REFUGE AREA (TYPICAL - A BLDG)

FLOOR	X	TENEMENTS PER FLOOR	X	PERSON	=	TOTAL NO OF PERSON	X	0.30 SQM PER PERSON	=	TOTAL
3	X	10	X	5	=	150	X	0.30	=	45.00
		0		0		0		0.00		0.00

ADDITIONAL REFUGE AREA FOR HANDICAPPED PERSON

FLOOR	TENEMENTS PER FLOOR	X	PERSON	=	TOTAL NO OF PERSON IN BLDG.		Additional Refuge area For every 25% Person = 1 person		For per 200 Person = 1 sqm. Additional Refuge area
14	X	10	X	5	=	700	=	035	= 3.50
TOTAL REQUIRED REFUGE AREA PER FLOOR									48.50
TOTAL PROPOSED REFUGE AREA PER FLOOR									51.00

MHADA BLDG. AREA STATEMENT

MIN. REQ. AREA	2101.98
PROPOSED AREA	2102.33
NOS. TOTAL TENEMENTS NO.	37

TENEMENT STATEMENT

	NOS.
WITHOUT MHADA	235
MHADA	37
TOTAL TENEMENTS NO.	272

OVER HEAD WATER REQUIREMENT

RESIDENTIAL

TENEMENT			PERSONS		LTRS.		TOTAL	
272		x	5	x	135	=	183600.00	LTRS.
					TOTAL	=	183600.00	LTRS.

COMMERCIAL

FOR OTHER BUSINESS AREA
(As per Table no. 12A Page no. 229 Page no. 223 & As per Table no. 9A Page no. 198)

FLOOR (carpet area)	AREA								LTRS.
GROUND FLOOR	209.77	=	3	x	70	x	40	=	3150.00 LTRS.
TOTAL OVER HEAD WATER REQUIREMENT								=	186750.00 LTRS.
ADDITIONAL OVER HEAD FIRE WATER TANK REQUIRED								=	50000 LTRS.
TOTAL OVER HEAD WATER PROVIDED									236750.00

O & C BLDG PER 20000 LTRS.

UNDER GROUND WATER TANK CAPACITY

OVER HEAD WATER TANK X 1.50							
186750.00	x	1.50			=	280125.00	LTRS.
				TOTAL	=	280125.00	LTRS.
ADDITIONAL UNDER GROUND FIRE WATER TANK REQUIRED					=	120000.00	LTRS.
TOTAL UNDER GROUND WATER REQUIREMENT					=	400125.00	LTRS.
TOTAL UNDER GROUND WATER PROVIDED						400125.00	LTRS.

A BLDG 75000 LTRS.
D - BLDG 25000 LTRS.

PROPOSED PARKING CALCULATION

TYPE	(NON CONGESTED) CARPET AREA SQM	TENEMENTS (NOS) UNIT	TENEMENTS (NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS) BY RULE	SCOOTER (NOS) REQD.	REMARKS IN ADDITION 5% VISITOR PARKING CAR (NOS) REQD.	SCOOTER (NOS) REQD.
RESIDENTIAL	0 - 30	2		0		4			
RESIDENTIAL	30 - 40	2	135	1	68	3	135		
RESIDENTIAL	40 - 80	3	176	1	88	3	340		
RESIDENTIAL	80 - 150	1		1		3			
RESIDENTIAL	150 AND ABOVE	1		2		3			
COMMERCIAL (FOR PROPOSED BUILDING OWNER / CHIEF PROMOTER)	209.77	100	209.77	2	4	6	13		
FOR PROPOSED SLUM BUILDOR NUMBER OWNER / CHIEF PROMOTER)				1	0	3	0		
TOTAL REQUIRED (NOS)					140		480		
TOTAL PROPOSED (NOS)					140		499	7	24
					X		X	X	X
					12.50		2	0.50	2
TOTAL REQUIRED AREA					1750.00		978.00	87.50	48.00
TOTAL PROPOSED AREA					2284.34				

