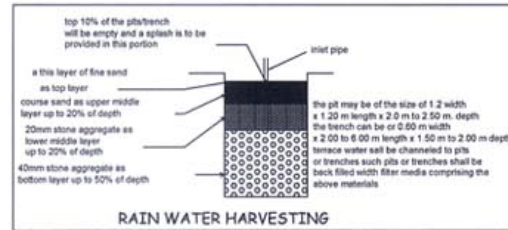
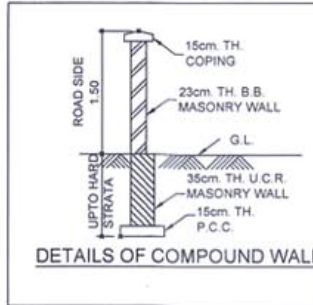


FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL	TENEMENT COMMERCIAL
RESI.COMM.BUILDING	B.P.+G.F.+P.+11 FLOOR	11868.50	98	23
	TOTAL B/UP AREA =	11868.50	98	23

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	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A



PROPOSED SITE

LAYOUT
01/12

STAMP OF APPROVAL
Sanctioned No. B.P. 109/2023
Subject to conditions mentioned in the Office Order No. 9/11/2023
even dated 9/11/2023

ESTD.
11/10/1982

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

FLOORWISE FSI STATEMENT: RESI.+COMM.BUILDING (AS PER UDCPR)

FLOORS NAME	FSI AREA				RESI. TMNTS.	COMM. TMNTS.
	COMM.	RESI.	IND.	TOTAL		
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0	0
GROUND PARKING FLOOR	511.47	70.54	0.00	582.01	0	13
PODIUM FLOOR	313.84	35.19	0.00	349.03	0	0
FIRST FLOOR	579.58	499.16	0.00	1078.74	3	10
SECOND FLOOR	0.00	1023.22	0.00	1023.22	10	0
THIRD FLOOR	0.00	1025.82	0.00	1025.82	10	0
FOURTH FLOOR	0.00	1025.82	0.00	1025.82	10	0
FIFTH FLOOR	0.00	1025.82	0.00	1025.82	10	0
SIXTH FLOOR (Refuge)	0.00	951.02	0.00	951.02	09	0
SEVENTH FLOOR	0.00	1025.82	0.00	1025.82	10	0
EIGHTH FLOOR	0.00	1025.82	0.00	1025.82	10	0
NINTH FLOOR	0.00	1025.82	0.00	1025.82	10	0
TENTH FLOOR	0.00	1025.82	0.00	1025.82	10	0
ELEVENTH FLOOR	0.00	703.74	0.00	703.74	06	0
TERRACE FLOOR	0.00	0.00	0.00	0.00	0	0
TOTAL	1404.89	10463.61	0.00	11868.50	98	23

No.TPS-1818/CR-238/18(Part-4)/Sec.37(37(1AA)(c)& Sec.20(4)/Modification/UD-13 Date-28-12-2022				
PARKING CALCULATION				
TYPE	CARPET AREA / FSI (M2)	TMNTS.(NOS)	CAR (NOS)	SCOOTER (NOS.)
Residential	80-150	1	09	1
Residential	40-80	2	89	1
Residential	30-40	2	0	1
Commercial (Shop)	647.02	100	6	12
Commercial (Office)	374.05	200	2	06
TOTAL REQD.(NOS.)		0	0	72
AS PER UDCPR 8.1.1-ii)				
TABLE NO.-8A & BELOW NOTE				
PROVIDED PARKING				
CAR 1 (2.30X4.50)	0	0	0	36
CAR 2 (2.50X5.00)	0	0	0	36
TOTAL REQD AREA	(ADD VISITOR PARKING ONLY RES. AREA 5%)	(RESI. PARKING=455.95)		
TOTAL PROP AREA	(COMM. PARKING=321.55)	1136.50 + 42.00 = 1178.50		

CAR & SCOOTER TABLE				
CAR 1	CAR 2	CAR 3	CAR 4	SCOOTER
09	09	22	24	178

PROPOSED PARKING TABLE			
BUILDING	FLOOR	CARS	SCOOTER
	BASEMENT FL.	08	58
	GROUND FL.	00	51
	PODIUM FL.	00	72
	SIDE MARGIN	18	00
	STACK PARKING	46	00
TOTAL		72	180

