CITY/GAYATRI RAW LAY

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROT.	PROT.				SHAFT	Deductions	PUA AREA
CITY EMPIRE INFRA LLP	FIRST FLOOR	2,007.72	0.00	0.00	0.00	0.00	292.28	0.00	0.00	28.64	4.66	0.00	114.83	2111.66
CITY EMPIRE INFRA LLP	FOURTH FLOOR	14.38.98	0.00	0.00	0.00	0.00	191.66	0.00	0.00	28.64	4.66	0.00	0.00	140.7.66
CITY EMPIRE INFRA LLP	THIRD FLOOR	2,007.72	0.00	0.00	0.00	0.00	292.28	0.00	0.00	28.64	4.66	0.00	114.83	2111.66
CITY EMPIRE INFRA LLP	SECOND FLOOR	2,007.72	0.00	0.00	0.00	0.00	292.28	0.00	0.00	28.64	4.66	0.00	114.83	2111.66
CITY EMPIRE INFRA LLP	LOWER GROUND FLOOR	1818.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.64	4.66	0.00	0.00	1821.66
CITY EMPIRE INFRA LLP	BASEMENT FLOOR 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CITY EMPIRE INFRA LLP	BASEMENT FLOOR 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CITY EMPIRE INFRA LLP	Total	10,17.72	0.00	0.00	0.00	0.00	1071.33	0.00	0.00	194.71	29.30	0.00	344.49	9972.33

FSI DETAILS

Sr.No	Block FSI (on entire Plot) %	Premium FSI (on entire Plot) %	TDR (on entire Plot) %	15 mtrs wide D.P. Road widening area (admissible @ Applicable on balance FSI)	Ancillary Area 40 % of (2.4) =0.40	Ancillary Area 60% of (2.4) =0.40	Total	Inclusive Housing (20 %) (If Applicable	Eligible Value
0.1 Front side to Sr.No.	1.10	0.00	1.40	0.00	0.00	0.00	0.00	0.00	0.00
0.2 Existing Consumed area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.3 Balance index to be Consume	1.10	0.00	1.40	0.00	0.00	0.00	0.00	0.00	0.00
0.4 Total Permissible FI on area	30.00.00	9870.00	470.3.00	0.00	0.00	4300.42	14376.54	0.00	0.00
0.5 Proposed F.I.s.r.f.a. (Grand consumed Ar.)	30.00.00	9870.00	0.00	0.00	0.00	4296.76	9872.3	0.00	9872.3
0.6 Net as Consumed	1.10	0.00	1.40	0.00	0.00	0.00	1.00	0.00	0.00

Area Statement (Computation)

Description of area statement			Area (sq.mtrs) as per Regd. Valuer	Deduction (if any)	Unit area (sq.mtrs)	Total Built-up area (BUA) FSI generation	Area considered for BUA built up	Permissible area for FSI generation

Parking Check (As Table 9B)

Building Name	USE	REQ. RATIO		NO. OF Tenements	PROVIDED		
		car	Scooter		car	Scooter	
CITY EMPIRE INFRA LLP	Commercial	2	6	39.46.71	116.97	396.82	
Total	-	-	-		116.97	396.82	

Parking Check (As Per Width Wise Regd. Area)

Building Name	Required			Provided			Status
	Car Min. Req.	Scooter	Car Min. Req.	Scooter			
Total	78	172	78	172	OK		

SCHEDULE OF OPENING

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

SCHEDULE OF OPENING

BLD NAME	MARK	LENGTH	HEIGHT	NOS.
CITY EMPIRE INFRA LLP	H1	6.09	2.75	1
CITY EMPIRE INFRA LLP	H1	3.90	2.75	1
CITY EMPIRE INFRA LLP	H1	3.90	2.75	1
CITY EMPIRE INFRA LLP	H1	3.90	2.75	4
CITY EMPIRE INFRA LLP	H1	7.62	2.75	4
CITY EMPIRE INFRA LLP	H1	10.21	2.75	4
CITY EMPIRE INFRA LLP	H1	3.28	2.75	112
CITY EMPIRE INFRA LLP	H1	16.47	2.75	4
CITY EMPIRE INFRA LLP	H1	3.13	2.75	3
CITY EMPIRE INFRA LLP	H1	3.90	2.75	3
CITY EMPIRE INFRA LLP	H1	2.62	2.75	3
CITY EMPIRE INFRA LLP	H1	2.90	2.75	3
CITY EMPIRE INFRA LLP	H1	4.27	2.75	3
CITY EMPIRE INFRA LLP	H1	3.76	2.75	3
CITY EMPIRE INFRA LLP	H1	5.00	2.75	20
CITY EMPIRE INFRA LLP	H1	4.00	2.75	3

