

PREMIUM AREA STATEMENT (All Areas in sq.m.)				
	B/UP AREA	FIRE TOWER LOBBY AREA	LIFT AREA	ENTRANCE LOBBY
PHASE 1	34556.67	0.00	0.00	983.64
PHASE 2		232.50	124.19	346.21
<b>TOTAL</b>	<b>34556.67</b>	<b>232.50</b>	<b>124.19</b>	<b>1329.85</b>

BUILDING PERMISSION FSI STATEMENT FOR PHASE 2 [All Areas in sq.m.]														
O.	BLDG NAME	NET B/L UP AREA RESI	PERM. BALCONY	PROPOSED BALCONY	EXCESS BALCONY	TOTAL BUILT UP AREA INCLUDING EXCESS BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	FIRE TOWER LOBBY AREA	LIFT AREA	FIRE LIFT AREA	NO. OF TENEMENTS	NO. OF FLOORS	BUILDING HT. FROM G.L.
TOWER 1	6699.21	1000.38	843.10	0.00	6669.21	179.50	216.70	34.40	11.97	8.94	80	S+L+10Flrs	34.50M	
TOWER 2	11396.23	1709.43	1074.44	14.84	11410.07	790.86	479.38	79.64	13.60	10.10	84	S+L+Lower Podium + Upper Podium+20FL	69.30M	
TOWER 3	11396.23	1709.43	1070.68	14.84	11411.07	790.86	479.38	79.64	13.60	10.10	84	B+St+Lower Podium + Upper Podium+20FL	69.30M	
TOWER 4	1062.16	159.34	133.41	0.00	1062.26	43.34	43.34	6.88	11.97	8.94	12	B+St+1Pod + 1FL	11.30M	
TOWER 5	782.15	117.32	87.25	0.00	782.15	35.90	39.76	6.44	11.97	8.94	12	B+St+1Pod + 1FL	11.30M	
TOWER 6	782.15	117.32	87.25	0.00	782.15	35.90	39.76	6.44	11.97	8.94	12	B+St+1Pod + 1FL	11.30M	
TOWER 7	1001.08	150.16	128.83	0.00	1001.08	36.00	40.58	6.18	25.17	4.35	18	St+1Pod + 1FL	11.30M	
TOWER 8	782.15	117.32	87.25	0.00	782.15	35.90	39.76	6.44	11.97	8.94	12	B+St+1Pod + 1FL	11.30M	
TOWER 9	782.15	117.32	87.25	0.00	782.15	35.90	39.76	6.44	11.97	8.94	12	B+St+1Pod + 1FL	11.30M	
<b>TOTAL</b>	<b>34653.61</b>	<b>5196.04</b>	<b>3595.49</b>	<b>29.68</b>	<b>34683.29</b>	<b>1976.72</b>	<b>1418.42</b>	<b>232.50</b>	<b>124.19</b>	<b>78.19</b>	<b>326</b>			

TOTAL FSI STATEMENT FOR PHASE 1+ PHASE 2 (All Areas in sq.m.)										
	NET B/UP AREA	PROPOSED BALCONY	EXCESS BALCONY	TOTAL BUILD UP AREA INCLUDING EXCESS BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	FIRE TOWER LOBBY AREA	UFT AREA	FIRE LIFT AREA	NO OF TENEMENT
PHASE 1	173657.81	18051.43	0	173657.81	7504.85	8758.81	2747.06	168.00	143.73	2670
PHASE 2	34053.61	3599.28	29.68	34083.29	1976.72	1418.42	232.50	124.19	78.19	326
<b>TOTAL</b>	<b>208311.42</b>	<b>22552.88</b>	<b>29.68</b>	<b>208341.10</b>	<b>9481.57</b>	<b>10172.23</b>	<b>2979.56</b>	<b>292.19</b>	<b>221.92</b>	<b>2996</b>

