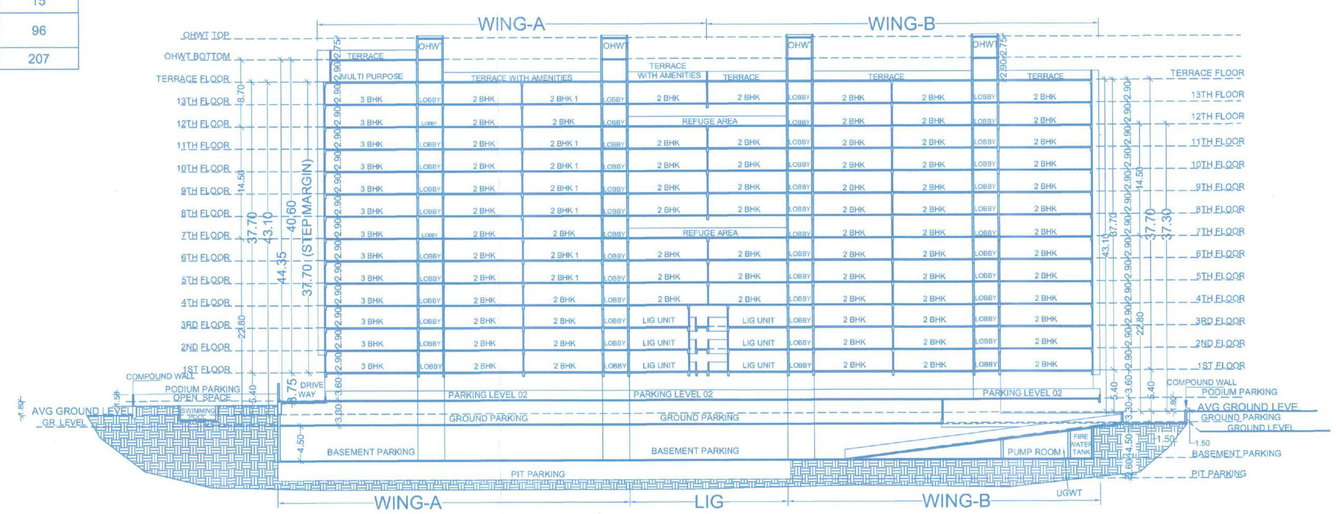
FORM OF STATEMENT 2 [Sr. No. 11 (a)] Proposed Building Layout

Building no.	Floor No.	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	Residential Built-up Area	LIG Built-up Area	Total Built-up Area of floor	Tenements Nos.
Wing - A	B+GR.P+PO+ 13 FL+TERRACE	40.60 M.	44.35 M.	9054.77	0.00	9054.77	96
LIG	B+GR.P+PO+3 FL.	8.70 M.	14.10 M.	0.00	896.82	896.82	15
Wing - B	B+GR.P+PO+ 13 FL	37.70 M.	43.10 M.	8804.33	0.00	8804.33	96
TOTAL				**17859.10**	**896.82**	**18755.92**	207

