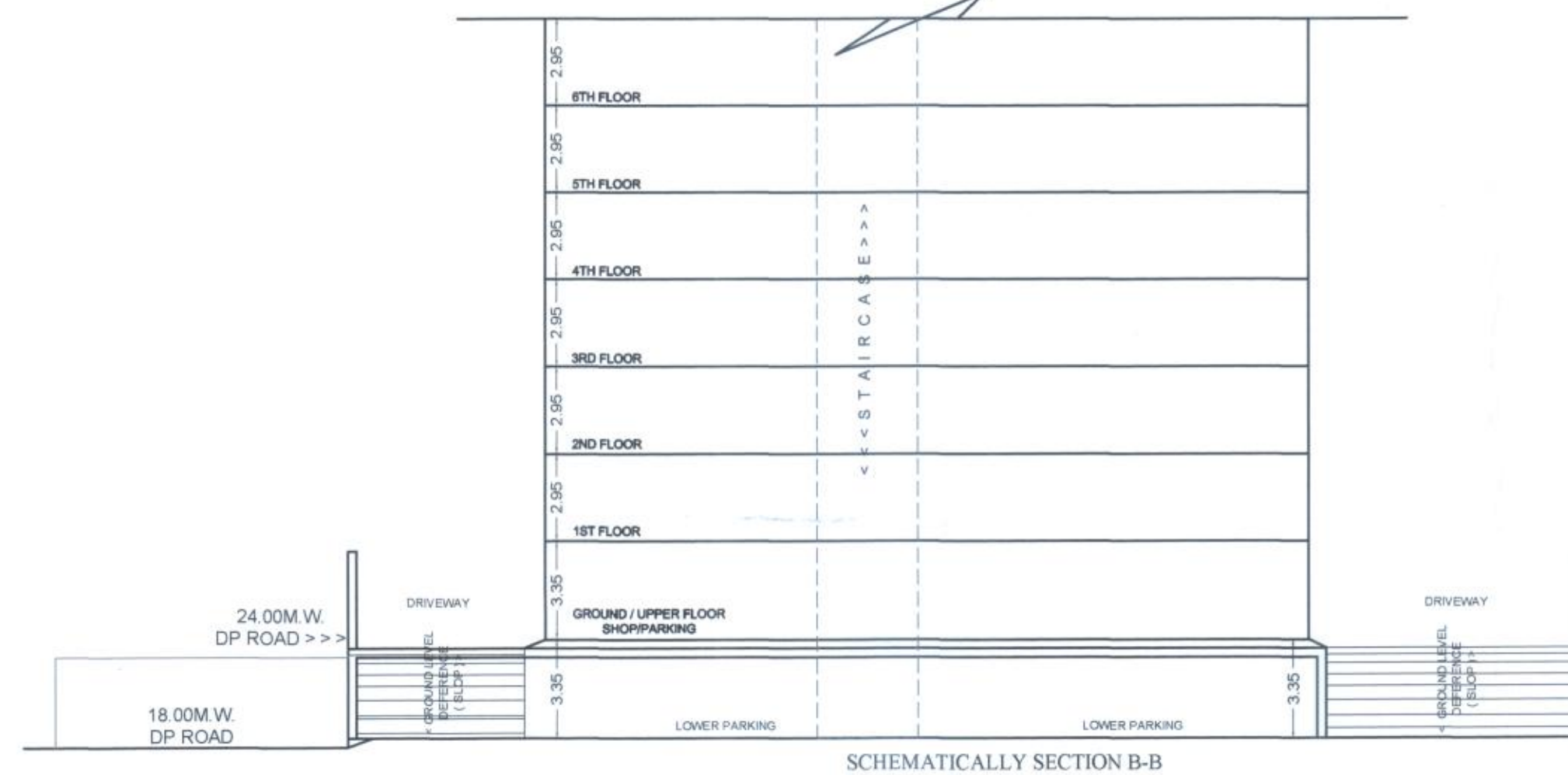
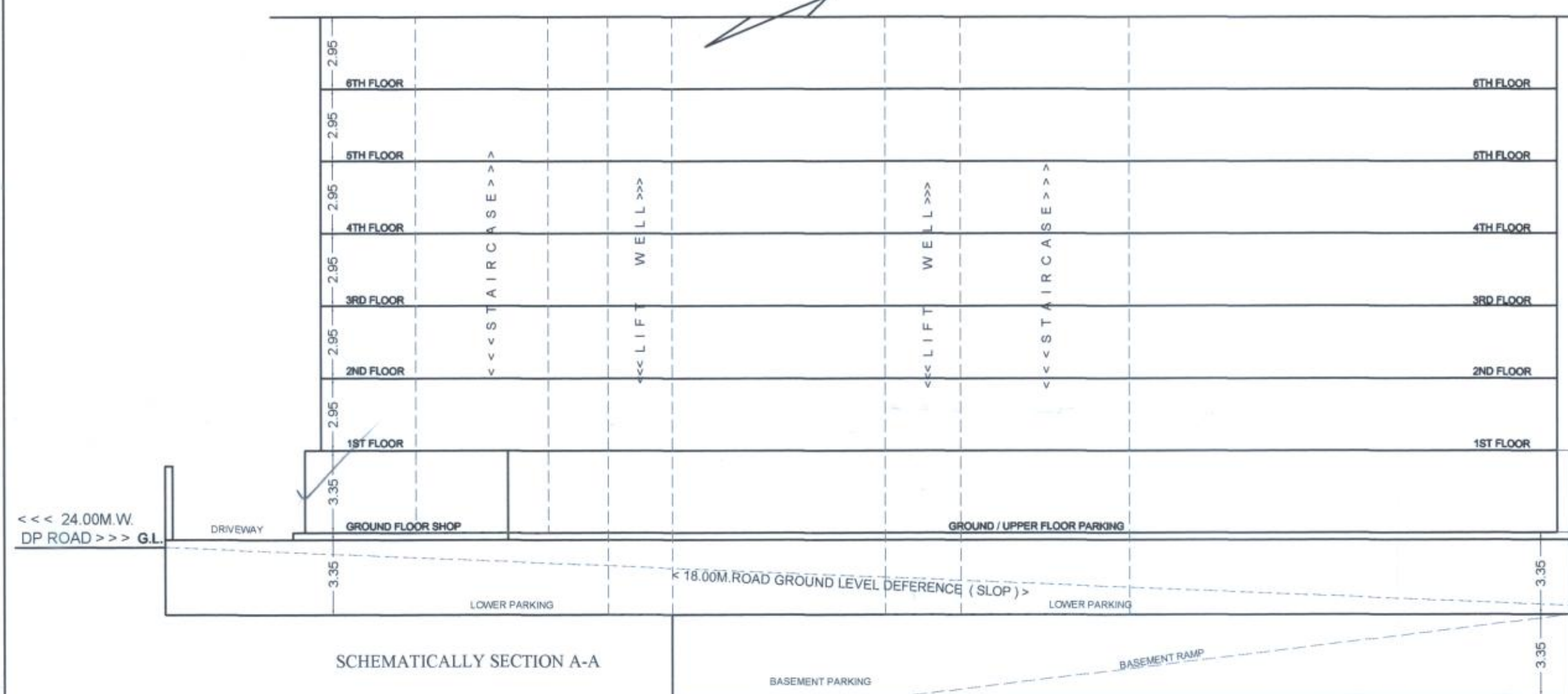
