



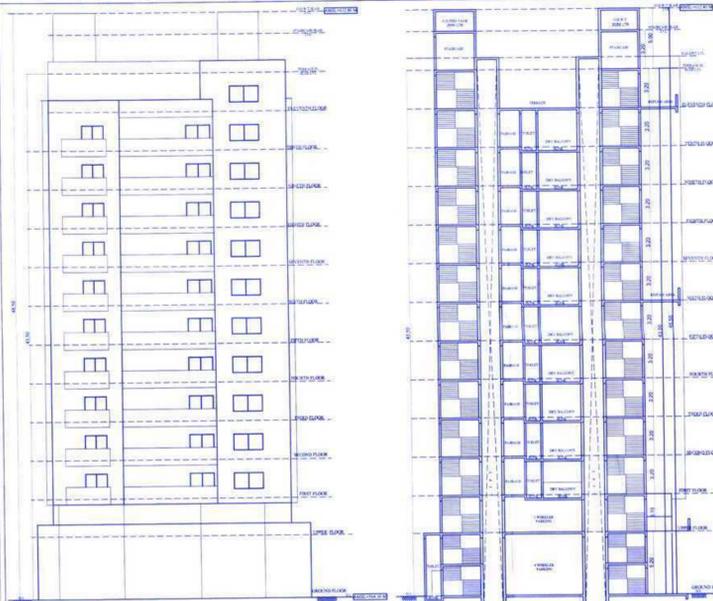
1. ORIGINAL APPROVAL - CC/4191/21 DATED-31.03.2022

2. REVISED APPROVAL - CC/3670/22 DATED-31.03.2023

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 23/2022



BUILDING SUPERVISOR DEPUTY ENGINEER

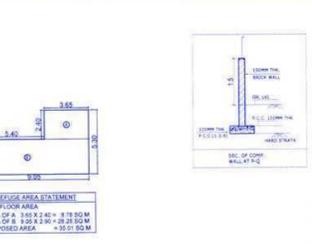


BUILDING 'A' P LINE AREA STATEMENT

FLOOR	AREA (SQ.M)	REFUGE AREA (SQ.M)	TEN.
GROUND FLOOR (4 WHEELER PARKING)	4.05	0.00	
UPPER FLOOR (2 WHEELER PARKING)	0.00		
FIRST FLOOR	644.23		3
SECOND FLOOR	644.23		3
THIRD FLOOR	644.23		3
FOURTH FLOOR	644.23		3
FIFTH FLOOR	626.45	35.56	3
SIXTH FLOOR	644.23		3
SEVENTH FLOOR	644.23		3
EIGHTH FLOOR	644.23		3
NINTH FLOOR	646.28		2
TENTH FLOOR	648.50		3
ELEVENTH FLOOR	72.87	35.03	
TOTAL AREA	6507.76	70.57	29

REFUGE AREA STATEMENT

OCCUPANT OF TWO CONSECUTIVE FLOOR
 MAX FSI 1.2 * 108.40 * 12.14 * 30.92 sqm
 REFUGE AREA REQUIRED = 30.92 SQ.M
 PROPOSED 6TH FLOOR AREA = 618.94 SQ.M
 PROPOSED 11TH FLOOR AREA = 35.91 SQ.M



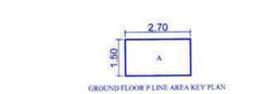
WATER CALCULATION RESI (WING A)

A	B	C	D	E	F	G	H	I	
NO. OF TENEMENTS PROPOSED	29	5	135	1675	2000	4020	2093	79.00	1.08.375
WATER REQUIRED									
OVER HEAD WATER TANK REQUIRED									
UNDER GROUND WATER TANK REQUIRED									
DUWIT PROVIDED									
DOMESTIC FIRE FIGHTING									
DOMESTIC FIRE FIGHTING PROVIDED									
TOTAL U.G.T PROVIDED									



PARKING STATEMENT (BUILDING A)

PARKING REQ.	RESID AREA	CAR	SCOOTER
For every tenements having carpet area of 550 sq.m. & above	FOR 1 TENEMENT	2	3
TOTAL PARKING REQUIRED	29 TENEMENT	58	87
ADD VISITOR ON PARKING			
TOTAL PARKING REQUIRED		61	92
TOTAL PARKING PROVIDED		70	97



