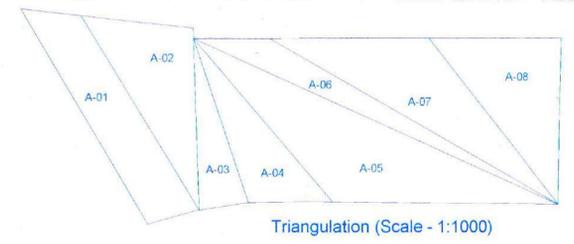
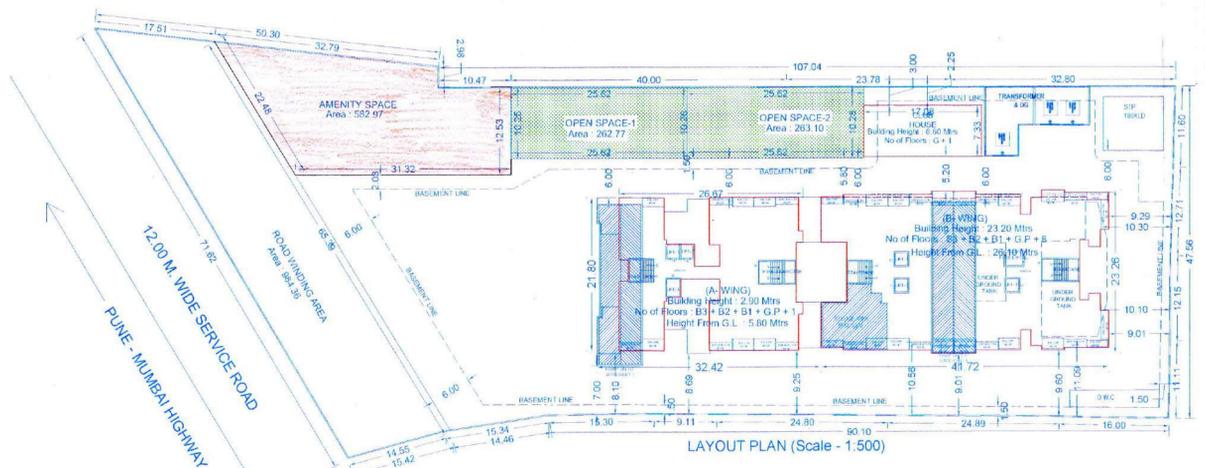


अट क्र. ५ - मध्य प्रदेश राजधानी क्षेत्र मन्पास हस्तांतरित केल्याबद्दीच जागेवर कुठल्याही प्रकारचे बांधकाम सुरू करता येणार नाही.

अट क्र. ५३ - मकानात दर्शिलेले Visitor बाह्यतः विद्यमान विवकास वेगळी नाही.
 अट क्र. ५४ - पूर प्रतिबंधक उपाययोजना नियमावलीनुसार करणे बंधनकारक आहे.
 अट क्र. ५५ - मध्य प्रदेश राजधानी क्षेत्र मन्पास हस्तांतरित केल्याबद्दीच जागेवर कुठल्याही प्रकारचे बांधकाम सुरू करता येणार नाही. विविध बांधकाम करणे बांधकाम नियमावलीनुसार मिल्कतीना थोका विभाग होणार नाही याची नोंद घ्यावी. वेगळी बांधकामाची अर्जात / विवकास बांधी नाही.
 अट क्र. ५६ - प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ रस्त्याचे बाजूने प्रत्येकी ५.० मी. अंतरावर एक मी.मी.टी.सी. बांधकामे बंधनकारक विवकास बांधकाम नाहीत.



Triangle	Area
A-01	982.77
A-02	842.92
A-03	352.42
A-04	571.56
A-05	1520.81
A-06	526.98
A-07	1099.79
A-08	916.81
Total	6814.06

STAMP OF APPROVAL

Sanctioned No. B.P / Tathawade / 44 / 2024
 Subject to conditions mentioned in the Office Order No. 10/04/2024
 Pimpri
 Date: 10/04/2024

ESTD. 11/10/82
 Pimpri-411016

O. C. Signed by City Engineer

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

A) AREA STATEMENT	SQ. M.
1. AREA OF PLOT (minimum area of a, b, c to be considered)	6814.06
(a) As per ownership document (7/12, cts extract)	6900.00
(b) As per measurement sheet	6814.06
(c) As per site	6814.06
2. DEDUCTIONS FOR	
(a) Proposed D.P. Road Widening Area/ Service Road / Highway Widening	984.36
(b) Any D.P. Reservation Area	0.00
TOTAL (a+b)	984.36
3. BALANCE AREA OF PLOT (1-2)	5829.70
(A) Amenity Space (if Applicable)	582.97
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	582.97
5. NET PLOT AREA (3-4 (C))	5246.73
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) Required -	524.67
(b) Proposed -	525.87
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 (5246.73 X 1.10)	5771.40
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
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 Handled Over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0.00
(c) TDR Area	0.00
(d) Total In-Situ / TDR Loading Proposed (11 (a)+(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	5771.40
(b) Ancillary Area FSI Up To 60% Or 80% (Sr.No.13a-Sr.No.15a) (permissible = 3452.84 sq.m)	834.00
TOTAL ENTITLEMENT (a+b)	6605.40
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]	3.00
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR NO.17 B)	
(a) Existing Built-Up Area.	
i) Completed	0.00
ii) Residential	0.00
iii) Commercial	0.00
iv) Excess Balcony Area	0.00
(b) Proposed Built-Up Area (As Per 'P-Line')	
i) Completed	0.00
ii) Residential	6605.00
iii) Commercial	0.00
(c) Total (a+b)	6605.00
16. F.S.I. CONSUMED (15/13) [SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.]	0.999
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) Required (MHADA) [20% of sr no 5]	0.00
(b) Proposed (MHADA)	0.00

