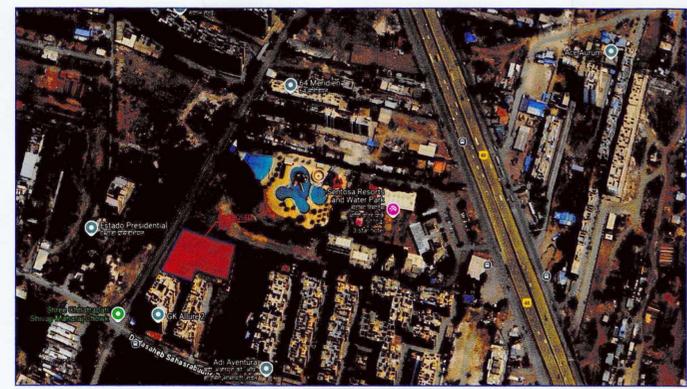


Triangulation OPEN SPACE
(Scale -500)

Triangle	Area
A-01	168.77
A-02	204.17
Total	372.94

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	0	1	0	2	0
RESIDENTIAL	80-150	1	39	1	39	1	39
RESIDENTIAL	>150	1	0	1	0	1	0
RESIDENTIAL (MADHA)	40-80	2	0	1	0	2	0
COMMERCIAL-SHOP	841.03	100	8.41	2	17	6	50
TOTAL REQD.(NOS)					56		89
VISITORS PARKING 5%					2		2
TOTAL REQD.(NOS)					58		91
TOTAL PROP.(NOS)					82		33

EV CHARGING PROVISION FOR 20% OF TOTAL PARKING = 58 X 0.20 = 12 NOS.



LOCATION PLAN (Scale - NTS)

