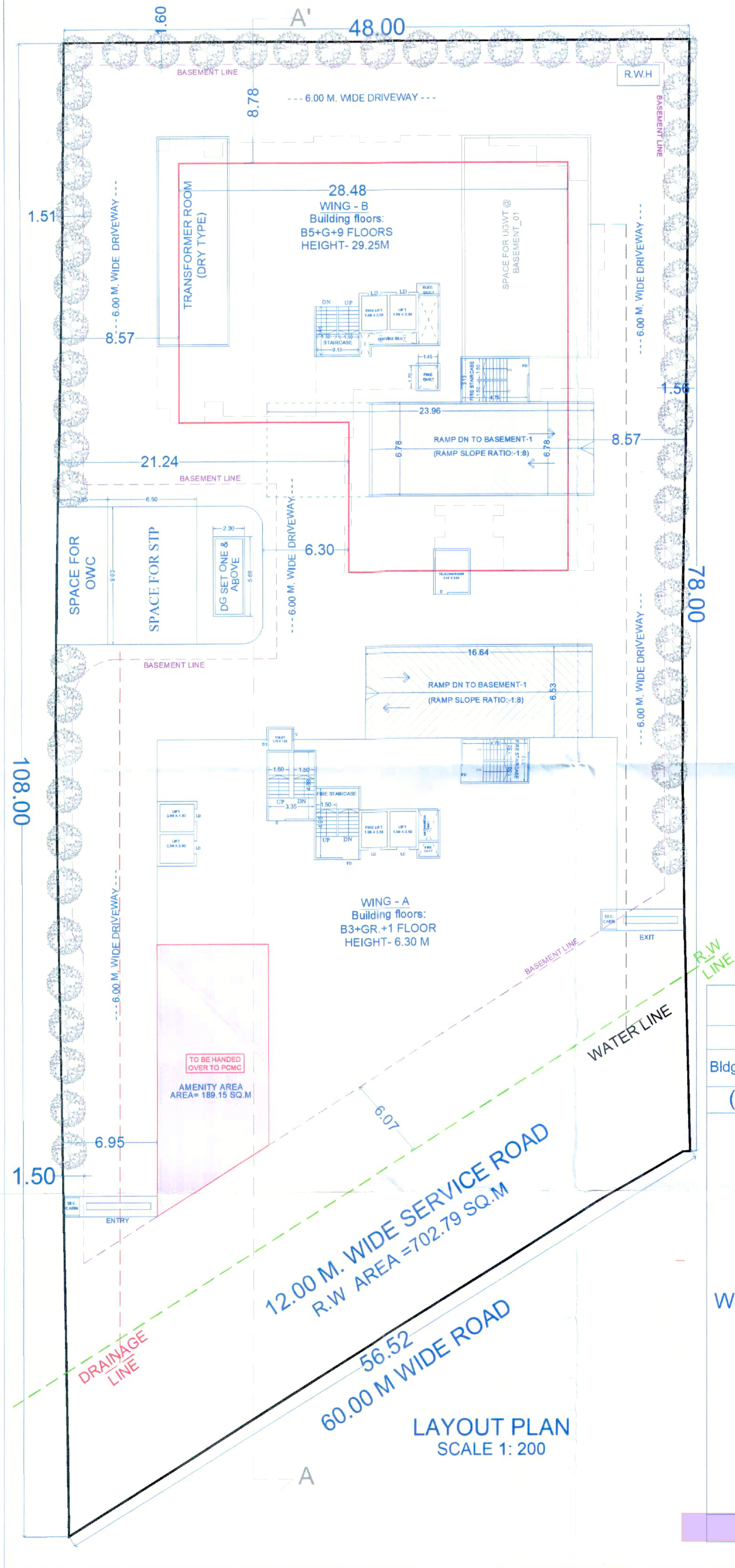




Form of statement 1 [Sr. No. 8(a)(iii)]					
Existing Building to be Retained					
Existing Building No.	Floor No.	Plinth Area	Total floor Area of Existing Building	TENEMENTS	Use / Occupancy of Floors.
NA	NA	NA	NA	NA	NA

Buildingwise F.S.I Statement					
Bldg no.	Floor NO.	BUILD. HT.FROM GR.LVL. (M)	F.S.I. AREA (SQ.M.)		TNMTS.
(1)	(2)		(3)	(4)	(6)
			COMM.	RESI.	RESI
WING- A	B3+GR.P.+1ST FLOOR	6.30	77.83	0.00	0
WING- B	B5.+G.+9 FLOORS	29.25	0.00	6341.93	61
TOTAL AREA =			6419.76		

