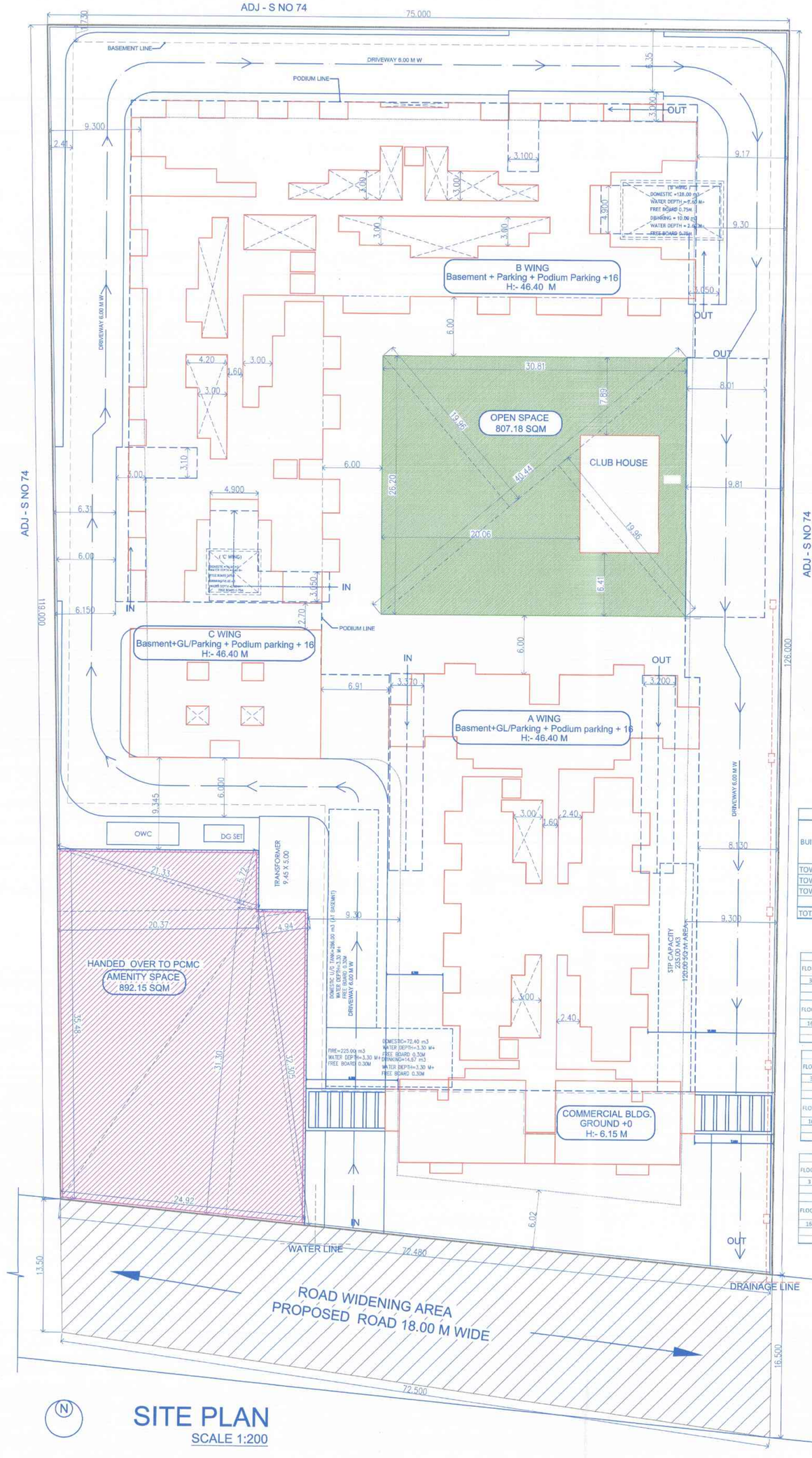
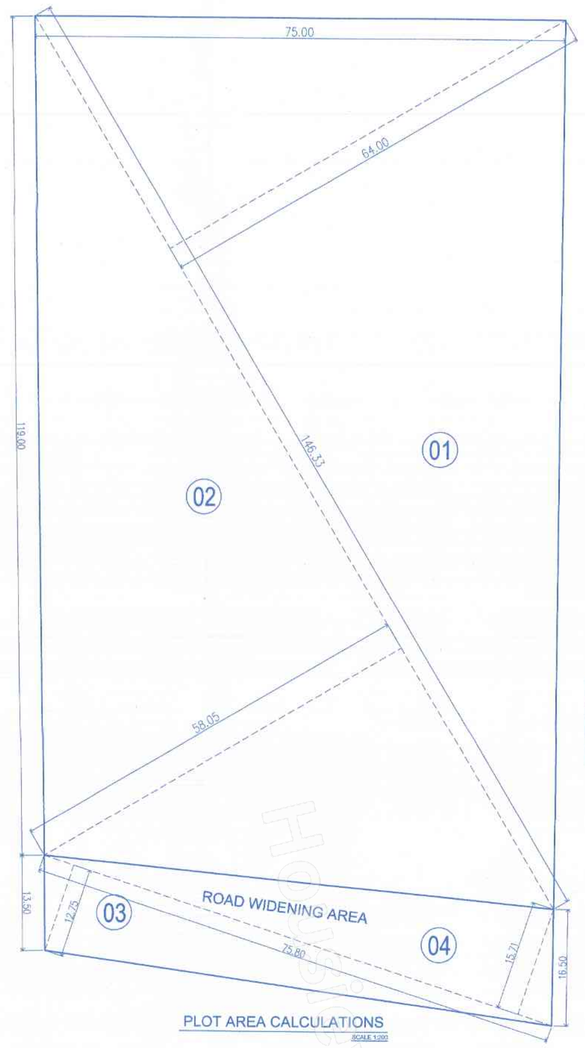


