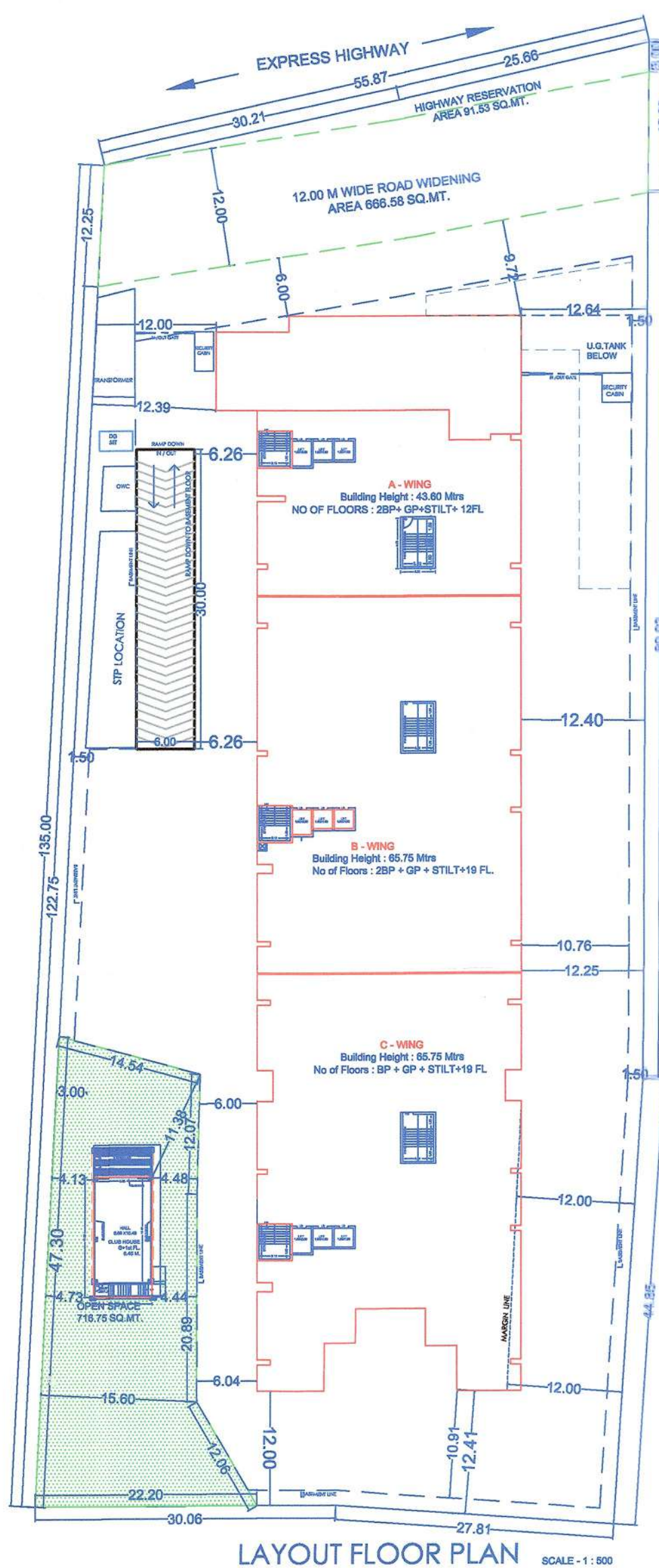


VISITORS PARKING 5%				10	17
TOTAL REQD (NOS)				214	353
Regular Total Prop (Nos)				351	0
Mhada Total Prop (Nos)				10	20

EV Charging Parking	
Normal Parking	
Mhada Parking	

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

FLOOR WISE FSI STATEMENT - CLUB HOUSE		
FLOOR	RESI. FSI	TOTAL FSI AREA
GROUND FLOOR	71.10	71.10
TERRACE FLOOR	0.00	0.00
TOTAL	71.10	71.10



