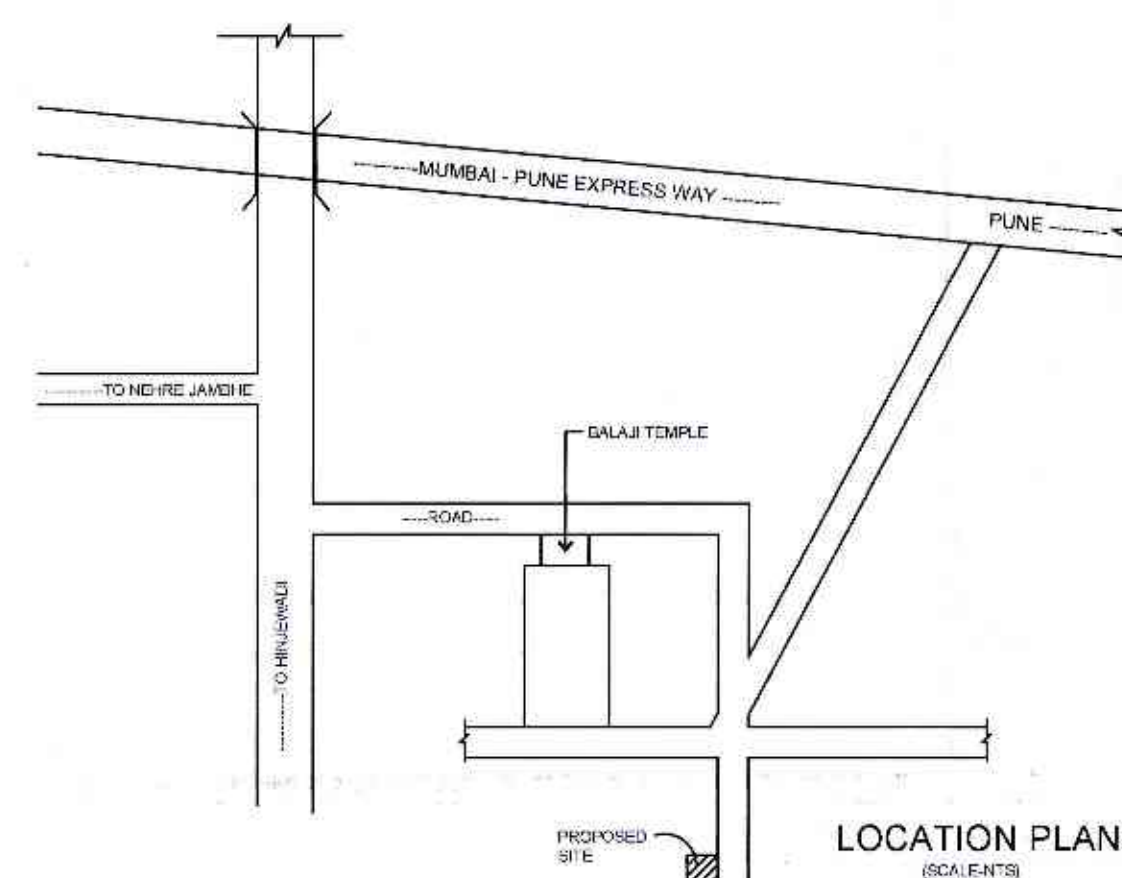


PARKING CALCULATION (AS PER UDCPR)							
TYPE	CARPET AREA / FS1 (M2)	TNMTS (NOS.)		CAR (NOS.)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	30 - 40	2	26	1	13	2	26
RESIDENTIAL	40 - 80	2	160	1	80	5	400
RESIDENTIAL	80 - 150	1	0	1	0	5	0
RESIDENTIAL	> 150	0	0	0	0	0	0
VISITOR (5%)					5		21
COMMERCIAL (SHOP)	918.81	100	09	2	18	6	54
TOTAL REQD.(NOS.)					116		501
TOTAL REQD. AREA					1450.00		1002.00
TOTAL PROP. AREA						3397.00	

FLOOR	CAR NOS	SCOOTER NOS
GROUND/PAR.FL.	0	154
BASE -1 PAR. FL.	80	74
BASE -2 PAR. FL.	41	301
TOTAL	121	529



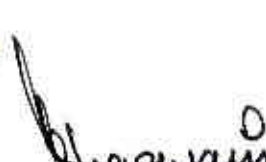
LAYOUT

STAMP OF APPROVAL

Sanctioned No. B.P./Punawale/21/2022
 Subject to conditions mentioned in the
 Office Order No.
 even dated 30/03/2022



Pimpri
 Date: 30/03/2022


 Engineer in Charge
 Building Planning and Unauthorised Building
 Construction Control Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri-411 018.

