

LINE NO	FLOOR	A TYPE															OTHER	TOTAL
		CONC.	REIN.	W/L	FS AREA	EDG.	W/L	MEDL	BALCONY PROP.	TERRACE	LFT	LFTWELL	DUCT	VENT	SHAFT	REDUCTION		
A TYPE	TYPICAL 1ST FL TO 2ND FL	0.000	0.000	3347.665	0.000	0.000	0.000	0.000	253.170	0.000	38.000	0.000	22.260	185.435	17.900	3016.400		
A TYPE	MIZZANINE	272.191	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.000	21.000	0.000	23.260	0.000	130.940	133.191		
A TYPE	UPPER GROUND	272.240	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.000	0.000	23.260	0.000	0.000	279.540		
A TYPE	LOWER GROUND	268.540	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	23.260	0.000	0.000	268.540		
A TYPE	TOTAL	808.311	0.000	3350.245	0.000	0.000	0.000	0.000	253.170	0.000	40.700	0.000	30.381	185.435	252.140	3706.640		

Building Name		Garage Area Table						
		Plaza Name	Garage Name	Transmittion Area	Structural Building Area	Normal Building Area	Maximum Area	Total Garage Area
B TYPE	TYPEFAL TOT TO 2TH FL	100.280.300.460.000	5	75.114	10.800	5.362	0.000	88.919
B TYPE	TYPEFAL TOT TO 2TH FL	100.280.302.462.000	5	69.260	0.000	4.575	0.000	69.260
B TYPE	TYPEFAL TOT TO 2TH FL	100.280.304.464.000	5	69.260	0.000	4.575	0.000	69.260
B TYPE	TYPEFAL TOT TO 2TH FL	104.234.304.404.000	5	69.260	0.000	4.575	0.000	69.260
B TYPE	TYPEFAL TOT TO 2TH FL	100.280.306.466.000	5	75.114	10.800	5.362	0.000	88.919
B TYPE	TYPEFAL TOT TO 2TH FL	100.280.308.468.000	5	75.114	10.800	5.362	0.000	88.919

Building Name	Floor Name	Ceiling area	Ceiling Area Table					Total Ceiling Area
			Translucent to Ceilings	Embossed Ceiling Area	Normal Ceiling Area	Recessed Area		
A TYPE	LOWER GROUND - 8	1	45,000	0.000	0.000	0.000	45,000	
A TYPE	LOWER GROUND - 8	2	21,470	0.000	0.000	0.000	21,470	
A TYPE	LOWER GROUND - 8	11	25,890	0.000	0.000	0.000	25,890	
A TYPE	LOWER GROUND - 8	14	25,821	0.000	0.000	0.000	25,821	
A TYPE	LOWER GROUND - 8	59	25,820	0.000	0.000	0.000	25,820	
A TYPE	LOWER GROUND - 8	59	25,890	0.000	0.000	0.000	25,890	
A TYPE	LOWER GROUND - 57	1	24,470	0.000	0.000	0.000	24,470	
A TYPE	LOWER GROUND - 57	1	25,890	0.000	0.000	0.000	25,890	
A TYPE	MEZZANINE FLOOR - R GROUND	80	81,360	0.000	0.000	0.000	81,360	
A TYPE	MEZZANINE FLOOR - R GROUND	1	34,800	0.000	0.000	0.000	34,800	
A TYPE	MEZZANINE FLOOR - R GROUND	11	34,430	0.000	0.000	0.000	34,430	
A TYPE	MEZZANINE FLOOR - R GROUND	12	36,310	0.000	0.000	0.000	36,310	
A TYPE	MEZZANINE FLOOR - R GROUND	13	36,310	0.000	0.000	0.000	36,310	
A TYPE	MEZZANINE FLOOR - R GROUND	14	36,430	0.000	0.000	0.000	36,430	
A TYPE	MEZZANINE FLOOR - R GROUND	15	34,600	0.000	0.000	0.000	34,600	
A TYPE	MEZZANINE FLOOR - R GROUND	16	60,040	0.000	0.000	0.000	60,040	
A TYPE	TYPICAL 1ST FLR TO 5TH FLR	101,201,301,401,501	78,114	10,800	5,362	0.000	88,919	
A TYPE	TYPICAL 1ST FLR TO 5TH FLR	102,302,303,402,501	78,114	10,800	5,362	0.000	88,919	
A TYPE	TYPICAL 1ST FLR TO 5TH FLR	103,303,303,403,501	66,265	0.000	4,875	0.000	66,265	
A TYPE	TYPICAL 1ST FLR TO 5TH FLR	104,304,304,404,501	66,265	0.000	4,875	0.000	66,265	
A TYPE	TYPICAL 1ST FLR TO 5TH FLR	105,305,305,405,501	66,265	0.000	4,875	0.000	66,265	
A TYPE	TYPICAL 1ST FLR TO 5TH FLR	106,306,306,406,501	66,265	0.000	4,875	0.000	66,265	

Parking Check (Table B8)									
Building Name	USE	TENEMENT AREA	RA/DO			Required		Transport Vehicle/Other	Notes
			car	motorcycle	MOOP/Tenement ratio	car	motorcycle		
B TYPE	Residential	For every tenement having carpet area equal to or above 80 sq.m, but less than 150 sq.m.	1	1	10	10.000	10.000	-	
B TYPE	Residential	For every tenement with each tenement having carpet area equal to or above 80 sq.m, but less than 80 sq.m.	1	2	20	10.000	20.000	-	
A TYPE	Residential	For every tenement with each tenement having carpet area equal to or above 80 sq.m, but less than 80 sq.m.	1	2	20	10.000	20.000	-	
A TYPE	Residential	For every tenement having carpet area equal to or above 80 sq.m, but less than 150 sq.m.	1	1	10	10.000	10.000	-	
A TYPE	Commercial	For every 100 sq.m, carpet area or finished floor area	2	6	606,632	12,137	36,410	-	
Total	-	-	-	-	-	62,137	36,410	-	
Vehicle parking(%)	-	-	-	-	-	2,000	9,000	-	
Total	-	-	-	-	-	64,137	45,410	0.000	

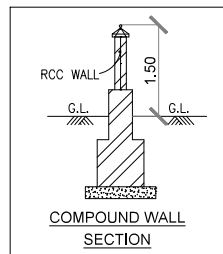
Parking Check As Per Multiplier Factor 1,000							
	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Mini bus	Car	Scooter	Transport Vehicle/Mini bus	Status
Total	54	99	0	126	186	0	OK

Telecom Room			
Building	Req. Size	Prop. Size	Status
B TYPE	TelecomRoom	3,000X3,400	OK
A TYPE	TelecomRoom	3,000X3,400	OK

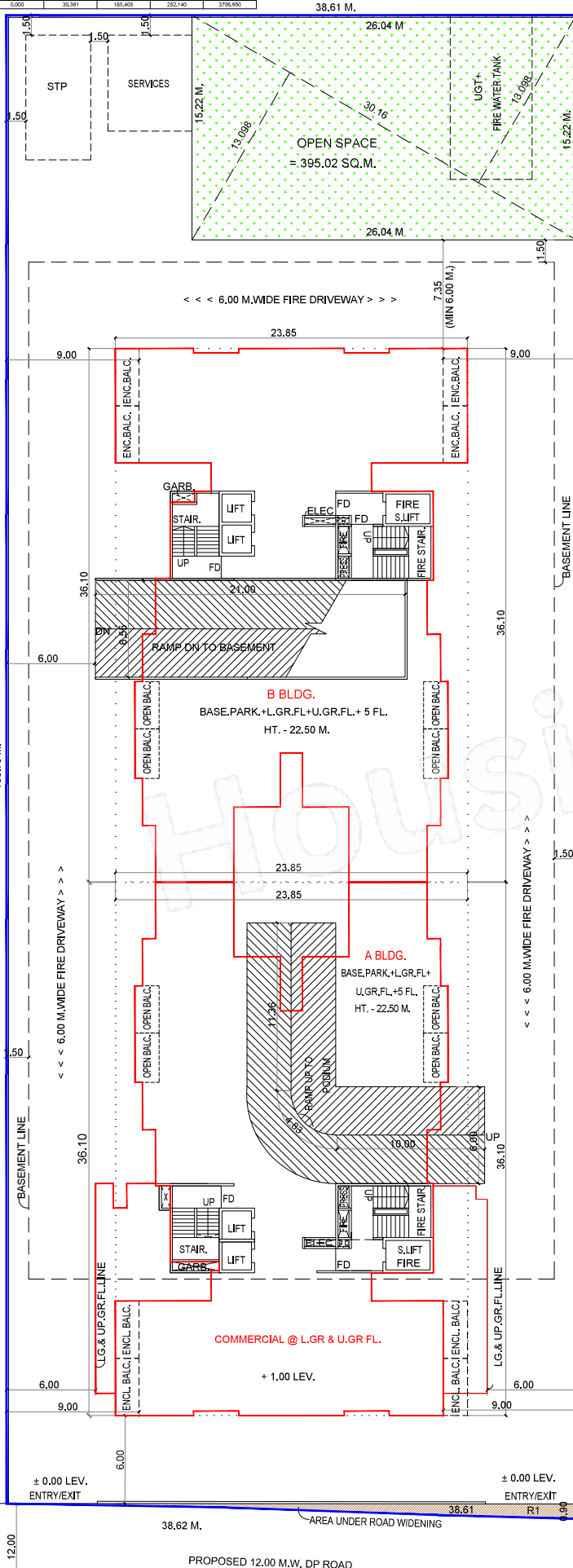
SCHEDULE OF OPENING				
B/LD NAME	NAME	LENGTH	HIGHT	Ratio
ATYPE	V	0.750	1.300	14
ATYPE	V	0.174	1.500	3
ATYPE	V	1.000	1.500	1
ATYPE	V	0.176	1.500	1
ATYPE	V	1.000	1.500	1
ATYPE	V	1.000	1.500	10
ATYPE	V	0.000	1.500	7
ATYPE	V	0.899	1.500	1
BTTYPE	V	0.250	1.300	14

Owner Details		
Owner Name	Postal Address	Contact Number
	F-1101, Treasure Park, Santnagar, Pun	

	City,Pune,Maharash tra-411009	
Vinayak Chandrakant Surkula	101,fortune plaza thube park shivajinagar pune-411005	9822201819



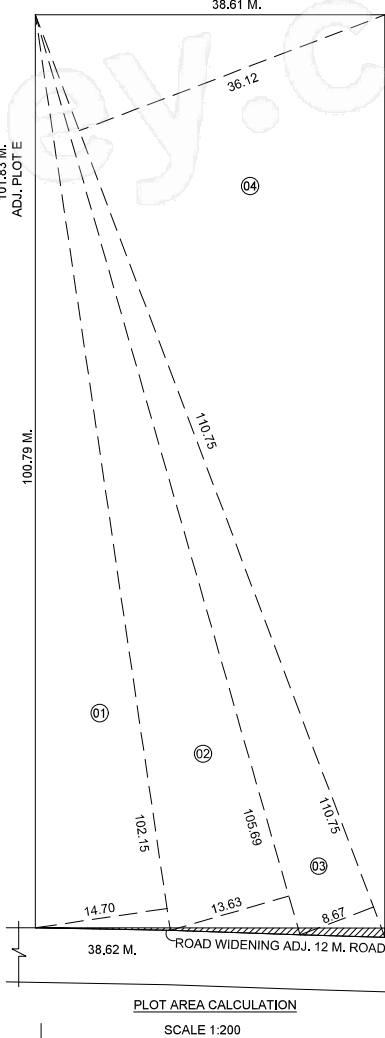
LAYOUT PLAN
SCALE 1:200



F.S.I. STATEMENT								
BUILDING TYPE	NO. OF BLDGS.	NO. OF TENA.	NO OF SHOPS	NO. OF FLOORS	BLDG. HT. UNDER	B/UP AREA		
						COMM.	RESI.	TOTAL
A BLDG	1 NOS.	30	16	BASE.PARK.+LGR.FL+UP.GR.FL.+05 FL.	22.50 M.	670.87	3,035.78	3706.65
B BLDG	1 NOS.	30	-	BASE.PARK.+LGR.FL+UP.GR.FL.+05 FL.	22.50 M.	-	3,082.40	3082.40
TOTAL	2 NOS	60	16			670.87	6,118.18	6789.05