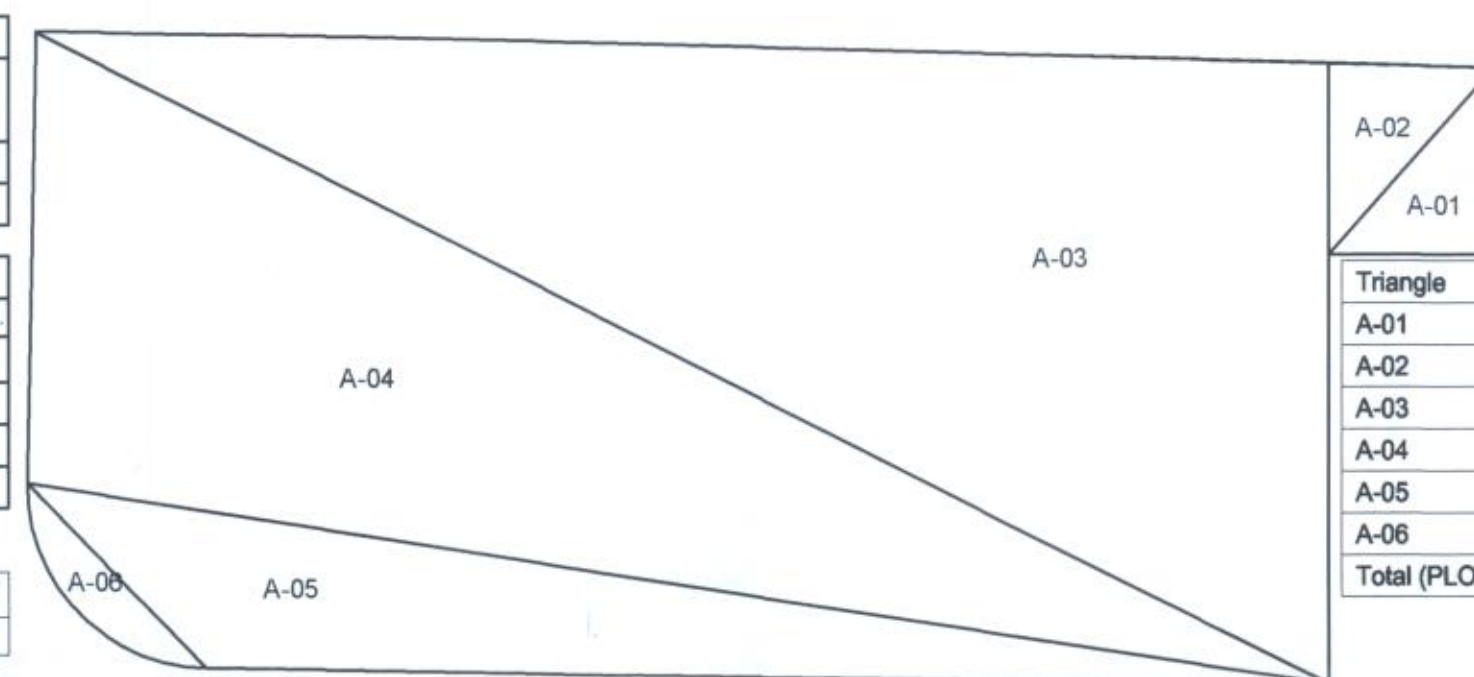




