SAHEEL LANDMARKS PVT LTD
Office No 210, Sr No 18/2A, V 18, Baner, Baner Gaon, Haveli, Pune-411045

To,

Maharashtra Real Estate Regulatory Authority (MahaRERA)

BKC, E-Block, 7th Floor, Housefin Bhavan, near RBI,

Bandra Kurla Complex, Bandra East,

Mumbai, Maharashtra (400051)

Subject: Clarification with respect to Amenity Space handing over to PCMC.

Sir/Ma'am,

This is to clarify a matter regarding the Proposed Project **"ITrend Chinchwad"** to be developed on **SR.NO. 192A, C.T.S. NO. 3876, Village: Chinchwad Taluka: Pune City, Dist: PUNE – 411033**. As per the Sanction Plan dated **02/02/2024** bearing no. **B.P./Chinchwad/14/2024** the project is divided into multiple buildings, comprising of three residential buildings and an amenity space out of which amenity space, should be handed over to PCMC according to clause 4 mentioned in PCMC APPENDIX 'D-2' **bearing no. BP/I to R/Chinchwad/03/2024** Dated 10/01/2024.

PCMC APPENDIX 'D-2' as attached herewith for reference.

On the above grounds we request you to approve our application at your earliest.

Place: Pune

Date: 07/02/2024

For, Saheel Landmarks Private Limited

SAHEEL LANDMARKS PVT. LTD. PUNE

Mr. Sachin Garg

Authorised Signatory

Scanned with CamScanner

PIMPRI CHINCHWAD MUNICIPAL CORPORATION

APPENDIX – 'D-2'

FORM FOR TENTATIVE APPROVAL OR DEMARCATION OF LAND SUB-DIVISION LAYOUT

BUILDING PERMISSION DEPARTMENT

No BP/ Ltor/Chinchwad/03/2024

Dote :10 /01/ 2024

To

M/s SAHEEL LANDMARKS PRIVATE LIMITED THROUGH ITS DIRECTOR MR. SACHIN BASANTILAL GARG

Sir,

With reference to your application No. ..... dated.19/12/2023 For the land sub-division approval, under Section 18/14 of The Maharashtra Regional and Town Planning Act 1966, read with Section (*) Act o carry Out development work in respect of land bearing Plot No..... Revenue S No.192A Gat No.....Khasara No..... / City Survey No.3876 Final Plot NO. Mauje. CHINCHWAD It is inform you that, land sub division layout is hereby tentatively approved and recommended for demarcation, subject to the following condition;

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting etc and hand it over to the Authority after developing them to the satisfaction of the Authority
3. If you wish that the Authority has to carry out these development works, then you will have to deposit the estimated expenses to the Authority in advance, as decided by the Authority.
4. You will have to handover the amenity space to the Authority before approval of final layout as per Regulation No.3.5. (applicable in case Where owner is not allowed develop)
5. The permission does not entitle you to develop the land which does not vest in you

Deputy Engineers	Executive Engineer	for Joint City Engineer
PCMC Pimpri – 411018	PCMC Pimpri – 411018	PCMC Pimpri – 411018

