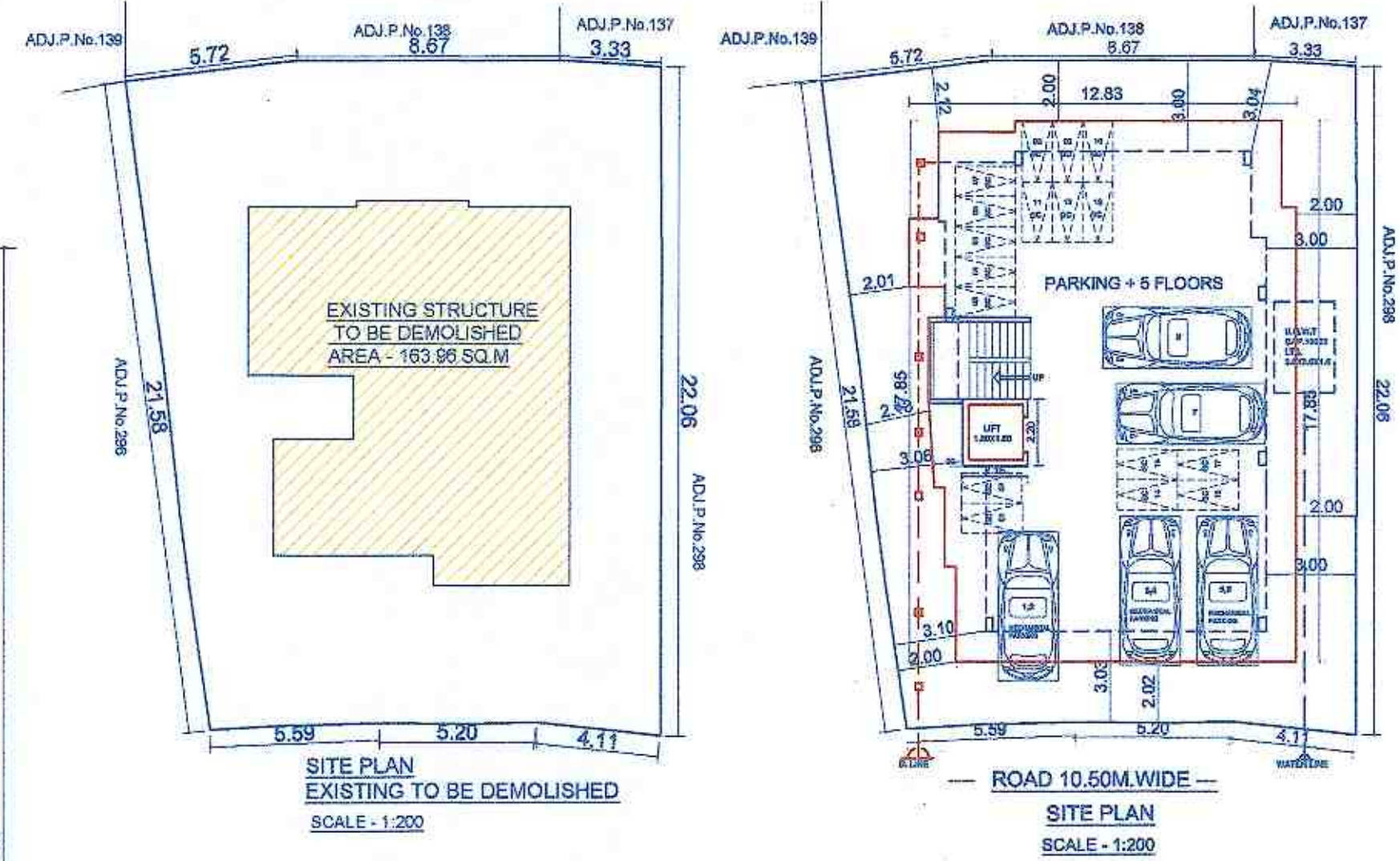
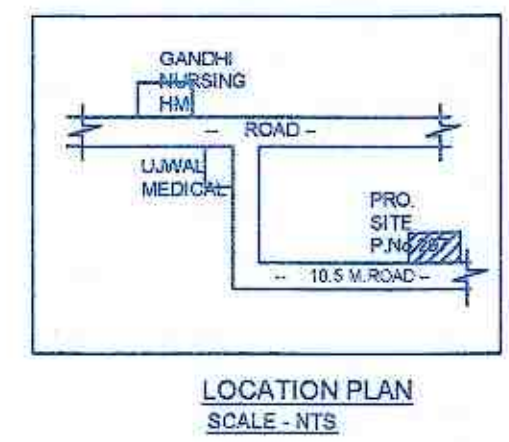


