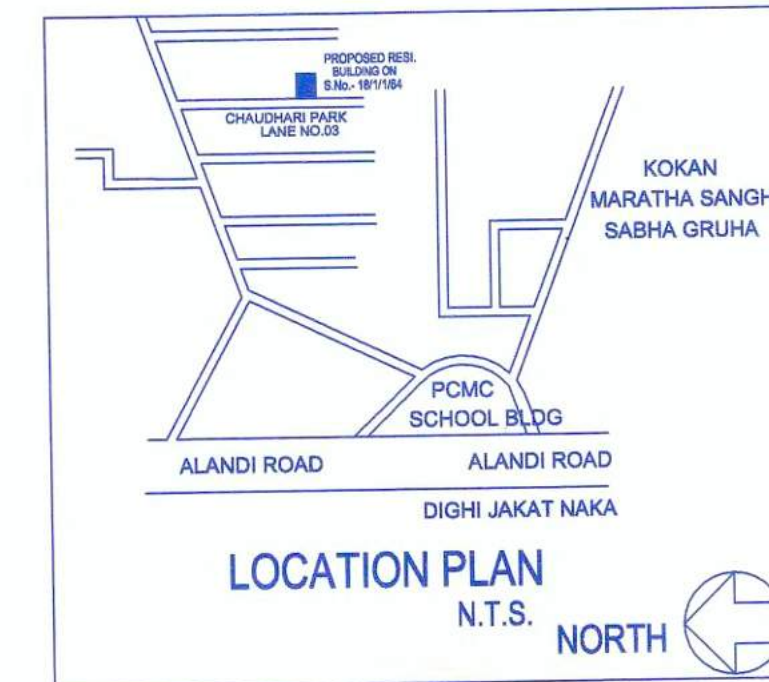


FORM OF STATEMENT NO.1 EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCY OF FLOOR
NIL	NIL	NIL	NIL	NIL

FORM OF STATEMENT 2 PROPOSED BLDG.		
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE.
1	PARKING FLOOR	0.00
	1st FLOOR	133.32
	2nd FLOOR	133.32
	3rd FLOOR	133.32
	4th FLOOR	133.32
	5th FLOOR	133.32
TOTAL =		666.60

FORM OF STATEMENT 3						
BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF APARTMENT	AREA OFBALCONY ATTACHED TO APARTMENT		AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT.
				OPEN BALCONY	ENCL. BALCONY	
1	1 st	101	48.60	5.06	-	-
		102	48.60	5.06	-	-
	2 nd	201	48.60	5.06	-	-
		202	48.60	5.06	-	-
	3 rd	301	48.60	5.06	-	-
		302	48.60	5.06	-	-
	4 th	401	48.60	5.06	-	-
		402	48.60	5.06	-	-
	5 th	501	48.60	5.06	-	-
		502	48.60	5.06	-	-
TOTAL =		10	486.00	50.60	-	-



PROPOSED RESIDENTIAL COMPLEX ON GAT.NO.18/1/164, VILLAGE MAUJE - DIGHI,PUNE-411015

DRAWING SHEET NO.:1/1

STAMP OF APPROVAL PLANS:

Sanctioned No. B.P. / Dighi / 91 / 2022
Subject to conditions mentioned in the Office Order No.
even dated 22/11/2022



Pimpri Date: 22/11/2022

O. C. Signed by
Ward Officer

for Ward Officer
E : Ward
Pimpri Chinchwad Municipal Corporation
Chinchwad-411 033.