Form of Statement 2
[Sr. No. 9 (a)] Proposed Wing - A & B With LIG

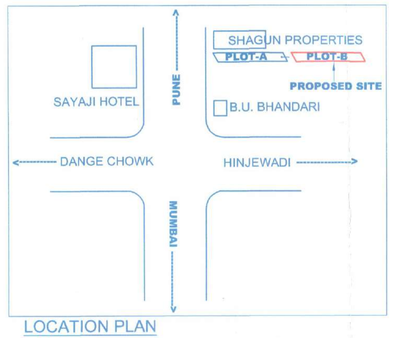
Building No. (1)	Floor No. (2)	Total Built-up Area of floor, as per outer construction line.			TOTAL FSI AREA	TENEMENT		
		WING-A	LIG	WING-B		WING-A	WING-B	LIG
	BASEMENT	0.00	0.00	0.00	0.00	0	0	0
	GROUND	41.76	26.04	102.17	169.97	0	0	0
	PODIUM	0.00	0.00	0.00	0.00	0	0	0
	FIRST	573.68	290.26	564.43	1428.37	6	6	5
	SECOND	578.97	290.26	562.05	1431.28	6	6	5
	THIRD	578.97	290.26	562.05	1431.28	6	6	5
	FOURTH	727.36	0.00	725.38	1452.74	8	8	0
	FIFTH	720.68	0.00	715.55	1436.23	8	8	0
	SIXTH	720.68	0.00	715.55	1436.23	8	8	0
	SEVENTH (REFUGE)	651.10	0.00	639.70	1290.80	7	7	0
	EIGHTH	720.68	0.00	715.55	1436.23	8	8	0
	NINTH	720.68	0.00	715.55	1436.23	8	8	0
	TENTH	720.68	0.00	715.55	1436.23	8	8	0
	ELEVENTH	720.68	0.00	715.55	1436.23	8	8	0
	TWELFTH (REFUGE)	651.10	0.00	639.70	1290.80	7	7	0
	THIRTEENTH	720.68	0.00	715.55	1436.23	8	8	0
	14TH/TERRACE	207.07	0.00	0.00	207.07	0	0	0
TOTAL		9054.77	896.82	8804.33	18755.92	96	96	15
						192		15

TOTAL BUILT UP AREA WITHOUT LIG = 18755.92 - 896.82 = **17859.10** SQ.M. 192+15=207



SCHEMATIC SECTION AA
SCALE- 1:400

GOOGLE LOCATION PLAN
SCALE NTS



LOCATION PLAN
SCALE NTS

STAMP OF APPROVAL

01/08

1) PREVIOUSLY SANCTIONED UNDER BP/ WAKAD/ 95 / 2022 DATED. 24/06/2022
2) PREVIOUSLY REVISE SANCTIONED UNDER BP/WAKAD/176/ 2023 DATED. 07/11/2023

Sanctioned No. B.P /wakad 128 /2025
Subject to conditions mentioned in the Office Order No.
aven dated 10/3/25
Pimpri
Date : 10/3/20 25

O. C. Signed by City Engineer

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

PARKING STATEMENT

	NO.OF TENEMENTS / Units	CARS	SCOOTERS
C) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 2)	201	101	201
D)FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1 : 2)	6	3	6
PARKING REQUIRED BY RULE		104	207
5% VISITOR PARKING		5	10
TOTAL PARKING REQUIRED	207	109	217
TOTAL PARKING PROVIDED		170	222

COMPOSITE PARKING-3T X 6 = 222

PARKING AREA REQUIRED BY RULE						
1) CARS	12.50	X	109	=	1358.44	SQ.M
2) SCOOTER	2.00	X	217	=	434.70	SQ.M
PARKING AREA REQUIRED BY RULE				=	**1793.14**	SQ.M
PARKING AREA PROVIDED BY RULE						
1) CARS	12.50	X	170	=	2125.00	SQ.M
2) SCOOTER	2.00	X	222	=	444.00	SQ.M
PARKING AREA PROVIDED BY RULE				=	**2569.00**	SQ.M

OVER HEAD WATER REQUIREMENT
Wing - A & B With LIG

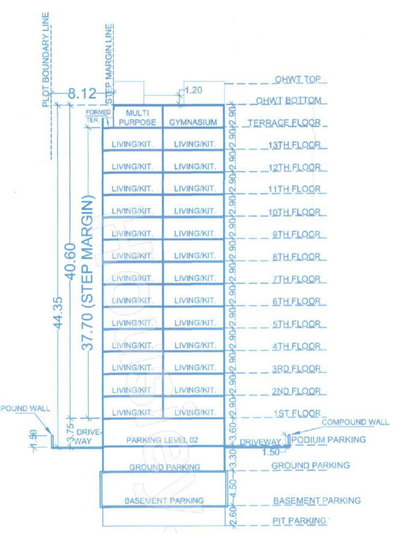
RESIDENTIAL AREA

TENEMENT		PERSONS		LTRS		TOTAL	
207	x	5	x	135	=	139725.00	LTRS.
				TOTAL	=	139725.00	LTRS.
				SAY	=	142000.00	LTRS.
				ADDITION FIRE PURPOSE	=	50000.00	LTRS.
				OVER HEAD WATER REQUIREMENT	=	192000.00	LTRS.

