

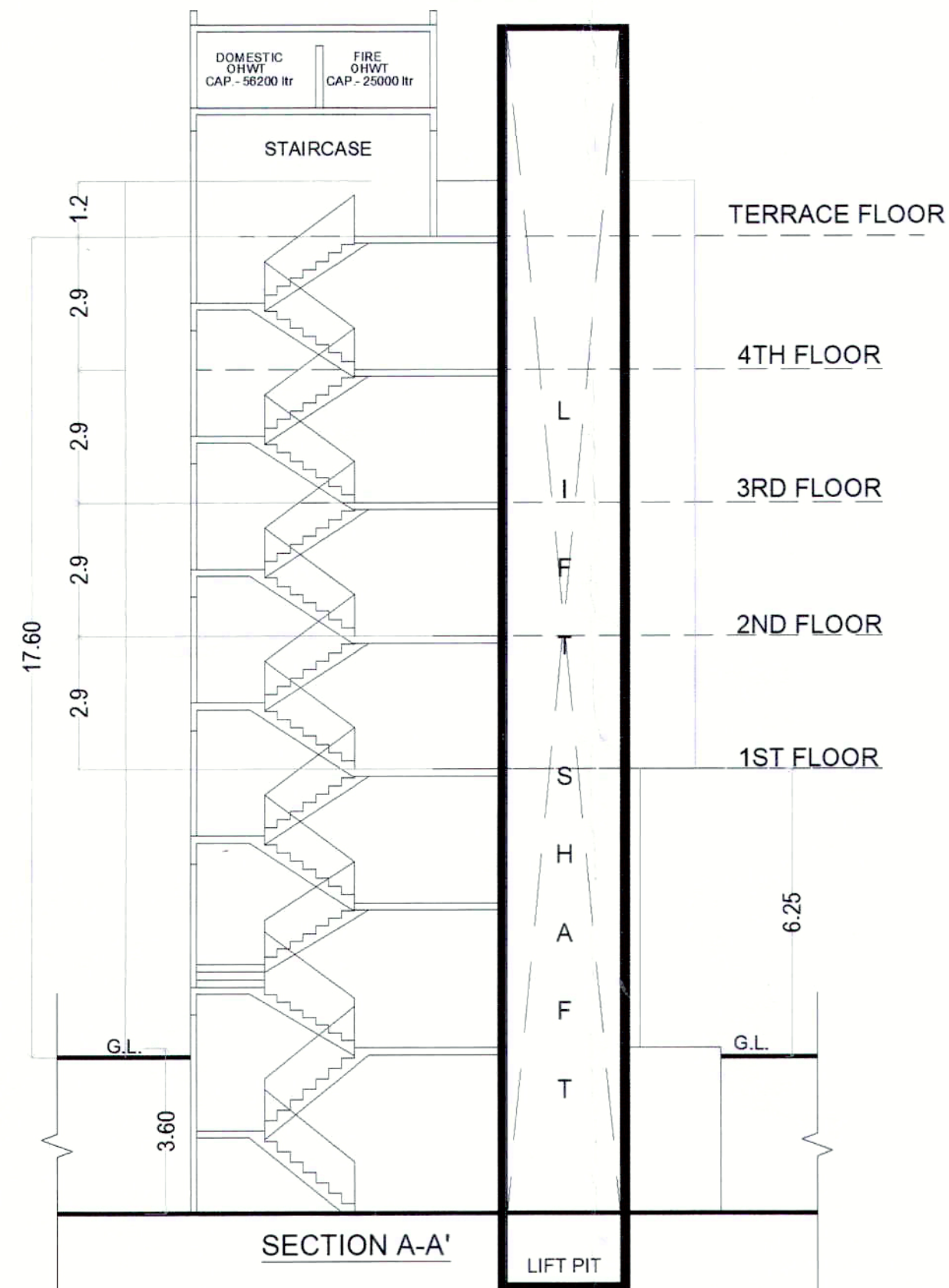
Form of statement 1 [Sr. No. 8(a)(iii)]					
Existing Building to be Retained					
Existing Building No.	Floor No.	Plinth Area	Total floor Area of Existing Building	TENEMENTS	Use / Occupancy of Floors.
NA	NA	NA	NA	NA	NA

Form of Statement 2[Sr.No.9(a)]				
Proposed Building				
Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.	
(1)	(2)	(3)	(4)	(5)
A	BASMENT		COMM.	RESI.
	GROUND	168.46	80.11	
	1ST FLOOR + MEZZ.	87.68	699.39	6
	2ND FLOOR		931.41	8
	3RD FLOOR		931.41	8
	4TH FLOOR		714.55	6
	TOTAL AREA=	256.14	3356.87	28
			3613.01	0