PARKING STATEMENT					PARKING REQUIRED	
PARKING					CAR	SCOOTER
A BLDG						
COMM. PURPOSE						
FOR EVERY 100 SQ.M. CARPET AREA					2	6
CARPET AREA - 802.85 SQ.M.					12	36
RESIDENTIAL PURPOSE						
2 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.					01	02
FOR 20 TENAMENT					10	20
1 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.					01	01
FOR 10 TENAMENT					10	10
B BLDG						
2 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.					01	02
FOR 20 TENAMENT					10	20
1 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.					01	01
FOR 10 TENAMENT					10	10
TOTAL					52	96
ADD 5% VISTOR PARKING ON (RESI.)					3	5
TOTAL PARKING REQUIRED					55	101
TOTAL PARKING PROVIDED					133	186
PARKING AREA STATEMENT						
	AREA REQUIRED		TOTAL SQ.M.			
CAR	133	X 12,50	SQ.M.	1662,50		
SCOOTER	186	X 2,00	SQ.M.	372,00		
TOTAL REQUIRED AREA				2034,50		

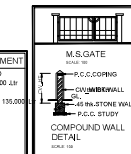
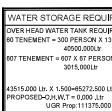
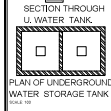
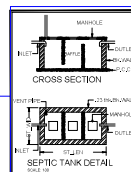
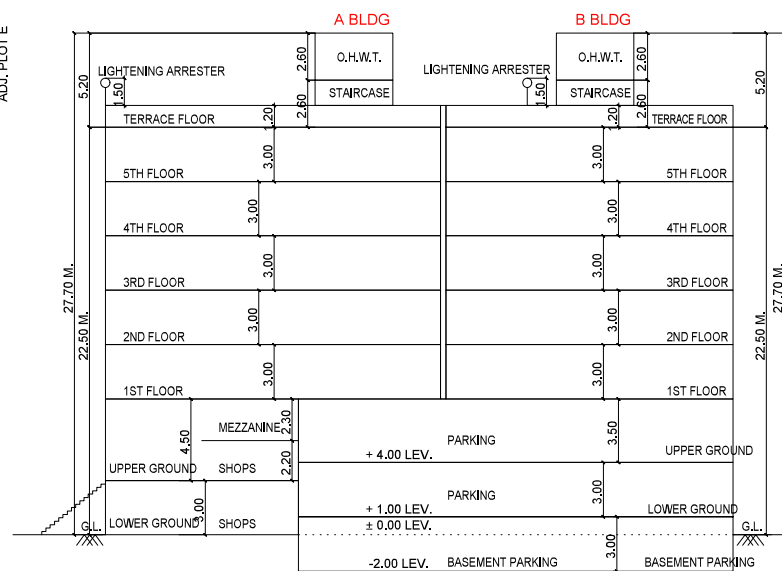
WATER STORAGE CAPACITY				
BUILDING TYPE	O/H, WATER TANK CAPACITY (LTRS.)		U/G, WATER TANK CAPACITY (LTRS.)	
A BLDG	58,200.00	+ 25000.00	87300.00	+ 50000.00
B BLDG	44550.00	+ 25000.00	66625.00	+ 50000.00



OPEN SPACE AREA CALCULATION									
1)	30.16	X	13.098	X	2	X	0.50	=	395.02 SQ.M.
TOTAL AREA								=	395.02 SQ.M.

AREA UNDER ROAD WIDENING									
R1)	38.61	X	0.90	X	1	X	0.50	=	17.37 SQ.M.
TOTAL AREA								=	17.37 SQ.M.

PLOT AREA CALCULATION								
1)	102.15	X	14.70	X	0.50	=	750.80	SQ.M.
2)	105.69	X	13.63	X	0.50	=	720.26	SQ.M.
3)	110.75	X	8.67	X	0.50	=	480.05	SQ.M.
4)	110.75	X	36.12	X	0.50	=	1999.88	SQ.M.
TOTAL AREA						=	3951.00	SQ.M.



Project Details
Proposal code - PMRDA-25-109530
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 588
Tahsil - Haveli
Mouza - mager road
Pirata Value - 0.900



AREA STATEMENT		SQ. M.
01.	AREA OF PLOT	
	a) AS PER OWNERSHIP DOCUMENT	3,951.00
	b) AS TRIANGULATION METHOD	3,951.00
	c) MINIMUM CONSIDER PLOT AREA	3,951.00
02.	DEDUCTIONS FOR	
	a) AREA UNDER 12.00 M.W. DP ROAD	17.37
	b) ANY RESERVATION	-
	(TOTAL a+b)	-
03.	BALANCE AREA OF PLOT (1a-2c)	3,933.63
04.	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED 05%	-
	b) PROPOSED -	-
05.	NET PLOT AREA (3-4 (b))	3,933.63
06.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED 10%	393.36
	b) PROPOSED - (Not to be deducted)	395.02
07.	INTERNAL ROAD AREA	-
08.	PLOTABLE AREA (IF APPLICABLE)	3,933.63
09.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (8 X 1.10)	4,326.99
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI	-
	b) PROPOSED FSI ON PAYMENT OF PREMIUM (3951.00 X 0.50 = 1,975.50)	-
11.	IN-SITU FSI / TDR LOADING	
	a) PERMISSIBLE TDR AREA 3951.00 X 0.65 = 2,568.15 - 34.74 = 2,533.41 SLUM T.D.R. 30% = 2,533.41 X 30% = 760.02 RESERVATION TDR= 2,533.41 - 760.02 = 1,773.39	-
	b) TOTAL TDR LOADING PROPOSED (a+b)	-
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
	a) ADD GREEN BUILDING F.S.I. ON BASIC FSI	-
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9+10(b)+11(a+d)] WHICHEVER IS APPLICABLE.	4,326.99
	b) ANCILLARY AREA COMM. BLDG. B/UP= 673.57/1.80= 374.21 FSI (374.21 X 80% ANCILLARY AREA= 299.37) RESI. BLDG. B/UP= 6,118.18 /1.60= 3,823.86 FSI (3,823.86 X 60% ANCILLARY AREA= 2,294.32)	2,462.06
	c) TOTAL ENTITLEMENT (d + e)	6,789.05
14.	MAXIMUM PERMISSIBLE OF F.S.I.	
15.	TOTAL BUILT-UP AREA IN PROPOSAL.	
	a) PROPOSED COMMERCIAL AREA	670.87
	b) PROPOSED RESIDENTIAL AREA	6,118.18
	c) TOTAL B/UP. AREA (a+b)	6,789.05

Certificate of Area:
 Certified that the plot under reference was surveyed by me on
 2025-06-14 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,
 Signature
 (Name of Architect/ Licensed Engineer/ Supervisor.)
 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.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Postal Address : F-1101, Tresure Park, Santnagar, Pune
City, Pune, Maharashtra-411009, 101, fortune plaza thube
park shivajinagar pune-411005

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-566

SITE ADDRESS :
S.NO. 566 (PART), PLOT NO. F, AT- WAGHOLI, TAL.- HAVELI,
DIST.- PUNE.

Name Of Architect : Manoj Suresh Tatooskar

LOGO	ADDRESS OF OFFICE
	OFFICE -

1221, B/1, WRANGLER PARANJE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF.F.C.ROAD,PUNE-411004.	
OWNER'S SIGN -	TECHNICAL PERSON SIGN

Verified by applicant	Signature valid Digital signed by Wang Juehui-Tianjin date: 2023-11-06 10:58:38 by not Reason: no digital signature Location: Peking University Project Code: P0109-20-0000 Application Number: P0109-20-0000 Approval Number: 135275
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SCALE - 1:100	Date: 10/10/25
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JOB NO -PMRDA-25-106530	CHECK BY -.
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SUBMISSION DRAWING

Signature valid

Digitally signed by Shrikant Thakur Patil
Date: 2025.11.20 17:50:04 IST
Reason Approved Drawing Plan
Designated - Civil Engineering
Location - Pune Metropolitan Region
Project Code - PMRDA-25-106530
Application Number - PMRDA/2025/0204
Proposed Number - 102311
Certificate Number - PMRDA/2025/APL/011688

Reserved for Stamps of Approval plan

Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No.	3951,000
(a) As per ownership document (7/12, CTS extract)	3951,000
(b) as per TLR or City Survey measurement sheet	3951,000
(c) as per Demarcated drawing area	3951,000
LESS	
2. Area not in possession	0,000
3. Entire area (1+2)	3951,000
4. Deductions for	
(a) Proposed D.P./ D.P.F. Road widening Area /Service Road / Highway widening	0,000
(b) Any D.P. Reservation area	0,000
(c) Green Belt	0,000
Total (a+b+c)	0,000
5. Balance area of plot (3-4)	3951,000
6. Amenity Space	0,000
(Applicable if (1) > 20000 sqmt	
(Required -a) Up to 20000 sqmt - Nil	
(b) Above 20000 sqmt - (a) + 5 % of Total area	0,000
7. Net Plot Area (5-6)	3951,000
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0,000
Proposed	395,020
(b) If area is less than 4000 sqmt - Check -	
i) If it is full number like 1/2, 2/5, 4/19 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc. then recreational open space is required.	
(A) 10 % Subject to minimum 200 sqmt	0,000
Proposed	395,020
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-08-14 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
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.
Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Postal Address : F-1101, Treasure Park, Santragarh, Pune
City, Pune, Maharashtra-411009, 101 fortune plaza tube
park shivajinagar pune-411005

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO-566

SITE ADDRESS :
S.NO. 566 (PART), PLOT NO. F, AT- WAGHOLE, TAL- HAVELI,
DIST- PUNE.

Name Of Architect : Manoj Suresh Talwar

ADDRESS OF OFFICE :

OFFICE -
1221 B/1 WRANGLER PARANJE ROAD,
BEHIND BHAVE X-RAY CLINIC,
OFF.F.C.G. ROAD PUNE-411004.

OWNERS SIGN -

Verified by applicant

TECHNICAL PERSON SIGN

Signature valid

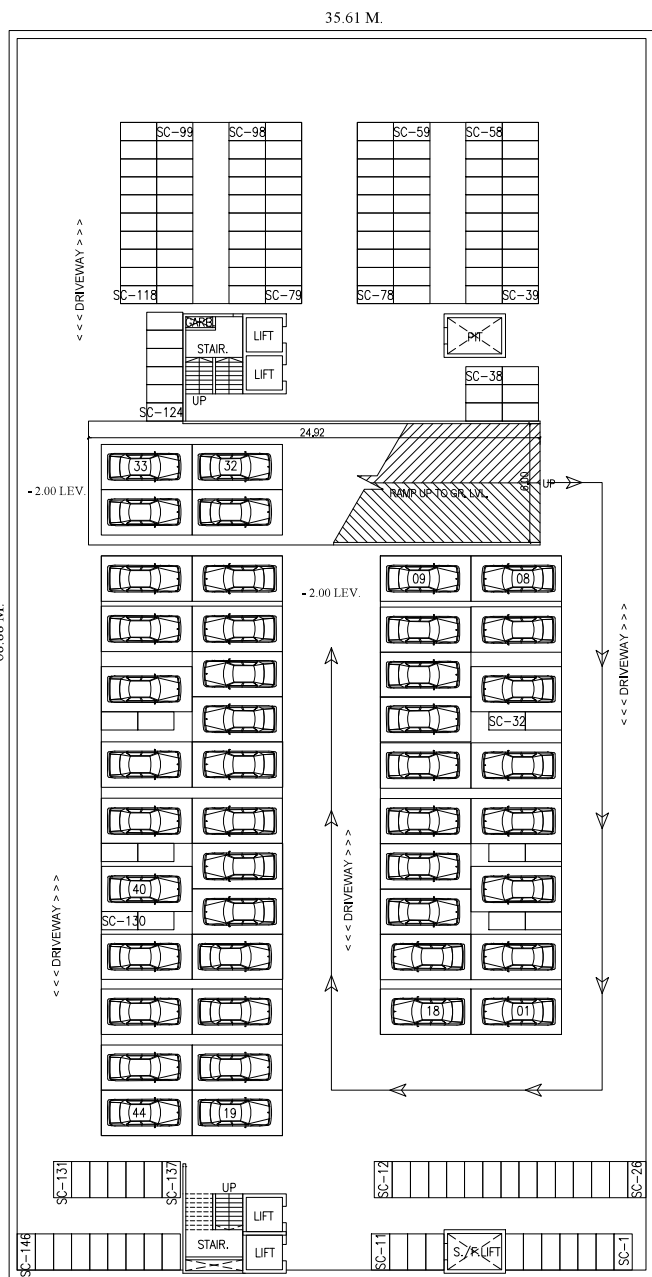
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Date: 10/10/25

