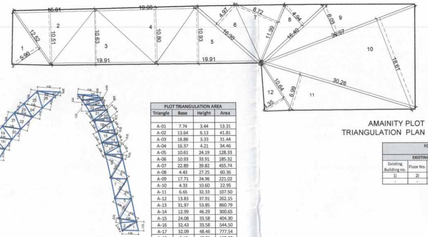


AMAINITY PLOT
TRIANGULATION PLAN

PLOT TRIANGULATION AREA			
Triangle	Base	Height	Area
A-01	3.30	1.80	2.97
A-02	3.30	1.80	2.97
A-03	3.00	1.60	2.40
A-04	4.54	2.60	5.90
A-05	4.54	2.75	6.24
A-06	3.86	2.40	4.63
A-07	3.86	1.95	3.76
A-08	3.86	1.95	3.76
A-09	5.12	1.95	4.99
A-10	5.44	0.77	2.10
A-11	4.45	1.95	4.34
A-12	4.45	1.95	4.34
A-13	5.12	1.95	4.99
A-14	5.12	3.60	9.22
A-15	3.86	3.60	6.95
A-16	3.86	1.95	3.76
A-17	5.12	1.82	2.33
A-18	3.45	2.08	3.59
A-19	3.45	2.20	3.88
A-20	3.45	2.20	3.88
A-21	3.70	3.05	5.64
A-22	3.50	2.74	4.80
A-23	3.50	2.35	3.76
A-24	3.56	2.35	3.84
A-25	3.56	2.44	3.93
A-26	1.61	2.44	2.32
A-27	5.24	0.68	1.84
TOTAL			93.76

PLOT TRIANGULATION AREA(NALA 2)			
Triangle	Base	Height	Area
A-01	3.08	1.75	2.69
A-02	3.08	1.75	2.69
A-03	3.08	0.75	1.16
A-04	4.40	1.87	4.10
A-05	4.40	2.68	5.91
A-06	4.54	2.67	5.82
A-07	4.25	2.71	5.75
A-08	4.25	2.71	5.75
A-09	4.25	3.35	7.12
A-10	5.40	0.74	1.99
A-11	3.10	2.13	3.30
A-12	3.10	2.24	3.47
A-13	3.10	0.73	1.13
A-14	3.10	2.30	3.56
A-15	3.10	2.30	3.56
A-16	3.05	0.75	1.27
A-17	3.09	1.54	2.38
A-18	3.09	2.20	3.40
A-19	3.60	0.77	1.11
A-20	3.60	1.95	2.81
A-21	3.60	1.95	2.81
A-22	3.23	0.61	1.01
A-23	3.56	1.82	3.24
A-24	3.56	1.85	3.29
A-25	3.64	0.86	1.55
A-26	3.63	0.40	0.73
A-27	3.63	0.40	0.73
A-28	4.25	0.18	0.38
TOTAL			81.15

PLOT TRIANGULATION AREA			
Triangle	Base	Height	Area
A-01	12.52	5.90	36.93
A-02	31.61	10.51	83.04
A-03	19.91	10.51	52.29
A-04	19.08	10.80	103.84
A-05	19.91	10.51	108.78
A-06	16.92	4.51	40.58
A-07	13.99	8.72	32.28
A-08	18.45	4.94	45.47
A-09	30.97	10.51	81.37
A-10	19.91	10.51	104.78
A-11	30.26	5.91	105.75
A-12	10.94	4.91	26.83
A-13			0.00
TOTAL			1280.07

FORM OF STATEMENT 1 (Sr. No. 9 (a)(iii))			
EXISTING BUILDING TO BE RETAINED			
Existing Building no.	Floor No.	Plinth Area	Total Floor Area of Existing Building
1)	2)	3)	4)
		0	0

