अट क्र. ४४ –सदरचे बांधकाम लक्षात हे पर्यावरण विभागाकडील Environmental clearance प्रमाणपत्र निर्देशांक अधित राहून मंजुर करणेत आले आहेत. याच्याशान जागेवर प्रत्यक्षात मंजुर आदेशातील बांधकाम क्षेत्रापेक्षा Environmental clearance निर्देशांकेविचाय बांधकाम/विकास करता येणार नाही.

LAYOUT PLAN Scale(1:500)

PARKING CALCULATION								
TYPE	CARPET AREA / FSI(M2)	TENTS.(NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	406	1	203	5	18
RESIDENTIAL	80-150	1	86	1	86	3	258
RESIDENTIAL	>150	1	0	2	0	3	0
COMMERCIAL	4466.40	100	44.66	2	89	6	268
TOTAL REQD.(NOS)					378		0
VISITORS PARKING 5%					14		0
TOTAL REQD.(NOS)					393		0
TOTAL PROP.(NOS)					450		1682

TOTAL PROPOSED PARKING STATEMENT		
PROPOSED PARKING		
	CAR	SCOOTER
1ST BASEMENT PARKING	150	00
2ND BASEMENT PARKING	150	160
LOWER PARKING	150	160
GROUND/PODIUM PARKING	00	1362
TOTAL PARKING	450	1682

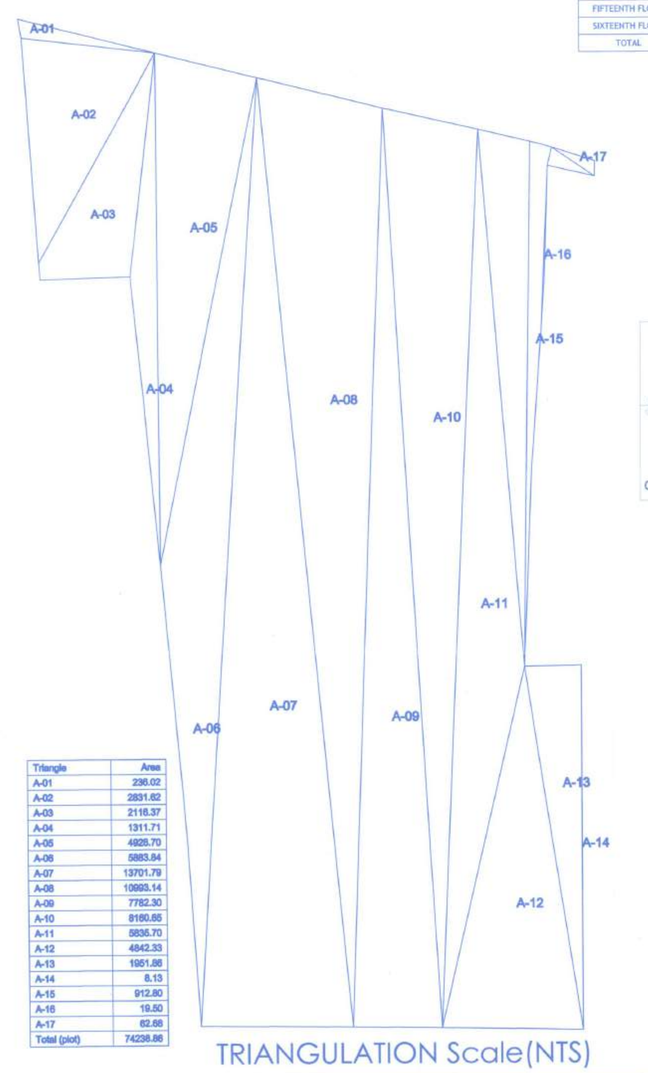
WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. - Comm.	418157.55	995500.00
	Fire Requirement	225000.00	225000.00
	TOTAL	643157.55	1220500.00
UGWT	1.5 Times OHWT	627236.33	1493200.00
	Fire Requirement	675000.00	675000.00
	TOTAL	1302236.33	2168200.00