SITE PLAN
SCALE 1:200

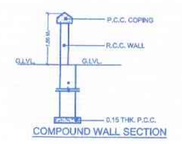


PLOT AREA CALCULATIONS
SCALE 1:200

Plot Area Statement				
Survey no.	Area as per 7/12 Extract	Area as per Survey	Area as per Demarcation	Net Plot Area Min Consider
74/6	10,000.00	10,008.52	10008.41	10,000.00

Plot area Area Calculation
1) 146.33 X 64.00 X 0.50 = 4682.56 sq.m.
2) 146.33 X 58.05 X 0.50 = 4247.21 sq.m.
3) 75.80 X 12.75 X 0.50 = 483.23 sq.m.
4) 75.80 X 15.71 X 0.50 = 595.41 sq.m.
TOTAL = 10008.41 sq.m.

ROAD WIDENING AREA Area Calculation
3) 75.80 X 12.75 X 0.50 = 483.23 sq.m.
4) 75.80 X 15.71 X 0.50 = 595.41 sq.m.
TOTAL = 1078.64 sq.m.

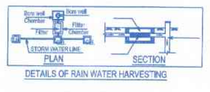


COMPOUND WALL SECTION

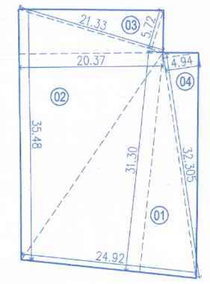
Amenity Space area Calculation
1) 24.92 X 31.30 X 0.50 = 390.00 sq.m.
2) 35.48 X 20.37 X 0.50 = 361.36 sq.m.
3) 21.33 X 5.72 X 0.50 = 61.00 sq.m.
4) 32.305 X 4.94 X 0.50 = 79.79 sq.m.
TOTAL = 892.15 sq.m.

Open space Area Calculation
1) 40.44 X 19.96 X 0.50 = 403.59 sq.m.
1) 40.44 X 19.96 X 0.50 = 403.59 sq.m.
TOTAL = 807.18 sq.m.