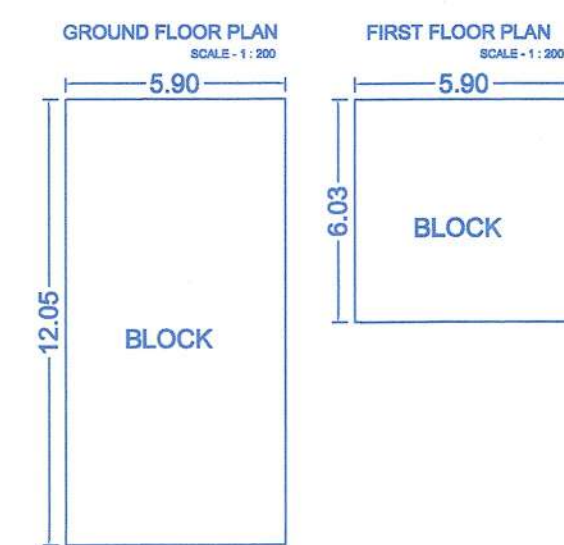
LAYOUT FLOOR PLAN

For of Statement 2 [Sr. No. 9 (a)] Proposed Building BUILDING WISE FSI STATEMENT				
BUILDINGS	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
A - WING	424.42 ✓	6793.22 ✓	63 ✓	7217.64 ✓
B - WING	0.00	13153.40 ✓	133 ✓	13153.40 ✓
C - WING	0.00	13792.43 ✓	130 ✓	13792.43 ✓
TOTAL	424.42 ✓	33739.05 ✓	326.00 ✓	34163.47 ✓

For of Statement 2				
FLOOR WISE FSI STATEMENT - A WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
2nd BASEMENT FLOOR	0.00	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND PARKING FLOOR	275.82	45.20	0	45.20
MEZZANINE / STILT FLOOR	148.60	288.15	3	288.15
1st FLOOR	0.00	407.91	5	407.91
2nd FLOOR	0	555.00	5	555.00
3rd FLOOR	0	555.00	5	555.00
4th FLOOR	0	555.00	5	555.00
5th FLOOR	0	555.00	5	555.00
6th FLOOR	0	555.00	5	555.00
7th FLOOR	0	538.48	5	538.48
8th FLOOR	0	555.00	5	555.00
9th FLOOR	0	555.00	5	555.00
10th FLOOR	0	555.00	5	555.00
11th FLOOR	0	555.00	5	555.00
12th FLOOR	0	538.48	5	538.48
TOTAL	424.42	6793.22	63.00	6793.22

For of Statement 2			
FLOOR WISE FSI STATEMENT - B WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
2nd BASEMENT FLOOR	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	45.20	0	45.20
STILT FLOOR	543.57	7	543.57
1st FLOOR	701.10	7	701.10
2nd FLOOR	701.10	7	701.10
3rd FLOOR	701.10	7	701.10
4th FLOOR	701.10	7	701.10
5th FLOOR	701.10	7	701.10
6th FLOOR	701.10	7	701.10
7th FLOOR	682.71	7	682.71
8th FLOOR	701.10	7	701.10
9th FLOOR	701.10	7	701.10
10th FLOOR	701.10	7	701.10
11th FLOOR	701.10	7	701.10
12th FLOOR	682.71	7	682.71
13th FLOOR	701.10	7	701.10
14th FLOOR	701.10	7	701.10
15th FLOOR	701.10	7	701.10
16th FLOOR	701.10	7	701.10
17th FLOOR	682.71	7	682.71
18th FLOOR	701.10	7	701.10
19th FLOOR (RECREATIONAL)	0	0	0.00
TOTAL	13153.40	128.00	13153.40

