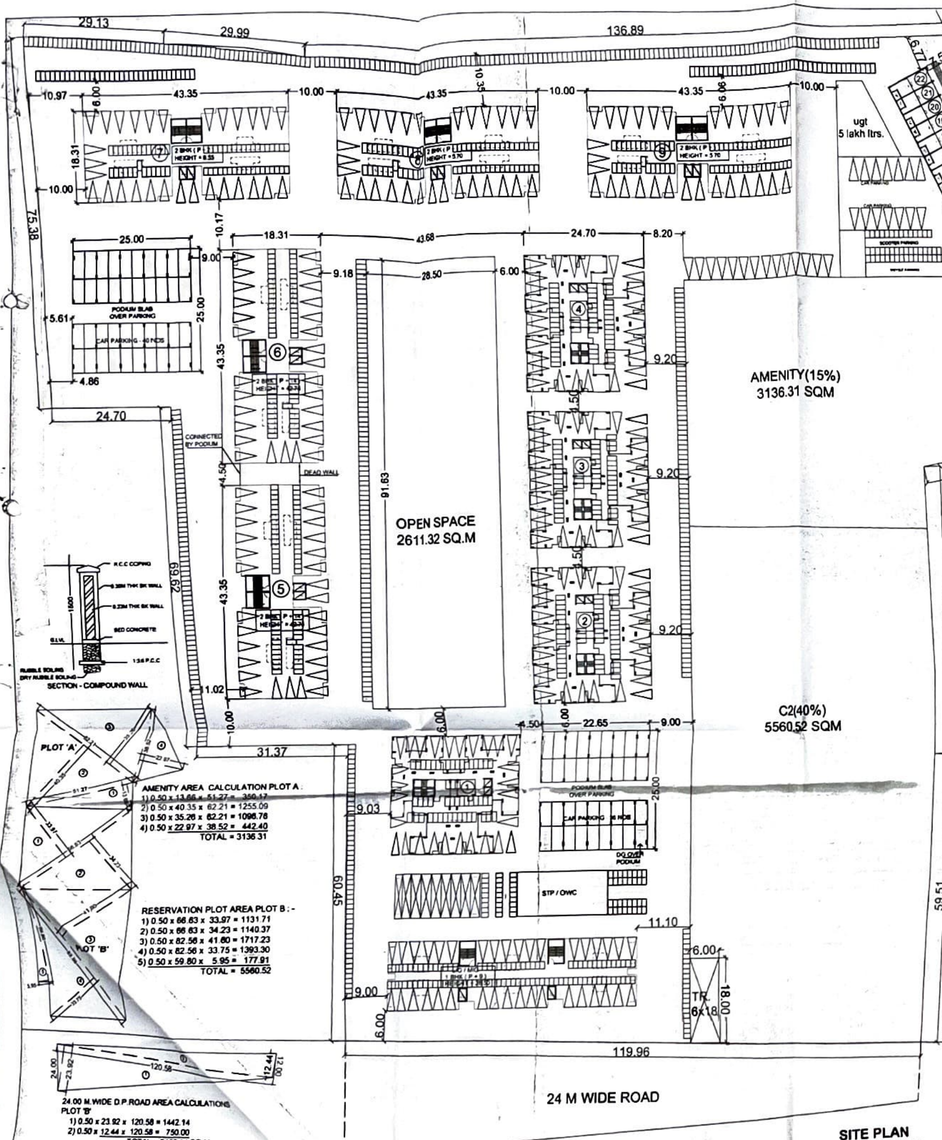
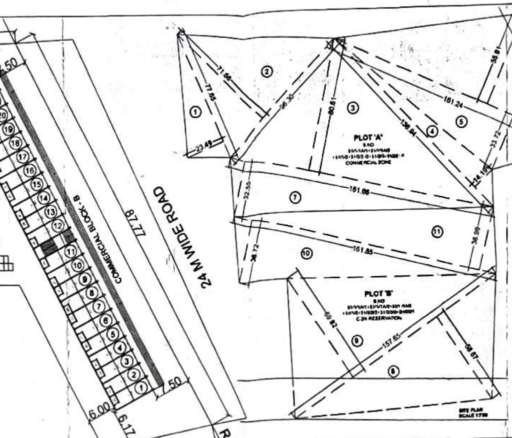
STAMP OF APPROVAL 01/06

Rev/Comm Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2306/21 Date-18/11/2022

Building Inspector (Jr.Engg/Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT. ZONE-2, P.M.C.

