

AREA STATEMENT					
EXISTING F.S.I					
BUILDING TYPE	NOS.	F.S.I.	NON-FSI	TENEMENT	LIFT
BUNGALOWS	4.00	7,396.70	435.98	4	11.20
C1, C2	2.00	7,579.80	3,475.34	72	13.80
CL1	1.00	4,319.74	1,779.76	72	6.70
D1, D2, D3	3.00	7,404.75	4,206.84	108	20.10
E1, E2, E3, E4	4.00	10,996.24	6,806.76	144	26.80
L1, L2	1.00	10,258.92	4,100.81	108	13.40
A1	1.00	4,333.82	2,276.54	54	6.70
A2	1.00	5,233.68	1,773.84	72	6.70
A3	1.00	5,411.07	2,058.64	72	6.70
C3	1.00	4,038.44	1,852.07	36	13.40
CL2	1.00	4,434.75	1,746.88	72	6.70
DM, DS, DE	3.00	7,683.12	4,232.46	108	20.10
ES, EE, E7	3.00	7,941.24	5,346.18	108	20.10
AS	1.00	6,332.08	3,594.42	43	11.44
C4, C5	2.00	9,867.46	5,573.06	172	22.88
F BUILDING	1.00	889.97	9	9	
A4	1.00	4,088.17	1,724.35	22	11.13
C6	1.00	4,923.19	4,859.21	44	6.70
CL3	1.00	5,112.00	2,355.44	44	7.23
D7	1.00	3,956.41	1,443.04	22	10.04
T1	1.00	6,023.58	2,535.44	68	10.38
T2	1.00	9,472.25	4,987.73	118	14.18
T3	1.00	6,688.16	4,610.48	106	14.16
T4	1.00	8,628.00	5,184.15	121	14.18
T3 COMM	1.00	3,269.10			
T5 - T7	COMM	3,345.31	6,088.80	58	28.28
T8 RESI	1.00	8,118.59	4,695.34	124	17.66
T9 RESI	1.00	8,629.64	6,079.59	141	15.22
T7 RESI	1.00	7,055.88	6,482.76	123	17.68
T8	1.00	7,882.59	4,881.92	88	11.38
<b>TOTAL</b>	<b>38.00</b>	<b>1,85,196.45</b>	<b>1,06,687.35</b>	<b>2275</b>	<b>414.84</b>

SR. NO.	BUILDINGS	FLOOR	BUILT UP AREA			SHOP/TENAMENT NO	BUILDING HT
			COMM FSI	RESI FSI	TOTAL COMM + RESI		
1	W1	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	1392.40	17599.07	18991.47	39 Shops/197 Tenament	86.70 M
2	W2	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	1440.77	22471.90	22912.67	39 Shops/150 Tenament	86.70 M
3	W3	B4+B3+B2+B1+LG+GR	0.00	303.63	303.63	2 Tenament	2.875 M
4	W4	B4+B3+B2+B1+LG+GR	0.00	415.16	415.16	2 Tenament	2.875 M
5	W5+6	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+4 FL	0.00	6001.30	6001.30	42 Tenament	23.45 M
6	W7	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	0.00	20365.34	20365.34	149 Tenament	86.70 M
7	W8	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	0.00	15734.43	15734.43	194 Tenament	86.70 M
8	W10 (Wing A & B)	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	2818.30	35070.30	37888.60	52 Shops/269 Tenament	86.70 M
9	T9	B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	43776.25	0.00	43776.25	24 SHOPS/724 Office	86.70 M
10	F1	B4+B3+B2+B1+GR+23 FL	541.54	16639.21	17180.75	6 Shops/253 Tenament	68.925 M
<b>TOTAL</b>			<b>49969.26</b>	<b>133600.34</b>	<b>183569.60</b>	<b>160 Shops/724 Office/1258 Tenament</b>	

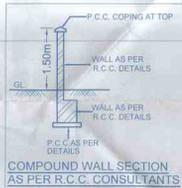
EXISTING BUILDING FSI	199196.45
PREVIOUSLY SANCTIONED BUILDING AREA AS PER DCPR 2017	49911.74
PROPOSED AREA AS PER UDPR	138862.03
<b>TOTAL PROPOSED AREA</b>	<b>378970.22</b>