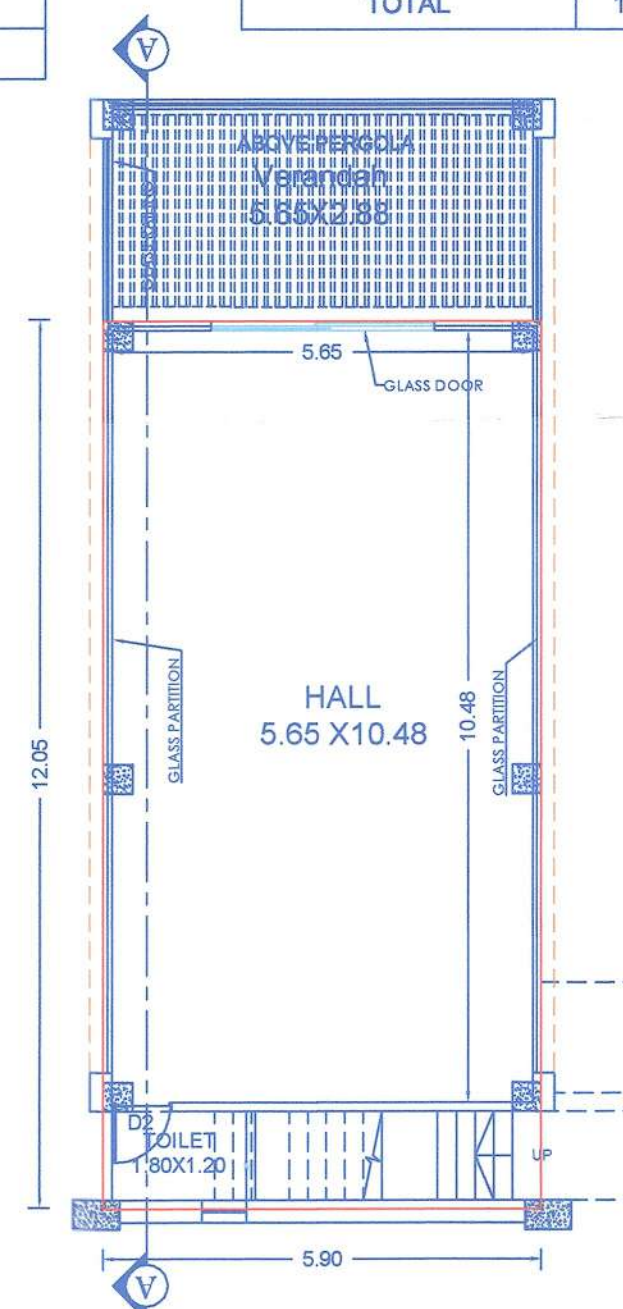
BUILT UP AREA CALCULATION						
FIRST FLOOR (CLUB HOUSE)						
a.Addition						
Sr.No	L	X	B	=	Area	Unit
1	5.90	X	6.03	=	35.58	Sq.M.



BUILT UP AREA CALCULATION						
GROUND FLOOR (CLUB HOUSE)						
a.Addition						
Sr.No	L	X	B	=	Area	Unit
1	5.90	X	12.05	=	71.10	Sq.M.

MHADA AREA STATEMENT					
MIN. REQ. AREA		1571.22			
PROP. AREA		1571.22			
MHADA TOTAL TEN. NO.				19	
FLOOR WISE FSI STATEMENT - WING - A & WING - B (MHADA)					
FLOOR	RESI. FSI WING - A	RESI. FSI WING - B	RESI. FSI WING - C	TENEMENTS	TOTAL FSI AREA
STILT FLOOR	288.15	543.57	351.59	14	1163.31
FIRST FLOOR	407.91	0.00	0.00	5	407.91
TOTAL	676.06	543.57	351.59	19	1571.22

