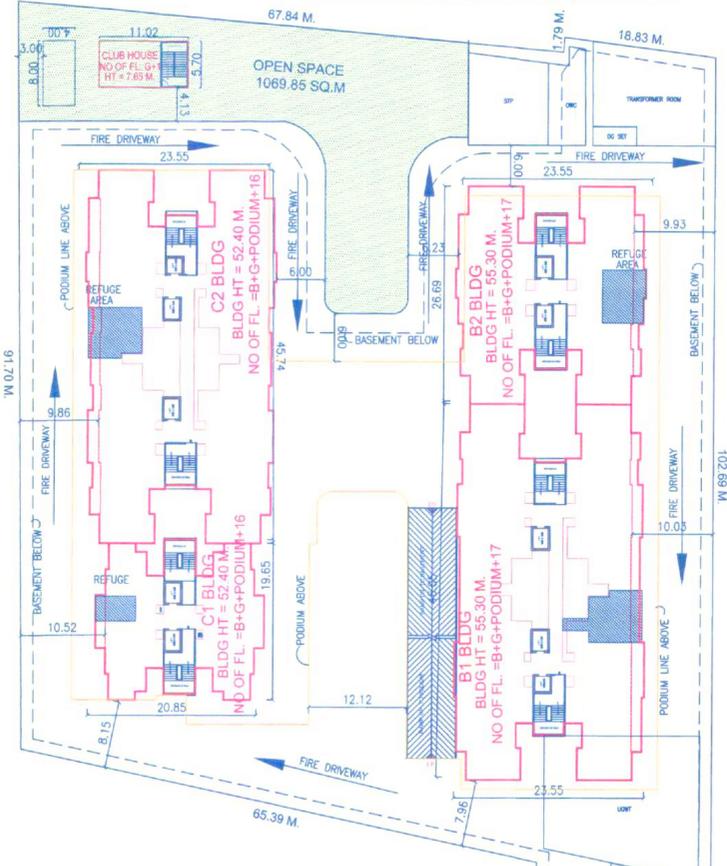


GOOGLE LOCATION



| TOTAL F.S.I. PERMISSIBLE | | 55213.52 |
|---|----------|----------|
| 1) F.A.R. PROPOSED | | |
| a. RESIDENTIAL | 50917.44 | |
| b. COMMERCIAL | 1052.95 | |
| TOTAL F.S.I. PROPOSED | | 51970.39 |
| 2) NON FSI AREA | | |
| a. PROPOSED PARKING AREA (BASEMENT+PARKING FL) | 21500.00 | |
| b. PROPOSED BALCONY AREA | - | |
| c. PROPOSED STAIRCASE (PREMIUM) AREA | - | |
| d. PROPOSED FIRE STAIRCASE AREA | - | |
| e. PROPOSED PASSAGE + LOBBY AREA | - | |
| f. PROPOSED CLUB HOUSE AREA | 179.00 | |
| g. PROPOSED O.H. WATER TANK AREA | 250.00 | |
| h. PROPOSED LIFT AREA | 120.00 | |
| i. PROPOSED REFUGE AREA | 350.00 | |
| j. PROPOSED U.G. TANK AREA | 360.00 | |
| k. PROPOSED S.T.P. AREA | 170.00 | |
| l. PROPOSED OWC AREA | 50.00 | |
| m. PROPOSED DG SET & TRANSFORMER AREA | 280.00 | |
| n. PROPOSED CLUB HOUSE POOL | - | |
| o. PROPOSED MHADA AREA | 2613.23 | |
| p. PROPOSED SECURITY CABIN AREA | 50.00 | |
| q. ARCHITECTURAL PROJECTION, CHAJJA / CORNICE, NON ACCESSIBLE TERRACE | 5810.00 | |
| TOTAL NON FSI AREA | | 31732.23 |
| 3) TOTAL FSI + NON FSI AREA (2 + 3) | | 83702.62 |

PROPOSED GROUND COVERAGE AREA = 5450.00 SQ.M

WATER REQUIREMENT STATEMENT :-

O.H. WATER TANK:-
(FOR COMMERCIAL)
348.34 / 3 = 116 PERSON }- 234 PERSON
704.61 / 6 = 118 PERSON }- 234 PERSON
234 PER x 45 LIT = 10,530.00 LIT.
(FOR RESIDENTIAL)
5 PER. x 135LIT. x 532 TEN. = 3,59,100.00 LIT.
TOTAL = 3,69,630.00 LIT.
FIRE FIGHTING TANK (25,000.00x5 BLDG)= 1,25,000.00 LIT.
TOTAL O.H. WATER TANK CAPACITY = 4,94,630.00 LIT.

U.G. WATER TANK:-
1.50 x 3,69,630.00 LIT = 5,54,445.00 LIT.
FIRE FIGHTING TANK = 3,75,000.00 LIT.
TOTAL U.G. WATER TANK CAPACITY= 9,29,445.00 LIT.