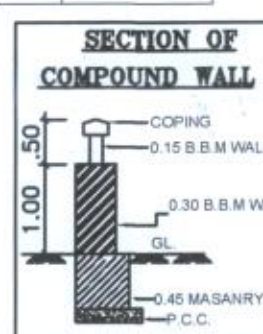
| PARKING CALCULATION |                        |              |            |                |         |                                              |         |        |     |
|---------------------|------------------------|--------------|------------|----------------|---------|----------------------------------------------|---------|--------|-----|
| TYPE                | CARPET AREA / FSI (M2) | TNMTS (Nos.) | CAR (Nos.) | SCOOTER (Nos.) | BY Rule | Reqd.                                        | BY Rule | Reqd.  |     |
| Residential         | 0 - 30                 | ---          | ---        | ---            | ---     | ---                                          | ---     | ---    | --- |
| Residential         | 30 - 40                | ---          | ---        | ---            | ---     | ---                                          | ---     | ---    | --- |
| Residential         | 40 - 80                | 2            | 96         | 1              | 48      | 2                                            | 96      | ---    | --- |
| Residential         | 80 - 150               | ---          | ---        | ---            | ---     | ---                                          | ---     | ---    | --- |
| Commercial          | 139.93                 | 100          | 2          | 2              | 3       | 6                                            | 9       | ---    | --- |
| Total Req'd. (Nos.) |                        |              |            |                |         | 51                                           |         | 105    |     |
| Total Req'd. Area   |                        |              |            |                |         | 637.50                                       |         | 210.00 |     |
| Total Prop. Area    |                        |              |            |                |         | 637.50 + 42.38 (5% visitor parking) = 679.88 |         |        |     |