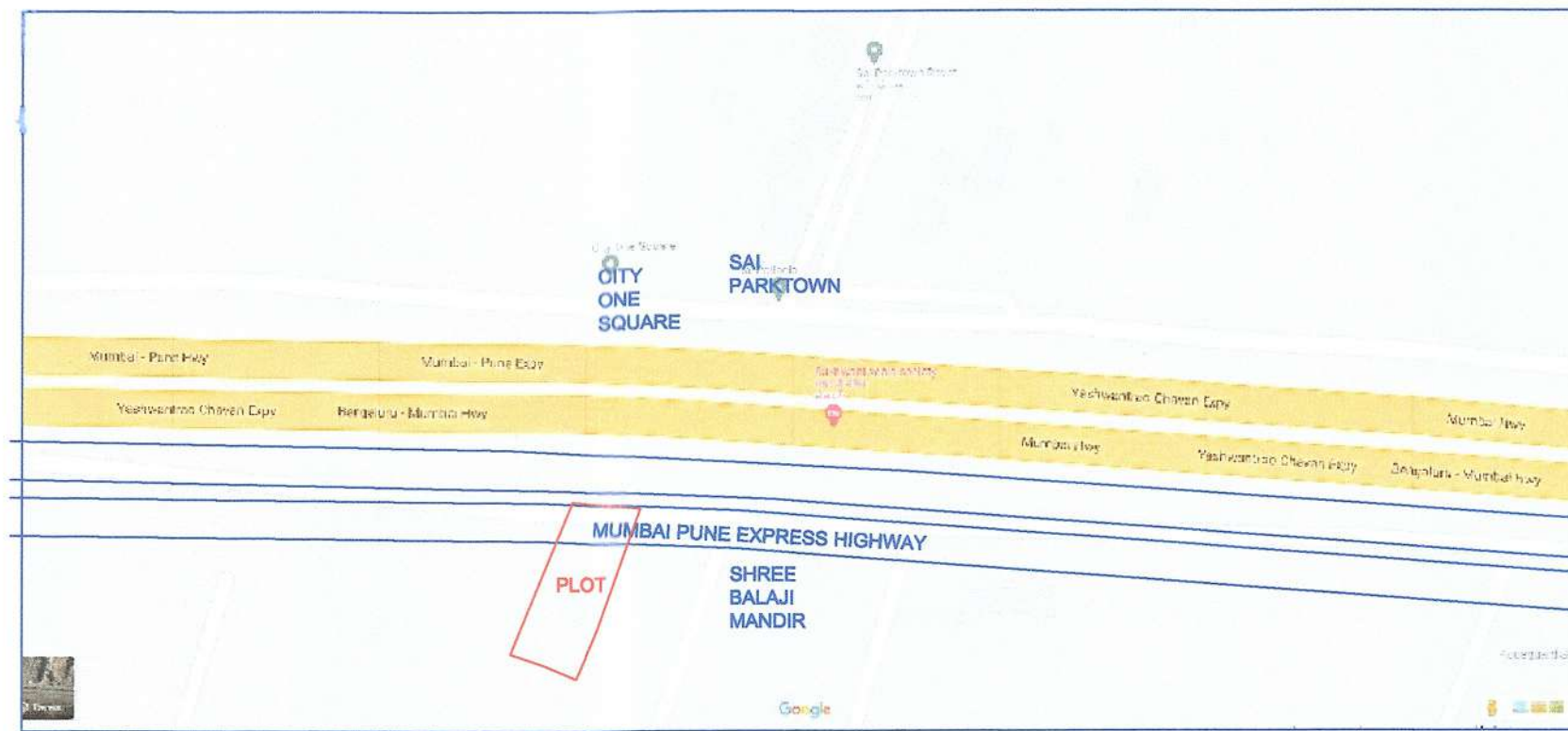
For of Statement 2			
FLOOR WISE FSI STATEMENT - C WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
1st BASEMENT FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	39.02	0	39.02
STILT FLOOR	351.59	4	351.59
1st FLOOR	742.84	7	742.84
2nd FLOOR	742.84	7	742.84
3rd FLOOR	742.84	7	742.84
4th FLOOR	742.84	7	742.84
5th FLOOR	742.84	7	742.84
6th FLOOR	742.84	7	742.84
7th FLOOR	725.58	7	725.58
8th FLOOR	742.84	7	742.84
9th FLOOR	742.84	7	742.84
10th FLOOR	742.84	7	742.84
11th FLOOR	742.84	7	742.84
12th FLOOR	725.58	7	725.58
13th FLOOR	742.84	7	742.84
14th FLOOR	742.84	7	742.84
15th FLOOR	742.84	7	742.84
16th FLOOR	742.84	7	742.84
17th FLOOR	725.58	7	725.58
18th FLOOR	742.84	7	742.84
19th FLOOR (RECREATIONAL)	82.48	0	82.48
TOTAL	13792.43	130.00	13792.43



