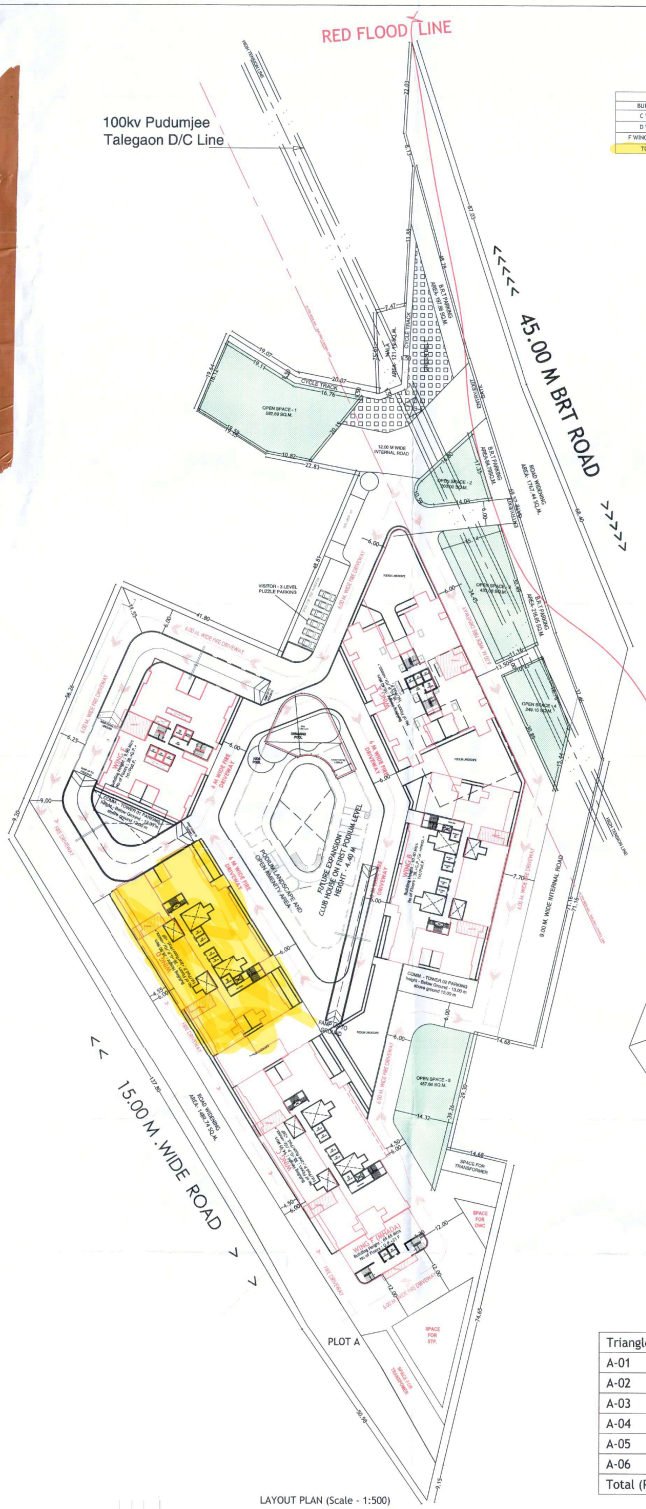


LAYOUT PLAN (Scale - 1:500)

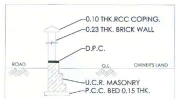
BUILDING WISE FSI STATEMENT				
BUILDING	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
C WING	1185.75	22399.20	216	23584.95
D WING	1185.74	5205.15	48	6390.89
F WING(MHADA)	0.00	3978.87	42	3978.87
TOTAL	2371.49	31583.22	306.00	33954.71

WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	93150.00	93150.00
	Fire Requirement	50000	50000.00
	TOTAL	143150.00	143150.00
UGWT	2.0 Times OHWT	186300.00	186300.00
	Fire Requirement	300000.00	300000.00
	TOTAL	486300.00	486300.00

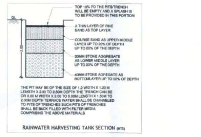
PROVISION OF 9.31			
WING	WING - C	WING-F(MHADA)	Sq.M.
ENT. LOBBY	9.00	9.00	Sq.M.
DRIVER ROOM	12.00	12.00	Sq.M.
SERVANT'S TOILET	6.89	0.00	Sq.M.
Total	27.89	21.00	Sq.M.

LOCATION PLAN (Scale - NTS)

Sanction plot area of C D & F Building is 1824 Sq.Mtrs. out of Total Plot area 22670 Sq.Mtrs.