| COMMERCIAL OCCUPANT LOAD CALCULATION |                                                               |                    |  |  |
|--------------------------------------|---------------------------------------------------------------|--------------------|--|--|
| FLOOR                                | Total Built-up Area of floor, as per outer construction line. | No. Of Persons.    |  |  |
| GROUND FLOOR                         | 139.93                                                        | 139.93 / 3 = 46.64 |  |  |
| TOTAL                                | 139.93                                                        | 47                 |  |  |

| Commercial Shop/Office Sanitation Calculation |          |          |       |          |
|-----------------------------------------------|----------|----------|-------|----------|
| No. Of Persons                                | Male     | Female   | Total | Proposed |
| 139.93 / 3 = 47.00                            | 24       | 24       | 48    |          |
| Water Closet                                  | 1 per 25 | 1 per 15 | 3     | 5        |
| Urinals                                       | 2 for 45 | ---      | 2     | 5        |



| Triangle     | Area    |
|--------------|---------|
| A-01         | 64.37   |
| A-02         | 68.97   |
| A-03         | 1765.97 |
| A-04         | 1282.92 |
| A-05         | 450.85  |
| A-06         | 41.46   |
| Total (PLOT) | 3674.54 |



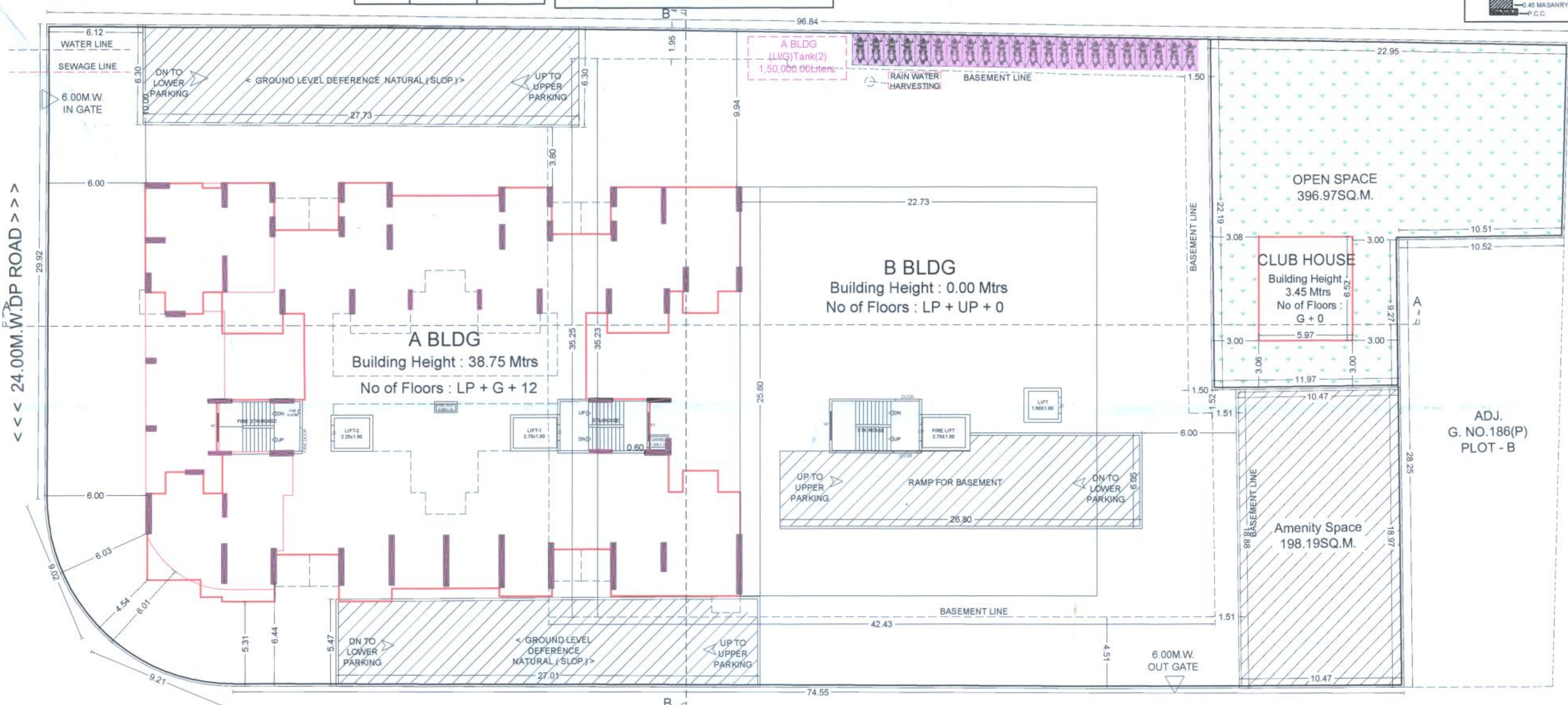
| REFUGE AREA STATEMENT |       |       |
|-----------------------|-------|-------|
| BUILDING NAME         | REQ.  | PROP. |
| BLDG                  | 39.00 | 39.21 |

