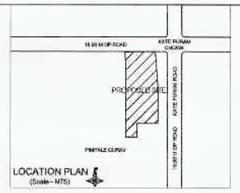
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

STATEMENT - 1 (Existing Building to be retained)

Building No		AS PER OLD DC RULE	AS PER NEW UDCPR RULE			BALCONY			TERRACE	STAIR		PASSAGE	LIFT	LIFT MC.ROOM	TOTAL FSI AREA	TOTAL MHADA FSI AREA	TENEMENT	TENEMENT MHADA
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	MHADA	ENCL.	OPEN	EXCESS		PAID	FIRE							
Wing - A	NEW UDCPR RULE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Wing - B	NEW UDCPR RULE	0.00	0.00	4973.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4973.92	0.00	42	0
Wing - C	NEW UDCPR RULE	0.00	0.00	14455.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14455.00	0.00	126	0
Wing - D	NEW UDCPR RULE	0.00	0.00	4805.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4805.07	0.00	53	0
Wing - E & F	OLD DC RULE	3292.27	0.00	0.00	264.66	0.00	0.00	579.98	96.68	0.00	0.00	25.10	0.00	3292.27	0.00	0.00	56	0
Wing - G	NEW UDCPR RULE	0.00	0.00	0.00	1481.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1481.98	0	20	
Wing - H	NEW UDCPR RULE	0.00	0.00	0.00	1481.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1481.96	0	20	
TOTAL		3292.27	0.00	24233.99	2963.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27526.26	2963.96	277	40	

Existing Building No	Floor No.	Plinth Area	Total Floor Area of Existing Building No	Use/Occupancy of Floors	Tenement
Wing - E & F	Parking Fl.	-	27.08	Residential	--
	1st Floor	451.79	451.79		08
	2nd Floor	-	474.66		08
	3rd Floor	-	463.14		08
	4thFloor	-	474.66		08
	5th Floor	-	463.14		08
	6th Floor	-	474.66		08
	7th Floor	-	463.14		08
	Total	451.79	3292.27		56

Existing Building No	Floor No.	Plinth Area	Total Floor Area of Existing Building No	Use/Occupancy of Floors	Tenement
Wing - D	Parking Fl.	-	66.02	Residential	--
	1st Floor	-	490.98		06
	2nd Floor	-	532.61		06
	3rd Floor	-	535.32		06
	4thFloor	-	532.61		06
	5th Floor	-	535.32		06
	6th Floor	-	532.61		06
	7th Floor	-	535.32		06
	8th Floor	-	480.87		06
	9th Floor	-	563.41		06
	Total	-	4805.07		53



ADDITIONAL REQ. IN CASE OF HOUSING SCHEMES

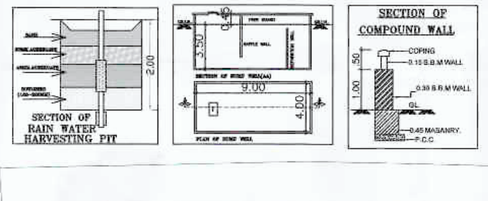
DISCRIPTION	PROPOSED TENEMENTS	REQ. AREA	PROP. AREA
SOCIETY OFFICE	277	20.00 SQ.M.	WING B GR. FLOOR &
SANITARY BLOCK		03.00 SQ.M.	1ST FL FLAT NO.101
DRICER ROOM		12.00 SQ.M.	WING C GR. FLOOR