COMPOUND WALL SECTION (NTS)



RAINWATER HARVESTING TANK SECTION (NTS)

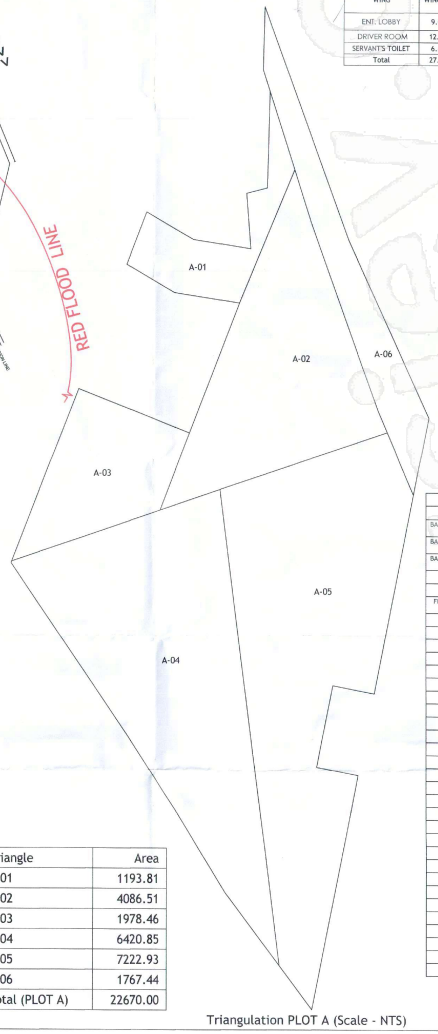
PARKING CALCULATION								
TYPE	CARPET AREA / FSI(M2)	TEMTS.(NOS)		CAR (NOS)		SCOOTER (NOS)		
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	198	1	99	2	198
RESIDENTIAL	80-150	1	66	1	66	1	66
RESIDENTIAL	>150	1	0	1	0	1	0
RESIDENTIAL (MADHA)	40-80	2	42	1	21	2	42
COMMERCIAL-SHOP	678.47	100	6.78	2	14	6	41
COMMERCIAL-OFFICE	678.47	200	3.39	3	10	11	37
TOTAL REQD.(NOS)					210		384
VISITORS PARKING 5%					9		15
TOTAL REQD.(NOS)					219		399
TOTAL PROP.(NOS)					289		42

Reg. No. 8.1(V) Page No. 145 COMPOSITE PARKING- 6 Scooter = 1Car

EV Charging Provision For 20% Of Total Parking = 289 * 0.20 = 58 Nos.

TOTAL PROPOSED PARKING STATEMENT		
	CAR	SCOOTER
CD WING-RESI.	215	00
CD WING-COMM.	41	00
MHADA	21	42
VISITORS	12	00
TOTAL PARKING	289	42

EV Charging Parking	
Regular Parking	
Mhada Parking	
Visitors Parking	



Triangulation PLOT A (Scale - NTS)

Triangle	Area
A-01	1193.81
A-02	4086.51
A-03	1978.46
A-04	6420.85
A-05	7222.93
A-06	1767.44
Total (PLOT A)	22670.00

FLOOR WISE FSI STATEMENT - C WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 03 PARKING FLOOR	0.00	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0.00	0	0.00
BASEMENT 01 PARKING FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	427.77	27.89	0	455.66
MEZZ. FLOOR	228.32	0.00	0	228.32
FIRST/Pod. PARKING FLOOR	529.67	0.00	0	529.67
2ND FLOOR	0.00	817.91	8	817.91
3RD FLOOR	0.00	835.40	8	835.40
4TH FLOOR	0.00	835.40	8	835.40
5TH FLOOR	0.00	835.40	8	835.40
6TH FLOOR	0.00	802.00	8	802.00
7TH FLOOR	0.00	835.40	8	835.40
8TH FLOOR	0.00	835.40	8	835.40
9TH FLOOR	0.00	835.40	8	835.40
10TH FLOOR	0.00	835.40	8	835.40
11TH FLOOR	0.00	802.00	8	802.00
12TH FLOOR	0.00	835.40	8	835.40
13TH FLOOR	0.00	835.40	8	835.40
14TH FLOOR	0.00	835.40	8	835.40
15TH FLOOR	0.00	835.40	8	835.40
16TH FLOOR	0.00	802.00	8	802.00
17TH FLOOR	0.00	835.40	8	835.40
18TH FLOOR	0.00	835.40	8	835.40
19TH FLOOR	0.00	835.40	8	835.40
20TH FLOOR	0.00	835.40	8	835.40
21ST FLOOR	0.00	802.00	8	802.00
22ND FLOOR	0.00	835.40	8	835.40
23RD FLOOR	0.00	835.40	8	835.40
24TH FLOOR	0.00	835.40	8	835.40
25TH FLOOR	0.00	835.40	8	835.40
26TH FLOOR	0.00	802.00	8	802.00
27TH FLOOR	0.00	835.40	8	835.40
28TH FLOOR	0.00	835.40	8	835.40
TOTAL	1185.75	22399.20	216	23584.95