PUNE MUNICIPAL CORPORATION — BUILDING CONTROL DEPARTMENT — APPROVED — PUNE

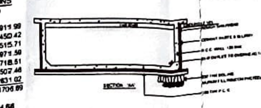




24.00 M.WIDE D.P.ROAD AREA CAL.
PLOT 'A'
1) 0.50 x 88.02 x 11.65 = 512.80
2) 0.50 x 88.02 x 7.20 = 285.18
TOTAL = 797.98 SQ. M

OPEN SPACE AREA CALCULATIONS

1	1	28.50	91.63	2611.46
	TOTAL AREA			2611.46



COMMERCIAL BLOCK - (B)

FLOOR	NET B/UP AREA IN SQ.M	FSI AREA DCPR BAL PERMISSIBLE	PROPOSED	EXCESS	STAIRCASE
GROUND FLOOR	618.81	1283.70X 15%	—		27.03
FIRST FLOOR	618.81		97.40		27.03
SECOND FLOOR	46.08				
TOTAL	1283.70	192.56	97.40	—	54.06

AREA STATEMENT

	A) C ZONE	B) C2 RESERVATION	TOTAL (SQ.M)
PLOT	21706.69	16093.31	37800.00
ROAD WIDENING	797.98	2192.00	2989.98
NET PLOT	20908.71	13901.31	34810.02
AMENITY (15%)	3136.31	—	8696.83
RESERVATION (40%)	—	5560.52	
BAL. PLOT	17772.40	8340.78	26113.18
OPEN SPACE (10%)	1777.24	834.07	2611.32

AREA STATEMENT FOR 1 BLDG. (1 BHK) :- NO.OF BLDG - 1,2,3,4 AS PER OLD DCPR

F.S.I STATEMENT		FSI AREA			NON FSI AREA					
FLOOR	BUILT UP AREA OF 1 BUILDING 'A'	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY	EXCESS BALCONY	PARKING FLOOR	STAIRCASE	LIFT	LIFT MACHINE ROOM 'B'	TOTAL AREA FOR 1 BLDG. A+B	TENEMENTS FOR 1 BLDG.
PARKING FLOOR	0.00	2954.42 x 15%	—		422.06	14.00	4.96			0.00
1ST FLOOR	422.06		57.48			14.00	4.96			10
2ND FLOOR	422.06		57.48			14.00	4.96			10
3RD FLOOR	422.06		57.48			14.00	4.96			10
4TH FLOOR	422.06		57.48			14.00	4.96			10
5TH FLOOR	422.06		57.48			14.00	4.96			10
6TH FLOOR	422.06		57.48			14.00	4.96			10
7TH FLOOR	422.06		57.48			14.00	4.96	11.66		10
TOTAL	2954.42	443.16	402.36	NIL	422.06	112.00	39.68	11.66	2966.08	70
NO.OF BLDG									4	4
TOTAL									11864.32	280.00

TOTAL F.S.I AREA STATEMENT

F.S.I STATEMENT		FSI AREA			NON FSI AREA								
BUILDING. NO	BUILT UP AREA OF 1 BUILDING 'A'	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY	EXCESS BALCONY	PARKING FLOOR	STAIRCASE	LIFT	LIFT MACHINE ROOM - 'B'	TOTAL AREA FOR 1 BLDG. A+B	NO.OF BLDG.	TENEMENTS FOR 1 BLDG	NET BUILT UP AREA	TOTAL TENEMENTS
NO.OF BLDG. 5,6 (P+14)	9356.62	0.00	0.00		679.92	0.00	108.00	0.00	9356.62	2	112	18713.24	224
NO.OF BLDG. 7 (P+2)	1336.66	0.00	0.00		679.92	0.00	21.60	0.00	1336.66	1	16	1336.66	16
NO.OF BLDG. 8,9 (P+1)	668.33	0.00	0.00		679.92	0.00	14.40	0.00	668.33	2	8	1336.66	16
COMMERCIAL BLDG	1283.70	192.56	97.40		0.00	54.06		0.00	1283.70	1	45	1283.70	45
NO.OF BLDG. 1,2,3,4 (P+7)	2954.42	443.16	402.36		422.06	112.00	39.68	11.66	2966.08	4	70	11864.32	280
TOTAL (A)	15599.73	635.72	499.76	NIL	2461.82	166.06	183.68	11.66	15611.39	10	251	34534.58	581
LIG/ MIG. BLDG (P+9) (B)	5812.96	0.00	0.00	NIL	666.78	0.00	79.20	0.00	5812.96	1	107	5812.96	107
TOTAL (A+B)	21412.69	635.72	499.76		3128.60	166.06	262.88	11.66	21424.35	11	358	40347.54	688
					TOTAL NON FSI AREA 'C'					TOTAL FSI AREA 'D'			TOTAL FSI +NON FSI AREA C+D
					3557.54					40347.54			43905.08

