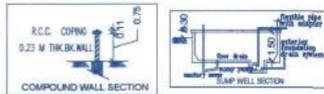


F.S.I. STATEMENT AS PER DC RULE & UDCPR AREA IN SQ.M.										
FLOOR	BUILT UP AREA						TOTAL DC+UDCPR	TENEMENT		
	DC RULE		UDCPR		TOTAL	DC RULE		UDCPR RULE	TOTAL	
	COMM	RESI	COMM	RESI						
A WING	0.00	0.00	195.14	3649.82	3844.96	0	34	34		
B WING	0.00	2297.73	2297.73	355.56	555.56	43	34	47		
TOTAL	0.00	2297.73	2297.73	195.14	4003.38	43.00	38.00	81		

FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING				
BUILDING NAME	FLOOR	COMM.	RESI.	TENEMENT
A WING/BUILDING	2 BASEMENT FLOOR	0.00	0.00	0
	1 BASEMENT FLOOR	0.00	0.00	0
	GROUND PARKING FLOOR	130.09	85.23	0
	FIRST FLOOR	65.05	438.49	4
	SECOND FLOOR	0.00	625.22	6
	THIRD FLOOR	0.00	625.22	6
	FOURTH FLOOR	0.00	625.22	6
	FIFTH FLOOR	0.00	625.22	6
	SIXTH FLOOR	0.00	625.22	6
	TERRACE	0.00	0.00	0
	TOTAL	195.14	3649.82	34

BUILDING NAME	FLOOR NAME	UDCPR BUILT UP	DC RULE SANCTUARY	DIFFERENCE BUILT UP AREA	TENEMENT
B WING/BUILDING	PARKING FLOOR	0.00	0.00	0.00	0
	FIRST FLOOR	0.00	205.31	0.00	94
	SECOND FLOOR	0.00	214.36	0.00	04
	THIRD FLOOR	0.00	214.36	0.00	04
	FOURTH FLOOR	0.00	214.36	0.00	04
	FIFTH FLOOR	0.00	214.36	0.00	04
	SIXTH FLOOR	0.00	214.36	0.00	04
	SEVENTH FLOOR	0.00	214.36	0.00	04
	EIGHTH FLOOR	0.00	163.23	0.00	03
	NINTH FLOOR	0.00	214.36	0.00	04
	TENTH FLOOR	3.49	214.36	3.49	04
	ELEVENTH FLOOR	0.00	214.36	0.00	04
TWELFTH FLOOR	350.07	0.00	350.07	04	
TERRACE FLOOR	0.00	0.00	0.00	0	
TOTAL	353.56	2377.3	353.56	47	

FORM OF STATEMENT 3 AREA DETAILS OF APARTMENT					
BUILDING NO	FLOOR NO	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF SIT OUT ATTACHED TO FLAT	
COMM. + RESI. A WING	GROUND	01	40.04X1=40.04	-	
		02	22.51X1=22.51	-	
		03.05	20.53X2=41.06	-	
		04	18.85X1=18.85	-	
			(INCLUDING MEZZ.)	121.96+60.85 = 182.81	-
	1ST, 2ND, 3RD, 4TH, 5TH, 6TH	101	101, 106, 201, 206, 301, 306, 401, 406, 501, 506, 601, 606	68.65X12=828	9.01X12=108.12
		105	77.94X11=77.94	8.91X11=97.81	
		102, 202, 205, 302, 305, 402, 405, 502, 505, 602, 605	86.95X11=956.45	14.58X11=160.38	
		203, 204, 303, 304, 403, 404, 503, 504, 603, 604	69.02X10=690.20	4.92X10=49.20	
		TOTAL	2916.00	331.92	



FORM OF STATEMENT - 1 (SR. NO. 8 (a)(iii)) EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
B WING	12	243.98	2651.29	RESIDENTIAL

Table No. 8B - Parking Requirements PARKING AREA STATEMENT (BUILDING)				
PARKING REQUIRED	CAR	SCOOTER	VISITOR PARKING	
2 TENA HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M.	01	02	5%	
EVERY HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M.	01	01		
FOR EVERY 100 SQ.M. CARPET FOR COMMERCIAL	01	05	0%	

