

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 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 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 Talaswar

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

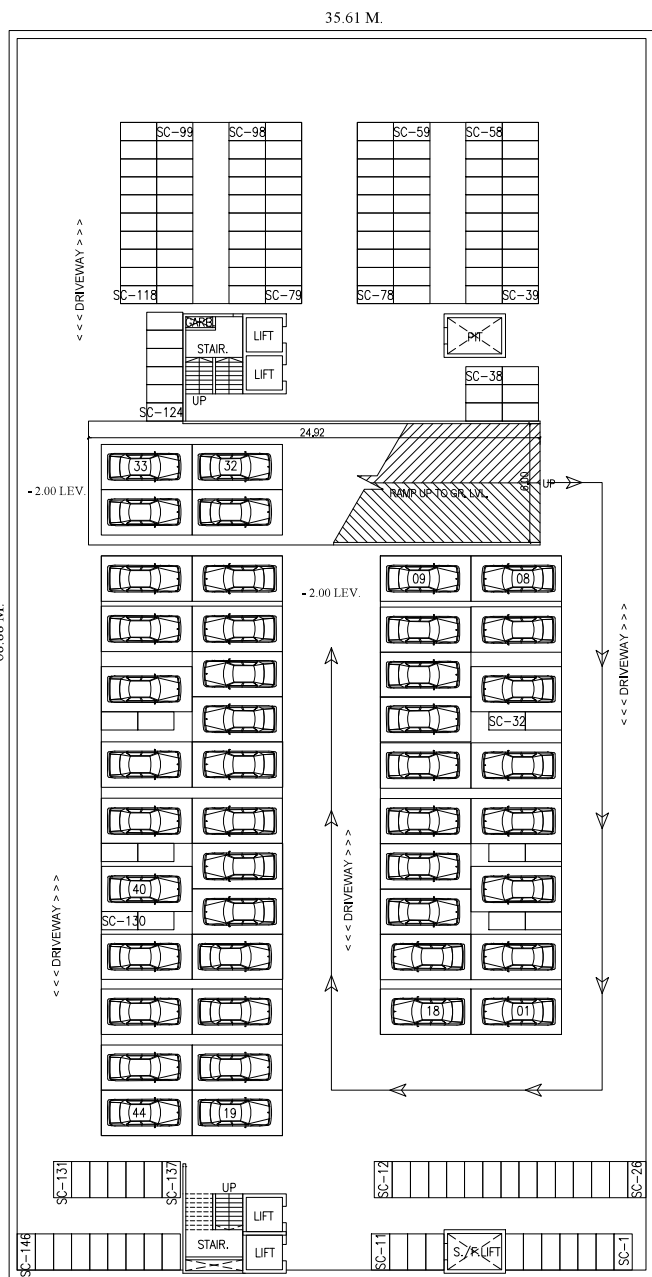
SCALE = 1:100

Date: 10/10/25

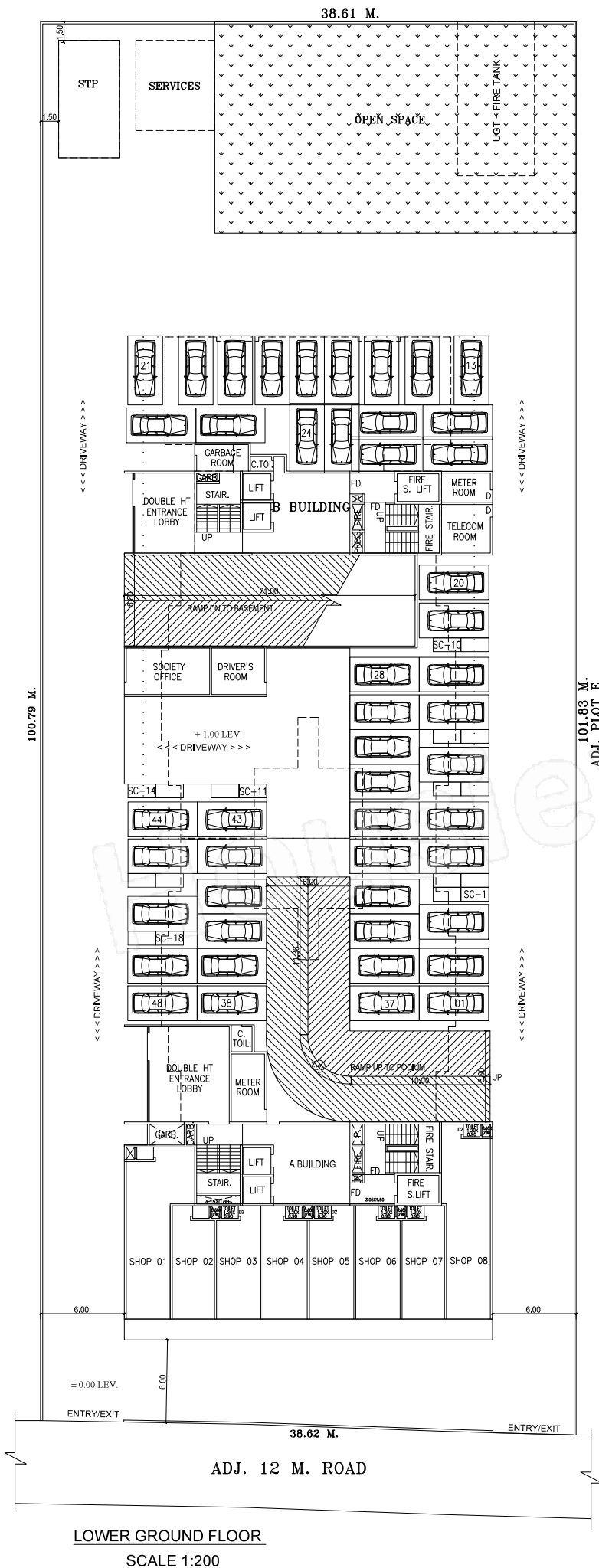
JOB NO - PMRDA-25-106530

CHECK BY --

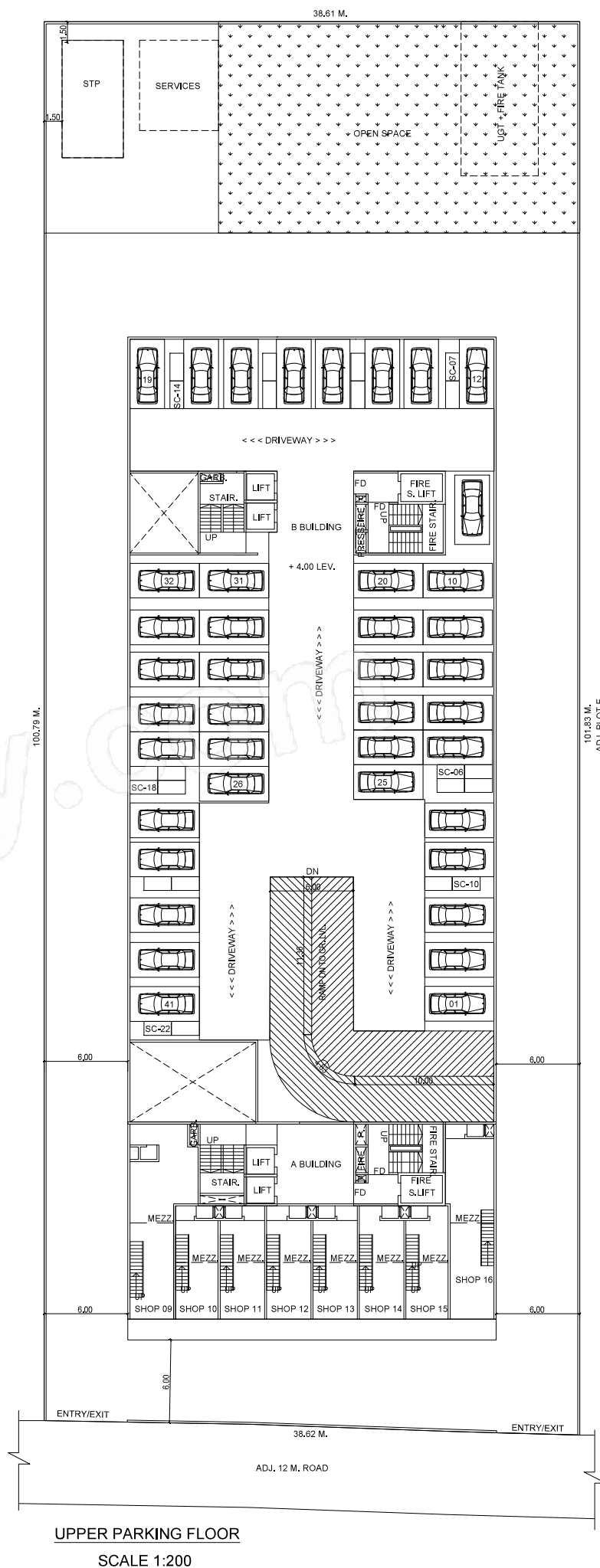
SUBMISSION DRAWING



BASMENT PARKING FLOOR PLAN
SCALE 1:200



LOWER GROUND FLOOR
SCALE 1:200



UPPER PARKING FLOOR
SCALE 1:200

LEGENDS:
PLOT OCCUPY TO BE SHOWN IN RED
BUILT-UP AREA TO BE SHOWN IN GREEN
ROADS AND DRIVEWAYS TO BE SHOWN IN BLUE
OPEN SPACE TO BE SHOWN IN YELLOW
TOWN-ICE AND OPEN SPACE TO BE SHOWN IN GREEN
OPEN SPACE TO BE SHOWN IN YELLOW
OPEN SPACE TO BE SHOWN IN GREEN

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/U/P AREA						=	13.60

PARKING AREA STATEMENT			
COMMERCIAL PURPOSE SHOP PURPOSE		CAR	SCOOTER
REQUIRED BY RULE FOR FOR EVERY 100 SQ.MT CARPET AREA		02	06
CARPET AREA = 802.85 SQ.M		12	36
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		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									
FOR COMM.	FLOOR	CARPET AREA	OCCUPANT LOAD/SQ.M.	NO.OF PERSONS	USE	BY RULE REQ. TOILET/WC	REQUIRED TOILET/WC	PROVIDED TOILET/WC	
	LOWER PARK, SHOPS	238,74	3	80 PERSON'S					08
				26 MALE	COMMON	4 FOR 66 TO 100	01		
						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	1 PER 8 PERSONS OR PART THEREOF	01		
				TOTAL		-	04		
				UPPER PARK, SHOPS	364,11	3	123 PERSON'S		
	30 MALE	COMMON	4 FOR 66 TO 100				02		
			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	1 PER 8 PERSONS OR PART THEREOF				01		
TOTAL			07						
TOTAL							11	16	

C.TOILET
1.50X1.80

0.10

1.80

COMMON TOILET

AREA CALCULATION							
(COMMON TOILET)							
A.	1.80	X	2.10	X	1	=	3.78
NET B/U/P 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	29,13	-	-	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	86,26	-	4,58	-	70,84	