TENANT PER FLOOR - 8  
TOTAL TENANT 3 FLOOR - 8 X 3 = 24  
OCCUPANT LOAD - 24 X 5 (PERSON) = 120  
REQUIRED REFUGE AREA - 120 X 0.30 = 36.00SQ.M.  
36.00SQ.M. + 3.00SQ.M. (HANDICAPPED) = 39.00SQ.M.

| Total Parking Statement  |          |                 |          |               |          | SCHEDULE OF OPENING WINDOW |        |           |
|--------------------------|----------|-----------------|----------|---------------|----------|----------------------------|--------|-----------|
| Parking                  |          | Visitor Parking |          | Total Parking |          | NAME                       | LENGTH | HEIGHT    |
|                          | Required | Proposed        | Required | Proposed      | Required | Proposed                   |        |           |
| CAR                      | 51       | 53              | 0        | 0             | 51       | 53                         | D3     | 0.75 2.10 |
| SCOOTER                  | 105      | 108             | 22       | 22            | 127      | 130                        | D2     | 0.90 2.10 |
|                          |          |                 |          |               |          |                            | D1     | 1.05 2.10 |
| 25% EV Parking Statement |          |                 |          |               |          | SCHEDULE OF OPENING WINDOW |        |           |
|                          |          | Required        |          | Proposed      |          | NAME                       | LENGTH | HEIGHT    |
| CAR                      |          | 13              | 13       |               |          | W1                         | 1.50   | 1.20      |
| SCOOTER                  |          | 32              | 32       |               |          | W2                         | 1.50   | 0.90      |
|                          |          |                 |          |               |          | V                          | 0.75   | 0.90      |

| SCHEDULE OF OPENING - DOOR |        |        |
|----------------------------|--------|--------|
| NAME                       | LENGTH | HEIGHT |
| D3                         | 0.75   | 2.10   |
| D2                         | 0.90   | 2.10   |
| D1                         | 1.05   | 2.10   |

