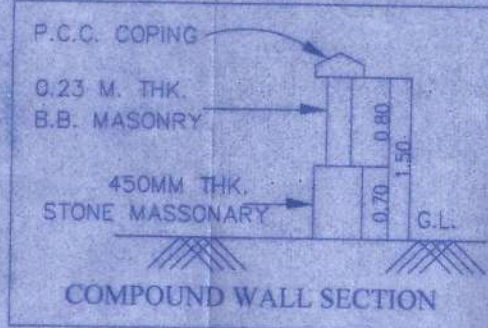


FORM OF STATEMENT - 01 (SR.NO. 8(A)(III))

BLDG. NAME	NO. OF FLOORS	BLDG. HEIGHT	UDCPR RULE	TOTAL AREA	TOTAL TENE.
A BLDG.	P+2PO.P.+17 FL.	58.30 M.	COMM.	9524.20	77
B BLDG.	P+2PO.P.+17 FL.	58.30 M.	COMM.	18671.55	157
C BLDG. (MHADA)	P+07 FL.	23.50 M.	COMM.	1588.84	21
TOTAL AREA	-	-	-	29784.59	255
LESS MHADA AREA	-	-	-	1588.84	-
BALANCE BUILT-UP AREA	-	-	-	28195.75	-



PROPOSED SITE

WATER STORAGE CAPACITY

BUILDING TYPE	O/H. WATER TANK CAPACITY (LTRS.)	U./G. WATER TANK CAPACITY (LTRS.)
A BLDG.	51975.00 + 25000.00	77,962.50 + 50000.00
B BLDG.	105975.00 + 25000.00	158,962.50 + 50000.00
C BLDG. (MHADA)	14175.00 + 10,000.00	21,262.50 + 0.00
TOTAL	172125.00 + 60000.00	258187.50 + 100000.00
TOTAL CAPACITY	232125.00	358187.50

REFUGE AREA STATEMENT

BUILDING TYPE	REQUIRED REFUGE AREA	PROVIDED REFUGE AREA
A BLDG.	30.00 X 3 = 90.00	55.75 X 3 = 167.25
B BLDG.	57.00 X 3 = 171.00	76.67 X 3 = 230.01
TOTAL AREA	TOTAL = 261.00	TOTAL = 397.26

PARKING STATEMENT

PARKING	PARKING REQUIRED	CAR	SCOOTER
'A' BLDG			
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01	
FOR 77 TENEMENTS	77	77	
'B' BLDG			
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01	
FOR 157 TENEMENTS	157	157	
'C' BLDG. MHADA			
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 21 TENEMENTS	11	22	
TOTAL PARKING REQUIRED	245	256	
ADD 5% VISITOR PARKING	13	13	
TOTAL REQUIRED PARKING	258	269	
TOTAL PROVIDED PARKING	259	269	
PARKING AREA STATEMENT			
AREA REQUIRED			
CAR	259 X 12.50 SQ.M.	3237.50	
SCOOTER	269 X 2.00 SQ.M.	538.00	
TOTAL	-	3775.50	

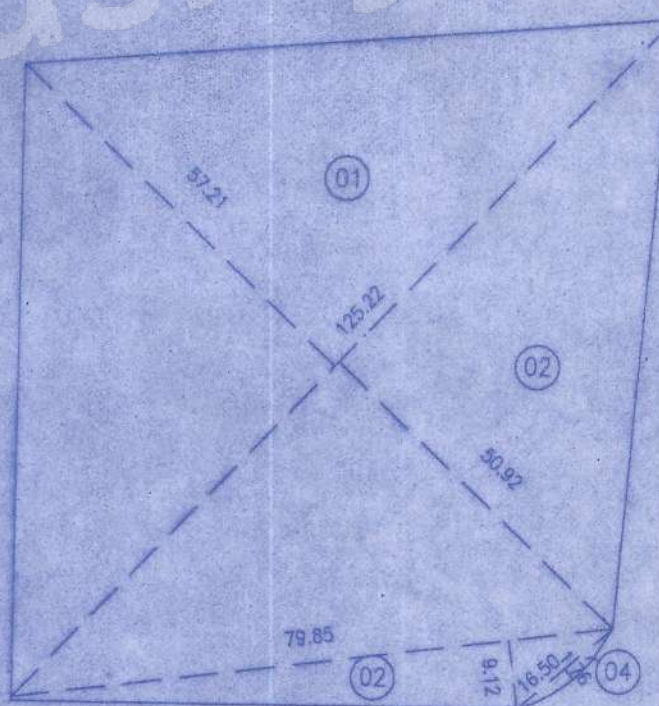
REQUIRED MHADA / E.W.S. AREA STATEMENT

MHADA/E.W.S. = BASIC F.S.I. X 20%		
= 7,868.82 X 20% = 1,573.76 SQ.M		
REQUIRED MHADA AREA = 1,573.76 SQ.M		
PROPOSED MHADA AREA = 1,588.84 SQ.M		
C BLDG.(MHADA)	PROPOSED TENEMENTS	PROPOSED MHADA AREA
1ST TO 7TH FLOOR	21 NOS	1,588.84 SQ.M