AREA STATEMENT

1. AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	278.22 SQ.M.
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	300.00 SQ.M.
(b) AS PER MEASUREMENT SHEET	278.22 SQ.M.
(c) AS PER SITE	278.22 SQ.M.
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA /SERVICE ROAD/ HIGHWAY WIDENING / SHIFTED PLOT BOUNDARY	0.00 SQ.M.
(b) ANY D.P. RESERVATION AREA	0.00 SQ.M.
(TOTAL a+b)	0.00 SQ.M.
3. BALANCE AREA OF PLOT (1-2)	278.22 SQ.M.
4. AMENITY SPACE (IF APPLICABLE)	
(a) REQUIRED -	0.00 SQ.M.
(b) ADJUSTMENT OF 2(b), IF ANY -	0.00 SQ.M.
(c) BALANCE PROPOSED -	0.00 SQ.M.
5. NET PLOT AREA(3-4(c))	278.22 SQ.M.
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED -	0.00 SQ.M.
(b) PROPOSED -	0.00 SQ.M.
7. INTERNAL ROAD AREA	0.00 SQ.M.
8. PLOTABLE AREA (IF APPLICABLE)	0.00 SQ.M.
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (278.22 X 1.50 BASIC FSI)	417.33 SQ.M.
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH /TOP ZONE	0.00 SQ.M.
(b) PROPOSED FSI ON PAYMENT OF PREMIUM.	0.00 SQ.M.
11. IN - SITU FSI ON /TDR LOADING	
(a) IN-SITU AREA AGAINST D.P.ROAD [2.0x Sr No.2 (a)],IF ANY	-
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 x Sr No. 4(b)] AND/OR (c)],	-
(c) TDR AREA	-
(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	-
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	417.33 SQ.M.
(a) [9 + 10(b)+11(d)] or 12 WHICHEVER IS APPLICABLE	
(b) ANCILLARY AREA FSI UPTO 60% or 80% WITH PAYMENT OF CHARGES (417.33 SQ.M. X 60% = 250.40 SQ.M.)	250.40 SQ.M.
(c) TOTAL ENTITLEMENT(a+b)	667.73 SQ.M.
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH(AS PER REGULATION NO. 6.1 or 6.3 AS APPLICABLE) x 1.6 or 1.8	2.4
15. TOTAL BUILT-UP AREA IN PROPOSAL.(EXCLUDING AREA AT Sr. No. 17 b)	
(a) EXISTING BUILT-UP AREA.	666.60 SQ.M.
(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	666.60 SQ.M.
(c) TOTAL (a+b)	1333.20 SQ.M.
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	2.39
17. AREA FOR INCLUSIVE HOUSING IF ANY	
(a) REQUIRED (20% OF Sr. No. 5)	0.00 SQ.M.
(b) PROPOSED	0.00 SQ.M.

LEGEND	
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

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.

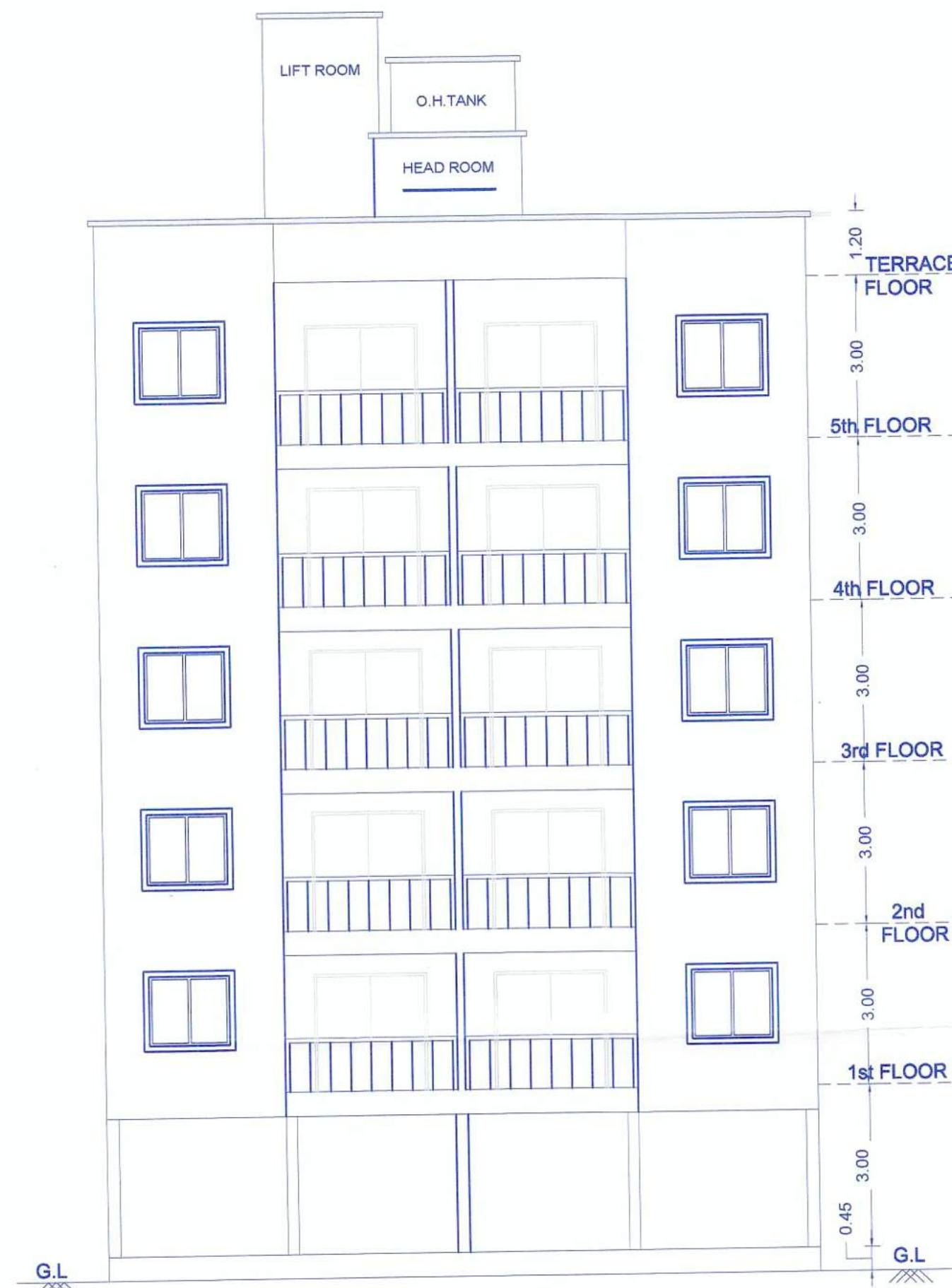
OWNERS DELARATION -
I/WE UNDERSIGNED HERBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXPECT THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME:
Mrs. REKHA SUNIL MOHITE THROUGH M/S. GHULE DEVELOPERS THROUGH Mr. VISHAL HARISHCHANDRA GHULE (P.O.A.)

