

STAMP OF APPROVAL

Revised Date: 16/07/2025
APPROVED FOR THE CONDITION
OF THE PROJECT
DATE: 16/07/2025
BY: [Signature]
[Stamp]
[Stamp]



A AREA STATEMENT :		SQ.M.
1	AREA OF PLOT (a) AS PER OWNERSHIP DOCUMENT (712, CTS EXTRACT) (b) AS PER MEASUREMENT SHEET (c) AS PER SITE (MINIMUM AREA OF a, b, c TO BE CONSIDERED)	173800.00 178909.75 173800.00
2	DEDUCTIONS FOR: (a) AREA UNDER 24.00 M WIDE ROAD (b) AREA UNDER GREEN BELT TOTAL (a+b)	426.00 3280.48 3696.48
3	BALANCE AREA OF PLOT (SR.NO.1 - SR.NO.2)	170133.56
4	AMENITY SPACE (a) REQUIRED - (AS PER PREVIOUS SANCTIONED) (b) ADJUSTMENT OF SR.NO.2(b), IF ANY- (c) BALANCE PROPOSED	25520.59 ----- 25520.59
5	NET PLOT AREA (SR.NO.3 - SR.NO.4(c))	144612.96
6	RECREATIONAL OPEN SPACE (a) REQUIRED - (10% OF SR.NO.3) (b) PROPOSED -	17013.36 17013.36
7	INTERNAL ROAD AREA (a) PLOT AREA (IF APPLICABLE)	----- 159074.28
8	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5X 1.10)	159074.28
9	ADDITION OF FSI ON PAYMENT OF PREMIUM (a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH OF SR.NO.1 X 0.50 (b) PREVIOUSLY PAID F.S.I. (c) PROPOSED FSI ON PAYMENT OF PREMIUM. (d) TOTAL PROPOSED PREMIUM F.S.I. (b+c)	86900.00 25949.22 0.00 25949.22
10	MAXIMUM PERMISSIBLE TDR [SR.NO.1 X 1.10] (a) IN-SITU AREA AGAINST 24 M ROAD [2 X SR.NO.2(a)] (b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER [2.00 X SR.NO.4(b) AND/OR (c)] (c) AREA AGAINST GREEN BELT AREA [SR.NO.2b X 1] (d) TDR AREA [SR.11- (11a+11b+11c)] (e) PROPOSED TDR (f) REGULAR (70%) (g) SLUM (30%)	159670.00 812.00 44944.84 3250.15 ----- ----- -----
11	(h) TOTAL IN-SITU / TDR LOADING PROPOSED (SR.NO.11 (a)+(b)+(c)+(d))	49017.09
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (FOR SILVER RATING 3% OF SR.NO.9)	4772.23
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSED (a) [SR.NO.9 + SR.NO.10(d) + SR.NO.11(e)] + SR.NO.12 (b) EXISTING FSI AS PER PREVIOUS DCPR (c) BALANCE AREA (SR.NO.13(a)-SR.NO.13(b)) (d) COMMERCIAL (e) RESIDENTIAL (f) ANCILLARY AREA FSI ON PAYMENT OF CHARGES (g) COMMERCIAL (80% OF SR.NO. 14(C-I)) (h) RESIDENTIAL (80% OF SR.NO. 14(C-I)) (i) TOTAL ENTITLEMENT (b+c+d+e+f+g+h+i)	238812.79 150138.42 89874.37 3989.85 84704.72 53998.54 3175.71 50822.83 292811.83
14	MAXIMUM PERMISSIBLE FSI [SR.NO.9 + SR.NO.10(a) + SR.NO.11+ SR.NO.12 - SR.NO.13(b)] X 1.80(1.80) + SR.NO.13(b)	631697.25
15	TOTAL BUILT UP AREA IN PROPOSAL (a) EXISTING FSI AS PER PREVIOUS DCPR (b) EXISTING FSI AS PER UDPR (c) PROPOSED BUILT UP AREA (d) TOTAL BUILT UP AREA (a+b+c)	150138.42 6199.44 134408.24 252746.10
16	F.S.I. CONSUMED (SR.NO.15(d)/05)	2.02
17	AREA FOR INCLUSIVE HOUSING (a) REQUIRED (20% OF SR. NO.5) (b) PROPOSED	NA NA

ARCHITECT :

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 1000	10/07/2025	SURAJ	SUCHITA

CA/99/23333

AR ABHIJIT KONDE
CRYSTAL ARCH

107-112, Zenith Complex, Opp. Agriculture College,
171718, Shivajinagar, Pune - 411005.
Tel: +91-20-25530014 / 9075030399
Email: office@crystalarch.in
Architecture | Urban Planning | Interior Designing