Full Potential FSI Statement for Phase 2 (All Areas in sq.m.)														
SR. NO.	BLDG NAME	B/UP AREA RESI	PERM. BALCONY	PROPOSED BALCONY	EXCESS BALCONY	TOTAL BUILD UP INCLUDING EXCESS BALC	STAIRCASE AREA	FIRE STAIRCASE AREA	FIRE TOWER LOBBY AREA	UPF AREA	FIRE LIFT AREA	NO OF TENANTMENT	NO OF FLOORS	BUILDING HT
1	TOWER 1	13322.53	1998.38	1736.32	18.19	13340.72	359.00	431.40	68.80	11.97	8.94	160	Stilt + 20 FL	63.50 M.
2	TOWER 2	11396.23	1709.43	1074.44	14.84	11411.07	790.86	479.38	79.64	13.60	10.10	84	Stilt + Lower Podium + Upper Podium + 20 FL	69.30 M.
3	TOWER 3	11996.23	1709.43	1070.68	14.84	11411.07	790.86	479.38	79.64	13.60	10.10	84	B + Stilt + Lower Podium + Upper Podium + 20 FL	69.30 M.
4	TOWER 4	13668.56	2050.28	1785.42	18.19	13696.75	376.95	455.07	72.20	11.97	8.94	164	Stilt + Lower Podium + 20	66.60 M.
5	TOWER 5	5312.64	796.90	604.54	0.00	5312.64	197.45	218.68	35.42	11.97	8.94	83	B+Stilt + Podium + 10	37.40 M.
6	TOWER 6	5312.64	796.90	604.54	0.00	5312.64	197.45	218.68	35.42	11.97	8.94	83	Stilt + Podium + 10	37.40 M.
7	TOWER 7	7402.80	1101.12	993.35	0.00	7340.82	216.00	241.46	37.08	27.15	4.35	137	Stilt + Podium + 11	40.30 M.
8	TOWER 8	5312.64	796.90	604.54	0.00	5312.64	197.45	218.68	35.42	11.97	8.94	83	Stilt + Podium + 10	37.40 M.
9	TOWER 9	5312.64	796.90	604.54	0.00	5312.64	197.45	218.68	35.42	11.97	8.94	83	B+Stilt + Podium + 10	37.40 M.
<b>TOTAL</b>		<b>78374.93</b>	<b>11756.49</b>	<b>9087.38</b>	<b>56.06</b>	<b>78440.93</b>	<b>3324.37</b>	<b>2965.43</b>	<b>479.04</b>	<b>124.19</b>	<b>78.19</b>	<b>961</b>		

FSI STATEMENT FOR EWS BUILDING WING: A, B, C, D (All areas in sq.m.)									
SR. NO.	WING NAME	FLOOR	HEIGHT	NET B/U/UP AREA RESI	PERM. BALCONY	PROPOSED BALCONY	LIFT AREA	FIRE LIFT AREA	NO OF TENANTMENT
1	A & B	G + 12	38.15 M	15956.85	2209.41	0.00	11.00	11.00	258
2	C & D	G + 12	38.15 M	15956.85	2209.41	0.00	11.00	11.00	258
	TOTAL			31913.70	4418.82	0.00	22.00	22.00	516

  

AREA STATEMENT OF STRUCTURE'S IN OPEN SPACE OF PHASE 1				
SR. NO.	OPEN SPACE 1	OPEN SPACE 2	OPEN SPACE AREA	NET B/U/UP AREA
3	5055.00			751.65
2	1358.75			135.88

24.00 M.W. ROAD AS PER DRAFT CP	3	OPEN SPACE 3	1398.75	128.86	MINI CLUB HOUSE
ENTRY 63	7742.60		1023.41		
<b>STATEMENT (All Areas in sq.m.)</b>					
	B/U AREA	BALCONY	STAIRCASE AREA	FIRE STAIRCASE	FIRE TOWER LOBBER AREA
PHASE 1	34556.67	0.00	229.35	6.00	0.00
PHASE 2	35995.45	3599.45	1576.72	1418.42	232.50
<b>TOTAL</b>	<b>34556.67</b>	<b>35995.45</b>	<b>2205.77</b>	<b>1418.42</b>	<b>232.50</b>
					LIFT AREA
					FIRE LIFT AREA
					ENTRANCE LOBBY
TOWER 6					
FOR BLDG PERMISSION					
APPROVAL (F)					

11.30 M HT  
S+P=10 FL  
37.40 M HT  
(FULL POTENTIAL)

TOWER 8  
FOR BLDG PERMISSION  
B+8+P+1 FL  
11.30 M HT.

The site plan for Phase 2 shows the proposed building footprint (B+S+P+10 FL, 37.40 M HT, FULL POTENTIAL) in red. A dashed line indicates the runway alignment. Tower A (B+S+P+1 FL, 11.30 M HT) is located near the center, and Tower B (B+S+P+20 FL) is located on the right. Existing buildings and roads are shown in blue and grey. A legend indicates 'OPEN SPACES & COV GROUNDS' and 'CONCRETE'.