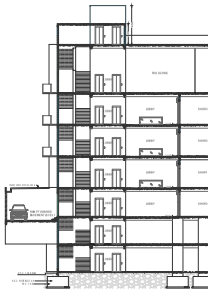


Project Details

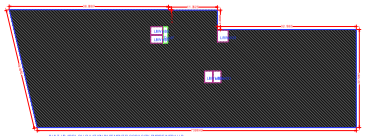
Building Type :- Building De-using mast
Case Type :- Re-deliver De-use with Shop line (Ph I)
Case Status :- No Kiln good act
Plot Area :-
Plot No. :- 1+1/3/1
City No. (Survey) No. :- 4 B
Street No. :- /
Case No. Intact :- Main Office AMC) Area grid 16 Super
Plot # Name :- Site gaon
Plot sale Value :- 0.00

LEGENDS:

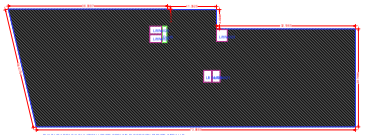
RCC TREE/BUSHY SHADOW PATTERN
FINISH COLLECTION / SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLU SED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHADEN BLUE WATCHED



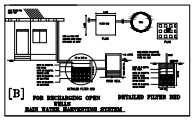
SECTION B-B'



BUILT UP AREA CALCULATION BASEMENT FLOOR CITY EMPIRE INFRA LLP

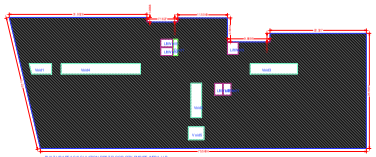


BUILTUP AREA CALCULATION LOWER GROUND FLOOR CITY EMPIRE INFRA LLP

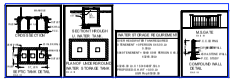


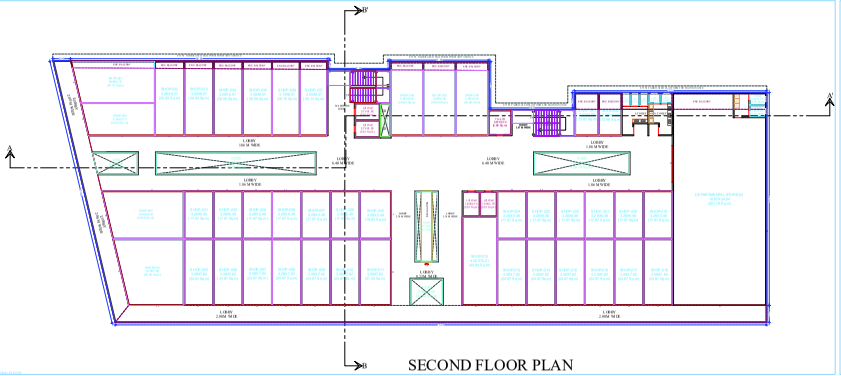


BUILT UP AREA CALCULATION BASEMENT FLOOR 1 CITY EMPIRE INFRA LLP

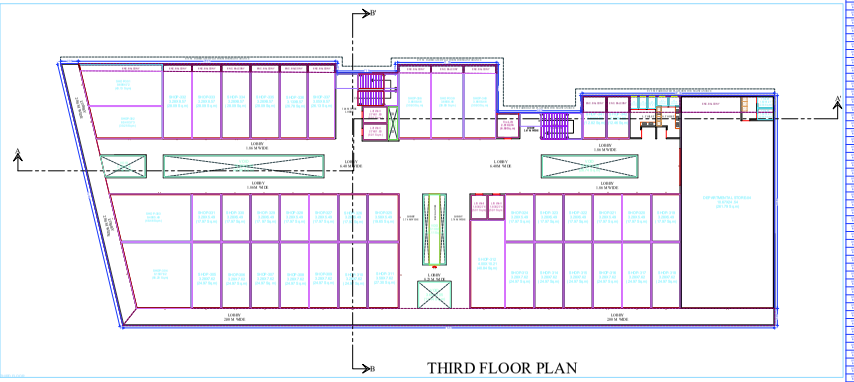


BUILTUP AREA CALCULATION FIRST FLOOR CITY EMPIRE INFRA LLP

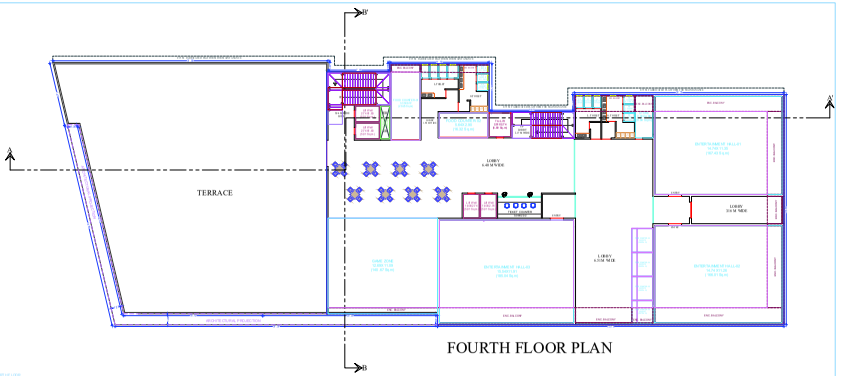




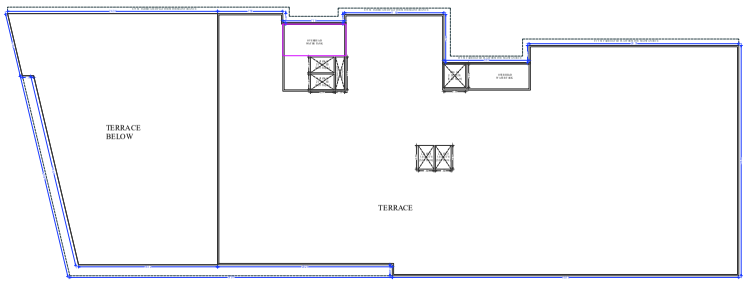
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

