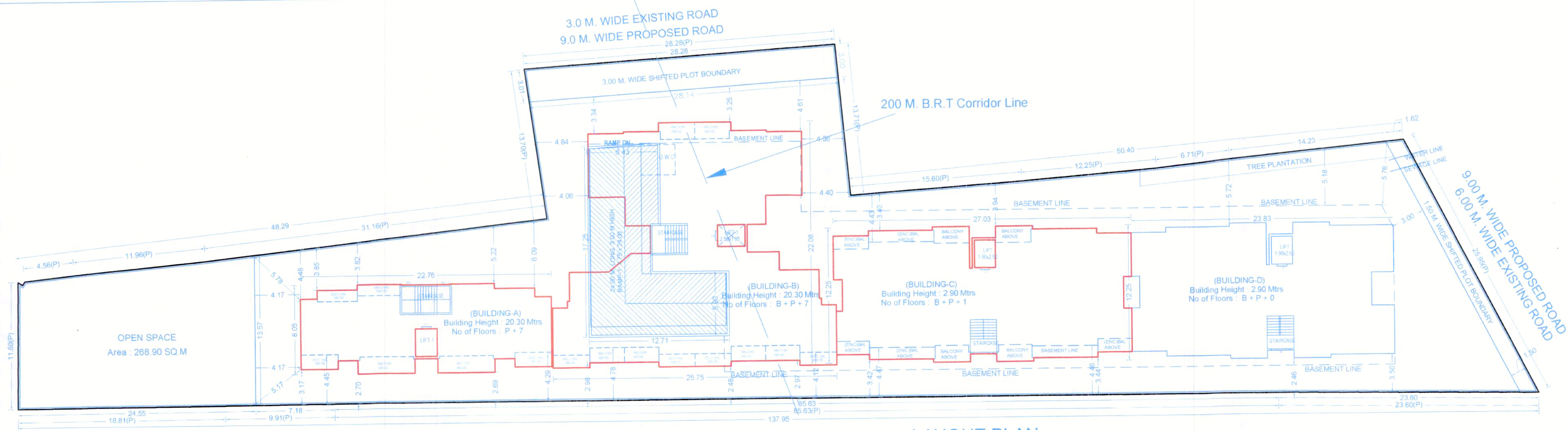
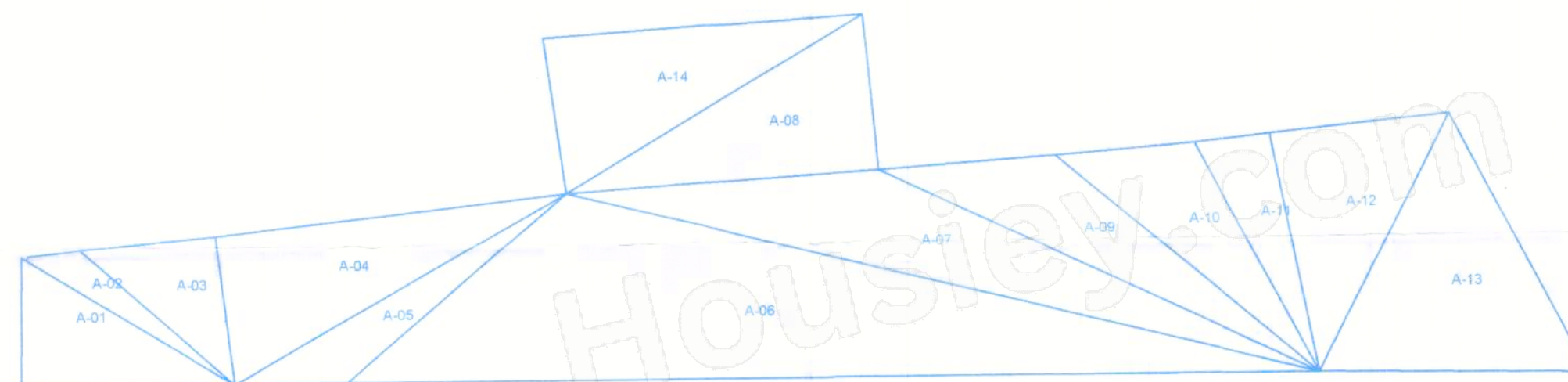




LAYOUT PLAN  
Scale 1:200



Triangulation  
Scale: 1:500



LOCATION PLAN (N.T.S)