PROPOSED AREA STATEMENT :- (G1, T9 WING A + W1 + W8) AS PER OLD DCPR

S.NO.	BUILDING TYPE	FLOORS	PROPOSED AREA STATEMENT					BALCONY AREA	PASSAGE AREA	STAIRCASE AREA	TERRACE AREA	LIFT AREA	LM.R. AREA
			RESIDENTIAL	COMMERCIAL	COVERAGE	F.S.I.	NO. OF TENEMENT						
1	G1	G FL			204.17								
2	T9 WING A	B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL			1392.40	4489.58					58.28	148.72	
3	W1	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	151	39	1392.40	1562.13					17.73	60.00	
4	W8	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	70	83	1440.77	1562.13					14.49	288.72	
<b>TOTAL RESIDENTIAL + COMMERCIAL AREA</b>			<b>4911.74</b>										

PROPOSED AREA STATEMENT :- (W8, W2, W7, W10, T9 WING A - W3, W4, W5+W6, W1, F1 AS PER UDPR)

SR. NO.	BUILDINGS	FLOOR	PROPOSED AREA STATEMENT									
			NET B/UP AREA P-LINE COMMERCIAL	NET B/UP AREA BASIC COMMERCIAL P-LINE /1.6	ANCILLARY AREA COMMERCIAL 80%	NET B/UP AREA P-LINE RESIDENTIAL	NET B/UP AREA BASIC RESIDENTIAL P-LINE /1.6	ANCILLARY AREA RESIDENTIAL 60%	NO OF SHOPS/OFFICE	NO OF TENEMENT		
1	W1	23rd TO 29TH FL ( 7 FLOOR)	0.00	0	0	5275.16	3296.98	1978.19	0	46		
2	W2	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	1440.77	800.43	640.34	21471.90	13419.94	8051.96	39	150		
3	W3	B4+B3+B2+B1+LG+GR	0.00	0.00	0.00	303.63	189.77	113.86	0	2		
4	W4	B4+B3+B2+B1+LG+GR	0.00	0	0	415.16	259.48	155.69	0	2		
5	W5+6	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+4 FL	0.00	0	0	6001.30	3750.81	2250.49	0	42		
6	W7	B4+B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	0.00	0	0	20365.34	12728.34	7379.00	0	149		
7	W8	12TH TO 29TH FLOOR (17 FL)	0.00	0	0	10918.06	6823.79	4094.27	0	124		
8	W10 (Wing A & B)	B3+B2+B1+LG+GR+P1+1ST FL/P2+2ND FL/P3+26 FL	2818.30	1565.72	1252.58	35070.30	21918.94	13151.36	52	269		
9	T9	23rd TO 29TH FL ( 7 FLOOR)	12601.36	7000.76	5600.60	0	0	0	176	0		
10	F1	B4+B3+B2+B1+LG+GR+23 FL	541.54	300.86	240.68	16639.21	10399.51	6238.70	6	253		
<b>TOTAL</b>			<b>17401.97</b>	<b>9667.76</b>	<b>7734.21</b>	<b>116460.06</b>	<b>72787.54</b>	<b>43672.52</b>	<b>273</b>	<b>1037</b>		
<b>TOTAL RESIDENTIAL + COMMERCIAL P-LINE</b>			<b>193862.03</b>			<b>TOTAL ANCILLARY RESIDENTIAL+ COMMERCIAL</b>			<b>51406.73</b>			
<b>TOTAL RESIDENTIAL + COMMERCIAL-BASIC</b>			<b>82455.30</b>			<b>REMAINING AREA AS PER PREVIOUSLY SANCTIONED</b>			<b>38.98</b>			



