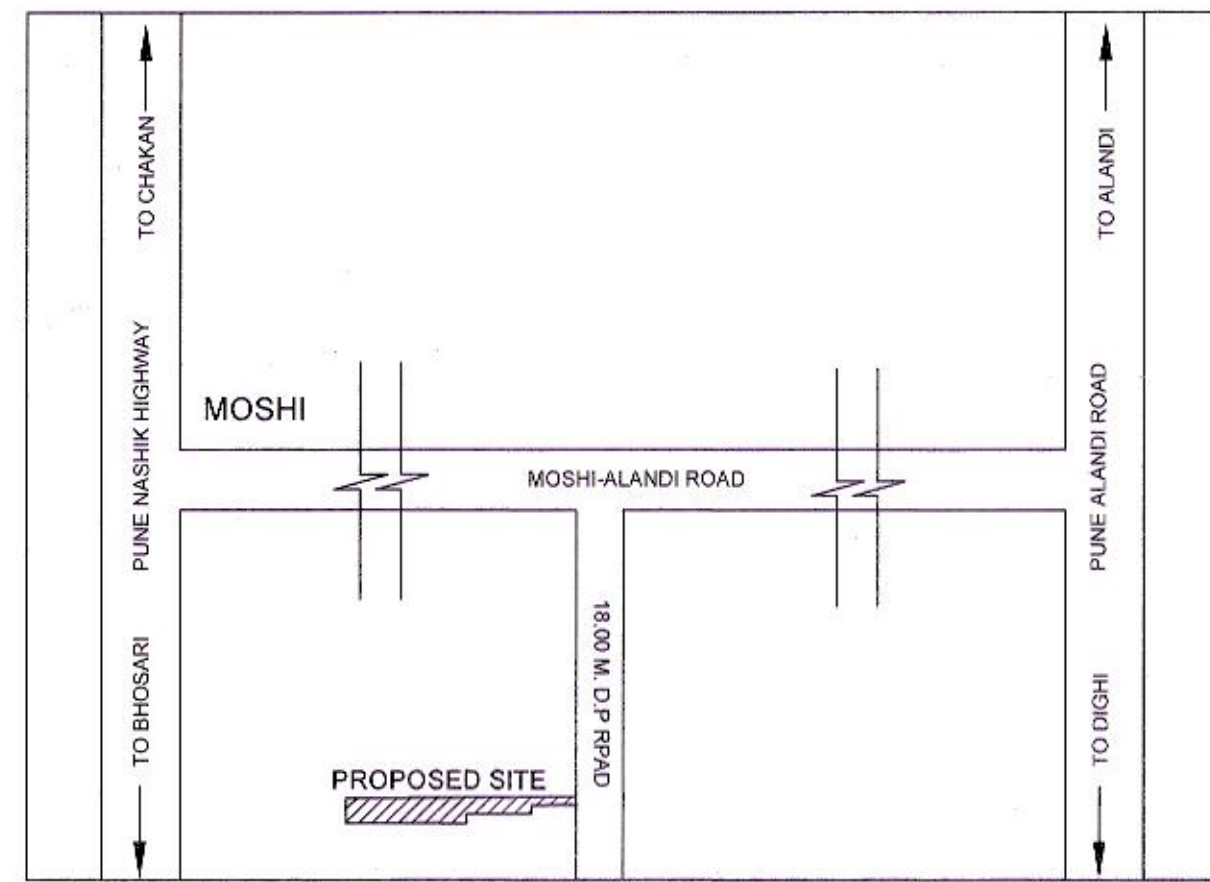
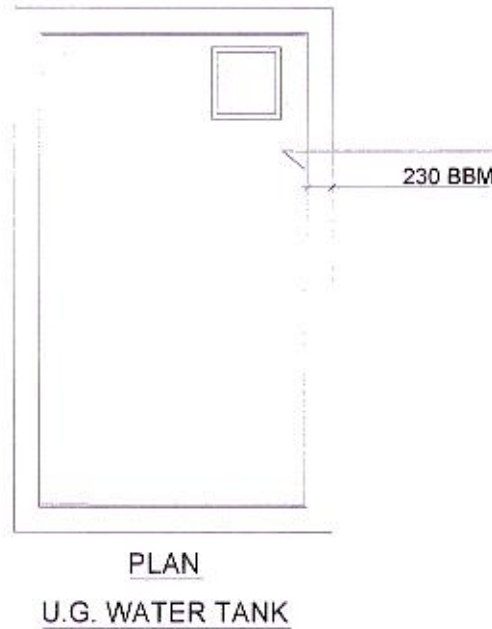
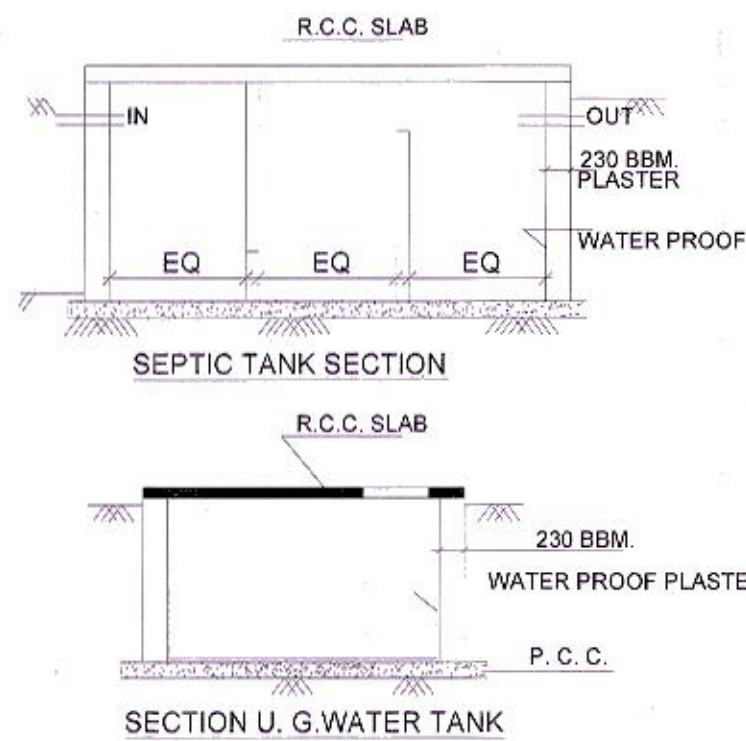
