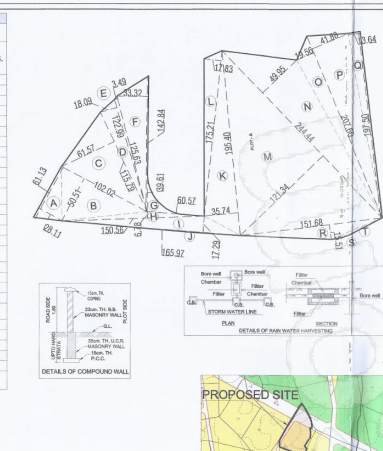
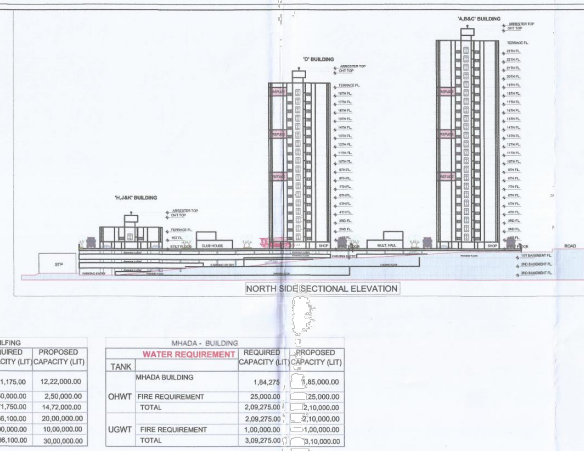


A, B & C - BUILDING					D - BUILDING					L - MHADA BUILDING				
Total Built-up Area of floor as per outer const. line (SQ.M)					Total Built-up Area of floor as per outer const. line (SQ.M)					Total Built-up Area of floor as per outer const. line (SQ.M)				
FLOOR NO.	COMMERCIAL	RESIDENTIAL	SHOP	RESI.	FLOOR NO.	COMMERCIAL	RESIDENTIAL	SHOP	RESI.	FLOOR NO.	COMMERCIAL	RESIDENTIAL	SHOP	RESI.
BASEMENT-3	0	0	0	0	BASEMENT-3	0	0	0	0	BASEMENT-3	0	0	0	0
BASEMENT-2	0	0	0	0	BASEMENT-2	0	0	0	0	BASEMENT-2	0	0	0	0
BASEMENT-1	0	0	0	0	BASEMENT-1	0	0	0	0	BASEMENT-1	0	0	0	0
STILT FLOOR	268.80	0	0	0	STILT FLOOR	0	0	0	0	STILT FLOOR	0	0	0	0
1ST FLOOR	133.30	340.62	12	04	1ST FLOOR	592.20	08	08	08	1ST FLOOR	592.20	08	08	08
2ND FLOOR	0	592.20	08	08	2ND FLOOR	592.20	08	08	08	2ND FLOOR	592.20	08	08	08
3RD FLOOR	0	592.20	08	08	3RD FLOOR	592.20	08	08	08	3RD FLOOR	592.20	08	08	08
4TH FLOOR	0	592.20	08	08	4TH FLOOR	592.20	08	08	08	4TH FLOOR	592.20	08	08	08
5TH FLOOR	0	592.20	08	08	5TH FLOOR	592.20	08	08	08	5TH FLOOR	592.20	08	08	08
6TH FLOOR	0	592.20	08	08	6TH FLOOR	592.20	08	08	08	6TH FLOOR	592.20	08	08	08
7TH FLOOR	0	592.20	08	08	7TH FLOOR	592.20	08	08	08	7TH FLOOR	592.20	08	08	08
8TH FLOOR	0	592.20	08	08	8TH FLOOR	592.20	08	08	08	8TH FLOOR	592.20	08	08	08
9TH FLOOR	0	592.20	08	08	9TH FLOOR	592.20	08	08	08	9TH FLOOR	592.20	08	08	08
10TH FLOOR	0	592.20	08	08	10TH FLOOR	592.20	08	08	08	10TH FLOOR	592.20	08	08	08
11TH FLOOR	0	592.20	08	08	11TH FLOOR	592.20	08	08	08	11TH FLOOR	592.20	08	08	08
12TH FLOOR	0	592.20	08	08	12TH FLOOR	592.20	08	08	08	12TH FLOOR	592.20	08	08	08
13TH FLOOR	0	592.20	08	08	13TH FLOOR	592.20	08	08	08	13TH FLOOR	592.20	08	08	08