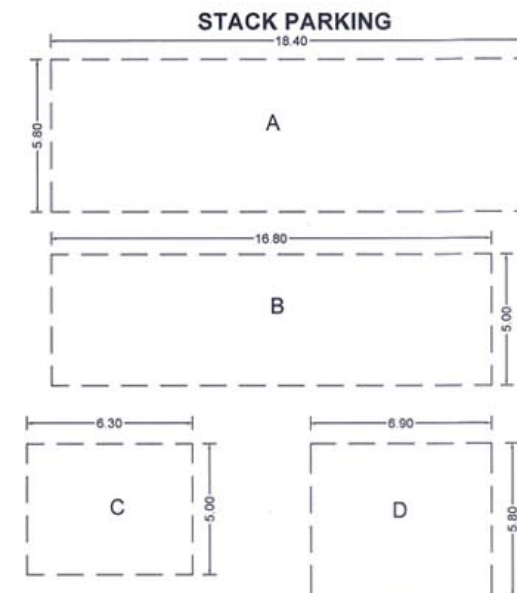
VISITOR PARKING AREA CALCULATION	
RESI. TOTAL CAR = 54	
CAR 1 = 27 X 10.35 = 279.45	
CAR 2 = 27 X 12.50 = 337.50	
SCOOTER = 98 X 0.20 = 196.00	
(TOTAL VISITOR PARKING AREA = 814.95 X 5% = 40.74)	

VISITOR PARKING AREA PROPOSED	
REQ. PARKING = 40.74 SQ.MT	
CAR 1 = 00 X 10.35 = 00.00	
CAR 2 = 00 X 12.50 = 00.00	
SCOOTER = 21 X 2.00 = 42.00	
(TOTAL VISITOR PARKING AREA = 42.00)	

ANCILLARY AREA CALCULATION	
TOTAL PERMISSIBLE ENTITLEMENT = 7321.85 SQ.M.	
TOTAL COMMERCIAL AREA = 1404.89 / 1.8 = 780.49 SQ.M.	
TOTAL ENTITLEMENT = 7321.85 - 780.49 = 6541.36 SQ.M.	
PERMISSIBLE COMMERCIAL ANCILLARY = 780.49 X 80 % = 624.39 SQ.M.	
PERMISSIBLE RESIDENTIAL ANCILLARY = 6541.36 X 60 % = 3924.82 SQ.M.	
TOTAL PERMISSIBLE COMMERCIAL + RESIDENTIAL ANCILLARY = 4549.21	
PROPOSED COMMERCIAL ANCILLARY = 624.39 SQ.M.	
PROPOSED RESIDENTIAL ANCILLARY = 3924.82 SQ.M.	
PROPOSED ANCILLARY = 4549.21 SQ.M.	

PAID & TDR AREA CALCULATION	
TOTAL PLOT AREA = 4000.00 SQ.M.	
PERMISSIBLE PAID FSI AREA = 4000.00 X 0.50 = 2000.00 SQ.M.	
PERMISSIBLE T.D.R AREA = 4000.00 X 1.15 = 4600.00 SQ.M.	
PAID FSI AREA = 2000.00 X 50.00 % = 1000.00 SQ.M.	
T.D.R AREA = 4600.00 X 50.00 % = 2300.00 SQ.M.	
PROPOSED T.D.R AREA = 2300.25 SQ.MT	
PROPOSED PAID FSI AREA = 1000.00 SQ.MT	

STACK PARKING CALCULATIONS	
TRIANGULATION NO.	AREA CALCULATIONS SQM.
A	18.40 X 5.80 X 1 = 106.72
B	16.80 X 5.00 X 1 = 84.00
C	6.30 X 5.00 X 1 = 31.50
D	6.90 X 5.80 X 1 = 40.02
TOTAL	262.24



COMM.-PARKING

(9.31) ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES			
BUILDING	FLOOR	Req. Sq.mt	Proposed Sq.mt
FITNESS CENTER	FIRST FLOOR	20	52.27
SOCIETY OFFICE			
CRECHE			
DRIVER ROOM	GROUND FLOOR	12	12.69
SANITARY BLOCK	GROUND FLOOR	3.00	3.84
METER	GROUND FLOOR		17.59