अट.क.२२-२ भारतीय मिळकतीचे विभाजितीचे दुरुस्तर स्वीकृतीची जबाबदारी मालक / विक्रेता / वास्तुविशारद / दुरुस्तर ईंजिनियर यांनी राहिल, मनापास कोणताही त्रुटि राहणार नाही.

STAMP OF APPROVAL
Sanctioned No. B.R.
Subject to conditions mentioned in the
Office Order No.
even dated 03/08/2022.
Pimpri
Date 03/08/2022

Deputy Engineer
Building Permits and Unauthorised Construction/
Enforcement Control & Demolition Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018



PARKING STATEMENT

REQUIRED	NO. OF TENEMENT	CAR	SCOOTER	TOTAL AREA
FOR EVERY TWO TENEMENTS CARPET AREA EQUAL TO OR ABOVE 60.00 SQ.M BUT LESS THAN 120.00 SQ.M (1:3)	10	10ND6.12.50 = 125.00 SQ.M.	18ND6.12.50 = 36.00 SQ.M.	161.00 SQ.M.
5% VISITORS PARKING (RESIDENTIAL)		181.00X5% = 9.05 SQ.M.		9.05 SQ.M.
TOTAL PARKING AREA REQUIRED				169.05 SQ.M.
TOTAL REQUIRED PARKING AREA COVERED PARKING = 207.08-14.08 (STAIRS+LIFT) = 193.00 SQ.M.				
SIDE MARGIN PARKING BOTH SIDE -				
1) 17.84X2.00X0.50X2 = 35.68 SQ.M.				
2) 12.78X2.00X0.50 = 12.78 SQ.M.				
TOTAL SIDE MARGIN PARKING = 48.46 SQ.M.				
TOTAL PROVIDED PARKING AREA				241.44 SQ.M.