66.40 M HT  
(FULL POTENTIAL)

Area for Open Space 7/80.000m<sup>2</sup>

OPEN SPACE AREA				S. NO.	AREA STATEMENT	AREA IN SQMT
S.NO.	OPEN SPACE NO	AREA	OPEN SPACE LOCATION			
1	OPEN SPACE 1	= 5025.00	ON GROUND	1	<b>BASIC PERMISSIBLE F.S.I. (1.2)</b>	159296.76
2	OPEN SPACE 2	= 1358.75	PODUM LEVEL	2	<b>MAXIMUM PERMISSIBLE F.S.I. (1.90)</b> (As Per Proforma)	252219.86
3	OPEN SPACE 3	= 1358.75	PODUM LEVEL	3	<b>IN SITU AREA AGAINST ROAD WIDENING</b>	26261.12
4	OPEN SPACE 4	= 1358.75	PODUM LEVEL	4	<b>IN SITU AREA AGAINST AMENITY -1 (1446.23x2)</b>	28932.46
5	OPEN SPACE 5	= 1358.75	PODUM LEVEL	5	<b>IN SITU AREA AGAINST HANDED OVER AMENITY-2 (890.76x2)</b>	17919.52
6	OPEN SPACE 6	= 410.70	ON GROUND	6	<b>TOTAL AVAILABLE AREA AGAINST AMENITY &amp; ROAD</b>	49476.10
<b>TOTAL AREA</b>		<b>= 10870.70</b>		7	<b>MAXIMUM PERMISSIBLE TDR (0.5)</b>	56373.65
OPEN SPACE AREA				8	(66373.65 - 49476.10)	16895.55
7	OPEN SPACE 7	= 1388.73	ON GROUND	9	<b>PERMISSIBLE PREMIUM PAID AREA (0.20)</b>	20549.46
8	OPEN SPACE 8	= 2122.90	PODUM LEVEL			
9	OPEN SPACE 10	= 992.20	ON GROUND	10	<b>PHASE 1</b>	<b>PHASE 2</b>
10	OPEN SPACE 11	= 1150.00	ON GROUND	11	<b>BASIC F.S.I.</b>	<b>159296.76</b>
<b>TOTAL AREA</b>		<b>= 5634.23</b>		12	<b>IN SITU AREA AGAINST ROAD WIDENING</b>	<b>0.00</b>
OPEN SPACE AREA (EWS)				13	<b>PHASE WISE AMENITY AREA ALLOCATION</b>	<b>0.00</b>
11	OPEN SPACE 9	= 1235.00	ON GROUND	14	<b>PHASE WISE TDR LOADING</b>	<b>14400.00</b>
<b>TOTAL AREA</b>		<b>= 1235.00</b>		15	<b>PREMIUM PAID REQUIRED TO BE PURCHASE</b>	<b>0.00</b>
TOTAL OPEN SPACE AREA				16	<b>TOTAL AVAILABLE AREA</b>	<b>173096.76</b>
				17	<b>78523.11</b>	

OPEN SPACE REQUIRED = 15617.33 SQ.MT  
OPEN SPACE REQUIRED = 13210.03 SQ.MT

AMP OF APPROVAL

Approved as amended in.....  
Subject to conditions mentioned in Annexure 'A'  
of letter No 99/IC.R. No 303/20/23/Mour/07102023  
S. No. G. No. CT/CS No. 516/10/20/23/4-302  
Dated 29/10/2023 22.

*[Signature]*

Metropolitan Commissioner and  
or  
Chief Executive Officer  
Pune Metropolitan Regional Development Authority, Pune.



