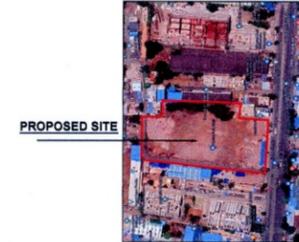
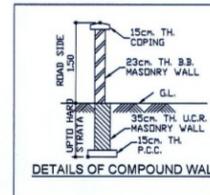
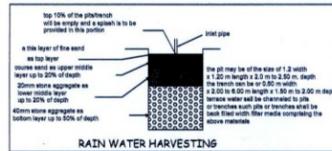


FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL	TENEMENT COMMERCIAL
A BUILDING	B.P1 + B.P2 + G.F + 02 FLOOR	2452.94	00	31
B BUILDING	B.P1 + B.P2 + G.F + 20 FLOOR	16467.56	148	37
C BUILDING	B.P1 + B.P2 + G.F + 06 FLOOR	3841.17	19	17
PODIUM BUILDING	B.P1 + B.P2 + G.F + 02 FLOOR	103.62	00	00
TOTAL B.U.P AREA =		22665.29	167	101

FORM OF STATEMENT - 1 (SR. NO. 8 (a)(ii)) 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



GOOGLE LOCATION PLAN

STAMP OF APPROVAL 01/14

Sanctioned No. B.P. Borhadewad/3272024
 Subject to conditions mentioned in the Office Order No. Dated 30/04/2024
 Pimpri
 Date: 30/04/2024

Enrolled Engineer
 Building Permission and Unauthorised Building Construction Control Department
 Pimpri-Chinchwad Municipal Corporation
 Pimpri-411018.

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

FLOORWISE FSI STATEMENT: (A BUILDING) COMM. BUILDING

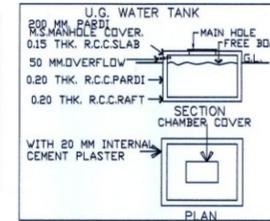
FLOORS NAME	FSI AREA			RESI. TNMNTS.	COMM. TNMNTS.
	COMM.	RESI.	IND.		
BASEMENT FLOOR 02	0.00	0.00	0.00	0.00	0
BASEMENT FLOOR 01	0.00	0.00	0.00	0.00	0
GROUND FLOOR	853.36	0.00	0.00	853.36	0
FIRST FLOOR	572.50	0.00	0.00	572.50	0
SECOND FLOOR	1027.08	0.00	0.00	1027.08	0
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	2452.94	0.00	0.00	2452.94	0

FLOORWISE FSI STATEMENT: (C BUILDING) RESI.+COMM

FLOORS NAME	FSI AREA			RESI. TNMNTS.	COMM. TNMNTS.
	COMM.	RESI.	IND.		
BASEMENT FLOOR 02	0.00	0.00	0.00	0.00	0
BASEMENT FLOOR 01	0.00	0.00	0.00	0.00	0
GROUND FLOOR	652.63	57.25	0.00	709.88	0
FIRST FLOOR	475.88	35.03	0.00	510.91	0
SECOND FLOOR	0.00	441.95	0.00	441.95	4
THIRD FLOOR	0.00	441.95	0.00	441.95	4
FOURTH FLOOR	0.00	441.95	0.00	441.95	4
FIFTH FLOOR	0.00	441.95	0.00	441.95	4
SIXTH FLOOR	0.00	441.95	0.00	441.95	4
SEVENTH FLOOR	0.00	410.63	0.00	410.63	4
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	1128.51	2712.86	0.00	3841.17	24

FLOORWISE FSI STATEMENT: (PODIUM BUILDING)

FLOORS NAME	FSI AREA			RESI. TNMNTS.
	COMM.	RESI.	IND.	
BASEMENT FLOOR 02	0.00	0.00	0.00	0.00
BASEMENT FLOOR 01	0.00	0.00	0.00	0.00
GROUND PARKING FLOOR	0.00	0.00	0.00	0.00
PODIUM / FIRST PARKING FLOOR	0.00	0.00	0.00	0.00
SECOND PARKING FLOOR	0.00	103.62	0.00	103.62
TERRACE FLOOR	0.00	0.00	0.00	0.00
TOTAL	0.00	103.62	0.00	103.62



PAID & TDR AREA CALCULATION

TOTAL PLOT AREA = 10500.00 SQ.M.
 PERMISSIBLE PAID FSI AREA = 10500.00 X 0.50 = 5250.00 SQ.M.
 PERMISSIBLE T.D.R AREA = 10500.00 X 1.75 = 18375.00 SQ.M.