14TH FLOOR	0	592.20	08	08	14TH FLOOR	592.20	08	08	08	14TH FLOOR	592.20	08	08	08
15TH FLOOR	0	592.20	08	08	15TH FLOOR	592.20	08	08	08	15TH FLOOR	592.20	08	08	08
16TH FLOOR	0	592.20	08	08	16TH FLOOR	592.20	08	08	08	16TH FLOOR	592.20	08	08	08
17TH FLOOR	0	592.20	08	08	17TH FLOOR	592.20	08	08	08	17TH FLOOR	592.20	08	08	08
18TH FLOOR	0	592.20	08	08	18TH FLOOR	592.20	08	08	08	18TH FLOOR	592.20	08	08	08
19TH FLOOR	0	592.20	08	08	19TH FLOOR	592.20	08	08	08	19TH FLOOR	592.20	08	08	08
20TH FLOOR	0	592.20	08	08	20TH FLOOR	592.20	08	08	08	20TH FLOOR	592.20	08	08	08
21ST FLOOR	0	592.20	08	08	21ST FLOOR	592.20	08	08	08	21ST FLOOR	592.20	08	08	08
22ND FLOOR	0	592.20	08	08	22ND FLOOR	592.20	08	08	08	22ND FLOOR	592.20	08	08	08
23RD FLOOR	0	592.20	08	08	23RD FLOOR	592.20	08	08	08	23RD FLOOR	592.20	08	08	08
TOTAL	402.10	13222.11	12.00	177.00	TOTAL	15015.89	141.00	08	08	TOTAL	15015.89	141.00	08	08

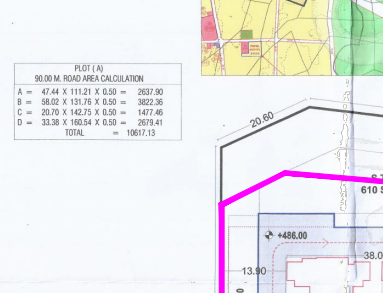


PLOT AREA CALCULATION - PLOT A				
BLOCK	(1)	(2)	(3)	(4)
A	61.13	28.11	0.50	895.162
B	102.02	50.51	0.50	2676.515
C	115.79	61.57	0.50	3564.595
D	122.89	18.09	0.50	1112.445
E	125.63	3.40	0.50	219.224
F	142.84	33.32	0.50	2379.714
G	P.LINE			318.34
H	159.96	6.78	0.50	519.390
I	189.01	17.33	0.50	1637.772
J	P.LINE			63.56
K	189.40	38.74	0.50	3461.798
L	178.21	17.83	0.50	1561.997
M	244.44	121.34	0.50	14830.176
N	244.44	49.95	0.50	6104.889
O	207.60	19.56	0.50	2030.328
P	207.60	41.88	0.50	4347.144
Q	197.50	13.84	0.50	1346.950
R	191.68	15.51	0.50	1170.278
S	P.LINE			25.72
T	P.LINE			89.44
TOTAL PLOT AREA				48240.485

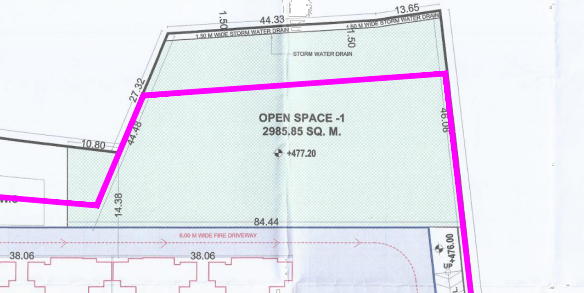


STAMP OF APPROVAL - BLDG. PERM. - LAYOUT				
1	13			
STAMP OF APPROVAL				
LAYOUT OF BLDG., AREA STATEMENT & PLOT AREA CAL., ETC.				