FORM OF STATEMENT - 3
 [SR NO 9 (a)]

AREA DETAILS OF APARTMENT

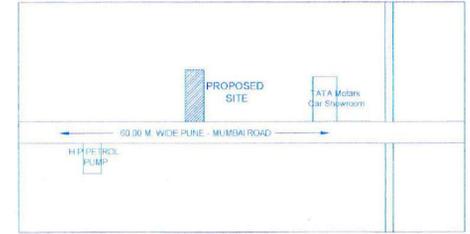
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT (ENC. BALCONY)	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
WING-A	FIRST FLOOR	101	44.50	0.00	3.43
		102	43.30	2.84	3.41
		103	44.49	2.81	3.41
		104	45.34	3.23	4.62
		105	44.15	3.23	4.62
		106	46.35	3.25	4.62
WING-B	FIRST FLOOR	101	44.48	2.84	3.41
		102	44.25	2.84	3.41
		103	43.75	2.84	3.44
		104	46.81	0.00	3.44
		105	46.79	3.23	4.62
		106	44.67	3.23	4.62
		107	45.13	3.23	4.62
		108	45.34	3.23	4.62
	TYPICAL - 2,3,4,5,6,7 FLOOR	201,301,401,501,601,701	61.54	7.29	8.22
		202,302,402,502,602,702	61.41	7.29	8.22
		203,303,403,503,603,703	60.95	11.58	8.22
		204,304,404,504,604,704	76.04	11.58	8.22
		205,305,405,505,605,705	75.00	11.58	8.22
		206,306,406,506,606,706	58.05	11.58	8.22
		207,307,407,507,607,707	58.52	11.58	8.22
		208,308,408,508,608,708	61.54	11.58	8.22
	EIGHTH FLOOR	801	61.54	3.38	7.36
		802	61.41	3.38	7.36
		803	60.95	3.38	7.36
		804	76.04	7.12	7.36
		805	75.00	7.12	7.36
		806	58.05	6.27	7.36
		807	58.52	6.27	7.36
		808	0.00	0.00	0.00

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	TENAMNTT
WING-A	BASEMENT-3 FLOOR	0.00	0
	BASEMENT-2 FLOOR	0.00	0
	BASEMENT-1 FLOOR	0.00	0
	PARKING FLOOR	0.00	0
	FIRST FLOOR	424.86	6
	TERRACE FLOOR	0.00	0
	TOTAL	424.86	6
WING-B	BASEMENT-3 FLOOR	0.00	0
	BASEMENT-2 FLOOR	0.00	0
	BASEMENT-1 FLOOR	0.00	0
	GROUND FLOOR	78.47	0
	FIRST FLOOR	563.94	8
	SECOND FLOOR	769.92	8
	THIRD FLOOR	769.92	8
	FOURTH FLOOR	769.92	8
	FIFTH FLOOR	769.92	8
	SIXTH FLOOR	769.92	8
	SEVENTH FLOOR	769.92	8
	EIGHTH FLOOR	634.48	7
	TERRACE FLOOR	0.00	0
	TOTAL	5956.41	63
CLUB HOUSE	GROUND FLOOR	125.19	0
	FIRST FLOOR	62.59	0
	TERRACE FLOOR	0.00	0
	TOTAL	187.78	0

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
WING-A	N/A	N/A	N/A	N/A
WING-B	N/A	N/A	N/A	N/A



PARKING CALCULATION (NEW)

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS.) UNIT PROP.	CAR (NOS.) BY RULE REQD.	SCOOTER (NOS.) BY RULE REQD.
RESIDENTIAL	30 - 40	2	1	0
RESIDENTIAL	40 - 80	2	1	35
RESIDENTIAL	80 - 150	1	0	3
COMMERCIAL (SHOP)	0.00	100	0	2
COMMERCIAL (OFFICE)	0.00	200	0	3
TOTAL REQD.(NOS.)			35	69
TOTAL REQD. AREA			437.50	138.00
TOTAL PROP. AREA			575.50	28.78
5% VISITORS PARKING				28.78
TOTAL REQUIRED AREA			604.28	
TOTAL PROPOSED AREA			460.00	