104,204,304,404,504	86,26	-	4,58	-	70,84	
105,205,305,405,505	86,26	-	4,58	-	70,84	
106,206,306,406,506	86,26	-	4,58	-	70,84	

Technical drawing of a rectangular plate with the following dimensions and specifications:

- Overall width: 26.53
- Overall height: 1.55
- Left side hole: Diameter 0.60, Position 1 (indicated by a circled 1).
- Right side hole: Diameter 0.60, Position 2 (indicated by a circled 2).
- Bottom side hole: Diameter 0.60, Position 3 (indicated by a circled 3).
- Internal dimensions: 5.21 (width from left edge to first hole), 17.50 (width between first and second holes), and 5.90 (height from bottom edge to first hole).

AREA KEY PLAN FOR LOWER GROUND FLOOR

AREA CALCULATION									
(LOWER GROUND FLOOR)									
A.	26,53	X	14,20	X	1	=	376,73	SQ.M	
DEDUCTION									
1)	5,21	X	1,65	X	1	=	8,60	SQ.M	
2)	17,50	X	5,90	X	1	=	103,25	SQ.M	
3)	0,60	X	0,90	X	5	=	2,70	SQ.M	
TOTAL DEDUCTION							=	114,55	SQ.M
NET B/U.P AREA							=	262,18	SQ.M

Technical drawing of a rectangular plate with the following dimensions and specifications:

- Overall width: 26.53
- Overall height: 10.90
- Inner rectangle width: 17.50
- Inner rectangle height: 5.90
- Four circular holes, each with a diameter of 0.60, located at the corners of the inner rectangle.
- Center-to-center distance between the top two holes: 1.65
- Center-to-center distance between the bottom two holes: 0.90
- Center-to-center distance between the left two holes: 0.90
- Center-to-center distance between the right two holes: 0.90

AREA KEY PLAN FOR UPPER GROUND FLOOR

AREA CALCULATION									
(UPPER GROUND FLOOR)									
A.	26.53	X	14.20	X	1	=	376.73	SQ.M.	
DEDUCTION									
1)	0.75	X	1.85	X	1	=	1.24	SQ.M.	
2)	17.50	X	5.90	X	1	=	103.25	SQ.M.	
3)	0.80	X	0.90	X	5	=	2.70	SQ.M.	
							TOTAL DEDUCTION	=	107.19 SQ.M.
							NET BUIP AREA	=	269.54 SQ.M.

