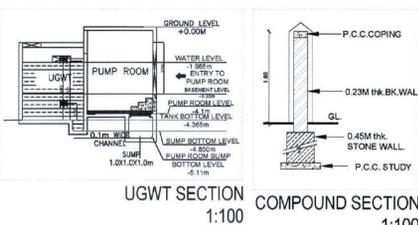


LOCATION PLAN



UGWT SECTION 1:100
COMPOUND SECTION 1:100

FORM OF STATEMENT 1
[Sr. No. 8 (a) (iii)]
EXISTING BUILDING TO BE RETAINED

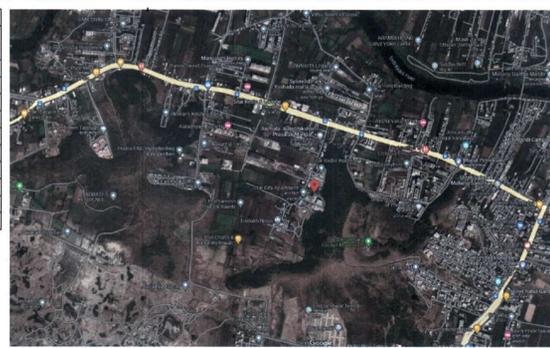
Existing Building no.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Occupancy
1)	2)	3)	4)	5)
-	-	-	0	-

FORM OF STATEMENT 2
[Sr. No. 9 (a)]
PROPOSED BUILDING

Sr. No.	Building No.	Built-up Area			No. of Tenements	
		Residential	Commercial	Total	Residential	Commercial
1	A	2263.83	157.36	2421.19	24	5
2	B	6488.60	-	6488.60	70	-
TOTAL		8752.43	157.36	8909.79	94	5

WATER REQUIREMENT

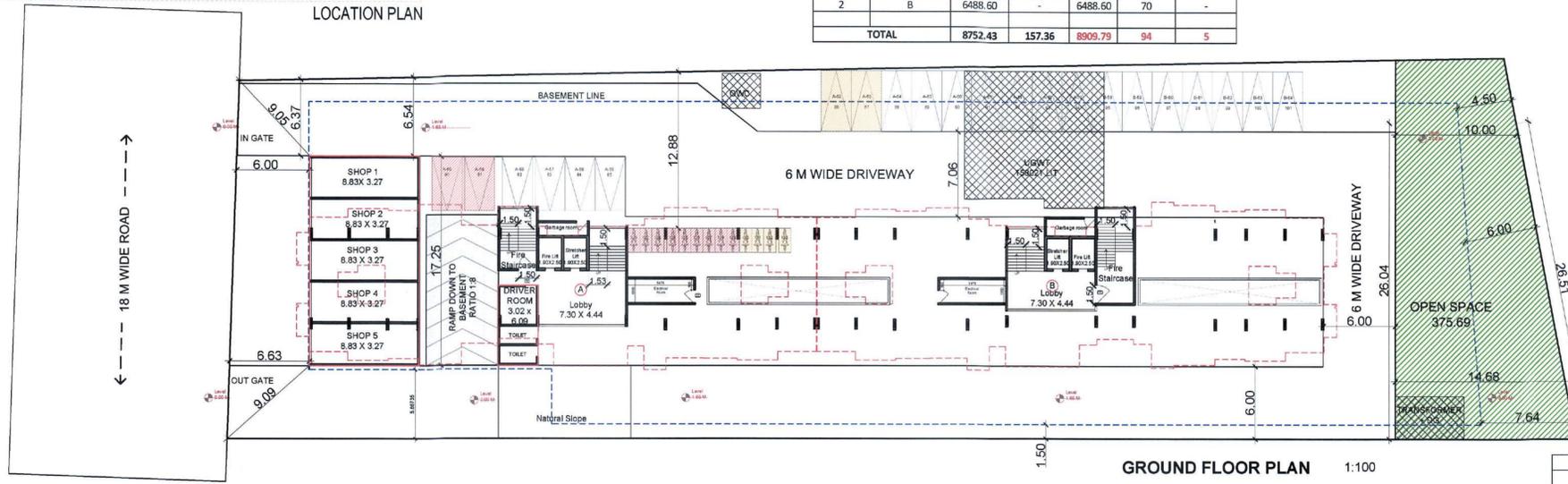
TANK	USE	REQUIRED CAPACITY(L)	PROPOSED CAPACITY(L)
OHWT	Residential	63450	63450
	Commercial	2360	2360
	Fire	25000	25000
Total		90810	90810
UGWT	Residential	126900	126900
	Commercial	4721	4721
	Fire	75000	75000
Total		206621	206621
Total No. of Residential Tenements			94
Commercial Carpet Area			157.36