WATER REQUIRED STATEMENT
 FOR COMMERCIAL GROUND FLOOR = 0/3 = 0.00
 0 X 45 Lit = 0.00 Lit
 REMAINING FLOOR = 0/6 = 0.00
 0 X 45 Lit = 0.00 Lit
 TOTAL COMM. REQUIRED = 0.00 + 0.00 = 0.00 Lit

FOR RESIDENTIAL TENEMENTS = 69 NOS
 69 X 5 (Person) = 345 Persons
 345 Persons X 135 lit./Person / Day = 46575.00 Lit
 Total Comm + Resi = 0.00 + 46575.00 Lit
 Total Overhead Water Tank Capacity Req = 46575.00 Lit

U.G.W.Tank Capacity Req = 46575.00 X 2.00 = 93150.00 Lit
 Total Underground W.Tank Capacity Req = 93150.00 Lit

REFUGE AREA REQUIRED STATEMENT (B - WING)

No. of Tenements Considered For	03 Floors X 769.92 Built-up = 2309.76 ; 12.50 (occupant load) = 184.78 Say = 185 Persons
Refuge Area is	102 Consecutive Floors +01 = 184.78 Say = 185 Persons
Refuge Floor (Including) = Total 03 Floors (if each Floor Have 769.92 Built-up)	185 Persons X 0.30 sq.m./per person = 55.50 sq.m.
For Handicapped Persons	= 6944.64 ; 12.50 (occupant load) = 595.57 ; 200 (1 sq.m for 200 person)
Total Built-up / 12.50	= 2.78 Required area
TOTAL REQUIRED REFUGE AREA	= 2.78 + 55.50 = 58.28 Sq.m

REFUGE AREA STATEMENT (NEW)

(B - WING)	FLOOR	REQ.	PRO.
	8TH FLOOR	58.28	75.65

PARKING STATEMENT

REQUIRED PARKING	PROPOSED PARKING
CAR	366
SCOOTER	0

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	46575.00	50000.00
	25000.00	25000.00
TOTAL	71575.00	75000.00
UGWT	93150.00	100000.00
	50000.00	50000.00
TOTAL	143150.00	150000.00

SCHEDULE OF OPENING: (B BLDG)

NAME	L X H	NOS.
D	1.05 X 2.10	69
D2	0.75 X 2.10	160
FD	1.20 X 2.10	72
D1	0.90 X 2.10	160
FD	1.80 X 2.10	72

SCHEDULE OF OPENING: (A BLDG)

NAME	L X H	NOS.
D	1.05 X 2.10	6
D2	0.75 X 2.10	6
FD	1.20 X 2.10	6
D1	0.90 X 2.10	6
FD	1.80 X 2.10	6

PARKING STATEMENT

REQUIRED PARKING	COVERED	OPEN	TOTAL
CAR	35	366	366
SCOOTER	0	0	0

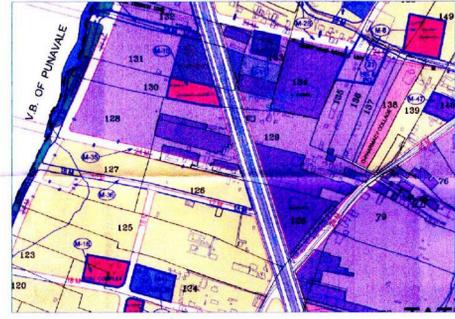
COMPOSITE PARKING
 NOTE: 6 SCOOTER CONVERT IN 1 CAR
 REQUIRED SCOOTER = 69 ÷ 6 = 11.5
 SCOOTER CONVERT IN CAR = 12

SCHEDULE OF OPENING: (B BLDG)

NAME	L X H	NOS.
V	0.60 X 0.60	160
W	1.80 X 1.20	160
W1	1.50 X 1.20	69

SCHEDULE OF OPENING: (A BLDG)

NAME	L X H	NOS.
V	0.60 X 0.60	6
W	1.80 X 1.20	6
W1	1.50 X 1.20	6



CERTIFICATE OF AREA

NAME AND SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR: *V.S. Londhe*

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 DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ADHERE 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.

OWNER'S NAME: Mrs. Vimal Pandurang Linge & others 4 through POA Holder Pruth v Buildmasters LLP through Partner Mr. Dilip Khandu Hadap & Mrs. Vijaya Shivaji Londhe

OWNER'S SIGN: *V.S. Londhe*

PROJECT: REGULAR TRACK, VILLAGE - TATHAWADE

SURVEY NO.: 130/1(P), 131(P) **HISSA NO.:**

PLOT NO.:

DESCRIPTION: REGULAR TRACK, VILLAGE - TATHAWADE

ARCHITECT: YOGESH S. MANAKSHE **ARCH. SIGN:** *Y.S. Manakshe*

Shop No 5/6 The Wood Society
 Wakad, Pune 411017
 Email: vastushali@gmail.com

JOB NO.: PCMC/TAT0004/2024/ZONE B/TATHAWADE/PRE-THT-521/FRESH
DATE: 20 Mar 2024
SHEET NO.: 01 / 08