FSI AREA STATEMENT FORM OF STATEMENT 02 SR No.9(A) PROPOSED BUILDING

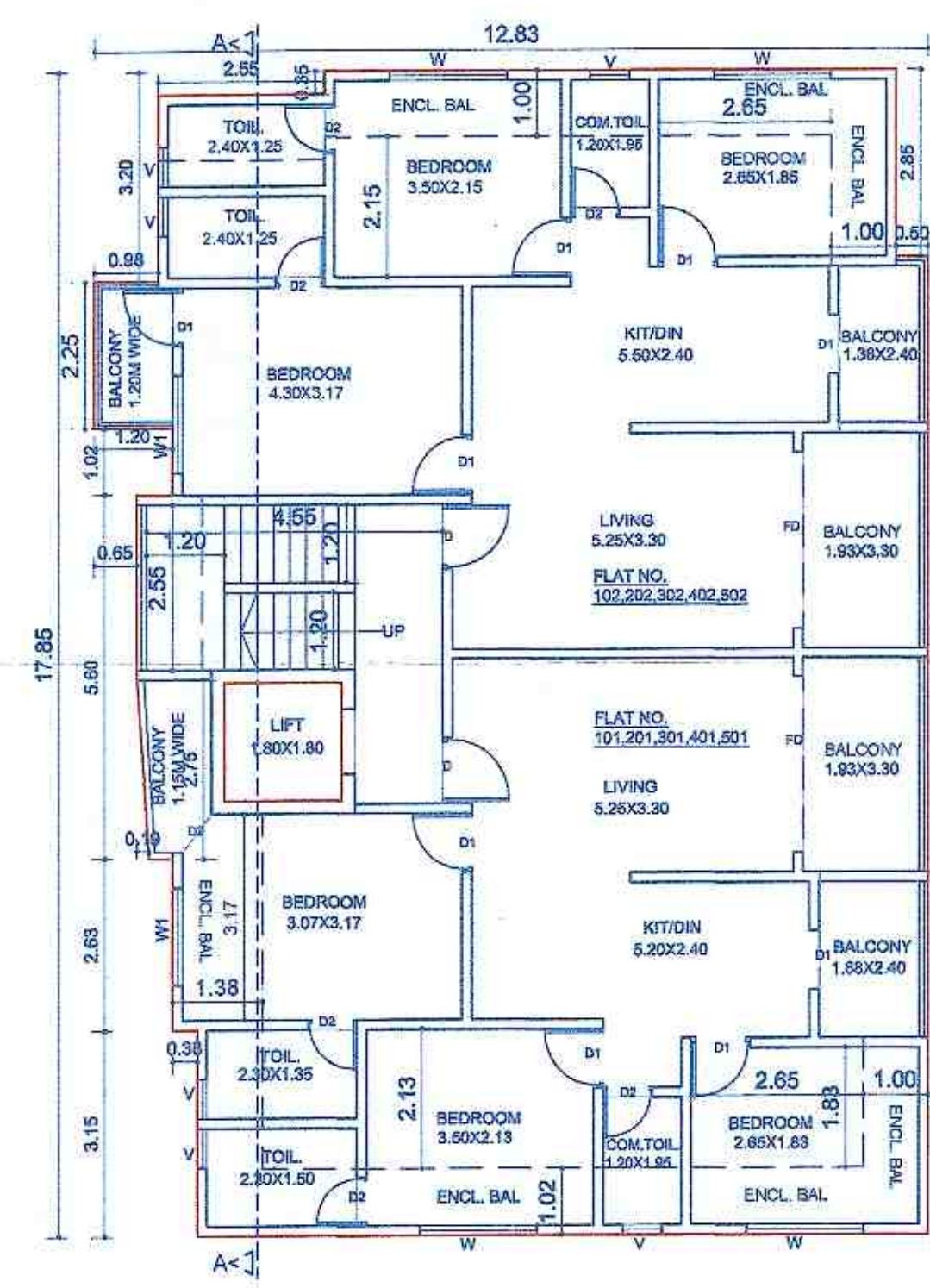
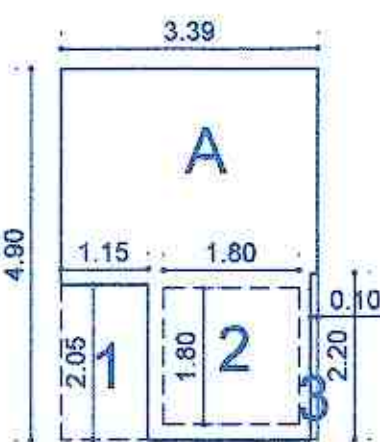