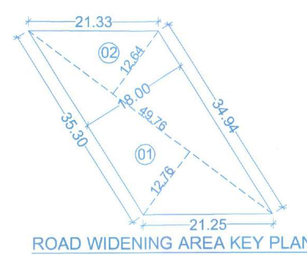
UNDER GROUND WATER TANK CAPACITY

OVER HEAD WATER TANK x 1.50

142000.00	x	2.00		=	284000.00	LTRS.
			TOTAL	=	284000.00	LTRS.
			ADDITION FIRE PURPOSE	=	200000.00	LTRS.
			UNDER GROUND WATER REQUIREMENT	=	484000.00	LTRS.

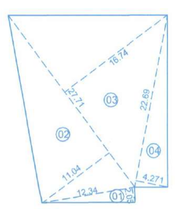


SCHEMATIC SECTION BB
SCALE- 1:400



ROAD WIDENING AREA KEY PLAN
SCALE- 1:500

ROAD WIDENING AREA CALCULATIONS								
1)	49.76	x	12.76	x	0.50	=	317.47	SQ.M
2)	49.76	x	12.64	x	0.50	=	314.48	SQ.M
TOTAL AREA						=	631.95	SQ.M

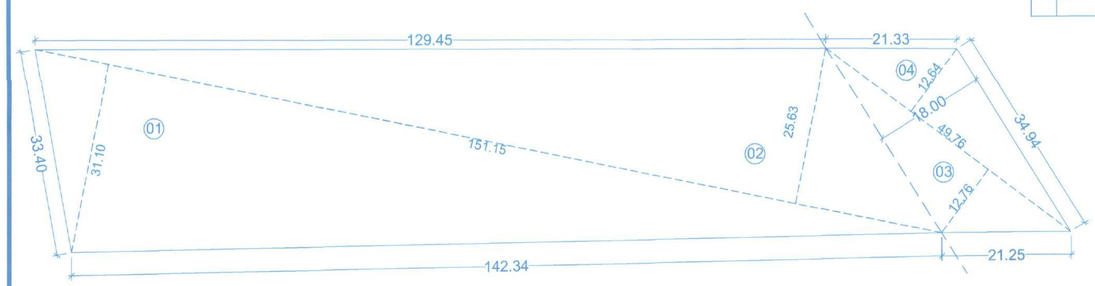


OPEN SPACE AREA KEY PLAN
SCALE- 1:500

OPEN SPACE AREA CALCULATIONS								
1)	2.05	x	12.340	x	0.50	=	12.65	SQ.M
2)	27.71	x	11.040	x	0.50	=	152.96	SQ.M
3)	27.71	x	16.740	x	0.50	=	231.93	SQ.M
4)	22.69	x	4.271	x	0.50	=	48.45	SQ.M
TOTAL AREA						=	445.99	SQ.M

PLOT AREA CALCULATIONS AS PER DEMARCATION								
1)	151.15	x	31.10	x	0.50	=	2350.38	SQ.M
2)	151.15	x	25.63	x	0.50	=	1936.99	SQ.M
3)	49.76	x	12.76	x	0.50	=	317.47	SQ.M
4)	49.76	x	12.64	x	0.50	=	314.48	SQ.M
TOTAL AREA						=	4919.32	SQ.M

PLOT AREA AS PER SURVEY TRIANGULATION	=	4699.76 SQ.M
PLOT AREA AS PER DEMARCATION	=	4919.32 SQ.M
PLOT AREA AS PER 7/12	=	4899.85 SQ.M
PLOT AREA AS PER MINIMUM	=	4699.76 SQ.M



PLOT AREA KEY PLAN AS PER DEMARCATION
SCALE- 1:500

BASEMENT AREA KEY PLAN
SCALE 1:500

BASEMENT AREA CALCULATIONS								
1)	66.32	x	16.60	x	1.00	=	1100.97	SQ.M
2)	39.925	x	21.30	x	1.00	=	850.40	SQ.M
TOTAL AREA						=	1951.37	SQ.M

FORM OF STATEMENT 3
[SR. NO. 9 (G)] (WING A)