WATER REQUIREMENT: For WING B			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
OHWT	RESIDENTIAL	41175	41250
	COMMERCIAL	2457.82	2500
	FIRE REQUIREMENT	25000	25000
	TOTAL	68632.82	68750.00
UGWT		87266	87500
	FIRE REQUIREMENT	50000	50000
TOTAL		137266	137500

PARKING CALCULATION: BUILDING WING A AND WING B						
TYPE	CARPET AREA /FSI (M2)	TNMTS. (NOS)		CAR (NOS)		SCOOTER (NOS.)
		UNIT	PROP.	BY RULE	REQD.	BY RULE
RESIDENTIAL	40-80	2	25	1	12	2
RESIDENTIAL	80-150	1	36	1	36	1
Total Required (Nos)			61		48	61
In Addition 5% Visitors Parking (Nos)					2	3
Commercial	189.15	100	0	2	4	6
Total Required (Nos)					54	75
Total Area Required			625+128=753			
Total Area Proposed			4500.00			

Form of Statement no: 3 BUILDING B (RESIDENTIAL) - CARPET AREA STATEMENT AS PER RERA					
FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	DRY BAL. (SQ.M)	DEF. TERRACE (SQ.M)	TOTAL (SQ.M)
801	88.74	7.19	2.99	0.00	98.92
802	88.74	7.19	2.99	0.00	98.92
803	60.72	7.52	2.23	0.00	70.47
804	0.00	0.00	0.00	0.00	0.00
805	0.00	0.00	0.00	0.00	0.00
806	81.78	7.52	2.23	0.00	91.53
807	79.95	11.47	2.23	0.00	93.65

Form of Statement 2[Sr.No.9(a)]				
Proposed Building				
Bldg no.	Floor No.	Height of Bldg.(mtrs)	Net Built-Up Area (SQ.M)	TNMTS. (RESI.)
(1)	(2)	(3)	(4)	(5)
WING B			RESI.	
	BASEMENT-5		0.00	0
	BASEMENT-4		0.00	0
	BASEMENT-3		0.00	0
	BASEMENT-2		0.00	0
	BASEMENT-1		0.00	0
	GROUND FLOOR		93.11	0
	1ST FLOOR	29.25	706.70	7
	2ND FLOOR		711.31	7
	3RD FLOOR		711.31	7
	4TH FLOOR		711.31	7
	5TH FLOOR		711.31	7
	6TH FLOOR		711.31	7
	7TH FLOOR		711.31	7
	8TH FLOOR(REFUGE)		562.95	5
	9TH FLOOR		711.31	7
TOTAL AREA=			6341.93	61

Form of Statement no: 3 BUILDING B (RESIDENTIAL) - CARPET AREA STATEMENT AS PER RERA					
FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	DRY BAL. (SQ.M)	DEF. TERRACE (SQ.M)	TOTAL (SQ.M)
101	88.74	7.19	2.99	0.00	98.92
102	88.74	7.19	2.99	0.00	98.92
103	60.72	7.52	2.23	0.00	70.47
104	60.34	2.07	2.33	0.00	64.74
105	62.25	7.49	2.34	0.00	72.08
106	81.78	7.52	2.23	0.00	91.53
107	79.95	11.47	2.23	0.00	93.65

Form of Statement no: 3 BUILDING B (RESIDENTIAL) - CARPET AREA STATEMENT AS PER RERA					
FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	DRY BAL. (SQ.M)	DEF. TERRACE (SQ.M)	TOTAL (SQ.M)
201,301,401,501,601,701,801	88.74	7.19	2.99	0.00	98.92
202,302,402,502,602,702,802	88.74	7.19	2.99	0.00	98.92
203,303,403,503,603,703,803	60.72	7.52	2.23	0.00	70.47
204,304,404,504,604,704,804	60.72	6.25	2.33	0.00	69.30
205,305,405,505,605,705,805	62.25	7.49	2.34	0.00	72.08
206,306,406,506,606,706,806	81.78	7.52	2.23	0.00	91.53
207,307,407,507,607,707,807	79.95	11.47	2.23	0.00	93.65

EV PARKING CALCULATION: BUILDING WING A AND WING B				
TYPE	CAR (NOS)		SCOOTER (NOS.)	
	REQ	PROP.	REQ	PROP.
Total Required (Nos)	54	54	75	75
EV PARKING (20% of total parking)	11	11	15	15