PAID FSI AREA = 5250.00 x 17.980 % = 943.95 SQ.M.
 T.D.R AREA = 18375.00 X 17.980 % = 3303.82 SQ.M.

PROPOSED ROAD FSI = 0000.00 SQ.MT
 PROPOSED T.D.R AREA = 3304.00 SQ.MT
 TOTAL T.D.R AREA = 3304.00 SQ.MT
 PROPOSED PAID FSI AREA = 943.95 SQ.MT

FLOORWISE FSI STATEMENT: (B BUILDING) RESI.+COMM

FLOORS NAME	FSI AREA			RESI. TNMNTS.	COMM. TNMNTS.
	COMM.	RESI.	IND.		
BASEMENT2 FLOOR	0.00	0.00	0.00	0.00	0
BASEMENT1 FLOOR	0.00	0.00	0.00	0.00	0
GROUND FLOOR	630.45	55.56	0.00	686.01	0
FIRST FLOOR	785.82	29.68	0.00	815.50	0
SECOND FLOOR	0.00	810.92	0.00	810.92	8
THIRD FLOOR	0.00	810.92	0.00	810.92	8
FOURTH FLOOR	0.00	810.92	0.00	810.92	8
FIFTH FLOOR	0.00	810.92	0.00	810.92	8
SIXTH FLOOR	0.00	810.92	0.00	810.92	8
SEVENTH FLOOR	0.00	778.17	0.00	778.17	8
EIGHTH FLOOR	0.00	810.92	0.00	810.92	8
NINTH FLOOR	0.00	810.92	0.00	810.92	8
TENTH FLOOR	0.00	810.92	0.00	810.92	8
ELEVENTH FLOOR	0.00	810.92	0.00	810.92	8
TWELFTH FLOOR	0.00	778.17	0.00	778.17	8
THIRTEENTH FLOOR	0.00	810.92	0.00	810.92	8
FOURTEENTH FLOOR	0.00	810.92	0.00	810.92	8
FIFTEENTH FLOOR	0.00	810.92	0.00	810.92	8
SIXTEENTH FLOOR	0.00	810.92	0.00	810.92	8
SEVENTEENTH FLOOR	0.00	691.23	0.00	691.23	7
EIGHTEENTH FLOOR	0.00	726.84	0.00	726.84	7
NINETEENTH FLOOR	0.00	726.84	0.00	726.84	7
TWENTYTH FLOOR	0.00	726.84	0.00	726.84	7
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	1416.27	15051.29	0.00	16467.56	148

No.TPS-1818/CR-238/18(Part-4)&Sec.37(1AA)(c)&Sec.2(4)&Modification/UD-13 Date-28-12-2022

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS.)
Residential	80-150	1	0	0
Residential	40-80	2	167	1
Residential	30-40	0	0	0
Commercial (shop)	2924.66	100	29	2
TOTAL REQD.(NOS.)		0	0	142
AS PER UDPPR (1.1.1) TABLE NO.-8A & BELOW NOTE PROVIDED PARKING	CAR 1 (2.30X4.50)	0	0	71
	CAR 2 (2.50X5.00)	0	0	0
TOTAL REQD AREA			1622.35	684.00
TOTAL PROP AREA			2306.95	2372.35
AMENITY PARKING CULTURAL HALL	478.94	100	5	5

VISITOR PARKING AREA CALCULATION

RESI. TOTAL CAR = 84
 CAR 1 = 42 X 10.35 = 434.70
 CAR 2 = 42 X 12.50 = 525.00
 SCOOTER = 168 X 2.00 = 336.00
 (TOTAL VISITOR PARKING AREA = 1295.70X 5% = 64.78)

VISITOR PARKING AREA PROPOSED

REQ. PARKING = 64.78 SQ.MT
 CAR 1 = 00 X 10.35 = 00.00
 CAR 2 = 00 X 12.50 = 00.00
 SCOOTER = 33 X 2.00 = 66.00
 (TOTAL VISITOR PARKING AREA = 66.00)