FORM OF STATEMENT - 2 [SR. NO. 9 (a)] BUILDING WISE FSI STATEMENT					
BUILDING	COMM. FSI	RESI. FSI	TENEMENTS	SHOP/OFFICE	TOTAL FSI AREA
A WING	0.00	59.95	0	0	59.95
B WING	0.00	98.75	0	0	98.75
C WING	0.00	98.71	0	0	98.71
D WING	0.00	15392.71	144	0	15392.71
E WING	0.00	13636.78	127	0	13636.78
F WING	0.00	13128.02	127	0	13128.02
G WING	0.00	59.20	0	0	59.20
COMMERCIAL	6610.29	0.00	0	154	6610.29
MHADA WING	0.00	6057.38	94	0	6057.38
TOTAL	6610.29	48531.50	492	154	55141.79

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - COMM. WING			
FLOOR	COMM. FSI	SHOPS / OFFICE	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
LOWER PARKING FLOOR	0.00	0	0.00
GROUND FLOOR	3072.67	63	3072.67
FIRST FLOOR	2199.81	43	2199.81
SECOND FLOOR	1337.81	48	1337.81
TOTAL	6610.29	154	6610.29

FORM OF STATEMENT - 1 [SR. NO. 8 (a)(ii)] EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

LOCATION PLAN



Triangle	Area
A-01	296.02
A-02	2831.62
A-03	2118.37
A-04	1311.71
A-05	4928.70
A-06	5863.84
A-07	13701.79
A-08	10993.14
A-09	7782.30
A-10	8160.65
A-11	5835.70
A-12	4843.33
A-13	1051.86
A-14	8.13
A-15	912.80
A-16	19.50
A-17	62.68
Total (plot)	74238.86

TRIANGULATION Scale(NTS)

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - A WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	0.00	0	0.00
PODIUM PARKING FLOOR	59.95	0	59.95
TOTAL	59.95	0.00	59.95

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - B WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	0.00	0	0.00
PODIUM PARKING FLOOR	98.75	0	98.75
TOTAL	98.75	0.00	98.75

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - C WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	0.00	0	0.00
PODIUM PARKING FLOOR	98.71	0	98.71
TOTAL	98.71	0.00	98.71

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - D WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	0.00	0	0.00
PODIUM PARKING FLOOR	95.15	0	95.15
FIRST FLOOR	848.78	8	848.78
SECOND FLOOR	856.35	8	856.35
THIRD FLOOR	856.35	8	856.35
FOURTH FLOOR	856.35	8	856.35
FIFTH FLOOR	856.35	8	856.35
SIXTH FLOOR	856.35	8	856.35
SEVENTH FLOOR	856.35	8	856.35
EIGHTH FLOOR	819.96	8	819.96
NINTH FLOOR	856.35	8	856.35
TENTH FLOOR	856.35	8	856.35
ELEVENTH FLOOR	856.35	8	856.35
TWELFTH FLOOR	856.35	8	856.35
THIRTEENTH FLOOR	819.96	8	819.96
FOURTEENTH FLOOR	856.35	8	856.35
FIFTEENTH FLOOR	856.35	8	856.35
SIXTEENTH FLOOR	856.35	8	856.35
SEVENTEENTH FLOOR	856.35	8	856.35
EIGHTEENTH FLOOR	819.96	8	819.96
TOTAL	15392.71	144.00	15392.71

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - MHADA WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	0.00	0	0.00
PODIUM PARKING FLOOR	0.00	0	0.00
FIRST FLOOR	384.58	6	384.58
SECOND FLOOR	384.58	6	384.58
THIRD FLOOR	384.58	6	384.58
FOURTH FLOOR	384.58	6	384.58
FIFTH FLOOR	384.58	6	384.58
SIXTH FLOOR	384.58	6	384.58
SEVENTH FLOOR	384.58	6	384.58
EIGHTH FLOOR	336.63	5	336.63
NINTH FLOOR	384.58	6	384.58
TENTH FLOOR	384.58	6	384.58
ELEVENTH FLOOR	384.58	6	384.58
TWELFTH FLOOR	384.58	6	384.58
THIRTEENTH FLOOR	336.63	5	336.63
FOURTEENTH FLOOR	384.58	6	384.58
FIFTEENTH FLOOR	384.58	6	384.58
SIXTEENTH FLOOR	384.58	6	384.58
TOTAL	6057.38	94	6057.38