PARKING REQUIRED FOR RESIDENTIAL			
BETWEEN 40 TO 80 SQ.M.	CAR	SCOOTER	TOTAL
TOTAL TENEMENT 27	14	27	
BETWEEN 80 TO 150 SQ.M.	11	11	
TOTAL TENEMENT 11	11	11	
TOTAL PARKING	25	38	
REQUIRED 5% OF VISITOR PARKING	02	02	
TOTAL PARKING REQUIRED FOR RESIDENTIAL	27	40	

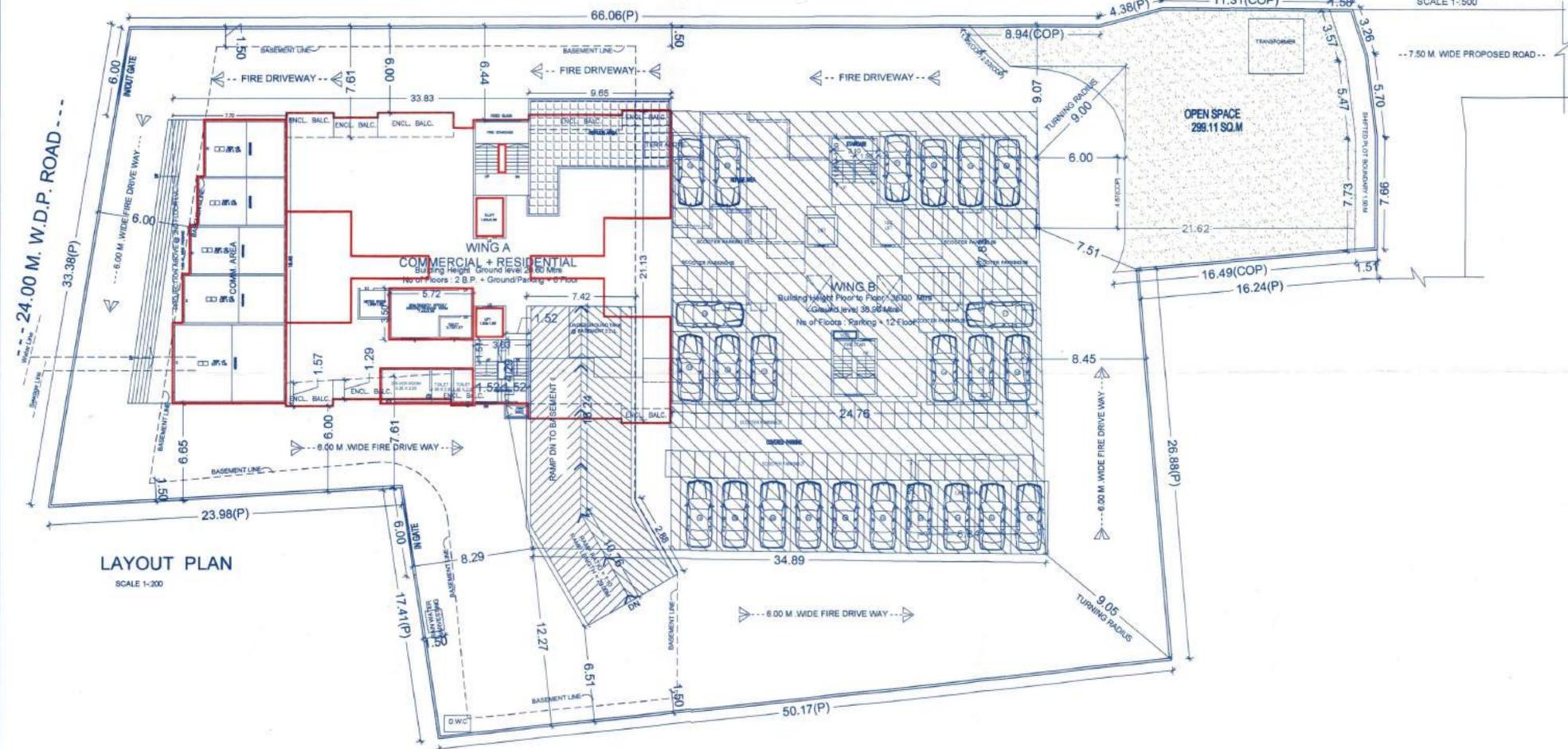
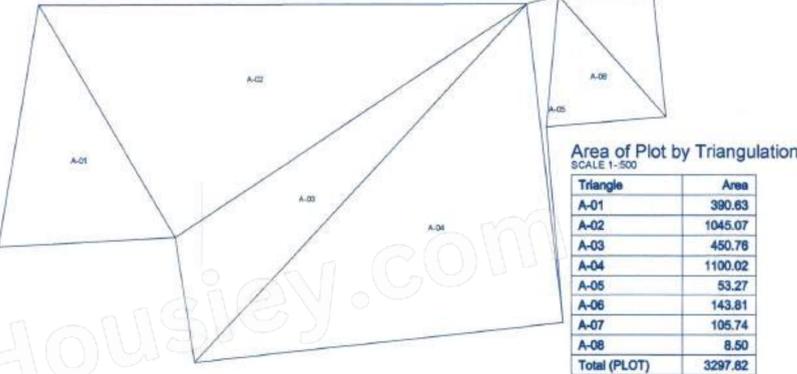
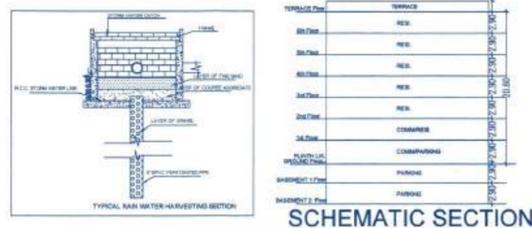
PARKING AREA PROPOSED			
CAR	NOS.	12.50 SQ.M.	637.50 SQ.M.
SCOOTER	138	2.00 SQ.M.	272.00 SQ.M.
TOTAL	0.00	909.50 SQ.M.	