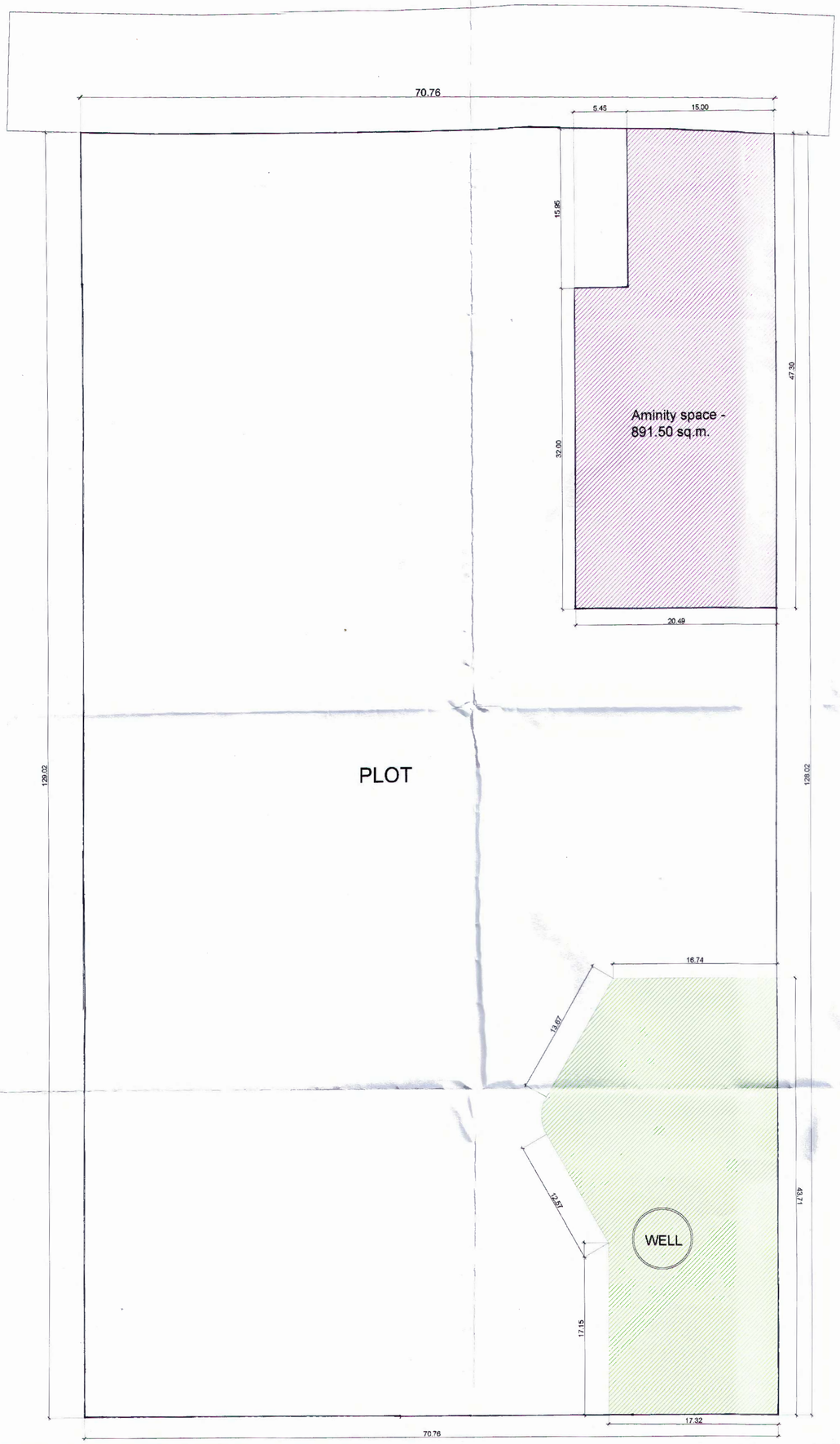
O. C. Signed by City Engineer

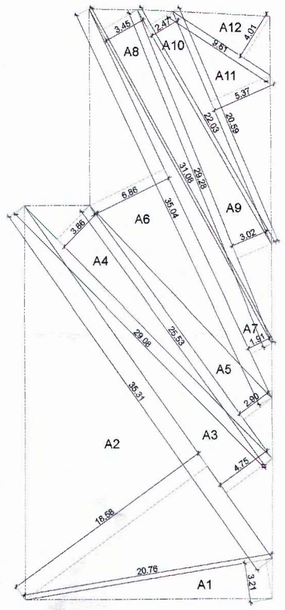
Copy to- 1) Architect Mr. YASH JAIN

2) Hon Collector or his reprenstative Pune.

