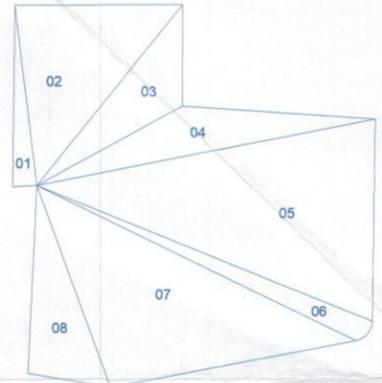


SECTION AA'



TRIANGULATION (SCALE - 1:200)

TRIANGLE	AREA
01	91.18
02	373.56
03	204.60
04	230.29
05	788.30
06	141.55
07	635.39
08	215.13
TOTAL	2680.00

Form of Statement no. 3 CARPET AREA STATEMENT AS PER RERA						
BLD G. NO.	FLOOR NO.	FLAT NO.	CARPET AREA (SQ.M)	BALC. (SQ.M)	TERRACE	TOTAL
A	1ST FLOOR	101	100.72	11.94	36.16	148.82
		102	100.72	11.94	26.47	139.13
		103	138.40	17.05	12.95	168.40
		104	138.40	17.05	29.65	185.10
	TYPICAL 2ND - 6TH FLOOR & 8TH FLOOR	201,301,401,501,601, 202,302,402,502,602,801	100.49	11.94	0.00	112.43
		203,303,403,503,603, 204,304,404,504,604,	137.53	17.05	0.00	154.58
	7th floor	701,702	100.49	11.94	0.00	112.43
		703,706	110.39	17.05	0.00	127.44
			704,705	20.25	0.00	20.25

PARKING CALCULATION						
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT PROP.	CAR (NOS) BY RULE	SCOOTER (NOS.) BY RULE	REQD.	REQD.
Residential	80-150	01 17	01 17	01 17	01 17	17
	150 AND ABOVE	01 12	02 24	01 12	01 12	12
Total Required (Nos)		29	41			29
Area Required			512.50			58
In Addition 5% Visitors Parking			(512.50+58) x 5% = 28.52			
Total Area Required			570.50+28.52= 599.02			
Total Area Proposed			630.00 SQM			

WATER REQUIREMENT: For WING A			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
OHWT	RESIDENTIAL	19575	19600
	FIRE REQUIREMENT	10000	10000
	TOTAL	29575.0000	29600
UGWT		39150	39200
	FIRE REQUIREMENT	50000	50000
	TOTAL	89150	89200

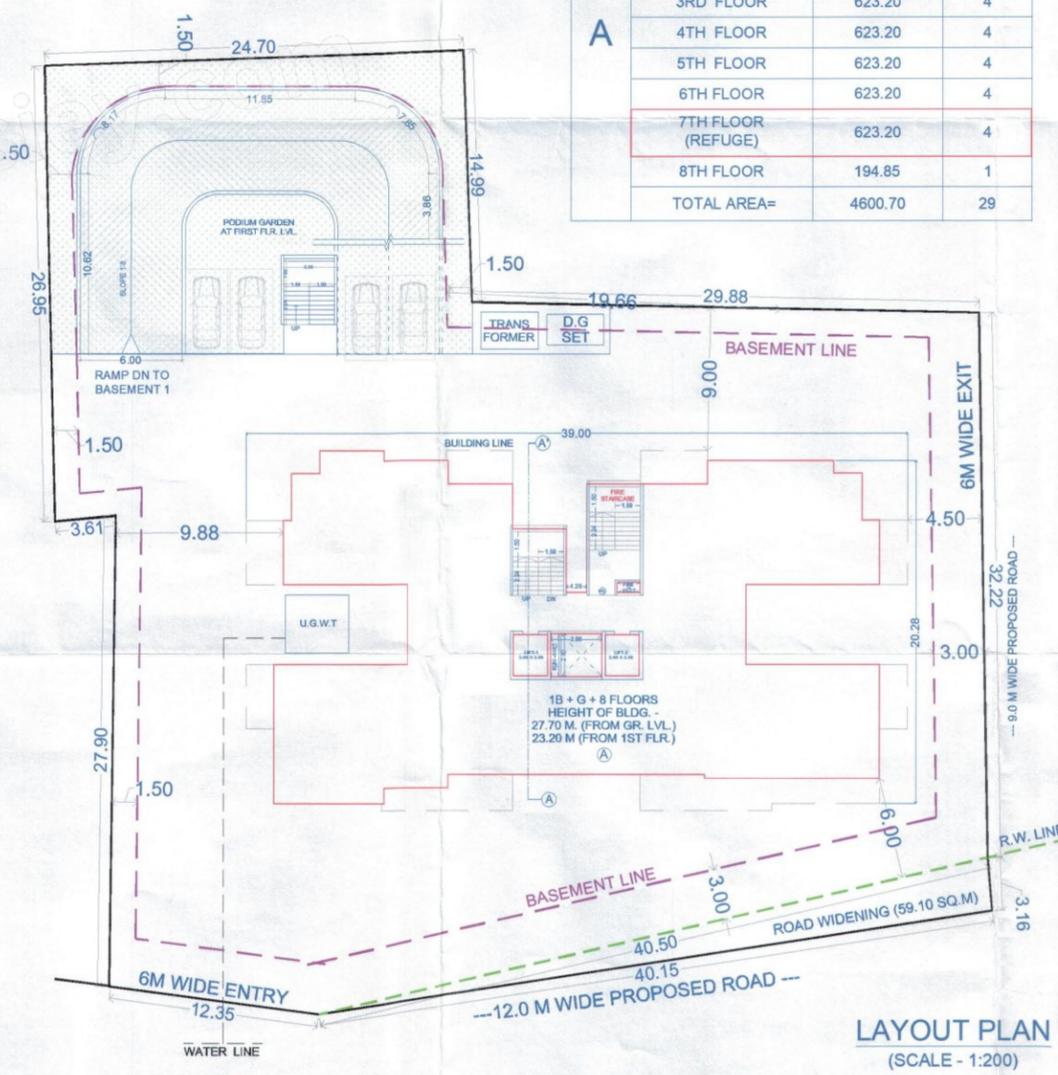
Form of statement 1 [Sr. No. 8(a)(iii)] Existing Building to be Retained					
Existing Building No.	Floor No.	Plinth Area	Total floor Area of Existing Building	TENEMENTS	Use / Occupancy of Floors.
N.A	N.A	N.A	N.A	N.A	N.A

