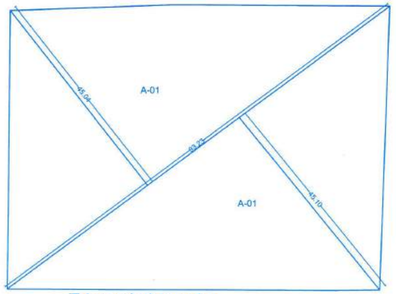


Triangulation : plot (SCALE 1:500)

PLOT AREA
A-01) 93.23 (45.10 + 45.04) 0.50 = 4201.87
= 4201.87 SQ.M

FLOOR WISE FSI STATEMENT

FLOORS	COMM. AREA	TENEMENTS	RESI. AREA	TENEMENTS	TOTAL AREA
BASEMENT 02	——	——	——	——	——
BASEMENT 01	——	——	——	——	——
GROUND FLOOR	417.36 Sqm.	12	85.27 Sqm.	——	502.63 Sqm.
1ST FLOOR	229.98 Sqm.	——	527.35 Sqm.	05	757.33 Sqm.
2ND FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
3RD FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
4TH FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
5TH FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
6TH FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
7TH FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
8TH FLOOR (REFUGE)	——	——	899.85 Sqm.	10	899.85 Sqm.
9TH FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
10TH FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
11TH FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
12TH FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
13TH FLOOR (REFUGE)	——	——	899.85 Sqm.	10	899.85 Sqm.
14TH FLOOR	——	——	947.23 Sqm.	10	947.23 Sqm.
TOTAL	647.34 Sqm.	12	12831.85 Sqm.	135	13479.19 Sqm.

WATER TANK CAPACITY CALC.

COMM. = 647.34 SQ.M. / 3 x 45 ltr. / PERSON
215.78 SQ.M. X 45 Ltr.
= 9710.10 Ltr.
5 PERSON PER TENEMENTS
RESI. 135 TENEMENT =675 PERSON
135 Ltr. / PERSON
=91125.00 Ltr.
TOTAL 9710.10 + 91125.00 = 100835.10 Ltr.
FIRE FIGHTING = 25,000.00 Ltr.
TOTAL O.H. CAPACITY = 65085.10 Ltr.

SAY =1'25'835.10 Ltr.

U.G.WATER TANK = 2.00 X 100835.10
= 201670.20 Ltr.
FIRE FIGHTING = 75000.00 Ltr.

SAY = 2'76'670.20 Ltr.

REFUGE AREA STATEMENT

8TH,13TH FLOOR

REQUIRED REFUGE AREA	= 3 FLOOR BUILT UP/ 12.50 = (947.23 + 899.85 + 947.23) /12.50 = 2794.31 /12.50 = 223.54 = 224 PERSONS = 224 X 0.30 SQ.M. (area equivalent to 0.30 sq.m. / person)
REQUIRED REFUGE AREA	= 67.20 sq.m.
FOR HANDICAPPED PERSONS	= 1.00 SQ.M. for 200 person = 13479.19/200/12.50=5.39=5.39/2=2.69
REQUIRED REFUGE AREA (including handicapped persons)	= 67.20+2.69 =69.89 sq.m.
PROPOSED REFUGE AREA	= 69.90 sq.m.

[Sr.No. 8 (a) (ii)]
Existing Building to be retained

Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
——	——	——	——	——

[Sr.No. 9 (a)]
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor,as per outer construction line
(1)	(2)	(3)
	BASEMENT 02	——
	BASEMENT 01	——
	GROUND FLOOR	502.63 Sqm.
	1ST FLOOR	757.33 Sqm.
	2ND FLOOR	947.23 Sqm.
	3RD FLOOR	947.23 Sqm.
	4TH FLOOR	947.23 Sqm.
	5TH FLOOR	947.23 Sqm.
	6TH FLOOR	947.23 Sqm.
	7TH FLOOR	947.23 Sqm.
	8TH FLOOR	899.85 Sqm.
	9TH FLOOR	947.23 Sqm.
	10TH FLOOR	947.23 Sqm.
	11TH FLOOR	947.23 Sqm.
	12TH FLOOR	947.23 Sqm.
	13TH FLOOR	899.85 Sqm.
	14TH FLOOR	947.23 Sqm.
	TOTAL	13479.19 Sqm.