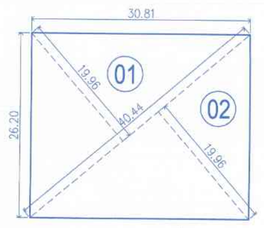
TENEMENT STATEMENT	NOS.
WITHOUT MHADA	376
MHADA	0
SHOP	9
TOTAL TENEMENTS NO.	385



DETAILS OF RAIN WATER HARVESTING



Amenity area key plan
Scale :- 1:200



Open Space area key plan
Scale :- 1:200

Location Plan
SCALE :- NTS

FORM OF STATEMENT 2 (Sr.No. 11 (a)) Proposed Building Layout							
BUILDING NO.	FLOOR NO.	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	COMMERCIAL BUILT-UP AREA	RESIDENTIAL BUILT-UP AREA	TOTAL BUILT-UP AREA OF FLOOR	TENEMENTS NOS.
TOWER - A	BP+GP+PO+16FL.	46.40 M	52.55 M	313.36	15390.27	15703.63	126
TOWER - B	BP+GP+PO+16FL.	46.40 M	52.55 M	0.00	19895.48	19895.48	188
TOWER - C	BP+GP+PO+16FL.	46.40 M	52.55 M	0.00	3672.16	3672.16	62
TOTAL						39271.27	376

PROPOSED PARKING CALCULATION		(NON CONGESTED)							REMARKS
TYPE	CARPET AREA SQM	TENEMENTS (NOS)		CAR (NOS)		SCOOTER (NOS)		IN ADDITION 5% VISITOR PARKING	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	CAR (NOS) REQD.	SCOOTER (NOS) REQD.
RESIDENTIAL 0 - 30		2	0.0	1	0	4	0		
RESIDENTIAL 30 - 40		2	62	1	31	2	62	2	4
RESIDENTIAL 40 - 80		2	250	1	125	5	625	7	32
RESIDENTIAL 80 - 150		1	64	1	64	3	192	4	10
RESIDENTIAL 150 AND ABOVE		1	0.0	2	0	3	0	0	0
			376						
COMMERCIAL FOR MERCANTILE GROUND (100.00SQM)/CARPET 2 CAR & 6 SCOOTER)	313.36	100	313.36	2	7	6	19	0	0
TOTAL REQUIRED (NOS)					227		898	13	46
TOTAL PROPOSED (NOS)					227		898	x	x
					x		x	12.5	2
					12.50		2		
TOTAL REQUIRED AREA					2837.50		1796	162.5	92
TOTAL PROPOSED AREA					4888.00				

OVER HEAD WATER REQUIREMENT						
RESIDENTAL						
TENEMENT		PERSON	LTRS	TOTAL		
376		5	135	253800.00		
			TOTAL	253800.00		
COMMERCIAL						
FOR OTHER BUSINESS AREA (As per Table no. 12A Page no. 223 Page no. 223 & As per Table no. 9A Page no. 158)						
FLOOR	AREA				LTRS.	
GROUND FLOOR	313.36	3	104.4533	45	4700.40	LTRS.
TOTAL OVER HEAD WATER REQUIREMENT					258500.40	
ADDITIONAL OVER HEAD FIRE WATER TANK REQUIRED					75,000	(PER BLDG. 25000 LTRS.)
TOTAL PROVIDED OVER HEAD WATER					333500.40	
UNDER FROUND WATER TANK CAPACITY						
OVER HEAD WATER TANK X 1.50						
258500.40	X	1.50			387750.6	LTRS.
				TOTAL	387750.6	LTRS.
ADDITIONAL UNDER GROUND FIRE WATER TANK REQUIRED					2,25,000	LTRS. (PER BLDG. 75000 LTRS.)
TOTAL UNDER GROUND WATER REQUIREMENT					612750.60	LTRS.
TOTAL PROVIDED UNDER GROUND WATER TANK					612750.60	LTRS.

REFUGE AREA (A BLDG)							
FLOOR	X	TENEMENTS PER FLOOR	X	PERSON	TOTAL NO OF PERSON	0.30 SQM PER PERSON	TOTAL PROPOSED AREA
3	X	8	X	5	120	36	174.02
		0		0	0	0.00	
ADDITIONAL REFUGE AREA FOR HANDICAPPED PERSON							
FLOOR	X	TENEMENTS PER FLOOR	X	PERSON	TOTAL NO OF PERSON IN BLDG.	X	Additional Refuge Area For every 200 Persons + 1 sqm Additional Refuge Area
16	X	8	X	5	640	200	3.20
TOTAL REQUIRED REFUGE AREA PER FLOOR							39.20
TOTAL PROPOSED REFUGE AREA PER FLOOR							174.02