FORM OF STATEMENT - 2
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE			RESIDENTIAL (TENEMENT)	MHADA (TENEMENT)
		MHADA BLDG.	A,B,C,D BLDG.	COMMERCIAL		
A' BUILDING	BASEMENT FLOOR	0.00	27.76	0.00	0	0
	PARKING FLOOR	0.00	272.19	0.00	0	0
	FIRST FLOOR	0.00	730.03	0.00	10	0
	SECOND FLOOR	0.00	729.72	0.00	10	0
	THIRD FLOOR	0.00	740.17	0.00	10	0
	FOURTH FLOOR	0.00	729.72	0.00	10	0
	FIFTH FLOOR	0.00	729.72	0.00	10	0
	SIXTH FLOOR	0.00	729.72	0.00	10	0
	SEVENTH FLOOR	0.00	676.24	0.00	09	0
	EIGHTH FLOOR	0.00	729.72	0.00	10	0
	NINTH FLOOR	0.00	729.72	0.00	10	0
	TENTH FLOOR	0.00	729.72	0.00	10	0
	ELEVENTH FLOOR	0.00	729.72	0.00	10	0
	TWELFTH FLOOR	0.00	676.24	0.00	09	0
	THIRTEENTH FLOOR	0.00	729.72	0.00	10	0
	FOURTEENTH FLOOR	0.00	729.72	0.00	10	0
	TERRACE FLOOR	0.00	0.00	0.00	0	0
TOTAL		0.00	13419.65	0.00	138	0
B' BUILDING	BASEMENT FLOOR	0.00	39.64	0.00	0	0
	PARKING FLOOR	0.00	198.43	0.00	0	0
	FIRST FLOOR	0.00	941.44	0.00	13	0
	SECOND FLOOR	0.00	941.19	0.00	13	0
	THIRD FLOOR	0.00	873.93	0.00	12	0
	TERRACE FLOOR	0.00	0.00	0.00	0	0
TOTAL		0.00	2993.63	0.00	38	0
'C' BUILDING	BASEMENT FLOOR	0.00	27.75	0.00	0	0
	PARKING FLOOR	0.00	272.19	0.00	0	0
	FIRST FLOOR	0.00	730.03	0.00	10	0
	SECOND FLOOR	0.00	730.72	0.00	10	0
	THIRD FLOOR	0.00	740.17	0.00	10	0
	FOURTH FLOOR	0.00	729.72	0.00	10	0
	TERRACE FLOOR	0.00	0.00	0.00	0	0
TOTAL		0.00	3228.61	0.00	40	0
DMHADA &COMM. BLDG	BASEMENT FLOOR	23.90	0.00	0.00	0	0
	GROUND PARKING FLOOR	58.77	0.00	30.94	0	0
	FIRST FLOOR	447.97	0.00	0.00	0	0
	SECOND FLOOR	436.51	0.00	0.00	0	0
	THIRD FLOOR	436.51	0.00	0.00	0	0
	FOURTH FLOOR	436.51	0.00	0.00	0	0
	FIFTH FLOOR	252.51	187.07	0.00	3	1
	SIXTH FLOOR	0.00	436.51	0.00	6	0
	SEVENTH FLOOR	0.00	436.51	0.00	6	0
	TERRACE FLOOR	0.00	0.00	0.00	0	0
TOTAL		2102.33	1684.06	30.94	15	32
TOTAL		2102.33	1107.03			
COMM. BLDG -01	GROUND FLOOR	0.00	0.00	70.26	0	0
	MEZZANINE FLOOR	0.00	0.00	39.57	0	0
	TERRACE FLOOR	0.00	0.00	0.00	0	0
TOTAL		0.00	0.00	110.83	0.00	0.00
MLC PARKING	BASEMENT FLOOR	0.00	20.22	0.00	0	1
	PARKING FLOOR	0.00	20.22	0.00	0	1
	FIRST FLOOR	0.00	20.89	0.00	0	1
	SECOND FLOOR	0.00	20.22	0.00	0	1
TOTAL		0.00	81.55	0.00	0	1
TOTAL PROPOSED AREA		2102.33	17780.44		235	37

