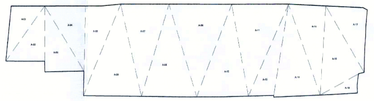
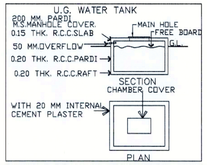
FORM OF STATEMENT - 2 [SR. NO. 9 (a)(i)] PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL	TENEMENT COMMERCIAL
A WING	B.P+G.P+05 FLOOR	1290.70(Mhada)	17(Mhada)	
B WING	B.P+G.P+P0.P1+P0.P2+ P0.P3 +02 FLOOR	2103.03	14	- - -
C WING	B.P+G.P+P0.P1+P0.P2+ P0.P3+02 FLOOR	2102.78	14	- - -
	TOTAL B/UP AREA =	5496.51 -1290.70(Mhada) =4205.81	45	- - -

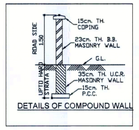
FORM OF STATEMENT - 1 [SR. NO. 8 (a)(iii)] EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

Triangle	Area		
A-01	202.86	A-10	523.49
A-02	236.32	A-11	575.71
A-03	287.92	A-12	253.44
A-04	295.91	A-13	475.51
A-05	346.73	A-14	387.99
A-06	590.99	A-15	411.41
A-07	486.72	A-16	76.82
A-08	562.29	A-17	290.71
A-09	638.39	Total (PLOT)	6623.21



Triangulation (Scale - N.T.S)





DETAILS OF COMPOUND WALL

PROPOSED SITE GOOGLE LOCATION

STAMP OF APPROVAL	LAYOUT 01/13
Sanctioned No. B.P. 1Thergaon/1675 Subject to conditions mentioned in the Office Order No. ____ given dated 10/4/24 Pimpri Date : 10/4/2024 Executive Engineer Building Permission and Unauthorised Building Construction Control Department Pimpri Chinchwad Municipal Corporation Pimpri-411 018.	City Engineer Building Permission Dept PCMC., Pimpri, Pune.

FLOORWISE FSI STATEMENT:(A WING) RESI.(MHADA) (AS PER UDCPR)

FLOORS NAME	FSI AREA COMM	RES.	MHADA.	IND.	TOTAL	RESI. TNMTS.	COMM. TNMTS.
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0.00	0	0
GROUND PARKING FLOOR	0.00	0.00	17.14	0.00	17.14	0	0
FIRST FLOOR	0.00	0.00	296.50	0.00	296.50	4	0
SECOND FLOOR	0.00	0.00	296.50	0.00	296.50	4	0
THIRD FLOOR	0.00	0.00	296.50	0.00	296.50	4	0
FOURTH FLOOR	0.00	0.00	296.50	0.00	296.50	4	0
FIFTH FLOOR	0.00	0.00	87.56	0.00	87.56	1	0
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0	0
TOTAL	0.00	0.00	1290.70	0.00	1290.70	17	0

FLOORWISE FSI STATEMENT:(B WING) RESI. (AS PER UDCPR)

FLOORS NAME	FSI AREA COMM	RES.	IND.	TOTAL	RESI. TNMTS.
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0
GROUND PARKING FLOOR	0.00	252.15	0.00	252.15	0
PODIUM PARKING FLOOR 1	00.0	35.33	0.00	35.33	0
PODIUM PARKING FLOOR 2	0.00	35.33	0.00	35.33	0
PODIUM PARKING FLOOR 3	0.00	35.33	0.00	35.33	0
FIRST FLOOR	0.00	876.46	0.00	876.46	6
SECOND FLOOR	0.00	868.43	0.00	868.43	5
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	0.00	2103.03	0.00	2103.03	14

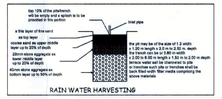
FLOORWISE FSI STATEMENT:(C WING) RESI. (AS PER UDCPR)