REFUGE AREA (B BLDG)							
FLOOR	X	TENEMENTS PER FLOOR	X	PERSON	TOTAL NO OF PERSON	0.30 SQM PER PERSON	TOTAL PROPOSED AREA
3	X	12	X	5	180	X 54	207.03
		0		0	0	0.00	
ADDITIONAL REFUGE AREA FOR HANDICAPPED PERSON							
FLOOR	X	TENEMENTS PER FLOOR	X	PERSON	TOTAL NO OF PERSON IN BLDG.	X	Additional Refuge Area For every 200 Persons + 1 sqm Additional Refuge Area
16	X	8	X	5	643	200	3.20
TOTAL REQUIRED REFUGE AREA PER FLOOR							210.23
TOTAL PROPOSED REFUGE AREA PER FLOOR							207.03

REFUGE AREA (C BLDG)							
FLOOR	X	TENEMENTS PER FLOOR	X	PERSON	TOTAL NO OF PERSON	X	0.30 SQM PER PERSON	TOTAL PROPOSED AREA
3	X	4	X	5	60	X	18	87.92
		0		0	0		0.00	
ADDITIONAL REFUGE AREA FOR HANDICAPPED PERSON								
FLOOR	X	TENEMENTS PER FLOOR	X	PERSON	TOTAL NO OF PERSON IN BLDG.	X	Additional Refuge Area For every 200 Persons + 1 sqm Additional Refuge Area	
16	X	8	X	5	640		200	3.20
TOTAL REQUIRED REFUGE AREA PER FLOOR								91.10
TOTAL PROPOSED REFUGE AREA PER FLOOR								87.92