WATER REQUIREMENT			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
RESIDENTIAL	18900		
COMMERCIAL	3183.48		
FIRE REQUIREMENT	25000		
TOTAL	47083	48000	
RESIDENTIAL	94167		
FIRE REQUIREMENT	50000		
TOTAL	144167	150000	

PARKING CALCULATION: BUILDING

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS.)
		UNIT	PROP. BY RULE	REQD. BY RULE
Residential	80 -150	1	28	1
Total Required (Nos)			28	28
In Addition 5% Visitors Parking(Nos)			1	1
Commercial	256.14	100	2	5
Total Required (Nos)			33	44
Total Area Required			412.50+77=489.50	
Total Area Proposed			489.50	

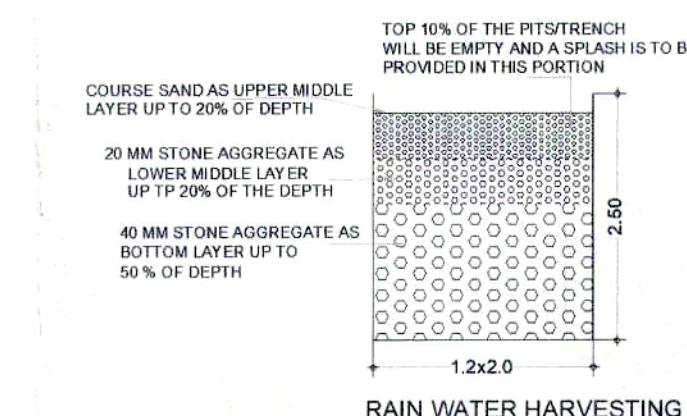
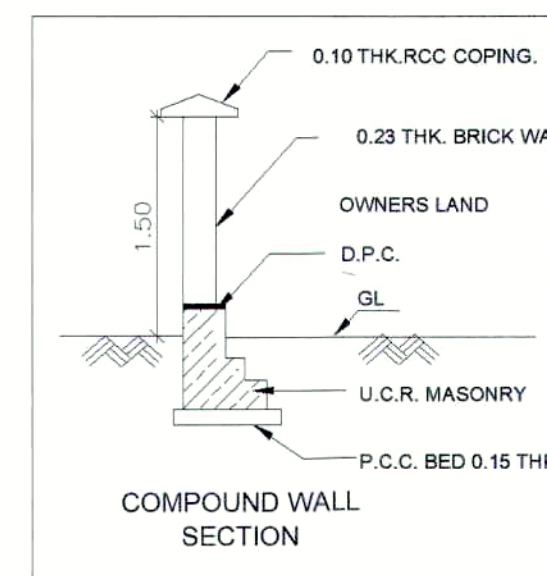


LOCATION

SANITATION REQUIREMENT AS PER TABLE NO-12 'D'

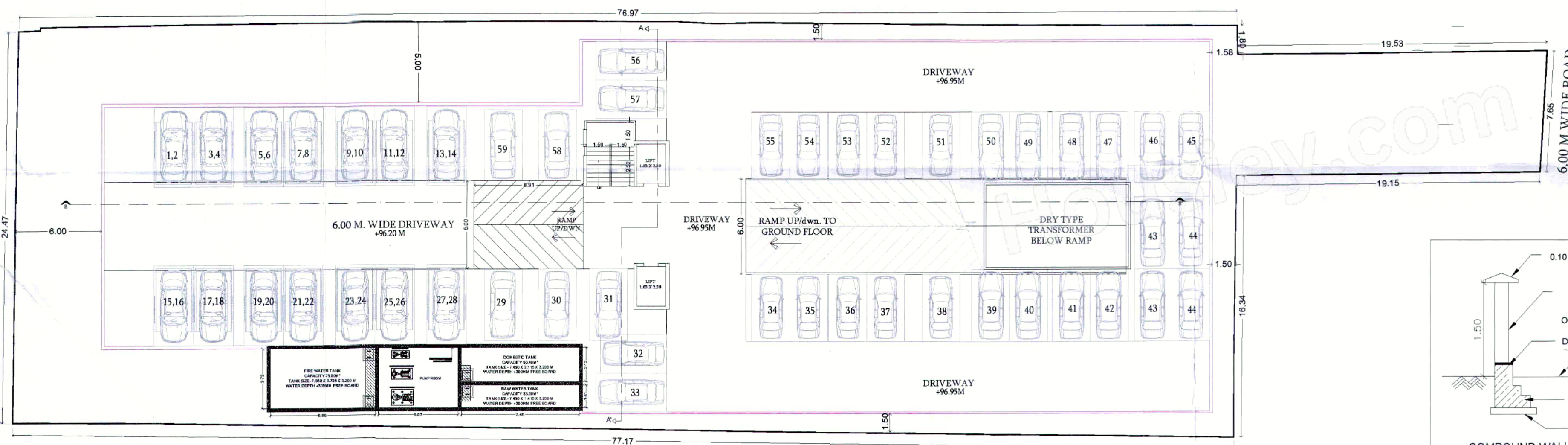
NO. OF PERSONS - 3 SQ.M./PERSONS (GROUND OR MEZZ FLOOR) : 348.03/3 = 83.01 PERSONS.									
TOTAL NO. OF PERSONS - 83.01 PERSONS SAY 84 PERSONS									
TOTAL NO. OF PERSONS - 84 PERSONS CONSIDERING 50% GENTS & 50% LADIES.									
NO. OF PERSONS - 42 GENTS & 42 LADIES									
SR.NO	FIXTURES	SHOP OWNERS		PUBLIC TOILET FOR FLOTING POPULATION		MALE		FEMALE	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
		REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
i)	W.C.	1 per 8 persons (part thereof)	4 NOS.	1 per 8 persons (part thereof)	4 NOS.	1 PER 50 (MINI. 2)	2 NOS.	1 PER 50 (MINI. 2)	2 NOS.
ii)	URINALS	---	---	---	---	1 PER 50	2 NOS.	---	---