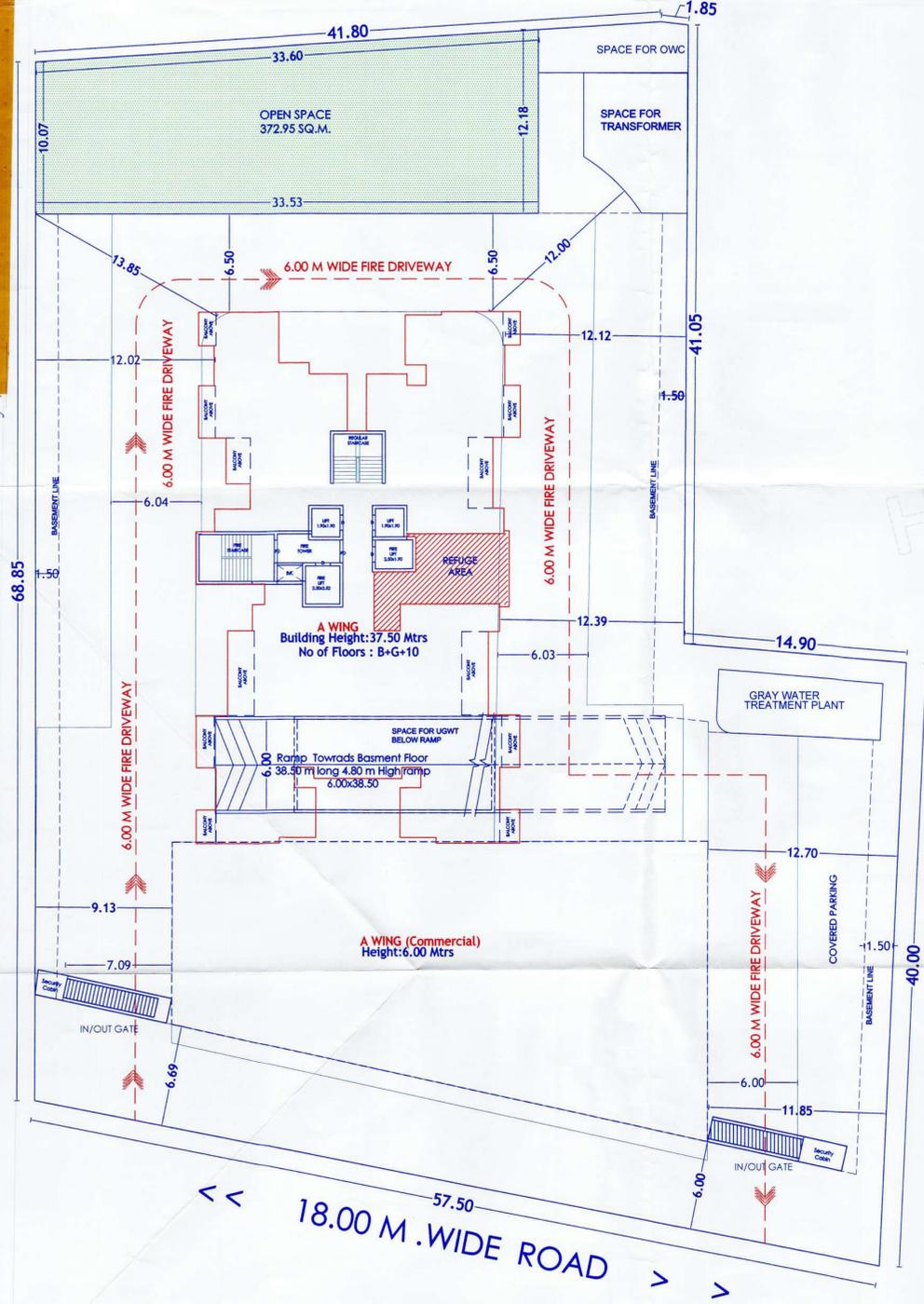
STAMP OF APPROVAL

Sanctioned No. B.P/Ravet/8/12025
Subject to conditions mentioned in the Office Order No. even dated 30/03/2025

Pimpri Date: 30/03/2025

Usharaj
Executive Engineer
Building Permits and Unauthorized Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 016

Profession: P. Area Statement
(At Right Hand Ion Corner of Plans)



LAYOUT PLAN (Scale - 1:200)

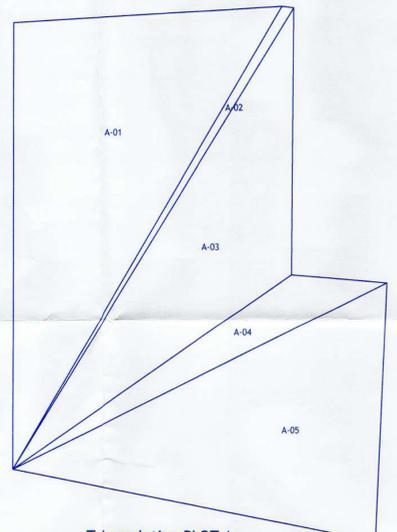
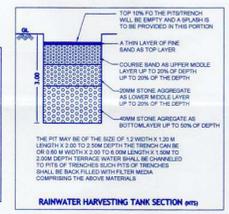
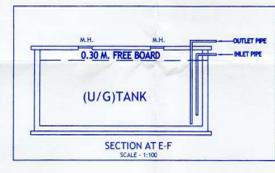
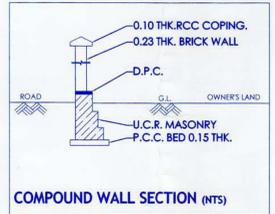
WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	36934.73	36950.00
	Fire Requirement	25000	25000.00
	TOTAL	61934.73	61950.00
UGWT	2.0 Times OHWT	73869.45	73900.00
	Fire Requirement	75000.00	75000.00
TOTAL		148869.45	148900.00

FORM OF STATEMENT - 1 (SR. NO. 8 (A)(H))				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

