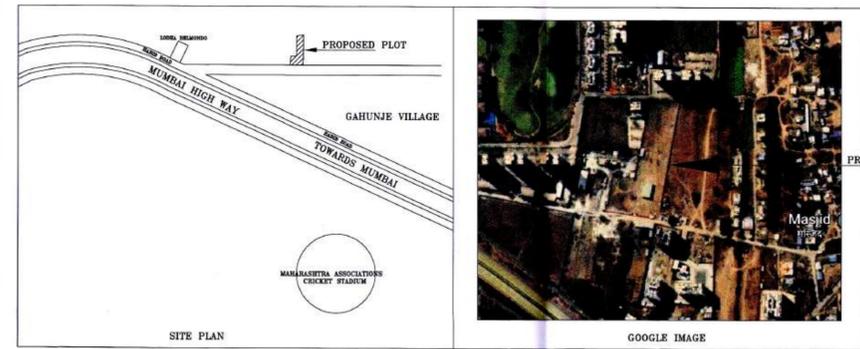


Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. B.M.P. No. 100/2022-23 dated 10/02/2022
S.No./G. No./CTS No. 240/11
Date 10/02/2022
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune



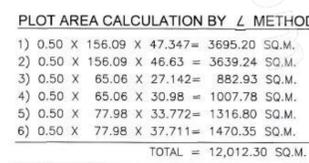
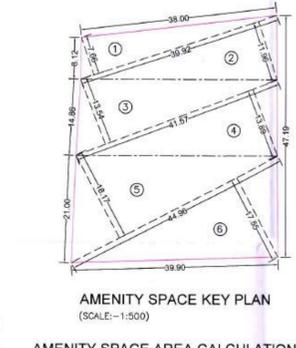
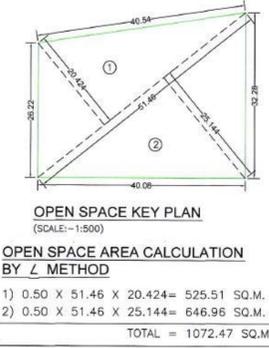
BUILDING NAME	TOTAL B.U.P. AREA	PROPOSED BALCONY AREA	STAIRCASE AREA		LIFT PIT AREA	LIFT MACHINE ROOM TOP & BOTTOM SLAB	TOTAL REFUSE AREA	STAIRCASE TOWER AREA	OVER HEAD WATER TANK AREA	UPPER PARKING AREA	RAMP AREA	UNDER GROUND WATER TANK	SWIMMING TANK	GATE/ SECURITY CABIN	S.T.P. AREA	12.0M INT. ROAD AREA	PUMP ROOM	PROJECT TRANSFORMER AND D.G. SET	O.W.C. AREA	TOTAL		
			REGULAR	FIRE																		
A-WING	---	---	32.56 SQ.M.	31.00 SQ.M.	8.36 SQ.M.	50.32 SQ.M.	---	42.77 SQ.M.	65.26 SQ.M.	993.26 SQ.M.	188.36 SQ.M.	139.96 SQ.M.	---	---	---	---	---	---	---	---	1551.45 SQ.M.	
B-WING	---	---	32.56 SQ.M.	31.00 SQ.M.	8.36 SQ.M.	50.32 SQ.M.	---	42.77 SQ.M.	65.26 SQ.M.	1205.72 SQ.M.	---	139.96 SQ.M.	---	---	---	---	---	---	---	---	1575.55 SQ.M.	
C-WING	1622.19 SQ.M.	224.25 SQ.M.	87.68 SQ.M.	93.00 SQ.M.	8.36 SQ.M.	50.32 SQ.M.	---	42.77 SQ.M.	65.26 SQ.M.	1202.74 SQ.M.	---	139.96 SQ.M.	---	---	---	---	---	---	---	---	3546.13 SQ.M.	
D-WING	8007.36 SQ.M.	1092.42 SQ.M.	326.60 SQ.M.	310.00 SQ.M.	8.36 SQ.M.	50.32 SQ.M.	99.03 SQ.M.	42.77 SQ.M.	65.26 SQ.M.	1202.74 SQ.M.	---	139.96 SQ.M.	---	---	---	---	---	---	---	---	11,343.42 SQ.M.	
CLUB HOUSE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TOTAL	9629.55 SQ.M.	1316.67 SQ.M.	486.40 SQ.M.	485.00 SQ.M.	33.44 SQ.M.	201.28 SQ.M.	99.03 SQ.M.	171.08 SQ.M.	261.04 SQ.M.	4804.46 SQ.M.	188.36 SQ.M.	558.24 SQ.M.	25.00 SQ.M.	30.00 SQ.M.	250.00 SQ.M.	---	30.00 SQ.M.	80.00 SQ.M.	150.00 SQ.M.	---	18,561.55 SQ.M.	
																						8952.00 SQ.M.