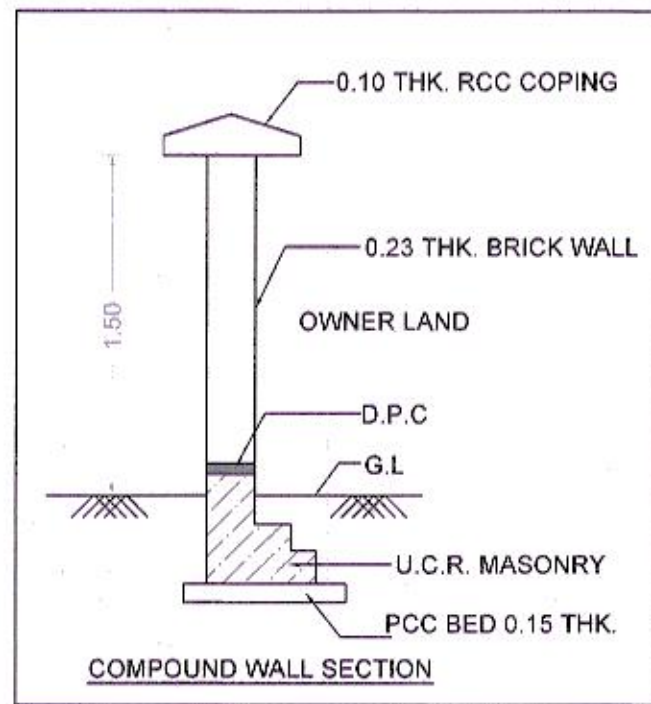
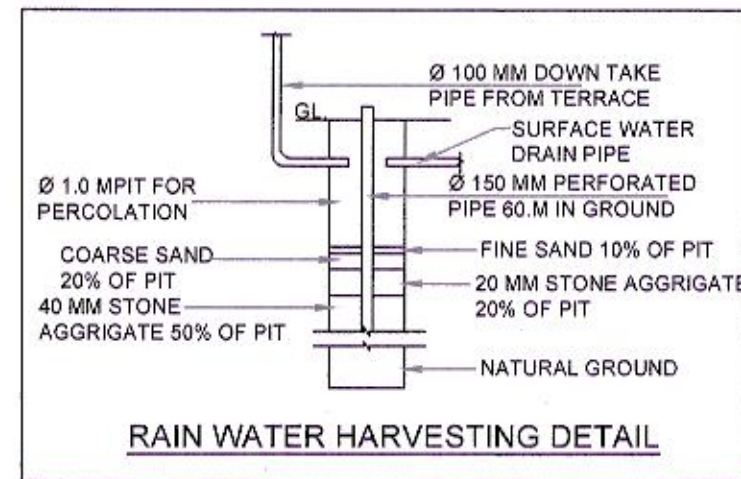