FLOORS	FLAT NOs.	CARPET AREA (A)	UTILITY CARPET (B)	BALCONY CARPET (C)	TOTAL CARPET AREA (T=A+B+C)
		IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.M
WING - A 1ST FLOOR	101	58.3400	2.40	5.20	65.94
	102	74.1000	2.52	7.75	84.37
	103	74.1000	2.52	7.75	84.37
	104	58.3400	2.40	5.20	65.94
	105	58.3400	2.40	5.20	65.94
	106				
	107				
	108	58.3400	2.40	5.20	65.94
WING - A 2ND, 3RD FLOORS	201, 301	58.3400	2.40	5.20	65.94
	202, 302	74.24	2.52	10.50	87.26
	203, 303	74.24	2.52	10.50	87.26
	204, 304	58.3400	2.40	5.20	65.94
	205, 305	58.3400	2.40	5.20	65.94
	206, 306				
	207, 307				
	208, 308	58.3400	2.40	5.20	65.94
WING - A 4TH FLOOR	401	58.3400	2.40	5.20	65.94
	402	74.24	2.52	10.50	87.26
	403	74.24	2.52	10.50	87.26
	404	58.3400	2.40	5.20	65.94
	405	58.3400	2.40	5.20	65.94
	406	49.7800	2.44	10.55	62.77
	407	58.76	2.44	12.77	73.97
	408	58.3400	2.40	5.20	65.94
WING - A 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH FLOORS	501,601, 801, 901, 1001, 1101, 1301	58.3400	2.40	5.20	65.94
	502,602, 802, 902, 1002, 1102, 1302	74.24	2.52	10.50	87.42
	503,603, 803, 903, 1003, 1103, 1303	74.24	2.52	10.50	87.42
	504,604, 804, 904, 1004, 1104, 1304	58.3400	2.40	5.20	65.94
	505,605, 805, 905, 1005, 1105, 1305	58.3400	2.40	5.20	65.94
	506,606, 806, 906, 1006, 1106, 1306	58.2900	2.44	5.20	65.93
	507,607, 807, 907, 1007, 1107, 1307	58.2900	2.44	5.92	66.65
	508,608, 808, 908, 1008, 1108, 1308	58.3400	2.40	5.20	65.94
WING - A 7TH, 12TH REFUGE FLOORS	701, 1201	58.3400	2.40	5.20	65.94
	702, 1202	74.24	2.52	10.50	87.26
	703, 1203	74.24	2.52	10.50	87.26
	704, 1204	58.3400	2.40	5.20	65.94
	705, 1205	58.3400	2.40	5.20	65.94
	706, 1206				
	707, 1207	58.2900	2.44	5.92	66.65
	708, 1208	58.3400	2.40	5.20	65.94

FORM OF STATEMENT 3
[SR. NO. 9 (G)] (WING B)

FLOORS	FLAT NOs.	CARPET AREA (A)	UTILITY CARPET (B)	BALCONY CARPET (C)	TOTAL CARPET AREA (T=A+B+C)
		IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.M
WING - B 1ST FLOOR	101	61.25	2.40	6.92	70.57
	104	61.25	2.40	6.92	70.57
	105	61.25	2.40	6.92	70.57
	106	62.53	2.40	7.38	72.30
	107	62.53	2.40	7.38	72.30
	108	61.25	2.40	6.92	70.57
WING - B 2ND, 3RD FLOORS	201, 301	61.25	2.40	6.92	70.57
	204, 304	61.25	2.40	6.92	70.57
	205, 305	61.25	2.40	6.92	70.57
	206, 306	62.52	2.40	7.38	72.30
	207, 307	62.52	2.40	7.38	72.30
	208, 308	61.25	2.40	6.92	70.57
WING - B 4TH FLOORS	401	61.25	2.40	6.92	70.57
	402	62.75	2.40	16.17	81.32
	403	62.52	2.40	7.38	72.30
	404	61.25	2.40	6.92	70.57
	405	61.25	2.40	6.92	70.57
	406	62.52	2.40	7.38	72.30
	407	62.52	2.40	7.38	72.30
	408	61.25	2.40	6.92	70.57
WING - B 5TH, 6TH, 8TH, 9TH, 10TH, 11TH FLOORS	501,601, 801, 901, 1001, 1101	61.25	2.40	6.92	70.57
	502,602, 802, 902, 1002, 1102	62.52	2.40	7.38	72.30
	503,603, 803, 903, 1003, 1103	62.52	2.40	7.38	72.30
	504,604, 804, 904, 1004, 1104	61.25	2.40	6.92	70.57
	505,605, 805, 905, 1005, 1105	61.25	2.40	6.92	70.57
	506,606, 806, 906, 1006, 1106	62.52	2.40	7.38	72.30
	507,607, 807, 907, 1007, 1107	62.52	2.40	7.38	72.30
	508,608, 808, 908, 1008, 1108	61.25	2.40	6.92	70.57
WING - B 7TH REFUGE FLOORS	701	61.25	2.40	6.92	70.57
	702	62.52	2.40	7.38	72.30
	703				
	704	61.25	2.40	6.92	70.57
	705	61.25	2.40	6.92	70.57
	706	62.52	2.40	7.38	72.30
	707	62.52	2.40	7.38	72.30
	708	61.25	2.40	6.92	70.57