GROUND FLOOR PLAN
CLUB HOUSE SCALE - 1 : 100



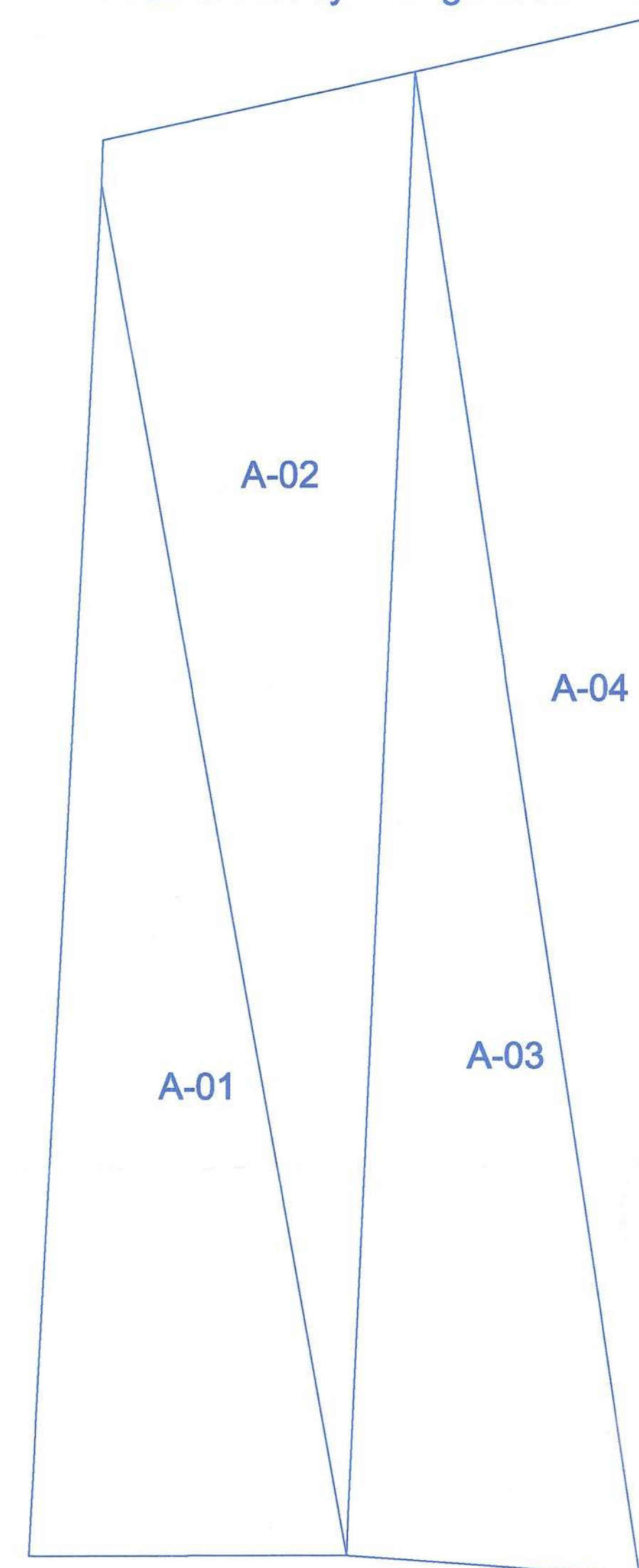
FIRST FLOOR PLAN
CLUB HOUSE SCALE - 1 : 10



LOCATION PLAN (NTS)

WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
CHWT	Resi. + Comm.	225301.80	225500.00
	Fire Requirement	75000.00	75000.00
	TOTAL	300301.80	300500.00
UGWT	2.0 Times CHWT	450803.60	451000.00
	Fire Requirement	150000.00	150000.00
	TOTAL	600803.60	601000.00

Area of Plot by Triangulation : PLOT



PLOT AREA CALCULATION BY TRIANGULATION (SCALE 1:500)

Triangle	Area
A-01	1926.45
A-02	2086.36
A-03	1930.00
A-04	1957.19
Total (PLOT)	7900.00

STAMP OF APPROVAL		LAYOUT
SANCTION NO - B.P. /KIWALE/05/2022	DATE : 18/01/2022	
B.P. /KIWALE/26/2022	DATE - 17/03/2022	
B.P. /KIWALE/126/2022	DATE - 29/11/2022	

Sanctioned No. B.P./Kivale/104/2023
Subject to conditions mentioned in the
Office Order No.
even dated 31/10/2023
Pimpri
Date 31/10/2023