WATER STORAGE TANK CAPACITY CALCULATION FOR RESIDENTIAL

FOR A WING
 WATER REQ. IN O/H. WATER TANK CAP. 34 TENA. X 135 Ltrs. X 5.0 = 22,950 Ltrs.
 SAY = 50,000.00 Ltrs.
 50,000.00+25,000.00 Ltrs. FOR FIRE (25000 LIT. EACH WING FOR FIRE)

FOR COMMERCIAL
 WATER REQ. IN O/H. WATER TANK CAP. REQ. GROUND FLOOR = 195.14/3 = 65.05 SAY= 70
 REQ. COMM. = 70 X 45 LIT. = 3150.00 LIT.
 SAY = 3200.00 LIT.
 U/G. WATER TANK CAP. = 3200.00 Ltrs. X 2.00 = 6,400.00
 50,000X2=1,00,000.00 Ltrs.
 6,400.00 + 10,000.00 Ltrs. = 16,400.00 FOR FIRE
 16,400.00 LIT. EACH WING FOR FIRE

FOR B WING
 WATER REQ. IN O/H. WATER TANK CAP. 47 TENA. X 135 Ltrs. X 5.0 = 31,725.00 Ltrs.
 SAY = 32,000.00 Ltrs.
 32,000.00+25,000.00 Ltrs. FOR FIRE
 U/G. WATER TANK CAP. = 32,000.00 Ltrs.X1.50 = 48,000.00
 32,000.00+1,00,000.00 Ltrs. FOR FIRE



STAMP OF APPROVAL 01/04

LAYOUT COMM.+RESI. WING/BUILDING

Sanctioned No. A.P./Wakad/74/9095
 Subject to conditions mentioned in the Office Order No. even dated 29/05/2025