FULL POTENTIAL AREA STATEMENT					
Area Statement		PREVIOUSLY SANCTIONED AREA	PROPOSED AREA IN SQ.MT.		
a) AREA OF PLOT AS PER T7/2		168800.00	168800.00		
b) AREA AS DEMARCTION		165557.87	165557.87		
c) MINIMUM PLOT AREA CONSIDERED		165557.87	165557.87		
d) DEDUCTION					
e) AREA UNDER CANAL		2214.70	2214.70		
f) AREA UNDER 12M W/W CANAL SERVICE ROAD		4483.76	4483.76		
g) AREA UNDER ROAD WIDENING (15 m Village Road)		2626.12	2626.12		
TOTAL DEDUCTION (3a+3b+3c+3d)		9384.58	9384.58		
g) GROSS AREA OF PLOT (2-4)		156173.29	156173.29		
h) PREVIOUSLY SANCTIONED TDR (0.5)		15617.33	15617.33		
i) PROPOSED AREA (TDR 0.5)		15617.33	15617.33		
j) PERMISSIBLE AMOUNT (15% OF gross plot) x 15%		23426.99	23426.99		
k) PROPOSED AMOUNT - 1		14466.23	14466.23		
l) PROPOSED AMOUNT - 2		8956.76	8956.76		
m) TOTAL PROPOSED AMOUNT 1+2 (9+10)		23426.0	23426.0		
n) NET AREA OF PLOT (5-11)		13747.30	13747.30		
o) PERMISSIBLE FAIR FOR 24M WIDE ROAD		1.20	1.20		
p) PERMISSIBLE FSI FOR 24M WIDE ROAD (1.20 FOR RESI) (12X13)		159296.76	159296.76		
q) IN SITU AREA AGAINST 15.00 M.W. VILLAGE ROAD WIDENING ( 2626.12 )		2626.12	2626.12		
r) IN SITU AREA AGAINST AMENITY - 1 (5 m No. 9 X 2)		28932.46	28932.46		
s) IN SITU AREA AGAINST AMENITY - 2 ( 5 m No. 10 X 2 )		17919.52	17919.52		
t) TOTAL AVAILABLE AREA AGAINST AMENITY & ROAD (15+16+17)		49874.10	49874.10		
u) MAXIMUM PERMISSIBLE TDR (0.5 OF 12)		66375.65	66375.65		
v) AVAILABLE FSI FOR EXCLUDING AMENITY & ROAD TDR (19-18)		16895.55	16895.55		
w) PREVIOUS FAIR FOR 24M WIDE ROAD		20546.46	20546.46		
x) PREMIUM PAID REQUESTED TO BE PURCHASE		28545.46	28545.46		
y) NET PERMISSIBLE FSI (14+18+20+22)		252219.86	252219.86		
z) MAXIMUM POTENTIAL OF PLOT (1.90 OF 12)		252219.86	252219.86		
aa) PROPOSED FSI OF COMM (PHASE 1)		384.91	384.91		
bb) PROPOSED FSI OF RESI (PHASE 1)		17399.53	17372.90		
cc) PROPOSED FSI OF COMM-RESI OF PHASE 1		17399.53	17372.90		
dd) PROPOSED FSI OF COMM (PHASE 2)		8100.00	0.00		
ee) PROPOSED FSI OF RESI (PHASE 2)		68054.54	70440.99		
ff) TOTAL PROPOSED FSI OF COMM-RESI OF PHASE 2		76559.54	78440.99		
gg) TOTAL PROPOSED FSI OF FSI OF PHASE 1+PHASE 2		250378.97	252098.80		
hh) BALANCE FSI (24-31)		1840.89	131.06		
ii) REQUIRED AREA FOR EWS (20% of 14)		31859.35	31859.35		
jj) REQUIRED AREA FOR EWS		31913.70	31913.70		
BUILDING PERMISSION AREA STATEMENT					
Area Statement		PREVIOUSLY SANCTIONED AREA	PROPOSED AREA IN SQ.MT.		
NET AREA OF PLOT (as per Sr. No. 12)		13747.30	13747.30		
PERMISSIBLE FAIR FOR 24M WIDE ROAD		1.20	1.20		
PERMISSIBLE FSI FOR 24M WIDE ROAD (1.20 ) (3x36)		159296.76	159296.76		
q) IN SITU AREA AGAINST 15.00 M.W. VILLAGE ROAD WIDENING ( 2626.12 )		2626.12	2626.12		
r) IN SITU AREA AGAINST REMAINING AMENITY-1 (14466.23x2)		0.00	0.00		
s) IN SITU AREA AGAINST REMAINING AMENITY - 2 (955.76x2)		17919.52	17919.52		