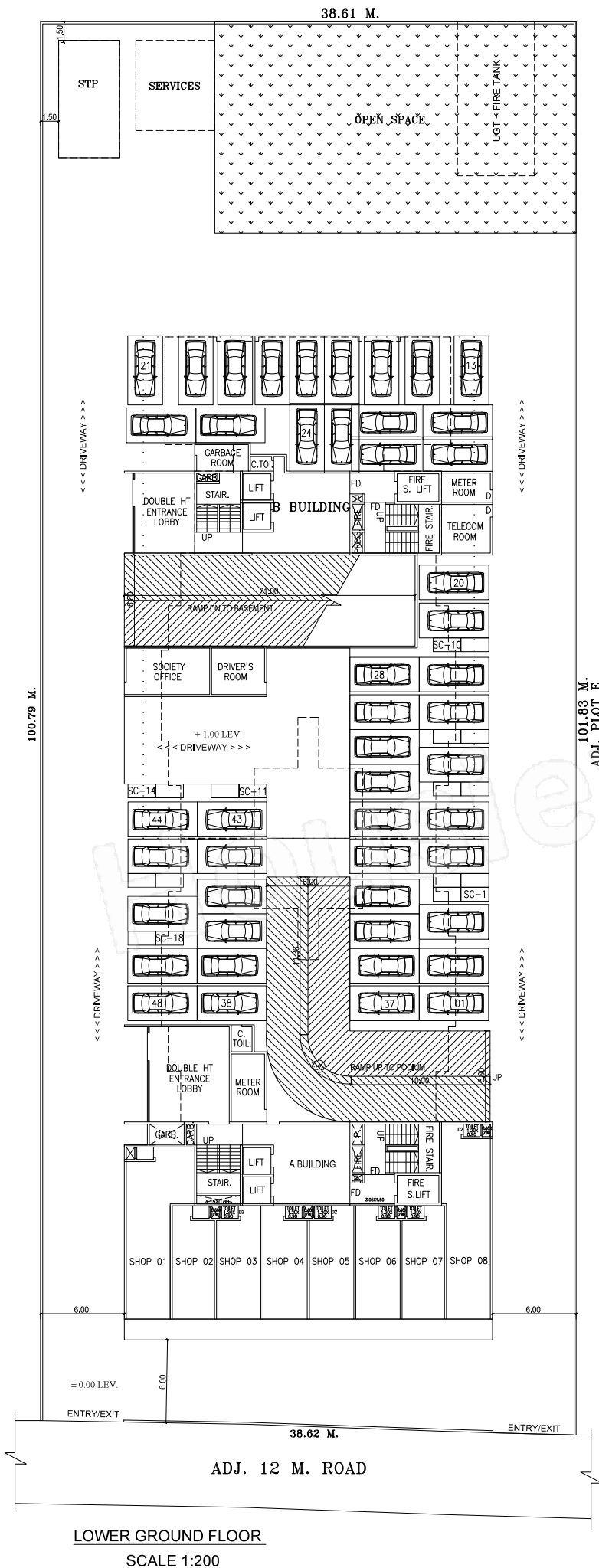
JOB NO - PMRDA-25-106530

CHECK BY --

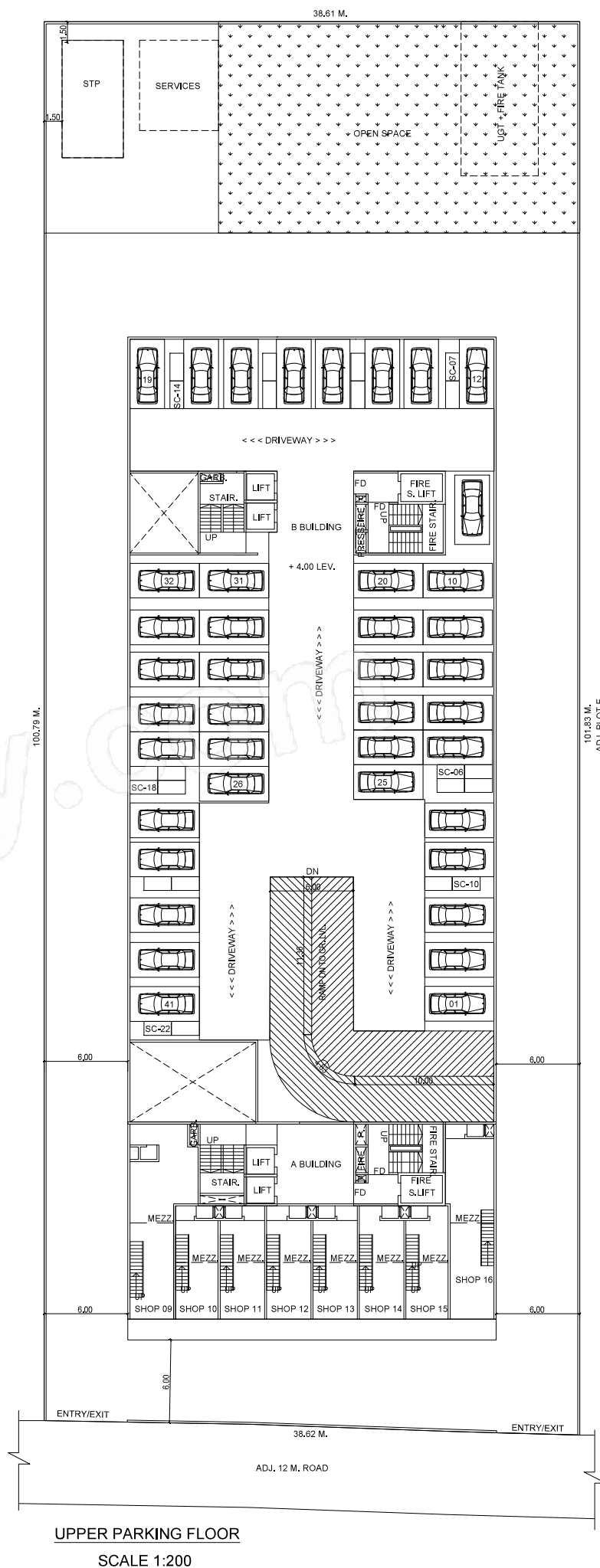
SUBMISSION DRAWING



BASMENT PARKING FLOOR PLAN
SCALE 1:200



LOWER GROUND FLOOR
SCALE 1:200

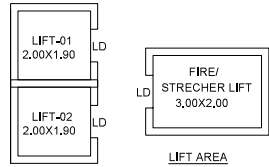


UPPER PARKING FLOOR
SCALE 1:200

LEGENDS:
PLOT OCCUPY BY OWNER
APPROVED AS PER SANCTIONED
DRAWING & APPROVED AS PER
RECORDS DEPARTMENT/CITY SURVEY
RECORDS
THIS IS A COPY OF THE ORIGINAL
DRAWING. ANY CHANGES
SHOULD BE MADE IN THE ORIGINAL
DRAWING.

F.S.I. STATEMENT

B/UP AREA					NO. OF SHOP	NO. OF TENE.
FLOOR	COMM. AREA	RESI. AREA	TOTAL AREA			
BASEMENT PARK.			0.00			
LOWER GROUND	262.18	C,TOILET	3.78	265.96	08	
UPPER GROUND	269.54	-	0.00	408.69	08	
FIRST		-	603.68	603.68	-	06
SECOND		-	603.68	603.68	-	06
THIRD		-	603.68	603.68	-	06
FOURTH		-	603.68	603.68	-	06
FIFTH		-	603.68	603.68	-	06
LIFT AREA		-	13.60	13.60	-	-
TOTAL	670.87	-	3,035.78	3,706.65	16	30



AREA CALCULATION				
(LIFT AREA)				
1.	2.00	X	1.90	= 3.80
2.	3.00	X	2.00	= 6.00
NET B/UP AREA				= 13.60

WATER STORAGE CAPACITY FOR (A BLDG)

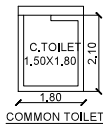
FOR COMMERCIAL PURPOSE				
OCCUPANT LOAD = GROUND FLOOR				
NO. OF PERSONS (B/UP AREA/3)= 670.87/3	=	224	Person	
AMOUNT OF WATER REQUIRED PER PERSON	=	45	lts/day	
WATER REQUIRED	=	10,080.00	lts/day	
SAYS	=	10,500.00	lts/day	
FOR RESIDENTIAL PURPOSE				
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day	
WATER REQUIRED PER FLAT (5 person per flat)	=	675	lts/day	
NO. OF FLATS IN THE SCHEME	=	30	Flats	
WATER REQUIRED	=	20,250.00	lts/day	
SAY	=	20,300.00	lts/day	
O.H. WATER TANK REQUIRED COMM.+RESIDENTIAL	=	10,500.00 + 20,300.00	lts/day	
TOTAL O.H. WATER TANK REQUIRED	=	30,800.00	lts/day	
FIRE FIGHTING WATER TANK	=	25,000.00	lts/day	
TOTAL CAPACITY O.H. WATER TANK REQUIRED	=	55,800.00	lts/day	
UNDER GROUND WATER TANK (30,800.00 X 1.50)	=	46,200.00	lts/day	
UNDER GROUND WATER TANK	=	50,000.00	lts/day	

PARKING AREA STATEMENT

COMMERCIAL PURPOSE		CAR	SCOOTER
SHOP PURPOSE			
REQUIRED BY RULE FOR		02	06
FOR EVERY 100 SQ.MT CARPET AREA		12	36
CARPET AREA = 602.85 SQ.M			
RESIDENTIAL PURPOSE		CAR	SCOOTER
EVERY TWO TENEMENTS HAVING		01	02
CARPET AREA 40 TO 80 SQ.M.		10	20
FOR 20 TENEMENTS REQUIRED			
PER TEN HAVING CARPET AREA		01	01
80 TO 150 SQ.M.		10	10
FOR 10 TENEMENTS REQUIRED			
TOTAL PARKING REQUIRED		32	66
PARKING AREA STATEMENT			
AREA REQUIRED		AREA SQ.MT.	
CAR		32 X 12.50	400.00
SCOOTER		66 X 2.00	132.00
TOTAL			532.00

SANITATION REQUIREMENT

	FLOOR	CARPET AREA	OCCUPANT LOAD/SQ.M.	NO,OF PERSONS	USE	BY RULE REQ.	REQUIRED	PROVIDED
						TOILET/WC	TOILET/WC	TOILET/WC
FOR COMM.	LOWER PARK, SHOPS	238.74	3	80 PERSON'S				08
				26 MALE	COMMON	4 FOR 66 TO 100	01	
				14 FEMALE		6 FOR 66 TO 100	01	
				26 MALE	PUBLIC TOILET FOR FLOATING POPULATION	1 PER 50 PERSONS	01	
				14 FEMALE		1 PER 8 PERSONS OR PART THEREOF	01	
				8 SHOP	SHOP OWNER			
				TOTAL		-	04	
	UPPER PARK, SHOPS	364.11	3	123 PERSON'S				08
				30 MALE	COMMON	4 FOR 66 TO 100	02	
				31 FEMALE		6 FOR 66 TO 100	03	
				31 MALE	PUBLIC TOILET FOR FLOATING POPULATION	1 PER 50 PERSONS	01	
				31 FEMALE		1 PER 8 PERSONS OR PART THEREOF	01	
				8 SHOP	SHOP OWNER			
				TOTAL			07	
TOTAL						11	16	

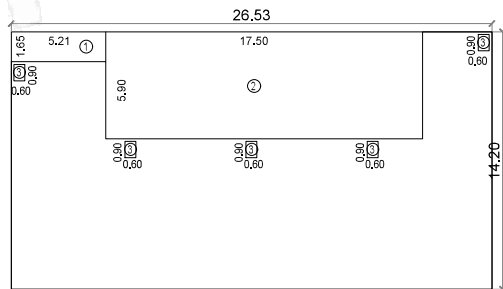


AREA CALCULATION				
(COMMON TOILET)				
A.	1.80	X	2.10	= 3.78
NET B/UP AREA				= 3.78

FORM OF STATEMENT - 3 (SR.NO. 9(g))

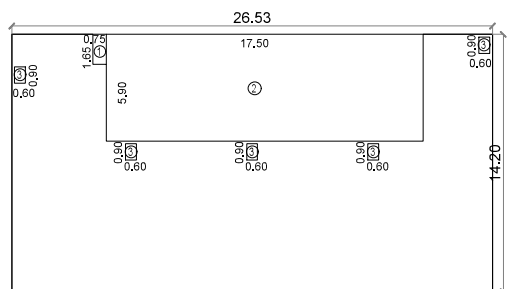
CARPET AREA STATEMENT (IN SQ.M.)