FORM OF STATEMENT 3
[SR. NO. 9 (G)] (LIG)

FLOORS	FLAT NOs.	CARPET AREA (A)	UTILITY CARPET (B)	BALCONY CARPET (C)	TOTAL CARPET AREA (T=A+B+C)
		IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.M
LIG 1ST,2ND, 3RD FLOOR	101, 201, 301	42.31	0.00	6.51	48.82
	102, 202, 302	41.28	0.00	6.04	47.32
	103, 203, 303	48.87	0.00	4.91	53.78
	104, 204, 304	37.83	0.00	4.90	42.73
	105, 205, 305	32.03	0.00	0.00	32.03

AREA STATEMENT		SQ.M.
1	Area of plot (minimum area of a,b,c to be considered)	4699.76
	(a) As per ownership document (7/12,CTS extract) Previously approved under c.c. no. bp/layout / waked /17/ 2015, dated :- 23/02/2015	4899.85
	(b) as per measurement sheet	4969.54
	(c) as per site	4699.76
2	Deductions for	0.00
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	631.95
	(b) Any D.P. Reservation area Green belt	0.00
	(c) Area under road Pad	0.00
	(d) Total (a+b+c)	631.95
3	Balance area of plot (1-2d)	4067.81
4	Amenity space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	0.00
	(b) Proposed -	0.00
5	Net Plot Area	4067.81
6	Open Space (if applicable)	
	(a) Required -	406.78
	(b) Proposed -	445.99
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width [Sr. No. 5 x 1.10 (basic FSI)	4474.59
10	Addition of FSI on payment of premium = 5 X 0.50	0.00
	(a)Maximum permissible premium FSI = (S.no.1-2c) x 0.50 ((4699.76 - 0.00) x0.5 = 2349.88 sq.m.	2349.88
	(b)Proposed FSI on payment of premium.	2322.27
11	In-situ FSI / TDR loading	0.00
	(a) In-situ area against Amenity Space if handed over [2.00 or 1.85xSr.No.4(b)and/or(c)].	0.00
	(b)TDR area [(4699.76-0.00)]X 0.90 4229.78	1268.94 1255.11
	(c)Slum T.D.R Area = (11bX 0.30)	2960.85 2924.98
	(d)Amenity T.D.R Area = (11c -11b)	
	(e) Total in-situ / TDR loading proposed (11c+11d)	4180.09
12	Additional FSI for Green Building 7% of 4474.59=313.22	313.22
13	Total entitlement of FSI in the proposal	
	(a) [9+ 10b+11e] or 12 whichever is applicable.	11290.17
	(b)Ancillary Area FSI upto 60% with payment of charges = 13a x 0.60	6774.10
	(c) Total entitlement (a+b)	18064.28
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width as per Regulation No. 6.1or 6.2 or 6.3 or 6.4 as applicable) (S.No.5 x 1.10+10b+11e+12) x1.60	18064.28
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Previous sanctioned b/up area (existing)	0.00
	(b) Proposed Commercial Built-up Area (as per 'P-line')	0.00
	(b) Proposed Residential Built-up Area (as per 'P-line')	17859.10
	(c) Total (a+b)	**17859.10**
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17	Area for Inclusive Housing, if any	
	(a) Required (20% of sr.No.9c)	894.92
	(b) Proposed	896.82

PROJECT :

PROPOSED LAYOUT OF WINGS AT S.NO.145/1(P) PLOT-B, WAKAD, PUNE.

