

**PART-I TOTAL F.S.I. STATEMENT (in sq.m.) ( PLOT RESI. )**

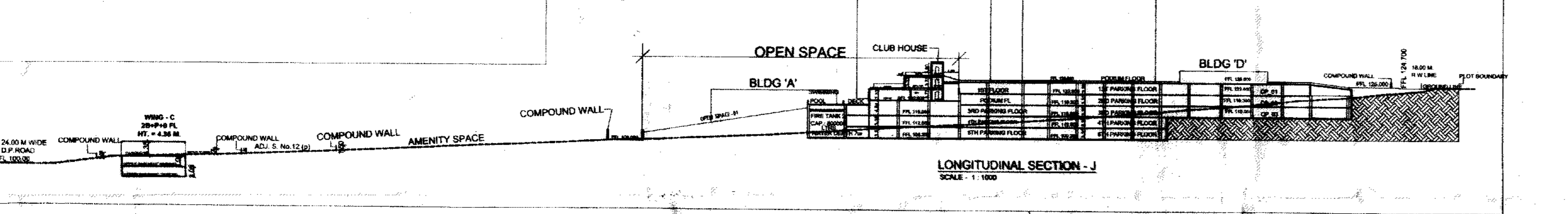
BLDG TYPE	FLOORS	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	GROUND COVERAGE	PROPOSED BUA AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	PASSAGE AREA	STAIRCASE AREA	LIFT AREA	LIFT LOBBY AREA	LIFT M/C AREA	ENTRANCE AREA	EXCESS PREMIUM PAID ENTRANCE AREA	TERRACE AREA	EXCESS PREMIUM PAID TERRACE AREA	TENEMENT		
BLDG - A	2P+PODIUM+0 FL	5.60 M	11.60 M																
BLDG - B	3P+PODIUM+21FL	69.43 M	75.43 M		527.36	539.81	54786.33	1231.84	796.60	295.13	12.54	274.34			1688.11		86		
BLDG - C	3P+PODIUM+20 FL	69.75 M	75.75 M		606.89	10788.50	X 0.15	1308.87	837.68	298.99	12.54	191.73				2042.33	82		
BLDG - D	3P+PODIUM+0 FL	4.29 M	10.29 M					1115.97	TAKEN IN FSI	TAKEN IN FSI	12.73	TAKEN IN FSI					41		
BLDG - E	3P+PODIUM+20 FL	68.29 M	74.29 M		571.86	10495.37		1654.19	TAKEN IN FSI	TAKEN IN FSI	12.54	TAKEN IN FSI			1055.10		80		
BLDG - F	3P+PODIUM+20 FL	69.77 M	75.77 M		886.25	15062.16		394.10	197.42	87.21	12.54	66.77			14.83	74.10	52		
BLDG - G	3P+PODIUM+13 FL	45.03 M	51.03 M		884.46	10100.49													
BLDG - H	2P+PODIUM FL	5.60	11.60 M																
TOTAL					3476.82	54786.33	8217.95	5704.97	1833.68	681.33	62.89	532.84			62.22	74.10	1689.11	3885.24	341

**PART-II TOTAL F.S.I. STATEMENT (in sq.m.) ( PLOT HDH )**

WING TYPE	FLOORS	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	GROUND COVERAGE	PROPOSED BUA AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	PASSAGE AREA	STAIRCASE AREA	LIFT AREA	LIFT LOBBY AREA	LIFT M/C AREA	TERRACE AREA	TENEMENT	TENTS HANDED OVER TO PMC	TENTS WITH DEVELOPERS
AURUM WING - A	2B + 2P + 5FL	14.75 M	19.55 M		731.17	3655.85	X 15 %	574.20	794.65	63.20	7.22			140	126	14
TOTAL					731.17	3655.85	548.38	574.20	794.65	63.20	7.22			140	126	14

**TENEMENTS TO BE HANDED OVER TO PMC - HDH AREA**  
 TENEMENTS PERMISSIBLE FOR HDH AREA ( 6144.47 SQ.M ) 400 TH = 245 NOS  
 TENEMENTS PROPOSED = FIRST FL = 101 TO 128 = 28 TENEMENTS  
 SECOND FL = 201 TO 228 = 28 TENEMENTS  
 THIRD FL = 301 TO 328 = 28 TENEMENTS  
 FOURTH FL = 401 TO 428 = 28 TENEMENTS  
 FIFTH FL = 501 TO 514 = 14 TENEMENTS  
 TOTAL = 126 TENEMENTS

**AREA TO BE HANDED OVER TO PMC - HDH AREA**  
 01 TYPICAL FL. BUILT-UP AREA 731.17 X 4 FL = 2924.68 SQ.M  
 02 FIFTH FLOOR BUILT-UP AREA 731.17 X 1 FL = 731.17 SQ.M  
 03 TYPICAL FL. BALCONY AREA 114.84 X 4 FL = 459.36 SQ.M  
 04 TYPICAL FL. BALCONY AREA 114.84 X 2 (p) FL = 574.20 SQ.M  
 TOTAL BUILT-UP AREA ( 01 + 02 ) = 3200.27 SQ.M  
 TOTAL BUILT-UP AREA WITH BALCONY = 3807.06 SQ.M



**OVER HEAD WATER REQUIREMENT**

PART 1

A BUILDING	=	7000	LTRS
B BUILDING	=	7000	LTRS
C BUILDING	=	7000	LTRS
D BUILDING	=	4800	LTRS
E BUILDING	=	7000	LTRS
F BUILDING	=	7000	LTRS
G BUILDING	=	7000	LTRS
H BUILDING	=	0	LTRS
TOTAL	=	34800	LTRS