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 (ENC.) | AREA OF BALCONY ATTACHED TO APARTMENT (OPEN BALCONY) | AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT |
| BUILDING - A              | TYPICAL-1, 2, 3, 4, 5, 6, 7TH FLOOR | 101, 201, 301, 401, 501, 601, 701 | 50.90                    | 9.95                                         | 6.58                                                 | 0.00                                           |
|                           |                                     | 102, 202, 302, 402, 502, 602, 702 | 57.29                    | 3.57                                         | 6.58                                                 | 0.00                                           |
|                           |                                     | 103, 203, 303, 403, 503, 603, 703 | 36.15                    | 3.13                                         | 3.86                                                 | 0.00                                           |
|                           |                                     | 104, 204, 304, 404, 504, 604, 704 | 34.87                    | 3.13                                         | 3.96                                                 | 0.00                                           |
| BUILDING - B              | TYPICAL-1, 2, 3, 4, 5, 6, 7TH FLOOR | 101, 201, 301, 401, 501, 601, 701 | 63.03                    | 0.00                                         | 4.12                                                 | 0.00                                           |
|                           |                                     | 102, 202, 302, 402, 502, 602, 702 | 63.03                    | 0.00                                         | 4.12                                                 | 0.00                                           |
|                           |                                     | 103, 203, 303, 403, 503, 603, 703 | 36.15                    | 3.13                                         | 3.86                                                 | 0.00                                           |
|                           |                                     | 104, 204, 304, 404, 504, 604, 704 | 34.87                    | 3.13                                         | 3.96                                                 | 0.00                                           |
| BUILDING - C              | FIRST FLOOR                         | 101                               | 50.00                    | 8.49                                         | 4.12                                                 | 0.00                                           |
|                           |                                     | 102                               | 58.49                    | 0.00                                         | 4.12                                                 | 0.00                                           |
|                           |                                     | 103                               | 50.00                    | 8.49                                         | 4.12                                                 | 0.00                                           |
|                           |                                     | 104                               | 50.00                    | 8.49                                         | 4.12                                                 | 0.00                                           |

WATER REQUIREMENT

| TANK | REQUIRED CAPACITY (LIT) | PROPOSED CAPACITY (LIT) |
|------|-------------------------|-------------------------|
| OHWT | Residential             | 40500.00                |
|      | FIRE REQUIREMENT        | 0.00                    |
|      | TOTAL                   | 40500.00                |
| UGWT | Residential             | 67837.50                |
|      | FIRE REQUIREMENT        | 0.00                    |
|      | TOTAL                   | 67837.50                |

WATER REQUIRED STATEMENT

|                                                            |
|------------------------------------------------------------|
| FOR RESIDENTIAL TENEMENTS = 50 NOS                         |
| 60 X 5 (Person) = 300 Persons                              |
| 300 Persons X 135 lit./Person / Day = 40500.00 Lit.        |
| Total Res = 40500.00 Lit.                                  |
| Total Overhead Water Tank Capacity Req = 40500.00 Lit.     |
| U.G.W. Tank Capacity Req = 40500.00 X 1.50 = 60750.00 Lit. |
| Total Underground W Tank Capacity Req = 60750.00 Lit.      |

FORM OF STATEMENT - 1  
(SR NO. 8 (a)(iii))

| EXISTING BUILDING TO BE RETAINED |           |            |                                       |                          |
|----------------------------------|-----------|------------|---------------------------------------|--------------------------|
| EXISTING BUILDING NO.            | FLOOR NO. | PUNTH AREA | TOTAL FLOOR AREA OF EXISTING BUILDING | USE / OCCUPANCY OF FLOOR |
| BUILDING-A                       | N/A       | N/A        | N/A                                   | N/A                      |
| BUILDING-B                       | N/A       | N/A        | N/A                                   | N/A                      |
| BUILDING-C                       | N/A       | N/A        | N/A                                   | N/A                      |
| BUILDING-D                       | N/A       | N/A        | N/A                                   | N/A                      |

PARKING STATEMENT

| REQUIRED PARKING |       | PROPOSED PARKING |       | TOTAL |
|------------------|-------|------------------|-------|-------|
| RES.             | COMM. | RES.             | COMM. |       |
| CAR              | 30    | 79               | 0     | 79    |
| SCOOTER          | 60    | 0                | 0     | 60    |

|                                     |
|-------------------------------------|
| REQUIRED ELECTRICAL VEHICLE PARKING |
| 30 CAR X 20% = 6.00                 |
| TOTAL REQUIRED CAR = 6 CAR          |