BLDG. TYPE	SHOPS NO	CARPET AREA	MEZZANINE CARPET AREA	OPEN BALCONY	ENCLOSE BALCONY	TOTAL CARPET AREA
A BLDG.	01	45.51	-	-	-	45.51
	02,07	22.48	-	-	-	22.48
	03,06	25.70	-	-	-	25.70
	04,05	25.62	-	-	-	25.62
	08	45.63	-	-	-	45.63
	09	52.26	28.13	-	-	81.39
	10,15	24.48	10.12	-	-	34.60
	11,14	25.70	10.73	-	-	36.43
	12,13	25.62	10.69	-	-	36.31
	16	45.63	22.41	-	-	68.04
	TENEMENTS NO.					
	101,201,301,401,501	78.12	5,360	10,80	-	94.28
	102,202,302,402,502	77.74	5,360	11.18	-	94.28
	103,203,303,403,503	66.26	-	4.58	-	70.84
	104,204,304,404,504	66.26	-	4.58	-	70.84
	105,205,305,405,505	66.26	-	4.58	-	70.84
	106,206,306,406,506	66.26	-	4.58	-	70.84



AREA KEY PLAN FOR LOWER GROUND FLOOR

AREA CALCULATION				
(LOWER GROUND FLOOR)				
A.	26.53	X	14.20	= 376.73 SQ.M.
DEDUCTION				
1)	5.21	X	1.85	= 9.64 SQ.M.
2)	17.50	X	5.90	= 103.25 SQ.M.
3)	0.60	X	0.90	= 0.54 SQ.M.
TOTAL DEDUCTION				= 113.43 SQ.M.
NET B/UP AREA				= 263.30 SQ.M.



AREA KEY PLAN FOR UPPER GROUND FLOOR

AREA CALCULATION				
(UPPER GROUND FLOOR)				
A.	26.53	X	14.20	= 376.73 SQ.M.
DEDUCTION				
1)	0.75	X	1.85	= 1.39 SQ.M.
2)	17.50	X	5.90	= 103.25 SQ.M.
3)	0.60	X	0.90	= 0.54 SQ.M.
TOTAL DEDUCTION				= 105.18 SQ.M.
NET B/UP AREA				= 271.55 SQ.M.

A - TYPE

03/07

Project Details	
Zone Type - Residential Zone	
Location - New Colony	
Name of service - Building Development	
Site Address -	
Plot No./Survey No. - 568	
Field - Hand	
Measure - meter	
Proposed Value - 0.000	

Signature valid

Digitally signed by Shrikanth Thakur Prabhakar
Date: 2025.11.20 17:58:05 IST
Reason: Approved Drawing Plan
Designation: Civil Engineer
Location: Pune Maharashtra
Project Code: PMRDA-25-106530
Application Number: PMRDA/2025/0304
Proposed Number: 102311
Certificate Number: PMRDA/2025/APL/010688

Reserved for Stamps of Approval plan

Proforma 1: Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No.	3951.000
(a) As per ownership document (7/12, CTS extract)	3951.000
(b) as per TLR or City Survey measurement sheet	3951.000
(c) as per Demarcated drawing area	3951.000
LESS	
2. Area not in possession	0.000
3. Entire area (1-2)	3951.000
4. Deductions for	
(a) Proposed D.P./D.P.F. Road widening Area /Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	0.000
5. Balance area of plot (3-4)	3951.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required - a) Up to 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	3951.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed	395.020
(b) If area is less than 4000 sqmt - Check -	-
(i) If it is full number like 1/2, 2/5, 4/5 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
(ii) If it is subdivision like 1/2, 2/5, 1/25/1 419/1 etc. then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.000
Proposed	395.020
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-08-14 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
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.
Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Postal Address : F-1101, Treasure Park, Santaragar, Pune
City, Pune, Maharashtra-411009, 101 fortune plaza thube
park shivajinagar pune-411005

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS, NO. SURVEY NO-568

SITE ADDRESS :
S.NO. 568 (PART), PLOT NO. F, AT- WAGHOLE, TAL- HAVELI,
DIST- PUNE.

Name Of Architect : Manoj Suresh Talasakar

ADDRESS OF OFFICE :

OFFICE -

1221 B/1 WRANGLER PARANJE ROAD,

BEHIND BHAVE X-RAY CLINIC,

OFF. F.C. ROAD PUNE-411004.

OWNERS SIGN -

Verified by applicant

TECHNICAL PERSON SIGN

Signature valid

SCALE = 1:100

Date: 10/10/25

JOB NO - PMRDA-25-106530

CHECK BY --

SUBMISSION DRAWING

LEGENDS:

ACTU OCCUPY TO BE SHOWN

IMPROVED AREA TO BE SHOWN

IMPROVED AREA TO BE SHOWN

IMPROVED AREA TO BE SHOWN

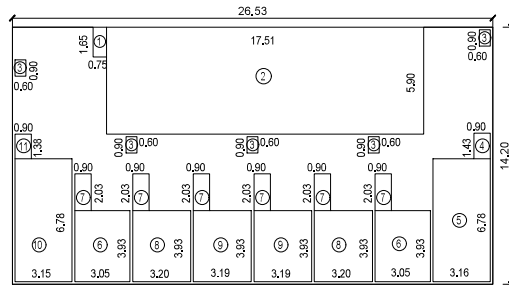
IMPROVED AREA TO BE SHOWN

IMPROVED AREA TO BE SHOWN

Signature valid

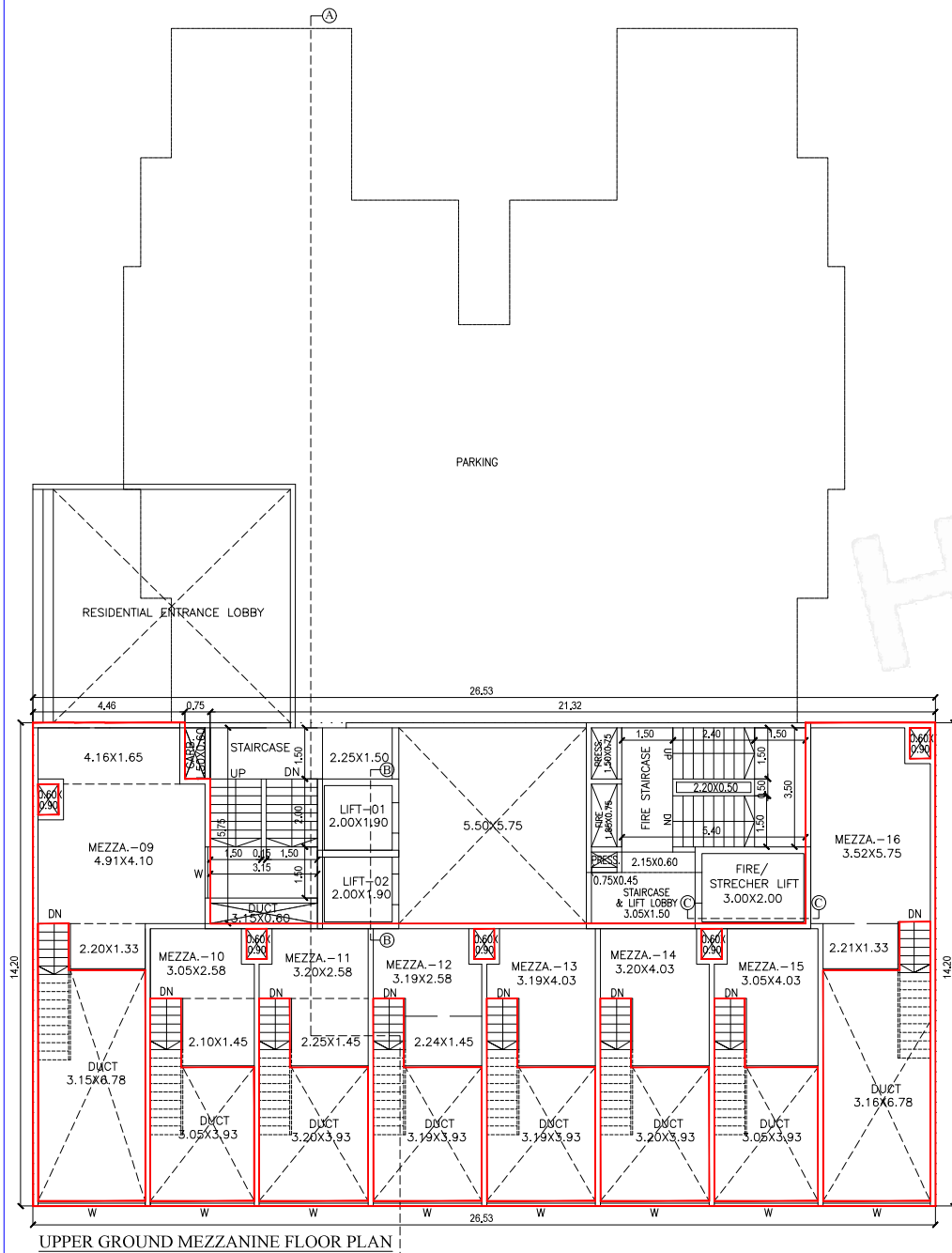
Digitally signed by Shrikant Thakur Prabhakar
Date: 2025.11.20 17:59:06 IST
Reason: Approved Drawing Plan
Designation: Civil Engineering
Location: Pune Maharashtra
Project Code: PMDA/25-106530
Application Number: PMDA/25/106530
Certificate Number: 10000