FORM OF STATEMENT 2
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	APARTMENT NO. (TENEMENT)
CLUB HOUSE	THIRD FLOOR	69.57	0
	FOURTH FLOOR	47.68	0
	TERRACE FLOOR	0.00	0
TOTAL		143.16	0

FORM OF STATEMENT - 3

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA PER FLAT (sq.m.)	TOTAL CARPET AREA (sq.m.)	AREA OF OPEN BALCONY ATTACHED TO EACH APARTMENT (sq.m.)	TOTAL AREA OF OPEN BALCONY ATTACHED TO APARTMENT (sq.m.)	W.CUT ATTACHED TO FLAT (sq.m.)	TOTAL APARTMENT NO.	TOTAL (TENEMENT)
A BUILDING	1	101, 102, 103, 105, 106, 107	56.77	340.62	4.53	27.18	0.00	6	
		104	55.05	55.05	5.49	5.49	0.00	1	
		108	37.24	37.24	1.82	1.82	1.00	1	
		109, 110	37.67	75.34	1.84	3.68	0.00	2	
	(TYPICAL) 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, 14	201, 202, 203, 205, 206, 207, 301, 302, 303, 305, 306, 307, 401, 402, 403, 405, 406, 407, 501, 502, 503, 505, 506, 507, 601, 602, 603, 605, 606, 607, 701, 702, 703, 705, 706, 707, 801, 802, 803, 805, 806, 807, 901, 902, 903, 905, 906, 907, 1001, 1002, 1003, 1005, 1006, 1007, 1101, 1102, 1103, 1105, 1106, 1107, 1201, 1202, 1203, 1205, 1206, 1207, 1301, 1302, 1303, 1305, 1306, 1307, 1401, 1402, 1403, 1405, 1406, 1407	56.77	3746.82	4.53	298.98	0.00	66	198
		204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404	56.98	609.86	5.49	60.39	0.00	11	
		206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406	37.24	469.64	1.82	18.72	3.00	11	
	7,12	208, 210, 308, 310, 408, 410, 508, 510, 608, 610, 708, 710, 808, 810, 908, 910, 1008, 1010, 1108, 1110, 1208, 1210, 1308, 1310, 1408, 1410	37.68	829.18	1.84	33.60	3.00	22	
		701, 702, 703, 704, 705, 706, 707, 1201, 1202, 1203, 1204, 1205, 1206, 1207	56.77	681.24	4.53	54.36	0.00	12	
		708, 1208	37.24	74.48	1.82	3.64	3.50	2	
		709, 710, 1209, 1210	37.67	150.70	1.84	7.36	3.00	4	
		101, 102	57.68	115.36	7.18	14.36	0.00	2	
		103, 104	58.74	117.48	2.93	5.86	0.00	2	
		105	37.67	37.67	1.84	1.84	3.00	1	
		106, 107, 108, 109, 110, 111, 112, 113	37.40	299.28	1.76	14.08	3.00	8	
B BUILDING	2	201, 203	57.69	115.38	2.19	4.38	0.00	2	48
		202, 204	58.74	117.48	3.07	7.68	0.00	2	
		205	37.68	37.68	1.84	1.84	3.00	1	
		206, 207, 208, 209, 210, 211, 212, 213	37.24	297.92	1.82	12.24	0.00	8	
	3	301, 303	57.68	115.36	7.18	14.36	0.00	2	
		302, 304	57.68	115.36	3.93	7.86	0.00	2	
		305, 307, 308, 309, 310, 311, 312, 313	37.67	299.28	1.82	12.24	3.00	8	
		101, 102, 103, 104, 105	56.77	340.62	4.53	27.18	0.00	6	
		106	55.05	55.05	5.49	5.49	0.00	1	
		108	37.24	37.24	1.82	1.82	1.00	1	
		109, 110	37.67	75.34	1.84	3.68	0.00	2	
C BUILDING	(TYPICAL) 1, 3, 4	201, 202, 203, 204, 205, 207, 301, 302, 303, 304, 305, 307, 401, 402, 403, 405, 407	56.77	522.06	4.53	40.54	0.00	9	40
		206, 406	55.05	165.15	5.49	16.47	0.00	3	
		208, 209, 408	37.24	111.72	1.82	5.46	3.50	3	
		209, 210, 309, 310, 409, 410	37.68	226.14	1.84	9.24	3.00	6	
D BUILDING	(TYPICAL) 1, 2, 3, 4, 5, 6	101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407, 408, 501, 502, 503, 504, 505, 506, 507, 508, 601, 602, 603, 604, 605, 606, 607, 608, 701, 702, 703, 704, 705, 706, 707, 708	34.81	1992.56	0.00	0.00	0.00	48	48
D BUILDING	GROUND FLOOR	SHOP 04	21.37	21.37	0.00	0.00	0.00	1	
		SHOP 05	25.57	32.57	0.00	0.00	0.00	1	
		SHOP 06	25.57	32.57	0.00	0.00	0.00	1	
		SHOP 07	21.37	21.37	0.00	0.00	0.00	1	
COMMERCIAL	GROUND FLOOR	SHOP 01	14.41	14.41	11.02	11.02	0.00	1	6
		SHOP 02	14.41	14.41	11.02	11.02	0.00	1	
		SHOP 03	14.41	14.41	11.02	11.02	0.00	1	