AREA STATEMENT FOR 1 BLDG.(2 BHK) :- BLDG .NO.- 8 & 9 AS PER UDCPR

F.S.I STATEMENT				
FLOOR	BUILT UP AREA OF 1 BUILDING 'A'	TENEMENTS FOR 1 BLDG.	PARKING FLOOR	LIFT
PARKING FLOOR	0.00	0.00	675.40	7.20
1ST FLOOR	668.33	08		7.20
TOTAL	668.33	8		14.40
NO.OF BLDG	2	2		2
TOTAL	1336.66	16	675.40	28.80

AREA STATEMENT FOR 1 BLDG.(2 BHK) :- BLDG .NO.- 7 AS PER UDCPR

F.S.I STATEMENT				
FLOOR	BUILT UP AREA OF 1 BUILDING 'A'	TENEMENTS FOR 1 BLDG.	PARKING FLOOR	LIFT
PARKING FLOOR	0.00	0.00	675.40	7.20
1ST FLOOR	668.33	08		7.20
2ND FLOOR	668.33	08		7.20
TOTAL	1336.66	16		21.60
NO.OF BLDG	1	1		1
TOTAL	1336.66	16	675.40	21.60

AREA STATEMENT FOR 1 BLDG.(2 BHK) :- BLDG .NO.- 5,6 AS PER UDCPR

F.S.I STATEMENT				
FLOOR	BUILT UP AREA OF 1 BUILDING 'A'	TENEMENTS FOR 1 BLDG.	PARKING FLOOR	LIFT
PARKING FLOOR	0.00	0.00	675.40	7.20
1ST FLOOR	668.33	08		7.20
2ND FLOOR	668.33	08		7.20
3RD FLOOR	668.33	08		7.20
4TH FLOOR	668.33	08		7.20
5TH FLOOR	668.33	08		7.20
6TH FLOOR	668.33	08		7.20
7TH FLOOR	668.33	08		7.20
8TH FLOOR	668.33	08		7.20
9TH FLOOR	668.33	08		7.20
10TH FLOOR	668.33	08		7.20
11TH FLOOR	668.33	08		7.20
12TH FLOOR	668.33	08		7.20
13TH FLOOR	668.33	08		7.20
14TH FLOOR	668.33	08		7.20
TOTAL	9356.62	112		108.00
NO.OF BLDG	2	2		2
TOTAL	18713.24	224	675.40	216.00

AREA STATEMENT FOR :- LIG / MIG (28724.51 X 20% = 5744.90SQ.M) AS PER UDCPR

F.S.I STATEMENT				
FLOOR	BUILT UP AREA OF 1 BUILDING 'A'	TENEMENTS FOR 1 BLDG.	PARKING FLOOR	LIFT
PARKING FLOOR	0.00	0.00	666.78	7.20
1ST FLOOR	650.41	12		7.20
2ND FLOOR	650.41	12		7.20
3RD FLOOR	650.41	12		7.20
4TH FLOOR	650.41	12		7.20
5TH FLOOR	650.41	12		7.20
6TH FLOOR	650.41	12		7.20
7TH FLOOR	650.41	12		7.20
8TH FLOOR	609.68	11		7.20
9TH FLOOR	650.41	12		7.20
TOTAL	5812.96	107		72.00
NO.OF BLDG	1	1		1
TOTAL	5812.96	107	666.78	72.00

SITE PLAN
SCALE 1:750

PARKING STATEMENT PROPOSED BUILDING

NO. OF TENEMENTS PER BLDG. (1 BHK)		70	AS PER NEW DCPR		
2 TENAMENT HAVING CARPET AREA UP TO 40.00 SQ.M.		REQUIRED PARKING AS/RULE		PROVIDED PARKING AS/RULE	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	5	35	175	35	175
FOR 280 TENAMENTS - 4 BUILDINGS		4	4	4	4
TOTAL		140	700	140	700