LOCATION PLAN

FROM OF STATEMENT 2 (PROPOSED BUILDING)			
(Sr. No. 9(a))			
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	TENEMENTS
WING-A	BP+P+7	2828.16	42
WING-B	BP+P+7	2812.76	42
WING-C	BP+P+7	2812.76	42
WING-D	BP+P+7	2812.76	42
WING-E	BP+P+7	2847.54	42
TOTAL		14113.98	210

BUILDINGWISE STATEMENT					
BUILDING NO.	FLOOR NO.	FSI	MHADA	TOTAL	TENEMENTS
WING-A	BP+P+7	2491.88	338.28	2828.16	42
WING-B	BP+P+7	2413.52	399.24	2812.76	42
WING-C	BP+P+7	2413.52	399.24	2812.76	42
WING-D	BP+P+7	2812.76	00.00	2812.76	42
WING-E	BP+P+7	2847.54	00.00	2847.54	42
TOTAL		12979.22	1134.76	14113.98	210

PARKING AREA STATEMENT AS PER UDCPR (A,B,C,D & E WING)					
AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	SCOOTER
30 - 40	70	1/2	70/2=35	35	70
40 - 80	140	1/5	40/2=70	70	350
COV.M.	0.00	2/8	0.00/100=0.00	00	00
TOTAL				105	420
VISITORS PARKING (5%)				06	21
TOTAL REQUIRED PARKING				111	441

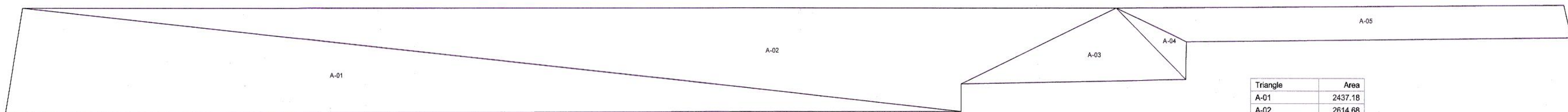
PROPOSED PARKING		
WING - A	CAR	SCOOTER
WING - B	24	100
WING - C	24	100
WING - D	24	100
WING - E	24	100
TOTAL	120	500

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	141750.00	
OHWT		
FIRE REQUIREMENT	0.00	
TOTAL	141750.00	180000.00
UGWT		
FIRE REQUIREMENT	212625.00	
TOTAL	212625.00	270000.00

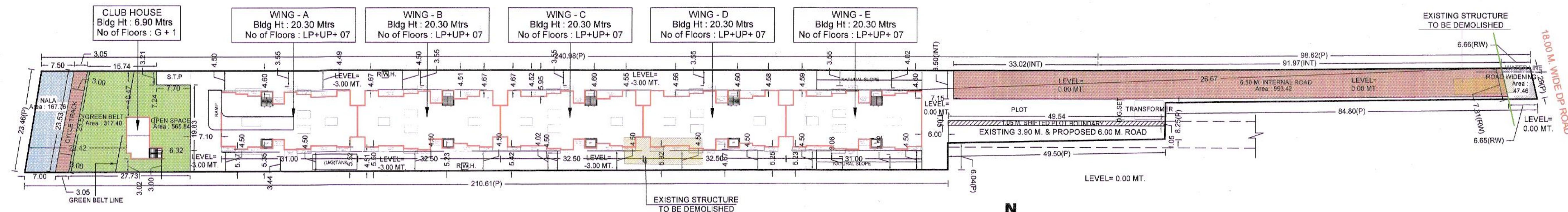
MAHADA AREA STATEMENT

MIN. REQ. AREA	1128.81
PROP. AREA	1134.76
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	17