OCCUPANCY	SIZE OF TENEMENT	NO. OF TENEMENT	4 WHEELER (NO.)		2 WHEELER (NO.)	
	Sq.M.	Unit	Proposed	By-Rule	Required	By-Rule	Required
Residential	<30	2	0	0	0	2	0
	30-60	2	2	1	2	2	2
	45-60	2	316	1	157	2	316
	60-80	1	1	1	1	2	2
	80-200	1	2	1	2	1	2
Shops	0.00	-	2	0	0	6	0
Offices	0.00	-	2	0	0	11	0
5% Additional				0	0		0
Total Required					163		322
PROVIDED					201		323
Total No. of Residential Tenements							323
Commercial Carpet Area					0.00		0.00

Residential parking calculation		
	Required	Proposed
Kathedar	161	161
TDr	20	20
	181	181
Zaheder	269	380
Tdr	76	95
TOTAL	345	475

WATER REQUIREMENT (W-Building)			
TANK	USE	REQUIRED CAPACITY(L)	PROPOSED CAPACITY(L)
OHWT	Residential	50200	50200
	Commercial	0	0
	Fire	20000	20000
	Total	80000	80000
UGWT	Residential	110700	110700
	Commercial	0	0
	Fire	75000	75000
	Total	185700	185700
Total No. of Residential Tenements			323
Commercial Carpet Area			0.00

WATER REQUIREMENT (B-Building)			
TANK	USE	REQUIRED CAPACITY(L)	PROPOSED CAPACITY(L)
OHWT	Residential	50200	50200
	Commercial	0	0
	Fire	20000	20000
	Total	80000	80000
UGWT	Residential	110700	110700
	Commercial	0	0
	Fire	75000	75000
	Total	185700	185700
Total No. of Residential Tenements			323
Commercial Carpet Area			0.00

WATER REQUIREMENT (D-Building)			
TANK	USE	REQUIRED CAPACITY(L)	PROPOSED CAPACITY(L)
OHWT	Residential	50200	50200
	Commercial	0	0
	Fire	20000	20000
	Total	80700	80700
UGWT	Residential	110300	110300
	Commercial	0	0
	Fire	75000	75000
	Total	185300	185300
Total No. of Residential Tenements			323
Commercial Carpet Area			0.00

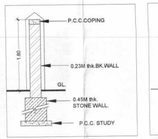
FORM OF STATEMENT 2 (Sr. No. 9 (a))					
PROPOSED BUILDING					
Sr. No.	Building No.	Built-up A-sq	No. of Tenements		
			Residential/Commercial	Total	Residential/Commercial
1	A	7653.84	-	7653.84	82
2	B	8074.46	-	8074.46	83
3	C	7653.84	-	7653.84	82
4	D	8074.46	-	8074.46	80
5	E	7653.84	-	7653.84	36
6	CLUB HOUSE	394.55	-	394.55	-
TOTAL		31504.39	0.00	31504.39	403 0

FORM OF STATEMENT 2 (Sr. No. 9 (a))					
PROPOSED BUILDING					
Building No.	Floor No.	Built-up Area	No. of Tenements		
			Residential/Commercial	Total	Residential/Commercial
A-Building	BASEMENT-02	0.00	-	0.00	-
	BASEMENT-01	0.00	-	0.00	-
	GROUND	0.00	-	0.00	-
	1ST FLOOR	573.20	-	573.20	6
	2nd FLOOR	573.20	-	573.20	6
	3rd FLOOR	573.20	-	573.20	6
	4th FLOOR	573.20	-	573.20	6
	5th FLOOR	573.20	-	573.20	6
	6th FLOOR	573.20	-	573.20	6
	7th FLOOR	573.20	-	573.20	6
	8th FLOOR	573.20	-	573.20	6
	9th FLOOR	573.20	-	573.20	6
	10th FLOOR	573.20	-	573.20	6
	11th FLOOR	573.20	-	573.20	6
	12th FLOOR	573.20	-	573.20	6
	13th FLOOR	573.20	-	573.20	6
	14th FLOOR	573.20	-	573.20	6
	15th FLOOR	573.20	-	573.20	6
	16th FLOOR	573.20	-	573.20	6
	17th FLOOR	573.20	-	573.20	6
	18th FLOOR	573.20	-	573.20	6
	19th FLOOR	573.20	-	573.20	6
	20th FLOOR	573.20	-	573.20	6
	21st FLOOR	573.20	-	573.20	6
	22nd FLOOR	573.20	-	573.20	6
	23rd FLOOR	573.20	-	573.20	6
	24th FLOOR	573.20	-	573.20	6
	25th FLOOR	573.20	-	573.20	6
TOTAL		7653.84	0.00	7653.84	82 0