GROUND FLOOR P LINE AREA CALCULATION

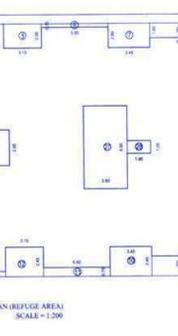
NO.	LENGTH	WIDTH	NOS.	ANS.
1	2.70	1.50	1	4.05
TOTAL AREA				4.05

TYPICAL FLOOR P LINE AREA CALCULATION (1ST, 2ND, 3RD, 4TH, 5TH, 7TH & 8TH FLOOR)

NO.	LENGTH	WIDTH	NOS.	ANS.	
1	39.15	X	20.45	1	800.62
TOTAL AREA					800.62

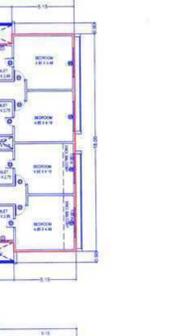
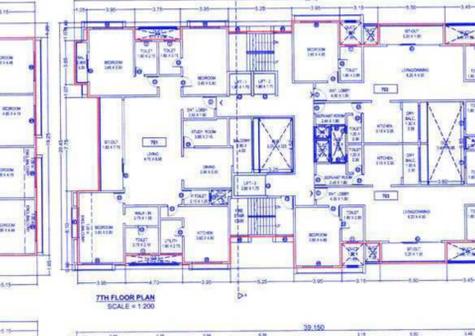
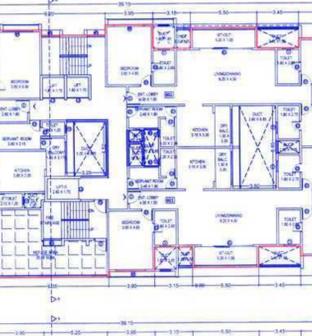
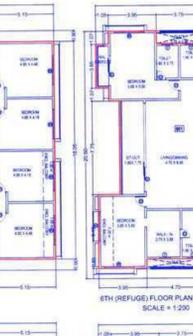
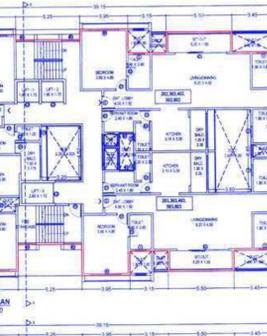
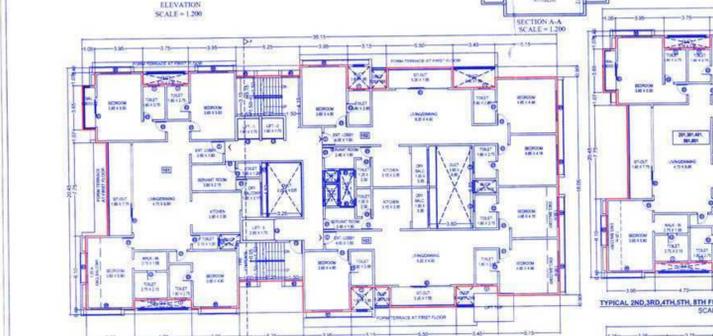
TYPICAL FLOOR P LINE AREA CALCULATION (6TH FLOOR)

NO.	LENGTH	WIDTH	NOS.	ANS.	
1	1.05	X	1.47	1	1.54
2	3.95	X	0.40	4	6.32
3	3.75	X	1.45	1	5.44
4	5.25	X	0.85	1	4.46
5	3.15	X	2.00	2	12.60
6	5.50	X	0.30	2	3.30
7	3.45	X	2.00	2	13.80
8	5.15	X	1.20	2	12.36
9	5.25	X	2.60	1	13.65
10	4.70	X	1.15	1	5.41
11	0.10	X	6.50	1	0.65
12	1.90	X	7.75	1	14.73
13	1.05	X	1.07	1	1.12
14	1.80	X	1.70	2	6.12
15	3.25	X	4.52	1	14.69
16	2.60	X	1.70	1	4.42
17	1.70	X	0.55	1	0.94
18	1.40	X	0.65	1	0.91
19	2.45	X	2.95	1	7.23
20	3.60	X	6.85	1	24.66
21	1.95	X	1.05	1	2.05
TOTAL AREA					156.39
TOTAL AREA (800.62-156.39)					644.23