3) Owner – M/S SAHEEL LANDMARKS PRIVATE LIMITED THROUGH ITS DIRECTOR MR. SACHIN BASANTILAL GARG

4) Bhumi Abhilekh Office / City Survey Office

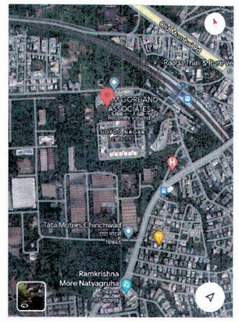


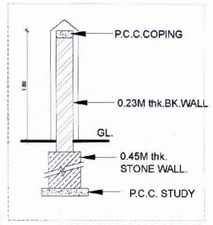


Aminity plot triangulation

1:100

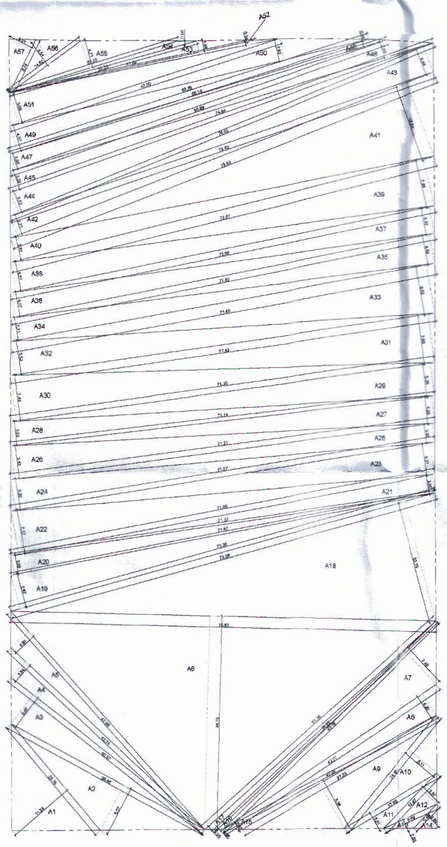
AMINITY PLOT TRIANGULATION AREA			
Triangle	Base	Height	Area
A-01	20.76	3.21	33.32
A-02	35.31	18.58	328.03
A-03	35.31	4.75	83.86
A-04	29.08	3.86	56.12
A-05	25.53	2.90	37.02
A-06	35.04	6.86	120.19
A-07	31.08	1.91	29.68
A-08	31.08	3.45	53.61
A-09	29.28	3.02	44.21
A-10	22.03	2.47	27.21
A-11	20.59	5.37	55.28
A-12	9.61	4.01	19.27
TOTAL			891.50





COMPOUND SECTION

1:100



Plot triangulation 1:50

PLOT TRIANGULATION AREA			
Triangle	Base	Height	Area
A-01	22.78	11.24	127.98
A-02	36.46	8.27	150.77
A-03	40.57	5.97	121.19
A-04	43.74	3.54	77.44
A-05	47.99	3.97	95.18
A-06	70.82	34.79	1232.05
A-07	49.16	7.46	183.40
A-08	42.77	4.20	89.91
A-09	37.33	8.38	156.34
A-10	24.05	6.11	73.48
A-11	17.89	3.31	29.61
A-12	12.67	3.57	22.60
A-13	9.69	2.03	9.85
A-14	5.49	2.80	7.68
A-15	40.20	1.53	30.66
A-16	50.25	0.98	24.74
A-17	51.36	0.98	25.29
A-18	73.26	20.19	739.46
A-19	73.26	5.67	207.62
A-20	71.87	3.09	111.08
A-21	71.85	3.00	107.73
A-22	71.85	7.17	257.73
A-23	71.57	5.31	189.91
A-24	71.57	5.20	186.04
A-25	71.31	3.05	108.76
A-26	71.31	5.45	194.46
A-27	71.14	4.39	156.09
A-28	71.14	3.93	139.62
A-29	71.30	5.35	190.81
A-30	71.30	7.43	264.80
A-31	71.43	7.86	280.73
A-32	71.43	5.53	197.42
A-33	71.80	8.02	287.98
A-34	71.80	3.71	133.28
A-35	71.97	4.83	173.90
A-36	71.97	4.07	146.56
A-37	72.05	4.37	157.45
A-38	72.05	4.81	173.13
A-39	72.67	7.84	284.73
A-40	72.67	3.81	138.35
A-41	75.55	12.84	485.13
A-42	75.55	3.31	124.98
A-43	76.02	4.44	168.70
A-44	76.02	3.63	138.17
A-45	74.64	3.29	122.61
A-46	73.57	2.68	98.55
A-47	65.99	2.66	87.71
A-48	65.16	0.94	30.60
A-49	62.39	4.37	136.18
A-50	61.23	3.62	110.75
A-51	47.00	5.08	119.45
A-52	45.73	0.54	12.32
A-53	41.69	1.88	39.17
A-54	32.23	0.85	13.72
A-55	29.32	4.71	68.99
A-56	14.62	4.54	33.18
A-57	9.74	4.01	19.55
TOTAL			9095.56