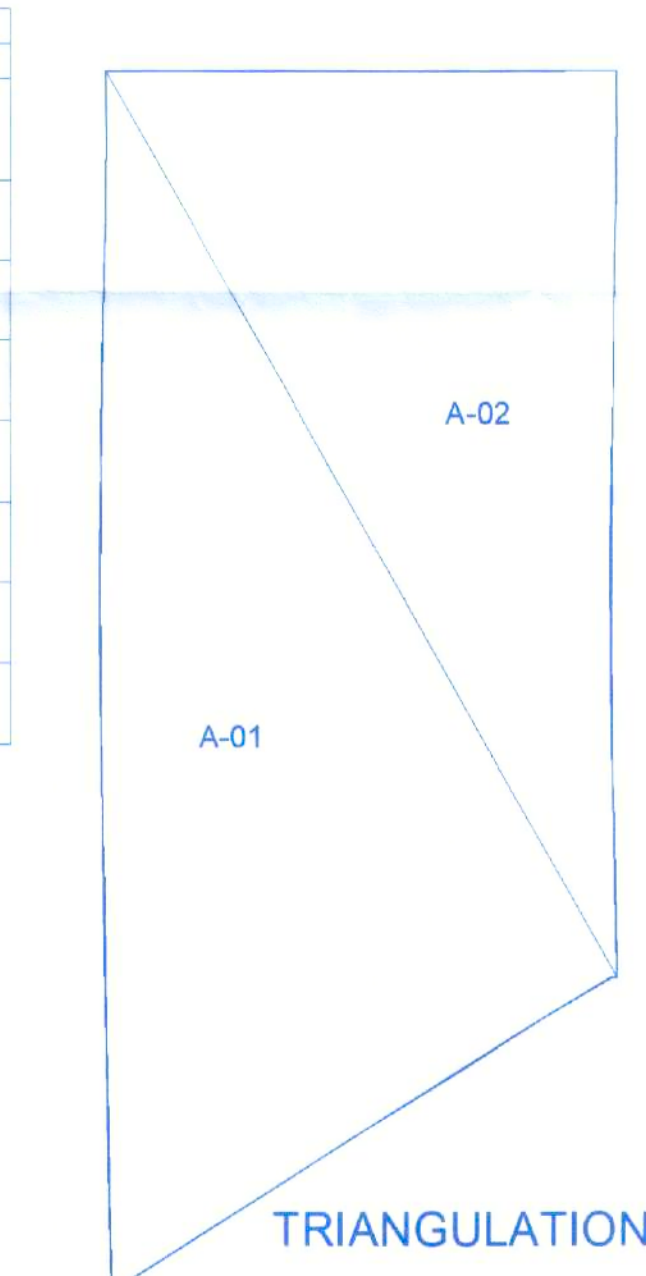
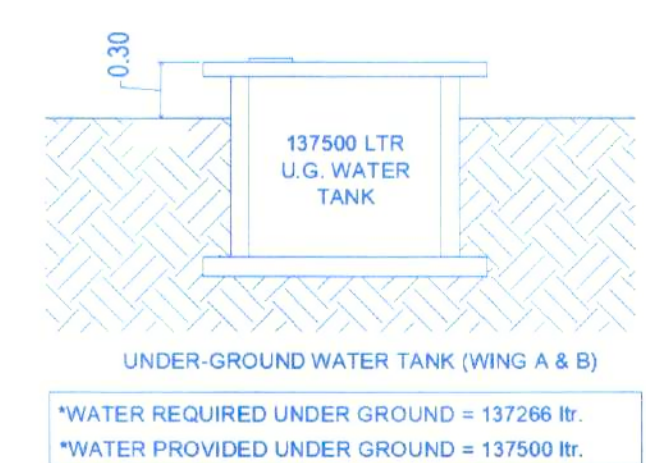
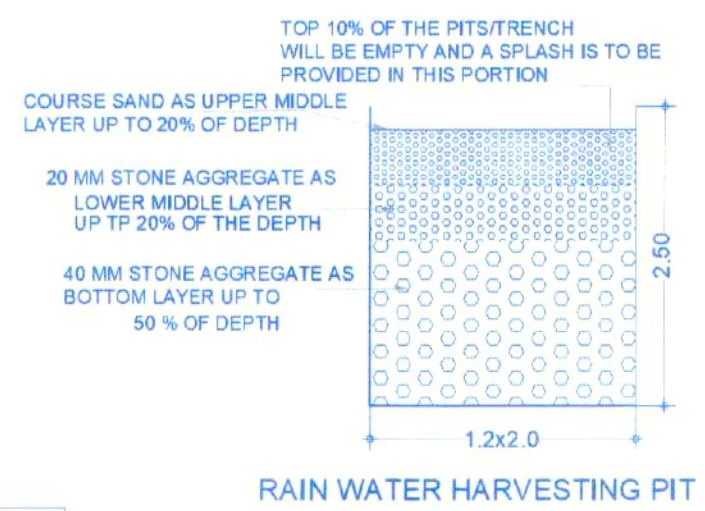
Form of Statement 2[Sr.No.9(a)]						
Proposed Building						
Bldg no.	Floor No.	Height of Bldg. (mtrs)	Net Built-Up Area (SQ.M)		AMENITY AREA	TNMTS. (RESI.)
(1)	(2)		(3)		(4)	(5)
WING A		6.30	COMM.	RESI.		
	BASEMENT-3		0.00	0.00	0.00	0.00
	BASEMENT-2		0.00	0.00	0.00	0.00
	BASEMENT- 1		0.00	0.00	0.00	0.00
	GROUND FLOOR		77.8300	0.00	138.56	0.00
	1ST FLOOR		0.00	0.00	50.59	0.00
	TOTAL AREA=		77.83	0.00	189.15	0.00