Sanctioned No. B.P. Chaholi 16/2022				
Subject to conditions mentioned in the				
Office Order No. 10/2022				
even dated 07/02/2023				
Date: 07/02/2023				
C. Signed by				
City Engineer				
Building Permission Dept.				
Pune-18				
PREVIOUS IDO - SANCTIONS - B.P. / EC / CHAHOLI / 2022 / DT. 21/02/2022				
EC CERTIFICATE - SEAC - DT -				
AREA STATEMENT				
1.	AREA OF PLOT (MINIMUM CONSIDERED)			4242.00
(a)	AS PER OWNERSHIP DOCUMENT			4242.00
(b)	AS PER DEMARCATION SHEET			4242.00
(c)	PLOT AREA AS PER TRANSLATION			4242.46
2.	DEDUCTIONS FOR			
(a)	AREA UNDER ROAD 90.00 M ROAD AREA			10617.13
(b)	AREA UNDER ROAD 18.00 M ROAD AREA			4881.89
(c)	ANY OTHER RESERVATION GREEN BELT			885.82
	TOTAL (a+b+c)			16384.83
3.	GROSS AREA OF PLOT (14 - 4)			31857.17
4.	AMINITY SPACE (IF APPLICABLE)			1592.85
(a)	REQUIRED (S. No. 31857.17 X 9 %)			3185.72
(b)	PROPOSED (PROVIDED ON PLOT D IN SUBDIVISION LAYOUT)			3187.35
5.	NET AREA OF PLOT = (3 - 4)			31857.17
(a)	REQUIRED (S. No. 31857.17 X 9 %)			3185.72
(b)	PROPOSED (PROVIDED ON PLOT D IN SUBDIVISION LAYOUT)			3187.35
6.	INTERNAL ROAD AREA			35042.88
7.	PLATABLE AREA (IF APPLICABLE)			
8.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH SR. NO. 8 X 1.10 (F.S.I.)			24121.00
9.	ADDITION OF F.S.I. PAYMENT OF PREMIUM			
(a)	MAXIMUM PERM. PREMIUM F.S.I. WORTH =			24121.00
(b)	PROPOSED F.S.I. ON PAYMENT OF PREMIUM (1 X 0.5)			43417.80
10.	IN - SITU FSI / TDR LOADING			
(a)	TDR AREA PERMISSIBLE (1 X 0.50)			43417.80
(b)	TDR AREA PROPOSED			
11.	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7			35042.88
12.	TOTAL ENTITLEMENT OF FSI IN THE PERMISSIBLE			34372.71
(a)	RESIDENTIAL			670.17
(b)	COMMERCIAL			21156.76
(c)	ANCILLARY AREA F.S.I. WITH PAYMENT OF CHARGES			29622.62
(d)	RESIDENTIAL (80% OF 13.14 (34372.71 X 80%))			536.13
(e)	COMMERCIAL (AREA OF 13.14 (87.17 X 80%))			56203.83
(f)	TOTAL ENTITLEMENT FSI (a+b+c+d+e)			103900.74
13.	MAXIMUM UTILIZATION LIMIT OF F.S.I.			
14.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding areas at Sr. No. 17b)			54632.22
(a)	PROPOSED RESIDENTIAL AREA (AS PER P.LINE)			1266.30
(b)	PROPOSED COMMERCIAL AREA (AS PER P.LINE)			56838.92
(c)	TOTAL (a+b) (excluding areas at Sr. No. 17b)			1000.00
15.	AREA FOR INCLUSIVE HOUSING, IF ANY			7008.20
(a)	REQUIRED AREA (area of space 10)			1594.88
(b)	PROPOSED			
CERTIFICATE OF AREA				
CERTIFIED THAT THE PLAN UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AND ITS AREA AS MEASURED BY MEASUREMENT IN CONFORMANCE WITH THE AREA RULES WITHIN THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD. THAT THE AREA CALCULATED BY A CITY ENGINEER, PUNE, HAS BEEN VERIFIED BY AN AUTHORIZED OFFICIAL IN THE OFFICE OF THE CHIEF ENGINEER, PUNE, AND THE SAME IS CORRECT AND TRUE COPY AND TRUE COPY.				