Reserved for Stamp of Approval plan

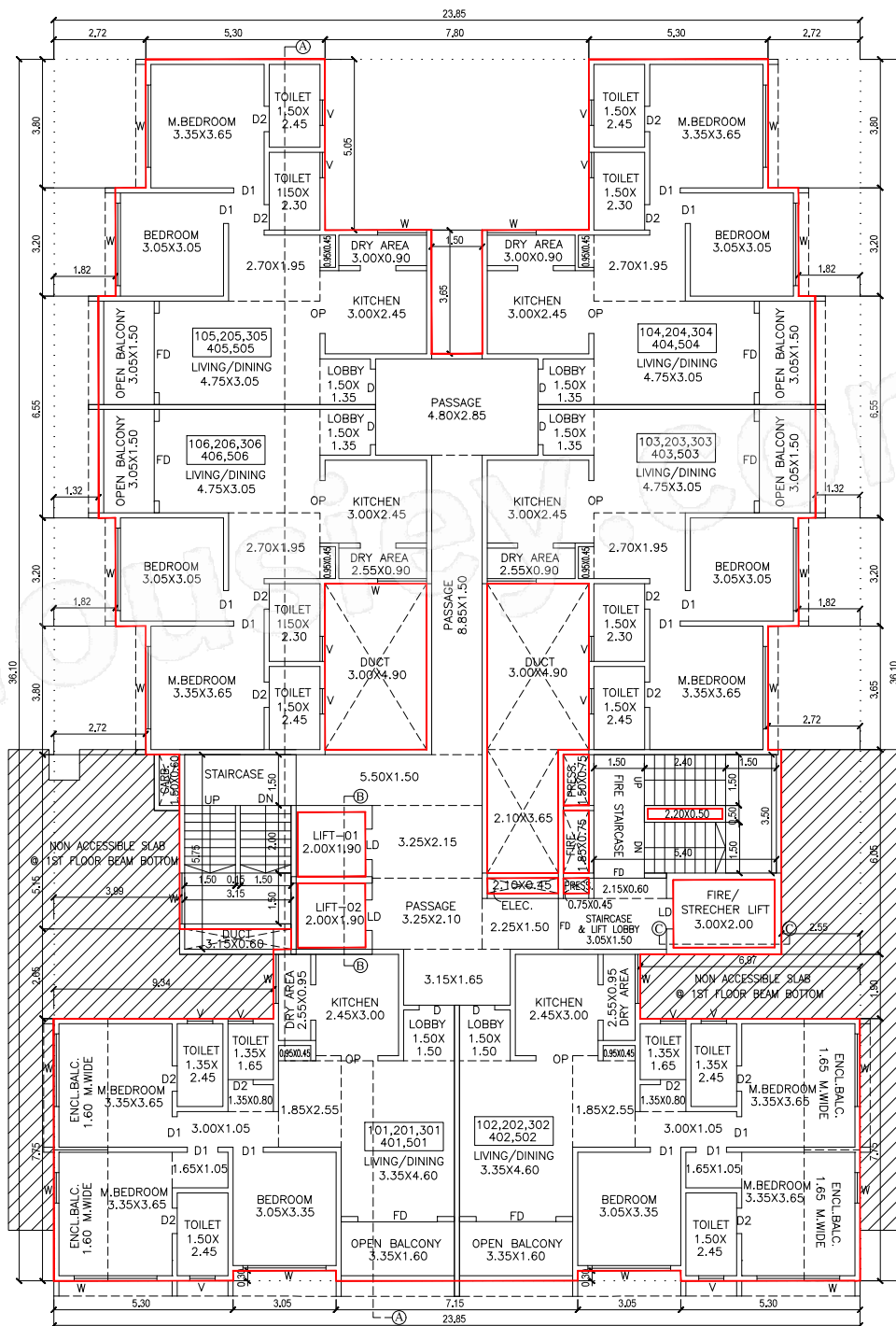


AREA KEY PLAN FOR UPPER GROUND MEZZANINE FLOOR

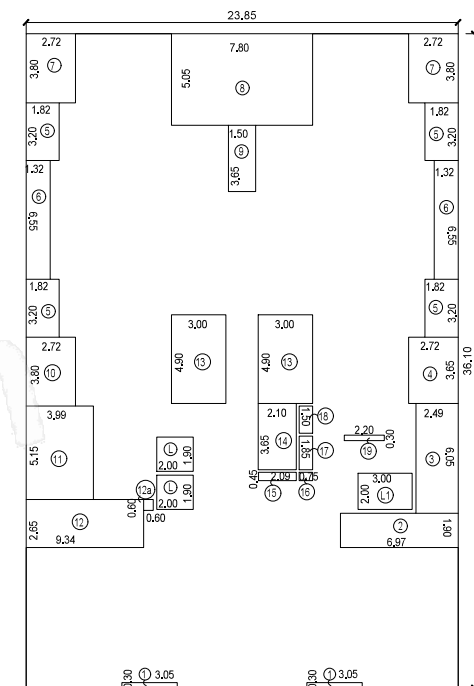
AREA CALCULATION				
(UPPER GROUND MEZZANINE FLOOR)				
A	26.53	X	14.20	X 1 = 376.73 SQ.M.
DEDUCTION				
1	0.75	X	1.65	X 1 = 1.23 SQ.M.
2	17.51	X	5.90	X 1 = 103.28 SQ.M.
3	0.80	X	0.80	X 5 = 2.70 SQ.M.
4	0.90	X	1.43	X 1 = 1.29 SQ.M.
5	3.16	X	6.78	X 1 = 21.42 SQ.M.
6	3.05	X	3.93	X 2 = 23.95 SQ.M.
7	0.90	X	2.03	X 6 = 10.94 SQ.M.
8	3.20	X	3.93	X 2 = 25.13 SQ.M.
9	3.19	X	3.93	X 2 = 25.05 SQ.M.
10	3.15	X	6.78	X 1 = 21.35 SQ.M.
11	0.90	X	1.38	X 1 = 1.24 SQ.M.
TOTAL DEDUCTION				= 237.58 SQ.M.
NET B/UP AREA				= 139.15 SQ.M.



UPPER GROUND MEZZANINE FLOOR PLAN



TYPICAL 1ST, 2ND, 3RD, 4TH & 5TH FLOOR PLAN



AREA KEY PLAN FOR TYPICAL 1ST, 2ND, 3RD, 4TH & 5TH FLOOR

AREA CALCULATION				
(TYPICAL FLOOR)				
A	23.85	X	36.10	X 1 = 860.99 SQ.M.
DEDUCTION				
1	3.05	X	0.30	X 2 = 1.83 SQ.M.
2	6.97	X	1.90	X 1 = 13.24 SQ.M.
3	2.49	X	6.05	X 1 = 15.06 SQ.M.
4	2.72	X	3.85	X 1 = 9.93 SQ.M.
5	1.82	X	3.20	X 4 = 23.30 SQ.M.
6	1.32	X	6.55	X 2 = 17.29 SQ.M.
7	2.72	X	3.80	X 2 = 20.67 SQ.M.
8	7.80	X	5.05	X 1 = 39.39 SQ.M.
9	1.50	X	3.65	X 1 = 5.48 SQ.M.
10	2.72	X	3.80	X 1 = 10.34 SQ.M.
11	3.99	X	5.15	X 1 = 20.55 SQ.M.
12	9.34	X	2.85	X 1 = 26.75 SQ.M.
12a	0.60	X	0.80	X 1 = 0.36 SQ.M.
13	3.00	X	4.90	X 2 = 29.40 SQ.M.
14	2.10	X	3.85	X 1 = 7.66 SQ.M.
15	2.09	X	0.45	X 1 = 0.94 SQ.M.
16	0.75	X	0.45	X 1 = 0.34 SQ.M.
17	1.85	X	0.75	X 1 = 1.39 SQ.M.
18	1.50	X	0.75	X 1 = 1.13 SQ.M.
19	2.20	X	0.30	X 1 = 0.66 SQ.M.
L	2.00	X	1.90	X 2 = 7.60 SQ.M.
L1	3.00	X	2.00	X 1 = 6.00 SQ.M.
TOTAL DEDUCTION				= 257.30 SQ.M.
NET B/UP AREA				= 603.69 SQ.M.

Proforma 1: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No.	3951.000
(a) As per ownership document (7/12, CTS extract)	3951.000
(b) as per TLR or City Survey measurement sheet	3951.000
(c) as per Demarcated drawing area	3951.000
LESS	
2. Area not in possession	0.000
3. Entire area (1-2)	3951.000
4. Deductions for	
(a) Proposed D.P./D.P.F. Road widening Area /Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	0.000
5. Balance area of plot (3-4)	3951.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	
(Required - (a) Up to 20000 sqmt - Nil	
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	3951.000
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed	395.020

(b) If area is less than 4000 sqmt - Check -	
i) If it is full number like 1/2, 2/5, 4/5 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	
ii) If it is subdivision like 1/2, 2/5, 1/25/1, 4/19/1 etc. then recreational open space is required.	
(A) 10 % Subject to minimum 200 sqmt	0.000
Proposed	395.020
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-08-14 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.
Signature
(Name of Architect/Licensed Engineer/ Supervisor.)
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.
Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Postal Address : F-1101, Treasure Park, Santnagar, Pune
City, Pune, Maharashtra-411009, 101 fortune plaza thube park shivajinagar pune-411005

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO-586

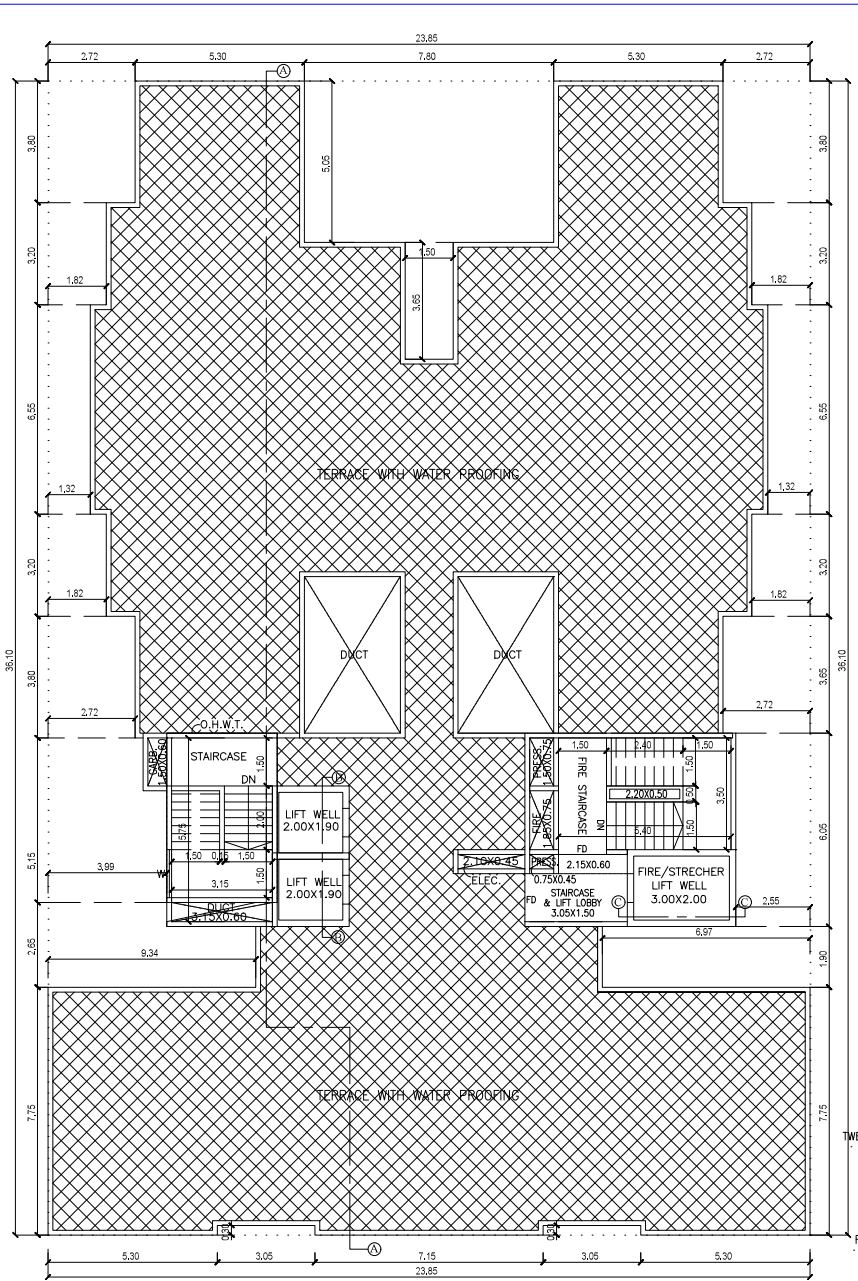
SITE ADDRESS :
S.NO. 586 (PART), PLOT NO. F, AT- WAGHOLE, TAL- HAVELI, DIST- PUNE.

Name Of Architect : Manoj Suresh Talwar
ADDRESS OF OFFICE :
OFFICE :
1221/B/1 WRANGLER PARANJE ROAD,
BEHIND BHAVE X-RAY CLINIC,
OFF.FUG.ROAD PUNE-411004.