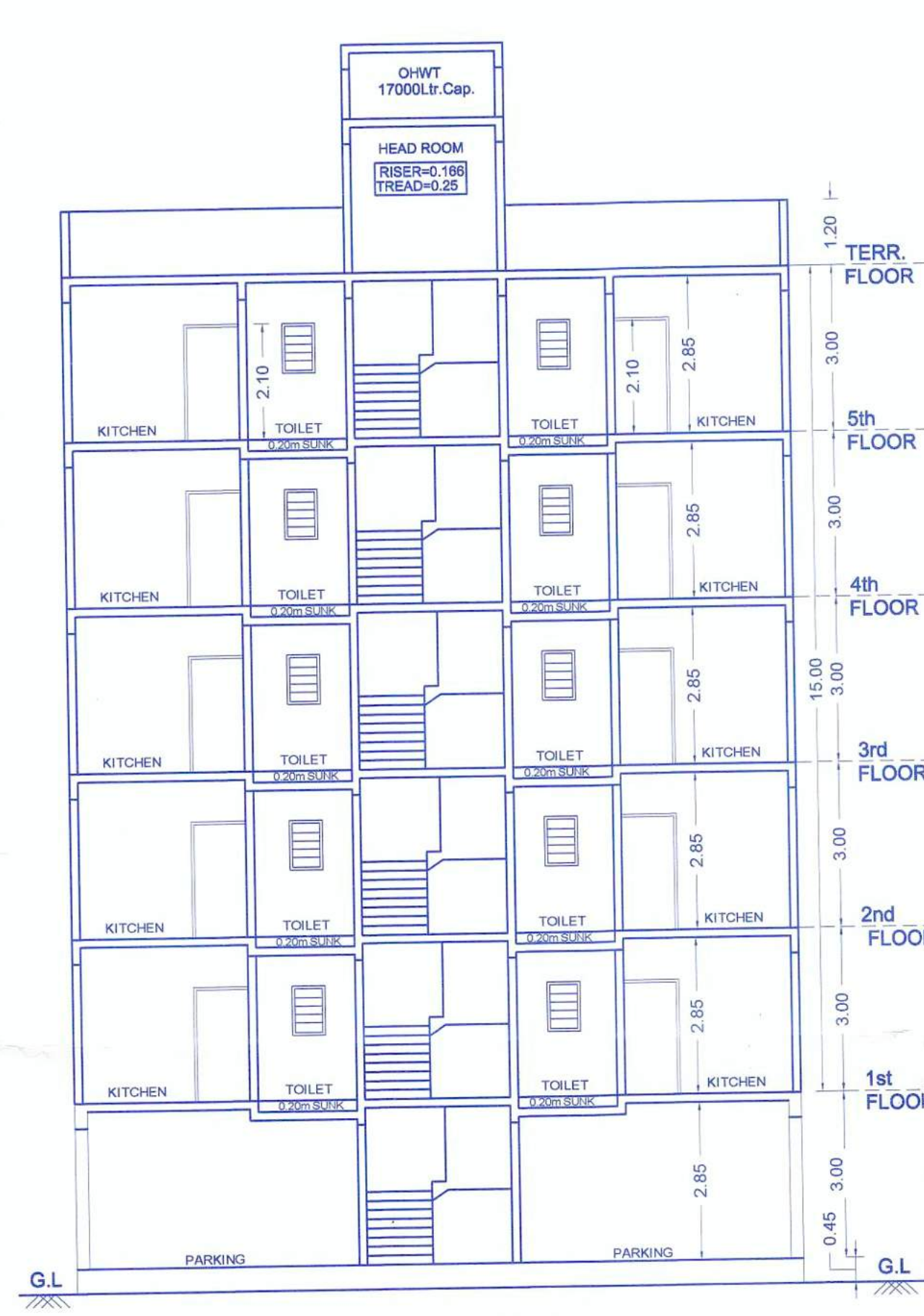
LICENCE ENGINEER
Rahul Kulkarni
LICENCE ENGINEER