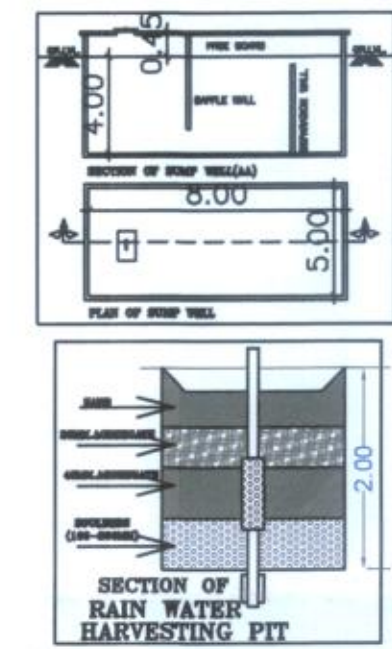
| SCHEDULE OF OPENING - WINDOW |        |        |
|------------------------------|--------|--------|
| NAME                         | LENGTH | HEIGHT |
| W1                           | 1.50   | 1.20   |
| W2                           | 1.50   | 0.90   |
| V                            | 0.75   | 0.90   |



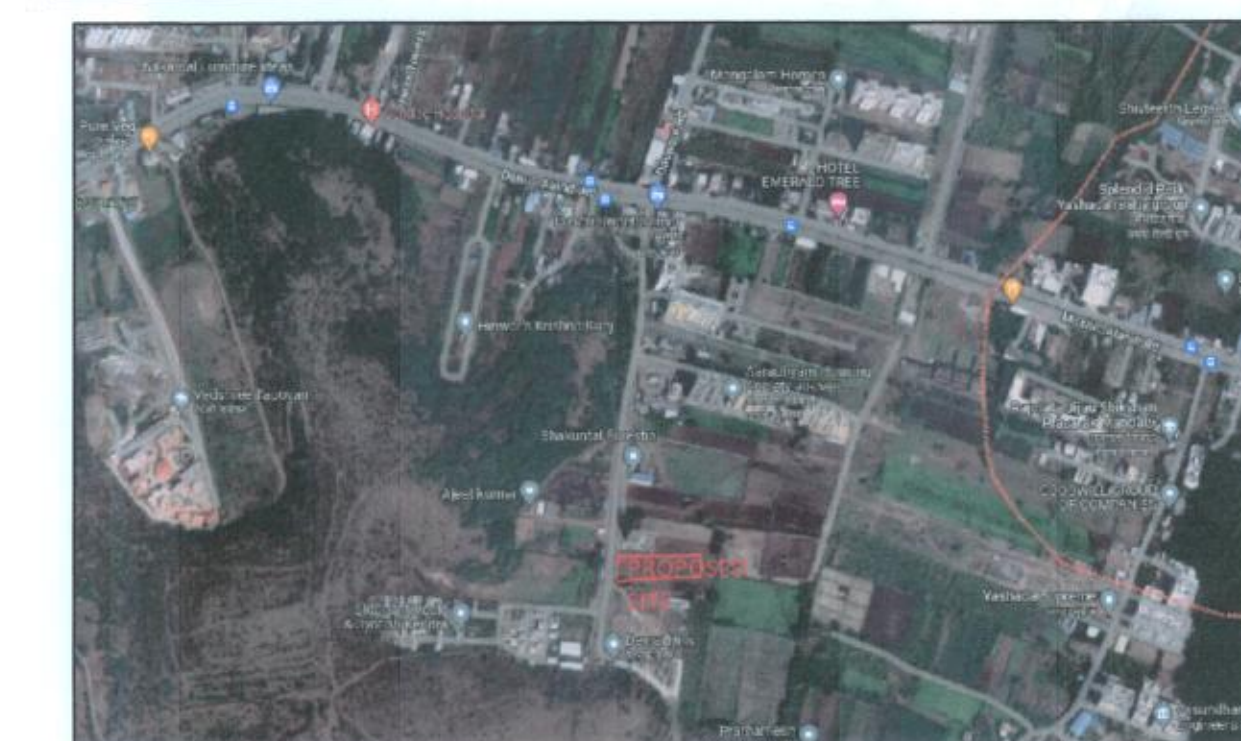
SCALE - 1:200  
LAY-OUT PLAN

| Form of Statement 2 [Sr. No. 9 (a)] Proposed Building |                    |                                                               |                 |               |   |
|-------------------------------------------------------|--------------------|---------------------------------------------------------------|-----------------|---------------|---|
| Building No.                                          | Floor No.          | Total Built-up Area of floor, as per outer construction line. | Apartment/ Flat | Shops/ Office |   |
| (1)                                                   | (2)                | (3)                                                           | (4)             | (5)           |   |
| A Bldg                                                | Lower Parking      | 0.00                                                          | 0.00            | 0             | 0 |
|                                                       | Ground/Upper Floor | 139.93                                                        | 98.47           | 0             | 7 |
|                                                       | FIRST FLOOR        | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | SECOND FLOOR       | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | THIRD FLOOR        | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | FOURTH FLOOR       | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | FIFTH FLOOR        | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | SIXTH FLOOR        | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | SEVENTH FLOOR      | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | EIGHTH FLOOR       | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | NINTH FLOOR        | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | TENTH FLOOR        | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | ELEVENTH FLOOR     | 0.00                                                          | 699.85          | 8             | 0 |