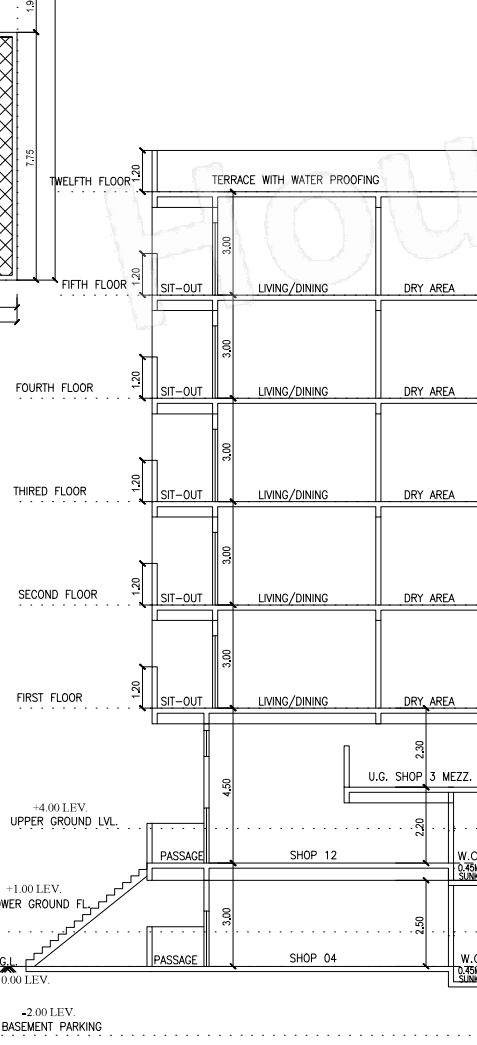
OWNERS SIGN :
Verified by applicant :
Signature valid

SCALE = 1:100
Date: 10/10/25
JOB NO - PMDA-25-106530
CHECK BY --
SUBMISSION DRAWING

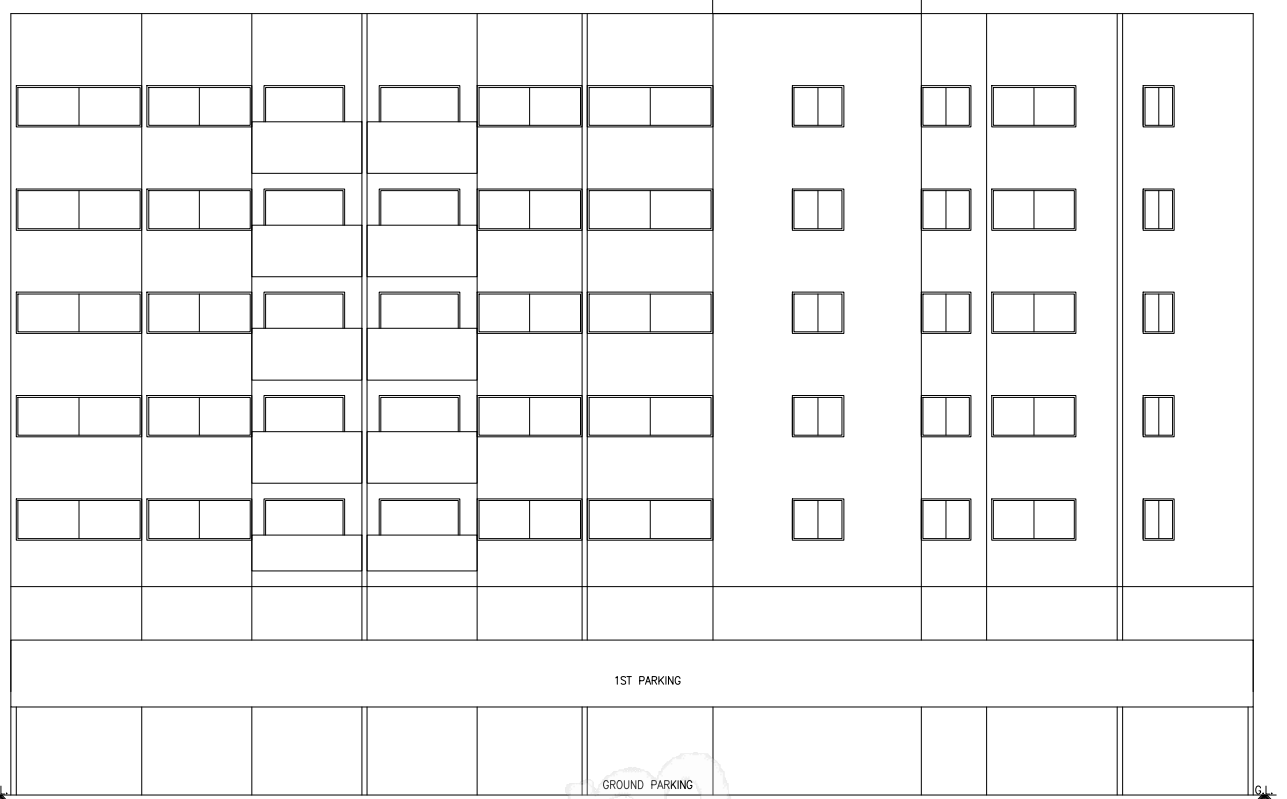
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3. DIMENSIONS ARE TO FACE UNLESS SPECIFIED
4. DIMENSIONS ARE TO FACE UNLESS SPECIFIED
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6. DIMENSIONS ARE TO FACE UNLESS SPECIFIED
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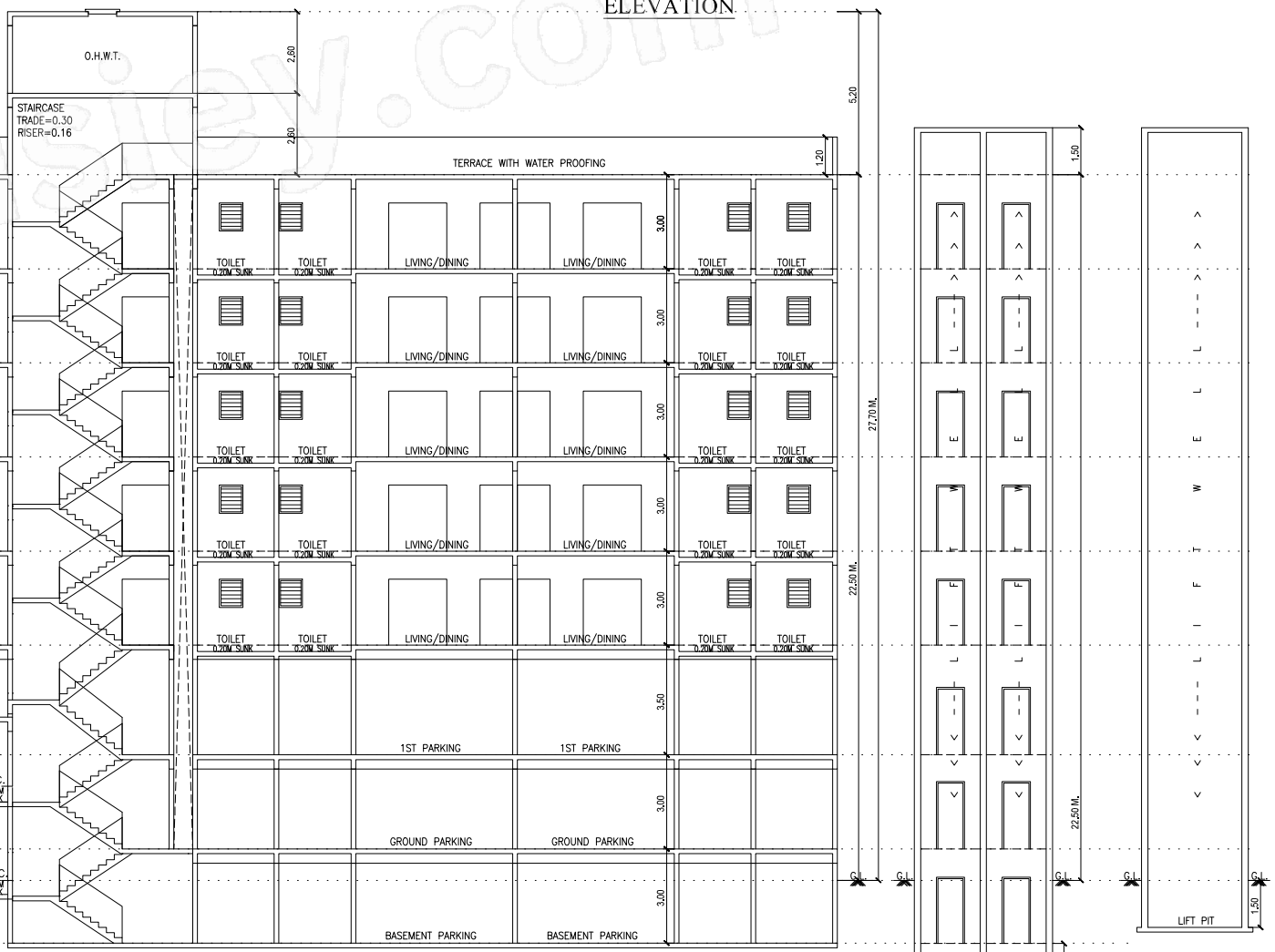
TERRACE FLOOR PLAN



SECTION - A A



ELEVATION



SECTION - C C

SECTION - BB

A - TYPE 05/07

Project Details	
Zone Type - Residential Zone	
Location - New Compound	
Name of service - Building Development	
Site Number -	
Old Survey No. - 566	
Field - Hand	
Block - Major road	
Project Code - PMRDA-25-106530	
Application Number - PMRDA/25/2023/4	
Proposal Number - 102311	
Certificate Number - PMRDA/25/2023/APL/011688	

Signature valid

Reserved for Stamps of Approval plan

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No.	3951,000
(a) As per ownership document (7/12, CTS extract)	3951,000
(b) as per TILR or City Survey measurement sheet	3951,000
(c) as per Demarcated drawing area	3951,000
LESS	
2. Area not in possession	0,000
3. Entire area (1-2)	3951,000
4. Deductions for:	
(a) Proposed D.P./ D.P.F. Road widening Area /Service Road / Highway widening	0,000
(b) Any D.P. Reservation area	0,000
(c) Green Belt	0,000
Total (a+b+c)	0,000
5. Balance area of plot (3-4)	3951,000
6. Amenity Space	0,000
(Applicable if (1) > 20000 sqmt	
(Required -a) Up to 20000 sqmt - Nil	
(b) Above 20000 sqmt - (a) + 5 % of Total area	0,000
7. Net Plot Area (5-6)	3951,000
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0,000
Proposed	395,020
(b) If area is less than 4000 sqmt - Check -	
i) If it is full number like 1/2, 1/25, 419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	
ii) If it is subdivision like 1/2, 2/5, 1/25, 1/419 etc. then recreational open space is required.	
(A) 10 % Subject to minimum 200 sqmt	0,000
Proposed	395,020
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-08-14 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
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.
Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Postal Address : F-1101, Treasure Park, Santragarh, Pune
City, Pune, Maharashtra-411009, 101 fortune plaza thube park shivajinagar pune-411005

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO-566

SITE ADDRESS :
S.NO. 566 (PART), PLOT NO. F, AT- WAGHOLE, TAL- HAVELI, DIST- PUNE.

Name Of Architect : Manoj Suresh Talwar

ADDRESS OF OFFICE:
OFFICE -
1221/B/1 WRANGLER PARANJE ROAD,
BEHIND BHAVE X-RAY CLINIC,
OFF.F.C.ROAD PUNE-411004.