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - E WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	0.00	0	0.00
PODIUM PARKING FLOOR	72.09	0	72.09
FIRST FLOOR	519.15	4	519.15
SECOND FLOOR	519.15	4	519.15
THIRD FLOOR	519.15	4	519.15
FOURTH FLOOR	519.15	4	519.15
FIFTH FLOOR	829.67	7	829.67
SIXTH FLOOR	829.67	8	829.67
SEVENTH FLOOR	829.67	8	829.67
EIGHTH FLOOR	787.24	8	787.24
NINTH FLOOR	829.67	8	829.67
TENTH FLOOR	829.67	8	829.67
ELEVENTH FLOOR	829.67	8	829.67
TWELFTH FLOOR	829.67	8	829.67
THIRTEENTH FLOOR	787.24	8	787.24
FOURTEENTH FLOOR	829.67	8	829.67
FIFTEENTH FLOOR	829.67	8	829.67
SIXTEENTH FLOOR	829.67	8	829.67
SEVENTEENTH FLOOR	829.67	8	829.67
EIGHTEENTH FLOOR	787.24	8	787.24
TOTAL	13636.78	127.00	13636.78

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - F WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	0.00	0	0.00
PODIUM PARKING FLOOR	109.17	0	109.17
FIRST FLOOR	500.18	4	500.18
SECOND FLOOR	500.18	4	500.18
THIRD FLOOR	500.18	4	500.18
FOURTH FLOOR	500.18	4	500.18
FIFTH FLOOR	796.08	7	796.08
SIXTH FLOOR	796.08	8	796.08
SEVENTH FLOOR	796.08	8	796.08
EIGHTH FLOOR	753.75	8	753.75
NINTH FLOOR	796.08	8	796.08
TENTH FLOOR	796.08	8	796.08
ELEVENTH FLOOR	796.08	8	796.08
TWELFTH FLOOR	796.08	8	796.08
THIRTEENTH FLOOR	753.75	8	753.75
FOURTEENTH FLOOR	796.08	8	796.08
FIFTEENTH FLOOR	796.08	8	796.08
SIXTEENTH FLOOR	796.08	8	796.08
SEVENTEENTH FLOOR	796.08	8	796.08
EIGHTEENTH FLOOR	753.75	8	753.75
TOTAL	13128.02	127.00	13128.02

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - G WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	0.00	0	0.00
PODIUM PARKING FLOOR	59.20	0	59.20
TOTAL	59.20	0.00	59.20

FORM OF STATEMENT - 3 [SR. NO. 9 (g)] Area details of Apartment				
BUILDING	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF BALCONY
WING - D TYPICAL 1ST TO 18TH FLOOR PLAN		101,201,301,401,501,601, 701,901,1001,1101,1201, 1401,1501,1601,1701 108,208,308,408,508,608, 708,908,1008,1108,1208, 1408, 1508,1608,1708	86.29	14.92
		102,202,302,402,502,602, 702,802,902,1002,1102, 1202,1302,1402,1502, 1602,1702,1802 107,207,307,407,507,607, 707,807,907,1007,1107, 1207,1307,1407,1508, 1607,1708,1807	73.05	9.31
		103,106	72.67	6.34
		203,303,403,503,603, 703,803,903,1003,1103, 1203,1303,1403,1503, 1603,1703,1803 206,306,406,506,606,706, 806,906,1006,1106,1206 1306,1406,1506,1606, 1706,1806	73.05	9.31
		104,204,304,404,504,604, 704,804,904,1004,1104, 1204,1304,1404,1504, 1604,1704,1804 105,205,305,405,505,605, 705,805,905,1005,1105, 1205,1305,1405,1505, 1605,1705,1805	63.01	6.08
	TYPICAL 8TH,13TH & 18TH FLOOR PLAN	801,1301,1801 808,1308,1808	70.03	10.20
TOTAL CARPET AREA			438.10	56.16