BUILDING NAME	NET B.U.P. COMM.	NET B.U.P. RESI.	PER 15% BALCONY	PRO BALCONY	BALANCE BALCONY	STAIRCASE AREA REGULAR	STAIRCASE AREA FIRE	TERRACE AREA	LIFT AREA	LIFT MACHINE ROOM AREA	TENAMENT
A-WING	---	---	---	---	---	32.56	31.00	---	8.36	25.16	---
B-WING	---	---	---	---	---	32.56	31.00	---	8.36	25.16	---
C-WING	1622.19	248.05	224.25	23.80	97.68	93.00	---	8.36	25.16	21	
D-WING	8007.36	1197.39	1092.42	104.97	325.60	310.00	---	8.36	25.16	105	
TOTAL	9629.55	1445.44	1316.67	128.77	488.40	465.00	---	33.44	100.64	126	

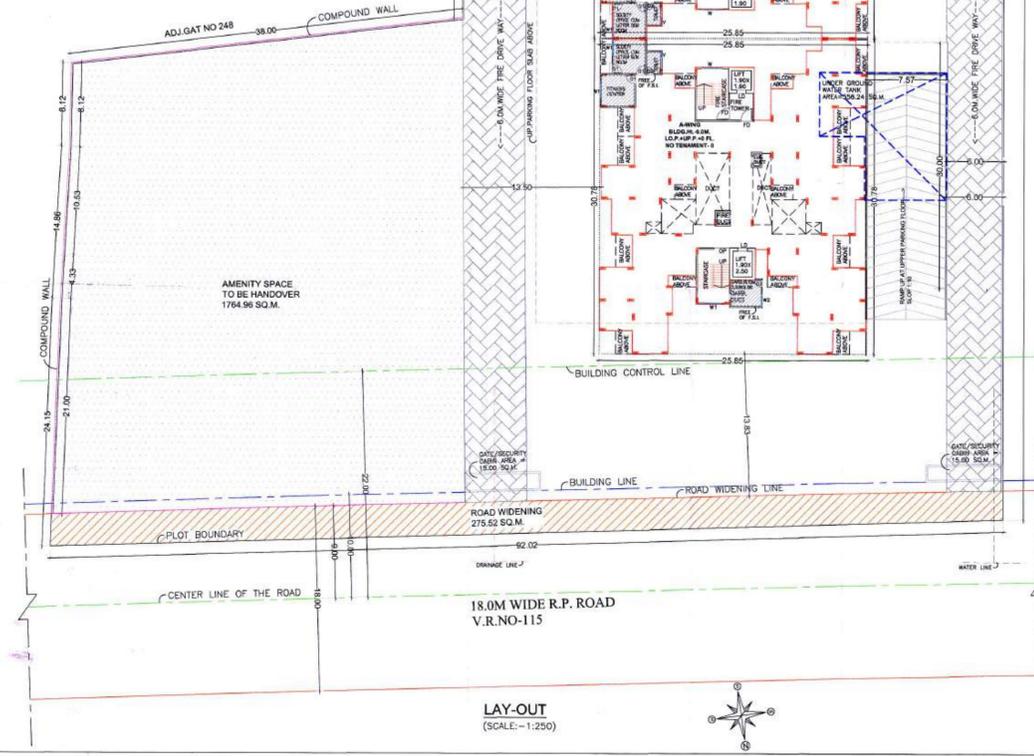
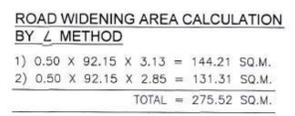
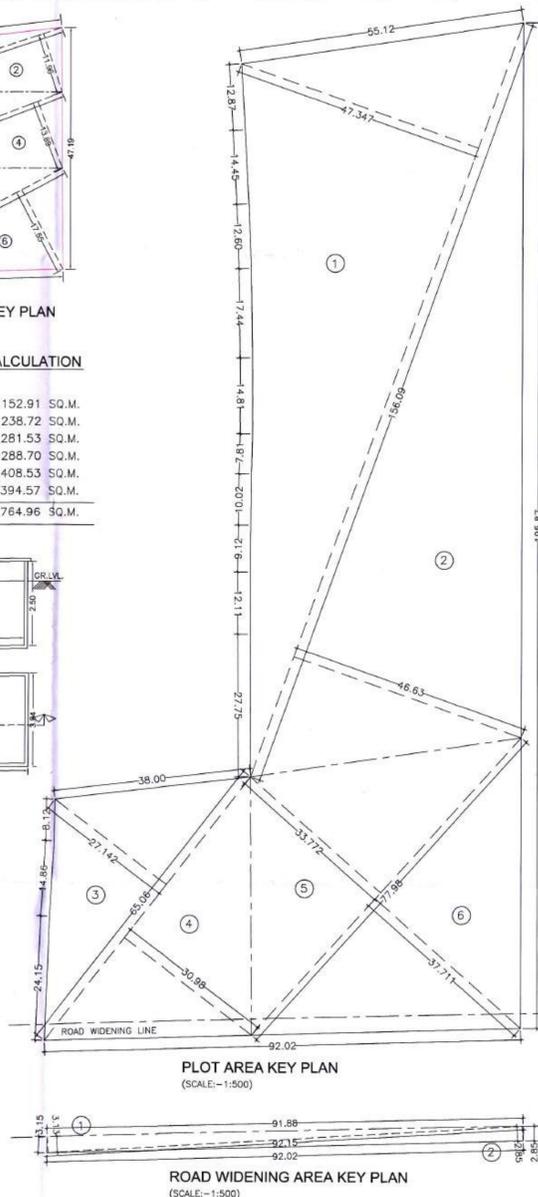
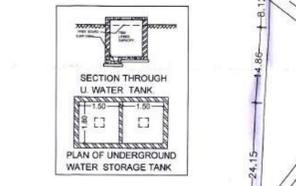
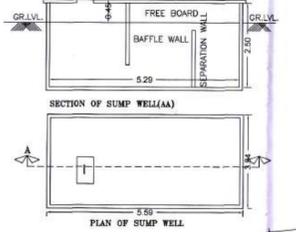
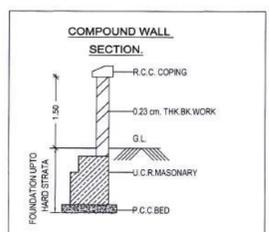
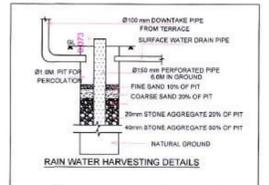
BUILDING NAME	OVER HEAD WATER TANK	UNDER GROUND WATER TANK
A-WING	---	---
B-WING	---	---
C-WING	14,900.00 LIT.	22,400.00 LIT.
D-WING	95,900.00 LIT.	2,06,350.00 LIT.
TOTAL	1,10,800.00 LIT.	2,28,750.00 LIT.