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



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

Proforma I: Area Statement

PROPOSED RESIDENTIAL BUILDING ON S.N.O. - 11/2A, 11/2B OF VILLAGE MAJIE - KIVALE		Sheet No. XY
Stamp of Approval of Plans:		
AREA STATEMENT		
1. Area of Plot (Minimum area of a, b, c to be considered)		7808.47
(a) As per ownership document (7/12, CTS extract)		7900.00
(b) as per measurement sheet		7900.00
(c) as per site deducting highway road widening (highway area-91.53)		7808.47
2. Deductions for		
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway		666.58
(b) NAL Area		0.00
(Total a+b)		666.58
3. Balance area of plot (1-2)		7141.89
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-a-c)		7141.89
6. Recreational Open space (if applicable)		
(a) Required -		714.19
(b) Proposed -		716.75
7. Internal Road area		
8. Plottable area (if applicable)		
9. Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5a,basic FSI 1.1)		7856.08
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width / TOD Zone.		3904.24
(b) Proposed FSI on payment of premium.		3428.22
11. In-situ FSI / TDR loading		
(a) In-situ area against D.P. road $[2.0 \times \text{Sr.No. 2 (a)}]$, if any		0.00
(b) In-situ area against Amenity Space if handed over $[2.00 \text{ or } 1.83 \times \text{Sr.No. 4 (b) and (a+c)}]$		
(c) TDR Area		9559.01
(d) Total in-situ / TDR loading proposed $(11 \text{ (a)} + (\text{b}) + (\text{c}))$		0.00
12. Additional FSI area under Chapter No. 7		
13. Total entitlement of FSI in the proposal		
(a) $19 + 10(a) + 11(d)$ or 12 whichever is applicable.		20883.31
i) Ancillary Area FSI upto 60% with payment of charges.		12388.51
ii) Ancillary Area FSI upto 80% with payment of charges.		188.63
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.		12577.14
Proposed Ancillary Area		11762.94
(c) Total entitlement (a-b)		32646.25
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	3.00	
TOTAL PERMISSIBLE AREA		32646.25
15. Total Built-up Area in proposal (excluding area at Sr.No. 17 b)		
(a) Existing Built-up Area		
(i) Completed		0.00
(ii) Residential		0.00
(iii) Commercial		0.00
(b) Proposed Built-up Area (as per "P-line")		
(i) Residential	=33793.05-1571.22 (MHADA)	32221.83
(ii) Commercial		424.42
(c) Total (a+b)		32646.25
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)		1571.22
(b) Proposed		1571.22

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.

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 of the work site.

Signature
M/S.AUSTERE LANDMARKS LLP & M/S. SSD PROMOTERS AND BUILDERS THROUGH POAH
M/S. SHREE SAI CAPITAL THROUGH ITS PARTNERS MR.SANDEEP D. AGARWAL

LEGEND		
PLOT BOUNDARY SHOWN BLACK		
PROPOSED WORK SHOWN RED		
DRAINAGELINE SHOWN RED DOTTED		
WATERLINE SHOWN BLACK DOTTED		

WATERLINE SHOWN BLACK DOTTED	
OWNER'S NAME:	OWNER'S SIGN:
M/S.AUSTERE LANDMARKS LLP & M/S. SSD PROMOTERS AND BUILDERS THROUGH POAH M/S. SHREE SAI CAPITAL THROUGH ITS PARTNERS MR.SANDEEP D. AGARWAL	

PROJECT:		
SURVEY NO : 11/2A,11/2B		HISSA NO :
PLOT NO :		CTS NO :
DESCRIPTION : VILLAGE - KIWALE, PUNE.		

ARCHITECT:	ARCH.SIGN:
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Usha Rangarajan LIC.NO. - CA90/13423. LANDMARK DESIGN GROUP PLOT NO 32 SECTOR NO 29,ISKCON TEMPLE ROAD, RAVET PRADHIKARAN PUNE 412101	
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	JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
			1:100		

	INWARD NO.	INWD/WDA/KVL/PRB19/0065/20	DATE	03-10-2023
	KEY NO.		SHEET NO.	1 / 16