SCHEDULE OF OPENING

BLD NAME	MARK	LENGTH	HEIGHT	NOS.
CITY EMPIRE INFRA LLP	H1	6.09	2.75	1
CITY EMPIRE INFRA LLP	H1	3.90	2.75	1
CITY EMPIRE INFRA LLP	H1	3.90	2.75	1
CITY EMPIRE INFRA LLP	H1	3.90	2.75	4
CITY EMPIRE INFRA LLP	H1	7.62	2.75	4
CITY EMPIRE INFRA LLP	H1	10.21	2.75	4
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CITY EMPIRE INFRA LLP	H1	3.90	2.75	3
CITY EMPIRE INFRA LLP	H1	2.62	2.75	3
CITY EMPIRE INFRA LLP	H1	2.90	2.75	3
CITY EMPIRE INFRA LLP	H1	4.27	2.75	3
CITY EMPIRE INFRA LLP	H1	3.76	2.75	3
CITY EMPIRE INFRA LLP	H1	5.00	2.75	20
CITY EMPIRE INFRA LLP	H1	4.00	2.75	3

Signature valid

Digitally signed by Ghanshyam Vithaldas Wagholikar
Date: 2025.09.29 20:06:39 IST
Reason: Approved
Location: Pune, Maharashtra
Project Code : DCR/CAR/0230/1200
Proposal Number : 257024
Certificate Number : DCR/CAR/0230/APU/03963

Performa 1 / Area Statement

1. Area of plot (Minimum area of s. 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. Extra area (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
(Total area)	0.00
5. Balance area of plot (3-4)	3359.71
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required at) 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 (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
9. If it is full number like 1,2,125,41/Gat.c 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, 125/1, 41/B1 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 bonus 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 demarcation done by the Authority / Deputy Superintendent of Land Records and the boundaries and dimensions with the area stated in document of Ownership / T.P. Scheme / Recruited 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. Also 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 (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Owner details

Owner of the Area	Plot/ all Address	Contact Number
CITY EMPIRE INFRA LLP	Gr.floor, Land, Gr.to Vithal Rukmai Marg, Road, Ambegaon, 411046	9 8206 700 88
HARISH SURESH SONOTRE	Plot No.8 S/Gaj Gr.floor, Land, Gr.to Vithal Rukmai Marg, Ambegaon, Ambegaon Land and 411046 Ambegaon	
SHIRISH SUREBHPANT ASHAWAL	S/O Shrikant pant Ashawal Gr.floor, Land, Gr.to Vithal Rukmai Marg, Ambegaon, Maharashtra 411046	
BALMAYAO IRISH MAGPURE	Near Rajgad Bhavan, Gr.floor, Land, Gr.to Vithal Rukmai Marg, Ambegaon, Maharashtra 411046	
BHUSHAN THANGAI	B 102-3, Mayfair Lavasa Gr.floor, Land, Gr.to Vithal Rukmai Marg, Ambegaon, Maharashtra 411046	
ASHISH DILIPRAO POTE	Sawan Nr. Nagar, Shirsgaon, Ambegaon, Maharashtra 411046	
SAU SHEELA SURESH SONOTRE	S/O. Suresh Gr.floor, Plot No.8 S/Gaj Gr.floor, Land, Gr.to Vithal Rukmai Marg, Ambegaon, Maharashtra 411046	

Name of Owner : CITY EMPIRE INFRA LLP Through Partners Harish Suresh Sonotre, Shishir Sureshpant Agrawal, Sau Mayo Girish Nagpure, Bhushan Thangavi Jachan Bhavan Pune, Sau Sheela Suresh Sonotre ...

Postal Address : Golden Leaf, Girija Vihar, Ambegaon Ring Road, Ambegaon 411046 (P)

DESCRIPTION OF PROJECT :

Type of Proposal : Commercial

BUILDING ON CTS NO./SURVEY NO.-40

SITE ADDRESS :

PLOT NO.1+1/3/1, S. NO. 40/2, 40/3/B, MOUJE: SHIVGAON

Name of Licensed Engineer / Architect / Supervisor

SCALE	NATURE OF DRAWING
2	Proposed Building Floor Plan

Signature valid

DRAWING NO. / SHEET NO.	SCALE: 1:100	Date: 15/08/25
2/3	JOB No. DCR/CAR/0230/APU/03963	-

SUBMISSION DRAWING