DOOR AND WINDOW SCHEDULE			
DOOR	SIZES	WINDOW	SIZES
FD	1.80X2.10	W	2.00X2.10
D	1.00X2.10	V	0.60X0.90
D1	0.90X2.10		
D2	0.75X2.10		
FD	1.50X2.10		
RS	2.40X2.40		



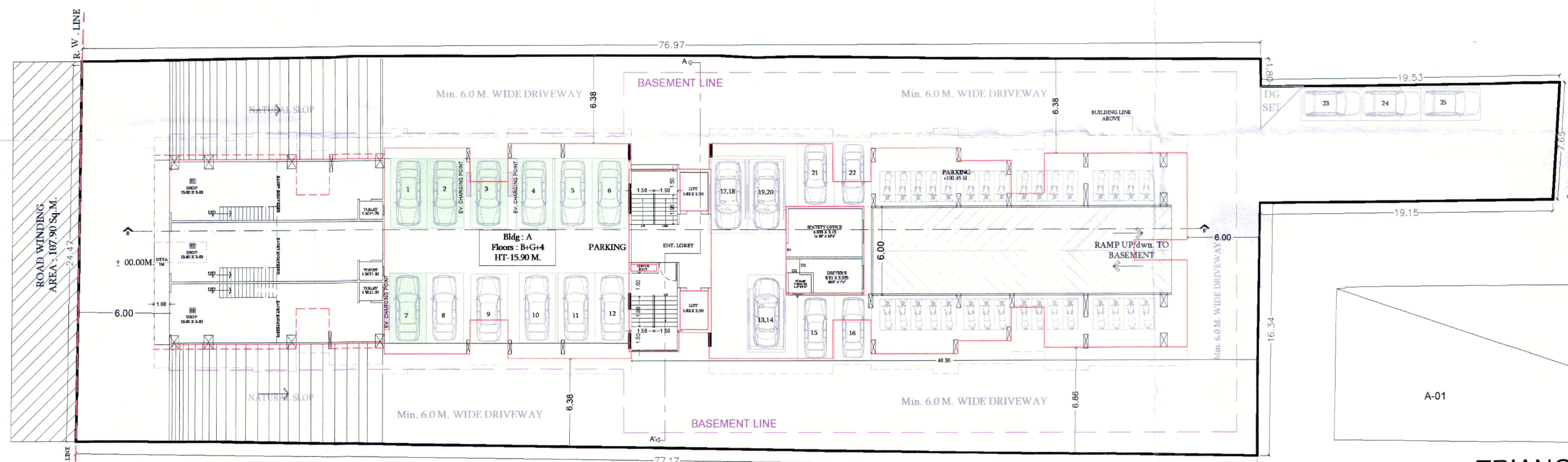
BASEMENT PLAN

(SCALE:1:200)