FLOOR WISE FSI STATEMENT - A WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	573.60	23.76	0	597.36
MEZZ. FLOOR	267.43	0.00	0	267.43
1ST FLOOR	0.00	867.41	3	867.41
2ND FLOOR	0.00	529.07	4	529.07
3RD FLOOR	0.00	529.07	4	529.07
4TH FLOOR	0.00	529.07	4	529.07
5TH FLOOR	0.00	529.07	4	529.07
6TH FLOOR	0.00	529.07	4	529.07
7TH FLOOR	0.00	529.07	4	529.07
8TH FLOOR	0.00	529.07	4	529.07
9TH FLOOR	0.00	529.07	4	529.07
10TH FLOOR	0.00	529.07	4	529.07
TOTAL	841.03	5652.80	39	6493.83

BUILDING WISE FSI STATEMENT				
BUILDING	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
A WING	841.03	5652.80	39	6493.83
TOTAL	841.03	5652.80	39.00	6493.83

FORM OF STATEMENT - 3 (SR. NO. 9 (g))					
AREA DETAILS OF APARTMENT					
BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF OPEN BALCONY	AREA OF ENCL. BALCONY
A WING	TYPICAL - 1,2,3,4,5,6,7,8,9,10 FLOOR	101 To 1001	80.95	6.13	3.00
		102 To 1002	90.24	8.91	3.00
		203 To 1003	97.38	10.89	3.32
		104 To 1004	97.33	10.76	3.28



Triangulation PLOT A (Scale -500)

Triangle	Area
A-01	1436.12
A-02	70.12
A-03	885.04
A-04	251.40
A-05	1137.16
Total	3779.84

PROPOSED COMPLEX ON C.T.S. NO. PLOT Drawing Sheet No.: XX

Stamps of Approval of Plans:

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	3700.00
(a) As per ownership document (7/12, CTS extract)	3700.00
(b) as per measurement sheet	3700.00
(b) as per site	3779.84
2. Deductions for	
(a) Proposed Road widening Area	0.00
(b) Any D.P. Reservation Area	0.00
(Total a+b)	0.00
3. Balance area of plot (1-2)	3700.00
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	3700.00
6. Recreational Open space (if applicable)	
(a) Required -	370.00
(b) Proposed	372.94
7. Internal Road area	0.00
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subasic FSI.1)	4070.00
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	1850.00
(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 handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)], if any	
(c) TDR area	3330.00
(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 + 9a) + 10(a) + 11(d) or 12 whichever is applicable.	4070.00
(b) Ancillary Area FSI upto 80% with payment of charges.	373.79
(c) Ancillary Area FSI upto 60% with payment of charges.	2161.66
(d) Ancillary Area FSI upto 60% or 80% with payment of charges.	
Proposed Ancillary Area	2535.45
(c) Total entitlement (a+d)	6605.45
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	
TOTAL PERMISSIBLE AREA	6605.45
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	5652.80
(ii) Commercial	841.03
(c) Total (a+b)	6493.83
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14)	0.9831
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	

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: AR.USHA RANGRAJAN

Owner's Declaration -
If 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.

Signature: Mrs. ARUNA NANDKUMAR PINJAN

LEGEND

- FLAT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN RED DOTTED
- WATER LINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED HATCHED YELLOW
- DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME: Mrs. ARUNA NANDKUMAR PINJAN

OWNER'S SIGN: *Aruna*

PROJECT: SURVEY NO.: 63/2 HISSA NO.:
PLOT NO.: CTS NO.:
DESCRIPTION: VILLAGE - RAVET

ARCHITECT: Usha Rangarajan ARCH. SIGN: *Usharaj*
SCALE: CARPENTERS PLOT NO 32 SECTOR NO 24, SEC 24, TEMPLE ROAD, RAVET PIMPRI CHINCHWAD PUNE 411010

JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY
1:100 Vrushali Tushar

INWARD NO. DATE 20.03.2025
KEY NO. 1-2/11/11-1 SHEET NO. 1/6