.NO. 2a), IF ANY	---	---
	b) IN-SITU AREA AGAINST AMENITY SPACE (2.00 OR 1.85 X SR.NO. 5b)	---	---
	c) PREMIUM F.S.I. AREA (SUBJECT TO MAXIMUM OF 0.3 OF SR.NO 8)	---	---
	d) TDR AREA	---	---
	e) ADDITIONAL F.S.I. AREA UNDER CHAPTER VIII (TOTAL OF a+b+c+d+e)	0.00	0.00
11.	TOTAL AREA AVAILABLE (9+10)	6543.464	6420.200
12.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO 15.4)	1.70	1.70
13.	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 15.b)		
	a) EXISTING BUILT UP AREA	0.00	3157.044
	b) PROPOSED BUILT UP AREA	3157.044	3223.56
	c) EXCESS BALCONY AREA COUNTED IN F.S.I.	65.887	19.930
	d) EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	0.00	0.00
	(TOTAL OF a+b+c+d)	3222.931	6400.534
14.	F.S.I. CONSUMED(13/8)(SHOULD NOT BE MORE THAN SR.NO. 12 ABOVE)	0.542	1.096
B	PARKING STATEMENT		
	a. PARKING REQUIRED BY RULE	CARS	BIKES
	b. PARKING PROVIDED	17	204
		17	204
C	LEGEND		
	a. PLOT BOUNDARY		THICK BLACK
	b. EXISTING WORK		BULE
	c. EXISTING WORK TO BE DEMOLISHED		YELLOW HATCH
	d. PROPOSED WORK		RED
	e. DRAINAGE LINE		RED DOTTED
	f. WATER LINE		BLACK DOTTED

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

Ar. Kaustubh Babar (CA/2011/50998)
Ar. Mahesh Navagane (CA/2011/52652)

OWNER'S DECLARATION :
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PMRDA. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

ARCHITECT

MAHESH.P.NAVAGHANE.
(CA/2011/52652)
FOR VERSATILE STUDIO



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SCALE	DATE	DRAWN BY	DR. NO.	NORTH	CHECKED BY
1:100	04.12.2024	VSS	1/1		AR. KCB