|                                                       | TWELFTH FLOOR      | 0.00                                                          | 699.85          | 8             | 0 |
| TOTAL =                                               |                    | 139.93                                                        | 8496.67         | 96            | 7 |
|                                                       |                    | 8636.60                                                       |                 |               |   |

| 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 Floors. |
| (1)                                                                        | (2)       | (3)         | (4)                                   | (5)                        |
| BLDG                                                                       | ---       | ---         | ---                                   | ---                        |



| TOTAL WATER REQUIREMENT |                         |                         |  |
|-------------------------|-------------------------|-------------------------|--|
| TANK                    | REQUIRED CAPACITY (LIT) | PROPOSED CAPACITY (LIT) |  |
| Resi+Comm               | 66960.00                | 70000.00                |  |
| FIRE REQUIREMENT        | 25000.00                | 25000.00                |  |
| TOTAL                   | 91960.00                | 95000.00                |  |
| Resi+Comm               | 133920.00               | 135000.00               |  |
| FIRE REQUIREMENT        | 50000.00                | 50000.00                |  |
| TOTAL                   | 183920.00               | 185000.00               |  |



SCALE - NTS.  
GOOGLE LOCATION PLAN

**STAMP OF APPROVAL**  
Sanctioned No. B.P. / Dudulgaon / 21 / 2024  
Subject to conditions mentioned in the  
Office Order No.  
even dated 14/03/2024



Pimpri  
Date: 14/3/2024  
Executive Engineer  
Building Formisation and Unauthorised Building  
Construction Control Department  
Pimpri Chinchwad Municipal Corporation