PART 2

A WING	=	0	LTRS
B WING	=	10450	LTRS
C WING	=	0	LTRS
TOTAL	=	10450	LTRS

TOTAL O.H. CAP = 34800 + 10450 = 45250 LTRS

**UNDER GROUND WATER TANK CAPACITY**

PART 1

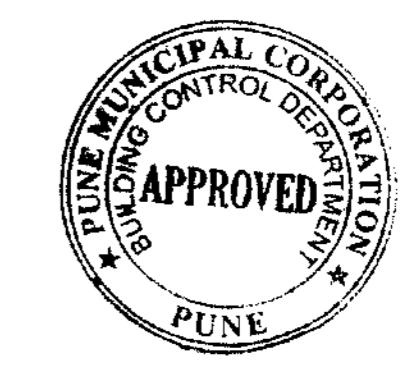
A BUILDING	=	0	LTRS
B BUILDING	=	18900	LTRS
C BUILDING	=	18900	LTRS
D BUILDING	=	14200	LTRS
E BUILDING	=	18900	LTRS
F BUILDING	=	18900	LTRS
G BUILDING	=	17800	LTRS
H BUILDING	=	0	LTRS
TOTAL	=	88700	LTRS

PART 2

A WING	=	0	LTRS
B WING	=	14200	LTRS
C WING	=	0	LTRS
TOTAL	=	14200	LTRS

TOTAL U.G. CAP = 88700 + 14200 = 102900 LTRS

**STAMP OF APPROVAL**



01 PLANS PREVIOUSLY APPROVED UNDER C.C. No. 1263/13, DATE - 18/07/13  
 02 PLANS PREVIOUSLY APPROVED UNDER C.C. No. 0340/15, DATE - 06-05-2015  
 03 PLANS REVALIDATION SANCTION UNDER C.C. No. 0098/17, DATE - 15-04-2017  
 04 PLANS PREVIOUSLY APPROVED UNDER C.C. No. 3004/17, DATE - 12-02-2018

Revised  
 APPROVED SUBJECT TO CONDITION  
 APPROVED UNDER COMMENCEMENT  
 CERTIFICATE NO. CD/1207/1P  
 DATE 20/7/18  
 Building Inspector  
 Deputy Engineer  
 Building Development Department  
 Zone No. P.M.C.

PLOT AREA AS PER DEMARCATION = 62614.00 sq.m  
 PLOT AREA AS PER 712 EXTRACT = 62614.00 sq.m  
 MINIMUM PLOT AREA CONSIDER = 62614.00 sq.m

A	AREA STATEMENT	SQ.M	PART-I		
			RESI	HDH	TOTAL
1	a) GROSS AREA OF PLOT 7/12	62614.00			
	b) MINIMUM PLOT AREA CONSIDER	62614.00			
	a) AREA UNDER EXISTING ROAD				
	b) D.P. ROAD WIDENING 24.00 M WIDE	2907.27			
	c) D.P. ROAD WIDENING 18.00 M WIDE	1411.74			
	d) HDH RESERVATION AREA	20481.58			
2	TOTAL (a+b)		37813.41	20481.58	58294.99
3	NET GROSS AREA OF PLOT (1-2)				
	a) Deduct for Resi. plot Amenity over to PMC				
	b) HDH Plot Reserve for Development to the Owner / Developer				
4	DEDUCTION FOR				
	a) OPEN SPACE 10%	3781.34	2048.16	5829.50	
	b) AMENITY SPACE 15% HDH PLOT	5072.01	3072.24	8144.25	
	c) TOTAL (a+b)	9453.35	5120.40	14573.75	
5	NET AREA OF PLOT AS PER CALCULATION (3-4)	28360.06	15361.18	43721.24	
6	DEDUCTION FOR				
	a) AMENITY SPACE 15% RESIDENTIAL AMENITY ADJUSTED AGAINST HDH				
	b) TRANSFORMER	50.00	50.00	100.00	
	c) AREA UNDER INTERNAL ROAD	829.41	3100.79	3930.20	
	TOTAL (a+b+c)	879.41	3150.79	4030.20	
7	NET AREA OF PLOT	27480.65	12210.39	39691.04	
8	ADDITIONS FOR				
	a) OPEN SPACE 10%				
	b) AMENITY SPACE 15% ( 8744.25 x 2.00 ) = 17488.50				
	c) AREA UNDER D.P. ROAD 18.00 x 24.00 M W ( 4318.01 x 2 )	8638.02		8638.02	
	d) TRANSFORMER	100.00		100.00	
	e) AREA UNDER INTERNAL ROAD	3930.20		3930.20	
	TOTAL (a+b+c+d+e)	12668.22		12668.22	
9	TOTAL AREA (7+8)	40148.87	12210.39	52359.26	
10	F.S.I. PERMISSIBLE	1.00	1.00	1.00	
11	PERMISSIBLE FLOOR AREA	40148.87	12210.39	52359.26	
12	ADDITIONS FOR				
	a) 0.40 OF PER FSI FOR HDH RESERVATION ( 5 x 0.40 = 6144.47 )		6144.47	6144.47	
	b) RESI. [ (37813.41 - 5672.01) x 1.15 ]				
	1.15 TDR [ (gross net plot - amenity) x 1.15 ] = 36962.61				
	c) 0.20 TDR 36962.61 x 0.20 = 7392.52				
	d) AMENITY TDR 36962.61 - ( 7392.52 + 17488.50 )				
	e) HDH 1.15 TDR [ (gross net plot - amenity) x 1.15 ] = 20020.74				
	f) SLUM TDR 20020.74 x 0.20 = 4004.15				
	g) AMENITY TDR 20020.74 - ( 4004.15 + 0.00 ) = 16016.59				
	TOTAL AREA ( a + c + d + e + f + g )		6144.47	6144.47	
13	TOTAL PERMISSIBLE FLOOR AREA (11+12)	40148.87	18354.86	58503.73	
14	REQUIRED AREA TO BE HANDED OVER TO PMC ( 12a x 50 % )		3072.24	3072.24	
15	AREA TO BE HANDED OVER TO PMC		3290.27	3290.27	
16	PROPOSED FLOOR AREA	54786.33	3655.85	58442.18	
17	EXCESS BALCONY AREA				
18	TOTAL PROPOSED BUILTUP AREA	54786.33	3655.85	58442.18	
19	F.S.I. CONSUMED			0.93	

