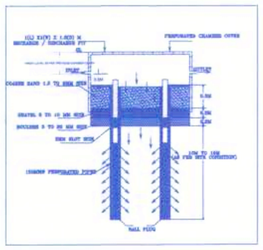
FORM OF STATEMENT - 1
[SR. NO. 8 (a)(iii)]
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED 'A' BUILDING

SR. NO.	FLOOR	B/UP PROPOSED COMMERCIAL	B/UP PROPOSED RESIDENTIAL	TOTAL RESIDENTIAL UNIT	HEIGHT
1	BASEMENT FLOOR		0.00		
2	PARKING/GROUND FLOOR	308.83	120.44		3.30
3	FIRST FLOOR		589.45	06	2.90
4	SECOND		846.50	08	2.90
5	THIRD		846.50	08	2.90
6	FOURTH		846.50	08	2.90
7	FIFTH		846.50	08	2.90
17	**TOTAL AREA**	308.83	4095.89	38	17.80
		4404.72			



FORM OF STATEMENT-3
SR.NO.9 (g) - PROPOSED BUILDING

COMMERCIAL

BUILDING NAME	FLOOR NAME	SHOP NO.	CARPET AREA	MEZZANINE CARPET AREA	TOTAL AREA
COMMERCIAL + RESIDENTIAL BUILDING	GROUND FLOOR AND MEZZANINE	SHOP 01-A	26.15	13.07	39.22
		SHOP 01-B	26.15	13.07	39.22
		SHOP 02	25.32	12.66	37.98
		SHOP 03	25.15	12.58	37.73
		SHOP 04	25.15	12.58	37.73
		SHOP 05	29.51	14.75	44.26
		SHOP 06	24.74	12.37	37.11
		SHOP 07	29.51	14.75	44.26
		SHOP 08	21.60	10.80	32.40
		SHOP 09	21.60	10.80	32.40
		SHOP 10	28.68	14.34	43.02

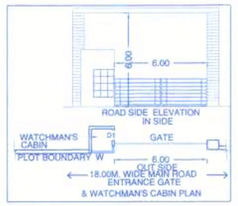
RESIDENTIAL

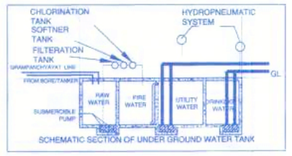
FLOOR	FLAT NO.	CARPET AREA	BALCONY CARPET AREA	ENCLOSED BALCONY	TOTAL AREA
FIRST FLOOR	101	80.48	9.40	8.75	98.63
	102	80.48	9.40	8.75	98.63
	103	58.75	4.00	2.45	65.19
	104	58.75	4.00	2.45	65.19
	107	58.75	4.00	2.45	65.19
	108	58.75	4.00	2.45	65.19
SECOND FLOOR	201	80.48	9.40	8.75	98.63
	202	80.48	9.40	8.75	98.63
	203	66.40	5.28	2.69	74.36
	204	66.40	5.28	2.69	74.36
	205	86.64	9.40	2.60	98.63
	206	86.64	9.40	2.6002	98.63
	207	66.40	5.28	2.69	74.36
	208	66.40	5.28	2.69	74.36
THIRD, FOURTH, FIFTH FLOOR	301 ,401 ,501	80.48	9.40	8.75	98.63
	302 ,402 ,502	80.48	9.40	8.75	98.63
	303 ,403 ,503	66.40	5.28	2.69	74.36
	304 ,404 ,504	66.40	5.28	2.69	74.36
	305 ,405,505	86.64	9.40	2.60	98.63
	306 ,406,506	86.64	9.40	2.60	98.63
	307 ,407,507	66.40	5.28	2.69	74.36
	308 ,408,508	66.40	5.28	2.69	74.36

A-BUILDING WATER REQUIREMENT CALC.

OVER HEAD WATER TANK CALCULATIONS

	COMMERCIAL		
	COMM. AREA	308.83	SQ.M
	NO. OF PERSON (COMM. AREA / 3)	102.94	NOS.
	WATER REQUIRED FOR COMM. (PERSON X45)	4632.45	LIT.
	RESIDENTIAL		
1	NO. OF TENEMENTS	38	NOS.
2	NO.OF PERSON PER TENEMENTNT	5	NOS.
3	WATER REQUIRE PER PERSON	135	LIT.
4	WATER REQUIRED	25650	LIT.
5	TOTAL WATER REQUIRED	30282.45	
6	WATER REQUIRD FOR FIRE	50000.00	LIT.
7	TOTAL WATER REQUIRED FOR OVER HEAD WATER TANK	80282.45	LIT.
8	UNDERGROUND WATER TANK CALCULATIONS		
9	WATER REQUIRED FOR UNDER GROUND WATER TANK IS 1.5 TIMES OF OVER HEAD	45423.68	LIT.
10	WATER REQUIRD FOR FIRE	100000.00	LIT.
11	TOTAL WATER REQUIRED FOR UNDER GROUND WATER TANK	145423.68	LIT.