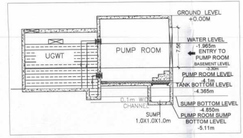
FORM OF STATEMENT 2 (Sr. No. 9 (a))					
PROPOSED BUILDING					
Building No.	Floor No.	Built-up Area	No. of Tenements		
			Residential/Commercial	Total	Residential/Commercial
B-Building	BASEMENT-02	0.00	-	0.00	-
	BASEMENT-01	0.00	-	0.00	-
	GROUND	0.00	-	0.00	-
	1ST FLOOR	584.25	-	584.25	6
	2nd FLOOR	584.25	-	584.25	6
	3rd FLOOR	584.25	-	584.25	6
	4th FLOOR	584.25	-	584.25	6
	5th FLOOR	584.25	-	584.25	6
	6th FLOOR	584.25	-	584.25	6
	7th FLOOR	584.25	-	584.25	6
	8th FLOOR	584.25	-	584.25	6
	9th FLOOR	584.25	-	584.25	6
	10th FLOOR	584.25	-	584.25	6
	11th FLOOR	584.25	-	584.25	6
	12th FLOOR	584.25	-	584.25	6
	13th FLOOR	584.25	-	584.25	6
	14th FLOOR	584.25	-	584.25	6
	15th FLOOR	584.25	-	584.25	6
	16th FLOOR	584.25	-	584.25	6
	17th FLOOR	584.25	-	584.25	6
	18th FLOOR	584.25	-	584.25	6
	19th FLOOR	584.25	-	584.25	6
	20th FLOOR	584.25	-	584.25	6
	21st FLOOR	584.25	-	584.25	6
	22nd FLOOR	584.25	-	584.25	6
	23rd FLOOR	584.25	-	584.25	6
	24th FLOOR	584.25	-	584.25	6
	25th FLOOR	584.25	-	584.25	6
TOTAL		8074.46	0.00	8074.46	83 0

FORM OF STATEMENT 2 (Sr. No. 9 (a))					
PROPOSED BUILDING					
Building No.	Floor No.	Built-up Area	No. of Tenements		
			Residential/Commercial	Total	Residential/Commercial
C-Building	BASEMENT-02	0.00	-	0.00	-
	BASEMENT-01	0.00	-	0.00	-
	GROUND	0.00	-	0.00	-
	1ST FLOOR	573.20	-	573.20	6
	2nd FLOOR	573.20	-	573.20	6
	3rd FLOOR	573.20	-	573.20	6
	4th FLOOR	573.20	-	573.20	6
	5th FLOOR	573.20	-	573.20	6
	6th FLOOR	573.20	-	573.20	6
	7th FLOOR	573.20	-	573.20	6
	8th FLOOR	573.20	-	573.20	6
	9th FLOOR	573.20	-	573.20	6
	10th FLOOR	573.20	-	573.20	6
	11th FLOOR	573.20	-	573.20	6
	12th FLOOR	573.20	-	573.20	6
	13th FLOOR	573.20	-	573.20	6
	14th FLOOR	573.20	-	573.20	6
	15th FLOOR	573.20	-	573.20	6
TOTAL		7653.84	0.00	7653.84	82 0