t) TOTAL AVAILABLE AREA AGAINST AMENITY (46851.98)		17919.52	46851.98		
u) MAXIMUM PERMISSIBLE TDR (66375.65)		0.00	0.00		
v) PREMIUM PAID (26546.46)		0.00	0.00		
w) TOTAL ADDITION (384.91)		20545.64	49874.10		
x) PROPOSED FSI OF COMM (PHASE 1)		17399.53	20984.80		
y) PROPOSED FSI OF RESI (PHASE 1)		8100.00	0.00		
z) PROPOSED FSI OF COMM (PHASE 2)		17399.53	17372.90		
aa) PROPOSED FSI OF RESI (PHASE 2)		0.00	0.00		
bb) TOTAL PROPOSED FSI OF COMM-RESI OF PHASE 1+PHASE 2		173784.43	208341.10		
cc) MAXIMUM POTENTIAL OF PLOT (252219.86)		6057.97	633.70		
dd) MAXIMUM POTENTIAL OF PLOT (252219.86)		252219.86	252219.86		
ee) PROPOSED FSI OF COMM (PHASE 1)		384.91	384.91		
ff) PROPOSED FSI OF RESI (PHASE 1)		17399.53	17372.90		
gg) PROPOSED FSI OF COMM (PHASE 2)		0.00	0.00		
hh) PROPOSED FSI OF RESI (PHASE 2)		0.00	34683.29		
ii) TOTAL PROPOSED FSI OF COMM-RESI OF PHASE 1+PHASE 2		173784.43	208341.10		
jj) REQUIRED AREA FOR EWS (20% of 37)		31859.35	31859.35		
kk) REQUIRED AREA FOR EWS		31913.70	31913.70		
ll) PROPOSED B-UP AREA DIFFERENCE		0.00	34556.67		
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, tally with the area stated in document of ownership/T.P. Scheme Records/Land Records Dept/City Survey records.					
SIGNATURE OF ARCHITECT					
DESCRIPTION OF PROPOSAL					
REVISED LAYOUT OF GROUP HOUSING SCHEME AT S. Nos. 8/79/10/1, 8/79/10/2, 6/78/10/3, 8/79/10/4, 8/79/10/5, 6/77/9/106, 8/77/9/107, AT SHEWALWADI, TAL - HAVELI, DIST - PUNE					
NAME, ADDRESS AND SIGNATURE OF OWNER & PAH					
 <b>MR. JITESH BONDE</b> THROUGH M/s. JOYVILLE SHAPORIJI HOUSING PVT. LTD. POA/H OF M/s. MANJRI HORSE BREEDERS FARM PVT. LTD					
NORTH NAME, ADDRESS AND SIGNATURE OF LIAISON ARCHITECT					
 <b>NITIN WAGHMORE</b> CA/95/18785					
LIAISON ARCHITECT					
FOURTH DIMENSION ARCHITECTS PVT. LTD.					
PLANNERS * ARCHITECTS * INTERIOR DESIGNERS * LANDSCAPE & ENVIRONMENTAL CONSULTANT					
PO BOX: 12044000666, FAX: +91 20 41008868, E-mail: info@fdgdesigns.com					
1) FIRM IS LIABLE FOR PAYING IN TWO STAGES SUBMISSIONS OF THE DESIGN AS ELABORATED BY THE DESIGN ARCHITECT. (UNLESS WORK IS SANCTIONED AUTOMATICALLY).					
2) FIRM IS NOT RESPONSIBLE FOR ANY SITE EXECUTION AND ANY WORK THAT HAS BEEN DONE ON SITE, WHICH IS EXECUTED AS PER DRAWINGS PROVIDED BY THE DESIGN ARCHITECT.					
3) DESIGNER HAS APPROVED M/s. ARMANIAN ARCHITECTS AND PLANNERS & M/s. PIS ARCHITECTS AS DESIGN ARCHITECTS FOR PHASE 1 & PHASE 2 RESPECTIVELY. ALL THE ARCHITECTURAL DRAWINGS, REQUIRED TO COMPLETE THE WORK WILL BE PREPARED/PROVIDED BY THEM.					
4) M/s. FDG, IS NOT RESPONSIBLE ARCHITECT FOR THE ENTIRE PROJECT.					
LE	DATE	DRAWN BY	CHECKED BY	JOB NO	
000	18.10.2022	DEEPALEK	ABHIJEET		
of concerned Person		Sign of concerned Person	Sign of concerned Person		
EET		ANU			
SIGNISONS					
R0	R1	R2	R3	R4	
2.2020	30.09.2020		—	—	