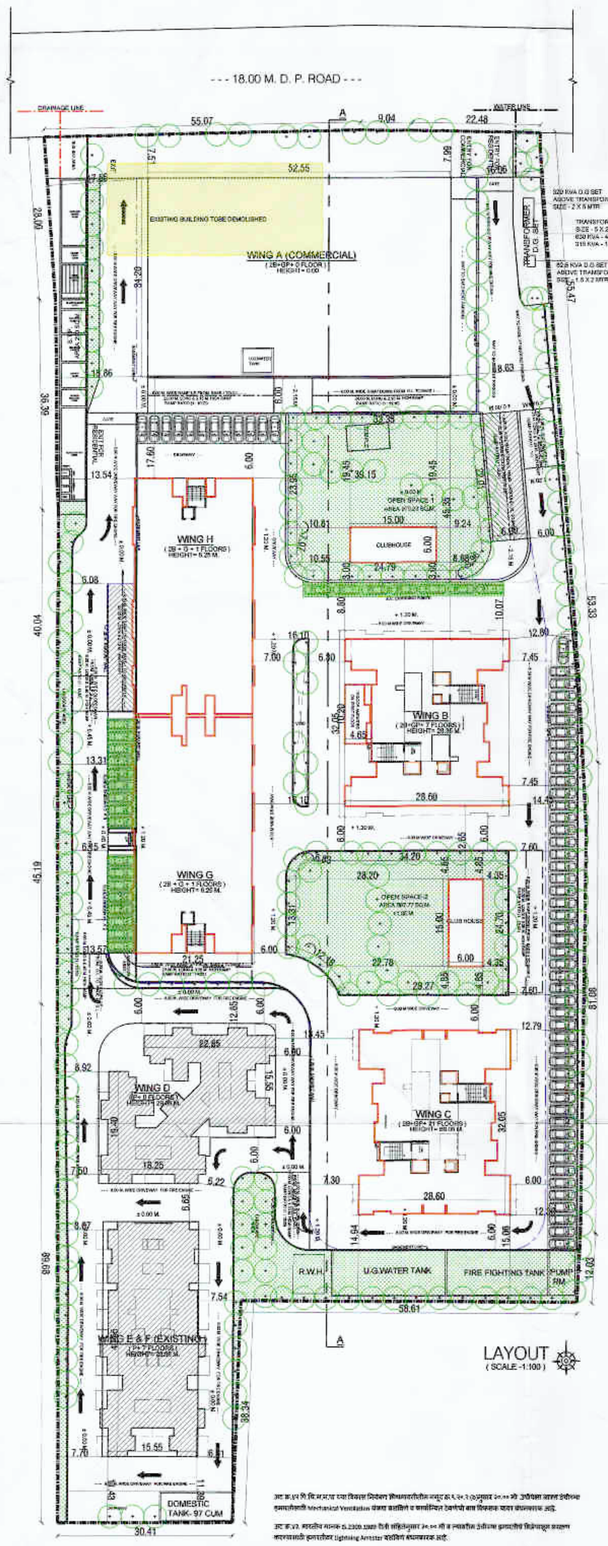
MHADA AREA STATMENT

01	BASIC FSI (1.10)	20385.64
02	DEDUCT OLD AREA	6632.90
03	TOTAL	13752.74
04	AS PER Minimum area consider	21787.42
05	REQUIRED MHADA AREA 20%	2750.55
06	PROPOSED MHADA AREA 20%	2963.96
07	PROPOSED MHADA TENEMENTS	40