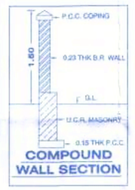


PARKING CALCULATIONS

TYPE	CARPET AREA /FSI/M2	TENEMENTS UNIT	TENEMENTS PROPOSED	CARS BY RULE	CARS REQD	SCOOTER BY RULE	SCOOTER REQD
RES.	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	2	0	1	0	2	0
RES.	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m	2	38	1	19	5	95
COMM.	100 sq.mt. carpet area Mercantile (markets, departmental stores, shops and other Commercials users)	100	308.83	2	6	6	19
TOTAL REQD					25		114
TOTAL REQD AREA					312.5		228
TOTAL REQD AREA							540.5 SQ.M
REQD VISITOR PARKING AREA-	ADDITIONAL 5%						27.025 SQ.M
TOTAL PARKING AREA PROVIDED					=		1369 SQ.M
TOTAL PROPOSED NO. OF CAR			90				
TOTAL PROPOSED NO. OF SCOOTER			122				

PARKING CALCULATION

SR. NO.	DETAILS	CARS	SCOOTERS
1	TOTAL REQUIRED	25	114
2	TOTAL PROPOSED	86	122



COMPOUND WALL SECTION

PROPOSED PLOT

GOOGLE LOCATION MAP

KEY PLAN FOR PLOT NO - 20-1,20-2

TRIANGLE NO	HEIGHT		BASE				IN SQ.M
A	52.4940	X	3.9540	X	0.5000	=	103.78
B	57.0410	X	17.5624	X	0.5000	=	500.89
C	57.8070	X	5.1540	X	0.5000	=	148.97
D	57.8070	X	16.6700	X	0.5000	=	481.82
E	5.4940	X	0.5550	X	0.6700	=	2.04
F	60.9500	X	25.8200	X	0.5000	=	786.86
G	60.9500	X	25.0414	X	0.5000	=	763.14
TOTAL							2787.50

PLOT AREA CALCULATION(1:500)

STAMP OF APPROVAL

Sanctioned No. B.P. /N16D1/PCNTDA/142/2022
Subject to conditions mentioned in the Office Order No.
even dated 17/6/2022

Pimpri
Date : 17/6/2022

Executive Engineer
Building Permission and Unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

AREA STATEMENT	SQ.MT
1. AREA OF PLOT	
(minimum area of a,b,c to be considered)	2787.50
(a) As per ownership document (7/12, CTS extract)	2787.50
(b) As per measurement sheet	2787.50
(c) As per site	2787.50
2. 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 a+b)	0.00
3. Balance area of plot (1-2)	
4. Amenity Space (if applicable)	0.00
(a) Required -	0.00
(b) Adjustment of 2(b),if any -	0.00
(c) Balance Proposed	0.00
5. Net Plot Area (3-4 (c))	2787.50
6. Recreational Open space (if applicable)	0.00
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	0.00
8. Plotable area (if applicable)	0.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5xbasic FSI) (2787.50X1.10)	3066.25
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI -based on road width / TOD Zone.	0.00
(b) proposed FSI on payment of premium.	0.00
(c) proposed FSI on payment of premium. (Table No.6G)	0.00
11. In-situ FSI / TDR loading	0.00
(a)In- situ against D.P road [2.0 x sr.No.2 (a)], if any	0.00
(b)In- situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and /or (c)].	0.00
(c) TDR area	0.00
(d) Total in-situ/ TDR loading proposed (11)a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No.7	0.00
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable	3066.25
(a1) Deduction :- Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules	0.00
(a2) Balance entitlement for Ancillary Area (a - a1)	0.00
(b) Ancillary Area FSI upto 80% or 80% with payment of charges (on a2 whichever applicable	1350.00
(c) Total entitlement (a + b)	4416.25
14. Maximum utilization limit of F.S.I.(building potential) permissible as per Road width [(as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8] (9+10(a)+11-13(a1)	1.70
15. Total Built-up Area in proposal(excluding area at Sr.No.17b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per 'P-Line')	
i) Residential	4095.89
ii) Commercial	308.83
(c) Total (a+b)	4404.72
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.997
17. Area for Inclusive Housing if any	N.A
(a) Required (20%of Sr.no.5)	0.00
(b) Proposed	0.00

Certificate of Area

Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc.of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P.Scheme Records / Land Records Department / City Survey records.

Signature

ARCHITECT - ARCON.ASSOCIATES

Owner's Declaration -

I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector / 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.

H. OWNER'S /DEVELOPER NAME AND SIGNATURE :-

MR.TUSHAR ASHOK NAHAR

Owner's SIGN.