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	85	1	43	2	85
Residential	80 - 150	1	50	1	50	1	50
Residential	> 150	1	0		0	1	0
Commercial	593.23	100	6	2	12	6	36
TOTAL REQD.(NOS.)					105		171
TOTAL REQD.AREA					1312.50		342
TOTAL PROP.AREA					1654.50		
Add 5% visitors parking					1654.50 + 82.72 = 1737.22		

PARKING STATEMENT

	REQUIRED PARKING	PROPOSED PARKING
CAR	105 + 06 = 111	112
SCOOTER	171 + 04 = 175	176

PARKING STATEMENT

	REQUIRED PARKING			PROPOSED PARKING		
	E.V.	COMM.	VISITORS	E.V.	COMM.	VISITORS
CAR	22	12	06	22	12	06
SCOOTER	35	36	04	35	36	04

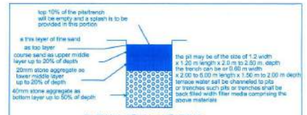
SANITATION STATEMENT (UDCPR)

BUILDING USE	Rule Name	By rule		Required		
		1st male gr.	1st Female gr.	Male	Female	Total
COMMERCIAL (GROUND)	No.of persons	(593.23 / 3) = 197.74 male = 132 Female = 66				
	Water Closet	4 for 66-100	3 for 46-70	6	3	9
	Urinal	4 for 71-100	—	6	—	6
	WashBasin	—		—		—

[Sr.No. 9 (a)]
Area detail of Apartment

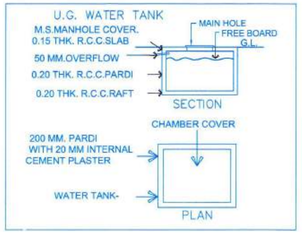
Building No.	Floor No.	Flat No.	Carpet Area of Apartment	Area of Dry Balcony attached to Apartment	Area of ENC Balcony attached to Apartment	Area of Sit Out attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)
		COMMERCIAL	593.23 sq.m.	——	——	——
	1ST TO 14TH FLOOR	RESIDENTIAL	8251.25 sq.m.	342.17 sq.m.	446.86 sq.m.	1167.47 sq.m.

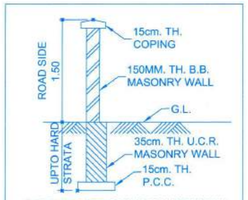
अट क. - प्रकल्पाचे / इमारतीचे प्रवेश द्वारावरील रस्त्याचे बाजूने प्रत्येकी ५.०० मी. अंतरावर एक सी.सी.टी.व्ही. यापाळतीचे उपस्थिति विश्लेषकाम केंद्रसहाय्य राहील.
अट क. - विकसनाच्या ठिकाणी सुज्ञ प्रतिबंधक उपाययोजना म्हणावे केलेलेची दिलेल्या निर्देशानुसार केल्याबाबत. अट.
अट क. ति.वि.अ.म.रा. इमारतीच्या छतावर तापमान नियंत्रणाकरता आ.आकृत्ती मी. दाखे करीत दि. २०/०५/२०२२ रोजीचे परिपत्रकान वमूद कुल रुफ (Cool Roof) पॉलिमॉडिफाय टेरेस, पार्किंग व पोडियम च्या छतावर काळ्याऐवजी नियमित टेरेसच्या सीन पर्यंत पेव्हीं डोस पर्यायाची पूर्तता करणेच्या अटीचा सदर प्रकल्पास बाधकासही देण्यात येत आहे.
अट क. तक्रारात दर्शविलेले Violation बाहेरचाचा चिन्हाकाम विचारा येणार नाही.