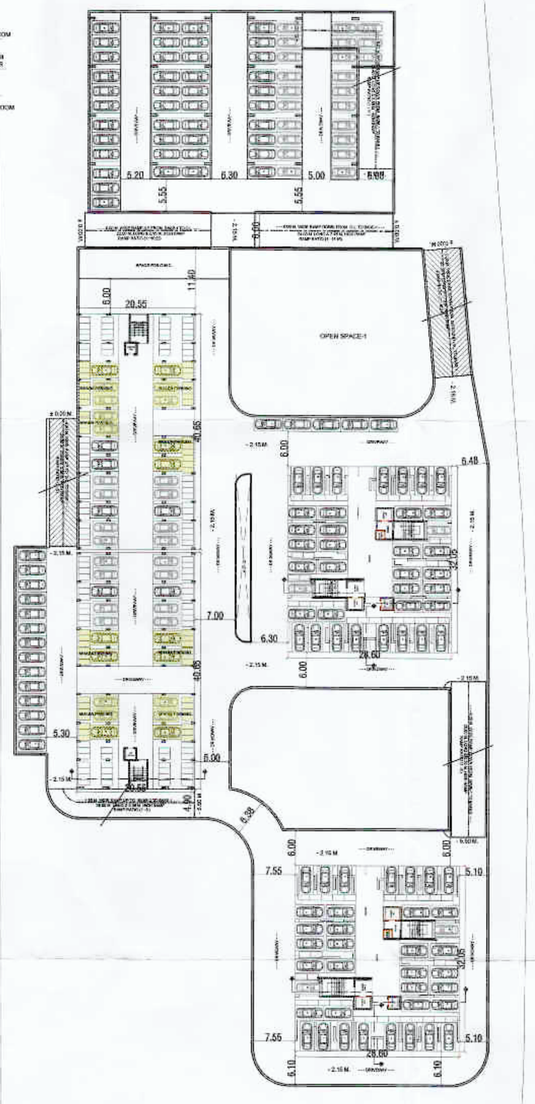
PARKING STATEMENT

PARKING REQUIREMENT			
WING / BUILDING	TENEMENT	REQUIRED PARKING	
		CAR	SCOOTER
"A"	08	08	08
"B"	42	21	42
"C"	126	63	126
"D"	53	27	133
"E & F"	56	28	112
TOTAL	277	139	413
PROPOSED PARKING		539	478
20% EV CARS ON PROP. PARKING			
(Wing B 21 + Wing C 63 = 84 X 20%		17	
20% EV CARS PROPOSED		24	
MHADA PARKING REQUIREMENT			
WING / BUILDING	TENEMENT	REQUIRED PARKING	
		CAR	SCOOTER
"G"	20	10	20
"H"	20	10	20
TOTAL	40	20	40
PROPOSED PARKING		20	40

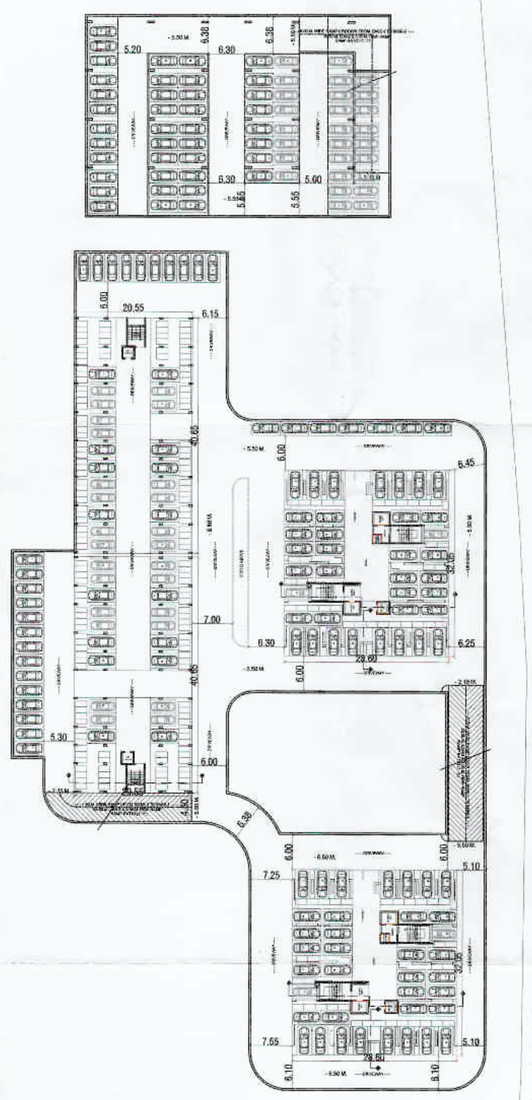




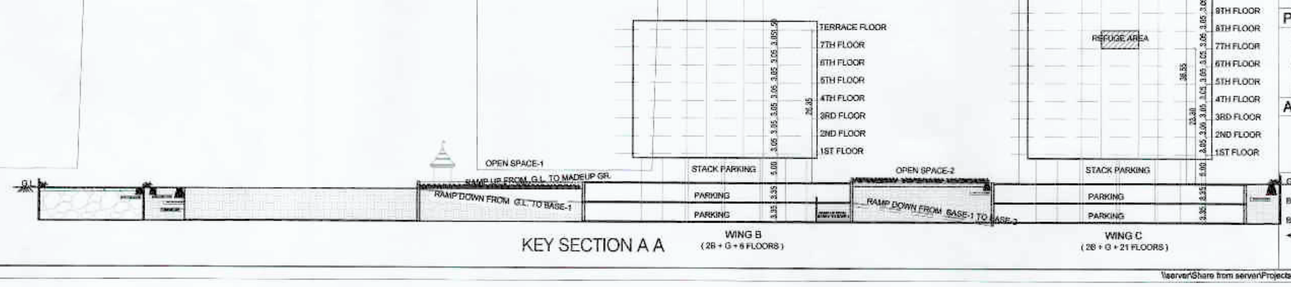
LAYOUT
(SCALE -1:100)



BASEMENT-1 FLOOR PLAN
(SCALE -1:100)



BASEMENT-2 FLOOR PLAN
(SCALE -1:100)