**COVERAGE AREA STATEMENT**

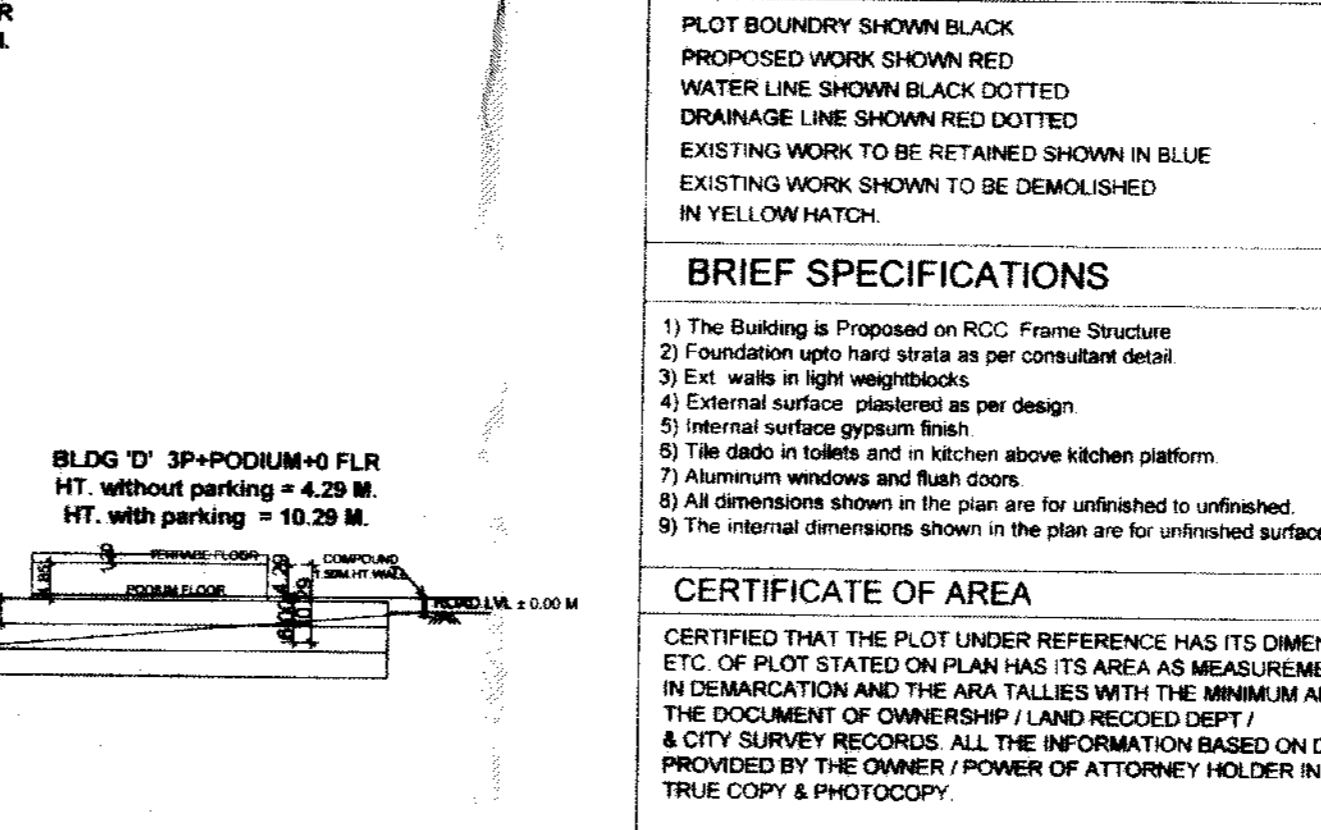
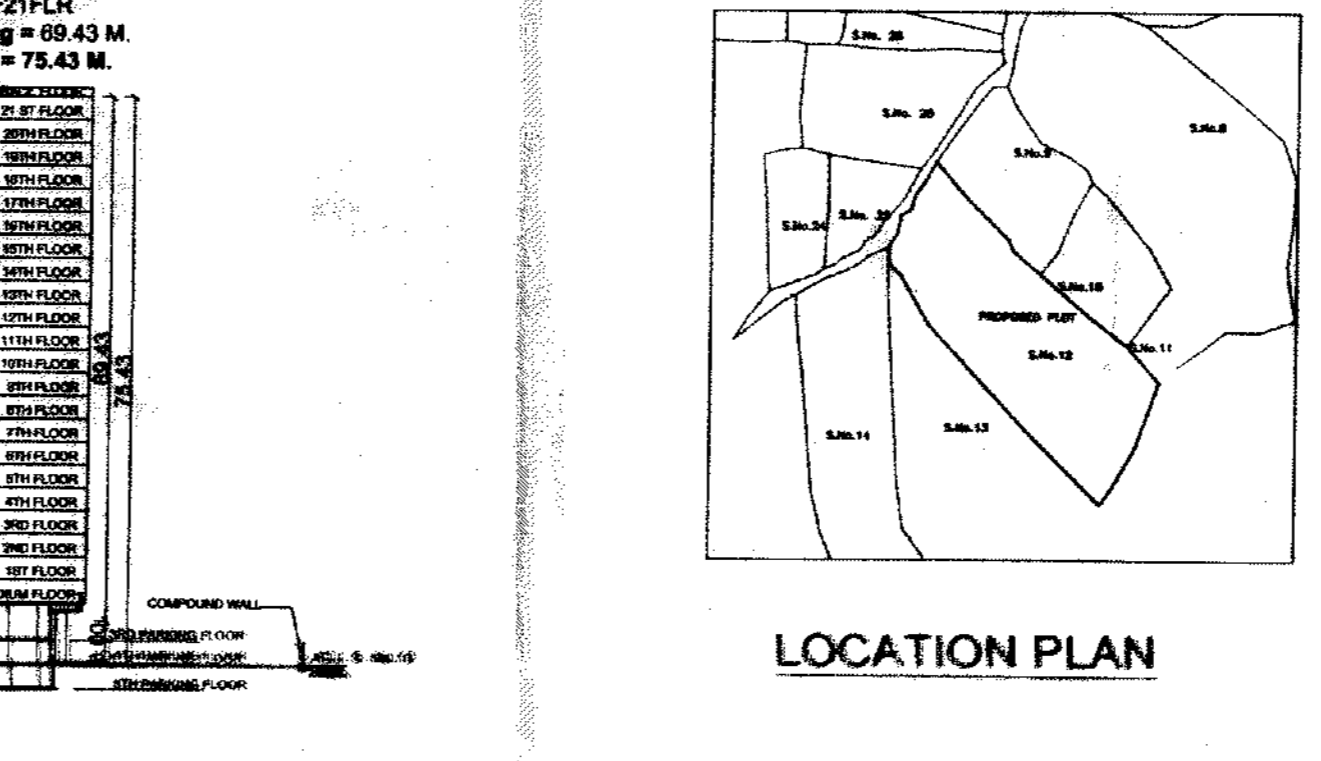
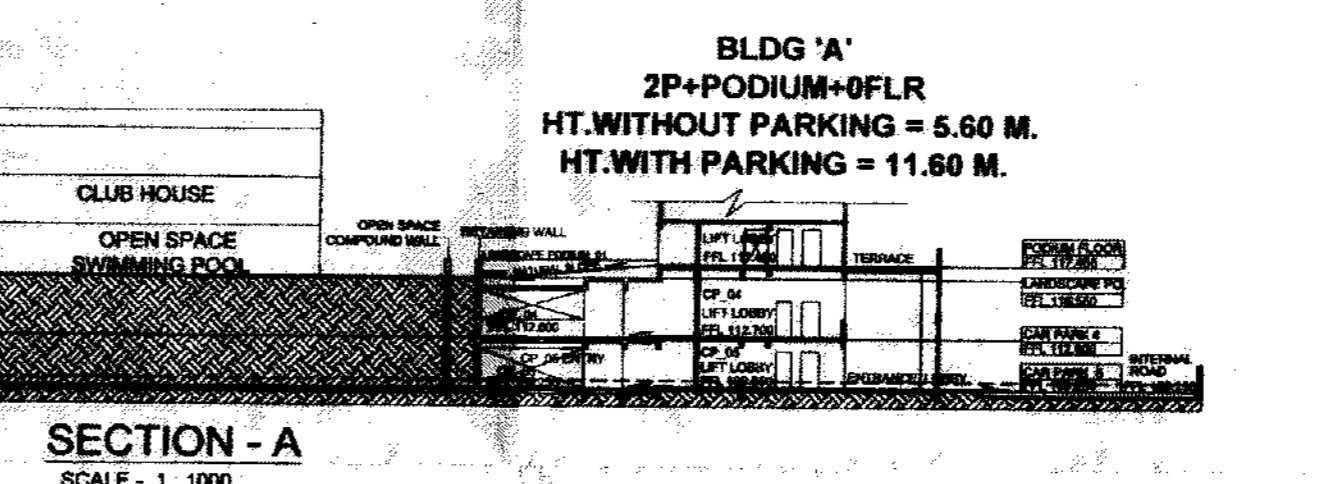