STAMP OF APPROVAL

01/17

Sanctioned No. B.P./ Kiwale/65/2021
Subject to conditions mentioned in the Office Order No.
aven dated 20/09/2021
Pimpri
Date 20/09/2021

O. C. Signed by
Joint City Engineer

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

A) AREA STATEMENT

1.	Area of plot (Minimum area of a plot, to be considered)	9004.36
	(a) As per ownership documents (7/12, CTS extract)	9004.36
	(b) As per measurement sheet	
	(c) as per site	9004.36
2.	Deduction for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway Widening	0.00
	(b) Any D.P. Reservation area	
	(c) Other area	
	(TOTAL (primary)	
3.	Balance area of plot (1-2)	9004.36
4.	Insertion / Notice (if applicable)	
	(a) Required	
	(b) Adjustment of 20% (if any)	
	(c) Balance Proposed	
5.	Net plot area (3-4 (c))	9004.36
6.	Recreational open space (if applicable)	
	(a) Required	900.40
	(b) Proposed	900.40
7.	Marginal Road area	
8.	Reserve area (if applicable)	
9.	Total plot area with reference to Gamin F.S.I. as per Final Road width (9) Nin. Setback FSI (10)	9004.36 X 1.10 = 9904.40
10.	Additional FSI on payment of premium	4777.69
	(a) Additional permissible premium FSI - based on road width / TDR Case.	4777.69 0.52
	(b) Proposed FSI on payment of premium	4777.69
11.	Total FSI (7+9+10) permissible	
	Permissible area against D.P. road (2.0 or as per 2.0 (a)) if any	0.00
	Permissible area against amenity space if handed over	0.00
	(2.5) D.P. Road (Part of 7 Special case)	
	(2.6) FSI area (As per sanction 7+10) Max permissible FSI (4.0 or 2.0)	0.00
	(a) Area on which FSI loading proposed (11 (a)+(b)-(c))	0.00
	(b) Loading FSI permissible under Chapter No. 7	
12.	Total permissible FSI in the premises	13781.40
	(a) F.S.I. (Basic FSI (1.0) or 12 whichever is applicable)	
	(b) Permissible Built-up area FSI Utilization area FSI to be consumed as per MC Rules	
	(c) Balance permissible for Ancillary Area (if, any)	
	(d) Ancillary area FSI upto 60% or 80% on payment of charges 0.17 LAR	2460.08
	(e) Total permissible (FSI)	17731.48
14.	Maximum allowable area of F.S.I. (building permitted Permissible as per Road width (as per Regulation No. 5.5 or 6.2 or 6.3 or 6.4 for applicable) X 1.0 or 1.5 or 1.0 or 1.5 (col. 17 - 17(a)))	
15.	Total Built up Area in proposal (including area of 15 (a+17))	17135.44
	(a) Existing Built-up Area	
	(b) Deduction Built-up Area	0.00
	(c) Proposed Built-up Area (as per 7 Form)	17780.44
	(d) Total (a+b+c)	17780.44
16.	FSI Consumed (15+17) (should not be more than area No.14 above)	1.93
17.	Area for inclusive Housing, if any	
	(a) Proposed (20% of Sr.No.12)	2756.28
	(b) Proposed	2756.28