Pimpri Date: 29/05/2025

AREA STATEMENT	SQ.M.
1. AREA OF PROPOSED Building	2990.81
(MINIMUM AREA AS PER F.S.I. CONTROL DEPARTMENT)	2990.81
(a) AS PER OWNERSHIP DOCUMENTS (17A) (CTS EXTRACT)	2990.81
(b) AS PER MEASUREMENT SHEET	3297.82
(c) AS PER SITE	3297.82
2. Deductions for	
(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING (18.00 M. D.P. ROAD WINDING AREA)	0.00
(b) ANY D.P. RESERVATION AREA	0.00
(TOTAL a+b)	0.00
3. BALANCE AREA OF PLOT (1-2)	2990.81
4. AMENITY SPACE (IF APPLICABLE)	
(a) REQUIRED -	0.00
(b) ADJUSTMENT OF 2(B), IF ANY -	0.00
(c) BALANCE PROPOSED -	0.00
5. NET PLOT AREA (3-4 (C))	2990.81
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED -	0.00
(b) PROPOSED -	299.08
7. INTERNAL ROAD AREA	299.11
8. PLOTABLE AREA (IF APPLICABLE)	0.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 x 1.10)	3289.89
10. ADDITION OF FSI ON PAYMENT OF PREMIUM (0.50)	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TO D ZONE. (AS PER PREVIOUS SANCTION)	(2990.81 x 0.50)
(b) PROPOSED FSI ON PAYMENT OF PREMIUM.	499.98
11. IN-SITU FSI / TDR LOADING	
(a) IN-SITU AREA AGAINST D.P. ROAD	0.00
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
(c) TDR AREA (1.15) (2990.81 X 1.15 = 3439.43)	1149.94
(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	1149.94
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) 19 + 10(b)+11(d) or 12 whichever is applicable	4939.81
(a1) Deduction :- Built-up area / FSI/Utilizes Area/FSI to be retained as per old DC Rules	2297.73
(a2) Balance entitlement for Ancillary Area (a - a1)	2642.08
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable)	
(i) Commercial Area = 108.41 X 80% (Ancillary) = 86.73 sq.m.	1556.44
(ii) Residential Area = 2533.67 X 60% (Ancillary) = 1520.20 sq.m.	
(iii) Total Comm.+Resi. (Ancillary) = 86.73 + 1520.20 = 1606.93 sq.m.	
(c) TOTAL ENTITLEMENT (a+b)	6496.25
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	6496.25
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)	6496.25
(a) EXISTING BUILT-UP AREA (AS PER DC RULE)	2297.73
(b) EXISTING BUILT-UP AREA (AS PER 'P-LINE')	353.66
(i) COMMERCIAL	195.14
(ii) RESIDENTIAL	3649.82
(c) TOTAL (a+b)	6496.25
16. F.S.I. CONSUMED (15/13)	1.00
17. AREA FOR HANDOVER TO PCMC (I TO R)	
(b) REQUIRED (5% OF SR NO 5) (HANDOVER AREA TO PCMC)	0.00
(b) PROPOSED	0.00

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

OWNER'S DECLARATION
 I/WE UNDERSIGNED HEREBY 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.

LEGEND
 PLOT BOUNDARY SHOWN BLACK
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN RED DOTTED
 WATERLINE SHOWN BLACK DOTTED
 EXISTING TO BE RETAINED HATCHED
 DEMOLITION SHOWN HATCHED YELLOW

PROPOSED BUILDING PLAN ON 108/3/2D (P) WAKAD, PUNE.

ARCHITECT / L. ENGINEER. AR. SANGRAM SALUNKE CA/18/91601

OWNERS SIGN. Divine Homes Developers Through Mr. Sumeet S. Aarde & Mr. Pritam S. Khedekar

ARCHITECT PROJECTION STUDIO ARCHITECTURAL DESIGN SOLUTIONS AR. ABHIJIT GAIKWAD AR. SANGRAM SALUNKE CONG. NO. : 020-25889733 OFF. : S.NO. 127/1A 2ND FLOOR, GANWAD AVENUE BUILDING, AINDA, PUNE : 07

DATE	SCALE	DRN BY	CHECK BY
20/03/2025	1:100	JYOTI	Sangram

INWARD NO. INWD/WDB/TAT/PRB52/0075/18