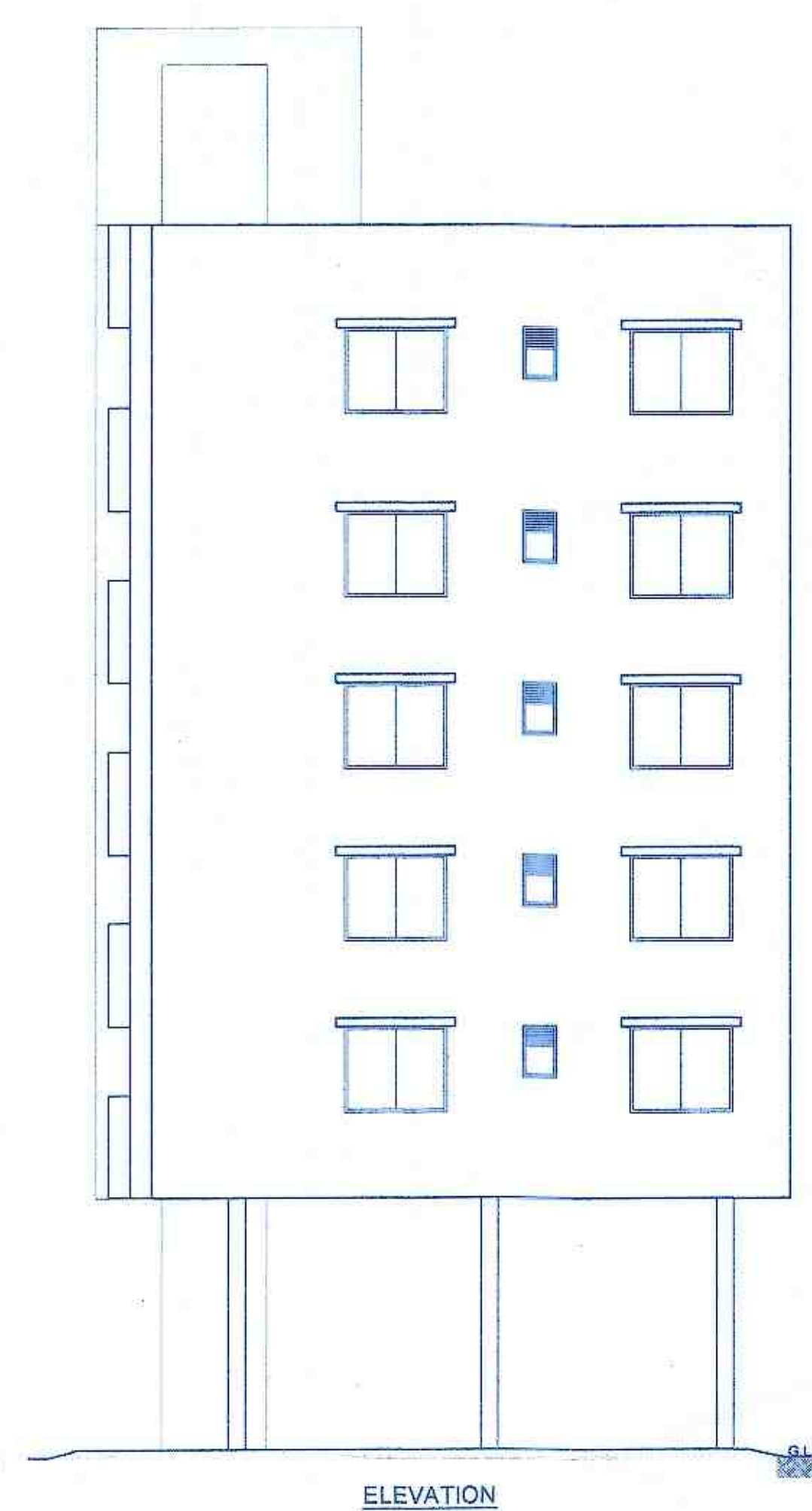
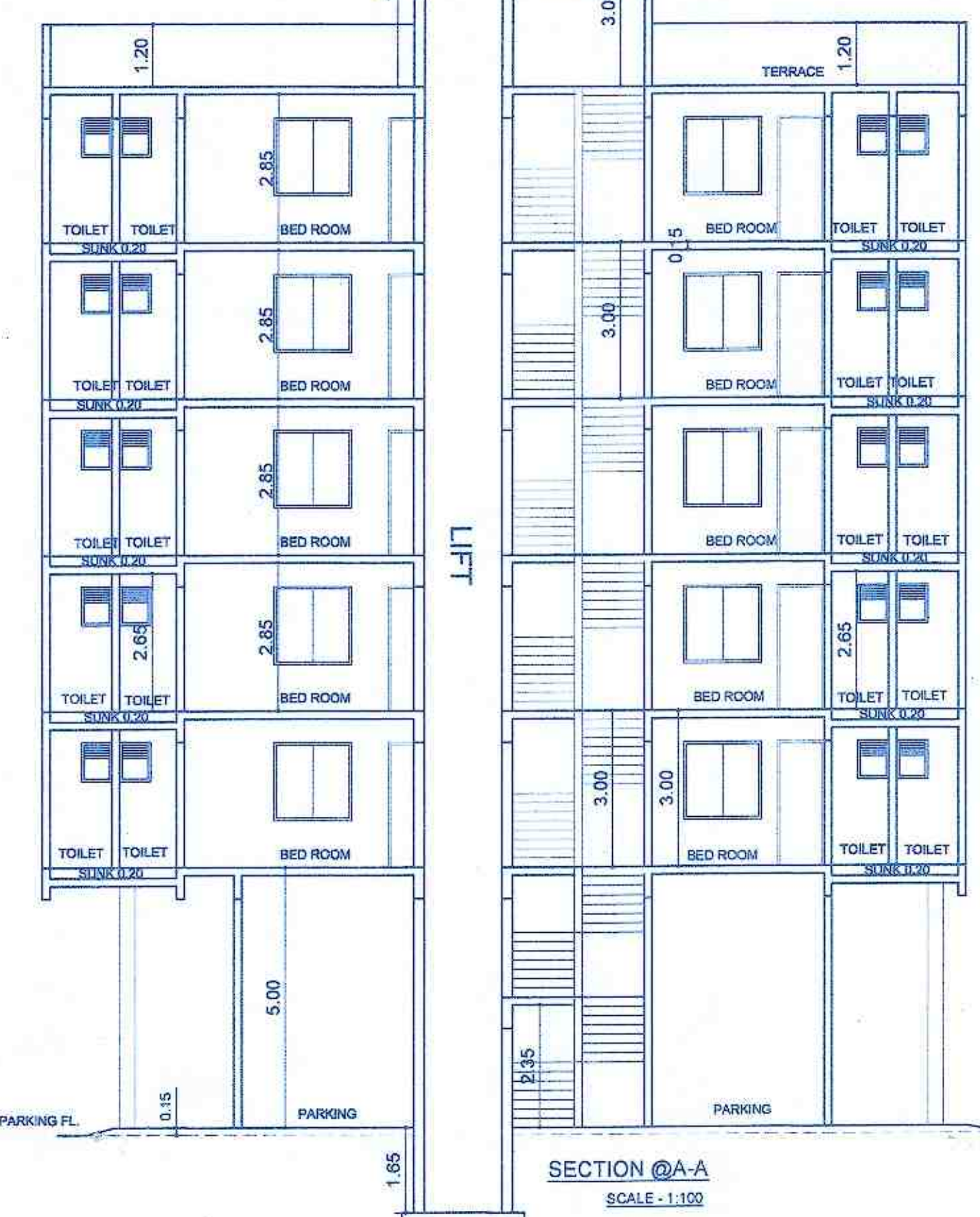
FLOOR	RESIDENTIAL B.U.P AREA
PARKING FLOOR	10.79
FIRST FLOOR	207.06
SECOND FLOOR	207.06
THIRD FLOOR	207.06
FOURTH FLOOR	207.06
FIFTH FLOOR	207.06
TOTAL	1046.09