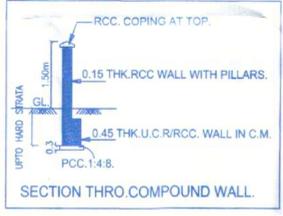
FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED BUILDING

| BLDG NO | TOTAL BUILT UP AREA OF TOTAL FLOOR AS PER OUTER CONSTRUCTION LINE | TENAMENT/ SHOP/OFFICE NO |
|---------|---|----------------------------------|
| A BLDG | 14040.03 RESI.=12987.08 & COMM. = 1052.95 | 140 FLAT 16 SHOP 9 OFFICES |
| B1 BLDG | 14118.44 | 134 |
| B2 BLDG | 8434.07 | 68 |
| C1 BLDG | 2309.81 | 64 |
| C2 BLDG | 13068.04 | 126 |
| TOTAL | 51970.39 | 532 FLAT 16 SHOP 9 OFFICES |

GRAND TOTAL INCL. (MHADA 2613.23)
(51970.39 + 2613.23) = 54583.62 SQ.M

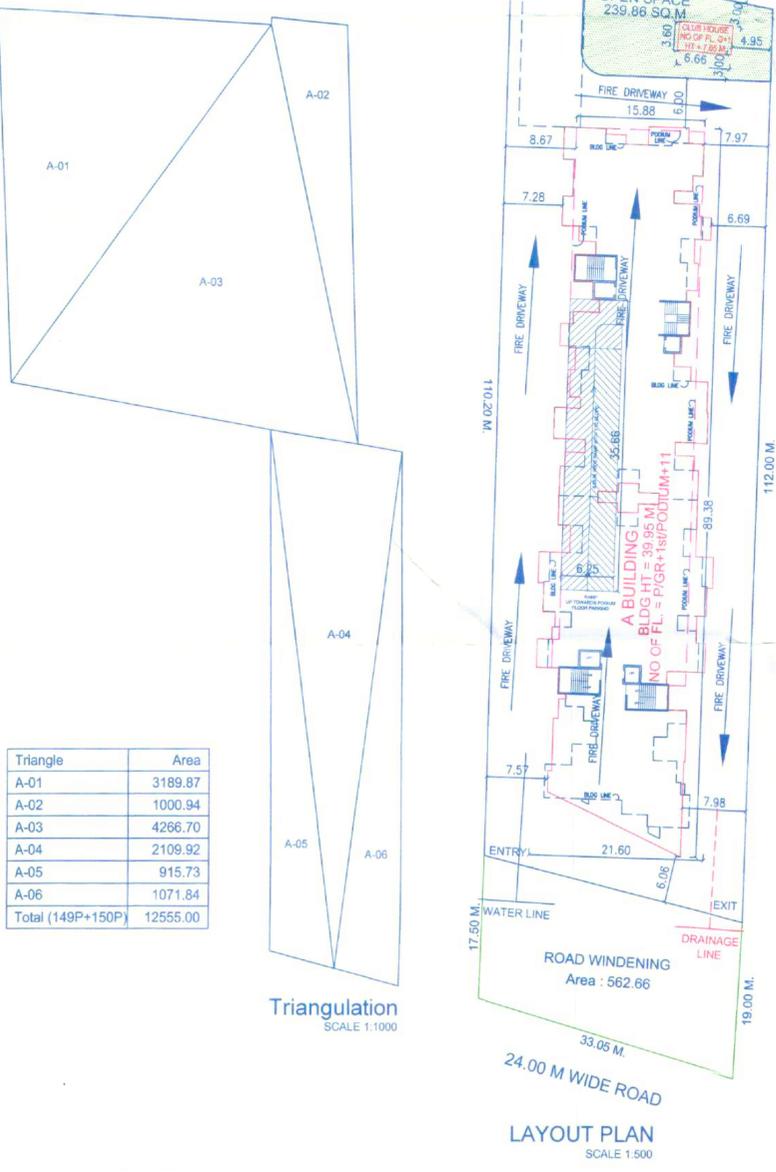
FORM OF STATEMENT - 1
[SR. NO. 8 (a)(iii)]
EXISTING BUILDING TO BE RETAINED

| 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 |



PARKING CALCULATION

| TYPE | CARPET AREA / FSI (M2) | TNMTS.(NOS) UNIT PROP | CAR (NOS) BY RULE REQD. | SCOOTER (NOS.) BY RULE REQD. | CYCLE (NOS.) BY RULE REQD. |
|-------------------------|------------------------|-----------------------|-------------------------|------------------------------|----------------------------|
| Residential | 30 - 40 | 2 | 2 | 1 | 2 |
| Residential | 40 - 80 | 2 | 334 | 1 | 167 |
| Residential | 80 - 150 | 1 | 196 | 1 | 196 |
| Commercial shops | 315.34 | 100 | 4 | 2 | 8 |
| Commercial offices | 671.61 | 200 | 4 | 3 | 12 |
| REQ. TOTAL PARKING | | | | 384 | 600 |
| REQ. AREA | | | 12.50 SQ.M | 4800.00 | 2.00 SQ.M |
| REQ. TOTAL AREA | | | | | 6000.00 SQ.M |
| REQ. VISITORS PARK AREA | | | | | 300.00 SQ.M |
| REQ. TOTAL PARK AREA | | | | | 6300.00 SQ.M |
| TOTAL PROPOSED AREA | | | | | 6350.00 SQ.M |