C BLDG. MHADA FORM OF STATEMENT - 02 (SR.NO.9(A))

FLOOR	RESI. AREA REGULAR	NO. OF TENE.
FIRST	TOILET	5.40
SECOND	ENT. LOBBY	9.00
THIRD		224.92
FOURTH		224.92
FIFTH		224.92
SIXTH		224.92
SEVENTH		224.92
TOTAL		1588.84

PERMISSIBLE AREA = (PREMIUM)3,576.74 + (TDR)6,438.12
 = 10,014.86 SQ.M.
 REQUIRED AREA = 9788.82 SQ.M.
 = 9788.82 / 10,014.86
 = 0.977 %
 PERMISSIBLE PREMIUM = 3576.74 X 0.977
 PREMIUM AREA = 3494.47 SQ.M.
 = 9788.82 - 3494.47
 TDR AREA = 6294.35 SQ.M.



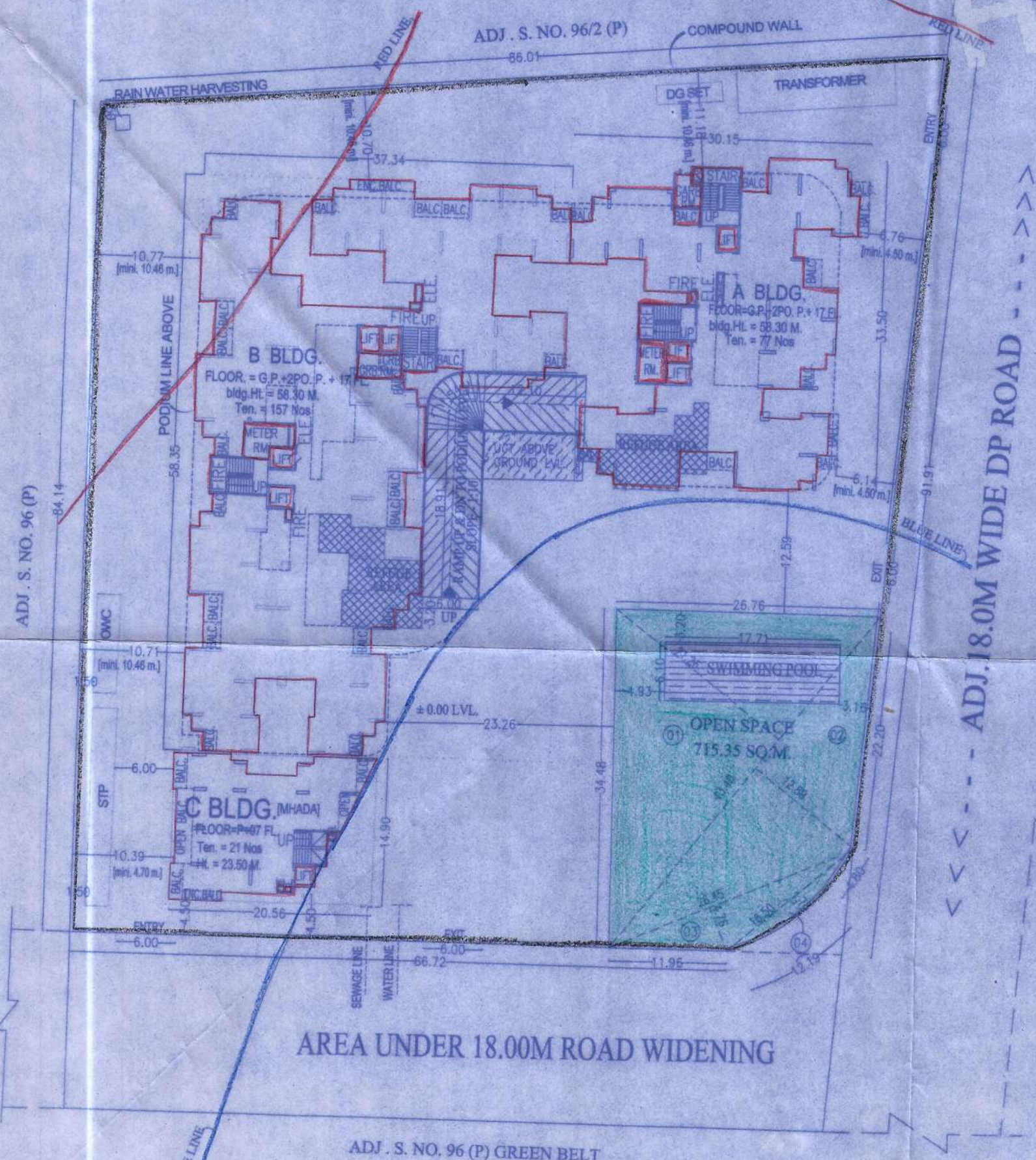
PLOT AREA TRIANGULATION

SCALE : 1:1000

PLOT AREA CALCULATION
1) 125.22 X 57.21 X 0.50 X 1 = 3581.92
2) 125.22 X 50.92 X 0.50 X 1 = 3188.08
3) 79.85 X 9.12 X 0.50 X 1 = 364.12
4) 16.50 X 1.76 X 0.667 X 1 = 19.37
TOTAL PLOT AREA = 7153.47

OPEN SPACE AREA CALC.