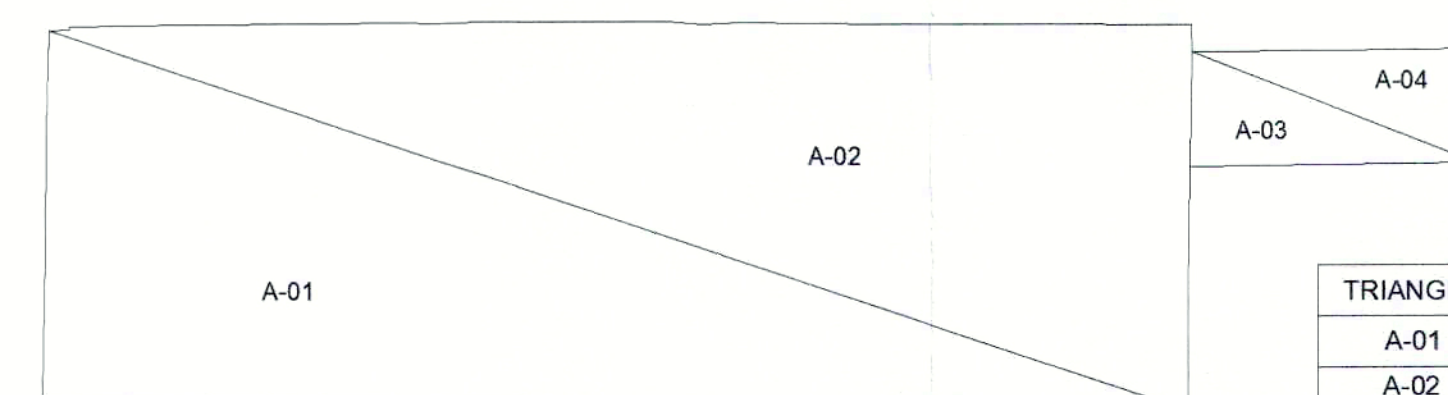
LAYOUT PLAN / GROUND FLOOR PLAN

(SCALE:1:200)



TRIANGULATION

(SCALE:1:500)



TRIANGLE	AREA
A-01	967.54
A-02	998.08
A-03	92.09
A-04	95.29
TOTAL	2153.00

STAMP OF APPROVAL

Sanction No. 2/Pimple Nilakh/78/2023
Subject to conditions mentioned in the
Office Order No.
even dated 06/11/2023



Executive Engineer
Building Permission and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 016

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	2150.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	2150.00 SQ.M.
(b) As per measurement sheet	2150.00 SQ.M.
(c) As per site	2150.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/Service Road/Highway widening	107.90 SQ.M.
b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	0.00 SQ.M.
3. Balance area of plot (1-2)	2042.10 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	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))	2042.10 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)	2246.31 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. (0.50)	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 (1.15 OF sr.no.01)	0.00 SQ.M.
(d) Total in-situ / TDR loading prop. (11 (a)+(b)+(c))	0.00 SQ.M.
(e) GRIHA 4 star / IGBC Gold or equivalent rating (5% incentive FSI)	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.	2246.31 SQ.M.
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (2246.31 - (256.14/1.8) = 2104.01 SQ.M. (Res. - 80% of 2104.01) = 1683.21 SQ.M.	1252.86 SQ.M.
(c) Proposed Comm.=256.14/1.8 = 142.30 sq.m. (Comm. - 80% of 142.30 sq.m.) = 113.84 SQ.M.	113.84 SQ.M.
(d) Total entitlement (a+b+c)	3613.01 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	4.40
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')	3613.01 SQ.M.
(c) Total (a+b+c)	3613.01 SQ.M.
16. F.S.I. Consumed (15/05) (should not be more than serial No.14 above.)	1.66
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. 28 / 4 / 1A, PIMPLE NILAKH 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.D.HIVE RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

DESIGN ARCHITECT :-
RUBEN ARCHITECTS
A 500117
OFFICE NO. 1 AND 2, ANBROGAT 1, OFF. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BHOIRDAS, PUNE. E-MAIL - rubenarchitects@gmail.com OR CONTACT NO. 778763056, 7781843087

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 :-
THE EXCELLA THROUGH PARTNER
MR. KISHORE B JAIN AND OTHERS

OWNER SIGN :-

PROJECT :-
SURVEY NO. :- 28 / 4 / 1A & 28 / 4 / 3 / 117

DESCRIPTION :- REGULAR TRACK, VILLAGE - PIMPLE NILAKH, PUNE

INWARD NO. :-

SHEET NO. :- 01 / 04 DATE :-

DRAWN BY :- RUTUJA AWATE 23 OCT 2023

KEY NO. :-

ARCHITECT :- INTERIOR DESIGNER
PATIL & BUGADE
ARCHITECT SIGN :-
MR. AMOL BUGADE

SCALE :- 1:100