JOB NO. DRAWING NO. SCALE DRAWN CHECKED DATE REGISTRATION NO. 0233/2022

01 1:100 DRAWN 21.OCT.2022 PCMC/DGH0082/2022/ ZONE E/DIGHI/PRB-31

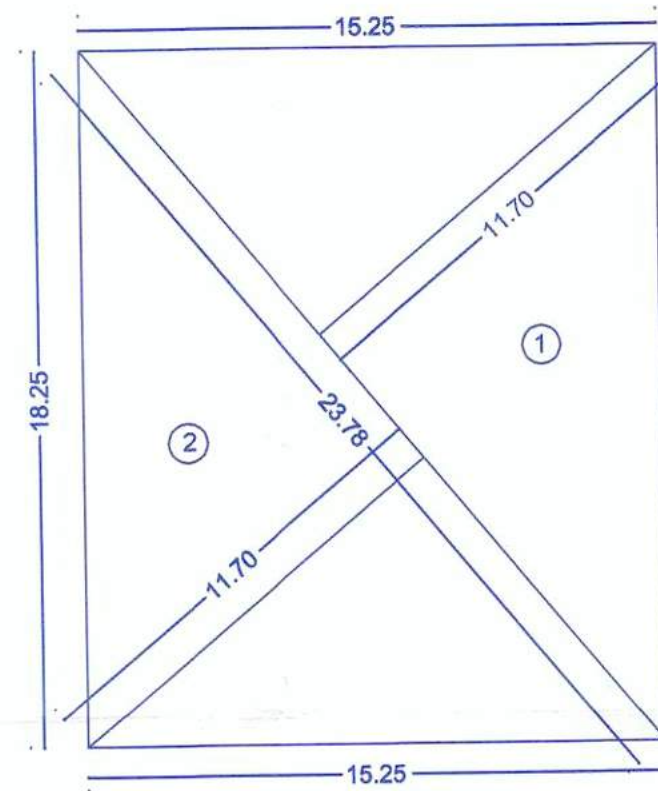
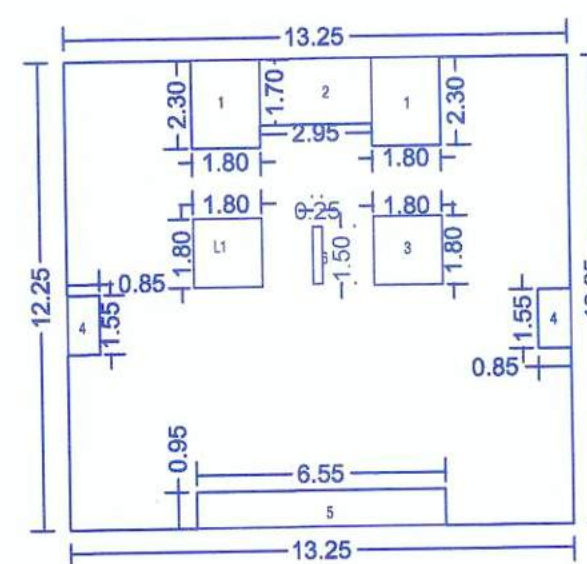