WATER CALCULATION

OVER HEAD WATER TANK CALCULATION

WING A+B+C RESI.BUILDING
 135 x 5 x 167 = 1,12,725.00 LTS

FIRE FIGHTING
 2 WING x 25000 = 50,000 LTS
 1 WING x 10000 = 10,000 LTS
 TOTAL OVER HEAD WATER TANK = 1,72,725.00 LTS

UNDER GROUND WATER TANK CALCULATION

U.G.WATER TANK(1,12,725x2.0) = 2,25,450.00 LTS

FIRE FIGHTING
 1 WING x 1,00,000 = 1,00,000 LTS
 1 WING x 50,000 = 50,000 LTS
 TOTAL U.G. WATER TANK = 3,75,450.00 LTS

COMM. BUILDING

Gr. floor area = 2136.44 / 3 x 45 = 32046.60 LTS
 Upr. floor area = 2861.28 / 6 x 45 = 21459.60 LTS
 FIRE FIGHTING = 00,000.00 LTS
 TOTAL OVER HEAD WATER TANK = 53506.20 LTS
 U.G.WATER TANK (53506.20 x 2.0) = 10701.24 LTS
 TOTAL U.G. WATER TANK = 10701.24 LTS

A+B+COMM. + RESI.BUILDING

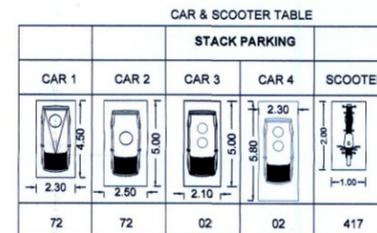
TOTAL O.H. WATER TANK = 226231.20 LTS
 TOTAL U.G. WATER TANK = 386151.24 LTS

(9.31) ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

BUILDING	FLOOR	Req. Sq.mt	Proposed Sq.mt
FITNESS CENTER, CRECHE,	PODIUM BUILDING (2ND FL)	30.00	33.30
SOCIETY OFFICE	PODIUM BUILDING (2ND FL)	12.00	16.56
DRIVER ROOM	PODIUM BUILDING (2ND FL)	3.00	3.30
IBS ROOM	PODIUM BUILDING (2ND FL)	---	12.82

CAR & SCOOTER TABLE

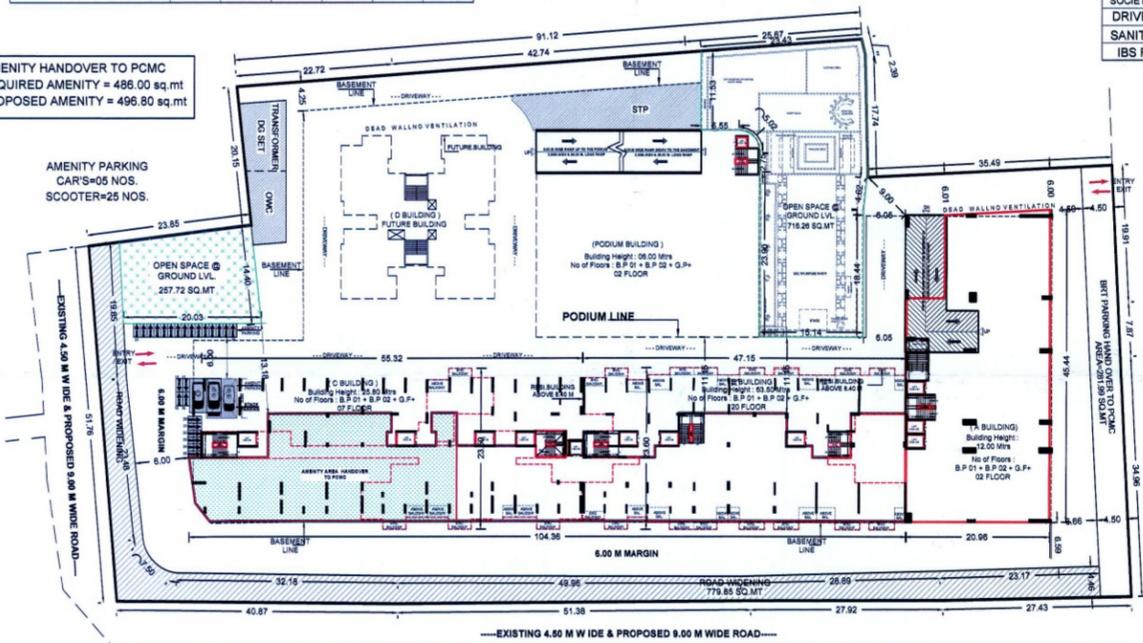
TYPE'S	COLOUR'S
COMM. PKG	Red
EV. PKG	Green
VISITOR PKG	Orange



