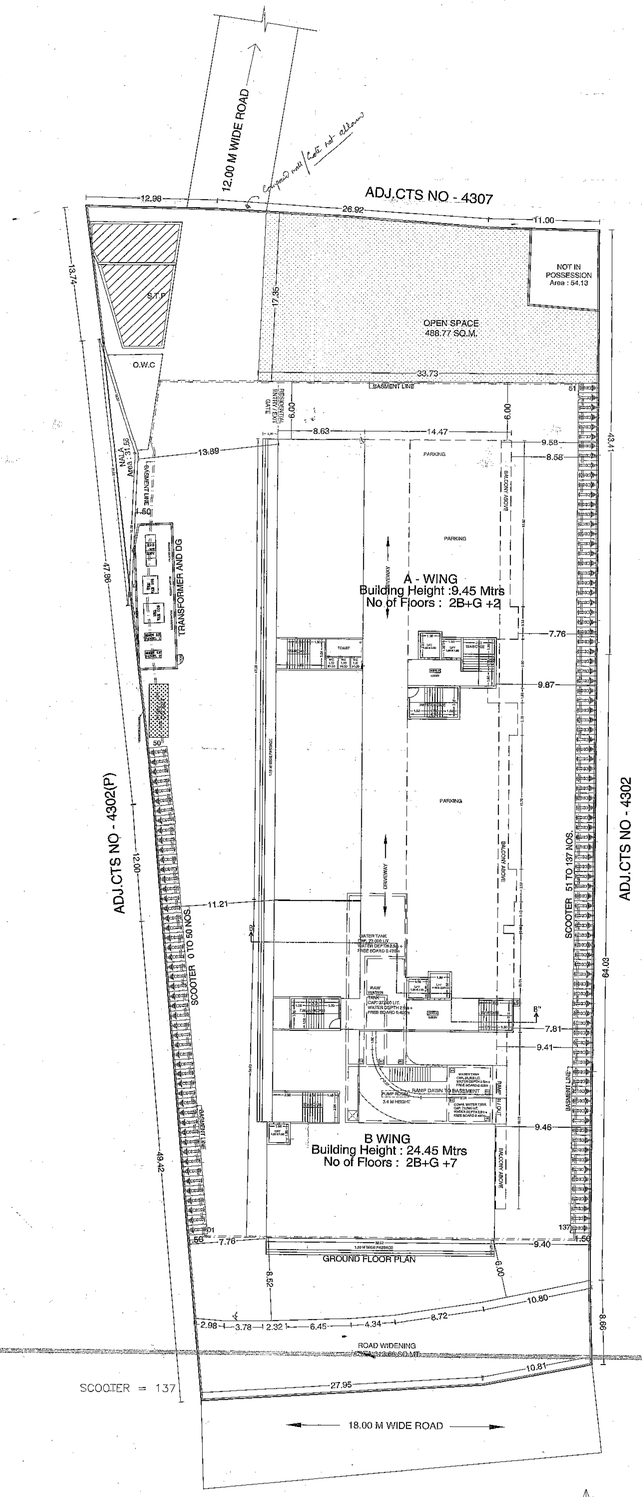


LAYOUT PLAN (SCALE-1:200)

For of Statement 2 [Sr. No. 9 (a)] Proposed Building BUILDING WISE FSI STATEMENT					
BUILDING	COMM. FSI	RESI. FSI	LIFT	TENEMENTS	TOTAL FSI AREA
WING - A	961.66	1329.03	8.36	14	2290.69
WING - B	1609.57	3703.40	11.97	54	5312.97
TOTAL	2571.23	5032.43	20.33	68	7603.66

For of Statement 2 FLOOR WISE FSI STATEMENT - WING- A					
FLOOR	COMM. FSI	RESI. FSI	LIFT	TENEMENTS	TOTAL FSI AREA
LOWER BASMENT FLOOR	0.00	35.30	8.36	0	35.30
UPPER BASMENT FLOOR	0.00	35.30	0.00	0	35.30
GROUND FLOOR	459.92	43.82	0.00	0	503.74
FIRST FLOOR	501.74	351.64	0.00	6	853.38
SECOND FLOOR	0.00	862.97	0.00	8	862.97
TOTAL	961.66	1329.03	8.36	14.00	2290.69