FORM OF STATEMENT - 3 [SR. NO. 9 (g)] Area details of Apartment				
BUILDING	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF BALCONY
WING - E TYPICAL 1ST TO 18TH FLOOR PLAN		101,201,301,401,501,601, 701,801,901,1001,1101, 1201,1301,1401,1501, 1601,1701,1801 608,708,808,908,1008, 1108,1208,1308,1408,1508, 1608,1708,1808	66.07	7.08
		507,607,707,807,907,1007, 1107,1207,1307,1407,1507, 1607,1707,1807 506,606,706,806,906,1006, 1106,1206,1306,1406, 1506,1606,1706,1806	63.05	6.07
		102,202,302,402,502,602, 702,802,902,1002,1102,1202, 1402,1502,1602,1702 103,203,303,403,503,603, 703,803,903,1003,1103,1203, 1403,1503,1603,1703	87.52	12.17
		104,204,304,404,504,604, 704,804,904,1004,1104, 1204,1304,1404,1504, 1604,1704,1804 505,605,705,805,905,1005, 1105,1205,1305,1405,1505, 1605,1705,1805	73.05	9.31
	TYPICAL 8TH,13TH & 18TH FLOOR PLAN	802,1302,1802 803,1303,1803	71.26	7.45
TOTAL CARPET AREA			360.95	42.08

FORM OF STATEMENT - 3 [SR. NO. 9 (g)] Area details of Apartment				
BUILDING	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF BALCONY
WING - F TYPICAL 1ST TO 18TH FLOOR PLAN		101,201,301,401,501,601, 701,801,901,1001,1101, 1201,1301,1401,1501, 1601,1701,1801 508,608, 708,808,908,1008,1108, 1208,1308,1408,1508, 1608,1708,1808	63.05	6.07
		104,204,304,404,504,604, 704,804,904,1004, 1104,1204,1304,1404,1504, 1604,1704,1804 605, 705,805,905,1005, 1105,1205,1305,1405,1505, 1605,1705,1805	66.07	7.08
		506,606, 706,806,906,1006,1106, 1206,1306,1406,1506, 1606,1706,1806 507,607, 707,807,907,1007,1107, 1207,1307,1407,1507, 1607,1707,1807	63.05	6.07
		102,202,302,402,502,602, 702,902,1002,1102,1202, 1402,1502,1602,1702 103,203,303,403,503,603, 703,903,1003,1103,1203, 1403,1503,1603,1703	86.00	13.93
	TYPICAL 8TH, 13TH & 18TH FLOOR PLAN	802,1302,1802 803,1303,1803	69.74	9.88
TOTAL CARPET AREA			347.91	43.03

STAMP OF APPROVAL

Sanction No.BP/SANGVI/06/2014 Date - 21/04/2014
Sanction No.BP/SANGVI/07/2020 Date - 05/03/2020
Sanction No.BP/SANGVI/51/2021 Date - 31/12/2021

Sanctioned No. B.P/Sangvi/33/2022
Subject to conditions mentioned in the Office Order No.
aven dated 12/08/2022
Pimpri
Date : 12/08/2022

O. C. Signed by City Engineer

Executive Engineer - I
Building Permission Dept.
P.C.M.C., Pimpri, Pune-18.