TRIANGLE	AREA
A-01	2572.21
A-02	1895.16
TOTAL	4467.36

DOOR AND WINDOW SCHEDULE			
DOOR	SIZES	WINDOW	SIZES
SD	2.40X2.10	W	1.80X2.10
D	1.00X2.10	V	0.60X0.90
D1	0.90X2.10		
D2	0.75X2.10		



LOCATION PLAN



STAMP OF APPROVAL

Sanctioned No. B.P /Tathawade/134/2024
Subject to conditions mentioned in the
Office Order No.
aven dated 28/09/2024
Pimpri
Date: 28/09/2024

O. C. Signed by
City Engineer

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

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c,d to be considered)	4467.36 SQ. M.
(a) As per ownership documents (7/12, CTS extract,)	4500.00 SQ. M.
(c) As per measurement sheet	4467.36 SQ. M.
(d) As per site	4467.36 SQ. M.

2. Deduction for

(a) Proposed D.P./Road Widening Area/Service Road/Highway widening	702.79 SQ. M.
(b) Any D.P. Reservation area	0.00 SQ. M.
(Total a+b)	702.79 SQ. M.
3. Balance area of plot (1-2)	3764.57 SQ. M.
4. Amenity Space (if applicable)	
(a) Required -(5% constructed)	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))	3764.57 SQ. M.
6. Recreational Open space (if applicable)	
(a) Required -	0.00 SQ. M.
(b) Proposed -	0.00 SQ. M.
7. Internal Road Area	0.00 SQ. M.
8. Plottable area (if required)	0.00 SQ. M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1.10)	4141.02 SQ. M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ. M.
b) Proposed FSI on payment of premium.(0.5)	0.00 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 (1.40)	0.00 SQ. M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c)	0.00 SQ. M.
(e) GRIHA five star/ IGBC Platinum or equivalent rating incentive FSI(Sr. no. 8)	0.00 SQ. M.
12. Additional FSI area under Chapter No.7 (Internal Road F.S.I.)	0.00 SQ. M.
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	4141.02 SQ. M.
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (resi. -60% of 4141.02) =2484.61 sq.m	2484.61 SQ. M.
(c) Total entitlement (a+b)	6625.64 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 or 1.8)	1.76
15. Total B'up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing built-up area.	0.00 SQ. M.
(b) Proposed Built-up Area (as per "P-line")	6419.76 SQ. M.
(c) Total (a+b)	6419.76 SQ. M.
16. F.S.I. Consumed (15/1) (should not be more than serial No.14 above.)	1.70
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	0.00 SQ. M.
(b) Proposed	0.00 SQ. M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO.157, TATHAWADE, PUNE, 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.S. CHAIN RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

DESIGN ARCHITECT :-
GUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTOCAT S, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIRHEVANDI, PUNE. E-MAIL - gubixarchitects@gmail.com CONTACT NO. - 775743088, 775743087

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 NAME :-
M/S.EH reality LLP through Mr. Sanjay Kumar Singh
OWNER SIGN :-

PROJECT :-
SURVEY NO. :- 157/2A/2
PLOT :-
DESCRIPTION : REGULAR TRACK, VILLAGE -TATHAWADE, PUNE

INWARD NO. :-

SHEET NO. - 01 /08
DRAWN BY :- SHRADDHA
KEY NO. :-
ARCHITECT - INTERIOR DESIGNER
MR. AMOL BUGADE
SCALE :- 1:100