FLOORS NAME	FSI AREA COMM	RES.	IND.	TOTAL	RESI. TNMTS.
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0
GROUND PARKING FLOOR	0.00	238.39	0.00	238.39	0
PODIUM PARKING FLOOR 1	00.0	38.84	0.00	38.84	0
PODIUM PARKING FLOOR 2	0.00	38.84	0.00	38.84	0
PODIUM PARKING FLOOR 3	0.00	38.84	0.00	38.84	0
FIRST FLOOR	0.00	877.95	0.00	877.95	6
SECOND FLOOR	0.00	869.92	0.00	869.92	5
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	0.00	2102.78	0.00	2102.78	14

No.TPS-1818/CR-236/18(Part-4)/Sec.37(37(1AA)(c)& Sec.20(4)/Modification/UD-13 Date-28-12-2022

PARKING CALCULATION							
TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.
Residential	80-150	1	12	1	12	1	12
Residential	40-80	2	33	1	17	2	34
Residential	30-40	2	0	1	0	2	0
Commercial	00.00	100	0	0	00	0	00
TOTAL REQD (NOS.)		0	100	0	29	0	46
AS PER UDCPR 8.1.1-ii) TABLE NO.-8A & BELOW NOTE PROVIED PARKING							
	CAR 1 (2.30X4.50)	0	0	0	15	0	0
	CAR 2 (2.50X5.00)	0	0	0	14	0	0
TOTAL REQD.AREA					787.25		92.00
TOTAL PROP.AREA	(ADD VISITOR PARKING ONLY RESI. AREA ENL)	987.25 +50.00 (visitor parking) = 1037.25					

WATER CALCULATION	
OVER HEAD WATER TANK CALCULATION WING A+B+C RESI.BUILDING	
135 x 5 x 45	= 30,375.00 LTS
FIRE FIGHTING 0 WING x 25000	= 00,000 LTS
3 WING x 10000	= 30,000 LTS
TOTAL OVER HEAD WATER TANK	= 60,375.00 LTS
UNDER GROUND WATER TANK CALCULATION	
U.G.WATER TANK(30,375.00x 2.0)	= 60,750.00 LTS
FIRE FIGHTING 0 WING x 1,00,000	= 0,00,000 LTS
0 WING x 50,000	= 00,000 LTS
TOTAL U.G. WATER TANK	= 60,750.00 LTS
COMM. BUILDING (CLUB HOUSE)	
Gr. floor area = 0.00 / 3 x 45	= 0.00 LTS
Upr. floor area = 0.00/ 6 x 45	= 0.00 LTS
FIRE FIGHTING	= 00,000.00 LTS
TOTAL OVER HEAD WATER TANK	= 0.00 LTS
U.G.WATER TANK (0.00 x2.0)	= 0.00 LTS
TOTAL U.G.WATER TANK	= 0.00 LTS
COMM. + RESI.BUILDING	
TOTAL O.H. WATER TANK	= 60,375.00 LTS
TOTAL U.G. WATER TANK	= 60,750.00 LTS



RAIN WATER HARVESTING

SURRENDER FSI AREA STATEMENT		
FLOOR	AREA (SQ.M)	MHADA TNMTS.
GROUND PARKING FLOOR	17.14	- - -
1ST FLOOR	296.50	4
2ND FLOOR	296.50	4
3RD FLOOR	296.50	4
4TH FLOOR	296.50	4
5TH FLOOR	87.56	1
TOTAL	1290.70	17

MAHADA AREA STATEMENT	
MIN. REQ. AREA	1257.66
PROP. AREA	1290.70
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	17

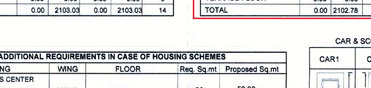
(9.31) ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES				
BUILDING	WING	FLOOR	Req. Sq.mt	Proposed Sq.mt
FITNESS CENTER SOCIETY OFFICE CRECHE	C WING	FIRST FLOOR	20	58.90
DRIVER ROOM	B & C	GROUND PARKING FL.	12	31.94
SANITARY BLOCK		GROUND PARKING FL.	3.00	6.00
METER	B & C	GROUND PARKING FL.	---	24.92
IBS ROOM	B & C	GROUND PARKING FL.	---	22.20