COMPOSITE PARKING

|                                   |
|-----------------------------------|
| NOTE: 6 SCOOTER CONVERT IN 1 CAR  |
| REQUIRED SCOOTER = 60 ÷ 6 = 10.00 |
| SCOOTER CONVERT IN CAR = 10       |

PARKING CALCULATION (NEW)

| TYPE                | CARPET AREA / FSI (M2) | TNMTS (NOS) | CAR (NOS)   | SCOOTER (NOS) |
|---------------------|------------------------|-------------|-------------|---------------|
| RESIDENTIAL         | 30 - 40                | 2           | 28          | 1             |
| RESIDENTIAL         | 40 - 80                | 2           | 32          | 1             |
| RESIDENTIAL         | 80 - 150               | 1           | 0           | 3             |
| COMMERCIAL (SHOP)   | 0.0                    | 100         | 0           | 6             |
| TOTAL REQD (NOS.)   |                        |             | 375.00      | 120.00        |
| TOTAL REQD. AREA    |                        |             | 495.00 sq.m |               |
| 5% VISITORS PARKING |                        |             | 24.75 sq.m  |               |
| TOTAL REQUIRED AREA |                        |             | 519.75 sq.m |               |
| TOTAL PROPOSED AREA |                        |             | 987.50 sq.m |               |

FORM OF STATEMENT - 2  
(SR NO. 9 (a))

| TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE |               | TENEMENT |
|-------------------------------------------------------------|---------------|----------|
| BUILDING NO.                                                | FLOOR NO.     |          |
| BUILDING - A                                                | PARKING FLOOR | 0.00     |
|                                                             | FIRST FLOOR   | 0.00     |
|                                                             | SECOND FLOOR  | 0.00     |
|                                                             | THIRD FLOOR   | 0.00     |
|                                                             | FOURTH FLOOR  | 0.00     |
|                                                             | FIFTH FLOOR   | 0.00     |
|                                                             | SIXTH FLOOR   | 0.00     |
|                                                             | SEVENTH FLOOR | 0.00     |
|                                                             | TERRACE FLOOR | 0.00     |
|                                                             | TOTAL         | 0.00     |
| BUILDING - B                                                | PARKING FLOOR | 0.00     |
|                                                             | FIRST FLOOR   | 0.00     |
|                                                             | SECOND FLOOR  | 0.00     |
|                                                             | THIRD FLOOR   | 0.00     |
|                                                             | FOURTH FLOOR  | 0.00     |
|                                                             | FIFTH FLOOR   | 0.00     |
|                                                             | SIXTH FLOOR   | 0.00     |
|                                                             | SEVENTH FLOOR | 0.00     |
|                                                             | TERRACE FLOOR | 0.00     |
|                                                             | TOTAL         | 0.00     |
| BUILDING - C                                                | PARKING FLOOR | 0.00     |
|                                                             | FIRST FLOOR   | 0.00     |
|                                                             | TERRACE FLOOR | 0.00     |
|                                                             | TOTAL         | 0.00     |
| BUILDING - D                                                | PARKING FLOOR | 0.00     |
|                                                             | TERRACE FLOOR | 0.00     |
|                                                             | TOTAL         | 0.00     |

STAMP OF APPROVAL

Sanctioned No. B.P./Tathawade/124/2023  
Subject to conditions mentioned in the  
Office Order No.  
even dated 22/12/2023