FRONT ELEVATION



SECTION A-A

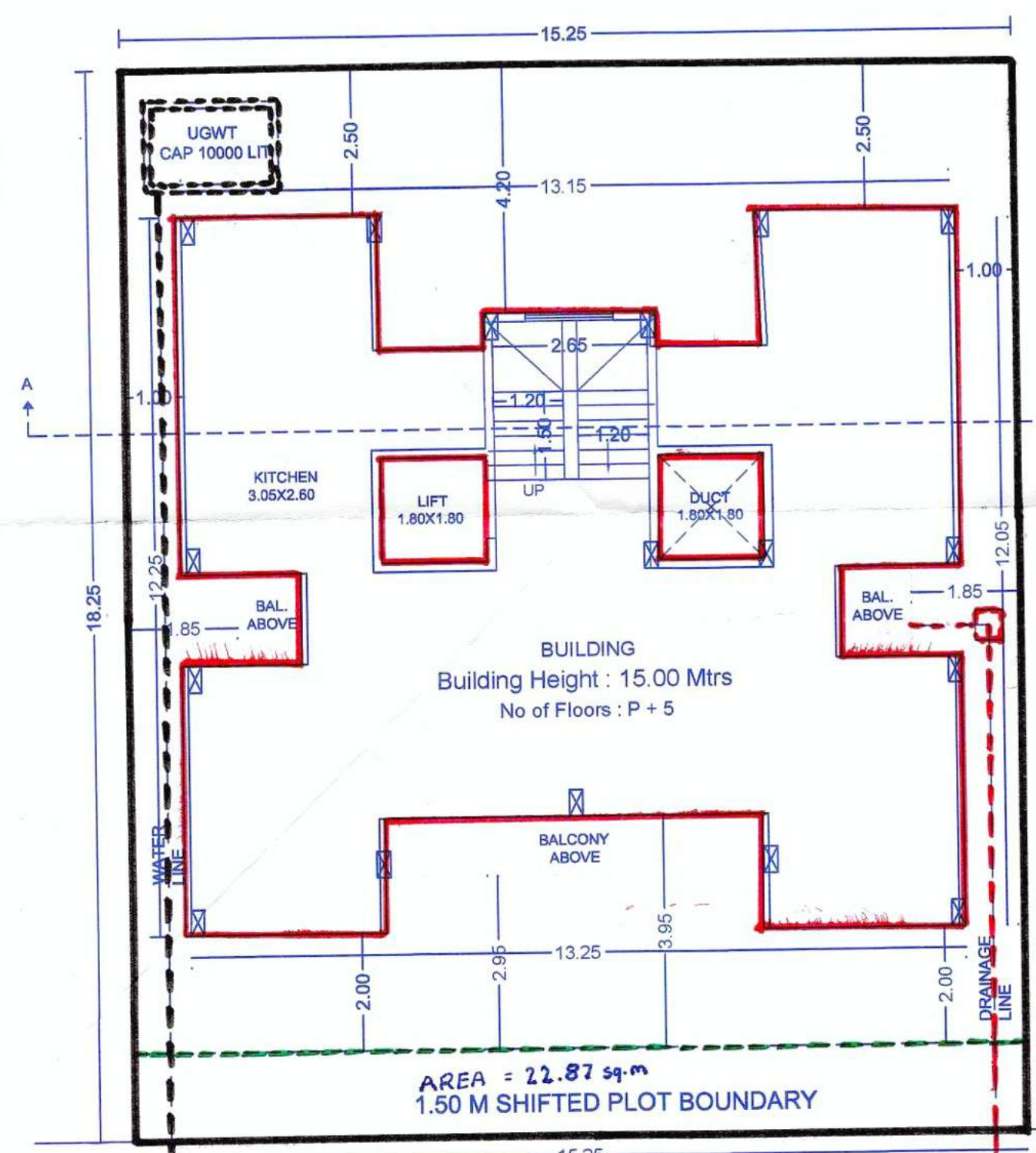
PARKING CALCULATION									
SR NO.	OCCUPANCY	CARPET AREA /FSI (M2)	TENAMENT(NOS)	CAR (NOS)	SCOOTER (NOS)				
1.	RESIDENTIAL	0 - 30 SQ.M.	UNIT	PROP.	BY RULE	PROP.	BY RULE	PROP.	BY RULE
		30 - 40 SQ.M.	2	10	1	5	4	20	
		40 - 80 SQ.M.							
		80 - 150 SQ.M.							
		> 150 SQ.M.							
	5% VISITOR PARKING					0		1	
	TOTAL REQD. (NOS)					5		21	
	TOTAL PROP. AREA							100.20	