CAR & SCOOTER TABLE

CAR1	CAR2	SCOOTER
2.50 x 5.00	2.30 x 4.50	1.00 x 1.80
14	15	57

VISITOR PARKING AREA CALCULATION
RESI. TOTAL CAR = 29
CAR 1 = 15 X10.35 = 155.25
CAR 2 = 14 X12.50 = 175.00
SCOOTER = 45 X 2.00 = 92.00
(TOTAL VISITOR PARKING AREA = 422.25X 5% = 21.11

VISITOR PARKING AREA PROPOSED
REQ. PARKING= 21.11 SQ.MT
CAR 1 = 02 X10.35 = 00.00
CAR 2 = 03 X12.50 = 00.00
SCOOTER = 11X 2.00 = 22.00
(TOTAL VISITOR PARKING AREA =22.00)



Road widening Triangulation (Scale - 1:500)

PLOT TRIANGULATION		
A-01	0.50 x (6.47+5.90) x 14.24	= 88.07
A-02	0.50 x (6.54+5.28) x 16.18	= 95.62
A-03	0.50 x (28.26x4.85)	= 68.53
A-04	(8.26x4.85)	= 40.06
A-05	0.50 x (9.54x4.07)	= 19.40
TOTAL		= 311.68

DOOR - WINDOW SCHEDULE (SIZE IN MT.)					
TYPE	SIZE WIDTH	HEIGHT	SILL LVL	LINTEL LVL	SPECIFICATION
D	1.05	2.40	0.00	2.40	MAIN DOOR
D1	0.90	2.40	0.00	2.40	INTERNAL DOOR
D2	0.75	2.40	0.00	2.40	TOILET DOOR
FD	2.00	2.40	0.00	2.40	FOLDING DOOR
LIFT	AS PER LIFT MANUAL				ELEVATOR DOOR
W	1.50	1.50	0.90	2.40	BED WINDOW
W	1.50	1.50	0.90	2.40	STAIRCASE WINDOW
W2	1.05	1.20	1.20	2.40	LIVING WINDOW
OP	0.90	2.40	0.00	2.40	OPENING
V	0.60	0.60	1.50	2.40	VENTILATOR

AREA STATEMENT		SQ.MT
1. AREA OF PLOT (minimum area of a,b,c to be considered)		6600.00
(a) As per ownership document (7/12, CTS extract)		6600.00
(b) As per measurement sheet		6623.21
(c) As per site		6623.21
2. Deductions for		
(a) proposed D.P / D.P.Road widening Area / Service Road /Highway widening		311.68
(b) Any D.P Reservation area / Green Zone		0.00
(Total a+b)		311.68
3. Balance area of plot (1-2)		6288.32
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. Net Plot Area (3-4 (c))		6288.32
6. Recreational Open space (if applicable)		0.00
(a) Required -		628.83
(b) Proposed -		628.86
7. Internal Road area / Green Zone		0.00
8. Plotable area (if applicable)		6288.32
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5xbasic FSI)	(6288.32X1.00)	6288.32
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
(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 [2.0 x sr.No.2 (a)]; if any		0.00
(b)In- situ against Amenity Space if handed 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		6288.32
(b) Ancillary Area FSI upto 60% or 80% with payment of charges		0.00
(c) Total entitlement (a + b)		6288.32
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+10(a)+11-13(a1)		5.2
15. Total Built-up Area in proposal(excluding area at Sr.No.17b)		
(a) Existing Built-up Area		0.00
(b) Proposed Built-up Area (as per 'P-Line')		
i) Residential		4205.81
ii) Commercial		0.00
(c) Total (a+b)		4205.81
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)		0.668
17. Area for Inclusive Housing if any		N.A.
(a) Required (20%of Sr.no.5)		1257.66
(b) Proposed		1290.70

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

ARCHITECT - I.P.ASSOCIATES

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.