FORM OF STATEMENT - 03 CARPET AREA

WING NO.	FLOOR NUMBER	APARTMENT NUMBER	CARPET AREA/FLAT (sqm)	TOTAL CARPET AREA(sq/ft)	BALCONY AREA (sq/ft)	TOTAL BALCONY AREA (sq/ft)	TOTAL TERRACE AREA (sq/ft)	TOTAL TERRACE AREA (sq/ft)	TOTAL APARTMENT NO.	TOTAL TENEMENTS
A WING	1,3,5,7,9,11,13,15	A-101 A-301 A-501 A-701 A-901 A-1101 A-1301 A-1501	103.09	1109.66	13.28	142.95	0	0	8	126
		A-102 A-302 A-502 A-702 A-902 A-1102 A-1302 A-1502	68.01	732.06	10.32	111.08			8	
		A-103 A-303 A-503 A-703 A-903 A-1103 A-1303 A-1503	68.01	732.06	10.32	111.08			8	
		A-104 A-304 A-504 A-704 A-904 A-1104 A-1304 A-1504	97.80	1052.72	12.58	135.41			8	
		A-105 A-305 A-505 A-705 A-905 A-1105 A-1305 A-1505	97.80	1052.72	12.58	135.41			8	
		A-106 A-306 A-506 A-706 A-906 A-1106 A-1306 A-1506	68.01	732.06	10.32	111.08			8	
		A-107 A-307 A-507 A-707 A-907 A-1107 A-1307 A-1507	68.01	732.06	10.32	111.08			8	
		A-108 A-308 A-508 A-708 A-908 A-1108 A-1308 A-1508	103.09	1109.66	13.28	142.95			8	
	2,4,6,8,10,12,14,16	A-201 A-401 A-601 A-801 A-1001 A-1201 A-1401 A-1601	103.09	1109.66	13.28	142.95			8	
		A-202 A-402 REFUSE A-802 A-1002 REFUSE A-1402 A-1602	68.01	732.06	4.96	53.39			6	
		A-203 A-403 A-603 A-803 A-1003 A-1203 A-1403 A-1603	68.01	732.06	4.96	53.39			6	
		A-204 A-404 A-604 A-804 A-1004 A-1204 A-1404 A-1604	97.80	1052.72	12.58	135.41			8	
		A-205 A-405 A-605 A-805 A-1005 A-1205 A-1405 A-1605	97.80	1052.72	12.58	135.41			8	
		A-206 A-406 A-606 A-806 A-1006 A-1206 A-1406 A-1606	68.01	732.06	4.96	53.39			8	
		A-207 A-407 A-607 A-807 A-1007 A-1207 A-1407 A-1607	68.01	732.06	4.96	53.39			8	
		A-208 A-408 A-608 A-808 A-1008 A-1208 A-1408 A-1608	103.09	1109.66	13.28	142.95			8	
	6,12 REFUGE	A-602 A-1202	68.01	732.06	4.96	53.39			2	
B WING	1,3,5,7,9,11,13,15	B-101 B-301 B-501 B-701 B-901 B-1101 B-1301 B-1501	66.88	719.90	9.84	105.92	0	0	8	188
		B-102 B-302 B-502 B-702 B-902 B-1102 B-1302 B-1502	67.97	731.63	10.32	111.08			8	
		B-103 B-303 B-503 B-703 B-903 B-1103 B-1303 B-1503	67.33	724.74	10.04	108.07			8	
		B-104 B-304 B-504 B-704 B-904 B-1104 B-1304 B-1504	67.98	731.74	10.32	111.08			8	
		B-105 B-305 B-505 B-705 B-905 B-1105 B-1305 B-1505	68.42	736.47	9.20	99.03			8	
		B-106 B-306 B-506 B-706 B-906 B-1106 B-1306 B-1506	67.90	730.88	9.20	99.03			8	
		B-107 B-307 B-507 B-707 B-907 B-1107 B-1307 B-1507	67.98	731.74	10.32	111.08			8	
		B-108 B-308 B-508 B-708 B-908 B-1108 B-1308 B-1508	67.98	731.74	10.32	111.08			8	
		B-109 B-309 B-509 B-709 B-909 B-1109 B-1309 B-1509	67.97	731.63	10.32	111.08			8	
		B-110 B-310 B-510 B-710 B-910 B-1110 B-1310 B-1510	69.20	744.87	9.60	103.33			8	
		B-111 B-311 B-511 B-711 B-911 B-1111 B-1311 B-1511	67.60	730.88	9.20	99.03			8	
		B-112 B-312 B-512 B-712 B-912 B-1112 B-1312 B-1512	66.88	719.90	9.84	105.92			8	
	2,4,6,8,10,12,14,16	B-201 B-401 B-601 B-801 B-1001 B-1201 B-1401 B-1601	66.88	719.90	4.96	53.39			8	
		B-202 B-402 REFUSE B-802 B-1002 REFUSE B-1402 B-1602	67.97	731.63	4.96	53.39			8	
		B-203 B-403 B-603 B-803 B-1003 B-1203 B-1403 B-1603	67.33	724.74	4.96	53.39			8	
		B-204 B-404 B-604 B-804 B-1004 B-1204 B-1404 B-1604	67.98	731.74	4.96	53.39			8	
		B-205 B-405 B-605 B-805 B-1005 B-1205 B-1405 B-1605	68.42	736.47	4.96	53.39			8	
		B-206 B-406 REFUSE B-806 B-1006 REFUSE B-1406 B-1606	67.90	730.88	4.96	53.39			8	
		B-207 B-407 B-607 B-807 B-1007 B-1207 B-1407 B-1607	67.98	731.74	4.96	53.39			8	
		B-208 B-408 B-608 B-808 B-1008 B-1208 B-1408 B-1608	67.98	731.74	4.96	53.39			8	
		B-209 B-409 B-609 B-809 B-1009 B-1209 B-1409 B-1609	67.97	731.63	4.96	53.39			8	
		B-210 B-410 B-610 B-810 B-1010 B-1210 B-1410 B-1610	69.20	744.87	4.24	45.64			8	
		B-211 B-411 B-611 B-811 B-1011 B-1211 B-1411 B-1611	67.60	730.88	4.96	53.39			8	
		B-212 B-412 B-612 B-812 B-1012 B-1212 B-1412 B-1612	66.88	719.90	4.96	53.39			8	
	6,12 REFUGE	B-602 B-1202	67.97	731.63	4.96	53.39			4	
		B-606 B-1206	67.60	730.88	4.96	53.39				
C WING	1,2,3,4,5,6,7,8,9,10 11,12,13,14,15,16	C-101 C-201 C-301 C-401 C-501 C-601 C-701 C-801	37.23	400.74	4.50	48.44	0	0	62	62
		C-501 C-1001 C-1101 C-1201 C-1301 C-1401 C-1501 C-1601	37.23	400.74	4.50	48.44				
		C-102 C-202 C-302 C-402 C-502 REFUSE C-702 C-802	37.23	400.74	4.50	48.44				
		C-902 C-1002 C-1102 REFUSE C-1302 C-1402 C-1502 C-1602	37.23	400.74	4.50	48.44				
		C-103 C-203 C-303 C-403 C-503 C-603 C-703 C-803	37.23	400.74	4.50	48.44				
		C-903 C-1003 C-1103 C-1203 C-1303 C-1403 C-1503 C-1603	37.23	400.74	4.50	48.44				
		C-104 C-204 C-304 C-404 C-504 C-604 C-704 C-804	37.23	400.74	4.50	48.44				
		C-904 C-1004 C-1104 C-1204 C-1304 C-1404 C-1504 C-1604	37.23	400.74	4.50	48.44				
	6,12 REFUGE	C-602 C-1202	37.23	400.74	4.50	48.44	0	0	2	
							TOTAL TENEMENTS			376