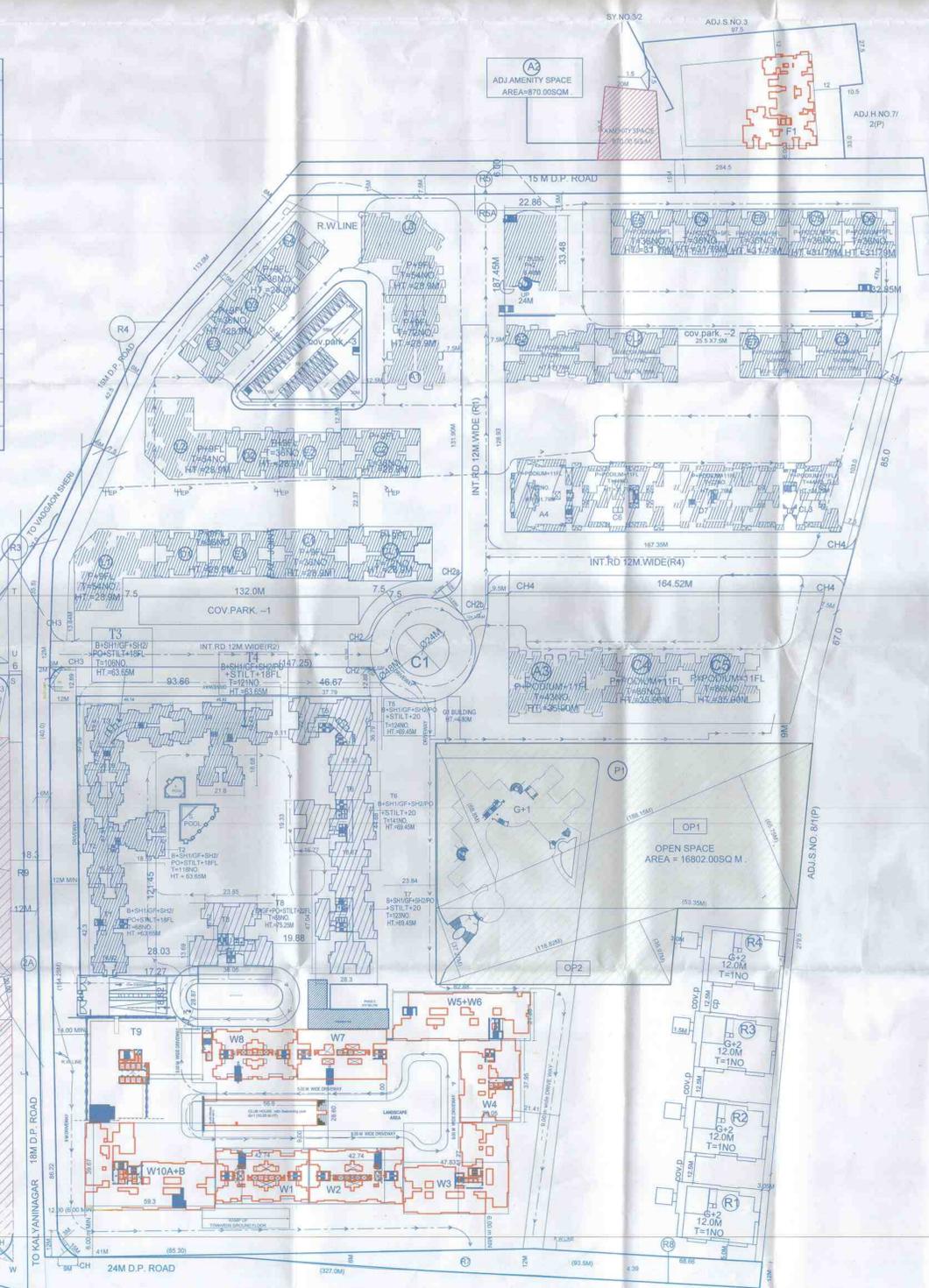
T.D.R. STATEMENT	T.D.R. STATEMENT
1) T.D.R. ORIGINATED FROM RESERVATION	1) T.D.R. ORIGINATED FROM RESERVATION
2) AREA TO BE UTILISED ON SITE AT WADGAONSHERI PLANE	2) AREA TO BE UTILISED ON SITE AT WADGAONSHERI PLANE
3) NO. OF TENEMENTS PROPOSED	3) NO. OF TENEMENTS PROPOSED
4) ON WHICH FLOOR	4) ON WHICH FLOOR
5) TOTAL HEIGHT OF BUILDING	5) TOTAL HEIGHT OF BUILDING
6) STAGE OF WORK	6) STAGE OF WORK
7) PROPOSED T.D.R. F.S.I. SHOWN THIS (D.R.C. NO. 04/0872)	7) PROPOSED T.D.R. F.S.I. SHOWN THIS (D.R.C. NO. 04/0872)
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Stamp duty of the following flats will be paid by developer M/S Bramharcop Ltd			
SR.NO	FLOOR	FLAT NO	TOTAL FLAT
1	23RD	2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308	8
2	24TH	2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408	8
3	25TH	2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508	8
4	26TH	2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608	8
5	27TH	2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708	8
6	28TH	2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808	8
7	29TH		
<b>TOTAL FLAT</b>			<b>48</b>