Buildingwise F.S.I Statement			
Bldg no.	Floor	RESI. AREA (SQ.M)	TNMTS.
(1)	(2)	(4)	(6)
A	B + GR. + 8 FLOORS	4600.70	29



LOCATION MAP PROPOSED SITE

Form of Statement 2[Sr.No.9(a)] Proposed Building			
Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.
(1)	(2)	(3)	(4)
A	BASEMENT- 1	0	0
	GROUND FLOOR	43.45	0
	1ST FLOOR	623.20	4
	2ND FLOOR	623.20	4
	3RD FLOOR	623.20	4
	4TH FLOOR	623.20	4
	5TH FLOOR	623.20	4
	6TH FLOOR	623.20	4
	7TH FLOOR (REFUGE)	623.20	4
	8TH FLOOR	194.85	1
	TOTAL AREA=	4600.70	29



LAYOUT PLAN (SCALE - 1:200)

STAMP OF APPROVAL
Sanctioned No. B.P./Pimple Nilakh/30/2024
Subject to conditions mentioned in the Office Order No. 06/03/2024
Date: 06/03/2024

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

AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	2680.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	2700.00 SQ.M.
(b) As per measurement sheet	2680.00 SQ.M.
(c) As per site	2680.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/Service Road/Highway widening	59.10 SQ.M.
b) Any D.P. Reservation area	0.00 SQ.M.
	0.00 SQ.M.
3. Balance area of plot (1-2)	2620.90 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	0.00 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	0.00 SQ.M.
5. Net Plot Area (3 - 4 (c))	2620.90 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	0.00 SQ.M.
(b) Proposed -	0.00 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plotable area (if required)	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1.1)	2882.99 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ.M.
b) Proposed FSI on payment of premium.(0.5)	0.00 SQ.M.
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 SQ.M.
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 SQ.M.
(c) TDR area - road amenity	0.00 SQ.M.
(d) GHRIHA four star/gbc Gold or equivalent rate 7% Incentive FSI	0.00 SQ.M.
(e) Total In-situ / TDR loading prop - (11 (a)+(b)+(c)+(d))	0.00 SQ.M.
12. Additional FSI area under Chapter No.7 (Internal Road F.S.I.)	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	
(a) [(9+10(b))+11(d)] or 12 whichever is applicable.	2882.99 SQ.M.
(b) Ancillary Area FSI (50%) (Resi. - 60% of 2882.99) = 1729.79 SQ.M.	1729.79 SQ.M.
(Comm. - 0.00/1.8 = 0.00 (Comm. - 80% of 0.00 sq.m) = 0.00 SQ.M.	0.00 SQ.M.
(c) Total entitlement (a+b)	4612.78 SQ.M.
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)	1.76
15. Total B'up Area in proposal.(excluding area at Sr.No.17 b)	0.00 SQ.M.
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per P-line)	4600.70 SQ.M.
(c) Total (a+b)	4600.70 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No. 14 above.)	1.73
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	0.00 SQ.M.

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. 32A, PLOT NO. 8 TO 14, BAYAT PRADHARAN, AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

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.

DESIGN ARCHITECT :-
CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ANANDNAGAT 'C', OPP. BEVERLY HILLS HOTEL, NEAR MARIGOLD CLUB, LULU NAGAR, BOMBAY ROAD, PUNE. E-MAIL: cubixarchitects@gmail.com CONTACT NO. 775704988, 777049887

PROJECT :-
SURVEY NO.: - 24/1A/1/11, 24/1B/1/11, 24/1C/1/11, 24/1D/1/11
DESCRIPTION: - REGULAR TRACK, PIMPLE NILAKH, PUNE

ARCHITECT INTERIOR DESIGNER
SHEET NO :- 01 / 04
DATE :-
DRAWN BY :- SHRADDHA
26 FEB 2024
KEY NO :-
ARCHITECT SIGN: MR. AMOL BUGADE
SCALE :- 1:100