STAMP OF APPROVAL

Sanctioned No. B.P(LtoR/Chinchwad/03/2024
Subject to conditions mentioned in the
Office Order No.
aven dated 10/01/2024
Pimpri
Date 10/01/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82

O. C. Signed by
City Engineer

for City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

PERMISSIBLE FSI STATEMENT		
Sr. No.	Description	Area Sq. M.
1	**Total Plot Area**	**8915.00**
a.	As per ownership document (7/12, CTS extract)	8915.00
b.	As per measurement sheet	9095.56
c.	As per site	9095.56
2	**Deductions for**	
a.	Proposed D.P./ D.P. Road widening Area	0.00
b.	Any D.P. Reservation area	0.00
3	**Balance Plot Area(1-2)**	**8915.00**
4	**Amenity Space (if applicable)**	**891.50**
a.	Required	891.50
b.	Adjustment of 2(b), if any	0.00
c.	Balance Proposed	891.50
5	**Net Plot Area (3-4 (c))**	**8023.50**
6	**Recreational Open space (if applicable)**	**802.35**
a.	Required	802.35
b.	Proposed	802.35
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 (Sr. No. 5xbasic FSI)**	**8825.85**
10	**Addition of FSI on payment of premium**	
a.	Maximum permissible premium FSI	4457.50
b.	Proposed FSI on payment of premium	**4457.50**
11	**In-situ FSI / TDR loading**	
a.	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	0.00
b.	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)]	0.00
c.	TDR area(0.9)	0.00
d.	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	**Green FSI (5% of Sr.No. 9)**	**0.00**
13	**Total entitlement of FSI in the proposal**	
a.	[9 + 10(b)+11(d)] or 12 whichever is applicable	0.00
b.	Ancillary Area FSI upto 60% or 80%with payment of charges.	
	i. 60% on Residential Area	0.00
	ii. 80% on Commercial Area	0.00
c.	**Total entitlement (a+b)**	**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)**	**0.00**
		0.00
15	**Total Built-up Area in proposal.(excluding area at Sr.No.17 b)**	
a.	Existing Built-up Area	0.00
b.	Proposed Built-up Area (as per 'P-line')	0.00
c.	Total (a+b)	0.00
16	**F.S.I. Consumed (15/13) (should not be more than serial No.14**	**0.00**
17	**Area for Inclusive Housing, if any**	
a.	Required (20% of Sr.No.5)	0.00
b.	Proposed	0.00

CERTIFICATE OF AREA:
Certificate that the plot under reference was surveyed by me on 29/01/2022 and the dimension of sides etc. plot stated on plans are measured on side and the area so worked out tallies with the area stated in document of ownership/TP Scheme land record Depatrment/City Survey records.

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING AT
SR.NO. 192 (PART), C.T.S. NO. 3878 CHINCHWAD, PUNE - 411019 Signature

OWNER'S DECLARATION -
I/We undersigned confirm that I/We would abide by plans approved by Authority / Collector.I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of techincal person so as to ensure the quality and safety at the work site.

Saheel landmakers private limited through its director Sachin Basantlal Garg Signature

Architect name and signature

Ar.Yash Jain
CA/2019/105086 Signature

Ar. Yash Jain Reg. CA/2019/105086

NORTH	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	Registration No. of Architect	Sheet no
N	SD-NOC-141	1:300	DS	AA	CA/2019/105086	01