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

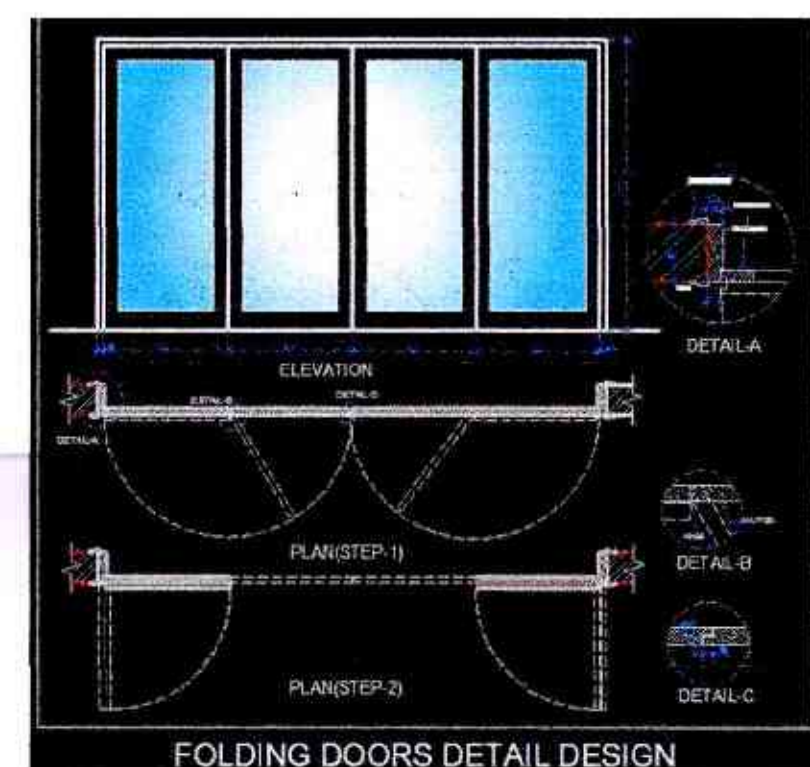
PARKING TABLE		
CAR1	CAR2	SCOOTER
		
39	40	359

REFUGE AREA STATEMENT		
BUILDING NAME	REQ.	PROP
A BLDG	68.00	68.50

WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Comm.Resi.	137168.10	
	FIRE REQUIREMENT	25000.00	
	TOTAL	1,62,168.10	1,62,168.10
UGWT		205752.15	
	FIRE REQUIREMENT	50000.00	
	TOTAL	2,55,752.15	2,55,752.15