NAME & SIGN OF OWNER / PAH :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS,
ARCHITECTURAL DESIGN, AND SUPERVISION SHALL BE OF ME / US. THIS
MUNICIPAL DRAWING HAS BEEN PREPARED ON BASIS OF THE LEGAL
AND FACTUAL ASPECTS EXPLAINED BY ME / US AND INFORMATION,
DRAWINGS AND DOCUMENTS SUPPLIED BY ME / US AND I/WE ASSURE
THAT THE SAME IS LEGAL, VALID, CORRECT, AND ALL THE NECESSARY
CONSENTS, APPROVALS AND NOC REQUIRED AS PER APPLICABLE LAWS
INCLUDING THE RERA ACT AND INCLUDING THOSE REQUIRED FOR
SANCTIONS AND REVISIONS, IF ANY, ARE WILL BE OBTAINED BY ME / US.
IF I / WE, THE UNDERSIGNED OWNER / PAH SHALL BE SOLELY
RESPONSIBLE FOR THE INFORMATION, DRAWINGS, REPORTS AND
DOCUMENTS PROVIDED BY ME / US AND LEGAL AND FACTUAL ASPECTS
EXPLAINED BY ME / US ON BASIS OF WHICH THIS PLAN IS PREPARED AND
SUBMITTED FOR APPROVAL AND FOR ANY ERRORS OR OMISSIONS OR
LIABILITY AND CONSEQUENCES AND DISPUTES ARISING OR DUE TO
AFORESAID, I/WE ACKNOWLEDGE THAT M/S. CRYSTAL ARCH OR ANYONE
WORKING FOR IT SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE
SAME IN ANY MANNER AND I/WE, THE UNDERSIGNED, SHALL MAKE
GOOD ANY LOSS, IF ANY, SUFFERED BY THEM.

Ar. Kishan
[Signature]

PINNI CO. OPERATIVE HOUSING SOCIETY LTD. &
SHARAD CO. OPERATIVE HOUSING SOCIETY LTD.
THROUGH
M/S. OXFORD REALTY LLP
501, KENSINGTON COURT, LANE NO.5, KOREGAON PARK,
PUNE - 411001

NAME OF PROJECT :

REVISED GROUP HOUSING PROJECT AT S.NO. 9 TO 14,
OLD HISSA NO. 1/1+1/2+1/3+1/4+1/5+1/6+1/7+1/8+1/9+1/10+
1/11+1/15+1/17+1/18+1/20+1/21+1/22+1/23+1/24+1/25+1/26+1/28
NEW HISSA NO. 1/71, AT- MUNDHAWA, TAL- HAVELI, PUNE.

DESIGN CONSULTANT :

UAW
KAPADIA ASSOCIATES
Design LLP
Office No: 27, 2nd Floor
Sangam Complex, near to Sangam Bridge
Dr. Ambedkar Road Pune 411001.
Tel: +91 20 26059989/77

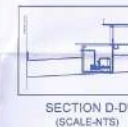
ARCHITECT HAFEEZ CONTRACTOR

29, 1ST FLOOR, SONAWALA BUILDING, HORNIMAN CIRCLE,
G VADYA RD, KALA GHODA, FORT, MUMBAI,
MAHARASHTRA - 400023.

EXISTING SERVICES	AREA (SQ.M.)
WTP AREA	1055.00
JACKWELL AREA	418.00
SUBSTATION-1 (H.T., L.T. & D.G. PANEL)	303.45
SUBSTATION-2,3	1145.04
OWC AREA	131.40
STP AREA	1290.85
LGWIT	1056.71
SUBSTATION(MSDCL)	277.13
TOTAL	5683.58

PROPOSED SERVICES	AREA (SQ.M.)
SUBSTATION	650.65
LGWIT	1355.91
STP AREA	738.35
OWC ROOM	312.64
SWIMMING POOL - 01	361.89
SWIMMING POOL - 02	136.05
TOTAL	3355.49

SERVICES	AREA (SQ.M.)
EXISTING SERVICES	5683.58
PROPOSED SERVICES	3355.49
TOTAL EXISTING + PROPOSED SERVICES =	9039.07

SECTION D-D'
(SCALE-NTS)SECTION THROUGH ENTRANCE PARGOLA
(SCALE-NTS)SECTION-01 THROUGH ENTRANCE PARGOLA
(SCALE-NTS)COMPOUND WALL SECTION
(SCALE-NTS)LAYOUT PLAN N
(SCALE:1:1000)

- LIST OF RECREATIONAL ACTIVITIES:
1. CLUB HOUSE
 2. OUTDOOR YOGA MEDITATION ZONE
 3. JOGGING TRACK/WALKING TRACK
 4. CHILDRENS PLAY AREA
 5. OUTDOOR SIT-OUTS
 6. TENNIS COURT
 7. ACUPRESSURE WALKWAYS
 8. SENIOR CITIZENS ZONE
 9. CYCLE TRACK
 10. AMPHITHEATRE
 11. SWIMMING POOL
 12. KIDS POOL
 13. PARTY LAWN
 14. PAVILION
 15. WATER BODY
 16. SAND PIT
 17. PARTY DECK
 18. COMMUNITY GREENS
 19. OUTDOOR BOARD GAMES
 20. BASKETBALL COURT