FORM OF STATEMENT 2 (Sr. No. 9 (a))					
PROPOSED BUILDING					
Building No.	Floor No.	Built-up Area	No. of Tenements		
			Residential/Commercial	Total	Residential/Commercial
D-Building	BASEMENT-02	0.00	-	0.00	-
	BASEMENT-01	0.00	-	0.00	-
	GROUND	0.00	-	0.00	-
	1ST FLOOR	573.20	-	573.20	6
	2nd FLOOR	573.20	-	573.20	6
	3rd FLOOR	573.20	-	573.20	6
	4th FLOOR	573.20	-	573.20	6
	5th FLOOR	573.20	-	573.20	6
	6th FLOOR	573.20	-	573.20	6
	7th FLOOR	573.20	-	573.20	6
	8th FLOOR	573.20	-	573.20	6
	9th FLOOR	573.20	-	573.20	6
	10th FLOOR	573.20	-	573.20	6
	11th FLOOR	573.20	-	573.20	6
	12th FLOOR	573.20	-	573.20	6
	13th FLOOR	573.20	-	573.20	6
	14th FLOOR	573.20	-	573.20	6
	15th FLOOR	573.20	-	573.20	6
TOTAL		8074.46	0.00	8074.46	80 0



Compound section
1:100

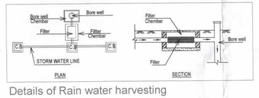


UGWT Section
1:100

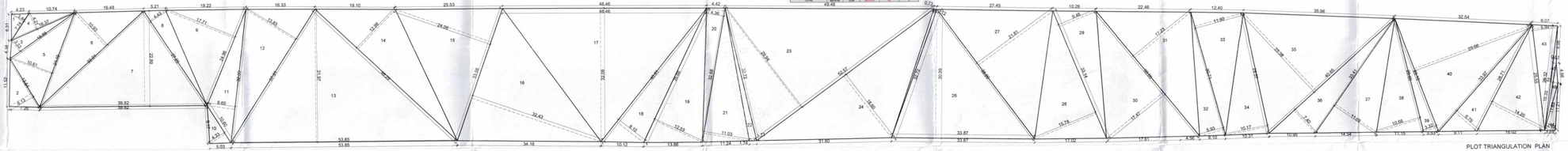
Location Plan

SCHEDULE OF OPENINGS			
DOORS/OPENING SCHEDULE			
MARK	SIZE	CILL Lvl	LINTEL Lvl
D1	1050 X 2350	-	2350
D2	900 x2350	-	2350
D3	750 X2350	-	2350
SD1	3000 X 2350	-	2350
SD2	1350 X 2350	-	2350

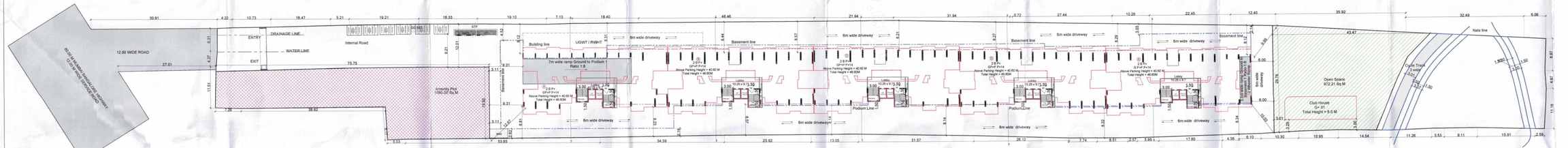
SCHEDULE OF OPENINGS			
WINDOWS & VENTILATORS SCHEDULE			
MARK	SIZE	SILL Lvl	LINTEL Lvl
W1	2250 X 1800	450	2250
W2	2175 X 1800	450	2250
W3	2400 X 1800	450	2250
W4	1650 X 1800	450	2250
V1	600 X 1000	1350	2350
CP	1150 X1150	1200	2350