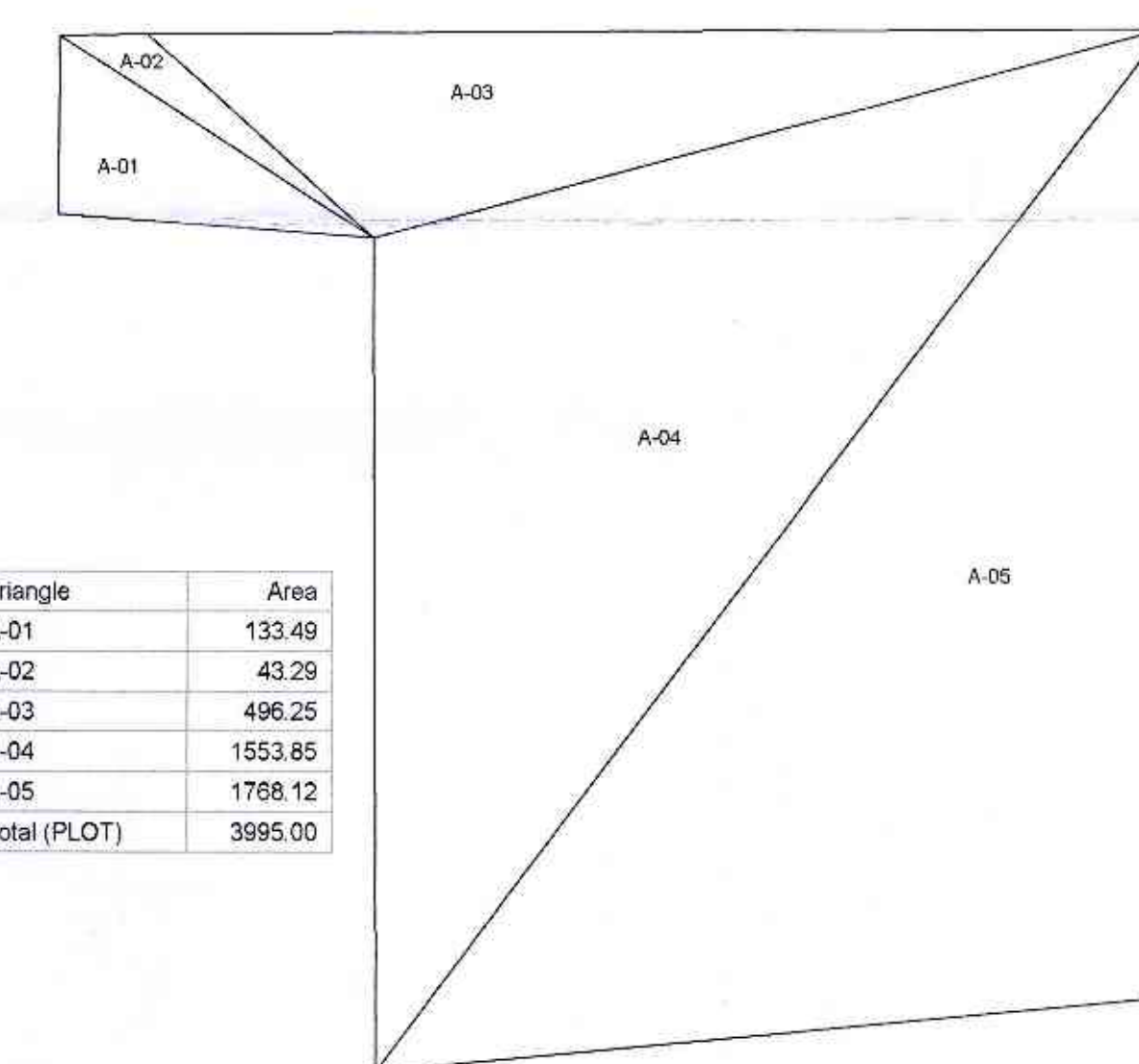
Form of Statement 3 [Sr. No.9 (a)]						
Area Details of Apartment						
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	ARE OF DOUBLE HEIGHT TERRACE ATTACHED TO FL	
	LO.GROUND FLOOR	-	-	-	-	
	GROUND FLOOR	SHOP-01	28.43 x 1 = 28.43	-	-	
		SHOP-02/09	29.19 x 2 = 58.38	-	-	
		SHOP-03/06	28.68 x 2 = 56.36	-	-	
		SHOP-04/07	38.43 x 2 = 76.86	-	-	
		SHOP-05	40.49 x 1 = 40.49	-	-	
		SHOP-06	42.30 x 1 = 42.30	-	-	
		SHOP-10	28.18 x 1 = 28.18	-	-	
	TOTAL	334.00 SQ.M.			-	-
	FIRST FLOOR	SHOP-01	24.05 x 1 = 24.05	-	-	
		SHOP-02/09	24.69 x 2 = 49.38	-	-	
		SHOP-03/06	25.10 x 2 = 50.20	-	-	
		SHOP-04/07	32.50 x 2 = 65.00	-	-	
		SHOP-05	37.50 x 1 = 75.00	-	-	
		SHOP-06	39.42 x 1 = 39.42	-	-	
		SHOP-10	23.84 x 1 = 23.84	-	-	
	TOTAL	326.88 SQ.M.			-	-
	SECOND FLOOR	SHOP-01	32.06 x 1 = 28.43	-	-	
		SHOP-02/09	24.66 x 2 = 49.38	-	-	
		SHOP-03/06	25.10 x 2 = 50.20	-	-	
SHOP-04/07		32.50 x 2 = 65.00	-	-		
SHOP-05		39.42 x 1 = 39.42	-	-		
SHOP-06		37.50 x 1 = 37.50	-	-		
SHOP-10		22.39 x 1 = 22.39	-	-		
TOTAL	302.22 SQ.M.			-	-	
TOTAL	963.11 Q.M.			-	-	