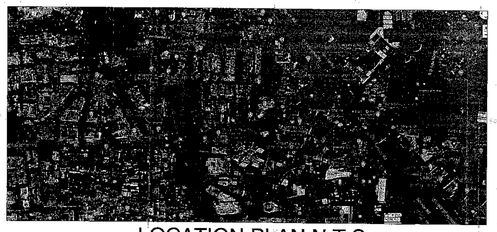
For of Statement 2 FLOOR WISE FSI STATEMENT - WING- B					
FLOOR	COMM. FSI	RESI. FSI	LIFT	TENEMENTS	TOTAL FSI AREA
LOWER BASMENT FLOOR	0.00	38.22	11.97	0	38.22
UPPER BASMENT FLOOR	0.00	38.22	0.00	0	38.22
GROUND FLOOR	490.95	63.22	0.00	0	554.17
FIRST FLOOR	371.62	214.48	0.00	6	586.10
SECOND FLOOR	373.50	349.11	0.00	8	349.11
THIRD FLOOR	373.50	349.11	0.00	8	349.11
FOURTH FLOOR	0.00	662.76	0.00	8	662.76
FIFTH FLOOR	0.00	662.76	0.00	8	662.76
SIXTH FLOOR	0.00	662.76	0.00	8	662.76
SEVENTH FLOOR	0.00	662.76	0.00	8	662.76
TOTAL	1609.57	3703.40	11.97	54.00	5312.97

Table No. 8B - PARKING CALCULATION - RESI. & COMM. WING								
TYPE	CARPET AREA / FSI(M2)	TENMTS.(NOS)		CAR (NOS)		SCOOTER (NOS)		
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	
RESIDENTIAL	0-80	2	68	1	34	5	170	
RESIDENTIAL	80-150	1	0	1	0	2	0	
RESIDENTIAL	>150	1	0	2	0	2	0	
COMMERCIAL	2571.23	100	25.71	2	52	6	156	
TOTAL REQD.(NOS)					86		326	
VISITORS PARKING 5%					2		9	
TOTAL REQD.(NOS)					88		335	
TOTAL PROP.(NOS)					98		566	

FORM OF STATEMENT - 1 [STR. NO. 8 (a)(iii)] EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

Sanitation's Calculations Comm. (Wing - A)											
Floor	Built-Up Area	Occupant Load Floor Area in sq.m per person	No Persons			Required Sanitation's		Proposed Sanitation's			
	0.00	0	Total	Male	Female	Male	Female	Male	Female	Shop	
Ground Floor(shop)	459.92	3	153.31	77	77	10	10	2	1	13	
FIRST Floor(shop)	501.74	6	83.62	42	42	5	5	3	1	13	
Total	961.66					15	15	5.00	2.00	26.00	
NOTE : PER SHOP 1 TOILET IS ADDITIONAL PROVISION											

Sanitation's Calculations Comm. (Wing - B)											
Floor	Built-Up Area	Occupant Load Floor Area in sq.m per person	No Persons			Required Sanitation's		Proposed Sanitation's			
	0.00	0	Total	Male	Female	Male	Female	Male	Female	Shop	
Ground Floor(shop)	490.95		163.65	82	82	10	10	0	0	13	
FIRST Floor(shop)	371.62	6	61.94	31	31	4	4	0	0	6	
SECOND Floor(shop)	373.50	6	62.25	31	31	4	4	0	0	6	
THIRD Floor(shop)	373.50	6	62.25	31	31	4	4	0	0	6	
Total	1609.57					22	22	0	0	29	
NOTE : PER SHOP 1 TOILET IS ADDITIONAL PROVISION											

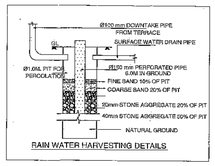


LOCATION PLAN N.T.S.

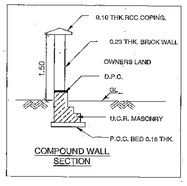
WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	165718.45	196000.00
	Fire Requirement	125000.00	50000.00
	TOTAL	310718.45	236000.00
UGWT	1.5 Times OHWT	278577.68	279000.00
	Fire Requirement	150000.00	150000.00
	TOTAL	428577.68	429000.00