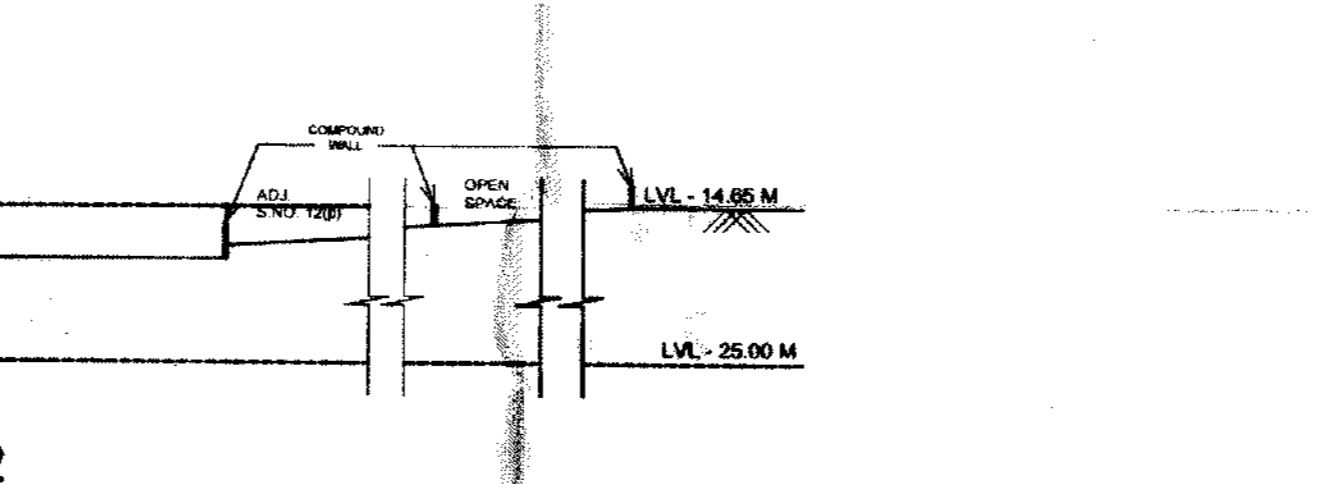
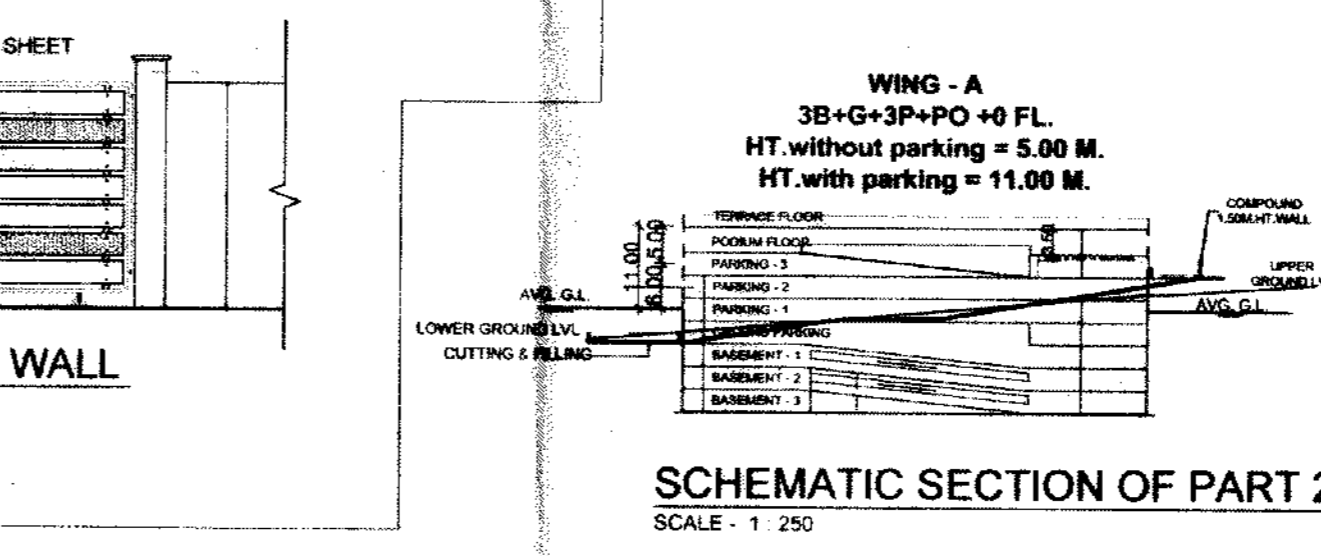
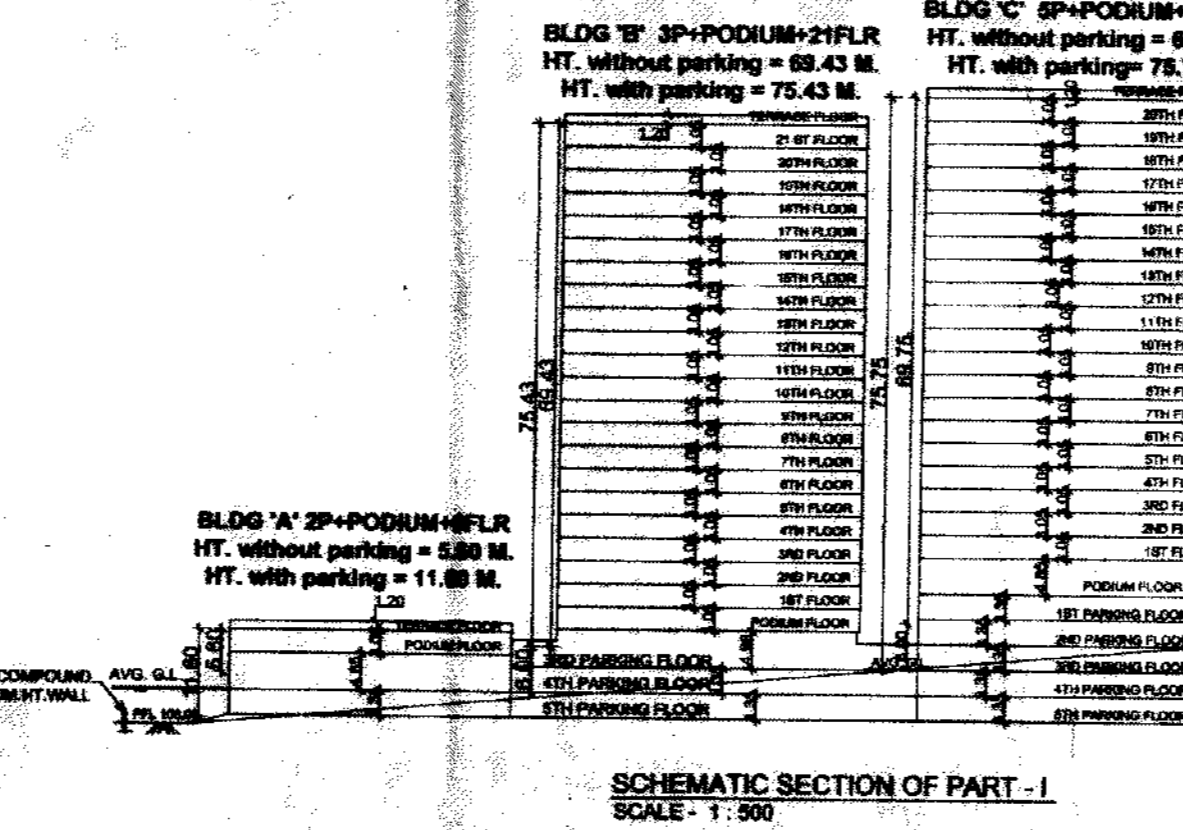