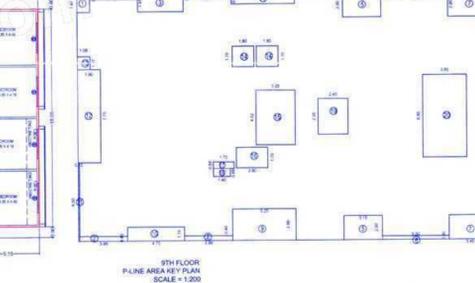
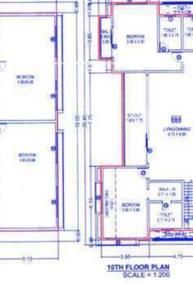
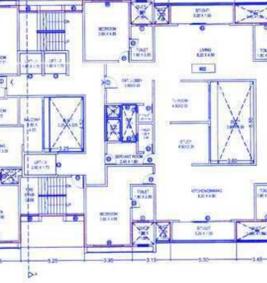
TYPICAL FLOOR P LINE AREA CALCULATION (9TH FLOOR)

NO.	LENGTH	WIDTH	NOS.	ANS.	
1	39.15	X	20.45	1	818.24
TOTAL AREA					818.24



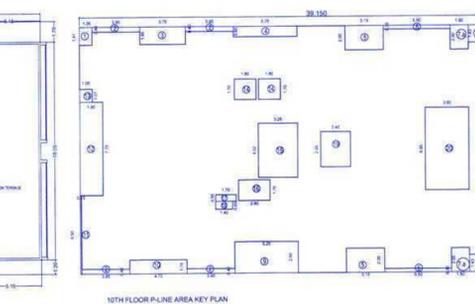
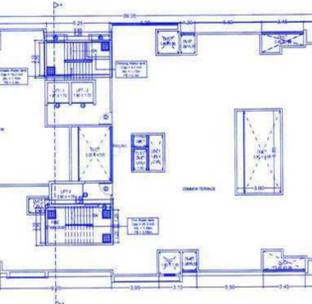
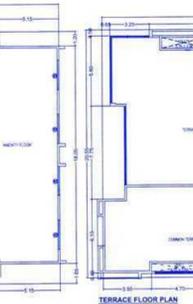
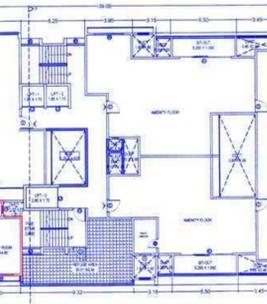
11TH FLOOR P LINE AREA CALCULATION

NO.	LENGTH	WIDTH	NOS.	ANS.	
1	12.60	X	6.25	1	78.75
TOTAL AREA					78.75



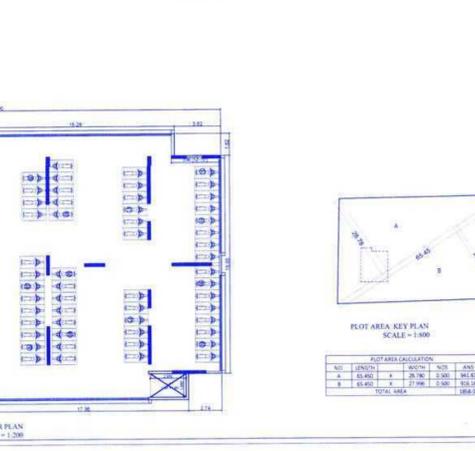
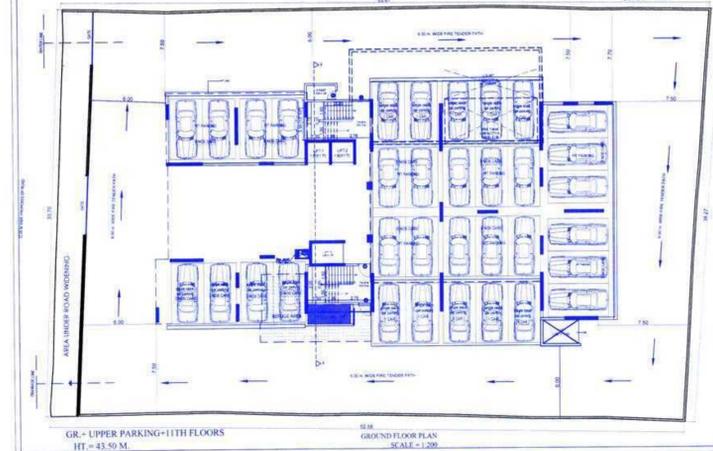
TYPICAL FLOOR P LINE AREA CALCULATION (9TH FLOOR)