PARKING STATEMENT PROPOSED COMMERCIAL BUILDING

NO. OF TENEMENTS PER BLDG.		CARPET AREA	1283.70	0.85	1091
FOR EVERY 100 SQ.M CARPET AREA		REQUIRED PARKING AS/RULE		PROVIDED PARKING AS/RULE	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
3	9	33	98	33	98

PARKING STATEMENT PROPOSED LIG / MIG BUILDING

NO. OF TENEMENTS PER BLDG.		107	AS PER NEW DCPR		
2 TENAMENT HAVING CARPET AREA UP TO 40.00 SQ.M.		REQUIRED PARKING AS/RULE		PROVIDED PARKING AS/RULE	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	5	54	268	54	268
TOTAL PARKING		330	1586	330	1586

PARKING STATEMENT PROPOSED BUILDING NO. 5,6

NO. OF TENEMENTS PER BLDG. (2 BHK)		104	AS PER NEW DCPR		
2 TENAMENT HAVING CARPET AREA UP TO 40.00 SQ.M.		REQUIRED PARKING AS/RULE		PROVIDED PARKING AS/RULE	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	5	52	260	52	260
FOR 555 TENAMENTS - 5 BUILDINGS		2	2	2	2
TOTAL		104	520	104	520

PARKING STATEMENT PROPOSED BUILDING NO. 7,8,9

NO. OF TENEMENTS PER BLDG. (2 BHK)		32	AS PER NEW DCPR		
2 TENAMENT HAVING CARPET AREA UP TO 40.00 SQ.M.		REQUIRED PARKING AS/RULE		PROVIDED PARKING AS/RULE	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	5	16	80	16	80
FOR 535 TENAMENTS - 5 BUILDINGS		3	3	3	3
TOTAL		48	240	48	240

PLOT AREA CALCULATION :-

S.NO /H.NO	PLOT NO	AREA AS PER 7/12 SQ.M	MINIMUM AREA TAKEN SQ.M	R.W. AREA SQ.M	BALANCE AREA SQ.M
51/1/1A/1+ 51/1/1A/2+ 51/1/2+51/2/2+ 51/2/2/9+51/2/2/1	A COMMERCIAL ZONE	37800.00	21706.69	797.98	20908.71
	B C-2/4 RESERVATION		16093.31	2192.00	13901.31
TOTAL		37800.00	37800.00	2989.98	34810.02

WATER CALCULATION :- COMMERCIAL

BUILT UP	0	1283.70	45	57767
FIRE TANK CAP.				10000
TANK CAP.= O.H.T + FIRE TANK				67767
REQ. U.G.T CAP.	57767	1.5	1	86650
FIRE TANK CAPACITY				150000
TOTAL				236650

WATER CALCULATION :- LIG / MIG

PROVIDED O.H.T CAPACITY	107	5	135	72225
FIRE TANK CAP.				10000
TANK CAP.= O.H.T + FIRE TANK				82225
REQ. U.G.T CAP.	90325	1.5	1	135488
FIRE TANK CAPACITY				150000
TOTAL				285488
WATER CALCULATION - 1BHK				493500
WATER CALCULATION - 2BHK (Bldg no. 5,6,7,8)				436800
WATER CALCULATION - 2BHK (Bldg no. 5,6,7,8)				197400
WATER CALCULATION - COMMERCIAL				236650
TOTAL				1649838

WATER CALCULATION :- 1BHK

PROVIDED O.H.T CAPACITY	70	5	135	47250
FIRE TANK CAP.				10000
TANK CAP.= O.H.T + FIRE TANK				57250
REQ. U.G.T CAP.	57250	1.5	4	343500
FIRE TANK CAPACITY				150000
TOTAL				493500

WATER CALCULATION :- 2BHK (Building no. 5,6,

PROVIDED O.H.T CAPACITY	104	5	135	70200
FIRE TANK CAP.				10000
TANK CAP.= O.H.T + FIRE TANK				80200
REQ. U.G.T CAP.	80200	1.5	2	240600
FIRE TANK CAPACITY				150000
TOTAL				390600

WATER CALCULATION :- 2BHK (Building no. 7,8,9

PROVIDED O.H.T CAPACITY	16	5	135	10800
FIRE TANK CAP.				10000
TANK CAP.= O.H.T + FIRE TANK				20800
REQ. U.G.T CAP.	20800	1.5	3	93600
FIRE TANK CAPACITY				150000
TOTAL				243600