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

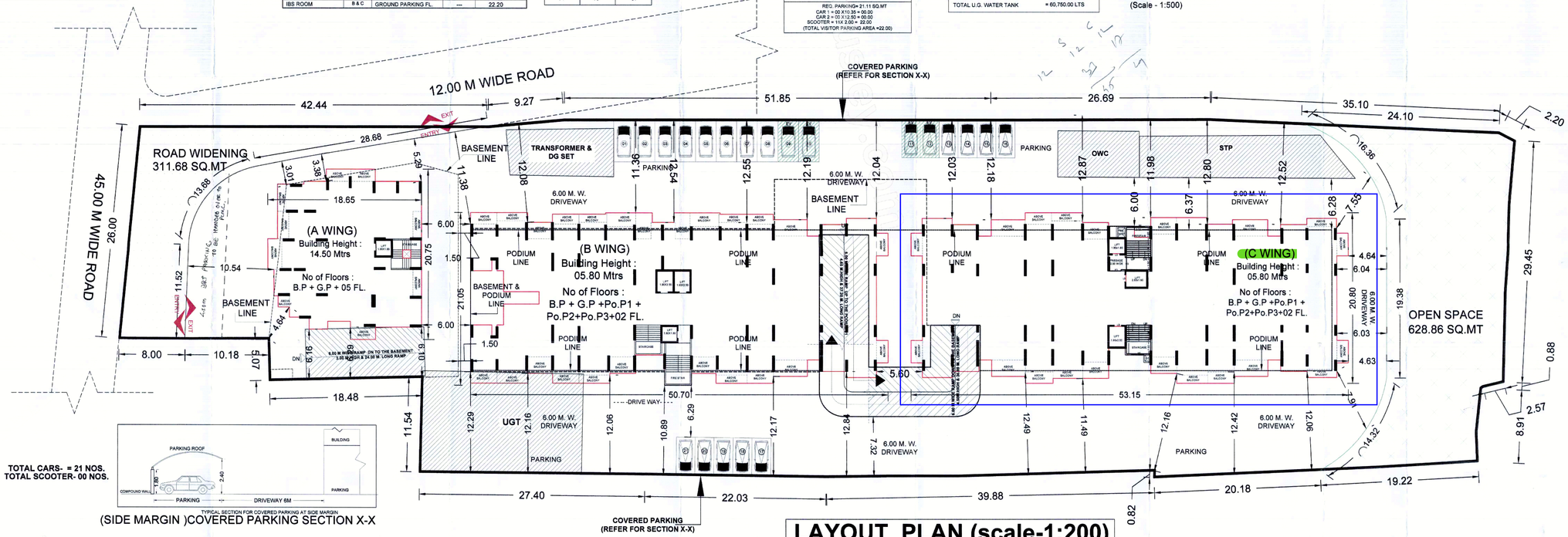
Owner (s) name and signature	Owner (s) signature
Mr. SANDEEP PANDHARINATH GODAMBE, Mr PANDHARINATH SAWALARAM GODAMBE & Mr.NANDKUMAR SHANKARRAO KOKAATE MS. KORELLI REALTECH LLP THROUGH PARTNER Mr. SAURABH NANDKUMAR KOKAATE & Mr.NANDKUMAR SHANKARRAO KOKAATE	

S.NO-16/4B/6A/1,16/3B/4A, 16/4B/6A VILLAGE -Thergaon

C.T.S. NO.-3565(P),2837(P),2838(P)

ARCHITECT -	I.P.ASSOCIATES	ARCH.SIGN
AR.SATYAJEET R.INAMDAR,AR.ADITYA A. PUNGAVKAR,		

SCALE	DRAWN BY	CHECKED BY	JOB NO.	DRAWING NO.
1:100	SANJEET N	SATYAJEET I		
INWARD NO.			DATE	12 FEB 2024
KEY NO.			SHEET NO.	01/13



TOTAL CARS- = 21 NOS.
TOTAL SCOOTER- 00 NOS.

TYPICAL SECTION FOR COVERED PARKING AT SIDE MARGIN

(SIDE MARGIN)COVERED PARKING SECTION X-X

LAYOUT PLAN (scale-1:200)