DOOR - WINDOW SCHEDULE (SIZE IN MT.)	
TYPE	SIZE
D	1.05 X 2.30
D1	0.90 X 2.30
D2	0.75 X 2.30
FD	1.50 X 2.30
FD	1.50 X 2.30
RS	2.40 X 2.70
LD	AS PER LIFT MANUAL
W	1.50 X 1.50
SW	1.50 X 1.50
KW	0.52 X 1.20
CP	0.90 X 2.30
V	0.90 X 0.90

SPECIFICATION	
MAIN DOOR	INTERNAL DOOR
TOILET DOOR	FOLDING DOOR
FIRE STAIRCASE	FIRE STAIRCASE
ROLLING SHUTTER	ELEVATOR DOOR
BED WINDOW	STAIRCASE WINDOW
KITCHEN WINDOW	OPENING
VENTILATOR	

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.	

AREA STATEMENT		SQ.MT
1. AREA OF PLOT (minimum area of a,b,c to be considered)		4000.00
(a) As per ownership document (7/12, CTS extract)		4000.00
(b) As per measurement sheet		4001.31
(c) As per site		4001.31
2. Deductions for		
(a) proposed D.P / D.P.Road widening Area / Service Road /Highway widening		344.00
(b) Any D.P Reservation Area / Green Zone		0.00
(Total a+b)		344.00
3. Balance area of plot (1-2)		3656.00
4. Amenity Space (if applicable)		0.00
(a) Required -		0.00
(b) Adjustment of 2(b), if any -		0.00
(c) Balance Proposed		0.00
5. Net Plot Area (3-4 (c))		3656.00
6. Recreational Open space (if applicable)		0.00
(a) Required -		0.00
(b) Proposed -		0.00
7. Internal Road area / Green Zone		0.00
8. Plotable area (if applicable)		3656.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5basic FSI)	(3656.00X1.10)	4021.60
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
(c) proposed FSI on payment of premium.(Table No.6G)		1000.00
11. In-situ FSI / TDR loading		
(a)In-situ against D.P road [2.0 x sr.No.2 (a)], if any		0.00
(b)In-situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and/or (c).]		0.00
(c) TDR area		2300.25
(d) Total in-situ/ TDR loading proposed ((11a)+(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		7321.85
(b) Ancillary Area FSI upto 60% or 80% with payment of charges(Resi.+Comm.)		4549.21
(c) Total entitlement (a + b)		11871.06
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(a1))		4.4
15. Total Built-up Area in proposal(excluding area at Sr.No.17b)		
(a) Existing Built-up Area		0.00
(b) Proposed Built-up Area (as per 'P-Line')		
i) Residential		10463.61
ii) Commercial		1404.89
(c) Total (a+b)		11868.50
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)		0.999
17. Area for Inclusive Housing if any		N/A
(a) Required (20% of Sr.No.5)		0.00
(b) Proposed		0.00

Certificate of Area	
Certified that the plot under reference was surveyed by me on	
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.	