MAHADA AREA STATEMENT	
MIN. REQ. AREA	1075.27
PROP. AREA	1099.97
MAHADA TOTAL TEN. NO.	16

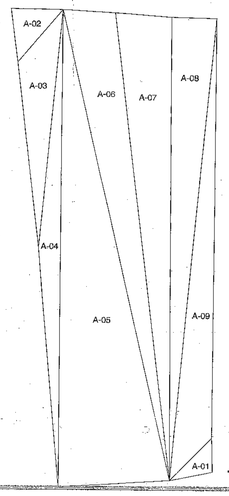
FLOOR WISE FSI STATEMENT - WING - A & WING - B (MHADA)				
FLOOR	RESI. FSI WING - A	RESI. FSI WING - B	TENEMENTS	TOTAL FSI AREA
FIRST FLOOR	351.64	188.93	6	540.57
SECOND FLOOR	0.00	111.88	2	111.88
THIRD FLOOR	0.00	111.88	2	111.88
FOURTH FLOOR	0.00	111.88	2	111.88
FIFTH FLOOR	0.00	111.88	2	111.88
SIXTH FLOOR	0.00	111.88	2	111.88
TOTAL	351.64	748.33	16.00	1099.97



RAIN WATER HARVESTING DETAILS



COMPOUND WALL SECTION



Triangulation (Scale - 1:500)

Triangle	Area
A-01	46.03
A-02	88.24
A-03	303.93
A-04	339.00
A-05	1792.54
A-06	767.94
A-07	826.63
A-08	651.54
A-09	551.97
Total (PLOT)	5896.82

Deputy Engineer
Building Permission and Unauthorised Construction/ Encroachment Control & Demolition Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411018.

STAMP OF APPROVAL

SANCTION NO. - B.P./ AKURDI /14/2019 DATE :- 16/09/2019

Sanctioned No. B.P/Akurdi/171/2021
Subject to conditions mentioned in the Office Order No.
even dated 22/11/2021
Pimpri
Date 22/11/21

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

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

Proforma - I Area Statement
(All dimensions in meter unless otherwise mentioned)

PROPOSED COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. / GAT	Drawing Sheet No.:
Stamps of Approval of Plans:	
AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	5286.82
(a) As per ownership document (7/12, CTS extract)	5286.82
(b) as per measurement sheet	5286.82
(c) as per site deducting highway road widening (ENCROCHMENT AREA)	54.13
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road /	313.66
(b) NALA area	31.45
(Total a+b)	399.24
3. Balance area of plot (1-2)	4887.58
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	4887.58
6. Recreational Open space (if applicable)	
(a) Required -	488.76
(b) Proposed -	488.77
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI 1.1)	5376.34
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	2443.79
(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 handed over [2.00 or1.85 x Sr. No. 4:(b)and /or(c)],	
(c)TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(a)+11(d)] or 12 whichever is applicable.	5376.34
b1) Ancillary Area FSI upto 80% with payment of charges.	1142.77
b2) Ancillary Area FSI upto 60% with payment of charges.	2368.73
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	3511.50
Proposed Ancillary Area	1127.15
(c) Total entitlement (a+b).	6503.69
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}	8947.48
TOTAL PERMISSIBLE AREA	6503.69
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(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	3932.46
(ii) Commercial	2571.23
(c) Total (a+b)	6503.69
16. F.S.I. Consumed (15/13) (should not be more than serial No.14	
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	1075.27
(b) Proposed	1099.97

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 Departmene/City Survey records.

Signature
AR.USHA RANGRAJAN

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.

Signature
SHRIMATI. JAYSHREE A. KALBHOR & OTHERS POAH M/S. MATRIX DEVELOPERS THROUGH IT'S PARTNERS

MR. MANISH PRAKASH JAIN & OTHERS

OWNER'S NAME:	OWNER'S SIGN:
SHRIMATI. JAYSHREE A. KALBHOR & OTHERS POAH M/S. MATRIX DEVELOPERS THROUGH IT'S PARTNERS	
MR. MANISH PRAKASH JAIN & OTHERS	

PROJECT:
SURVEY NO : 49/1
HISSA NO :
PLOT NO :
CTS NO : 4302(P),4302/1 TO 8,4302(P),4305,4306, 4306/1 TO 4306/5,4307,4307/1 TO 4307/8,4308, 4308/1 TO 4308/7, 4309,4309/1 TO 4309/5
DESCRIPTION : VILLAGE - AKURDI

ARCHITECT:	ARCHITECT'S SIGN:
Usha Rangarajan LANDMARK DESIGN GROUP ISCON TEMPLE ROAD, PLOT NO. 32, SECTOR NO.29 RAVET, PUNE . PH .NO. 9763033222	

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	SBWD/WDA/AKURDI/BS/0000/19	DATE	12 OCT. 2021	
KEY NO.		SHEET NO.	1 / 5	