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 Pimpri-411 018

AREA STATEMENT

1. Area of plot *(Minimum area of a, b, c to be considered)*	39350.00
(a) As per ownership document (7/12, CTS extract)	0.00
(b) as per measurement sheet	0.00
(c) as per site deducting highway road widening	0.00
2. Deductions for	
(a) Proposed D.P. Road widening Area	5604.57
(b) Proposed D.P.Road area	4097.32
(c) ENCROACHMENT area	2098.28
(d) OTHER	65.17
(Total a+b+c+d)	11865.34
3. Balance area of plot (1-2)	27484.66
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	27484.66
6. Recreational Open space (if applicable)	
(a) Required -	2748.47
(b) Proposed -	2756.39
7. Internal Road area	0.00
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width *(Sr. No. 5xbasic FSI 1.1)*	30233.13
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	19675.00
(b) Proposed FSI on payment of premium.	0.00
11. In-situ FSI / TDR loading	0.00
(a)In-situ area against D.P. road *[2.0 x Sr. No. 2 (a)],if any*	0.00
(b)In-situ area against Amenity Space if handed over *[2.00 or1.85 x Sr. No. 4 (b)and /or(c)],*	
(c)TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(a)+11(d)] or 12 whichever is applicable.	30233.13
b1) Ancillary Area FSI upto 80%with payment of charges.	2937.91
b2) Ancillary Area FSI upto 60%with payment of charges.	15936.45
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	18874.35
Proposed Ancillary Area	18874.35
(c) Total entitlement (a+b)	49107.48
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]*	
TOTAL PERMISSIBLE AREA	49107.48
15. Total Built-up Area in proposal *(excluding area at Sr.No.17 b)*	
(a) Existing Built-up Area /As Per OLD Rule	
(i) Completed	0.00
(a) Residential	0.00
(aii) Commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
(i) Residential	42474.12
(a) Commercial	6610.29
(c) Total (a+b)	49084.41
16. F.S.I. Consumed (15/13) *(should not be more than serial No.14*	
17. Area for Inclusive Housing, if any	
(a) Required *(20% of Sr.No.5)*	6046.63
(b) Proposed	6057.38

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.

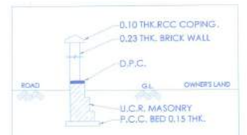
Signature
AR.USHA RANGRAJAN

Owner's Declaration –
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/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.

Signature
M/S.MATOSHREE VARADVINAYAK VENTURE THROUGH ITS PARTNERS
MR. RAMESH K. SONIGARA

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE/LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
DISETING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

RAINWATER HARVESTING TANK SECTION (NTS)



COMPOUND WALL SECTION (NTS)

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)] Area details of Apartment				
Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment
WING-MHADA	TYPICAL 1ST TO 16TH FLOOR	803,1303	REFUGE	REFUGE
		M-101,102,103,104 ,201,202,203,204,301,302,303,304,401,402,403,404,. 501,502,503,504,601,602,603,604,701,702,703,704, 801,802,804,901,902,903,904,1001,1002,1003,1004.,1 101,1102,1103,1104,1201,1202,1203,1204, ,1301,1302,1304,1401,1402,1403,1404,1501,1502, 1503,1504,1601,1602,1603,1604	40.25	6.95
		105,205,305,405,505,605,705,805,905,1005,1105,120 5,1405,1605	41.07	7.85
		206,306,406,506,606,706,806,906,1006,1106,1206,13 06,1406,1506,1606	40.75	7.23
		106	37.97	3.04

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)] Area details of Apartment					
Building No.	Floor No.	SHOP/OFFICE No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terrace attached to flat.
COMMERCIAL WING	GROUND FLOOR	SHOP - 1st TO 61 MEZZANINE 2 TO 20	2843.34	0.00	0.00
	1ST FLOOR	SHOP-101 TO 143	801.19	0.00	0.00
	2ND FLOOR	SHOP-201 TO 213,253 TO 275	815.8700	0.00	0.00

OWNER'S NAME: M/S. VARADVINAYAK INFRA THROUGH ITS PARTNERS MR. RAMESH K. SONIGARA & OTHERS 4	OWNER'S SIGN
PROJECT: SURVEY NO : 66(P) PLOT NO : DESCRIPTION : VILLAGE - SANGVI	HISSA NO : CTS NO :
ARCHITECT: Usha Rangarajan CO.REG. - CA/97/72583 PLOT NO 32 SECTOR NO 26 SIGON TEMPLE ROAD, SANT PHADKE-NAGAR PUNE 411033	ARCH.SIGN:

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
AWARD NO.	8800/95/080113	DATE	29 JULY 2022	
KEY NO.	५८-१४११९५-२०१६	SHEET NO.	1 / 22	