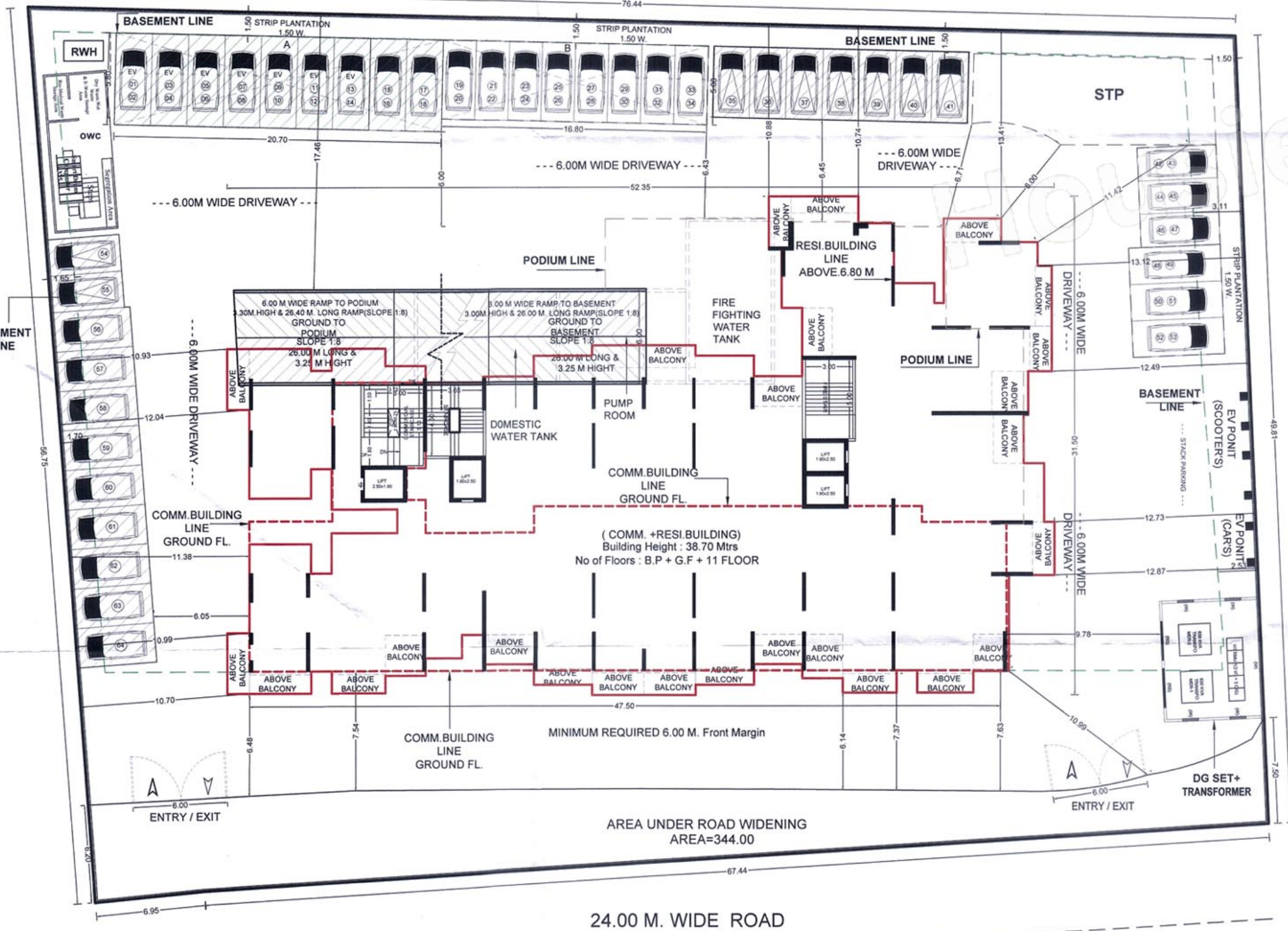
Owner's Declaration -	
I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector	
I / We would execute the structure as per approved plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.	

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) name and signature		Owner (s) signature
MR DILIP GAWADE THROUGH (PAH) M/S. GAWADE LIFESPACE LLP THROUGH PARTNER GAWADE REALTY LLP THROUGH PARTNER MR.VILAS GAWADE & MR. VIRAJ GAWADE & GAWADE PROPERTIES LLP THROUGH PARTNER MR DILIP GAWADE & MR.AJINKYA GAWADE		

ARCHITECT - I.P.ASSOCIATES		ARCH SIGN
ARCHITECT - AR.SATYAJEET R.INAMDAR,AR.ADITYA A. PUNGAVKAR,		

SCALE		DRAWN BY	CHECKED BY	JOB NO.	DRAWING NO.
1:100		SURAJ J.	SATYAJEET I.		
INWARD NO.				DATE	30 OCT 2023
KEY NO.				SHEET NO.	01 / 12



24.00 M. WIDE ROAD

LAYOUT (Scale - 1:200)

Triangulation (Scale - 1:500)

Triangle	Area
A-01	197.00
A-02	1062.59
A-03	1062.59
A-04	1679.13
Total (PLOT)	4001.31