NO.	LENGTH	WIDTH	NOS.	ANS.	
1	39.15	X	20.45	1	800.62
TOTAL AREA					800.62



TYPICAL FLOOR P LINE AREA CALCULATION (10TH FLOOR)

NO.	LENGTH	WIDTH	NOS.	ANS.	
1	39.15	X	20.45	1	800.62
TOTAL AREA					800.62



TYPICAL FLOOR P LINE AREA CALCULATION (10TH FLOOR)

NO.	LENGTH	WIDTH	NOS.	ANS.	
1	1.05	X	1.47	1	1.54
2	3.95	X	0.40	4	6.32
3	3.75	X	1.45	1	5.44
4	5.25	X	0.85	1	4.46
5	3.15	X	2.00	2	12.60
6	5.50	X	0.30	2	3.30
7	3.45	X	2.00	2	13.80
8	5.15	X	1.20	2	12.36
9	5.25	X	2.60	1	13.65
10	4.70	X	1.15	1	5.41
11	0.10	X	6.50	1	0.65
12	1.90	X	7.75	1	14.73
13	1.05	X	1.07	1	1.12
14	1.80	X	1.70	2	6.12
15	3.25	X	4.52	1	14.69
16	2.60	X	1.70	1	4.42
17	1.70	X	0.55	1	0.94
18	1.40	X	0.65	1	0.91
19	2.45	X	2.95	1	7.23
20	3.60	X	6.85	1	24.66
TOTAL AREA					152.12
TOTAL AREA (800.62-152.12)					648.50

A) AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ.M)
1	AREA OF PLOT (Minimum area of a,b,c. to be considered)	1858.00
a)	As per ownership document (7/12,CTS extract)	1858.00
b)	as per measurement sheet	1858.00
c)	as per site	1858.00
2	DEDUCTIONS FOR	
(a)	Proposed Road widening Area Service Road / Highway widening	101.13
(b)	Any D.P Reservation area	0.00
	(Total a+b)	101.13
3	Balance Area of Plot (1-2)	1756.87
4	Amenity Space (if applicable)	0.00
(a)	Required	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	1756.87
5	Net Plot Area (3-4 (c))	1756.87
(a)	Required	0.00
(b)	Proposed -	0.00
7	Internal Road area	0.00
8	Plotable area (IF APPLICABLE)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) FSI = 1.1 x 1756.87	1932.55
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium based on road width / TOD Zone. (1858.00 X 0.50)	929.00
(b)	Proposed FSI on payment of premium.	929.00
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any = 101.13 X 2	202.26
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (band /or/c)]	0.00
(c)	TDR area. 0.65 = 1858 X 0.65 = 1207.70 - 202.26 = 1005.44	1005.44
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	1207.70
12	Additional FSI area under Chapter No. 7	0.00
(a)	(b) + 10(b)+(11)(d) or 12 whichever is applicable.	4069.25
(b)	Ancillary Area FSI upto 60% with payment of charges.	2441.55
(c)	Total entitlement (a+b)	6510.80
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	6510.80
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a)	Existing Built-up Area.	0.00
(b)	Proposed Built-up Area (as per 'P-line')	6507.76
(c)	Total (a+b)	6507.76
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	99%
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	0.00
(b)	Proposed	0.00

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.

OWNER NAME - VISTARAHOMES REALTY LLP THROUGH PARTNER- VISHAL SHAH.

OWNER'S SIGN: Vishal Shah

ARCHITECT SIGN: Sunil Chinchwade

sunil chinchwade and associates

ENGINEERS, ARCHITECTURAL & PROJECT CONSULTANT

7, SADHU VASIWANI ROAD, SUKHSAGAR TERRACE, OPP. G.P.O PUNE-411011, CONTACT - 9822058980

DATE	SCALE	CHK. BY	DRAWN BY
20.12.2024	-	SAGAR	srushti