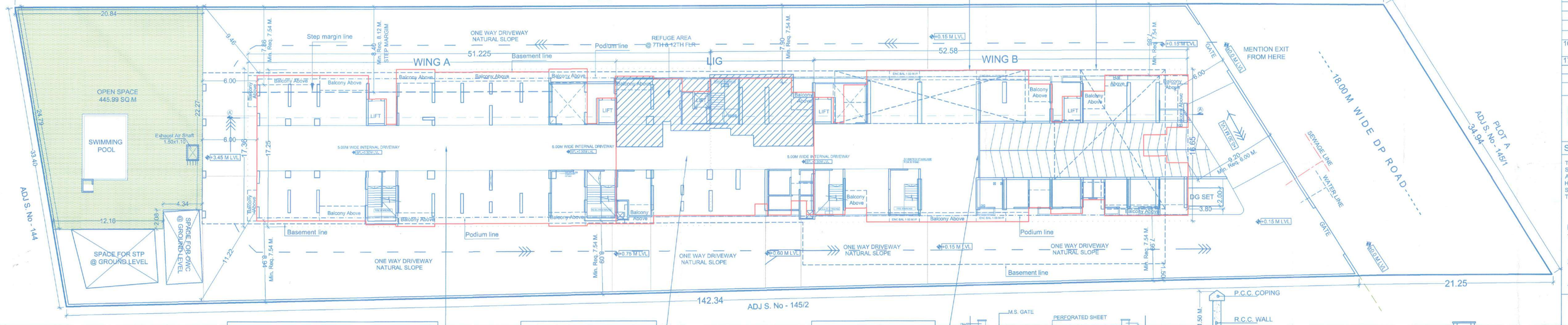
SIGN, ADDRESS OF THE OWNER / P.O.A. HOLDER

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWING ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION'S GIVEN TO THE ARCHITECT.

M/s. Sarjudeen Properties Through
1) Mr. Jalprakash P. Shroff

2) Mr. Satish C. Shevani

1, Business Embassy, 1205/3/3, JM Road, Shivajinagar, Pune-411004

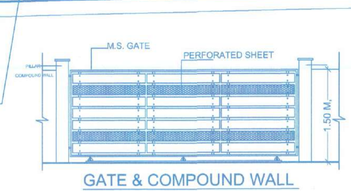


LAYOUT PLAN
SCALE- 1:200

(WING-A)
Building Height : 44.35 Mtrs
Without parking Height : 40.60 Mtrs
No of Floors : B+GR.P1+P2+13 FL.+TERRACE FL.

(LIG)
Building Height : 14.10 Mtrs
Without parking Height :8.70 Mtrs
No of Floors:B+GR.P+PO+3 FL.

(WING-B)
Building Height : 43.70 Mtrs
Without parking Height :38.30 Mtrs
No of Floors : B+GR.P+PO+13 FL.



GATE & COMPOUND WALL

COMPOUND WALL SECTION

SUMP WELL SECTION

FOR ANA CONSORTIUM Pvt. Ltd.

(Reg. no. CA/89/11974)
ANA,7th Floor,Mantri Sreling, Behind Manikchand Galleria Off SB Road,CTS no.697, Shivajinagar, Pune -16
Tele : 020 25656542 / 3442

DATE	REVISION	ISSUED DRG. DATE	DWG. NO.	NORTH
12-05-2021	R-2	07.01.2025	BP PLAN	
			JOB NO.	SCALE
			3515	1 : 100
DEALT			DESIGN AR.	
Deepak/Bahubali			Ar. Amarja Panse	

\\server\Current Data\Current Data\G\Goyal Mohit\3515_S.No 145 Wakad_Goyal Properties\Liaison\2- BP Layout Plan

07 JAN 2025