CARPET AREA STATEMENT 03 S.R.No.9(G)

FLAT NO.	CARPET AREA
101	57.67
102	63.84
201	57.67
202	63.84
301	57.67
302	63.84
401	57.67
402	63.84
501	57.67
502	63.84

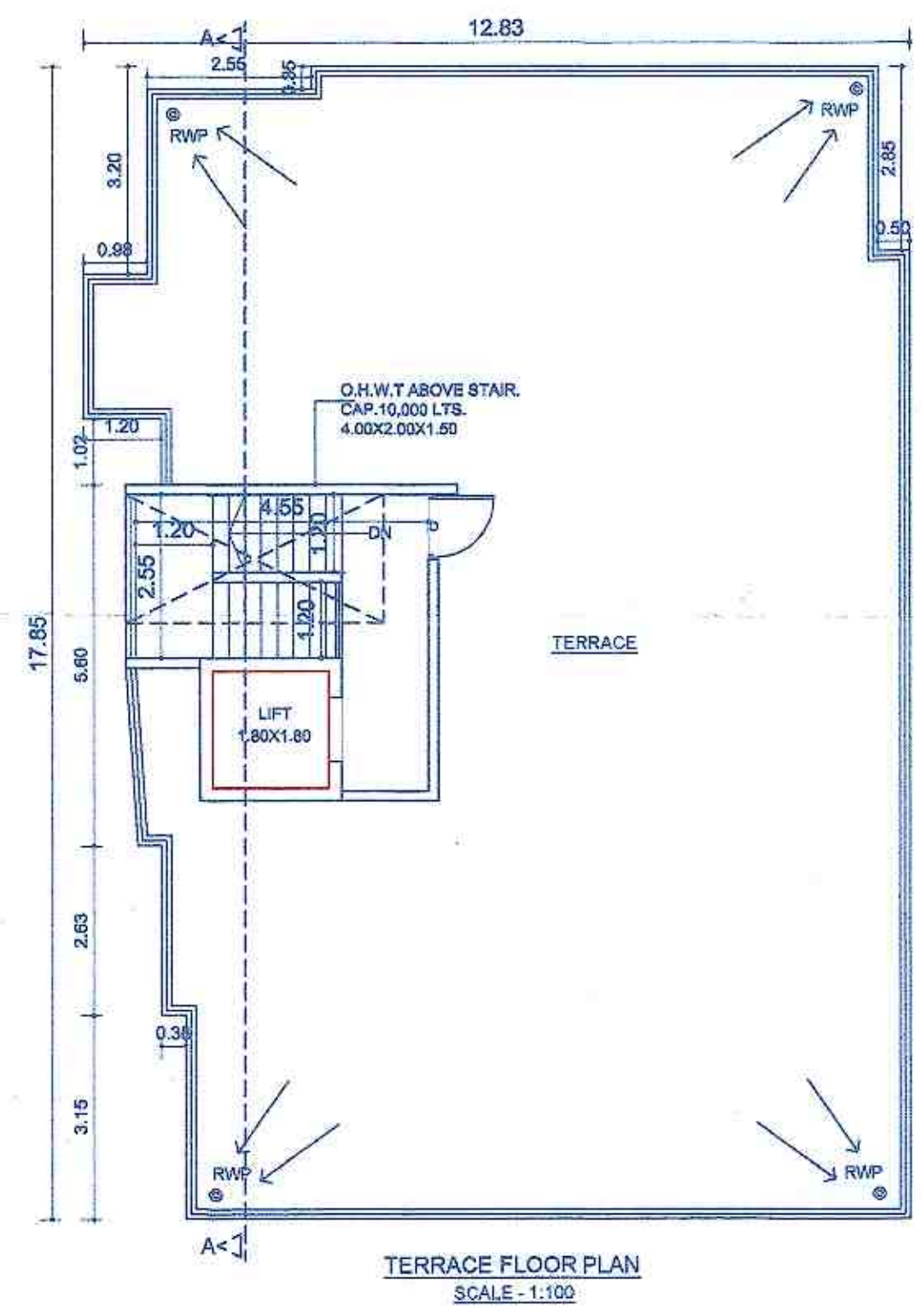
WATER TANK STATEMENT

REQUIRED	PROVIDED
RESIDENTIAL O.H.W.T. CAP. - 10 TENA. Nos X 675 Ltr. = 6750.00	10,000 Ltr.
U.G.W.T. CAP. - 6750X1.50 = 10125 LTR.	12,000 Ltr.



AREA CALCULATION OF 1ST TO 5TH FLOOR - B) 12.83X17.85 = 229.02 SQ.M. DEDUCTIONS -

1) 0.98X3.20 = 3.14 SQ.M.
2) 2.55X0.35 = 0.89 SQ.M.
3) 0.50X2.85 = 1.43 SQ.M.
4) 1.58X3.15 = 4.98 SQ.M.
5) 1.20X2.83 = 3.39 SQ.M.
6) 0.50X0.19X2.75 = 0.26 SQ.M.
7) 0.65X5.60 = 3.64 SQ.M.
8) 1.80X1.80 = 3.24 SQ.M.
9) 1.20X1.02 = 1.22 SQ.M.
TOTAL = 21.96 SQ.M.
TOTAL AREA OF 1ST TO 5TH FLOORS - = 229.02 - 21.96 = 207.06 SQ.M.