KEY SECTION A A

LAYOUT

STAMP OF APPROVAL

Sanctioned No. B.P./Pimple Gurav/21/2023
Subject to conditions mentioned in the Office Order No.
even dated 28/07/2023
Pimpri
Date: 28/07/2023

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

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

No.	AREA STATMENT	IN Sq.M.
01	AREA OF PLOT	21787.42
	AS PER 7/12	0.00
	AS PER Demarcation	21787.42
	AS PER Minimum area consider	21787.42
02	DEDUCTION	
	a) Proposed D.P. Road / Road widening	449.73
	b) Any Reservation area	2805.29
	Total (a+b)	3255.02
03	BALANCE AREA OF PLOT (1-2)	18532.40
04	AMENITY SPACE (If applicable)	
	a) Required (5% of 3)	0.00
	b) Adjustment of 2(b), If any	0.00
	c) Balance Proposed	0.00
05	NET PLOT AREA ((3-4C)	18532.40
06	RECREATIONAL OPEN SPACE	
	a) Required (10% of 3)	1853.24
	b) Proposed	1854.00
07	INTERNAL ROAD AREA	0.00
08	PLOTABLE AREA (if applicable)	0.00
09	BUILT UP AREA WITH REFERANCE TO BASIC FSI BASED ON ROAD WIDTH (5 X 1.10)	20385.64
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) Maxium perm. premium FSI based on road width/TOD zone(0.50)	9266.20
	b) Proposed FSI on payment premium	0.00
11	IN-SITU FSI/TDR LOADING	
	a) In-situ area against D.P.road (2.00 X 2a), If any	0.00
	b) in-situ area against aminity area if handed over (2.00 or 1.85X4b or 4c)	0.00
	c) Permissible TDR excluding road & Amenity TDR area (1.15 X 3)	0.00
	d) Previously+Newly purchase TDR area	0.00
	e) Total In-situ / TDR proposed area (a+b+d)	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	0.00
13	TOTAL ENTITELMENT OF FSI IN THE PROPOSAL	
	a) (9+10b+11e) or 12 whichever is applicable	20385.64
	b) Existing Builtup area (Wing D, E & F)	8097.34
	(New sanction 20385.64 - 8097.34 old sanction) = 12288.30	12288.30
	c) Ancillary FSI 60% with payment (12288.30 X 0.60 = 7372.98)	7372.98
	d) Ancillary FSI 80% with payment (0.00 X 0.80 = 0.00)	0.00
	e) Total entitelment (a+c+d)	27758.62
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per Reg. no.6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.6 or 1.8 (2.75X5)	2.50
15	TOTAL BUILT UP AREA IN PROPOSED (excluding area 17b)	
	a) Existing built up area	8097.34
	b) Prop. b/up area (Polyline area){RSI.19428.92+0.00 COMM.)	19428.92
	c) Total area (a+b)	27526.26
16	FSI CONSUMED (15/13) (should be more than 14 above)	0.99
17	AREA FOR INCLUSIVE HOUSING. If any	N.A.
	a) Required (20% of 5)	2750.55
	b) Proposed	2963.96

CERTIFICATE OF AREA :-

Certified that the plot under reference was surveyed by me on and the dimentions of sidesetc. of plot stated on plan are as measured on site and area so worked out tallies with the area stated in document of Ownership/T.P. scheme recoreds/Land records department/ City survey records.

Signature
(Name of Architect)

OWNER'S DECLARATION :-

I/we undersigned hereby confirm that I/We would abide by plans approved by Authority/ Collector. I/We whould 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 & safty at the work site. City survey records.

Signature
(Name of Owner)

OWNER'S NAME: | OWNER'S SIGN:

M/S.GARVE PATIL CONSTRUCTION COMPANY MR.TUSHAR PATIL & OTHER.

PROJECT: " SAMRAJYA "

SURVEY NO : 51(P),52(P)

PLOT NO : CTS NO : 1033,1087.1088

DESCRIPTION : PIMPALE GURAV, PUNE

ARCHITECT: GEM Associates
Architects & Inerior Designers
S.No.39/32,ARIHANT Apt., OFFICE NO.-04-1st Floor, OPP.BANK OF MAHARASHTRA, KARVE ROAD PUNE-38. CONTACT NO.9767103125.

ARCHITECT'S SIGN:

GROUND FLOOR
BASEMENT-1 PARKING
BASEMENT-2 PARKING

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:500		
INWARD NO.		DATE	17-07-2023	
KEY NO.	P' GURAV	SHEET NO.	02/13	

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