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		
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL
COMM. BLDG.	GROUND FLOOR	0.00	313.36	Shop-09
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	313.36	9
A - BLDG.	BASEMENT PARKING FLOOR	0.00	0.00	0
	GROUND PARKING FLOOR	0.00	0.00	0
	FIRST FLOOR	828.10	0.00	8
	SECOND FLOOR	828.10	0.00	8
	THIRD FLOOR	828.10	0.00	8
	FOURTH FLOOR	828.10	0.00	8
	FIFTH FLOOR	828.10	0.00	8
	SIXTH FLOOR	828.10	0.00	8
	SEVENTH FLOOR	828.10	0.00	8
	EIGHTH FLOOR	828.10	0.00	8
	NINTH FLOOR	828.10	0.00	8
	TENTH FLOOR	828.10	0.00	8
	ELEVENTH FLOOR	828.10	0.00	8
	TWELFTH FLOOR	828.10	0.00	8
	THIRTEENTH FLOOR	828.10	0.00	8
	FOURTEENTH FLOOR	828.10	0.00	8
	FIFTEENTH FLOOR	828.10	0.00	8
	SIXTEENTH FLOOR	828.10	0.00	8
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	13250.60	0.00	126
B - BLDG.	BASEMENT PARKING FLOOR	0.00	0.00	0
	GROUND PARKING FLOOR	0.00	0.00	0
	FIRST FLOOR	1055.70	0.00	12
	SECOND FLOOR	1055.70	0.00	12
	THIRD FLOOR	1055.70	0.00	12
	FOURTH FLOOR	1055.70	0.00	12
	FIFTH FLOOR	1055.70	0.00	12
	SIXTH FLOOR	1055.70	0.00	12
	SEVENTH FLOOR	1055.70	0.00	12
	EIGHTH FLOOR	1055.70	0.00	12
	NINTH FLOOR	1055.70	0.00	12
	TENTH FLOOR	1055.70	0.00	12
	ELEVENTH FLOOR	1055.70	0.00	12
	TWELFTH FLOOR	1055.70	0.00	12
	THIRTEENTH FLOOR	1055.70	0.00	12
	FOURTEENTH FLOOR	1055.70	0.00	12
	FIFTEENTH FLOOR	1055.70	0.00	12
	SIXTEENTH FLOOR	1055.70	0.00	12
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	16905.20	0.00	188
C - BLDG.	BASEMENT PARKING FLOOR	0.00	0.00	0
	GROUND PARKING FLOOR	0.00	0.00	0
	FIRST FLOOR	225.28	0.00	4
	SECOND FLOOR	225.28	0.00	4
	THIRD FLOOR	225.28	0.00	4
	FOURTH FLOOR	225.28	0.00	4
	FIFTH FLOOR	225.28	0.00	4
	SIXTH FLOOR	225.28	0.00	4
	SEVENTH FLOOR	225.28	0.00	4
	EIGHTH FLOOR	225.28	0.00	4
	NINTH FLOOR	225.28	0.00	4
	TENTH FLOOR	225.28	0.00	4
	ELEVENTH FLOOR	225.28	0.00	4
	TWELFTH FLOOR	225.28	0.00	4
	THIRTEENTH FLOOR	225.28	0.00	4
	FOURTEENTH FLOOR	225.28	0.00	4
	FIFTEENTH FLOOR	225.28	0.00	4
	SIXTEENTH FLOOR	225.28	0.00	4
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	3605.24	0.00	62
TOTAL PROPOSED BUILT AREA		33760.84	313.36	376
TOTAL PROPOSED COMM. + A,B &C BLDG BU AREA		33960.51		376