Stamp duty of the following flats will be paid by developer M/S Bramharcop Ltd			
SR.NO	FLOOR	FLAT NO	TOTAL SHOP/FLAT
1	GR	601, 602 (1)	2 FLAT
<b>TOTAL SHOPS/FLATS</b>			<b>2</b>

Stamp duty of the following flats will be paid by developer M/S Bramharcop Ltd			
SR.NO	FLOOR	FLAT NO	TOTAL OFFICE
1	23RD	2301, 2302, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330	28
2	24TH	2400, 2401, 2402, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430	30
3	25TH	2500, 2501, 2502, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530	30
4	26TH	2600, 2601, 2602, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630	30
5	27TH	2700, 2701, 2702, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730	30
6	28TH	2801, 2802, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830	28
7	29TH		
<b>TOTAL OFFICE</b>			<b>176</b>

AUGUST TOWERS PH1



STAMP OF APPROVAL

REVISED SANCTIONED NO CC/0134/22 DATED 14/10/2022

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 55/1, 1.1.1.1, 1.1.1.1

Building Inspector Deputy Engineer P.M.C. (B-2/P. Zone No-1) P.M.C.

REVISED RESIDENTIAL & COMMERCIAL BUILDING S.NO.7/1,7/2,7/3,7/4,7/5, S.NO.3/2(P) AT WADGAONSHERI, PUNE.

Forma - I : AREA STATEMENT

1	Area of plot (Minimum area of a,b,c to be considered)	177900.00
2	a) As per ownership document (7/12, CTC extract)	
3	b) As per measurement sheet	177900.00
4	c) As per site	
5	Deduction For	
6	a) Proposed D.P. Road / Road widening (18m, 15m & 24m wide)	9879.00
7	b) Any D.P. Reservation	0.00
8	<b>TOTAL (+ve)</b>	<b>9879.00</b>
9	<b>Balance Area of Plot (1-2)</b>	<b>168021.00</b>
10	a) Amenity Space	
11	a) Required (15% of 3) (25203.51 - 870 = 24333.15)	870.00
12	b) Adjustment of 2(b), if any 24333.15 shown on G20 reservation at s.no.38	
13	c) Balance proposed	870.00
14	<b>Net Area of Plot (3-4b)</b>	<b>167151.00</b>
15	a) Recreational Open space	
16	a) Required (10% of 5)	16715.10
17	b) Proposed	16802.00
18	<b>Internal Road Area</b>	
19	a) Built up area W.R.T. Basic F.S.I. (1.10)	183866.10
20	b) Permissible TDR Area (1.15%)	192536.49
21	c) PAID F.S.I. (50%)	83262.66
22	<b>Total Permissible Built up Area (+b+c) (2.75 X 5)</b>	<b>459665.25</b>
23	<b>Built up area with reference to basic F.S.I. as per front road width (5X1.1)</b>	<b>183866.10</b>
24	a) Addition of FSI on payment of premium	
25	a) Maximum permissible premium FSI-based on road width (1x X 0.50)	83262.66
26	b) Proposed FSI on payment of premium	83262.66
27	<b>Addition</b>	
28	a) In-Situ area against D.P. Road (1.00x 20)	3679.00
29	b) In-Situ area against Amenity Space (1.00x 24333.15)	24333.15
30	c) TDR area utilized / required to be purchase	27127.00
31	d) Total in-situ/ TDR loading proposed (11a)+(b)+(c)	