

Date: 25/04/2025

**ARCHITECT'S CERTIFICATE**

**TO WHOMSOEVER THIS MAY CONCERN**

This is to certify that the construction of the following building is approved by Pune Municipal Corporation.

**Project Name:**

SNEHA COMPLEX 119 TOWER under Sahakari Gruha Rachana Sanstha Sangh Maryadit,  
S. No.119, H. No. 4/2/3/4/5A & 5B + S. No.119/4, H. No. 6 to 13 + S. No.116/4, H. No. 1 + 5,  
Warje, Pune 411058.

**A) Plot Area Statement of Society:**

1. Total Plot area as per the sanctioned plan:
  - a. Phase I: 2500.00 SQ.M.
  - b. Phase II: 4000.00 SQ.M.
  - c. TOTAL: 6500.00 SQ.M.
2. Ground Coverage (slab area per floor) of the society:
  - a. Phase I: 321.80 SQ.M.(STILT) + 84.84 SQ.M. (G.F.)
  - b. Phase II: 667.18 SQ.M.
  - c. TOTAL: 1078.82 SQ.M.
3. Total built-up area of the society:
  - a. Phase I: 2425.00 SQ.M.
  - b. Phase II: 3897.84 SQ.M.
  - c. TOTAL: 6322.84 SQ.M.
4. Commercial built-up area of society:
  - a. Phase I: NIL
  - b. Phase II: 197.91 SQ.M.
  - c. Total: 197.91 SQ.M.
5. Residential built-up area of society:
  - a. Phase I: 2425.00 SQ.M.
  - b. Phase II: 3694.68 SQ.M.
  - c. TOTAL: 6119.68 SQ.M.



AR. AKSHAY MANTRI

CA/2019/104470

A handwritten signature in blue ink, appearing to read "Ar. Akshay Mantri".

**6. COMMON OPEN SPACE FOR ALL:**

- a. Phase I: 250.00 SQ.M.
- b. Phase II: 408.62 SQ.M.
- c. TOTAL: 658.62 SQ.M.

**7. COMMON AMENITY SPACE FOR ALL: NIL**

**8. Construction on open space (if any): NIL**

**9. COMMON INTERNAL ROAD:**

- a. Phase I: 83.25 SQ.M.
- b. Phase II: 323.69 SQ.M.
- c. TOTAL: 406.94 SQ.M.

**10. If there is more than one society on the same sanctioned plan, then proportionate area to be conveyed to society including open amenity space.**

**B) FSI Statement:**

• Allowable FSI and area (in SQ.M.)	6348.69 SQ.M.
• Consumed FSI and area (in SQ.M.)	6348.69 SQ.M.
• Balance FSI and area (in SQ.M.)	0.00 SQ.M.

**C) Tenement Statement:**

1. Tenements as per the sanctioned plan: 154 flats + 9 professional offices
2. Tenements at actual: 154 flats + 9 professional offices
3. Tenements as per completion certificate: 154 flats + 9 professional offices

**4. NOTE: There is no buildable balance FSI is left to be consumed.**



Yours sincerely,  
 Ar Akshay Rajendraji Mantri,  
 Paradox Design Atelier,  
 (CA/2019/104470)