LEGEND				
PLOT BOUNDARY SHOWN	THICK BLACK	15% AMENITY SPACE	PINK	
PROPOSED WORK SHOWN	THICK RED	10% OPEN SPACE	GREEN	
DRAINAGE LINE SHOWN	DOTTED RED	ROAD WIDEN LINE	DOTTED GREEN	
WATER LINE SHOWN	DOTTED BLUE	ROAD WIDEN LINE	BROWN	
BALCONY	BLUE	DRY BALCONY	ORANGE	
DESIGN CONSULTANT				
RAHUL NIKAM ARCHITECTS & PLANNERS				
NAME AND ADDRESS OF OWNER				
We have read and studied all the drawings for this project and they are prepared according to information specifications, documents and instructions given by us. We undertake hereby to confirm that the work shall be done by plans approved by authority / collector. We would ensure the structure as per approved plans. Also we would ensure the work under supervision of proper technical person so as to ensure the quality and safety of the work. If any error / will be committed by me / us and I have undertaken central path shall be solely responsible for the information, reports and documents provided by us and any error or omission and consequences and disputes arising from or due to aforesaid, we acknowledge that Mr. Rahul Nikam is not responsible for the same in any manner.				
NP PROPERTIES Through Mr. RAJESH JAIN				
PROPOSAL AND PROPERTY.				
PROPOSED LAYOUT RESIDENTIAL & COMMERCIAL BUILDINGS ON PROPERTY BEARING S. NO. 1221 (P) VILLAGE - CHAHOLI, TAL. - WASEL DIST. - PUNE.				
LIAISONING ARCHITECT				
RAHUL NIKAM ARCHITECT & LIAISONING CONSULTANT				
40/15, CHAHOLI, PUNE. RAHUL NIKAM ARCHITECT & LIAISONING CONSULTANT				
SIGN OF ARCHITECT				
RAHUL NIKAM				
SIGN OF ARCHITECT				
RAHUL NIKAM				
JOB NO. DRG. NO. SCALE DATE DRN				
113 05.12.2022 RAHUL				

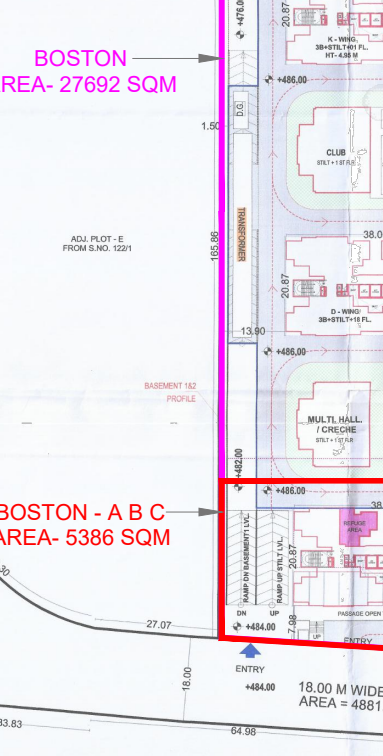
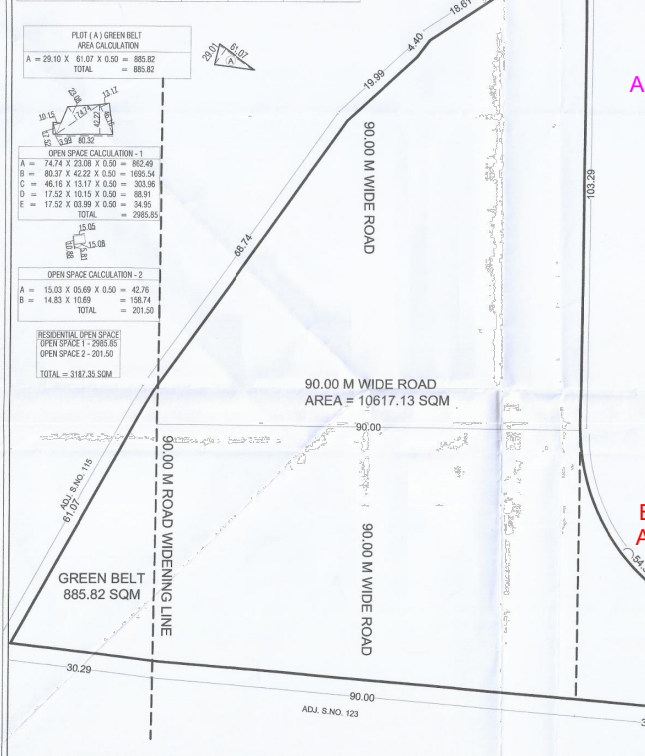
A TO K - RESIDENTIAL BUILDING-WISE AREA STATEMENT				
BUILDING (NO.)	FLOOR	Total Built-up area (SQ.M)	TNMTS (NOS)	
(1)	(2)	(3)	(4)	(5)
BUILDING-A	3B+STILT+23 FLOORS	402.10	13222.11	12
BUILDING-B	3B+STILT+23 FLOORS	402.10	13222.11	12
BUILDING-C	3B+STILT+23 FLOORS	402.10	13222.11	12