Project Details	
Proposal code-	PNRD-25-10650
Zone Type -	Residential Zone
Location -	Non-Congested
Name of service -	Building Development
Sub service-	
Cts No./Survey No. -	566
Tahsil -	Haveli
Mouza -	mager road
Priorate Value -	0.000

Digitally signed by Shrikant Thakur Prabhune
Date: 2025.11.06 17:29:05 IST
Reason: Approved Drafting Plan
Designation : Joint Metropolitan Planning
Location: Pune Metropolitan Region Development Authority
Project Code : PMRD/25-106530
Application Number : PMRD/2025/2544
Proposal Number : 1052015
Certificate Number : 0649DA/02/2025 (408) 018868

Reserved for Stamps of Approval plus

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. and subplot No.	3951,000
(a) As per ownership document (7/12, CTX extract)	3951,000
(b) as per TILK 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. 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) Upto 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, 125, 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, 2/25, 125/1, 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 % of the value of land and (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 as shown in the Document of Ownership (T.P. Scheme Records) and Records Department/City Surveying T.P. Scheme Records and 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 expert skilled 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 thub
park shivajinagar pune-411005

1	2	3	4	5	6	7	8	9	10

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

OFFICE -
1221, B/1, WRANGLER PARANJPE ROAD
BEHIND BHAVE X-RAY CLINIC,

OWNERS SIGN - Verified by notary	TECHNICAL PERSON SIGN Signature valid
-------------------------------------	--

DuMally signed in Wang Sheng-Tai's name
 Date: 2022-11-02 10:10
 Name: DuMally, Wang Sheng-Tai (D)
 Location: Puhai International Super-Gymnasium
 Project Code: PPH00-20-1003-0
 Application Number: PPH00-20-1003-04
 PPH00-20-1003-0

SCALE - 1:100		Date: 10/10/25
---------------	--	----------------

JOB NO.	DMDA 25 106520	CHECK BY
---------	----------------	----------

SUBMISSION DRAWING

LEGENDS:
 FLOT BULKHEAD SHOWN WHITE
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN YELLOW
 WATER LINE SHOWN BLUE DOTTED
 ENCLOSED BAL. SHOWN BROWN
 TERRACE SHOWN DARK YELLOW
 OPEN BAL. SHOWN GRAY
 SHOWN BY CONTRACTOR, AS NOTED

LOWER GROUND FLOOR PLAN

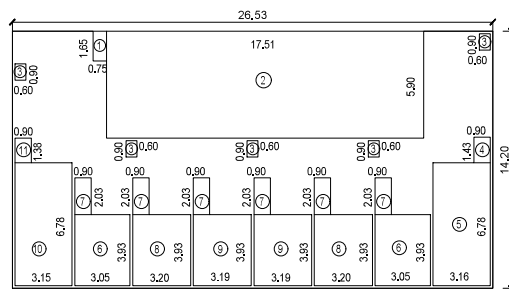
UPPER GROUND FLOOR PLAN

Signature valid

Signature valid

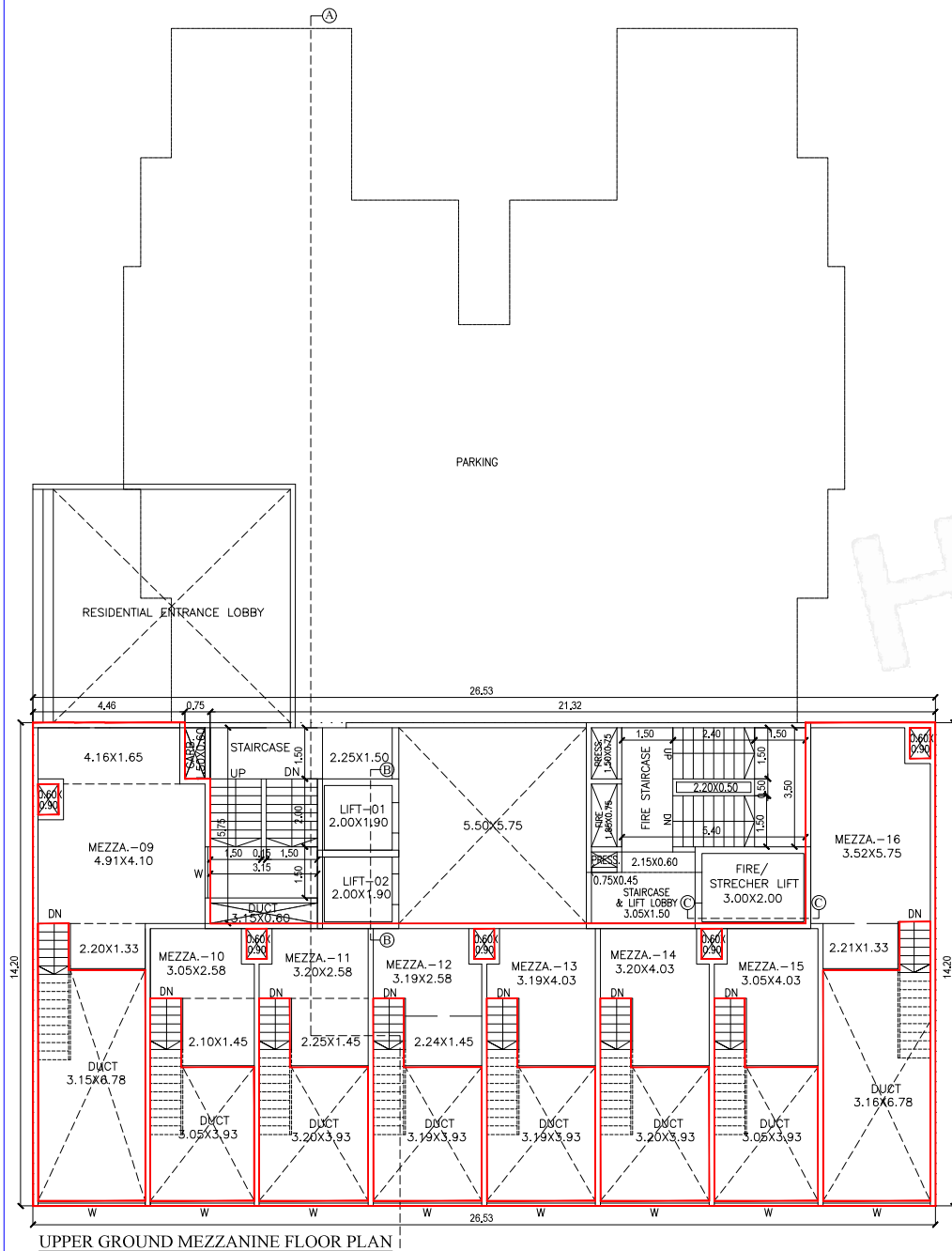
Digitally signed by Shrikant Thakur Prabhakar
Date: 2025.11.20 17:50:06 IST
Reason: Approved Drawing Plan
Designation: Civil Engineering
Location: Pune Maharashtra
Project Code: PMRDA-25-106530
Application Number: PMRDA/2025/0364
Project Number: 100001
Certificate Number: PMRDA/2025/APL/01068