LOCATION MAP
A BUILDING DRIVER'S ROOM & COMMON TOILET KEY PLAN 1:100

SOCIETY OFFICE, DRIVER'S ROOM FSI AREA (A,B Building)

Name	Length	Width	Nos	Area
Block	3.35	6.59	1	22.06
DEDUCTIONS				
TOTAL DEDUCTIONS				0.00
FSI AREA				22.06



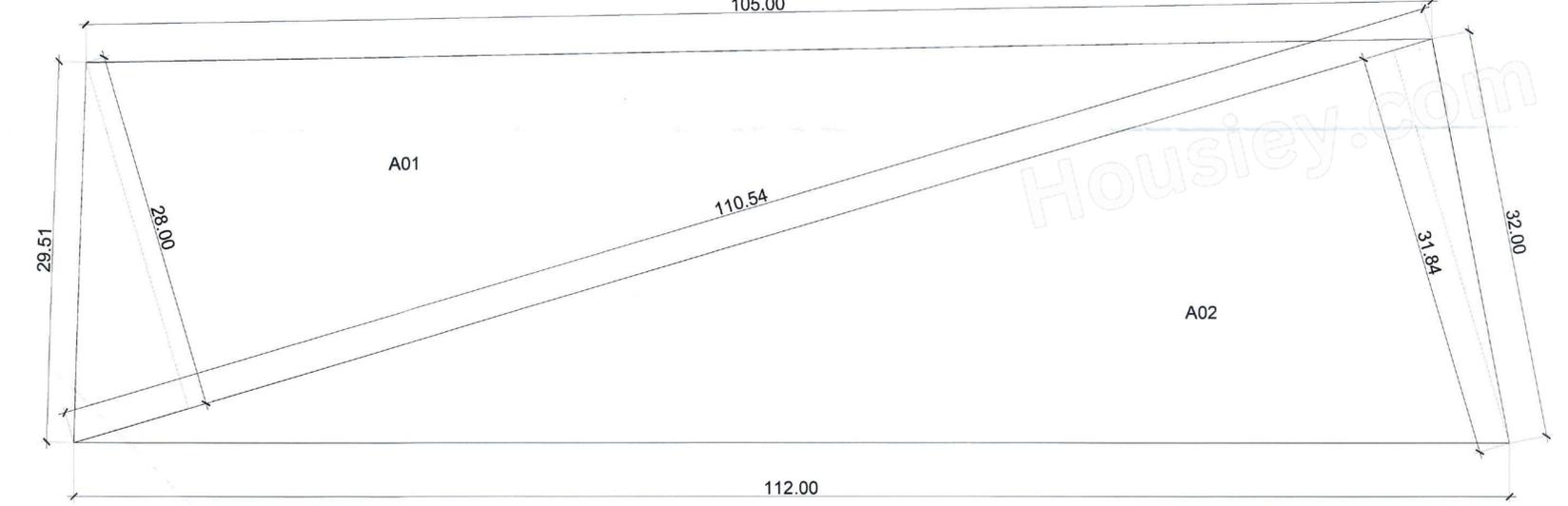
GROUND FLOOR PLAN 1:100

PARKING CALCULATION

OCCUPANCY	SIZE OF TENEMENT	TENEMENT NO.	NO. OF TENEMENTS	4 WHEELER (NO.)		2 WHEELER (NO.)	
				By Rule	Required	By Rule	Required
Residential	<30	2	0	0	0	2	0
	30-40	2	0	1	0	2	0
	40-80	2	62	1	31	2	62
	80-150	1	38	1	38	1	38
	>150	1	0	2	0	1	0
Commercial			5	2	3	6	9
5% Additional					2		4
Total Required				74		113	
PROPOSED				101		133	
