

| PARKING CALCULATION |                        |             |      |           |         |                |         |              |        |
|---------------------|------------------------|-------------|------|-----------|---------|----------------|---------|--------------|--------|
| TYPE                | CARPET AREA / FSI (M2) | TNMTS.(NOS) |      | CAR (NOS) |         | SCOOTER (NOS.) |         | CYCLE (NOS.) |        |
|                     |                        | UNIT        | PROP | BY RULE   | REQD.   | BY RULE        | REQD.   | BY RULE      | REQD.  |
| Residential         | 0 - 80                 | 2           | 119  | 1         | 80      | 4              | 238     | 4            | 238    |
| Residential         | 80 - 150               | 1           | 0    | 1         | 0       | 2              | 0       | 2            | 0      |
| Residential         | > 150                  | 1           | 0    | 2         | 0       | 2              | 0       | 2            | 0      |
| Commercial          | 1397.14                | 100         | 14   | 2         | 28      | 6              | 84      | 2            | 28     |
| TOTAL REQD.(NOS.)   |                        |             |      |           | 88      |                | 322     |              | 266    |
| TOTAL REQD. AREA    |                        |             |      |           | 1100.00 |                | 966.00  |              | 372.40 |
| TOTAL PROP. AREA    |                        |             |      |           |         |                | 3171.59 |              |        |

| FLOORWISE FSI STATEMENT: BLDG-A |          |         |      |       |         |         |        |         |        |        |         |       |               |           |                 |  |
|---------------------------------|----------|---------|------|-------|---------|---------|--------|---------|--------|--------|---------|-------|---------------|-----------|-----------------|--|
| FLOORS                          | FSI AREA |         |      |       | BALCONY |         |        | TERRACE | STAIR  |        | PASSAGE | LIFT  | LIFT M/C ROOM | TENEMENTS | TOTAL FSI AREA  |  |
|                                 | COMM.    | RESI.   | IND. | SPEC. | PERM.   | PROP.   | EXCESS | AREAS   | PAID   | FIRE   | PAID    | PAID  |               |           |                 |  |
| BASEMENT FLOOR                  | 0.00     | 0.00    | 0.00 | 0.00  | -       | 0.00    | -      | 0.00    | 0.00   | 9.24   | 0.00    | 0.00  | -             | 0         | 0.00            |  |
| GROUND FLOOR                    | 708.54   | 0.00    | 0.00 | 0.00  | -       | 0.00    | -      | 0.00    | 10.56  | 9.24   | 0.00    | 0.00  | -             | 0         | 708.54          |  |
| MEZZANINE FLOOR                 | 325.40   | 0.00    | 0.00 | 0.00  | -       | 0.00    | -      | 0.00    | 0.00   | 9.24   | 0.00    | 0.00  | -             | 0         | 325.40          |  |
| FIRST FLOOR                     | 0.00     | 646.44  | 0.00 | 0.00  | -       | 106.29  | -      | 130.98  | 15.52  | 9.24   | 117.44  | 13.75 | -             | 12        | 646.44          |  |
| SECOND FLOOR                    | 0.00     | 634.62  | 0.00 | 0.00  | -       | 119.46  | -      | 95.53   | 15.52  | 9.24   | 118.64  | 0.00  | -             | 12        | 634.62          |  |
| THIRD FLOOR                     | 0.00     | 638.08  | 0.00 | 0.00  | -       | 115.78  | -      | 98.63   | 15.52  | 9.24   | 118.64  | 0.00  | -             | 12        | 638.08          |  |
| FOURTH FLOOR                    | 0.00     | 634.62  | 0.00 | 0.00  | -       | 119.46  | -      | 95.53   | 15.52  | 9.24   | 118.64  | 0.00  | -             | 12        | 634.62          |  |
| FIFTH FLOOR                     | 0.00     | 638.08  | 0.00 | 0.00  | -       | 115.78  | -      | 98.63   | 15.52  | 9.24   | 118.64  | 0.00  | -             | 12        | 638.08          |  |
| SIXTH FLOOR                     | 0.00     | 634.62  | 0.00 | 0.00  | -       | 119.46  | -      | 95.53   | 15.52  | 9.24   | 118.64  | 0.00  | -             | 12        | 634.62          |  |
| SEVENTH FLOOR                   | 0.00     | 531.30  | 0.00 | 0.00  | -       | 83.35   | -      | 66.40   | 15.52  | 9.24   | 22.59   | 0.00  | -             | 8         | 531.30          |  |
| EIGHTH FLOOR                    | 0.00     | 634.62  | 0.00 | 0.00  | -       | 119.46  | -      | 95.53   | 15.52  | 9.24   | 118.64  | 0.00  | -             | 12        | 634.62          |  |
| NINTH FLOOR                     | 0.00     | 638.08  | 0.00 | 0.00  | -       | 115.78  | -      | 98.63   | 15.52  | 9.24   | 118.64  | 0.00  | -             | 12        | 638.08          |  |
| TERRACE FLOOR                   | 0.00     | 0.00    | 0.00 | 0.00  | -       | 0.00    | -      | 0.00    | 0.00   | 0.00   | 0.00    | 0.00  | 26.40         | 0         | 0.00            |  |
| Total                           | 1033.94  | 5630.47 | 0.00 | 0.00  | 999.66  | 1014.54 | 15.19  | 875.41  | 150.21 | 110.88 | 970.50  | 13.75 | 26.40         | 104       | 6684.40 + 15.19 |  |