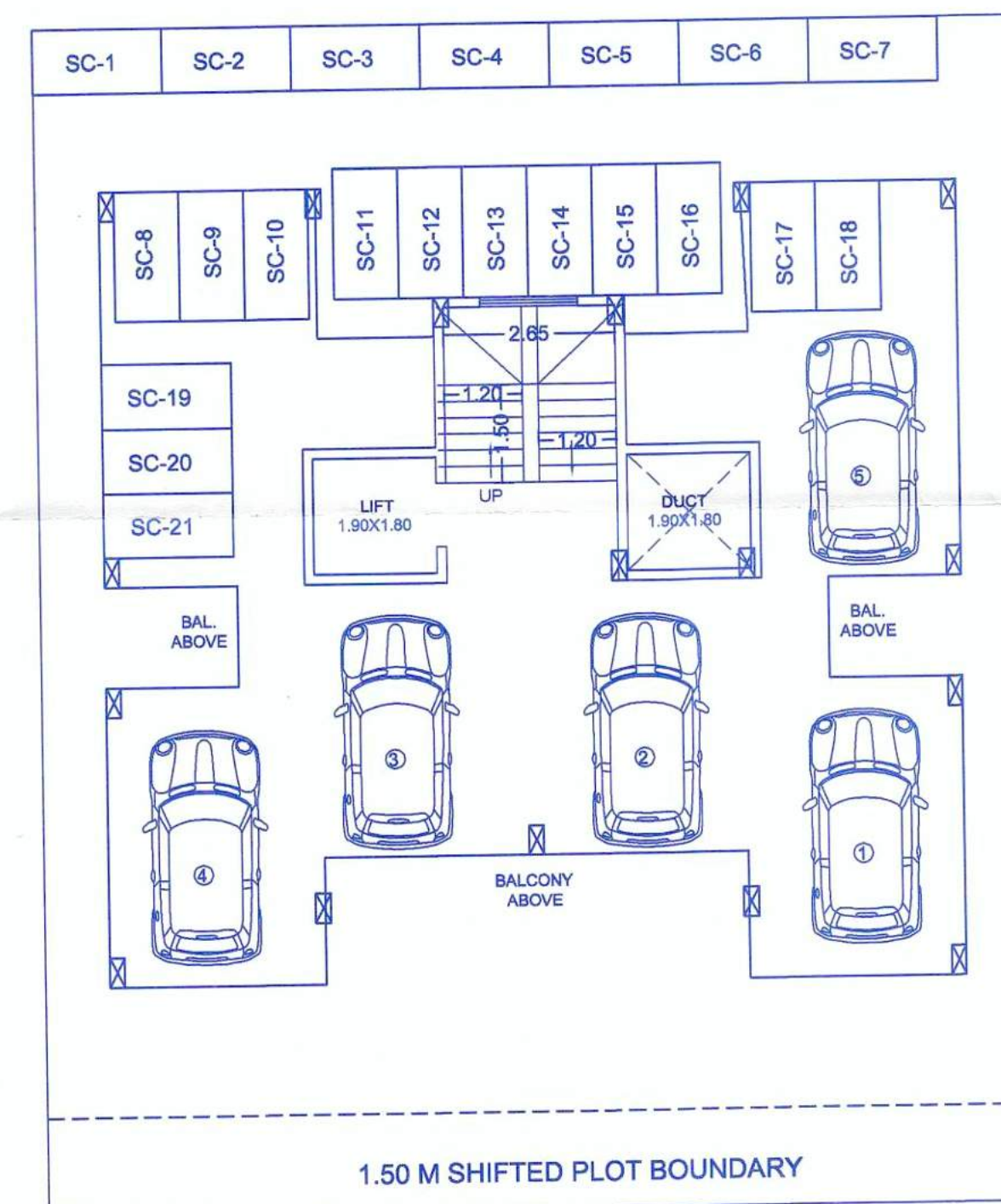
AREA CALCULATION
PLOT AREA CALCULATION.
1) 23.78 X 11.70 X 0.50 = 139.113 SQ.M.
2) 23.78 X 11.70 X 0.50 = 139.113 SQ.M.
TOTAL PLOT AREA = 278.226 SQ.M.

TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE 1st to 5th FLOOR.
A) 13.25 X 12.25 = 162.31 Sq.M.
TOTAL = 162.31 Sq.M.
DEDUCTION :
1) 1.80 X 2.30 X 2 = 8.28 Sq.M.
2) 1.70 X 2.95 = 5.01 Sq.M.
3) 1.80 X 1.80 = 3.24 Sq.M.
4) 1.55 X 0.85 X 2 = 2.63 Sq.M.
5) 0.95 X 6.55 = 6.22 Sq.M.
6) 0.25 X 1.50 = 0.37 Sq.M.
L1) 1.80 X 1.80 = 3.24 Sq.M.
TOTAL = 28.99 SQ.M.
TOTAL BUILT UP AREA
162.31 - 29.48 = 133.32 SQ.M.