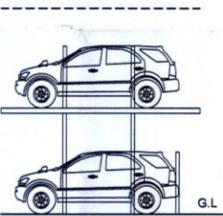
PROPOSED PARKING TABLE

BUILDING	FLOOR	CARS	SCOOTER
BASEMENT LVL.2	72	264	
BASEMENT LVL.1	71	111	
GROUND FL.	00	00	
SIDE MARGIN	05	25	
TOTAL		148	442

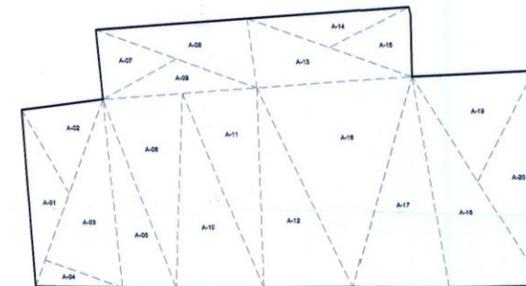
AMENITY HANDOVER TO PCMC
 REQUIRED AMENITY = 486.00 sq.mt
 PROPOSED AMENITY = 496.80 sq.mt



LAYOUT PLAN (scale-1:500)



TYPICAL SECTION OF STACK PARKING



Triangulation (Scale - N:T:S)

Triangle	Area	A-11	636.30
A-01	308.27	A-12	749.19
A-02	308.27	A-13	452.37
A-03	593.35	A-14	235.34
A-04	97.78	A-15	239.60
A-05	429.85	A-16	1351.09
A-06	654.97	A-17	868.35
A-07	226.60	A-18	845.90
A-08	444.58	A-19	556.59
A-09	226.60	A-20	555.10
A-10	730.03	Total (PLOT)	10500.13

AREA STATEMENT

AREA OF PLOT	SQ.MT
1. AREA OF PLOT (minimum area of a,b,c to be considered)	10500.00
(a) As per ownership document (7/12, CTS extract)	10500.00
(b) As per measurement sheet	10500.13
(c) As per site	10500.13
2. Deductions for	
(a) proposed D.P./D.P. Road widening Area / Service Road /Highway widening	779.85
(b) Any D.P. Reservation area / Green Zone	0.00
(Total a+b)	779.85
3. Balance area of plot (1-2)	9720.15
4. Amenity Space (if applicable)	0.00
(a) Required -	486.00
(b) Adjustment of 2(d), if any -	0.00
(c) Proposed Amenity Area	496.80
5. Net Plot Area (3-4 (c))	9720.15
6. Recreational Open space (if applicable)	0.00
(a) Required -	972.01
(b) Proposed -	973.98
7. Internal Road area / Green Zone	0.00
8. Plottable area (if applicable)	9720.15
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5basic FSI)	9720.15
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)	943.95
11. In-situ FSI / TDR loading	0.00
(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	3304.00
(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	13968.10
(b) Ancillary Area FSI upto 60% or 80% with payment of charges as applicable) x 1.5 or 1.8) (9+10(a)+11-13(a1)	6936.15
(c) Total entitlement (a + b)	22904.25
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 1.5 or 1.8) (9+10(a)+11-13(a1)	5.2
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')	0.00
(i) Residential	17867.57
(ii) Commercial	4967.72
(c) Total (a+b)	22865.29
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.997
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 _____ 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.

Signature
 ARCHITECT - I.P.ASSOCIATES

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
 M/S SILVER GALAXY & SILVER BLISS THROUGH PARTNER
 Mrs. POOJA MAHESH LANGDE & OTHERS 5

Owner (s) signature
 P.K. Langde / Pooja Langde

GAT. NO-247/1, 247/2, 247/3 VILLAGGE-BORHADEWADI

ARCHITECT - I.P.ASSOCIATES
 AR.SATYAJEET R.INAMDAR,AR.ADITYA A. PUNGVAKAR,

ARCH SIGN

SCALE 1:100
DRAWN BY SURAJ J.
CHECKED BY SATYAJEET J.
JOB NO.
DRAWING NO.
INWARD NO.
KEY NO.

DATE 18 MAR 2024
SHEET NO. 01 / 14