AREA STATEMENT

1		AREA OF PLOT (Minimum area of a,b,c to be considered)	37800.00
	a	As per ownership document (7/12 ,CTS extract)	37800.00
	b	As per measurement sheet	37800.00
	c	As per site	37800.00
2		DEDUCTIONS FOR	
	a	Proposed D.P./ D.P.Road Widening Area	2989.98
	b	AMENITY SPACE = (20908.71 x15%)	3136.31
	c	40 % OF C2/4 RESERVATION	5560.52
	d	(Total a+b+c)	11686.81
3		BALANCE AREA OF PLOT (1 - 2)	26113.19
4		AMENITY SPACE (if applicable)	
	a	Required	8696.83
	b	Adjustment of 2(b),if any	8696.83
	c	Balance proposed	0.00
5		NET PLOT AREA (3-4 (c))	26113.19
6		RECREATIONAL OPEN SPACE (if applicable)	
	a	Required	2611.32
	b	Proposed	2611.32
7		INTERNAL ROAD AREA	0.00
8		PLOTABLE AREA (if applicable)	0.00
9		BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (1.10) (sr.no.5xbasic FSI)	28724.51
10		ADDITION OF FSI ON PAYMENT OF PREMIUM	0.00
	a	maximum permissible PREMIUM fsi based on road width / tod zone .(0.50)	0.00
	b	proposed fsi on PAYMENT OF PREMIUM)	0.00
11		IN-SITU FSI / TDR LOADING	0.00
	a	in-situ area against d.p.road [2.0x sr.no.2(a)],if any 2989.98 X 2	5979.96
	b	in-situ area against amenity space if handed over [2.00 or 1.80 x sr.no.4(b) and /or (c)]	0.00
	c	tdr area (0.40)	0.00
	d	total in - situ /tdr loading proposed (11a+b+c)	5979.96
12		ADDITIONAL FSI AREA UNDER CHAPTER NO 7	0.00
13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a	[9+10(b)+11(d)] or 12 whichever is applicable	34704.47
	b	Existing Built-up Area.	11864.32
	c	Existing Built-up Area. COMMERCIAL	1237.62
	d	(Total a-b-c)	21602.53
	d	ancillary area fsi upto 60% or 80% with payment of charges	0
	e	proposed ancillary area	0.00
	f	total entitlement (a+d)	0.00
14		MAXIMUM UTILIZATION LIMIT OF F.S.I (building potential) permissible as per road width ((as per regulation no.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	
15		TOTAL BUILT-UP AREA IN PROPOSAL.(excluding area at Sr.No.17 b)	
	a	Existing Built-up Area.	11864.32
	b	Existing Built-up Area. COMMERCIAL	1237.62
	c	Proposed Built-up Area (as per 'P-line')	21388.58
	d	Proposed Built-up Area commercial (as per 'P-line')	46.08
	e	Total (a+c)	33250.88
	f	Total (b+d)	1283.70
16		TOTAL AREA	34534.58
17		F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	0.00
18		AREA FOR INCLUSIVE HOUSING, IF ANY	0.00
	a	Required (20% of Sr.No.5)	0.00
	b	Proposed	0.00

D) PARKING STATEMENT

	CAR-L	CAR-S	SCOOTER
(a) PARKING REQUIRED BY RULE		330	1586
(b) PARKING PROVIDED		330	1586
(c) GARAGES PERMISSIBLE			
(d) GARAGES PROPOSED			

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ______ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS

SIGN OF ARCHITECT

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNER'S SIGN

OWNER: Shodhan Affordable Landmark LLP

PROJECT: PROPOSED RESIDENTIAL SCHEME "DWARIKADHAM"
SURVEY NO. 51/1/1A/1,51/1/1A/2,51/1/1A/3,51/1/2,51/2/2/1,51/2/2/2, 51/2/2/3 KONDHWA (BK), PUNE - 48

HISSA NO.
PLOT NO.
FINAL PLOT NO.
CTS NO.
SOC. NAME
PETH KONDHWA (BK)

ARCHITECT: Ganeshkumar Wable — ARCHITECT'S SIGN
Add: Near sangam press, kothrud pune - 411029

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO.
REV NO.
DATE: 06.12.2021
SHEET NO.: [illegible]