FLOOR WISE FSI STATEMENT - D WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 03 PARKING FLOOR	0.00	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0.00	0	0.00
BASEMENT 01 PARKING FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	427.77	27.89	0	455.66
MEZZ. FLOOR	228.32	0.00	0	228.32
FIRST/Pod. PARKING FLOOR	529.66	215.75	0	745.41
2ND FLOOR	0.00	817.91	8	817.91
3RD FLOOR	0.00	835.40	8	835.40
4TH FLOOR	0.00	835.40	8	835.40
5TH FLOOR	0.00	835.40	8	835.40
6TH FLOOR	0.00	802.00	8	802.00
7TH FLOOR	0.00	835.40	8	835.40
TOTAL	1185.74	5205.15	48	6390.89

FLOOR WISE FSI STATEMENT - F WING(MHADA)				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	0.00	21.00	0	21.00
FIRST FLOOR	0.00	188.47	2	188.47
2ND FLOOR	0.00	188.47	2	188.47
3RD FLOOR	0.00	188.47	2	188.47
4TH FLOOR	0.00	188.47	2	188.47
5TH FLOOR	0.00	188.47	2	188.47
6TH FLOOR	0.00	188.47	2	188.47
7TH FLOOR	0.00	188.47	2	188.47
8TH FLOOR	0.00	188.47	2	188.47
9TH FLOOR	0.00	188.47	2	188.47
10TH FLOOR	0.00	188.47	2	188.47
11TH FLOOR	0.00	188.47	2	188.47
12TH FLOOR	0.00	188.47	2	188.47
13TH FLOOR	0.00	188.47	2	188.47
14TH FLOOR	0.00	188.47	2	188.47
15TH FLOOR	0.00	188.47	2	188.47
16TH FLOOR	0.00	188.47	2	188.47
17TH FLOOR	0.00	188.47	2	188.47
18TH FLOOR	0.00	188.47	2	188.47
19TH FLOOR	0.00	188.47	2	188.47
20TH FLOOR	0.00	188.47	2	188.47
21ST FLOOR	0.00	188.47	2	188.47
TOTAL	0.00	3978.87	42	3978.87

STAMP OF APPROVAL

Sanctioned no. D.P. Tathawade/30/2025
Subject to conditions mentioned in the Office Order No.
Given dated 27-03-2025
Place:
Date 28/3/2025

Executive Engineer
Building Permission and Unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pune-411 018

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

ESTD: 11/10/82

AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	22670.00
(a) NALA AREA	121.19
(b) Handover 45.00 M Road widening Area	1767.44
PLOT AREA AFTER DEDUCTING NALA AREA & 45.00M ROAD WIDENING (CALCULATE TDR & PAID FSI)	20781.37
BRT PARKING AREA	499.30
2. Deductions for	
(a) Proposed 45.00 M Road widening Area	0.00
(b) Proposed 15.00 M Road widening Area	1489.74
(Total a+b)	1489.74
3. Balance area of plot (1-2)	18792.33
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 20% if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	18792.33
6. Recreational Open space (if applicable)	
(a) Required -	1929.16
(b) Proposed	1932.73
7. Internal Road area	0.00
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I as per front road width (Sr. No. 3abaove FSI 1.0)	18792.33
a) EBC FSI 5%gold	0.00
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone	10395.69
(b) Proposed FSI on payment of premium	0.00
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 or1.85 x Sr. No. 4 (b)and /or(c)]	
(c)TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	
(a) [9+9(a) + 10(a)+11(d)] or 12 whichever is applicable	18792.33
(b) Ancillary Area FSI upto 80%with payment of charges	1054.0
(c) Ancillary Area FSI upto 60% with payment of charges	10484.90
(d) Ancillary Area FSI upto 60% or 80 % with payment of charges 10%	11538.90
Proposed Ancillary Area	11183.91
(e) Total entitlement (a+d)	29975.84
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 1.0 or 1.5]	
TOTAL PERMISSIBLE AREA	29975.84
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	0.00
(ii) Residential	0.00
(iii) Commercial	0.00
(b) Proposed Built-up Area (as per P-line)	
(i) Residential	25604.35
(ii) Commercial	2371.49
(c) Total (a+b)	29975.84
16. F.S.I. Consumed (15/13) [should not be more than serial No.14	1.000
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	3858.32
(b) Proposed	3978.87

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/ie. Survey records.

Signature:
AR.USHA RANGARAJAN

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 in the work site.

Signature:
Mr. Balu R. Nawale & Others Through POAH M/S. GRD MIRACLE REALTORS LLP Through Its Partner
Mr. Rahul R. Gawade & Others

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME: OWNER'S SIGN:
Mr. Balu R. Nawale & Others Through POAH
M/S. GRD MIRACLE REALTORS LLP Through Its Partner
Mr. Rahul Gawde & Others

PROJECT:
SURVEY NO : 170/1,170/2,170/3, 171/4,171/5
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : VILLAGE - TATHAWADE

ARCHITECT: ARCH.SIGN:
Usha Rangarajan
LIC.NO. - CA/90/15403,
PLOT NO 32 SECTOR NO 29, SKCOM TEMPLE ROAD,
RAVET PRADHIKARAN PUNE 411001

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.		DATE	10 MAR 2025	
KEY NO.		SHEET NO.	1 / 19	