Reserved for Stamp of Approval plan

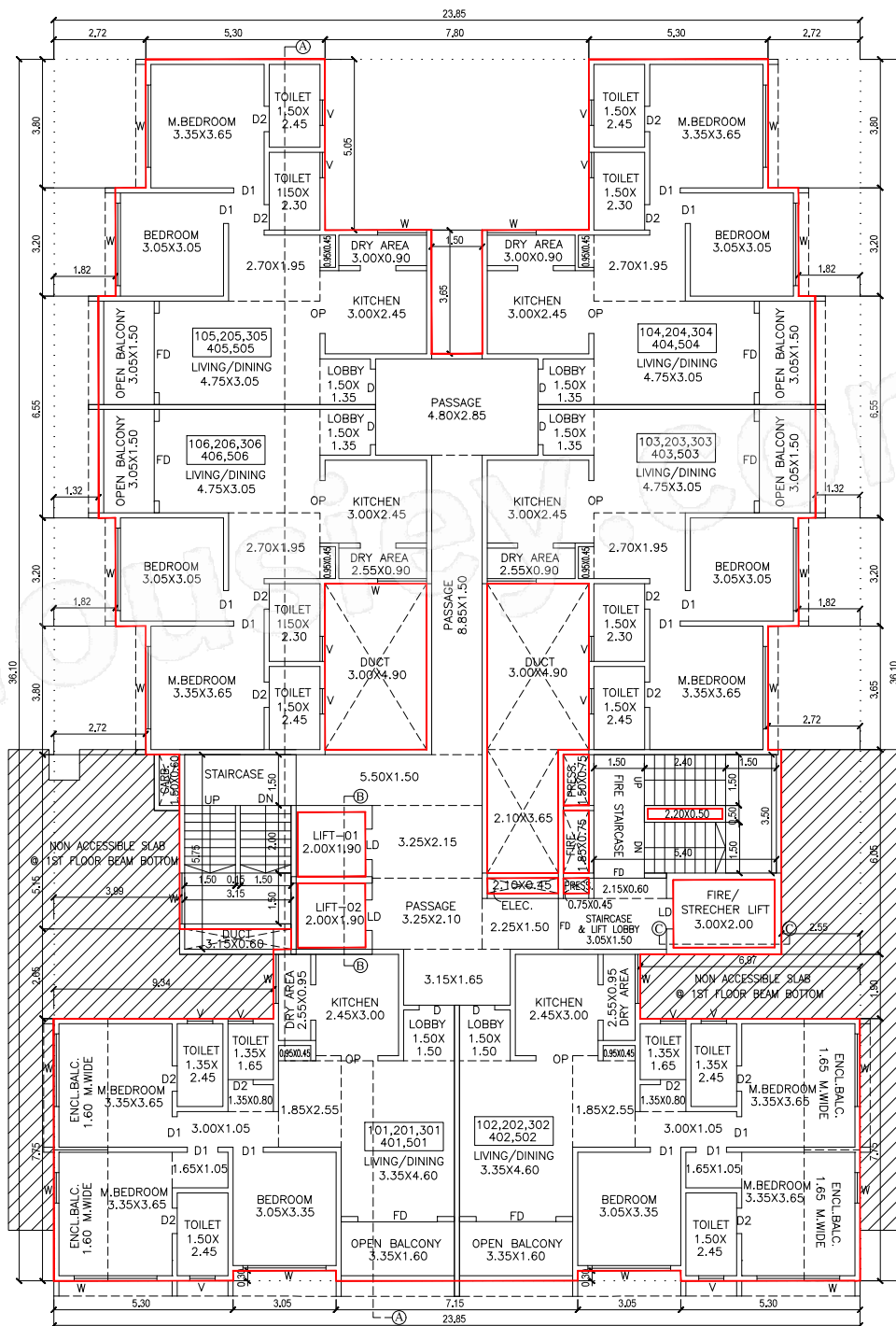


AREA KEY PLAN FOR UPPER GROUND MEZZANINE FLOOR

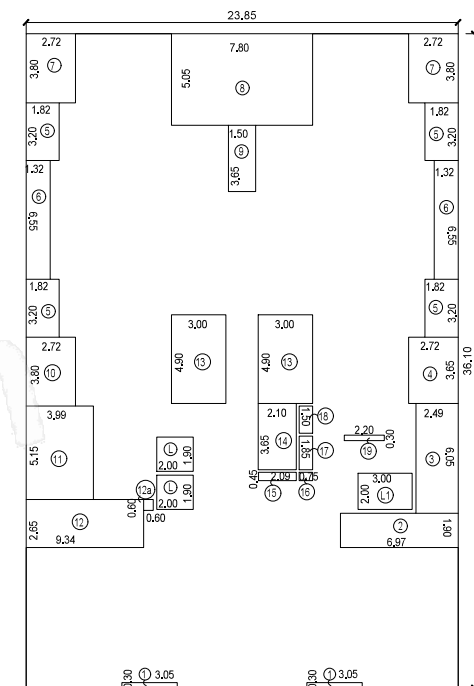
AREA CALCULATION				
(UPPER GROUND MEZZANINE FLOOR)				
A	26.53	X	14.20	X 1 = 376.73 SQ.M.
DEDUCTION				
1	0.75	X	1.65	X 1 = 1.23 SQ.M.
2	17.51	X	5.90	X 1 = 103.28 SQ.M.
3	0.80	X	0.80	X 5 = 2.70 SQ.M.
4	0.90	X	1.43	X 1 = 1.29 SQ.M.
5	3.16	X	6.78	X 1 = 21.42 SQ.M.
6	3.05	X	3.93	X 2 = 23.95 SQ.M.
7	0.90	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. 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, 4/19/1 etc. then recreational open space is required.	
(A) 10 % Subject to minimum 200 sqmt	0.000
Proposed	395.020

