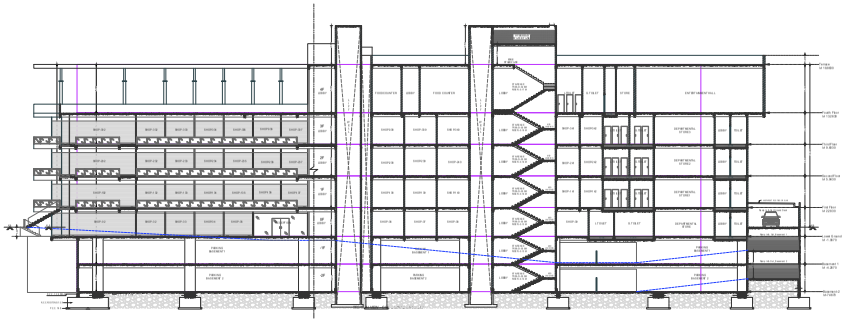
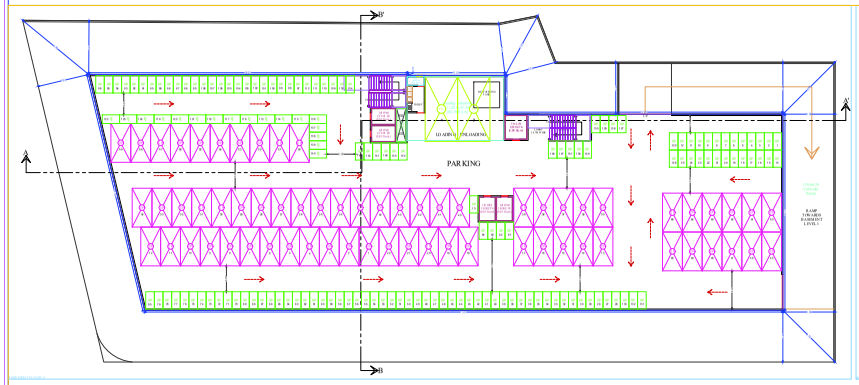


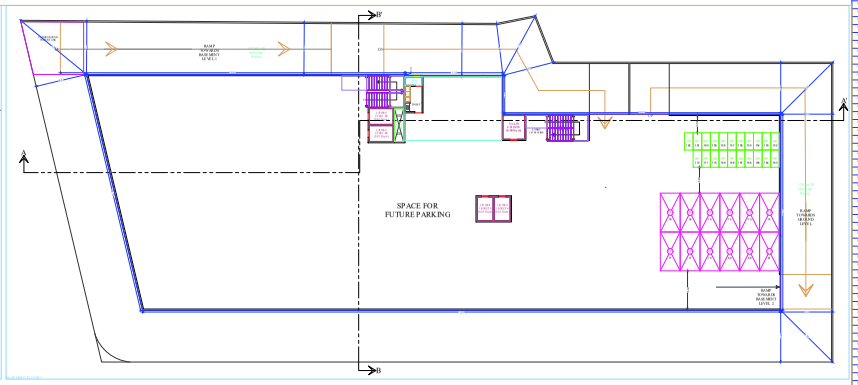
ELEVATION



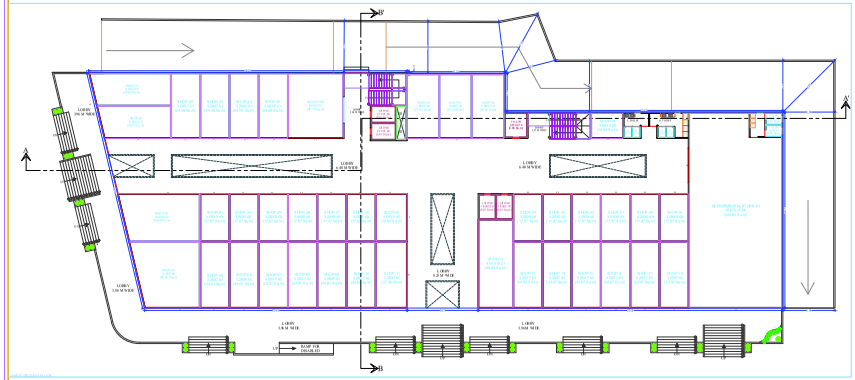
SECTION A-A'