A	AREA STATEMENTS	SQ. M.
1	AREA OF PLOT (Minimum area of a,b,c to be considered)	
	(a) As per ownership documents (7/12, CTS extract)	3995.00
	(b) As per measurement sheet	
	(c) As per site	3995.00
2	DEDUCTION FOR:	
	(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	1070.00
	(b) Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA)	0.00
	(c) NDZ Area / Green Belt Area	
	Total (a + b)	1070.00
3	GROSS AREA OF THE PLOT (1 - 02)	2925.00
4	AMENITY SPACE (If Applicable)	0.00
	(a) Required 10%	0.00
	(b) Adjustment of 2(b), if any	0.00
	(c) Balanced Proposed	0.00
5	NET PLOT AREA (3-4(c))	2925.00
6	RECREATION OPEN SPACE (if Applicable)	
	(a) Required	0.00
	(b) Proposed	0.00
7	Internal Road Area	0.00
8	Plottable Area (if Applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road (Sr. No. Sybasic FSI) (Sr.No.05x1.0 FSI)	3217.50
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI -based on road width / TOD zone.(Sr.05x50%)	1997.50
	(b) Proposed FSI on payment of premium	1997.50
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 x Sr.No. 2(a)] if any	1070.00
	(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
	(c) TDR area permissible (Sr.no.1(a) x 1.15)	3595.50
	(d) TDR area	2307.00
	(e) Total in-situ / TDR loading proposed (11(a)+(b)+(d))	4370.00
12	Additional FSI area under Chapter No.7	0.00



Sanitation Requirements

Shops	Carpet Area	Occupation	Water-closet			Urinals	
			BY RULE	Male (50%)	Female (50%)	Male	Female
			REQD.	REQD. (1-5)	REQD. (1-5)		
	Up Gr. 334.00/3	111 Nos	111	7	7	-	-
	First Fl. & Above 965.25/6	99 Nos	99	6	6	-	-
	TOTAL REQD.			13	13		
	PROPOSED			13	13		



Triangle	Area
A-01	133.49
A-02	43.29
A-03	496.25
A-04	1553.85
A-05	1768.12
Total (PLOT)	3995.00

Form of Statement 3 [Sr. No.9 (g)]						
Area Details of Apartment						
BUILD. NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	ARE OF DOUBLE HEIGHT TERRACE ATTACHED TO FL	
1st & 2nd Floor		101,201	32.77 x 2 = 65.54	8.26 x 2 = 16.52	-	
		102,202	43.59 x 2 = 87.18	6.86 x 2 = 13.72	-	
		103,203	51.48 x 2 = 102.96	11.12 x 2 = 22.24	-	
		104,204	48.32 x 2 = 92.64	10.45 x 2 = 20.90	-	
		105,205	47.06 x 2 = 94.12	9.68 x 2 = 19.36	-	
		106,206	47.06 x 2 = 94.12	10.41 x 2 = 20.82	-	
		107,207	46.32 x 2 = 92.64	10.45 x 2 = 20.90	-	
		108,208	50.56 x 2 = 101.12	10.76 x 2 = 21.52	-	
		109,209	53.59 x 2 = 107.18	6.86 x 2 = 13.72	-	
		110,210	32.77 x 2 = 65.54	8.26 x 2 = 16.52	-	
	TOTAL	20	903.04 SQ.M.	166.22 SQ.M.		
A (BDLG)		301,401,501,601,701,901,1001,1101,1201,1401	32.77 x 10 = 327.70	8.26 x 10 = 82.60		
		302,402,502,602,702,902,1002,1102,1202,1402	43.59 x 10 = 435.90	6.86 x 10 = 68.60		
		303,403,503,603,703,903,1003,1103,1203,1403	51.48 x 10 = 514.80	11.12 x 10 = 111.20		
		304,404,504,604,704,904,1004,1104,1204,1404	48.32 x 10 = 483.20	10.45 x 10 = 104.50		
		305,405,505,605,705,905,1005,1105,1205,1405	47.06 x 10 = 470.60	9.68 x 10 = 96.80		
	3rd,4th,5th,6th,7th,8th,10th,11th,12th & 13th Floor		306,406,506,606,706,906,1006,1106,1206,1406	66.58 x 10 = 665.80	12.53 x 10 = 125.30	
			307,407,507,607,707,907,1007,1107,1207,1407	59.52 x 10 = 595.20	12.31 x 10 = 123.10	
			308,408,508,608,708,908,1008,1108,1208,1408	59.63 x 10 = 596.30	12.31 x 10 = 123.10	
			309,409,509,609,709,909,1009,1109,1209,1409	66.58 x 10 = 665.80	12.45 x 10 = 124.50	
		310,410,510,610,710,910,1010,1110,1210,1410	47.06 x 10 = 470.60	10.41 x 10 = 104.10		
		311,411,511,611,711,911,1011,1111,1211,1411	46.32 x 10 = 463.20	10.45 x 10 = 104.50		
		312,412,512,612,712,912,1012,1112,1212,1412	50.56 x 10 = 505.60	10.76 x 10 = 107.60		
		313,413,513,613,713,913,1013,1113,1213,1413	53.59 x 10 = 535.90	6.86 x 10 = 68.60		
		314,414,514,614,714,914,1014,1114,1214,1414	32.77 x 10 = 327.70	8.26 x 10 = 82.60		
TOTAL	140	7038.30 SQ.M.	1429.10 SQ.M.			
8th & 13th Floor		801,1301	32.77 x 2 = 65.54	8.26 x 2 = 16.52		
		802,1302	43.59 x 2 = 87.18	6.86 x 2 = 13.72		
		803,1303	51.48 x 2 = 102.96	11.12 x 2 = 22.24		
		804,1304	46.32 x 2 = 92.64	10.45 x 2 = 20.90		
		805,1305	47.06 x 2 = 94.12	9.68 x 2 = 19.36		
		806,1306	66.58 x 2 = 133.16	12.53 x 2 = 25.06		
		807,1307	59.52 x 2 = 119.04	12.31 x 2 = 24.62		
		808,1308	59.63 x 2 = 119.26	12.31 x 2 = 24.62		
		809,1309	66.58 x 2 = 133.16	12.45 x 2 = 24.90		
		810,1310	47.06 x 2 = 94.12	10.41 x 2 = 20.82		
		811,1311	46.32 x 2 = 92.64	10.45 x 2 = 20.90		
		812,1312	50.56 x 2 = 101.12	10.76 x 2 = 21.52		
		813,1313	53.59 x 2 = 107.18	6.86 x 2 = 13.72		
	TOTAL	26	1342.12 SQ.M.	268.90 SQ.M.		
TOTAL	186	9283.46	1884.22			