Pimpri  
Date: 22/12/2023

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

| A) AREA STATEMENT                                                                                                                                                      | SQ. M.  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1. AREA OF PLOT (minimum area of a, b, c to be considered)                                                                                                             | 2676.70 |
| (a) As per ownership document (7/12, etc extract)                                                                                                                      | 3070.12 |
| (b) As per measurement sheet                                                                                                                                           | 2676.70 |
| (c) As per site                                                                                                                                                        | 2676.70 |
| 2. DEDUCTIONS FOR                                                                                                                                                      |         |
| (a) Proposed D.P. Road Widening Area/Service Road / Highway Widening                                                                                                   | 0.00    |
| (b) Any D.P. Reservation Area                                                                                                                                          | 0.00    |
| TOTAL (a+b)                                                                                                                                                            | 0.00    |
| 3. BALANCE AREA OF PLOT (1-2)                                                                                                                                          | 2676.70 |
| 4. AMENITY SPACE (If Applicable)                                                                                                                                       |         |
| (a) Required                                                                                                                                                           | 0.00    |
| (b) Adjustment of 2(b), if any                                                                                                                                         | 0.00    |
| (c) Balance Proposed                                                                                                                                                   | 2676.70 |
| 5. NET PLOT AREA (3-4) (C)                                                                                                                                             | 2676.70 |
| 6. RECREATIONAL OPEN SPACE (If APPLICABLE)                                                                                                                             |         |
| (a) Required                                                                                                                                                           | 0.00    |
| (b) Proposed                                                                                                                                                           | 268.90  |
| 7. INTERNAL ROAD AREA                                                                                                                                                  | 0.00    |
| 8. PLOT AREA (If Applicable)                                                                                                                                           | 0.00    |
| 9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (2676.70 X 1.00)                                                                               | 2676.70 |
| 10. ADDITION OF FSI ON PAYMENT OF PREMIUM                                                                                                                              |         |
| (a) Maximum Permissible Premium FSI - Based On Road Width / TOD Zone                                                                                                   | 0.00    |
| (b) Proposed FSI On Payment of Premium                                                                                                                                 | 0.00    |
| 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 Handled Over (2.00 or 1.85 x Sr. No. 4 (b) and for (c))                                                                     | 0.00    |
| (c) TDR Area                                                                                                                                                           | 0.00    |
| (d) Total In-Situ / TDR Loading Proposed (11 (a)+(b)+(c))                                                                                                              | 0.00    |
| 12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7                                                                                                                            | 0.00    |
| 13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL                                                                                                                           |         |
| (a) [9 + 10(b) + 11(d)] or 12 Whichever is Applicable                                                                                                                  | 2676.70 |
| (b) Ancillary Area FSI Up To 60% Or 80% (Sr No. 13a-Sr No. 15a) (Permi. Ancillary Area = 1606.02 sq.m)                                                                 | 1006.02 |
| (c) Total Entitlement (a+b)                                                                                                                                            | 4282.72 |
| 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 BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR NO. 17 B)                                                                                                    |         |
| (a) Existing Built-Up Area                                                                                                                                             | 0.00    |
| (i) Residential                                                                                                                                                        | 0.00    |
| (ii) Commercial                                                                                                                                                        | 0.00    |
| (b) Proposed Built-Up Area (As Per P-Line)                                                                                                                             | 0.00    |
| (i) Completed                                                                                                                                                          | 0.00    |
| (ii) Residential                                                                                                                                                       | 4191.27 |
| (iii) Commercial                                                                                                                                                       | 0.00    |
| (c) Total (a+b)                                                                                                                                                        | 4191.27 |
| 16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)                                                                                              | 0.978   |
| 17. AREA FOR INCLUSIVE HOUSING, IF ANY                                                                                                                                 |         |
| (a) Required (20% of sr no 5)                                                                                                                                          | 0.00    |
| (b) Proposed                                                                                                                                                           | 0.00    |

CERTIFICATE OF AREA  
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.

(name & signature of architect/ licensed engineer/ surveyor)

LEGEND  
PLOT BOUNDARY SHOWN BLACK  
PROPOSED WORK SHOWN RED  
DRAINAGE LINE SHOWN RED DOTTED  
WATERLINE SHOWN BLACK DOTTED  
EXISTING TO BE RETAINED HATCHED  
DEMOLITION SHOWN HATCHED YELLOW

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  
1) Mr. Nithuram Balkrishna Darshale Through P.O. A Holder  
M/s. Shree sai promoters & Developers Through  
Mr. Abhijit Prakash Borse

PROJECT  
SURVEY NO. 168/1(P)  
PLOT NO.  
DESCRIPTION: REGULAR TRACK, VILLAGE - TATHAWADE

ARCHITECT: ARCHITECT YOGESH S. MANAKSHE  
Shop No. 5/8 The Wood Society  
Wakad, Pune 411017  
Email: vastushali@gmail.com

INWARD NO. WORK/TAT/PRB832060/19  
KEY NO. DATE 20 Sept 2023  
SHEET NO. 01/06