OWNERS SIGN -
Verified by applicant:
Signature valid

SCALE = 1:100
JOB NO - PMRDA-25-106530
Date: 10/10/25
CHECK BY --
SUBMISSION DRAWING

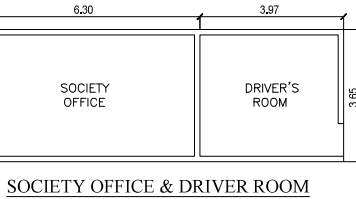
LEGENDS:
1. ALL DIMENSIONS IN METERS
2. DIMENSIONS OF WALLS AND DOORS
3. DIMENSIONS OF ROADS AND DRIVEWAYS
4. DIMENSIONS OF TERRACES
5. DIMENSIONS OF STAIRCASES
6. DIMENSIONS OF LIFT WELLS
7. DIMENSIONS OF BASEMENT PARKING
8. DIMENSIONS OF GROUND PARKING
9. DIMENSIONS OF TERRACE FLOOR PLAN
10. DIMENSIONS OF SECTION - A A
11. DIMENSIONS OF SECTION - C C
12. DIMENSIONS OF SECTION - BB

F.S.I. STATEMENT			
FLOOR	RESI. AREA	TOTAL AREA	NO. OF TENE.
BASEMENT PARK.		0.00	-
LOWER GROUND	C.TOILET 2.55 SOCIETY OFFICE 23.00 DRIVER ROOM 14.49 TELECOM ROOM 10.36	50.40	-
UPPER GROUND	-	0.00	-
FIRST	603.68	603.68	06
SECOND	603.68	603.68	06
THIRD	603.68	603.68	06
FOURTH	603.68	603.68	06
FIFTH	603.68	603.68	06
LIFT AREA	13.60	13.60	-
TOTAL	3,082.40	3,082.40	30

WATER STORAGE CAPACITY FOR (B BLDG)			
FOR RESIDENTIAL PURPOSE			
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day
WATER REQUIRED PER FLAT (5 person per flat)	=	675	lts/day
NO. OF FLATS IN THE SCHEME	=	30	Flats
WATER REQUIRED	=	20,250.00	lts/day
SAY	=	20,300.00	lts/day
O.H. WATER TANK REQUIRED	=	20,300.00	lts/day
FIRE FIGHTING WATER TANK	=	25,000.00	lts/day
TOTAL CAPACITY O.H. WATER TANK REQUIRED	=	45,300.00	lts/day
UNDER GROUND WATER TANK (20300.00 X 1.50)	=	30,450.00	lts/day
UNDER GROUND WATER TANK	=	50,000.00	lts/day

PARKING AREA STATEMENT			
RESIDENTIAL PURPOSE	CAR	SCOOTER	
EVERY TWO TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 20 TENEMENTS REQUIRED	10	20	
PER TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	01	
FOR 10 TENEMENTS REQUIRED	10	10	
TOTAL PARKING REQUIRED	20	30	
PARKING AREA STATEMENT			
AREA REQUIRED	AREA SQ.MT.		
CAR 20 X 12.50	250.00		
SCOOTER 30 X 2.00	60.00		
TOTAL	310.00		

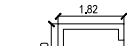
AREA CALCULATION			
(LIFT AREA)			
1. 2.00 X 1.90	X	2	= 7.60
2. 3.00 X 2.00	X	1	= 6.00
NET B'UP AREA			= 13.60



AREA CALCULATION			
(SOCIETY OFFICE)			
A. 6.30 X 3.65	X	1	= 23.00
NET B'UP AREA			= 23.00

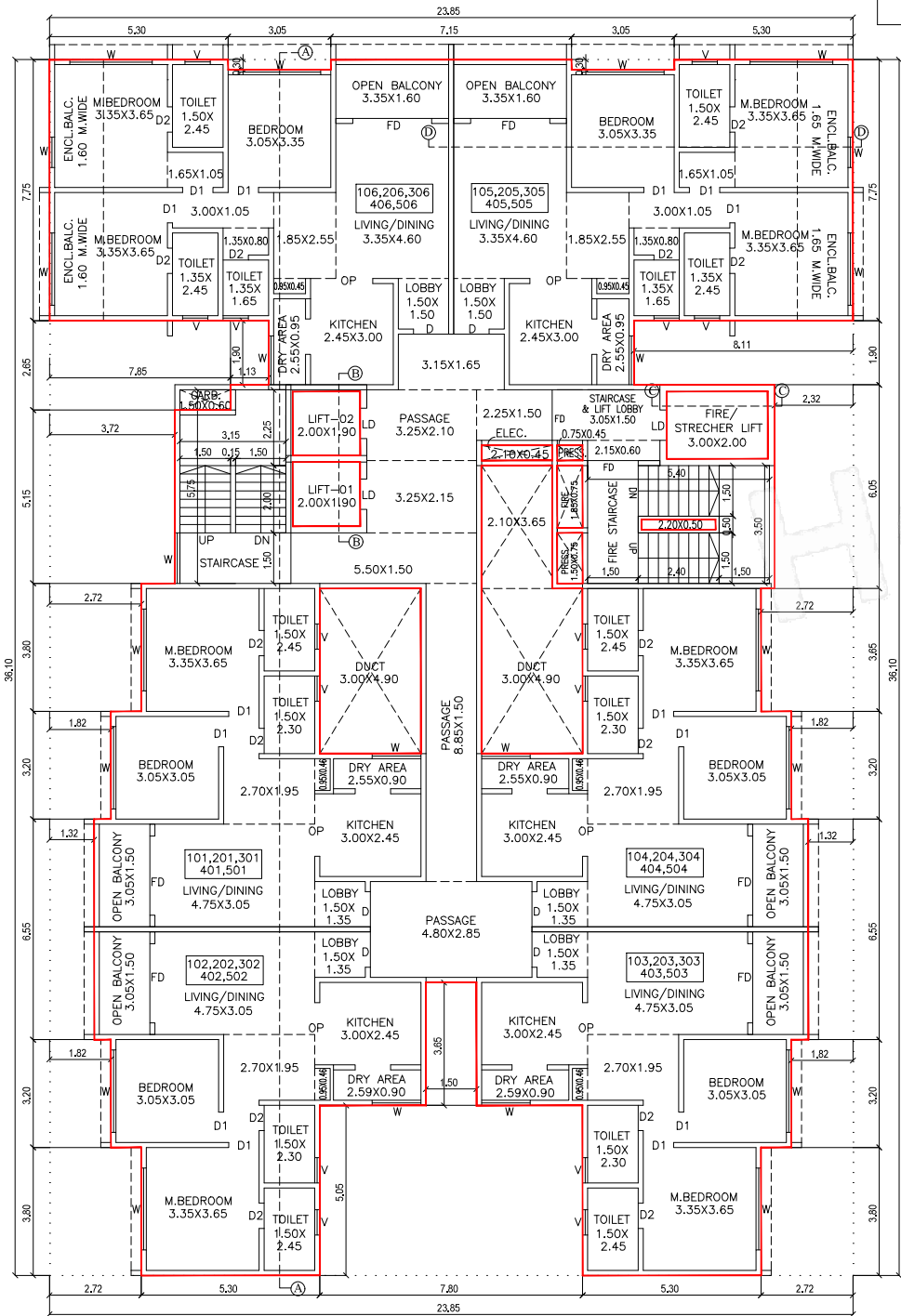
AREA CALCULATION			
(DRIVER ROOM)			
A. 3.97 X 3.65	X	1	= 14.49
NET B'UP AREA			= 14.49

AREA CALCULATION			
(TELECOM ROOM)			
A. 3.52 X 2.95	X	1	= 10.36
NET B'UP AREA			= 10.36

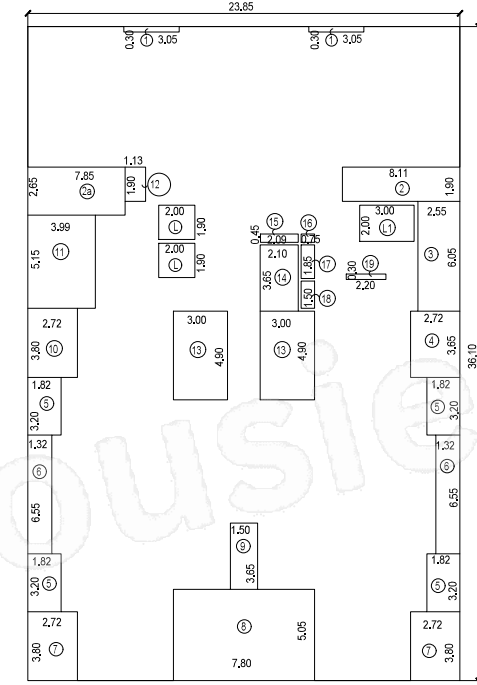


AREA CALCULATION			
(COMMON TOILET)			
A. 1.82 X 1.40	X	1	= 2.55
NET B'UP AREA			= 2.55

FORM OF STATEMENT - 3 (SR. NO. 9(g))						
CARPET AREA STATEMENT (IN. SQ.M.)						
BLDG. TYPE	TENEMENTS	CARPET AREA	MEZZANINE CARPET AREA	OPEN BALCONY	ENCLOS. BALCONY	TOTAL CARPET AREA
B TYPE	101,201,301,401,501	66.26	-	4.58	-	70.84
	102,202,302,402,502	66.26	-	4.58	-	70.84
	103,203,303,403,503	66.26	-	4.58	-	70.84
	104,204,304,404,504	66.26	-	4.58	-	70.84
	105,205,305,405,505	77.74	5.36	11.18	-	94.28
	106,206,306,406,506	78.12	5.36	10.80	-	94.28