13	Total entitlement of FSI in the proposal		
	(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable	9585.08
	a1)	Deduction : Built-up area/utilized Area/FSI to be retained as per old DC Rule	0.00
	a2)	Balance entitlement for Ancillary Area (a-a1)	9585.08
	(b)	Permissible Ancillary Area FSI upto 60% or 80% with payment of charges. (on a2) whichever applicable) Total = 5442.35 + 514.42 =	5956.77
	(c)	Proposed Ancillary Area FSI	5956.77
	(d)	Total entitlement (a+c)	15541.77
14	Maximum utilization limit of FSI (building potential)		
15	Total Built up area in proposal (excluding area at Sr.No. 17b)		
	(a)	Existing Built up area Previously Sanctioned	
	i)	Completed	0.00
	ii)	Residential	0.00
	iii)	Commercial	0.00
	(b)	Proposed Built up area (As per 'P-line')	
	i)	Residential	14384.14
	ii)	Commercial	1157.44
	(c)	Total Built up area(a+b)	15541.57
16	FSI Consumed (15(c)/13(d)) (should not be more than Sr. no. 14 above)		1.00
17	Area for inclusive Housing, if any		
	(a)	Required (20% of Sr.no.9)	0.00
	(b)	Proposed	0.00
19	SPECIFICATIONS		
	LEGEND		
	a	PLOT BOUNDARY SHOWN BLACK	
	b	PROPOSED WORK SHOWN RED	
	c	DRAINAGE LINE SHOWN RED DOTTED	
	d	WATER LINE SHOWN BLACK DOTTED	
	e	EXISTING TO BE RETAINED HATCHED	

F		DEMOLITION SHOWN HATCHED YELLOW	
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 SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD/ LAND RECORD DEPT. / CITY SURVEYED RECORDS.			 SIGN OF ARCHITECT

OWNER'S DECLARATION I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED 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.		 SIGN OF OWNER
--	--	---

OWNER'S NAME:	OWNER'S SIGNATURE:
NEXUS BUILDTECH AND SOPAN TAJANE AND OTHERS THROUGH POA NEXUS BUILDTECH THROUGH PARTER NARESHKUMAR PATEL	

PROJECT:	
SURVEY NO : 39/14 (P)	HISSA NO :
PLOT NO :	CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - PUNAVALE	

ARCHITECT:	ARCH. SIGN:
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Sachin sutar