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

TECHNICAL PERSON SIGN
Signature valid

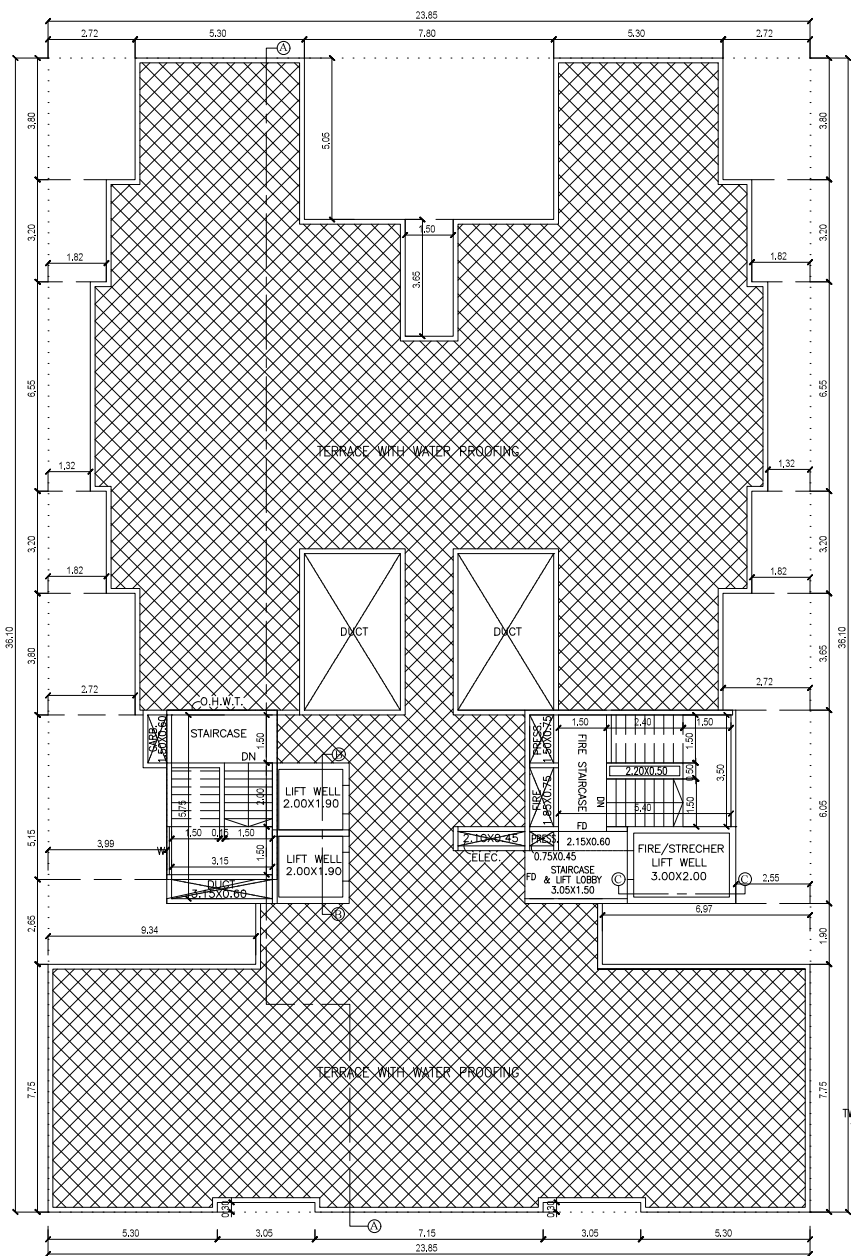
SCALE = 1:100 Date: 10/10/25

JOB NO - PMRDA-25-106530 CHECK BY --

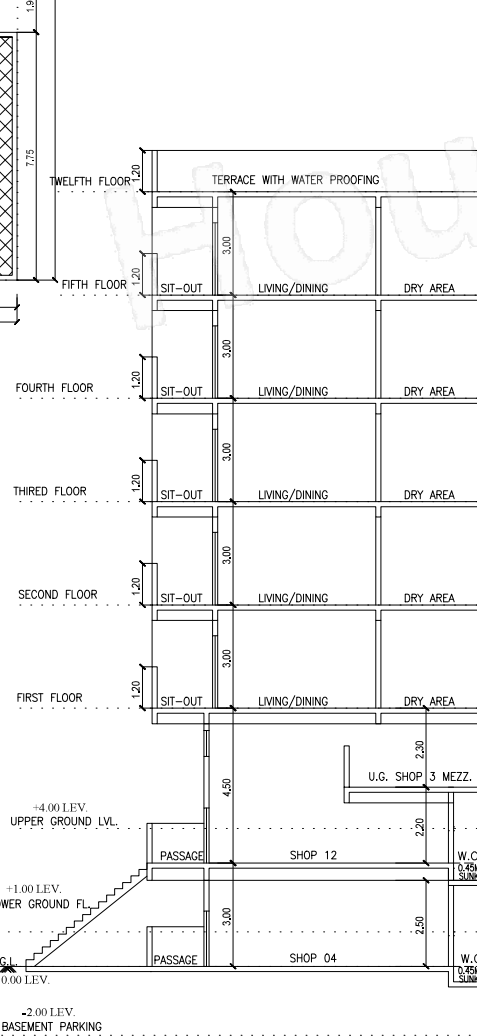
SUBMISSION DRAWING

LEGENDS:

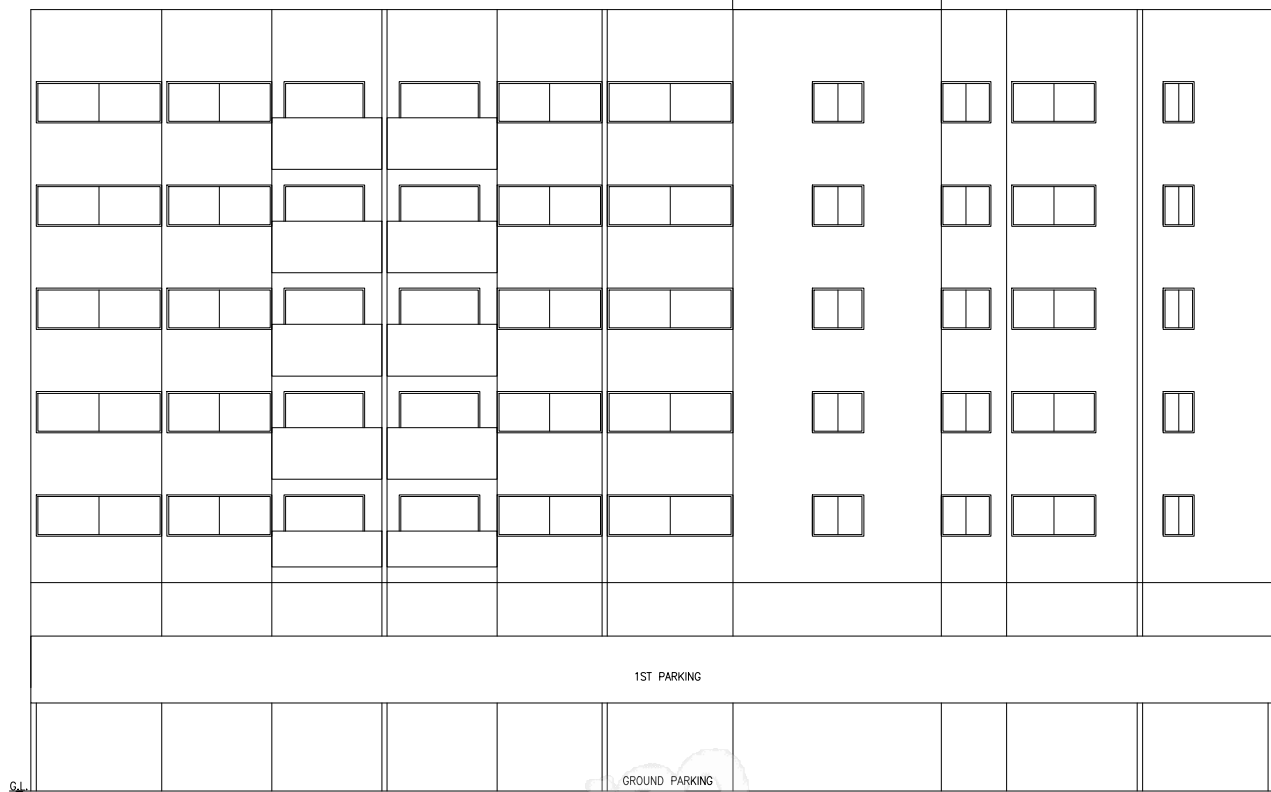
1. ALL DIMENSIONS ARE IN METERS
2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED
3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED
4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED
5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED
6. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED
7. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED
8. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED
9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED
10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED



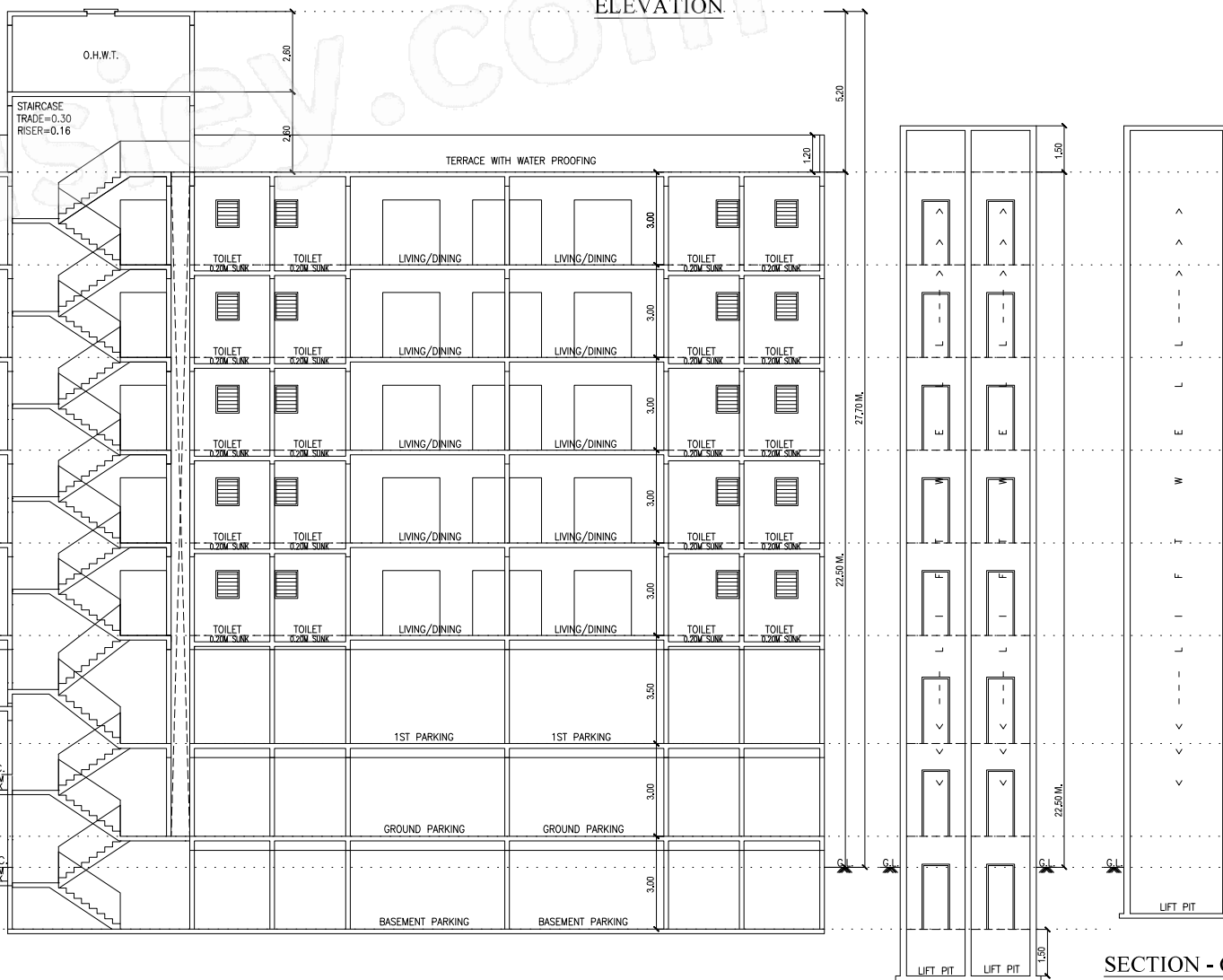
TERRACE FLOOR PLAN



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
Date Issued - 05/07/2025
Field - Hand
Area - 566 sqm
Project Code - PMRDA-25-106530
Application Number - PMRDA/25/0507
Project Valid - 0.000

Signature valid

Digitally signed by Shrikanth Thakur Prabhakar
Date: 2025.11.20 17:58:48 IST
Reason: Approved Drawing Plan
Digitally signed by Shrikanth Thakur Prabhakar
Date: 2025.11.20 17:58:48 IST
Project Code: PMRDA-25-106530
Application Number: PMRDA/25/0507
Project Valid: 0.000

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

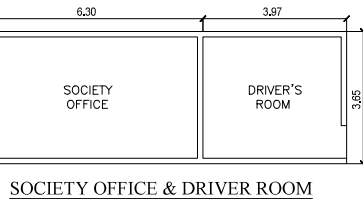
LEGENDS:
1. ALL DIMENSIONS IN METERS
2. DIMENSIONS OF ROOMS ARE IN METERS
3. DIMENSIONS OF TERRACE ARE IN METERS
4. DIMENSIONS OF PARKING ARE IN METERS
5. DIMENSIONS OF STAIRCASE ARE IN METERS
6. DIMENSIONS OF LIFT WELL ARE IN METERS
7. DIMENSIONS OF DUCT ARE IN METERS
8. DIMENSIONS OF TERRACE FLOOR ARE IN METERS
9. DIMENSIONS OF BASEMENT ARE IN METERS
10. DIMENSIONS OF GROUND FLOOR ARE IN METERS