Total No. of Residential Tenements						94	
Commercial Carpet Area						157.36	

PLOT TRIANGULATION AREA

Triangle	Base	Height	Area
A-01	110.54	28.00	1547.29
A-02	110.54	31.84	1759.96
TOTAL			3307.25



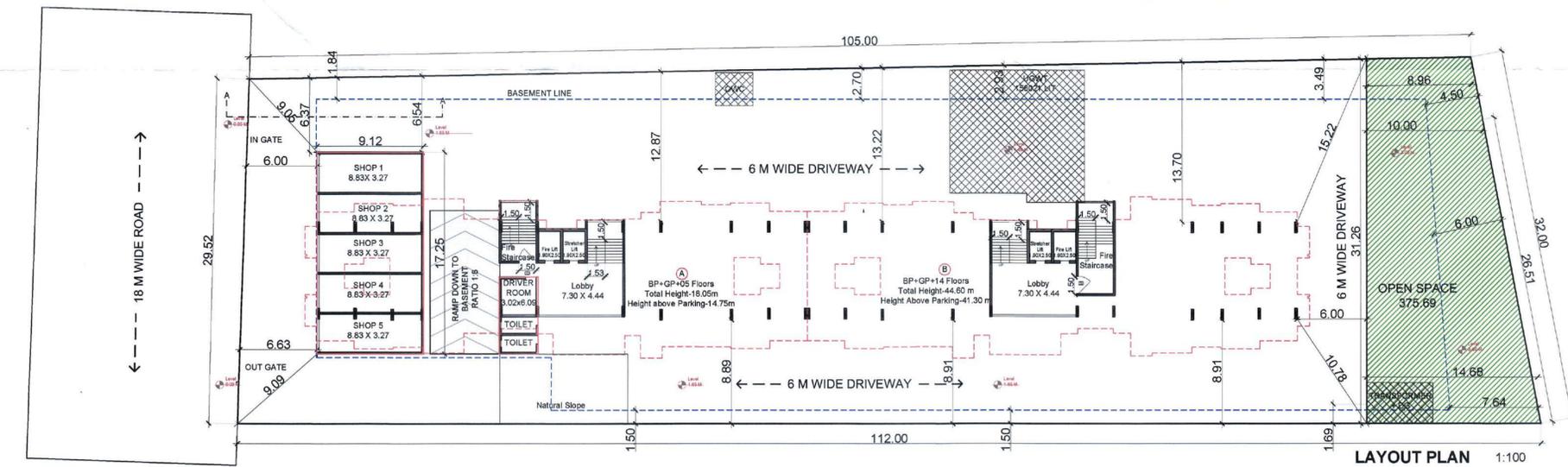
PLOT TRIANGULATION PLAN 1:100

FORM OF STATEMENT 2
[Sr. No. 9 (a)]
PROPOSED BUILDING

Building No.	Floor No.	Built-up Area			No. of Tenements	
		Residential	Commercial	Total	Residential	Commercial
A Building	Basement	0	-	0	-	-
	GROUND	22.06	-	22.06	-	-
	1st	461.04	-	461.04	5	-
	2nd	461.04	-	461.04	5	-
	3rd	461.04	-	461.04	5	-
	4th	461.04	-	461.04	5	-
5th	397.61	-	397.61	4	-	
TOTAL		2263.83	0.00	2263.83	24	0