BUILDING-D	3B+STILT+18 FLOORS	10512.69		141
BUILDING-E	3B+STILT+01 FLOORS	592.20		8
BUILDING-F	3B+STILT+01 FLOORS	592.20		8
BUILDING-G	3B+STILT+01 FLOORS	592.20		8
BUILDING-H	3B+STILT+01 FLOORS	592.20		8
BUILDING-I	3B+STILT+01 FLOORS	592.20		8
BUILDING-J	3B+STILT+01 FLOORS	592.20		8
BUILDING-K	3B+STILT+01 FLOORS	592.20		8
CLUBHOUSE	STILT+1ST FLOOR	450.00		-
MULTIPURP USE HALL	STILT+1ST FLOOR	450.00		-
TOTAL		1206.30	54632.22	36.00



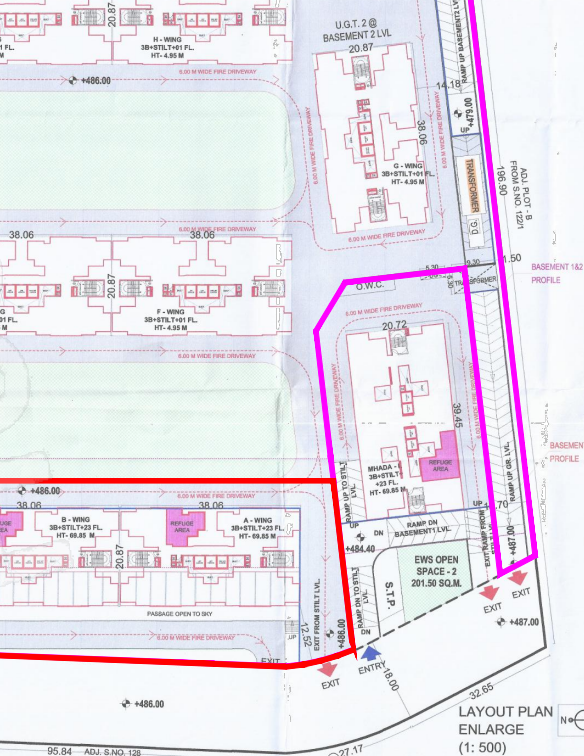
PLOT (A) 90.00 M. ROAD AREA CALCULATION				
A	47.41 X 111.21 X 0.50			2637.90
B	56.02 X 131.76 X 0.50			3622.36
C	20.70 X 142.75 X 0.50			1477.46
D	33.38 X 100.54 X 0.50			2674.41
TOTAL				10617.13



PLOT (A) GREEN BELT AREA CALCULATION				
A	29.10 X 61.07 X 0.50			885.82
TOTAL				885.82



OPEN SPACE CALCULATION - 1				
A	74.24 X 23.68 X 0.50			882.49
B	80.37 X 42.22 X 0.50			1699.54
C	46.16 X 13.17 X 0.50			303.96
D	17.32 X 10.15 X 0.50			88.91
E	17.32 X 03.99 X 0.50			34.65
TOTAL				2969.55



12.	ADDITIONAL FSI IN UNDER CHAPTER 2.07			
13.	TOTAL ENTITLEMENT OF FSI IN THE PERMISSIBLE	35642.85		
14.	TOTAL ENTITLEMENT OF FSI IN THE PERMISSIBLE (1) (9/1000+11/100) OR (2) 12WHOWER IS APPLICABLE			
(A)	RESIDENTIAL	34727.71		
(B)	COMMERCIAL	676.17		
15.	ACILLARY AREA FSI WITH PAVIMENT OF CHARGES	21150.76		
(A)	RESIDENTIAL (80% OF 13.14) (34727.71 X 0.80%)	20622.62		
(B)	COMMERCIAL (80% OF 13.14) (676.17 X 0.80%)	538.13		
16.	MAXIMUM UTILIZATION OF FSI	55022.85		
17.	MAXIMUM UTILIZATION OF FSI	15690.74		
18.	TOTAL BUILT-UP AREA IN PROPOSAL (including area of Sr. No. 17b)			
(A)	PROPOSED RESIDENTIAL AREA (A) PER PL-1	54632.22		
(B)	PROPOSED COMMERCIAL AREA (A) PER PL-1	1038.32		
	TOTAL (including area of Sr. No. 17b)	55670.54		
19.	F.S.I. CONSUMED (1971) (which is more than 80% upto 14.60%)	1.00		
20.	AREA FOR INCLUSIVE HOUSES - F ANY			
(A)	REQUIRED AREA (area of use of 1/2)	7008.58		
(B)	proposed	13914.68		
CERTIFICATE OF ADOPTION				