Triangulation SCALE 1:1000

| Triangle | Area |
|-------------------|----------|
| A-01 | 3189.87 |
| A-02 | 1000.94 |
| A-03 | 4266.70 |
| A-04 | 2109.92 |
| A-05 | 915.73 |
| A-06 | 1071.84 |
| Total (149P+150P) | 12555.00 |

STAMP OF APPROVAL

Sanctioned No. B.P/EC/Tathawade/10/2023
Subject to conditions mentioned in the Office Order No. even dated 18/08/2023
Pimori
Date: 18/08/2023



O.C. Signed by
City Engineer

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

AREA STATEMENT

| AREA STATEMENT | SQ. MT |
|---|----------|
| 1. AREA OF PLOT | 12441.00 |
| (Minimum area of a b.c to be considered) | |
| (a) As per ownership document (7/12, CTS extract) | 12441.00 |
| (b) As per measurement sheet | 12555.00 |
| (c) As per site | 12555.00 |
| 2. Deductions for: | |
| (a) Proposed D.P./D.P. Road widening Area / Service Road /Highway widening | 562.66 |
| (b) Any D.P. Reservation area | 0.00 |
| (Total a+b) | 562.66 |
| 3. Balance area of plot (1-2) | 11878.34 |
| 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. Recreational Open space (if applicable) | 0.00 |
| (a) Required | 1187.83 |
| (b) Proposed | 1309.71 |
| 6. Net Plot Area (3-4+5) | 11878.34 |
| 7. Internal Road area | 0.00 |
| 8. Plottable area (if applicable) | 0.00 |
| 9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.6 basic FSI 1.10) (11878.34x1.10 = 13066.17) | 13066.17 |
| 10. Addition of FSI on payment of premium | |
| (a) Maximum permissible premium FSI - based on road width / TOD Zone | 6220.50 |
| (b) proposed FSI on payment of premium. | 6220.50 |
| (c) proposed FSI on payment of premium. (Table No.6G) | 0.00 |
| 11. In-situ FSI / TDR loading | 0.00 |
| (a) In-situ against D.P. road, if any (562.66 x 2.05 = 1153.45) | 1153.45 |
| (b) In-situ against Amenity Space if handed over (2.00 or 1.85 x Sr.No.4 (b) and for (c)) | 0.00 |
| (c) TDR area (12441.00 x 1.15 = 14307.15 - 1153.45 = 13153.70) | 13153.70 |
| (d) Total in-situ/ TDR loading proposed (11a)+(b)+(c) | 14307.15 |
| 12. Additional FSI area under Chapter No.7 | 0.00 |
| (a) Green F.S.I. 7% (13066.17 x 0.07) | 914.63 |
| 13. Total entitlement of FSI in the proposal | |
| (a) (9+10b)+(c)+11(d) or 12 whichever is applicable | 34508.45 |
| (a1) Deduction - Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules | 0.00 |
| (a2) Balance entitlement for Ancillary Area (a - a1) | 34508.45 |
| (b) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable (34508.45x0.60 = 20705.07) | 20705.07 |
| (c) Total entitlement (a + b) | 55213.52 |
| 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+10a)+11.13(a1) | 4.40 |
| 15. Total Built-up Area in proposal (excluding area at Sr.No. 17b) | |
| (a) Earlier Sanction Area | 0.00 |
| (b) Proposed Built-up Area (as per P-Line) | |
| i) Residential+Comm. (WITH MHADA) | 54583.62 |
| ii) Residential+Comm. (WITH-OUT MHADA) | 51970.39 |
| 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.9) | 2613.23 |
| (b) Proposed | 2613.23 |

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707 AR.SIDDARTH HARISCHANDRAKAR

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.

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK, INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME, SIGNATURE :-

M/S Linux Group Through Mr Sanjay Kumar Singh
PROJECT :-

PROPOSED RESIDENTIAL BUILDING
S. NO. 149 P & 150 P. AT TATHAWADE, PUNE.

ARCHITECT :-

AR.SIDDARTH HARISCHANDRAKAR
Aditi, Office no. 3011401 Plot no. 4/22, S.no.88, near Sahakar Udyan, Erandwane, Pune, 411004
020 - 29952054 / 29952055, adesignstudio1@gmail.com
DATE 23/08/2023 DEALT BY PRAJAKTA REVISED BY - CHECKED BY - SCALE 1:100