SEAL AND STAMP OF APPROVAL 01/18

Sanctioned No. B.P | Layout | Ravet | 169 | 2023
Subject to conditions mentioned in the Office Order No.
aven dated 05/09/2023
Pimpri
Date 05/09/2023

O. C. Signed by
City Engineer

City Engineer
Building Permission Dept.
P.C.M.C., Pimpri, Pune-18.

A) AREA STATEMENT	SQ.M.
1. Area of Plot (Minimum area of a,b,c, to be considered)	10000.00
(a) As per ownership document (7/12,CTS extract)	10000.00
(b) as per Demarcation	10008.41
(c) as per site	10008.52
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	1078.64
(b) Any D.P. Reservation area	
(c) Other area	
TOTAL (a+b+c)	1078.64
3. Balance area of plot (1-2)	8921.36
4. Amenity Space (if applicable)	
(a) Required -	892.14
(b) Adjustment of 2(b), if any	
(c) Balance Proposed -	892.15
5. Net plot area (3-4 (c))	8029.21
6. Recreational open space (if applicable)	
(a) Required - (10%)	802.92
(b) Proposed -	807.18
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 1.10) (8029.21 x 1.10)	8832.13
10. Addition of FSI on payment of premium	5000.00
(a)Maximum Permissible premium FSI-based on road width /Tod zone	0.00
(b) Proposed FSI on Payment Premium	5000.00
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.05XSr.No.2(a)], if any road fsi+amenity	
(b)In-situ area against ameity space in handed over [2.00 or 1.85x sr. no. 4(b)and/or (c)]	4038.80
(c)TDR area (As per page no 112) Max permissible TDR 0.90	5234.77
(d) Total In-situ/TDR loading proposed (11(a)+(b)+(c)	5234.77
12. Additional FSI area under chapter NO. 7	
13. Total entitlement of FSI in the proposed	23336.93
(a) [9 + 10(b)+11(d)] or 12 Whichever is applicable	
(a1) Deduction Built-up area/FSI/Utilizes area FSI to be retained.	
(a2) Balance entitlement for Ancillary Area (a-a1)	
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	13898.24
(c) Total entitlement (a+b)	37003.94
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) (9+10(a)-11 - 13(a))	4.00
15.Total Built-up Area In proposal (excluding area at Sr.No. 17b)	37003.31
(a) Existing Built-up Area	0.00
(b) Old sanction Built-up Area	0.00
(c) Proposed Built-up Area (as per 'P-line')	37003.31
16.F.S.I.Consumed(15/13)(should not be more than serial no.14 above.)	2.997
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	--
(B) Proposed	--

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

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS 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 SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHON SHOWN HATCHED YELLOW

Project

PROPOSED RESIDENTIAL BUILDING
S.NO - 74/6 AT RAVET, TAL :- HAVELI
DIST :- PUNE

Owners Sign;

M/S. S.S.MEHETRE Through
MR LAXMAN S MEHETRE

Architect Sign;

GHULE N S
CA -99818/2018

Architects:

GNS Architects
Architectural & interior Designers
DSK CLASSIC, OFF NO-301,
ABOVE LAGU BANDHU,
NALSTOP, ERANDVANA - 411004
Phone no :- 9970290126.
Email id :- gnsarchitects@gmail.com

DATE	SCALE	DRN: BY	CHD: BY
04/09/2023	1:200	AP	NG

DRG NO :- GNS-005- 20-21- PCMC -SBD-20- R1