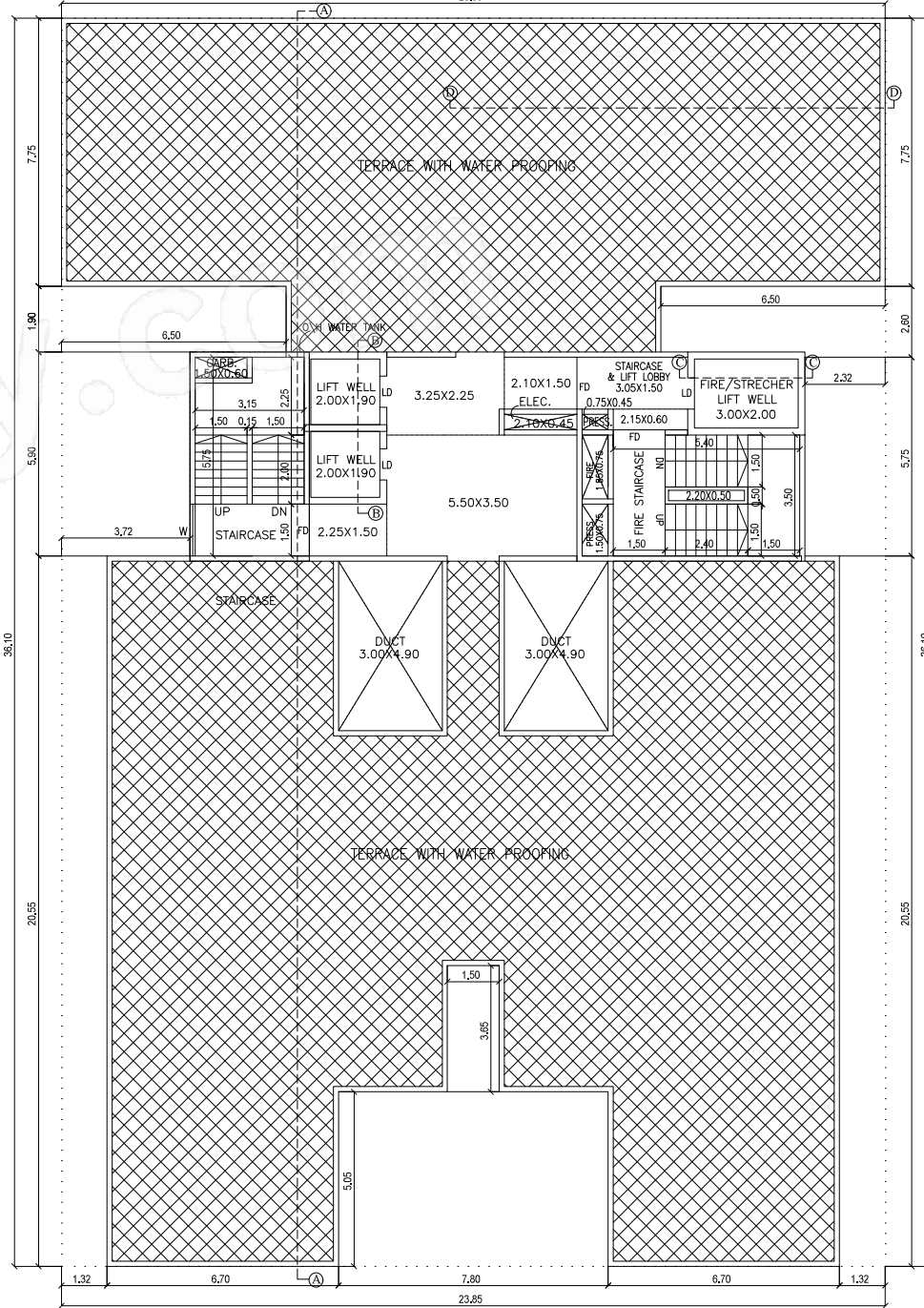


TYPICAL 1ST, 2ND, 3RD, 4TH & 5TH FLOOR PLAN



AREA KEY PLAN FOR TYPICAL 1ST, 2ND, 3RD, 4TH & 5TH FLOOR

AREA CALCULATION			
(TYPICAL FLOOR)			
A. 23.85 X 36.10	X	1	= 860.99 SQ.M.
DEDUCTION			
1) 3.05 X 0.30	X	2	= 1.83 SQ.M.
2) 8.11 X 1.90	X	1	= 15.41 SQ.M.
2a) 7.85 X 2.65	X	1	= 20.80 SQ.M.
3) 2.49 X 6.05	X	1	= 15.06 SQ.M.
4) 2.72 X 3.65	X	1	= 9.93 SQ.M.
5) 1.82 X 3.20	X	4	= 23.30 SQ.M.
6) 1.32 X 6.55	X	2	= 17.28 SQ.M.
7) 2.72 X 3.60	X	2	= 20.67 SQ.M.
8) 7.80 X 5.05	X	1	= 39.39 SQ.M.
9) 1.50 X 3.65	X	1	= 5.48 SQ.M.
10) 2.72 X 3.80	X	1	= 10.34 SQ.M.
11) 3.99 X 5.15	X	1	= 20.55 SQ.M.
12) 1.13 X 1.90	X	1	= 2.15 SQ.M.
13) 3.00 X 4.90	X	2	= 29.40 SQ.M.
14) 2.10 X 3.65	X	1	= 7.66 SQ.M.
15) 2.09 X 0.45	X	1	= 0.94 SQ.M.
16) 0.75 X 0.45	X	1	= 0.34 SQ.M.
17) 1.85 X 0.75	X	1	= 1.39 SQ.M.
18) 1.50 X 0.75	X	1	= 1.13 SQ.M.
19) 2.20 X 0.30	X	1	= 0.66 SQ.M.
20) 2.00 X 1.90	X	2	= 7.60 SQ.M.
21) 3.00 X 2.00	X	1	= 6.00 SQ.M.
TOTAL DEDUCTION			= 257.31 SQ.M.
NET B'UP AREA			= 603.68 SQ.M.



TERRACE FLOOR PLAN

LEGENDS:			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

Proforma 1: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No.	3951.000
(a) As per ownership document (7/12, CTS extract)	3951.000
(b) as per TLR or City Survey measurement sheet	3951.000
(c) as per Demarcated drawing area	3951.000
LESS	
2. Area not in possession	0.000
3. Entire area (1-2)	3951.000
4. Deductions for	
(a) Proposed D.P./ D.P.F. Road widening Area /Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	0.000
5. Balance area of plot (3-4)	3951.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -a) Up to 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	3951.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed	395.020
(b) If area is less than 4000 sqmt - Check -	-
i) If it is full number like 1/2, 2/5, 4/15 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 1/25/1 419/1 etc. then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.000
Proposed	395.020
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-08-14 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
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.
Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Postal Address : F-1101, Treasure Park, Santaraj, Pune
City, Pune, Maharashtra-411009, 101 fortune plaza tube park shivajinagar pune-411005

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO. SURVEY NO-566

SITE ADDRESS :
S.NO. 566 (PART), PLOT NO. F, AT- WAGHOLE, TAL- HAVELI, DIST- PUNE.

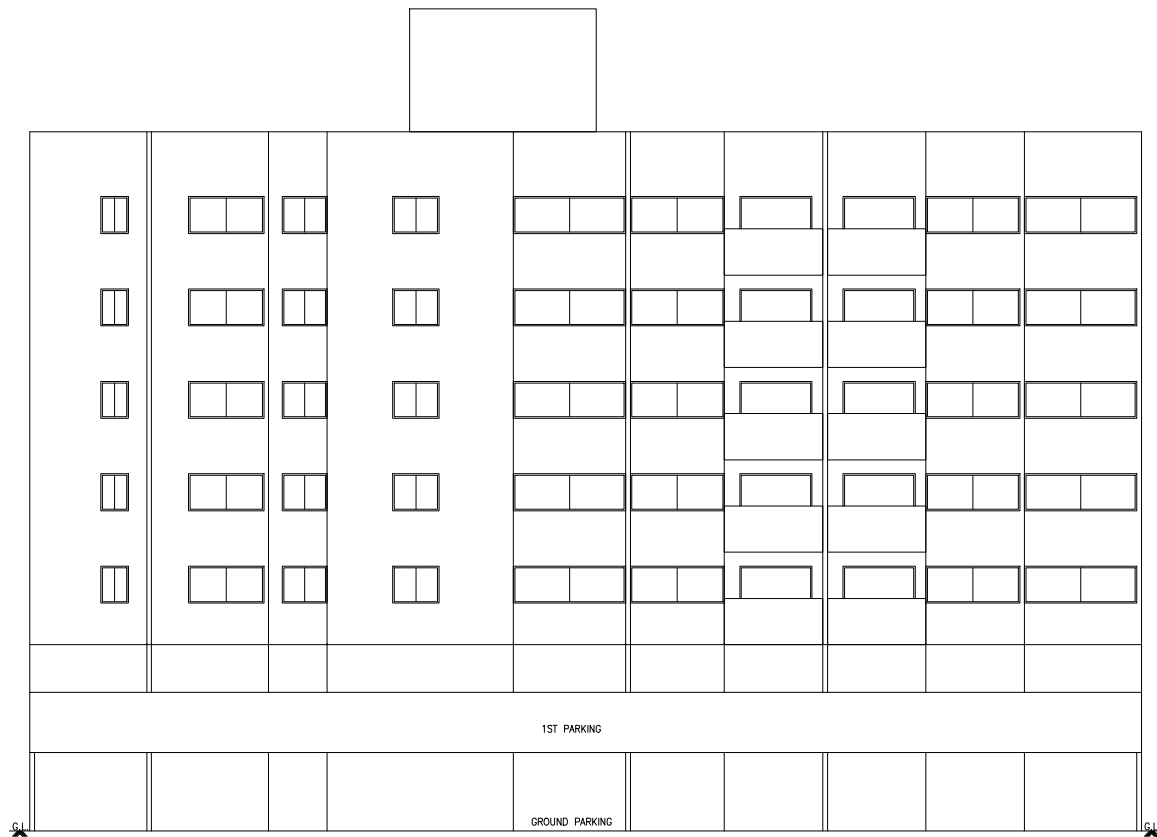
Name Of Architect : Manoj Suresh Talwar	
LOGO	ADDRESS OF OFFICE
OFFICE	1221 B/1 WRANGLER PARANJE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD PUNE-411004.
OWNERS SIGN	TECHNICAL PERSON SIGN
Verified by applicant	Signature valid
SCALE = 1:100	Date: 10/10/25
JOB NO - PMRDA-25-106530	CHECK BY --
SUBMISSION DRAWING	

B - TYPE 07/07

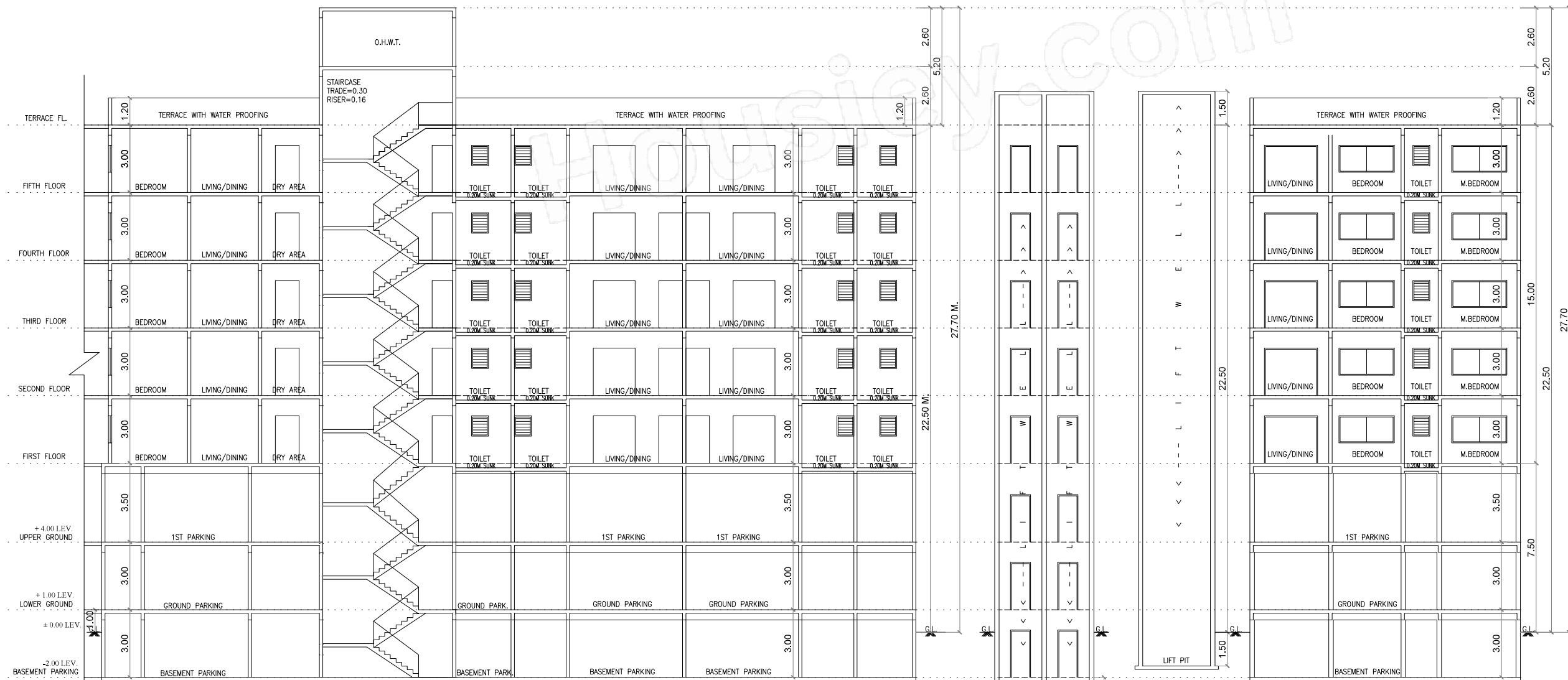
Project Details
Zone Type - Residential Zone
Location - New Compound
Name of service - Building Development
Date Issued - 07/07/2025
Field - Hand
Scale - 1:1000
Project Number - PMRDA-25-106530
Certificate Number - 100311

Signature valid

Digitally signed by Shrikant Thakur Patil
Date: 2025.11.20 17:50:08 IST
Reason: Approved Drawing Plan
Location: Pune Metropolitan Region
Project Code: PMRDA-25-106530
Application Number: PMRDA-25-106530
Certificate Number: PMRDA-25-106530



ELEVATION



SECTION - A A

SECTION - B B

SECTION - C C

SECTION - D D

LEGENDS:
1. ALL DIMENSIONS IN METERS
2. ALL DIMENSIONS IN METERS
3. ALL DIMENSIONS IN METERS
4. ALL DIMENSIONS IN METERS
5. ALL DIMENSIONS IN METERS
6. ALL DIMENSIONS IN METERS
7. ALL DIMENSIONS IN METERS
8. ALL DIMENSIONS IN METERS
9. ALL DIMENSIONS IN METERS
10. ALL DIMENSIONS IN METERS

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(Applicable if (1) > 20000 sqmt	
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ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc. then recreational open space is required.	
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Proposed	395,020
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

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Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

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OWNERS SIGN -
Verified by applicant
TECHNICAL PERSON SIGN
Signature valid

SCALE = 1:100
JOB NO - PMRDA-25-106530
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CHECK BY -

SUBMISSION DRAWING