| MAHADA AREA STATEMENT     |        |
|---------------------------|--------|
| MIN. REQ. AREA            | 890.52 |
| PROP. AREA                | 982.52 |
| PERM. BALC. AREA          | 148.60 |
| 1) PROP. OPEN BALC. AREA  | 141.90 |
| 2) PROP. ENCL. BALC. AREA | 0.00   |
| TOTAL BALC. AREA (1+2)    | 141.90 |
| MAHADA TOTAL TEN. NO.     | 14     |

| WATER REQUIREMENT |                  |                         |                         |
|-------------------|------------------|-------------------------|-------------------------|
| TANK              |                  | REQUIRED CAPACITY (LIT) | PROPOSED CAPACITY (LIT) |
| OHWT              | Resi+Comm        | 97920.00                |                         |
|                   | FIRE REQUIREMENT | 30000.00                |                         |
|                   | TOTAL            | 127920.00               | 193888.07               |
| UGWT              |                  | 148880.00               |                         |
|                   | FIRE REQUIREMENT | 50000.00                |                         |
|                   | TOTAL            | 196880.00               | 373635.34               |

| REFUGE AREA STATEMENT |                         |                         |
|-----------------------|-------------------------|-------------------------|
| BUILDING NAME         | REQUIRED<br>REFUGE AREA | PROPOSED<br>REFUGE AREA |
| BLDG-A                | 250.71                  | 263.45                  |

Previous Sanction No : B.P./KIWALE/38/2019, Dated - 25/04/2019

BUILDING: A&B - BUILDING

STAMP OF APPROVAL

Sanctioned No. B.P. / kiwale / 27 / 2020  
Subject to conditions mentioned in the  
Office Order No.  
even dated 13 / 07 / 2020

