

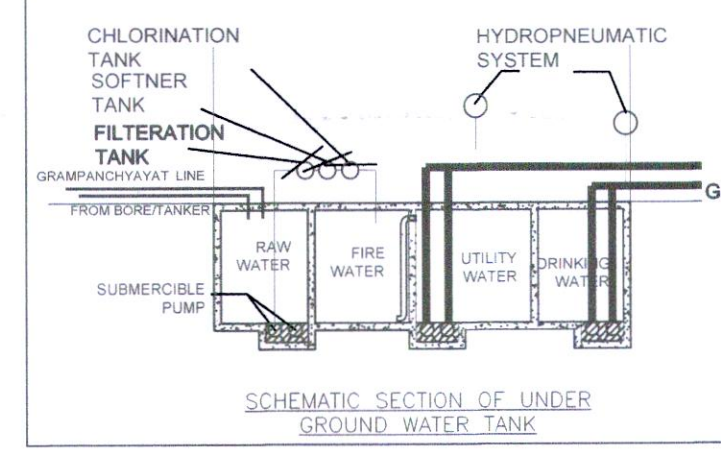
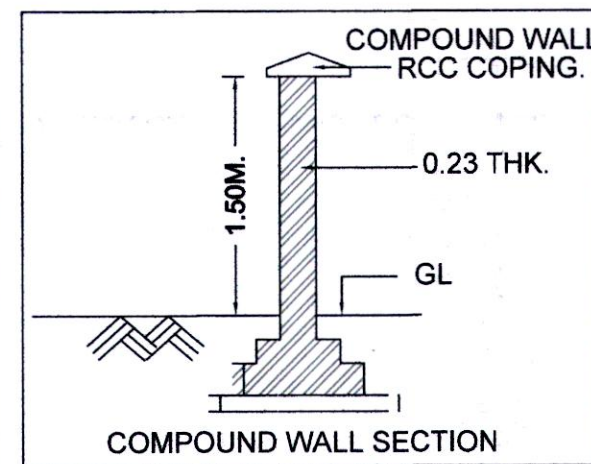
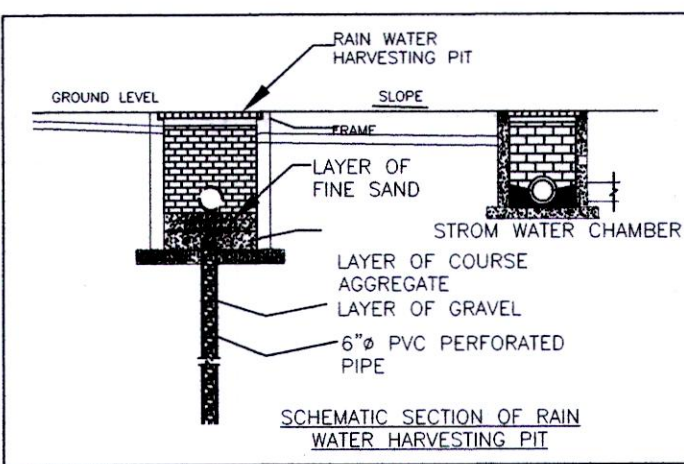
FROM OF STATEMENTS NO.2 FROM STATEMENTS .9a PROPOSED " BUILDING			
SR. NO.	FLOOR	B/UP PROPOSED COMMERCIAL	B/UP PROPOSED RESIDENTIAL
1	BASEMENT 01	0.00	0.00
2	BASEMENT 02	0.00	0.00
3	GROUND FLOOR	1063.92	158.35
4	MEZZA-FIRST	556.91	177.65
5	SECOND	0.00	932.28
6	THIRD	0.00	932.28
7	FOURTH	0.00	932.28
8	FIFTH	0.00	932.28
9	SIXTH	0.00	932.28
10	SEVENTH	0.00	902.17
11	EIGHTH	0.00	932.28
TOTAL FSI AREA		1620.83	6831.85
TOTAL FSI AREA COMM. + RESI.		8452.68	

TOTAL AREA STATEMENT			
SR. NO.	BUILDING NAME	B/UP PROPOSED COMM.	B/UP PROPOSED RESIDENTIAL
1	BUILDING	1620.83	6831.85
TOTAL AREA		1620.83	6831.85
		8452.68	

FROM OF STATEMENTS NO.3 FROM STATEMENTS .9a PROPOSED " BUILDING			
COMMERCIAL CARPET AREA			
FLOOR	SHOP NO.	CARPET AREA (IN SQ.MT.)	MEZZANINE AREA (IN SQ.MT.)
GROUND FLOOR/MEZZ ANINE	Shop 01	41.17	20.58
	Shop 02	40.58	20.29
	Shop 03	36.49	18.25
	Shop 04	38.37	19.18
	Shop 05	45.59	22.79
	Shop 06	37.76	18.88
	Shop 07	33.26	16.63
	Shop 08	50.72	25.36
	Shop 09	31.35	15.67
	Shop 10	36.38	18.19
	Shop 11	32.76	16.38
	Shop 12	37.64	18.82
	Shop 13	36.00	18.00
	Shop 14	44.21	22.10
	Shop 15	33.84	16.92
	Shop 16	44.20	22.10
	Shop 17	36.00	18.00
	Shop 18	37.64	18.82
	Shop 19	32.76	16.38
	Shop 20	52.56	26.28
	Shop 21	35.96	17.98
	Shop 22	41.04	20.52
	Shop 23	52.46	26.23
	Shop 24	53.77	26.89
TOTAL		1443.72	