BUILDING NAME	CAR	SCOOTER	CYCLES
A-WING	---	---	---
B-WING	---	---	---
C-WING	11	22	22
D-WING	53	105	105
TOTAL	64	127	127

TOTAL AREA OF COVERED PARKING = 2495.48 SQ.M.
AREA OF OPEN PARKING = ---
TOTAL AREA OF PARKING PROPOSED = 2495.48 SQ.M.



AREA AS ∠ METHOD = 12,012.30 SQ.M.
AREA AS PER 7/12 = 12,000.00 SQ.M.
MINIMUM OF BOTH = 12,000.00 SQ.M.



PROFORMA-I	SQ.M. PREVIOUS SANCTION	SQ.M. PROPOSED
1. AREA OF PLOT (minimum area of a,b,c, to be considered)		12,000.00
a) area as per ownership document (7/12.cts extract)		12,000.00
b) area as per measurement sheet		12,012.30
c) as per site		12,012.30
2. Deduction for		
a) area under 18.0m wide road widening		275.52
b) area under village road		0.00
c) area under internal road		0.00
d) any d.p. reservation total (a+b+c+d)		275.52
3. gross area of plot (1-2)		11,724.48
4. recreational open space (10%)		
a) Required	1172.45	
b) Proposed		1172.47
5. Amenity space 15%		
a) Required	1758.67	
b) Proposed		1764.96
6. Service road and highway widening		0.00
7. Internal road area		0.00
8. Net area of plot (3-4b,5b)		8787.05
9. built-up area with reference to basic f.s.i. as per front road width (sr.no. 8 x 1.10%)		9665.76
10. addition of area for f.s.i.		
a) in situ area against D.P.Road(2.OXSr.No.2a)		0.00
b) in situ area against Amenity Space (2.OXSr.No.5b)		0.00
c) premium fsi area (subject to maximum of 0.20 of sr.no.8) (as per previous sanction)		0.00
d) TDR area (subject to maximum of 0.60 of Sr.No.8)		0.00
e) Additional FSI area under chapter VIII total (a+b+c+d+e)		0.00
11. total area available (9+10)		9665.76
12. Maximum utilization of FSI Permissible as per road width (as per regulation no.15.4) (Sr.No.8X2.00)		17,574.10
13. TOTAL Built-up Area in Proposal (excluding area at Sr.No.15b)		9629.55
a) Existing Built-up Area		
b) Proposed Built-up Area		
c) Excess Balcony area counted in FSI		
d) Excess Double Height Terrace area counted in F.S.I. total (a+b+c+d+e)		
14. F.S.I. Consumed (13/8) (should not be more than Sr.No.12 Above)		1.10
15. Area for inclusive Housing if any		
a) Required (20% of Sr.No.9)		0.00
b) Proposed		0.00

C) PARKING STATEMENT	CAR	SCOOTER	CYCLE
a) REQUIRED PARKING BY RULE	64	127	127
b) PROPOSED PARKING	64	127	127

D) LEGEND
a) PLOT BOUNDARY SHOWN IN THIS
b) OPEN SPACE SHOWN IN THIS
c) AMENITY SPACE SHOWN IN THIS
d) PROPOSED WORK SHOWN IN THIS
e) WATER LINE SHOWN IN THIS
f) DRAINAGE LINE SHOWN IN THIS

E) 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/P. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

PROJECT
PROPOSED RESIDENTIAL GAT NO 250 (P), GAHUNJE, TAL. MAVAL, DIST. PUNE
OWNER'S SIGNATURE
Ms. SHALIGRAM REALTY L.L.P. THROUGH ITS PARTNER
SHRI. YOGESH D. CHINCHWADE
ARCHITECT'S SIGNATURE
AR.SACHIN SUTAR

JOB NO	DRG NO	DATE	SCALE	DRN BY	CHD BY
1	---	09-09-2021	1:100	---	---