RAIN WATER HARVESTING

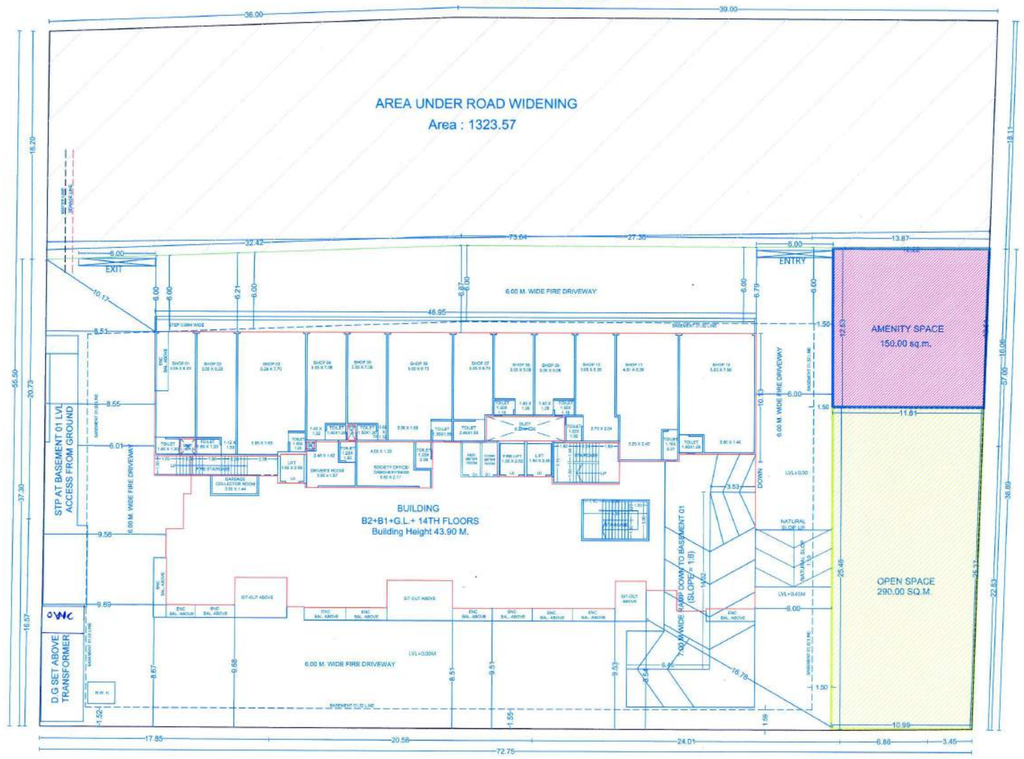
GOOGLE LOCATION MAP



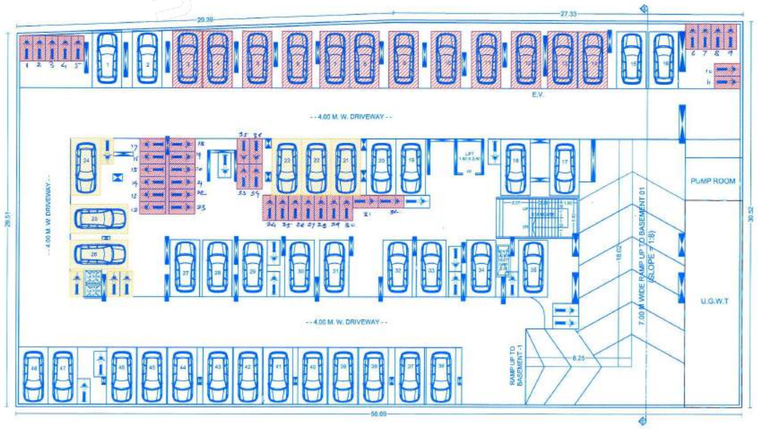


DETAILS OF COMPOUND WALL

---------- 18 M WIDE DP ROAD ----------



LAYOUT PLAN (SCALE 1:200)



BASEMENT 02 PARKING FLOOR PLAN
(SCALE 1:200)

STAMP OF APPROVAL

Sanctioned No. B.P. Dudulgaon/57/2024
Subject to conditions mentioned in the
Office Order No.
evan dated 23/10/2024
Pimpri
Date 23/10/2024