| A) AREA STATEMENT                                                                                                                                                          |         | Pimpri-411 018. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------|
| 1. AREA OF PLOT (Minimum area of a, b, c to be considered)                                                                                                                 | 3672.47 |                 |
| (a) As per ownership document (7/12, CTS extract)                                                                                                                          | 3672.47 |                 |
| (b) as per measurement sheet                                                                                                                                               | 3674.54 |                 |
| (c) as per site                                                                                                                                                            | 3674.54 |                 |
| 2. DEDUCTIONS FOR                                                                                                                                                          |         |                 |
| (a) Proposed D.P. / D.P. Road widening Area/ Service Road / Highway widening                                                                                               | 0.00    |                 |
| (b) Any D.P. Reservation area                                                                                                                                              | 0.00    |                 |
| TOTAL (a+b+c)                                                                                                                                                              | 0.00    |                 |
| 3. BALANCE AREA OF PLOT (1-2)                                                                                                                                              | 3672.47 |                 |
| 4. Amenity Space (if applicable)                                                                                                                                           |         |                 |
| (a) Required -                                                                                                                                                             | 198.19  |                 |
| (b) Adjustment of 2(b), if any -                                                                                                                                           | 0.00    |                 |
| (c) Balance Proposed -                                                                                                                                                     | 0.00    |                 |
| 5. NET AREA OF THE PLOT (3-4(c))                                                                                                                                           | 3474.28 |                 |
| 6. Recreational Open space (if applicable)                                                                                                                                 |         |                 |
| (a) Required -                                                                                                                                                             | 347.7   |                 |
| (b) Proposed -                                                                                                                                                             | 396.97  |                 |
| 7. Internal Road area                                                                                                                                                      | 0.00    |                 |
| 8. Plottable area (if applicable)                                                                                                                                          | 3348.25 |                 |
| 9. Built up area with reference to Basic F.S.I. (3474.28x1.10) as per front road width (Sr. No. Subbasic FSI)                                                              | 3821.70 |                 |
| 10. Addition of FSI on payment of premium                                                                                                                                  |         |                 |
| (a) Maximum permissible premium FSI-based on road width/TOD Zone                                                                                                           | 1836.23 |                 |
| (b) Proposed FSI on payment of premium                                                                                                                                     | 530.00  |                 |
| 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    |                 |
| (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                                                                                                                                                               | 1219.98 |                 |
| (d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))                                                                                                                  | 1219.98 |                 |
| 12. Additional FSI area under Chapter No. 7                                                                                                                                | 0.00    |                 |
| 13. Total entitlement of FSI in the proposal                                                                                                                               | 5571.68 |                 |
| (a) P + 10(b)+11(d) or 12 whichever is applicable.                                                                                                                         | 5571.68 |                 |
| (a1) Deduction: built up area / FSI utilized area / FSI to be retained as per old dc rule.                                                                                 | 0.00    |                 |
| (b) Balance entitlement Ancillary Area (a1-a2)                                                                                                                             | 5571.68 |                 |
| (c) Ancillary Area FSI upto 60% or 80% with payment of charges, on a2 whichever applicable                                                                                 | 3343.00 |                 |
| (c) Total entitlement (a+b)                                                                                                                                                | 8914.68 |                 |
| 14. (a) 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 | 2.75    |                 |
| 15. Total Built-up Area in proposal (excluding area at Sr.No.17b)                                                                                                          |         |                 |
| (a) Existing Built-up Area/as per old rule                                                                                                                                 |         |                 |
| i) completed                                                                                                                                                               | 0.00    |                 |
| ii) residential                                                                                                                                                            | 0.00    |                 |
| iii) commercial                                                                                                                                                            | 0.00    |                 |
| (b) Proposed Built-up Area (as per 'P-line')                                                                                                                               |         |                 |
| i) residential                                                                                                                                                             | 8496.67 |                 |
| ii) commercial                                                                                                                                                             | 139.93  |                 |
| (c) Total (a+b)                                                                                                                                                            | 8636.60 |                 |
| 16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)                                                                                                 | 0.969   |                 |
| 17. Area for Inclusive Housing, if any                                                                                                                                     |         |                 |
| (a) Required (20% of Sr.No.5)                                                                                                                                              | 0.00    |                 |
| (b) Proposed                                                                                                                                                               | 0.00    |                 |

This Drawing is Prepared by instruction given by P.C.M.C. Sanction Authority  
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 SURVEY RECORDS.  
SIGN OF LIC ENGINEER

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 and signature

| PROJECT -                                                                                                     |            |
|---------------------------------------------------------------------------------------------------------------|------------|
| PROPOSED BUILDING AT - G.NO.186(P)                                                                            |            |
| VILLAGE - DUDULGAON, PUNE.                                                                                    |            |
| PAH/OWNER -                                                                                                   | SIGN -     |
| M/S. CLONE PROPERTIES LLP THROUGH PARTNER MR. SHRIKANT B. JADHAV & OTHER                                      |            |
| SHREE-SPACES (LIC. ENGINEER)                                                                                  |            |
| Roseicon, Commercial Building, Office No.309, S.no. 143/5, Above Vijaya Bank, Pimple Saudagar, Pune - 411 004 |            |
| SHANKAR NIMBALKAR (LIC. ENGINEER)                                                                             |            |
| SCALE                                                                                                         | DATE       |
| 1:100                                                                                                         | 13.03.2024 |
| DRAWN BY                                                                                                      | INWARD NO. |
| Basha                                                                                                         | KEY NO.    |
| SHEET NO.                                                                                                     | 1/8        |