FORM OF STATEMENT 2
[Sr. No. 9 (a)]
PROPOSED BUILDING

Building No.	Floor No.	Built-up Area			No. of Tenements	
		Residential	Commercial	Total	Residential	Commercial
B Building	BASEMENT	-	-	-	-	-
	GROUND	0.00	-	0.00	-	-
	1ST FLOOR	467.75	-	467.75	5	-
	2nd FLOOR	467.75	-	467.75	5	-
	3rd FLOOR	467.75	-	467.75	5	-
	4th FLOOR	467.75	-	467.75	5	-
	5th FLOOR	467.75	-	467.75	5	-
	6th FLOOR	467.75	-	467.75	5	-
	7th FLOOR	467.75	-	467.75	5	-
	8th FLOOR	437.82	-	437.82	5	-
	9th FLOOR	467.75	-	467.75	5	-
	10th FLOOR	467.75	-	467.75	5	-
	11th FLOOR	467.75	-	467.75	5	-
	12th FLOOR	467.75	-	467.75	5	-
	13th FLOOR	437.82	-	437.82	5	-
14th FLOOR	467.75	-	467.75	5	-	
TOTAL		6488.60	0.00	6488.60	70	0



LAYOUT PLAN 1:100

STAMP OF APPROVAL

Sanctioned No. B.P. 10 Dudulgaon/07/2025
Subject to conditions mentioned in the Office Order No. even dated 31/01/2025



Pimpri Date: 31/01/2025

Executive Engineer
Building Permission and Unauthorized Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 016

PERMISSIBLE FSI STATEMENT

Sr. No.	Description	Area
1	Total Plot Area	3300.00
a.	As per ownership document (7/12, CTS extract)	3300.00
b.	As per measurement sheet	3300.00
c.	As per site	3307.25
DEDUCTIONS		
TOTAL DEDUCTIONS		0.00
FSI AREA		22.06
2	Deductions for	
a.	Proposed D.P./ D.P. Road widening Area	0.00
b.	Any D.P. Reservation area	0.00
3	Balance Plot Area(1-2)	3300.00
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))	3300.00
6	Recreational Open space (if applicable)	330.00
a.	Required	330.00
b.	Proposed	375.69
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)basic FSI 1.1	3630.00
10	Addition of FSI on payment of premium	
a.	Maximum permissible premium FSI	1650.00
b.	Proposed FSI on payment of premium	688.89
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 or 1.85 x Sr. No. 4 (b) and /or (c)]	0.00
c.	TDR area(0.9)	1244.81
d.	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	1244.81
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	5563.70
b(a)	Commercial Ancillary Area (157.36/1.8) = 87.42*80%	69.94
b(b)	Ancillary Area FSI upto 60% with payment of charges.	3285.77
c.	Total entitlement (a+b)	8919.40
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)	2.70
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
a.	Existing Built-up Area	0.00
b.	Proposed Built-up Area (as per 'P-line')	
Proposed residential Area		8752.43
Proposed commercial Area		157.36
c.	Total (a+b)	8909.79
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.	1.00
17	Area for Inclusive Housing, if any	
a.	Required (20% of Sr.No.5)	0.00
b.	Proposed	0.00

CERTIFICATE OF AREA:
Certificate that the plot under reference was surveyed by me on 29/01/2022 and the dimension of sides etc. plot stated on plans are measured on site and the area so worked out tallies with the area stated in document of ownership/TPP Scheme land record Department/City Survey records.

Sr. No. 951 (P) Dudulgaon, Pune-411015

OWNER'S DECLARATION:
I/We undersigned 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 technical person so as to ensure the quality and safety at the work site.

M/S. Landmark Developers Through Pappu (M/S) Shivraj Shivraj Siroya
Architect name and signature: A. A. Siroya
A. Yash Jain
CA/2019/105086

NORTH DRAWING NO. SCALE DRAWN BY CHECKED BY Registration No. of Architect Sheet no
SD-NOC-141 1:250 DB AA CA/2019/105086 01