Pimpri  
Date: 13/07/2020

**O. C. Signed by  
Joint City Engineer**

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

| A) AREA STATEMENT                                     |         |         | SQ.M.         |
|-------------------------------------------------------|---------|---------|---------------|
| 1. AREA OF PLOT                                       |         |         | 6500.00       |
| 2. DEDUCTIONS FOR                                     |         |         |               |
| (a) ROAD SET-BACK (RAW)                               |         |         | 1546.84       |
| (b) PROPOSED ROAD (DP)                                |         |         | 0.00          |
| (c) RVV RESERVATION                                   |         |         | 0.00          |
| (d) INDZ AREA                                         |         |         | 0.00          |
| (e) ENCROACHMENT AREA                                 |         |         | 0.00          |
| (f) OTHER                                             |         |         | 0.00          |
| TOTAL (a+b+c+d+e+f)                                   |         |         | 1546.84       |
| 3. BALANCE AREA OF PLOT (1-2)                         |         |         | 4953.16       |
| 4. DEDUCTIONS FOR                                     |         |         |               |
| (a) AMENITY SPACE                                     |         |         | 0.00          |
| (b) OPEN SPACE                                        |         |         | 500.05        |
| PHYSICAL OS PROVIDED =                                |         |         | 500.05        |
| (c) INTERNAL ROAD AREA                                |         |         | 0.00          |
| 5. NET AREA OF THE PLOT (3-4)                         |         |         | 4453.11       |
| 6. ADDITION FOR F. S. I.                              |         |         |               |
| (a) OPEN SPACE (NOTIONAL)                             |         |         | 0.00          |
| (b) INTERNAL ROAD                                     |         |         | 0.00          |
| (c) ADDITIONAL INT ROAD BENEFIT                       |         |         | 0.00          |
| (d) OTHER                                             |         |         | 0.00          |
| TOTAL (a+b+c+d)                                       |         |         | 0.00          |
| 7. TOTAL AREA (5+6)                                   |         |         | 4453.11       |
| 8. FLOOR SPACE INDEX PERMISSIBLE                      |         |         | 1.0000        |
| PERM. FLOOR AREA (7 x 8)                              |         |         | 4453.11       |
| 9. TDR AREA                                           |         |         | 2419.49       |
| PERM. TDR AREA                                        |         |         | 5121.08       |
| 10. SPECIAL CASES FSI                                 |         |         | 366.60        |
| 11. ROAD(a) SET-BACK AREA                             |         |         | 0             |
| 12. PROPOSED ROAD (DP)                                |         |         | 0.00          |
| 13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)          |         |         | 7239.20       |
| 14. PROPOSED AREAS                                    |         |         |               |
| (a) PROPOSED RESIDENTIAL AREA                         |         |         | 6669.68       |
| (b) PROPOSED COMMERCIAL AREA                          |         |         | 1397.14       |
| (c) PROPOSED INDUSTRIAL AREA                          |         |         | 0.00          |
| (d) PROPOSED SPECIAL USE AREA                         |         |         | 0.00          |
| TOTAL PROPOSED AREA (a+b+c+d)                         |         |         | 8066.82       |
| 15. SUB STRUCTURE AREA ADDITION (FOR FSI)             |         |         | 0.00          |
| 16. SUB STRUCTURE AREA DEDUCTION (FOR FSI)            |         |         | 0.00          |
| 17. EXCESS BALCONY AREA TAKEN IN F.S.I.               |         |         | 15.19         |
| 18. EXISTING BUILT UP AREA                            |         |         |               |
| 19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)  |         |         | 7099.49       |
| 20. TOTAL BUILT UP AREA PROPOSED WITH MHADA           |         |         | 8082.01       |
| 21. CONSUMED FSI WITHOUT MHADA                        |         |         | 1.5909        |
| 22. CONSUMED FSI WITH MHADA                           |         |         | 1.8115        |
| B) BALCONY STATEMENT                                  |         |         |               |
| (i) PERMISSIBLE BALCONY AREA                          |         |         | 1210.02       |
| (ii) PROPOSED BALCONY AREA                            |         |         | 1167.10       |
| (iii) EXCESS BALCONY AREA (TOTAL)                     |         |         | 15.19         |
| C) TENEMENT STATEMENT                                 |         |         |               |
| (i) PROPOSED AREA (12)                                |         |         | 8066.82       |
| (ii) LESS NON-RESIDENTIAL AREA                        |         |         | 1397.14       |
| (iii) AREA AVAILABLE FOR TENEMENTS (i-ii)             |         |         | 6669.68       |
| (iv) TENEMENTS PERMISSIBLE                            |         |         | 250.00/Hac.   |
| (v) TENEMENTS PROPOSED                                |         |         | 105           |
| (vi) TENEMENTS EXISTING                               |         |         | 0             |
| (vii) TOTAL TENEMENTS ON THE PLOT (v+vi)              |         |         | 105 + 14MHADA |
| D) PARKING STATEMENT                                  |         |         |               |
|                                                       | CAR     | SCOOTER | CYCLE         |
| (i) PARKING REQUIRED BY RULE                          | 88      | 322     | 268           |
| (ii) REQUIRED PARKING AREA                            | 1100.00 | 968.00  | 372.40        |
| (iii) TOTAL PARKING PROPOSED                          |         | 3171.59 |               |
| E) TRANSPORT VEHICLES PARKING                         |         |         |               |
| (a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED  |         |         | 0             |
| (b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED |         |         | 0             |
| CONSTRUCTION AREA                                     |         |         | 13672.94      |
| CONSTRUCTION AREA FOR EC                              |         |         | 13724.10      |
| SPECIFICATIONS                                        |         |         |               |

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON \_\_\_\_\_ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

| SIGN OF ARCHITECT                |                                                                                       |
|----------------------------------|---------------------------------------------------------------------------------------|
| <b>LEGEND</b>                    |                                                                                       |
| PLOT BOUNDARY SHOWN BLACK        |  |
| PROPOSED WORK SHOWN RED          |  |
| DRAINAGELINE SHOWN RED DOTTED    |  |
| WATERLINE SHOWN BLACK DOTTED     |  |
| EXISTING TO BE RETAINED HATCHED  |  |
| DEMOLISHION SHOWN HATCHED YELLOW |  |

|                                                                      |
|----------------------------------------------------------------------|
| TITLE:                                                               |
| PROPOSED RESIDENTIAL BUILDINGS AT S.NO. 80/11/1(P),<br>KIVALE, PUNE. |

|                                                                                                     |                                                                                       |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| OWNER/DEVELOPER                                                                                     |                                                                                       |
| SUKHWANI CHAWLA ERECTORS Through POAH<br>M/s.NEXUS INFRATECH Through Partner,<br>MR. NARESH R.PATEL |  |

Architect VISHAL N BAFNA  
विशाल नागनाथ  
ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANTS  
VEDAR APPT. 28/A/1, SIDDHAPURANAGAR, CHINCH-WAD PUNE-41  
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|                                                                                       |            |                                                                                       |       |           |            |
|---------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------|-------|-----------|------------|
|  | JOB NO.    | DRG.NO.                                                                               | SCALE | DRAWN BY  | CHECKED BY |
|                                                                                       |            | A/D1                                                                                  | 1:100 | ATUL      | VISHAL     |
|                                                                                       | INWARD NO. | INWD/JDA/CVL/PRB/18/0039/16                                                           |       | DATE      | 03-03-2020 |
|                                                                                       | KEY NO.    |  |       | SHEET NO. | 1 / 10     |