1) 21.26 X 43.40 X 0.50 X 1 = 461.34
2) 12.88 X 43.40 X 0.50 X 1 = 278.66
3) 4.76 X 26.45 X 0.50 X 1 = 62.85
4) 1.78 X 16.50 X 3 X 1 = 19.56
TOTAL PLOT AREA = 823.53
DEDUCT SWIMMING POOL = 108.18
BALANCE OPEN SPACE = 715.35



LAYOUT PLAN
SCALE 1:500

STAMP OF APPROVAL FOR SANCTION PURPOSE

Sanctioned No. B.P./Kiwale/27/23
 Subject to conditions mentioned in the
 Office Order No.
 a/c dated 29/03/23
 Pimpri
 Date: 29/03/2023



O. C. Signed by
City Engineer

City Engineer (P.O.)
Building Permission Dept.
P.M.C. Pimpri, Pune-19

AREA STATEMENT	SQ.M.
01. AREA OF PLOT	
a) AS PER OWNERSHIP DOCUMENT	7,153.47
b) AS PER MEASUREMENT SHEET	7,153.47
c) AS PER SITE	7,153.47
02. DEDUCTIONS FOR	
a) ANY UNDER BLUE LINE (TOTAL A)	0.00
03. BALANCE AREA OF PLOT (1-2)	7,153.47
04. AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED -	0.00
b) ADJUSTMENT OF 2(B), IF ANY -	0.00
c) BALANCE PROPOSED -	0.00
05. NET PLOT AREA (3-4 (C))	7,153.47
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED -	715.35
b) PROPOSED - (Not to be deducted)	715.35
07. INTERNAL ROAD AREA	0.00
08. PLOTABLE AREA (IF APPLICABLE)	7,153.47
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.10)	7,868.82
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI	3576.74
b) PROPOSED FSI ON PAYMENT OF PREMIUM	3494.47
11. IN-SITU FSI / TDR LOADING	
a) TDR AREA (7,153.47 X 0.90 % = 6438.12) (PURCHASED AREA = 6294.35) SLUM AREA = 6,294.35 X 30% = 1,888.31 RESERVATION AREA = 6,294.35 X 70% = 4,406.04	1,888.84 4,405.51
b) TOTAL TDR LOADING PROPOSED (a)	6294.35
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	17,657.64
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	2.50
a) [9 + 10(B) + 11(D)] WHICHEVER IS APPLICABLE	17,657.64
b) PREVIOUSLY SANCTION B/UP AREA	0.00
c) BALANCE PERMISSIBLE FLOOR AREA (13(a-b))	17,657.64
d) ANCILLARY AREA (17,657.64 X 60% = 10,594.58)	10,543.00
e) TOTAL ENTITLEMENT (b+c+d)	28,200.64
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.	3.95
15. TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING BUILT-UP AREA	0.00
b) PROPOSED COMMERCIAL AREA	0.00
c) PROPOSED RESIDENTIAL AREA	29,784.59
d) TOTAL B/UP. AREA WITH MHADA (a + b + c)	29,784.59
e) TOTAL B/UP. AREA WITHOUT MHADA (d - c)	28,195.75
16. F.S.I. CONSUMED (15/05)	4.89
17. AREA FOR MHADA	
a) Required (20%)	1,573.76
b) Proposed	1,588.84

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY EXTERNAL AGENCY APPOINTED BY DEVELOPER ON THE DIMENSION OF THE SIDES ETC. OF PLOT. STATED ON PLAN CAN BE LESS OR MORE THAN THAT MEASURED ON SITE AND AREA SO WORKED OUT ARE AS PER AREA STATED IN THE DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGN OF ARCHITECT

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.

AURIGAA REALTORS THROUGH ITS PARTNER
MR. VINOD P. CHANDWANI.

OWNER (S) NAME

SIGN

PROJECT:

REVISED LAYOUT ON S. NO. 96/2 (P) , OF VILLAGE KIWALE,
TAL.-HAVELI, PUNE.

ARCHITECT:

ARCHITECT'S SIGN

MANOJ TATOOSKAR
1221, B/1 WRANGLAR PARANAJPE ROAD,
BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD,
PUNE - 411004.
PH: 25531675/76

SIGN

DATE 15.03.2023 INWARD NO. P.M.C. 2023/2024/10 SCALE 1:500 DRAWN BY S.V.P. CHECKED BY A.S.K. SHEET NO. 01/18