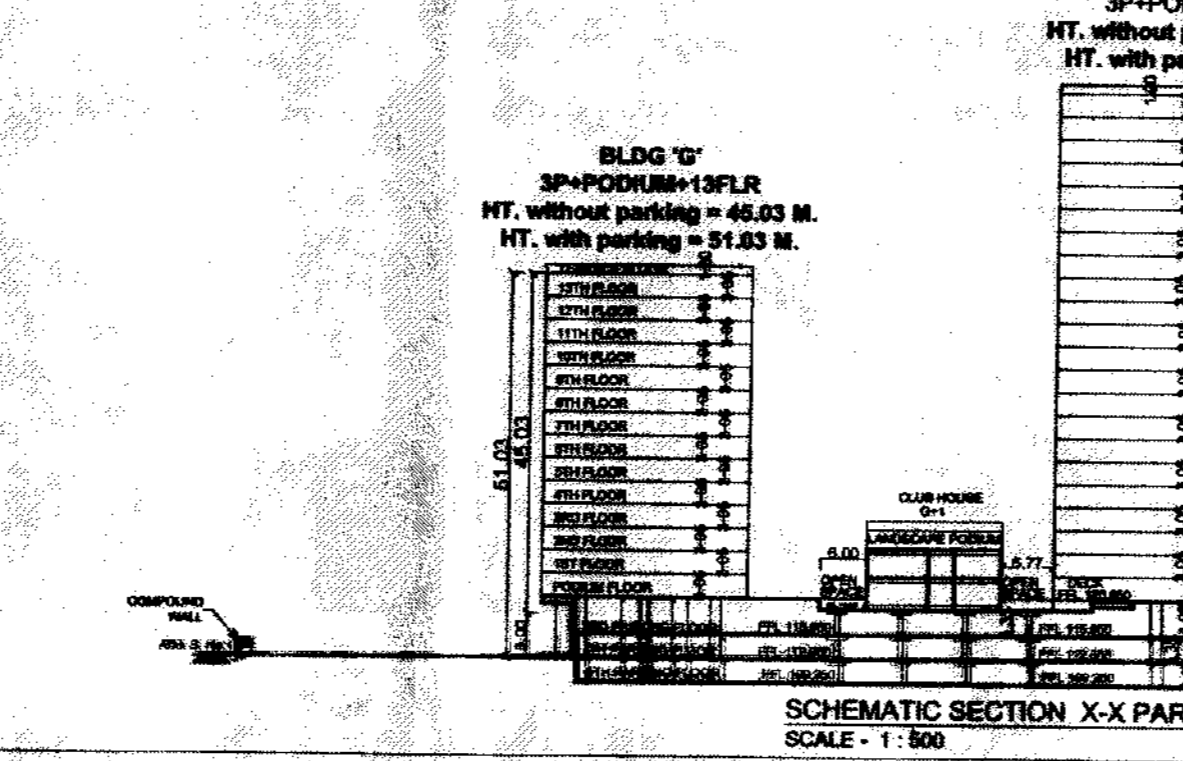
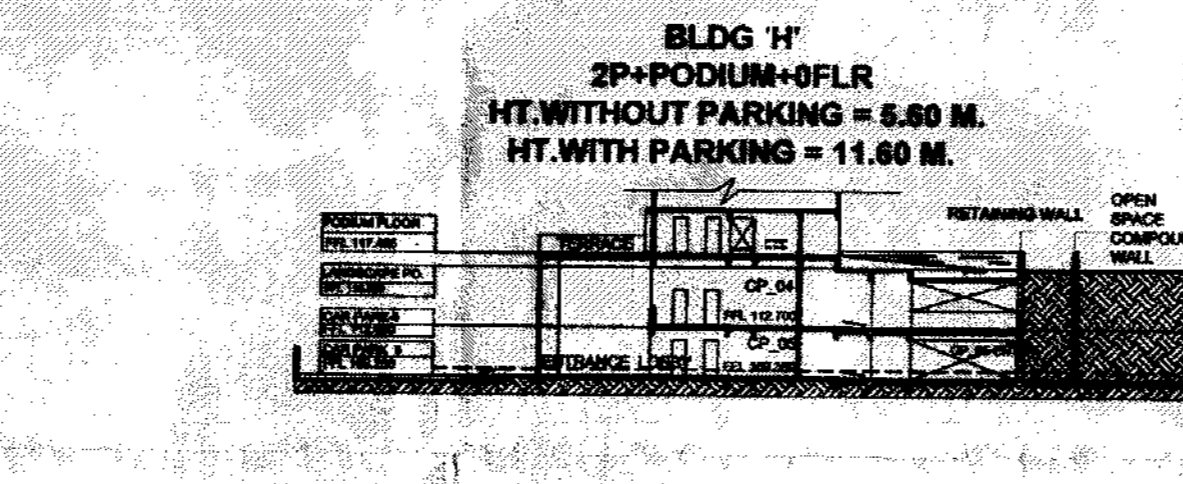
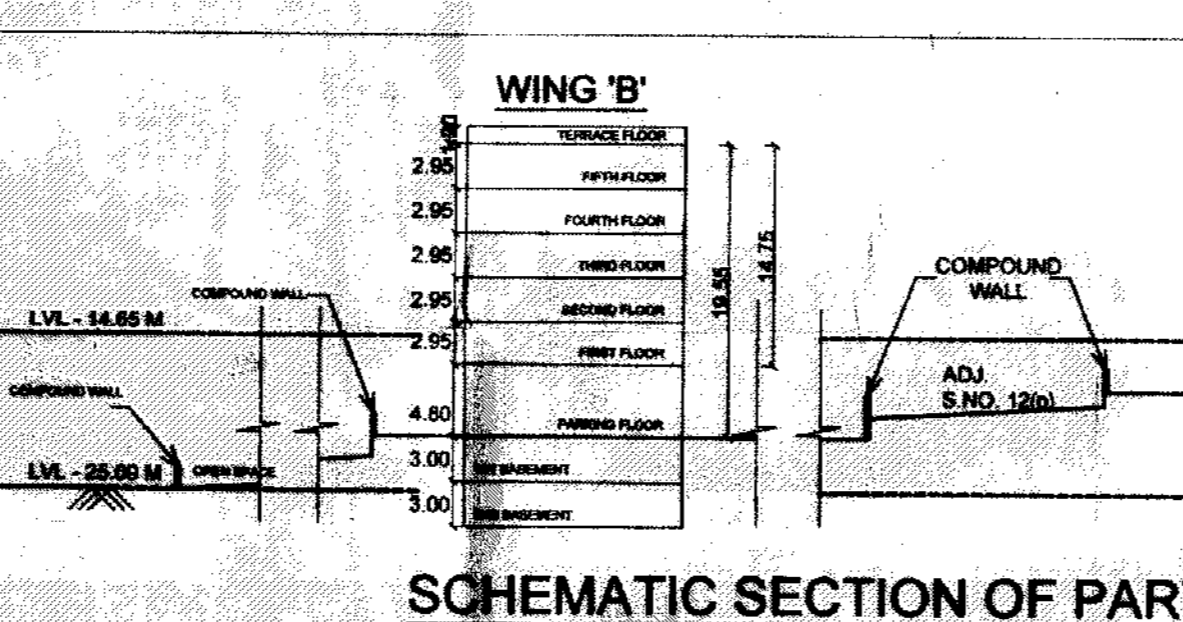
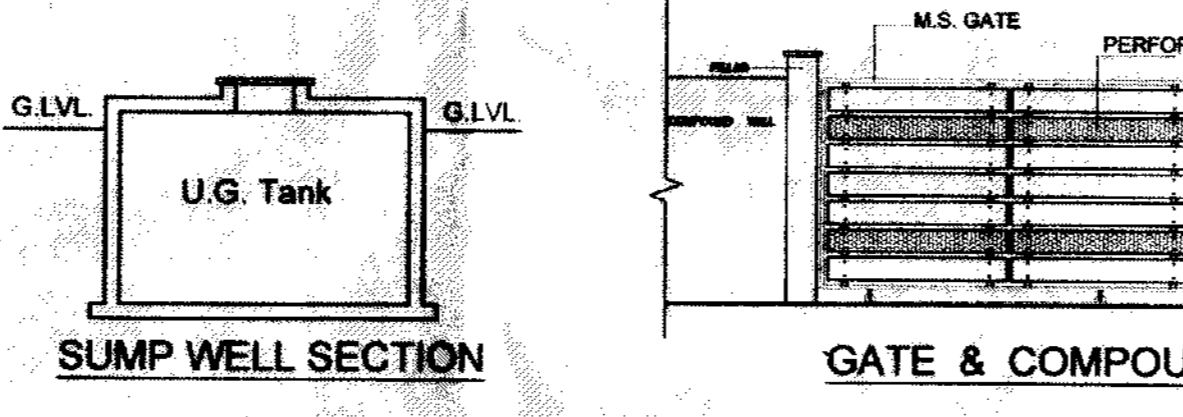