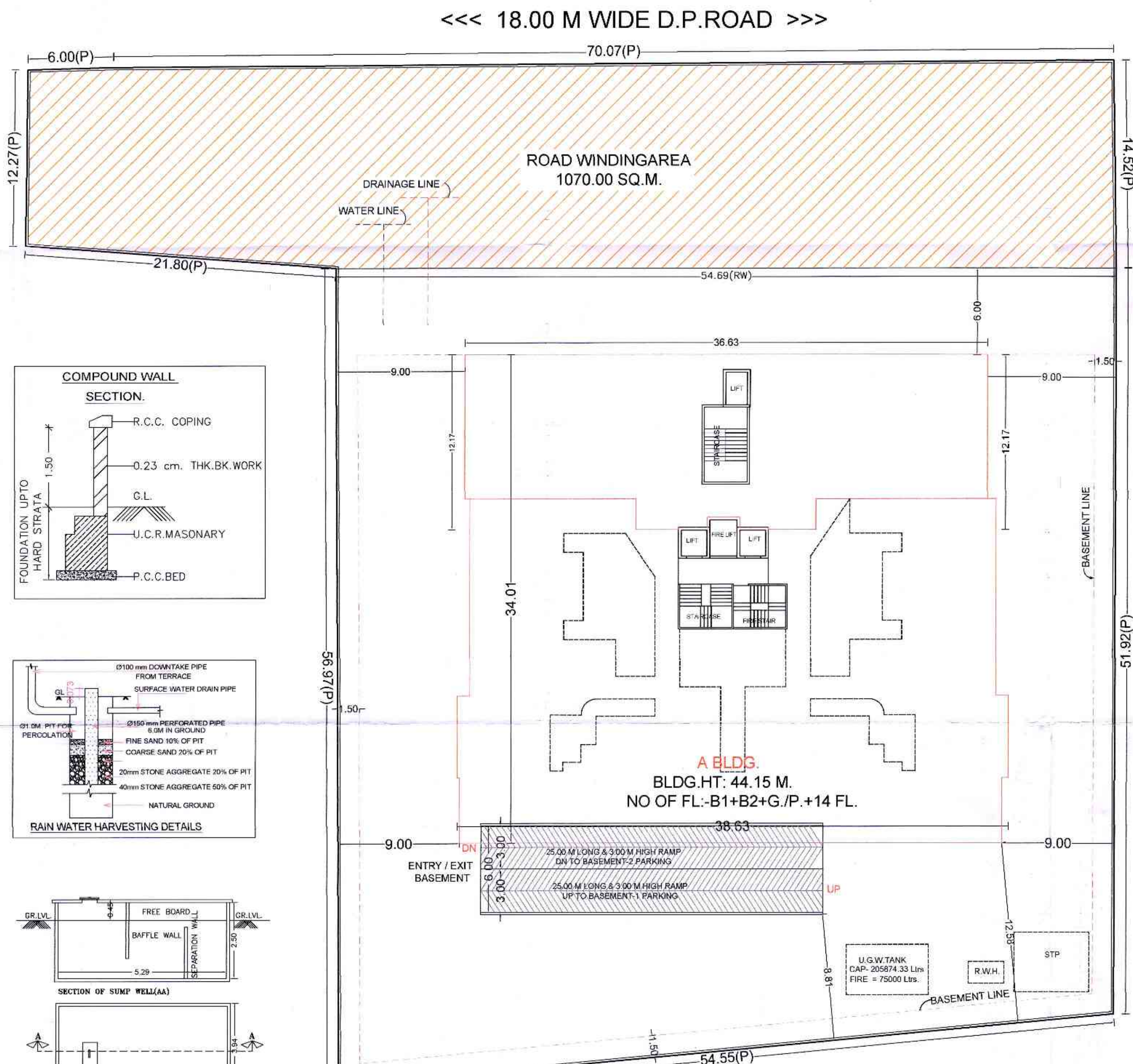
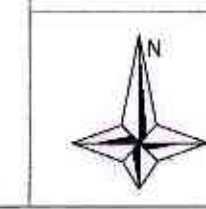
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IN	JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
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			1:100	Sachin K.

	INWARD NO.	INWD/WDB/PVL/PR852/ 0024/19	DATE	01 Mar 2022

KEY NO.	23-31-100-1	SHEET NO.	1 / 5
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LAYOUT PLAN