I. PROJECT :- RESIDENTIAL/COMMERCIAL

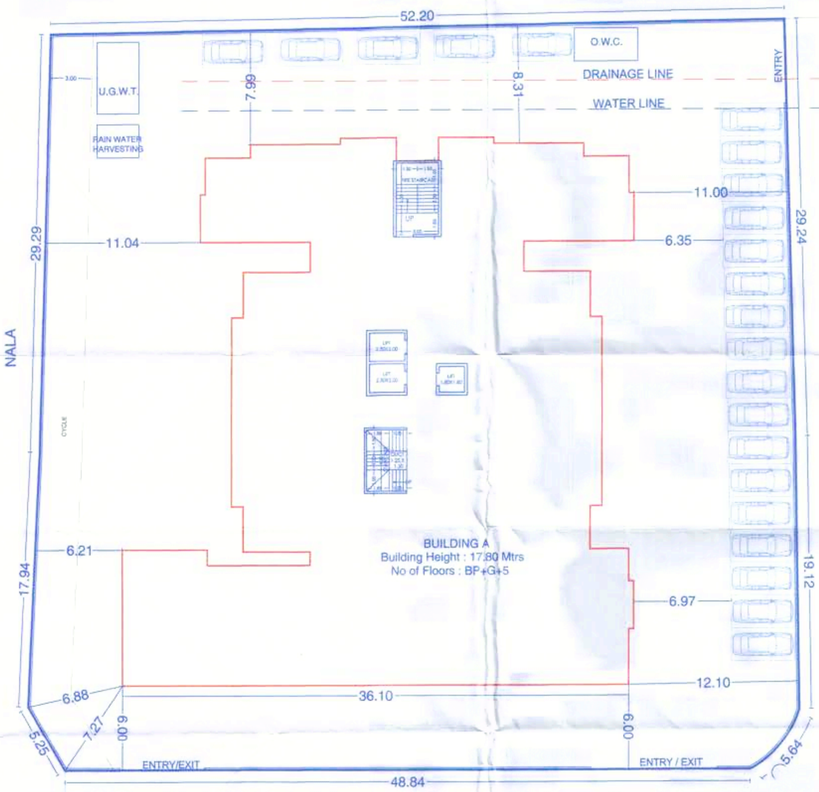
VILLAGE :-NIGDI,TAL :-HAVELI,DIST:-PUNE.
SECTOR NO :- 21 PLOT No :-20/1,20/2
H.No :- ----, C.T.S.No :-----,
Description :- REGULAR TRACK

ARCON ARCO-CADD
Architects + Planners + Interior Designers
Flat No. 4, Second Floor, ABC Square Building,
Plot No. 17,Sector No. Twenty(Chowk), Right Pune Bank,
Pune - 44, Hadpsar, 020-27250021 / 9822622421 / 9890323436

AR.SHEKHAR A. NAHAR

ARCHITECT'S SIGN.

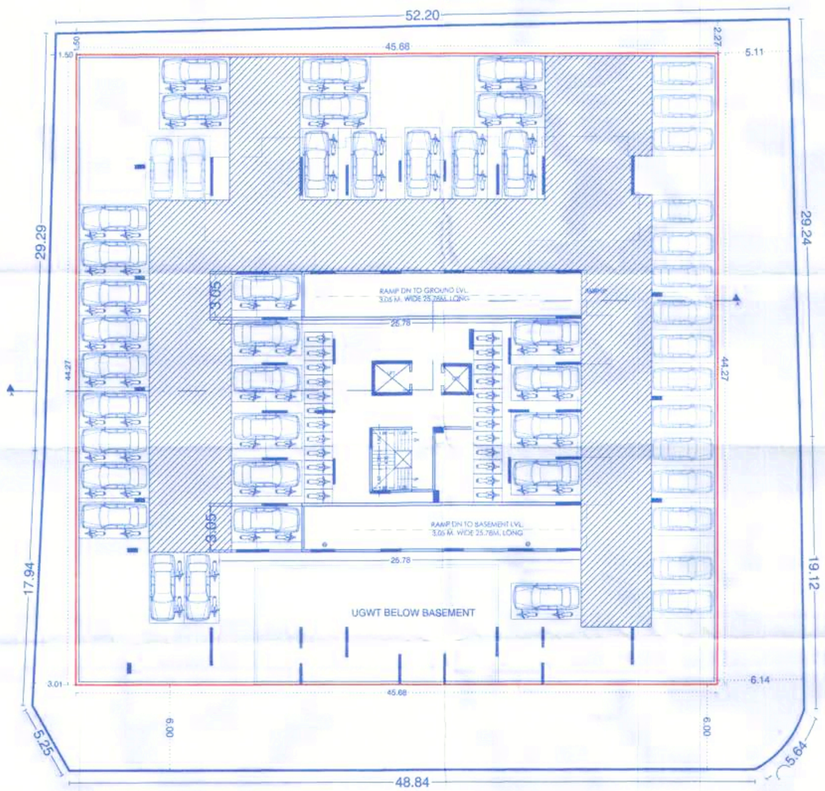
SCALE	DRG.NO.	CREATED BY	CHECKED BY
1:100		AR. NITIN WAGHULE	AR.SHEKHAR NAHAR
INWARD NO.		DATE	19/05/2022
KEY NO.		SHEET NO.	01/04



LAYOUT PLAN (Scale - 1:200)

OPEN PARKING

SR. NO.	DETAILS	CARS	SCOOTERS
2	TOTAL PROPOSED	22	0



BASEMENT FLOOR PLAN (1:200)

BASEMENT FLOOR PARKING

SR. NO.	DETAILS	CARS	SCOOTERS
2	TOTAL PROPOSED	50	95