PLOT BOUNDARY NO PRIVATE ROAD
PROPOSED WORK BASIC MAP
EXISTING (TO BE RETAINED) BUILDING
EXISTING (TO BE DEMOLISHED) BUILDING
REMAINDER PORTION OF LAND BELOW

DEVELOPMENT PLAN OF THE PLOT UNDER REFERENCE HAS BEEN PREPARED BY MEAN OF AERIAL PHOTOGRAPHY MADE BY US AND THE SAME IS BASED ON THE LATEST AVAILABLE DETAILS AND DATA AS CAN BE GATHERED FROM THE SITE AND OTHER SOURCES AT THE TIME OF PREPARATION OF THE PLAN. HOWEVER, NO RESPONSIBILITY IS TAKEN FOR ANY CHANGES THAT MAY HAVE TO BE MADE IN THE PLAN AT A LATER DATE, DUE TO ANY SUBSEQUENT INFORMATION.

CERTIFICATE OF AREA

Certified that the area shown in this statement is based on the measurements of plot as per the plan given by me and that the area of land under road widening or any other reservation as shown in Development Plan / Regional / Development Plan is not included in the area shown in this statement.

Signature
Name of Approved Licensed Surveyor

DESCRIPTION OF PROPOSAL

A) 90 FLATS IN A BLDG + 108 SHOPS IN A BLDG + 30 SHOPS IN B BLDG + 10 SHOPS IN C BLDG + 6 SHOPS IN D BLDG

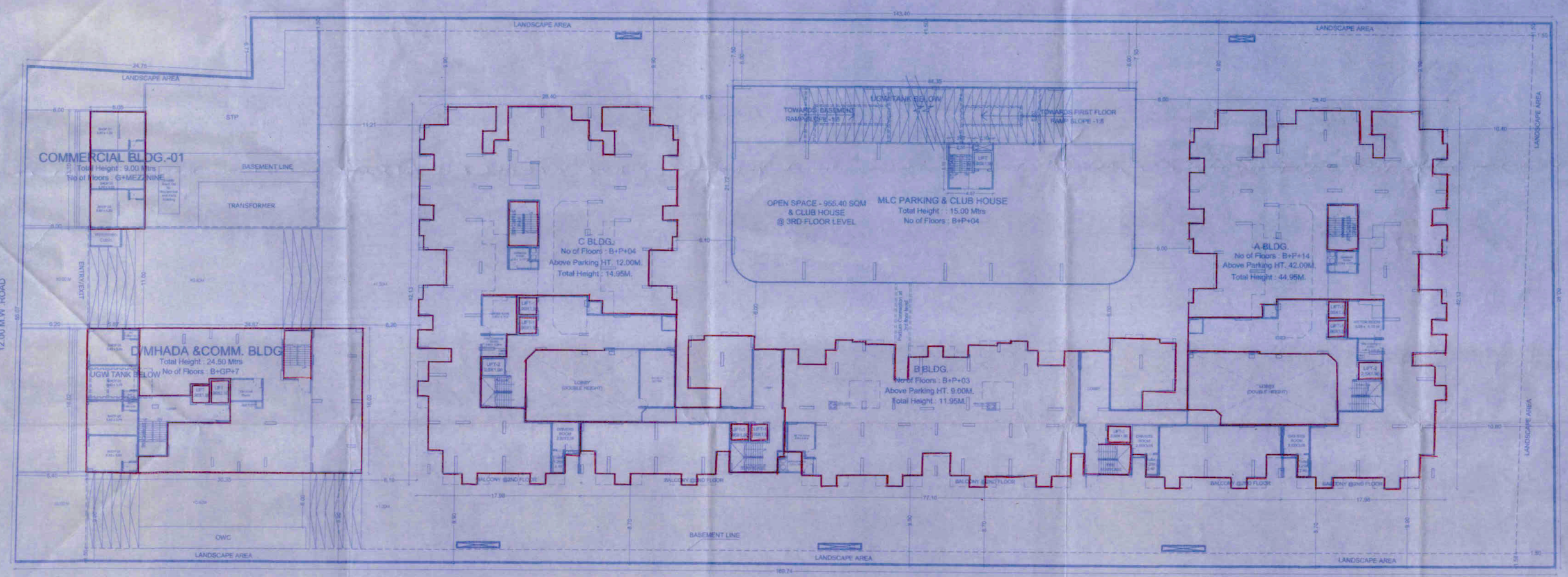
Owner's Declaration :-