Triangulation (Scale - 1:500)

Triangle	Area
A-01	2437.18
A-02	2614.68
A-03	392.52
A-04	64.22
A-05	668.65
Total (PLOT)	6177.24



LAYOUT PLAN (Scale - 1:500)

STAMP OF APPROVAL

SANCTION NO. :-

1) BP / MOSHI / 36 / 2020, DATE -10 / 11 / 2020

Sanctioned No. B.P / MOSHI / 44 / 2021

Subject to conditions mentioned in the

Office Order No.

even dated 13/08/2021

Pimpri

Date : 13/08/2021

O.C. Signed by
Joint City Engineer

Building Permission Dept.

PCMC, Pune-411002

ESTD. 1/10/82

AREA STATEMENT

SQ. MT.

1 AREA OF PLOT (Minimum area of a, b, c to be considered)

(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)

(b) AS PER MEASUREMENT SHEET

(c) PLOT AREA AS PER SITE

2 DEDUCTIONS FOR

(a) PROPOSED D.P. ROAD WIDENING

(b) ANY D.P. RESERVATION AREA (N.D.Z. AREA-GREEN BELT)

(b) ANY RESERVATION AREA (NALA AREA)

TOTAL a-b+c

3 BALANCE AREA OF PLOT (1-2)

4 AMENITY SPACE (IF APPLICABLE)

(A) REQUIRED -

(B) ADJUSTMENT OF 2(B), IF ANY -

(C) BALANCE PROPOSED

5 NET PLOT AREA (3-4(C))

6 RECREATIONAL OPEN SPACE (IF APPLICABLE)

(A) REQUIRED

(B) PROPOSED

7 INTERNAL ROAD AREA

8 PLOTABLE AREA (IF APPLICABLE)

9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no. 5 & basic fee) - 5962.02 x 1.10

10 ADDITION OF FSI ON PAYMENT OF PREMIUM

(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/100 ZONE

(B) PROPOSED FSI ON PAYMENT OF PREMIUM

11 IN-SITU FSI / TDR LOADING

(A) IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO.2(A)], IF ANY

(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER

(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

(A) 19+10(B)+11(D) OR 12 WHICHEVER IS APPLICABLE

(A1) DEDUCTION-BUILT UP AREA/FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE

(A2) BALANCE ENTITLEMENT FOR ANCILLARY (A1-A2)

(B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES (ON A2 WHICHEVER APPLICABLE)

(C) TOTAL ENTITLEMENT (A+B)

14 MAXIMUM UTILIZATION LIMIT OF FSI (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

15 TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no. 17B)

(A) EXISTING BUILT-UP AREA/AS PER OLD RULE

(I) COMPLETED

(II) RESIDENTIAL

(III) COMMERCIAL

(B) PROPOSED BUILT-UP AREA (AS PER P-LINE)

(I) RESIDENTIAL

(II) COMMERCIAL

(C) TOTAL (A+B) (WITH MHADA)

(D) TOTAL (WITHOUT MHADA)

16 F.S.I. CONSUMED (15/13) (should not be more than sr. no. 14 above)

17 AREA FOR INCLUSIVE HOUSING, IF ANY

(A) REQUIRED

(B) PROPOSED

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 worked out takes with the area stated in document of ownership / 1/2 scheme record / land record / city surveyed records.

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.

OWNER'S SIGNATURE

PROPOSED RESIDENTIAL BUILDING GAT. NO.- 621(P), AT-MOSHI, TAL-HAVELI, DIST-PUNE

OWNER / P.A.H. NAME :

M/S PRERANA GROUP

1)Pravinkumar C. Patel

2)Shaileshkumar G. Patel

ARCHITECT:

ARNITIN R. PATEL

LIC.NO.-CA/2007/39428

PRECISION

ARCHITECTS & PLANNER

OFFICE NO. 1228123, G WING, FIRST FLOOR, JAY GANESH

SAMARAJYA, SPINE ROAD, BHOSARI, PUNE -411038,

E-mail : precisionap_pune@rediffmail.com

DRG NO. : 11

SCALE : 1 : 100

INWARD NO. : INWD/ZONE/MOS/PRB/0114/19

DATE : 29/05/2021

KEY NO. : 1

SHEET NO. : 1 / 10