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

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

Pimpri Chinchwad Municipal Corporation ESTD. 11/1/1982

PROFORMA - I AREA STATEMENT

PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX ON S.NO. 99 (P) NO. / F.P. NO. —— OF VILLAGE-DUDULGAON	DRAWING SHEET NO. X/Y
STAMPS OF APPROVAL OF PLANS	
AREA STATEMENT	
1 AREA OF PLOT	
(MINIMUM AREA OF a, b, c TO BE CONSIDERED)	4200.00 SQM
a) AS PER OWNERSHIP DOCUMENT	4200.00 SQM
b) AS PER MEASUREMENT SHEET	4200.00 SQM
c) AS PER SITE	4200.00 SQM
2 DEDUCTIONS FOR	
a) PROPOSED D.P. /D.P. ROAD WIDENING AREA SERVICEROAD / HIGHWAY WIDENING	1323.57 SQM
b) ANY D.P. RESERVATION AREA	0.00 SQM
(TOTAL a +b)	0.00 SQM
3 BALANCE AREA OF PLOT (1-2)	2876.43 SQM
4 AMENITY SPACE (IF APPLICABLE)	SQM
a) REQUIRED -	143.82 SQM
b) PROPOSED-	150.00 SQM
c) BALANCE PROPOSED -	——
5 NET PLOT AREA (3 - 4 c)	2726.43 SQM
6 RECREATIONAL OPEN SPACE(IF APPLICABLE)	— — — SQM
a) REQUIRED -	287.64
b) PROPOSED -	290.00 SQM
7 INTERNAL ROAD AREA	
8 PLOTABLE AREA (IF APPLICABLE)	N.A SQM
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI) (1.10)	2999.07 SQM 2726.43 X 1.10 =2999.07
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	2025.00 SQM
a) MAXIMUM PERMISSIBLE PAYMENT FSI - - BASED ON ROAD WIDTH / TOZ ZONE	1910.00 SQM
b) PROPOSED FSI ON PAYMENT OF PREMIUM	— — — SQM
11 IN SITU FSI / TDR LOADING	
a) IN SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2a) IF ANY	2647.14 SQM
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00 SQM
c) TDR AREA (0.90%) 3645.00 - 2647.14 = 997.86	997.86 SQM
d) TOTAL IN SITU / TDR LOADING PROPOSED (11a + b +c)	3645.00 SQM
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	— — — SQM
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	8383.52 SQM
a) (9+10) WITHOUT PREMIUM	SQM
a1) DEDUCTION – BUILT UP AREA / FSI / UTILIZED AREA / FSI TO BE RETAINED AS PER OLD DC RULE	— — — SQM
a2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-a1)	SQM
b)RESI. ANCILLLARY AREA FSI UPTO 60% 4875.66 COMM. ANCILLLARY AREA FSI UPTO 80% 287.70 PAYMENT OF CHARGES	4814.33 SQM 287.70 SQM
b1) ANCILLLARY AREA FSI REQUIRED	5102.03 SQM
c) TOTAL ENTITLEMENT (a+b)	13485.55 SQM
14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8)	— — — SQM — — — SQM
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	
ii) Residential	
iii) Commercial	
b) Proposed Built-up Area (as per ('P-Line')	
i) Residential	12831.85 SQM
ii) Commercial	647.34 SQM
c) Total (a+b)	13479.19 SQM
16 FSI CONSUMED (15 / 13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	
17 AREA FOR INCLUSIVE HOUSING , IF ANY	
a) REQUIRED (20% OF SR.NO. 5)	NA SQM
b) PROPOSED	— SQM

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.

MANIK BUCHADE ARCHITECTS
KIMAYA HOUSE
Near 19 Grand West Society,
Birla Hospital Road,
Dange chowk, Thergaon, Pune-411033
Web.site : www.kimayagroup.com
E.mail:info@mbarchitects.co.in
Ph-9552502704 , 8087516777

Signature
Ar.Manik Buchade
Lic.No.CA/03/32518

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 executive 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 :-	Signature
M/S. SANKALP CREATION THROUGH MR. RAHULKUMAR J. PATEL.	

Architect / Licensed Engineer / Supervisor name and signature

Date	North	Scale	Drawn by	Checked by	Registration No.of Architect/Licensed Engineer / Supervisor
26.09.2024		1:100	SMITA	Ar.SHRADDHA	Lic.No.CA/03/32518