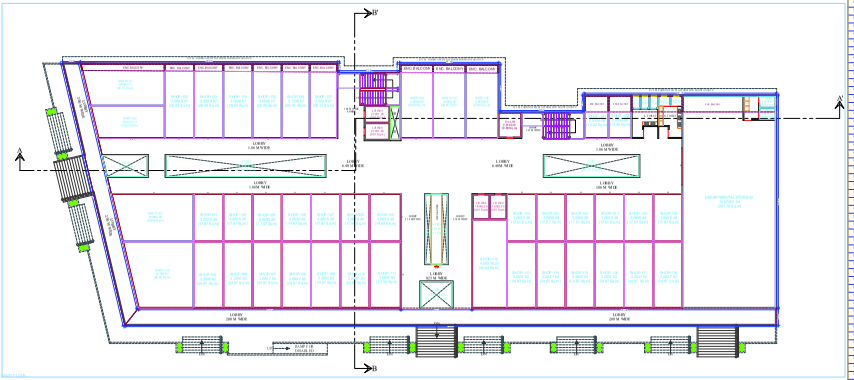
BASEMENT LEVEL 2 FLOOR PLAN



BASEMENT LEVEL 1 FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN

CITY EMPIRE INFRA LLP

BUILDING	FLOOR	FSI AREA											
		COMMA	RESI	HAD.	SPECIAL	IMMED.	PROP.	TERRACE PROP.	LIFT	LIFT WELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSA REA
CITY EMPIRE INFRA LLP	FIRST FLOOR	220.7.72	0.00	0.0.0	0.00	0.00	2.93.2.8	0.00	0.00	20.34	4.0.0	0.0.0	1.14.0.3	21.11.0.8
CITY EMPIRE INFRA LLP	FOURTH FLOOR	143.6.66	0.00	0.0.0	0.00	0.00	19.1.69	0.00	0.00	20.34	4.0.0	0.0.0	0.00	14.07.96
CITY EMPIRE INFRA LLP	THIRD FLOOR	220.7.72	0.00	0.0.0	0.00	0.00	2.93.2.8	0.00	0.00	20.34	4.0.0	0.0.0	1.14.0.3	21.11.0.8
CITY EMPIRE INFRA LLP	SECOND FLOOR	220.7.72	0.00	0.0.0	0.00	0.00	2.93.2.8	0.00	0.00	20.34	4.0.0	0.0.0	1.14.0.3	21.11.0.8
CITY EMPIRE INFRA LLP	LOWER GROUND FLOOR	183.6.60	0.00	0.0.0	0.00	0.00	0.00	0.00	0.00	20.34	4.0.0	0.0.0	0.00	18.06.60
CITY EMPIRE INFRA LLP	BASEMENT FLOOR 1	0.00	0.00	0.0.0	0.00	0.00	0.00	0.00	0.00	0.0.0	0.0.0	0.0.0	0.00	0.00
CITY EMPIRE INFRA LLP	BASEMENT FLOOR 2	0.00	0.00	0.0.0	0.00	0.00	0.00	0.00	0.00	0.0.0	0.0.0	0.0.0	0.00	0.00
CITY EMPIRE INFRA LLP	Total	1017.1.72	0.00	0.0.0	0.00	0.00	10.71.1.3	0.00	0.00	154.70	20.30	0.0.0	2.14.0.6	98.72.2.1

PREMIUMS

R.Index	Rate of FSI (on rate of (4) 1)	Premium FSI (on rate of (4) 1)	TDR (on rate of (4) 1)	Incentive FSI for green build up (on basic FSI)	Ancillary Area 60% of (3+4+5)	Amenity Area 40% of (3+4+5)	Total	Inclusive Housing (20 % if Applicable	Drawing Value
1	1.10	0.00	1.4.0	0.0.0	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.0.0	0.00	0.00	0.00	0.00	0.00
3	1.10	0.00	1.4.0	0.0.0	0.00	0.00	0.00	0.00	0.00
4	38.66.66	167.6.66	470.3.99	0.0.0	0.00	4.306.42	143.76.0.4	0.00	0.00
5	38.66.66	167.6.66	0.00	0.0.0	0.00	4.306.70	98.72.2.1	0.00	987.2.23
6	1.10	0.49	0.00	0.0.0	0.00	0.00	1.09	0.00	0.00

Area Statement of Existing and Reservation

Description of area of all floors		Area exempted as per bylaws	Quantity of FSI/TDR generated	Incentive, if any	Total Quantity of FSI/TDR generated	Area developed for Off site action	Remaining area for DRC generation

Parking Check (Table 9B)

Building Name	USE	REQUIRED		NO. OF Tenements	PROVIDED	
		car	Scooter		car	Scooter
CITY EMPIRE INFRA LLP	Commercial	2	6	594.6.71	1.19.0.7	3.58.0.3
Total	-	-	-	-	1.19.0.7	3.58.0.3

Parking Check As Per Reducing Factor - 0.40

Building Name	Required		Proposed		Status
	Certified Car	Scooter	Certified Car	Scooter	
Total	76	172	76	1.72	OK

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
CITY EMPIRE INFRA LLP	V	0.90	0.90	40

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
CITY EMPIRE INFRA LLP	RES	6.20	2.70	1
CITY EMPIRE INFRA LLP	RES	3.40	2.70	1
CITY EMPIRE INFRA LLP	RES	3.90	2.70	1
CITY EMPIRE INFRA LLP	RES	3.20	2.70	4
CITY EMPIRE INFRA LLP	RES	7.60	2.70	4
CITY EMPIRE INFRA LLP	RES	13.01	2.70	4
CITY EMPIRE INFRA LLP	RES	1.20	2.70	110
CITY EMPIRE INFRA LLP	RES	10.67	2.70	4
CITY EMPIRE INFRA LLP	RES	3.10	2.70	3
CITY EMPIRE INFRA LLP	RES	3.05	2.70	3
CITY EMPIRE INFRA LLP	RES	2.83	2.70	3
CITY EMPIRE INFRA LLP	RES	2.35	2.70	3
CITY EMPIRE INFRA LLP	RES	4.27	2.70	3
CITY EMPIRE INFRA LLP	RES	3.76	2.70	5
CITY EMPIRE INFRA LLP	RES	0.80	2.70	20
CITY EMPIRE INFRA LLP	RES	4.40	2.70	3