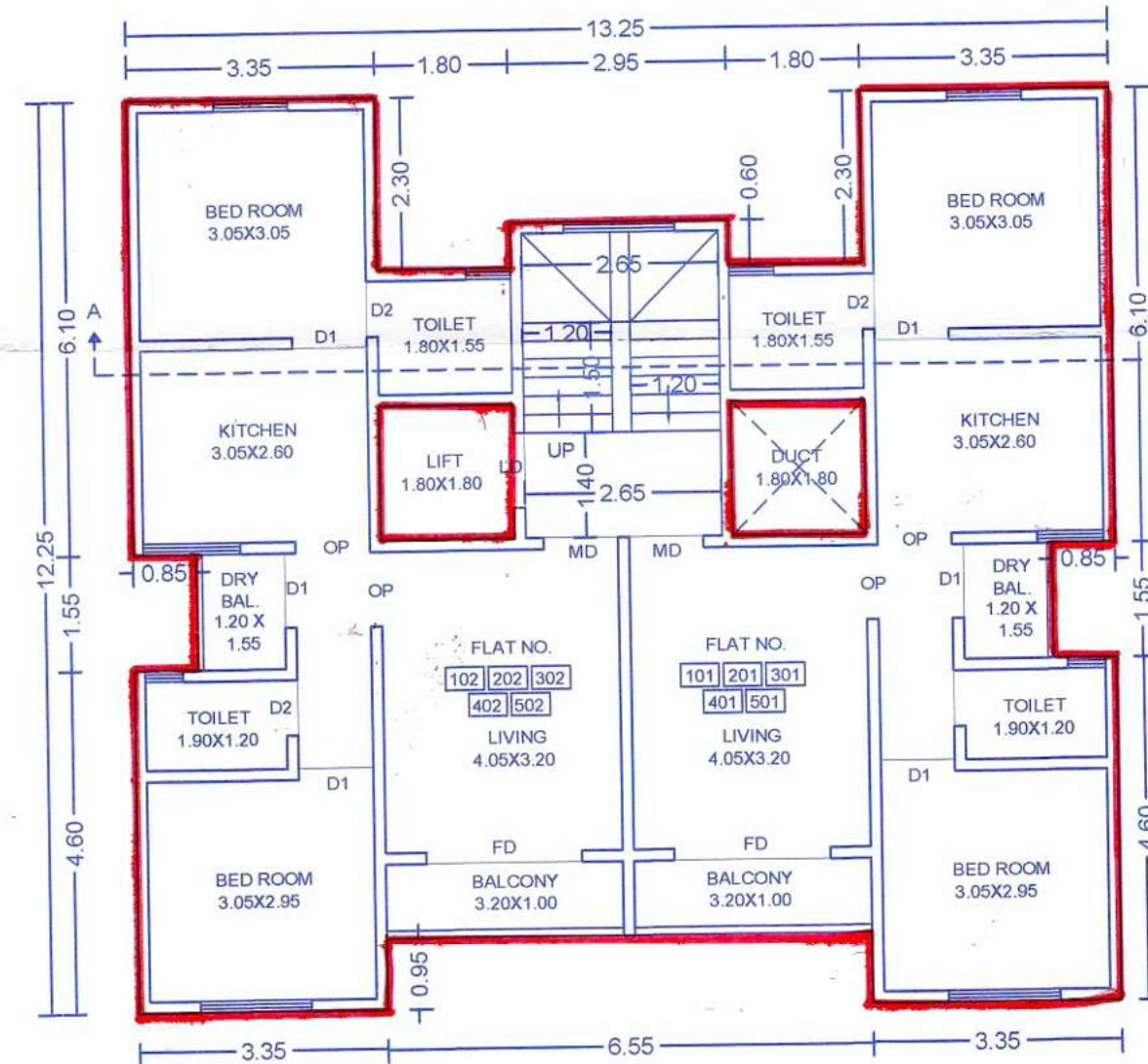
SCHEDULE OF DOORS & WINDOWS				
TYPE	SIZE	SILL LEVEL	LINTEL LEVEL	
W	1.80X1.20	0.90	2.10	
W1	1.80X0.90	1.20	2.10	
W2	1.20X1.20	0.90	2.10	
W3	1.00X1.20	0.90	2.10	
V	0.60X0.60	1.50	2.10	
MD	1.20X2.10	-	2.10	
D	1.00X2.10	-	2.10	
D1	0.90X2.10	-	2.10	
D2	0.75X2.10	-	2.10	
F.D	2.40X2.10	-	2.10	
OP	1.55X2.10	OPENING UPTO LINTEL LEVEL		
OP1	1.55X2.10	OPENING UPTO LINTEL LEVEL		