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	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	1.80
2.	3.00	X	2.00
NET B'UP AREA	=	7.60	
NET B'UP AREA	=	13.60	



SOCIETY OFFICE & DRIVER ROOM

AREA CALCULATION			
(SOCIETY OFFICE)			
A.	6.30	X	3.85
NET B'UP AREA	=	23.00	

AREA CALCULATION			
(DRIVER ROOM)			
A.	3.97	X	3.85
NET B'UP AREA	=	14.49	

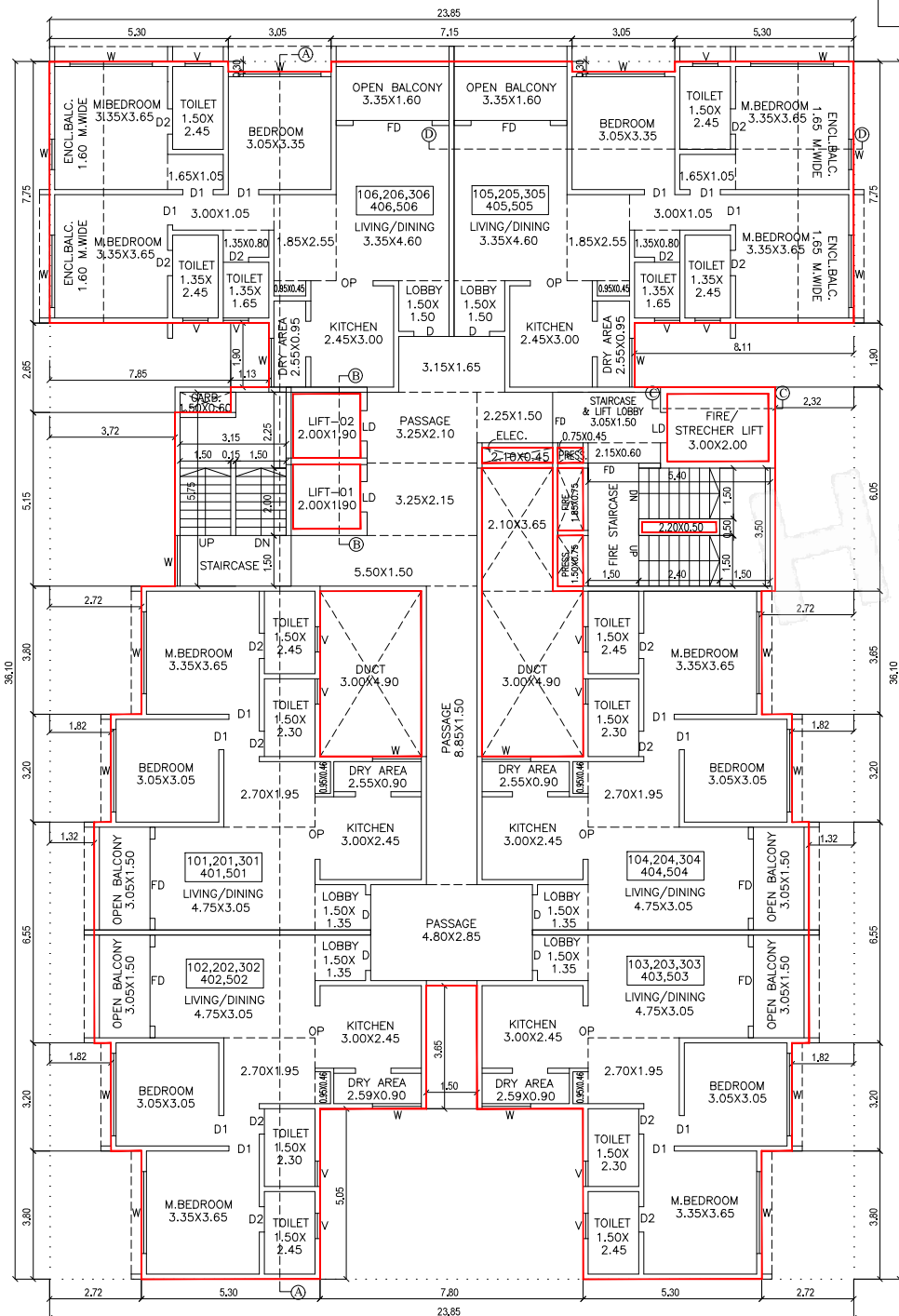
AREA CALCULATION			
(TELECOM ROOM)			
A.	3.52	X	2.95
NET B'UP AREA	=	10.36	



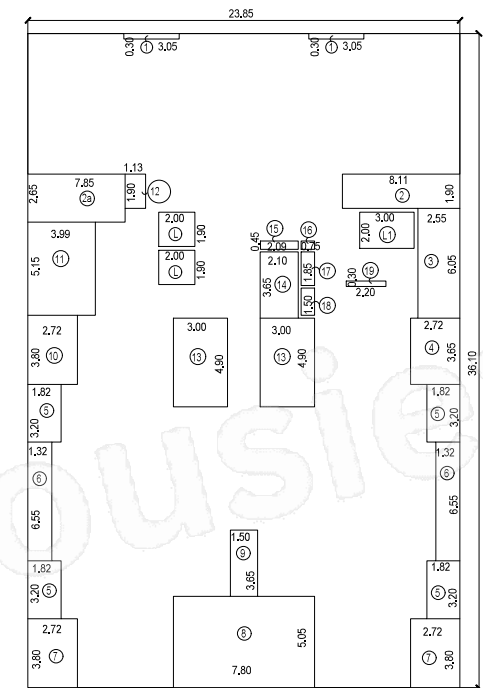
COMMON TOILET

AREA CALCULATION			
(COMMON TOILET)			
A.	1.82	X	1.40
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