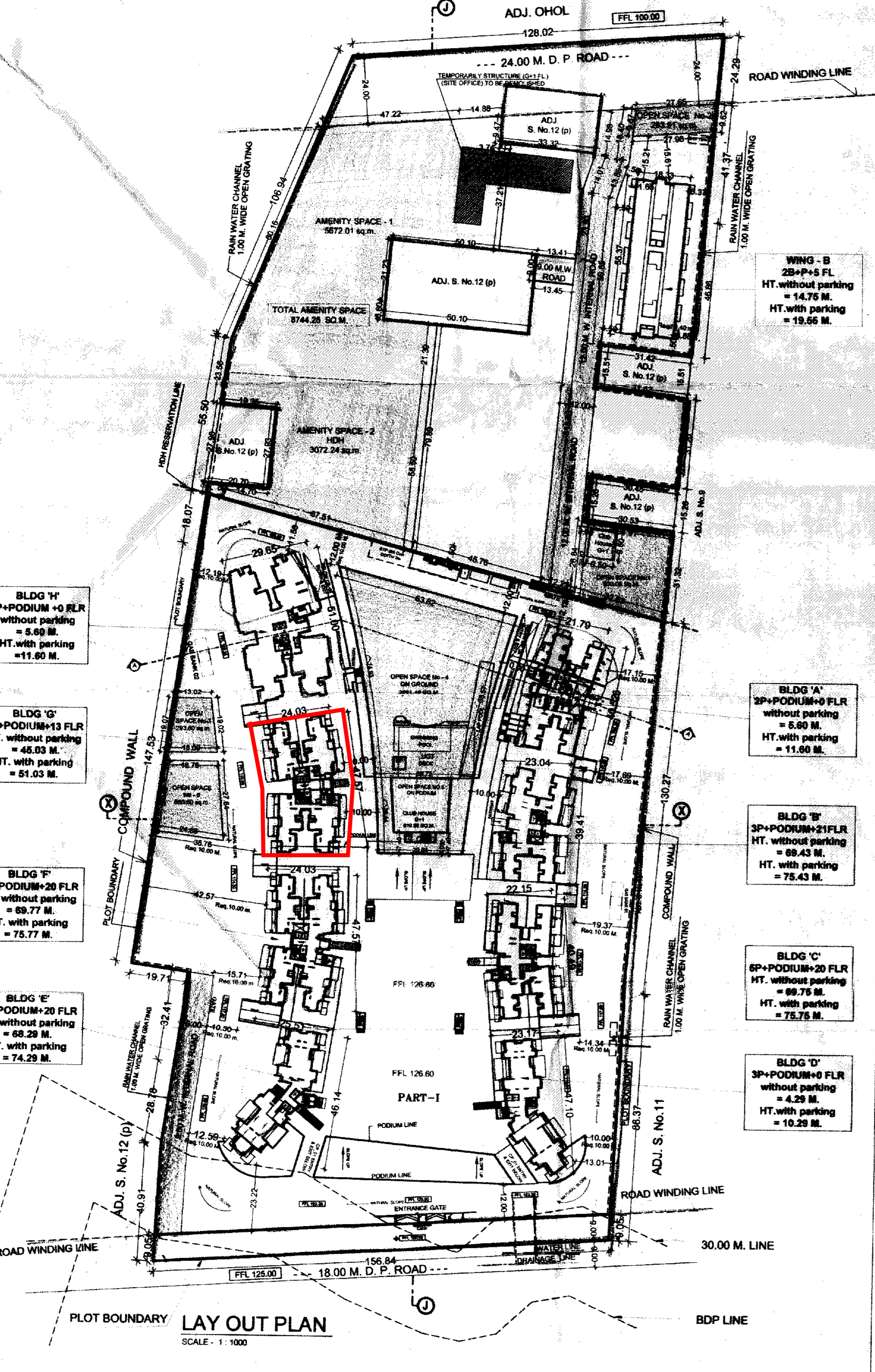
PERMISSIBLE COVERAGE BELOW PARKING	13740.33	6105.19	19845.52
PROPOSED COVERAGE	3476.82	731.17	4207.99
EXCESS COVERAGE			
PERMISSIBLE COVERAGE ABOVE STILT	5496.13	2442.07	7938.20
PROPOSED COVERAGE	3476.82	731.17	4207.99
EXCESS COVERAGE			