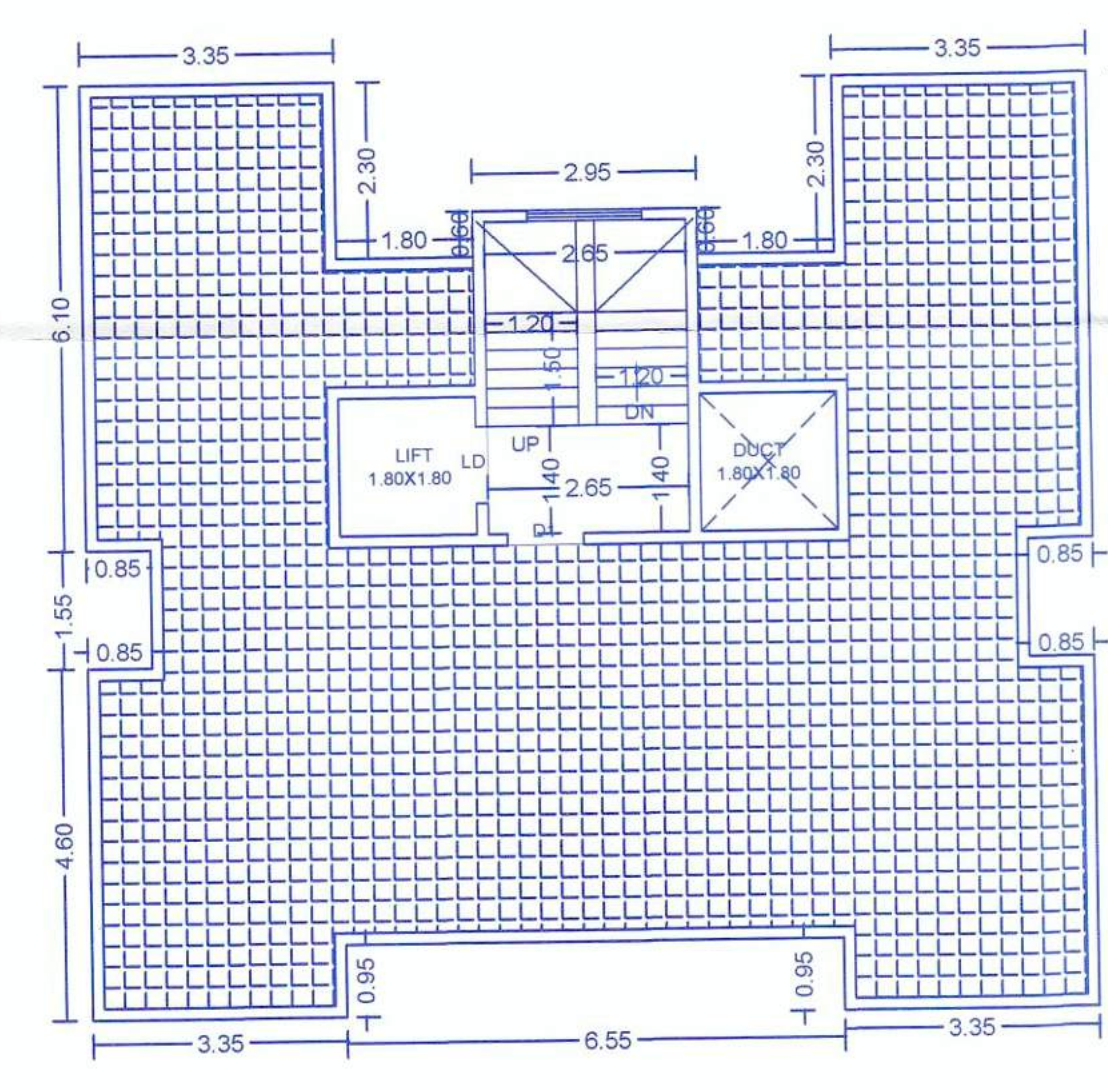
LAYOUT PLAN (SCALE:1:100)



PARKING FLOOR PLAN (SCALE:1:100)



TYPICAL 1st TO 5th FLOOR PLAN



TERRACE FLOOR PLAN (SCALE:1:100)