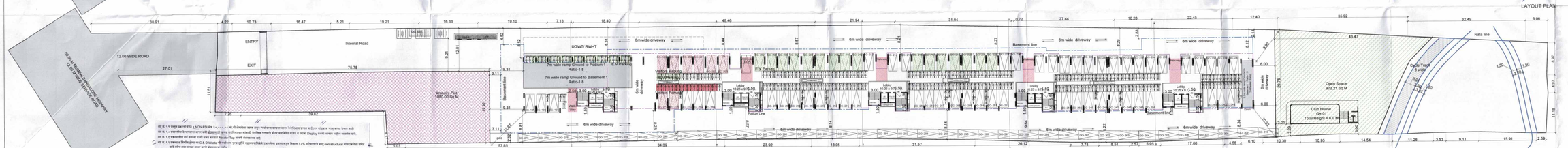
Details of Rain water harvesting
1:100



PLOT TRIANGULATION PLAN



LAYOUT PLAN



GROUND FLOOR

LAYOUT STAMP OF APPROVAL	01/16

Sanctioned No. B.P. 1/Tathawade/2821/2025
Subject to conditions mentioned in the
Office Order No.
given dated 25/03/2025
Pimpri
Date: 25/03/2025

Q. C. Signed by City Engineer

For Chief Engineer
Building Permission Dept.
Pune-18.

PERMISSIBLE FSI STATEMENT		
Sr. No.	Description	Area Sq. M.
1	Total Plot Area	10800.00
a.	As per ownership document (7/12, CTS extract)	10800.00
b.	As per measurement sheet	10800.00
c.	As per site	10800.00
2	Deductions for	
a.	Proposed D.P. Road widening Area	0.00
b.	Any D.P. Reservation area	0.00
c.	Area under nala	177.19
3	Balance Plot Area(1-2)	10622.81
4	Amenity Space (if applicable)	1062.28
a.	Required	1080.00
b.	Adjustment of 2(b), if any	0.00
c.	Balance Proposed	1080.00
5	Net Plot Area (3-4 (c))	9542.81
6	Recreational Open space (if applicable)	954.28
a.	Required	954.28
b.	Proposed	972.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width [Sr. No. 9a/basic FSI)	10497.09
10	Addition of FSI on payment of premium	
a.	Maximum permissible premium FSI	4771.41
b.	Proposed FSI on payment of premium	3817.12
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))	0.00
c.	TDR area(1.4)	10689.72
d.	Total In-situ / TDR loading proposed [11 (a)+(b)+(c)]	10689.72
12	Green FSI (5% of Sr.No. 9)	0.00
13	Total entitlement of FSI in the proposal	
a.	[9 + 10(b)+11(d)] or 12 whichever is applicable	25003.94
b.	[AnciNary Area FSI upto 60% with payment of charges. 60% on Residential Area	15002.36
c.	Total entitlement (a+b)	40006.30
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]	3.70
15	Total Built-up Area in proposal (excluding area at Sr.No.37 b)	
a.	Existing Built-up Area	0.00
b.	Proposed Built-up Area (as per 'P-line')	39994.56
c.	Total (a+b)	39994.56
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 at)	3.00
17	Area for Inclusive Housing, If any	
a.	Required (20% of Sr.No.9)	0.00
b.	Proposed	0.00

CERTIFICATE OF AREA:
Certificate that the plot under reference was surveyed by me on 29/01/2022 and the dimension of sides etc. plot stated on plans are measured on site and the area so worked out tallies with the area stated in document of ownership/7/12 Sarkana land record Department/City Survey records.

Proposed residential building at Sr No. 93/2A2 (P), Tathawade , Pune - 411033

OWNER'S DECLARATION:
I/We undersigned confirm that I/We would abide by plans approved by Authority / Collector /I/We would abide by the terms and conditions of the sanction letter issued by the Authority and the work under supervision of technical person so as to ensure the quality and safety at the work site.

M/S Rama Warehousing and leasing through Mr.Sachin Basantlal Garg and others — Signature

Architect name and signature

Ar.Abhishek Agarwal
CA/2016/101043
STUDIO ARTOGRAPHY
1-3-Empire Estate, Chinchwad — Signature

NORTH	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	Registration No. of Architect	Street no.
	SD-NOC/132-08	1:300	AK	AA	CA/2016/101043	01