Project Details

Building Type : Building Constructed
Site Type : Residential Zone with Shop line (R2)
Addition : Non-Conforming
Site No :-
Site No. to NS-1
Site No. to Hay No. - 49
Street No. - 1
Use or Name list : Mixed Office AM Cabinet plot 100 sqm
Site Name : Shops on
Private Value : 0.00

LEGENDS:

PLOT BOUNDERY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
EXISTING WORK SHOWN BLACK
ENCLOSED RAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN RAL SHOWN GRAWN
EXISTING SHOWN BLUE HATCHED





Signature valid

Digitally signed by Ghanshyam Vishnu Kasnoo Waghade
Date: 2025.09.29 20:46:18 IST
Reason: Approved
Location: Pune, Maharashtra
Project Code : DCR/CAR/231200
Application Number : DCR/231200
Proposal Number : 257122
Certificate Number : DCR/CAR/0123/25/P/U/03963

Performa 1 Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout, No. and subplot No.	3359.71
(a) As per ownership document (7/12, CTS extract)	3359.71
(b) as per T.L.R or City Survey measurement sheet	3359.71
(c) as per Demarcated drawing area	3371.85
LESS	
2. Area not in possession	0.00
3. Encroachment (1-2)	3359.71
4. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area (Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(c) Total (a+b)	0.00
5. Balance area of plot (3-4)	3359.71
6. Amenity Space	0.00
(A)p) table if (1) > 20000 sqmt	-
(Required a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	3359.71
8. Recreational Open Space	
(a)(If area (5) is more than 4000 sqmt - 10 % of (5) is required.	0.00
Proposed ____	0.00
(b)(If area is less than 4000 sqmt - Check - -	
9. If it is a sub-division like 1,2,126,41/plots: As per 7.12 abstract or City Survey Number - No Recreational open space is required	
10. If it is subdivision like 1,2, 2/3, 1,25/1, 41/41 etc then recreational open space is required.	
(a) 10 % Subject to minimum 200 sqmt	0.00
Proposed ____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 10 %	
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

Certificate of Area
Certified that the plot under reference was surveyed by me on and as per the site measurement the area is as detailed explain above. Boundaries are fixed and the above area tallies with the area stated in document of Ownership/ T.P. Scheme/ Recasted Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. And I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner / p name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Owner details

Owner of the Unit	Plot no/ Add area	Contact Number
CITY EMPIRE INFRA LLP	Gr.floor, Land, Cts no.1/Part, Pimpri Road, Pune, Pune, Maharashtra, India, 411018	9 8206 700 88
HARISH SURESH SONOTRE	Plot No.8 S.Vijay Co-op. Hsg. Soc. Ltd., Cts no.8, Ashok Nagar, Nigdi, Pune, Maharashtra, India, 411044	
SHIRISH SURESHPANT ASHAYAL	1003 Shivneri apartment, Ashok Nagar, Nigdi, Pune, Maharashtra, India, 411044	
BALMAYYAO IRISH MASKARE	Near Rajguru Petrol Pump, Pune Nashik Highway, Bhosari, Pune, Maharashtra, India, 411039	
BHUSHAN THANGAVI	R 120 3, Khadki Ind Area, Opp Kirkee Bazar, Khadki, Pune, Maharashtra, India, 411003	
ASHISH DILIPRAO POTE	Ground floor, Nagar, Bhosari, Pune, Maharashtra, India, 411039	
SAU SHEELA SURESH SONOTRE	1003, Shivneri Co-Hsg. Soc. Ltd., Ashok Nagar, Nigdi, Pune, Maharashtra, India, 411044	

Name of Owner : CITY EMPIRE INFRA LLP Through Partners Harish Suresh Gohotre, Shishir Sureshpant Agrawal, Sau. Mayo Girish Nagpure, Bhushan Thangavi Ashtekar, Bhavesh Pralhad Patil, Sau. Sheela Suresh Gohotre
Postal Address : Golden Leaf, Girija Vihar, Pathadgaon Ring Road, Amravati 444603

DESCRIPTION OF PROJECT :
Type of Proposed : Commercial
BUILDING ON CTS NO.S/SURVEY NO.-40

SITE ADDRESS :
PLOT NO.1-1,S.1, NO. 49/2, 49/3/B, MOUJE: SHIGAON

Name of Licensed Architect / Engineer / Supervisor

SCALE	NAME OF MAP FILE
2	1.Plan.dwg 2.Elevation & Sections.dwg 3.Location Plan.dwg

SIGNATURE OF OWNER

Signature Valid

SHEET NO.	SCALE 1:100	Date: 15/08/25
1/1	JOB No. DCR/CAR-25-02/2F	-

SUBMISSION DRAWING