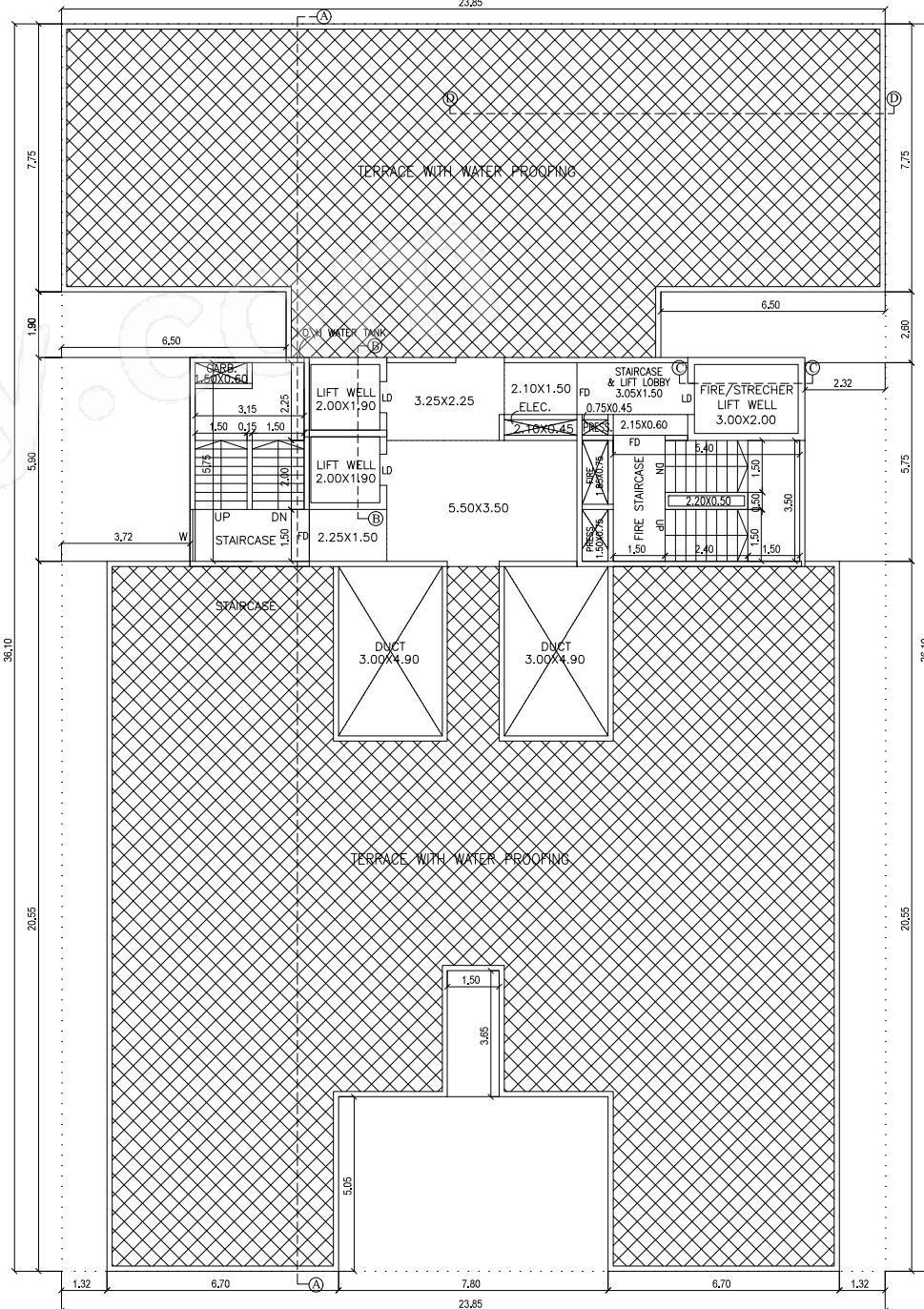


TYPICAL 1ST, 2ND, 3RD, 4TH & 5TH FLOOR PLAN



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

AREA CALCULATION			
(TYPICAL FLOOR)			
A.	23.85	X	36.10
NET B'UP AREA	=	860.99	SQ.M.
DEDUCTION			
1)	3.05	X	0.30
2)	8.11	X	1.90
2a)	7.85	X	2.65
3)	2.49	X	6.05
4)	2.72	X	3.65
5)	1.82	X	3.20
6)	1.32	X	6.55
7)	2.72	X	3.60
8)	7.80	X	5.05
9)	1.50	X	3.65
10)	2.72	X	3.80
11)	3.99	X	5.15
12)	1.13	X	1.90
13)	3.00	X	4.90
14)	2.10	X	3.65
15)	2.09	X	0.45
16)	0.75	X	0.45
17)	1.85	X	0.75
18)	1.50	X	0.75
19)	2.20	X	0.30
L)	2.00	X	1.90
L1)	3.00	X	2.00
TOTAL DEDUCTION	=	257.31	SQ.M.
NET B'UP AREA	=	603.68	SQ.M.



TERRACE FLOOR PLAN

B - TYPE	06/07
----------	-------

Project Details	
Zone Type - Residential Zone	Zone Type - Residential Zone
Location - New Compound	Location - New Compound
Name of service - Building Development	Name of service - Building Development
Site location -	Site location -
City/State/Region - 568	City/State/Region - 568
Field - Hand	Field - Hand
Area - 568 sqm	Area - 568 sqm
Project Code - PMRDA-25-106530	Project Code - PMRDA-25-106530
Application Number - PMRDA/2025/0607	Application Number - PMRDA/2025/0607
Project Number - 10231	Project Number - 10231
Certificate Number - PMRDA/2025/APL/01068	Certificate Number - PMRDA/2025/APL/01068

Signature valid

Digitally signed by Shrikant Thakur Prabhakar
Date: 2025.11.20 17:58:07 IST
Reason: Approved Drawing Plan
Designated: Civil Engineering
Location: Pune Maharashtra
Project Code: PMRDA/25-106530
Application Number: PMRDA/2025/0607
Project Number: 10231
Certificate Number: PMRDA/2025/APL/01068

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, Santaragar, 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-568

SITE ADDRESS :
S.NO. 568 (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 - TECHNICAL PERSON SIGN

Verified by applicant: Signature valid

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

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

Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of sub plot with sanctioned lay out No. and sub plot 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

2. LESS	
2.a Area not in possession	0.000
3. Entire area (1-2)	395.190
4. Deductions for	
a.) Proposed D/P, D.P. 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)	395.190
6. Amenity Space	
(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)	395.190
8. Recreational Open Space	
a.) If area (8) is more than 4000 sqmt - 10 % of (8) is required,	0.000
Proposed	395.020
b.) If area is less than 4000 sqmt - Check -	-
If it is full number like 1,2,25,419 etc., As per 7.12 above, the Survey Number - No Recreational open space is required	
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
9. Exemption to leave open space subject to availing basic F.S.1 of 75 %	
(C) Exemption to leave open space subject to payment of 10 % of land value of land at (7) as per annual statement of rate.	

Certificate of Area:
The area under 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 the 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 PARANJPE 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-25-108530	CHECK BY -
SUBMISSION DRAWING	

ELEVATION

SECTION - A A

SECTION - C C

SECTION - DD

SECTION - B B

LEGENDS:
 FLOT BOUNDARY SHOWN WHITE
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN YELLOW
 WATER LINE SHOWN BLUE
 EXISTING DRAINAGE SHOWN DOTTED
 EXISTING DRAINAGE SHOWN BROWN
 TERRACE SHOWN DARK YELLOW
 OPEN DRAIN SHOWN BROWN
 EXISTING DRAINAGE SHOWN BLUE HATCHED