AREA STATEMENT

1. AREA OF PLOT (AS PER SITE)	356.20 SQ.M.
a) As per ownership document (demarcation)	356.20 SQ.M.
b) As per ownership document (search title report)	356.20 SQ.M.
2. Deduction for -	
a) Proposed D.P./Road Widening Area/Service Road/Highway Widening	0.00 SQ.M.
b) Any D.P. Reservation area	0.00 SQ.M.
3. Balance area of plot (1-2)	356.20 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))	356.20 SQ.M.
6. Recreational Open space (if applicable)	
a) Required -	0.00 SQ.M.
b) Proposed -	0.00 SQ.M.
7. Internal Road Area (SHIFTED PLOT AREA ADD)	0.00 SQ.M.
8. Plotted area (5+7)	356.20 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr.No.8 x Basic FSI X1.10)	391.82 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road	178.10 SQ.M.
b) Proposed FSI on payment of premium.	145.00 SQ.M.
11. In-situ FSI/TDR loading	
a) In-situ area against D.P. road [2.0 x Sr. No. 2(a)] if any.	0.00 SQ.M.
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0.00 SQ.M.
c) TDR area	142.48 SQ.M.
d) Total In-situ / TDR loading prop (11 (a)+(b)+(c))	118.09 SQ.M.
12. Additional FSI area under Chapter No.7	0.00 SQ.M.
a) [9+10(b)+11(d)] or 12 whichever is applicable.	654.91 SQ.M.
b) Ancillary Area FSI upto 60% or 80% with payment of charges.	392.94 SQ.M.
PERMISSIBLE AREA - 654.91X0.60 = 392.94 SQ.M.	391.18 SqM
(C) Ancillary Area PROPOSED	
c) Total entitlement (a+b)	1047.85 SQ.M.
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6	1047.85 SQ.M.
15. Total B'up Area in proposal (excluding area at Sr.No.17 b)	
a) Existing built-up area.	00.00 SQ.M.
b) Proposed Built-up Area (as per 'P-line')	1046.09 SQ.M.
c) Total (a+b)	1046.09 SQ.M.
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.) (15/5)	2.66
17. Area for Inclusive Housing, if any	
a) Required (20% of Sr.No.5)	0.00 SQ.M.
b) Proposed	0.00 SQ.M.

TENEMENT STATEMENT
TENEMENT PROPOSED 10 Nos.
EXISTING TO BE DEMOLISHED AREA 163.98 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

OWNER DECLARATION & SIGNATURE
We, undersigned hereby declare that this is a true and correct plan as per the provisions of the Maharashtra Building Regulation, 1960. We warrant that the plan is true and correct and that we have not obtained any other sanction for the same. We warrant that the plan is true and correct and that we have not obtained any other sanction for the same. We warrant that the plan is true and correct and that we have not obtained any other sanction for the same.

CLIENT NAME: MR.UDAY E. DEOLE, MR. ARUN E. DEOLE, MR. AVINASH E. DEOLE, MRS. PADMAJA DEOLE, MRS. HEMA D. KASHIKAR.
THROUGH M/S. FOUR PILLARS PARTNER MR. SANTOSH P. CHOKA (P.A.H.)
SIGNATURE OF OWNER

CERTIFICATE OF AREA
I, the undersigned, hereby certify that the area of the plot is 356.20 SQ.M. and the area of the building is 1046.09 SQ.M. and the area of the parking is 5.82 SQ.M. and the area of the terrace is 0.00 SQ.M. and the area of the total is 1046.09 SQ.M. and the area of the total is 1046.09 SQ.M. and the area of the total is 1046.09 SQ.M.

PROJECT
PROPOSED RESIDENTIAL BUILDING AT
SECTOR No. 24, PLOT No. 297,
NIGDI PUNE.

ARCHITECT
UDAY KULKARNI
ARCHITECT, INTERIOR DESIGNER & CIVIL APPROVED DRAWING
PLOT NO. 166, SECTOR NO. 27, PUNE. MOBILE: 98200-41164
TEL: 020-41164000, 41164001
CA/92/14809

PCMC/0183/2022/ZONE A/ARUD/PRB15/1/FRESH