CERTIFIED THAT THE PLAT UNDER REVIEW IS TRUE TO ITS DIMENSIONS OF STREETS AND LOT FOCI ENTERED ON PLAT HAS BEEN AS A MEASUREMENT WORKED IN ACCORDANCE AND THE AREA VALUES BY THE MINIMUM AREA ENTERED IN THE DOCUMENT OF THE TOWN PLANNING RECORDS (2017) A CITY SURVEY REPORT AND ALL INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE APPLICANT. FURNISHED TO THE BOARD FOR RECORDS AND FOR RECORDS AND PHOTOGRAPHY.				
		SEAL OF ARCHITECT		
LEGEND				
PLOT BOUNDARY SHOWN	THICK BLACK	15% AMENITY SPACE	PINK	
PROP. WORKY SHOWN	THICK RED	10% OPEN SPACE	GREEN	
DRAINAGE LINE SHOWN	DOTTED RED	ROAD WARDEN LINE	DOTTED GREEN	
WATER LINE SHOWN	DOTTED BLACK	INT. ROAD	BROWN	
DESIGN LINE SHOWN	BLUE	DRY LAUNCH	BROWN	
DESIGN CONSULTANT:				
RAHUL NIKAM		ADDRESS: UNIT-60/61, 120/20A, SUBURBAN, PUNE-411004		
ARCHITECTS & PLANNERS		CONTACT NO: 98200 98200 CITY: KARNATAKURU, INDIA MAILID: RAHUL@RAHULN.COM		
NAME ADDRESS OF OWNER				
We have read and studied the drawing for this project and they are prepared according to information supplied by the applicant and instructions given by the City. We understand hereby confirm that We would be liable for any claims approved by authority. We would execute the structure as per approved plans. Also We would accept the work under supervision of proper technical person or as we require the quality and safety of the work. Any job will be obtained by me. I am and I have understood current job will be easily responsible for the information, reports and documents provided for by any errors or omissions and discrepancies and any of them or due to abnormal, we acknowledge that Mr. Rahul Nikam or anyone working for it shall not be responsible for the same in any manner.				
RP PROPOSAL THROUGH MR. RAJESH JAIN				
PROPOSAL AND PROPERTY.				
PROPOSED LAYOUT RESIDENTIAL & COMMERCIAL BUILDINGS ON PROPERTY BEARING NO. 12291 (P) VILLAGE- CHAROOL TAL- HAVELI DIST- PUNE.				
LAISONING ARCHITECT				
RAHUL NIKAM				
ARCHITECT & LAISONING CONSULTANT				
A-40-62, GEORGINA, PUNKARNI APTARITE SOCI, BACHAVAN BK, PUNE-411004				
JOB NO.	DRG.NO.	SCALE	DATE	DRN
	1/13	---	05.12.2022	RAHUL