**B BALCONY AREA STATEMENT**

a) PERMISSIBLE BALCONY AREA	AS SHOWN	AS SHOWN	AS SHOWN
b) PROPOSED BALCONY AREA	AS SHOWN	AS SHOWN	AS SHOWN
EXCESS BALCONY AREA (TOTAL)			

**C TENEMENT STATEMENT**

a) PERMISSIBLE FLOOR AREA	40148.87	18354.86	58503.73
b) DEDUCT NON-RESIDENTIAL AREA			
c) AREA OF TENEMENTS			58503.73
d) TENEMENTS PERMISSIBLE 3507H (T.D.R)			D. Nos.
e) TENEMENTS PERMISSIBLE 4027H (M.D.H)		5144.47	246 Nos.
f) TENEMENTS PERMISSIBLE 2507H	40148.87	12210.39	1309 Nos.
g) TENEMENTS PROPOSED	341 Nos.	140 Nos.	481 Nos.



**PROPOSED RESIDENTIAL B.P. LAY-OUT PLAN S.NO.12 (g) AT BANER, PUNE.**

NAME, SIGN & ADDRESS OF OWNER:  
 NEO PHARMA PVT. LTD.  
 SH. J. C. OSWAL

833, Mayfair Tower 1, Old Mumbai - Pune Road, Wakolwad, Shivajinagar, Pune-411 005

ARCHITECT:  
 AVINASH NAWATHE ARCHITECTS

ANA 7th Floor Main Street, Baner, Maharashtra, India. OR SE Road, GTS No. 997, Shivajinagar, Pune-18. Tel: 020-2656542, 3442

DATE: 16-12-2012  
 REVISION: R-19  
 13-09-2018

DATE: 16-12-2012  
 REVISION: R-19  
 13-09-2018

**LEGEND**

- 1) PLOT BOUNDARY SHOWN BLACK
  - 2) PROPOSED WORK SHOWN RED
  - 3) WATER LINE SHOWN BLACK DOTTED
  - 4) DRAINAGE LINE SHOWN RED DOTTED
  - 5) EXISTING WORK TO BE RETAINED SHOWN IN BLUE
  - 6) EXISTING WORK TO BE DEMOLISHED IN YELLOW/HATCH
- BRIEF SPECIFICATIONS**
- The Building is Proposed on RCC Frame Structure
  - Foundation upto hard strata as per consultant detail
  - Ext. walls in light weight blocks
  - External surface plastered as per design
  - Internal surface system finish
  - The dado in toilets and in kitchen above kitchen platform
  - Aluminium windows and Bath doors
  - All dimensions shown in the plan are for unfinished/unfaired
  - The internal dimensions shown in the plan are for unfinished surfaces
- CERTIFICATE OF AREA**
- CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECEIVED DEPT / A CITY SURVEY RECORDS. ALL THE INFORMATION BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY & PHOTOCOPY.