I/We undersigned hereby confirm that above mentioned details and the details mentioned on the reverse side are true and correct to the best of my knowledge and belief. I/We undertake to abide by the building rules and regulations and other relevant rules and bye laws and to execute the works in the manner specified in the sanctioned plan and details of the same.

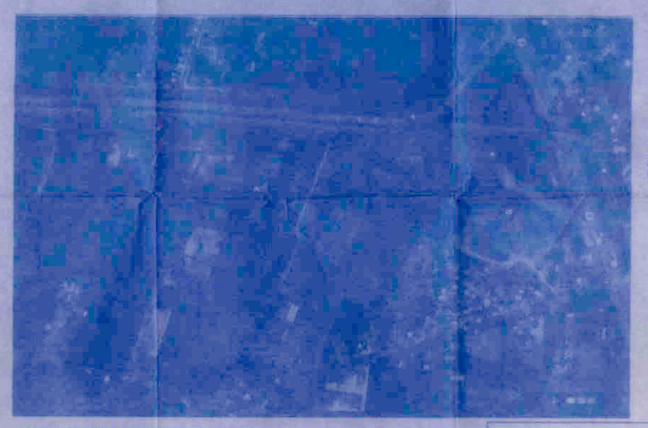
I/We are the owners of the land/ building/ flat/ premises and I/We have authorized M/S. AJAY DEVELOPERS THROUGH PARTNERS MR. ISHWAR SOPAN DABI to act on my/our behalf in this matter.

Mr. Ishwar Dabi

Signature of Owner / Developer / Chief Promoter

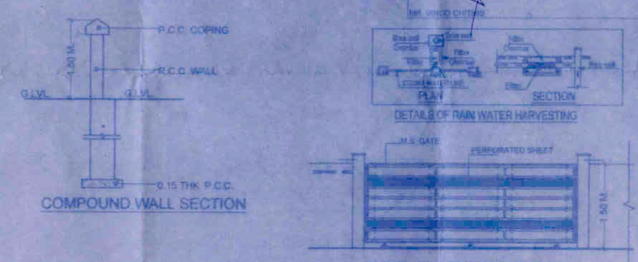


LAYOUT PLAN (Scale - 1:200)



LOCATION PLAN
NOT TO SCALE

SUBDIVISION PLOT
NOT TO SCALE



INWARD NO.	BRK/0810/M/W/P/B	DATE	11 Sep 2021
KEY NO.		SHEET NO.	

ASHWIN KISANRAO SALUNKHE ARC. LTD.
Shop No. 1, Ground Floor, Sai Sagar Co-op. Hsg. Soc. Ltd., Sr. No. 10/1, Ward No. 1, Near Ganesh Temple, Ganesh Nagar, Ambedkar Chowk, Ravet, Pune - 411044.
Tel. No. 9822012345 / 9822012346 / 9822012347
Email : ashwinsalunkhe@gmail.com

SANKALP

Scale	Date	Drawn	Chkd.	Dwg.No.
1:200	01/09/2021	V.R.D.B.	N.K.S.	1