PROPOSED SITE LOCATION PLAN (N.T.S)

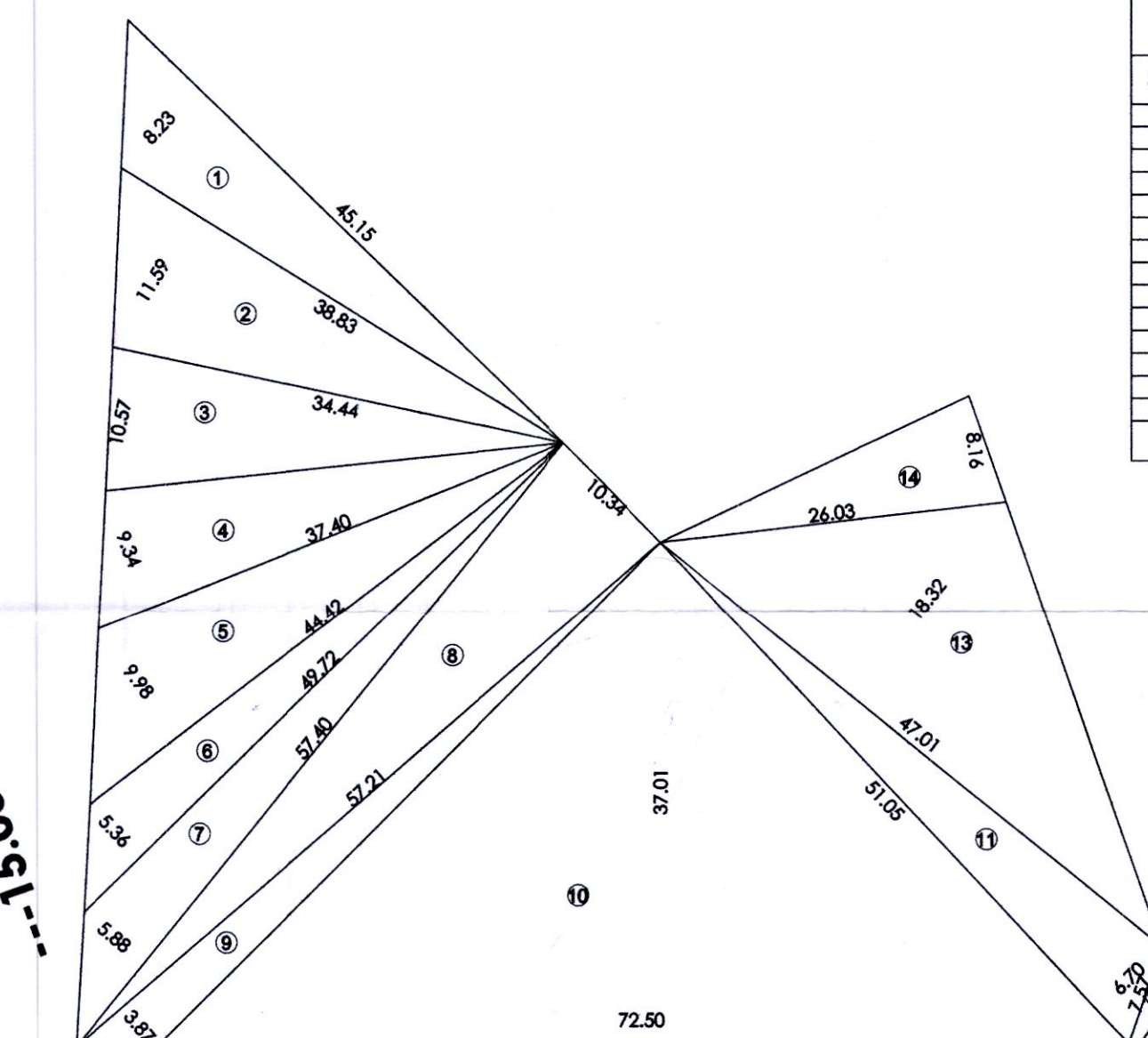


FROM OF STATEMENTS NO.3 FROM STATEMENTS .9a PROPOSED " BUILDING					
RESIDENTIAL CARPET AREA					
FLOOR	FLAT NO.	CARPET AREA (IN SQ.MT.)	BALCONY CARPET AREA (IN SQ.MT.)	ENCLOSED BALCONY CARPET AREA (IN SQ.MT.)	ST-OUT (SQ.M.)
2 ND FLOOR	201	98.70	10.35	2.96	-
	202	98.70	10.35	2.96	-
	203	132.38	3.71	4.77	9.69
	204	132.38	3.71	4.77	9.69
	205	98.70	10.35	2.96	-
	206	98.70	10.35	2.96	-
(TYPICAL FLOOR) 3RD,4TH, 5TH, 6TH,8TH,	301, 401, 501, 601,801	98.70	10.35	2.96	-
	302, 402, 502, 602,802	98.70	10.35	2.96	-
	303, 403, 503, 603,803	132.38	3.71	4.77	9.69
	304, 404, 504, 604,804	132.38	3.71	4.77	9.69
	305, 405, 505, 605,805	98.70	10.35	2.96	-
	306, 406, 506, 606,806	98.70	10.35	2.96	-
(REFUGE FLOOR) 7TH FLOOR	701	98.70	10.35	2.96	-
	702	98.70	10.35	2.96	-
	703	113.33	3.71	4.77	9.69
	704	113.33	3.71	4.77	9.69
	705	98.70	10.35	2.96	-
TOTAL		98.70	10.35	2.96	-

WATER REQUIREMENT CALC.

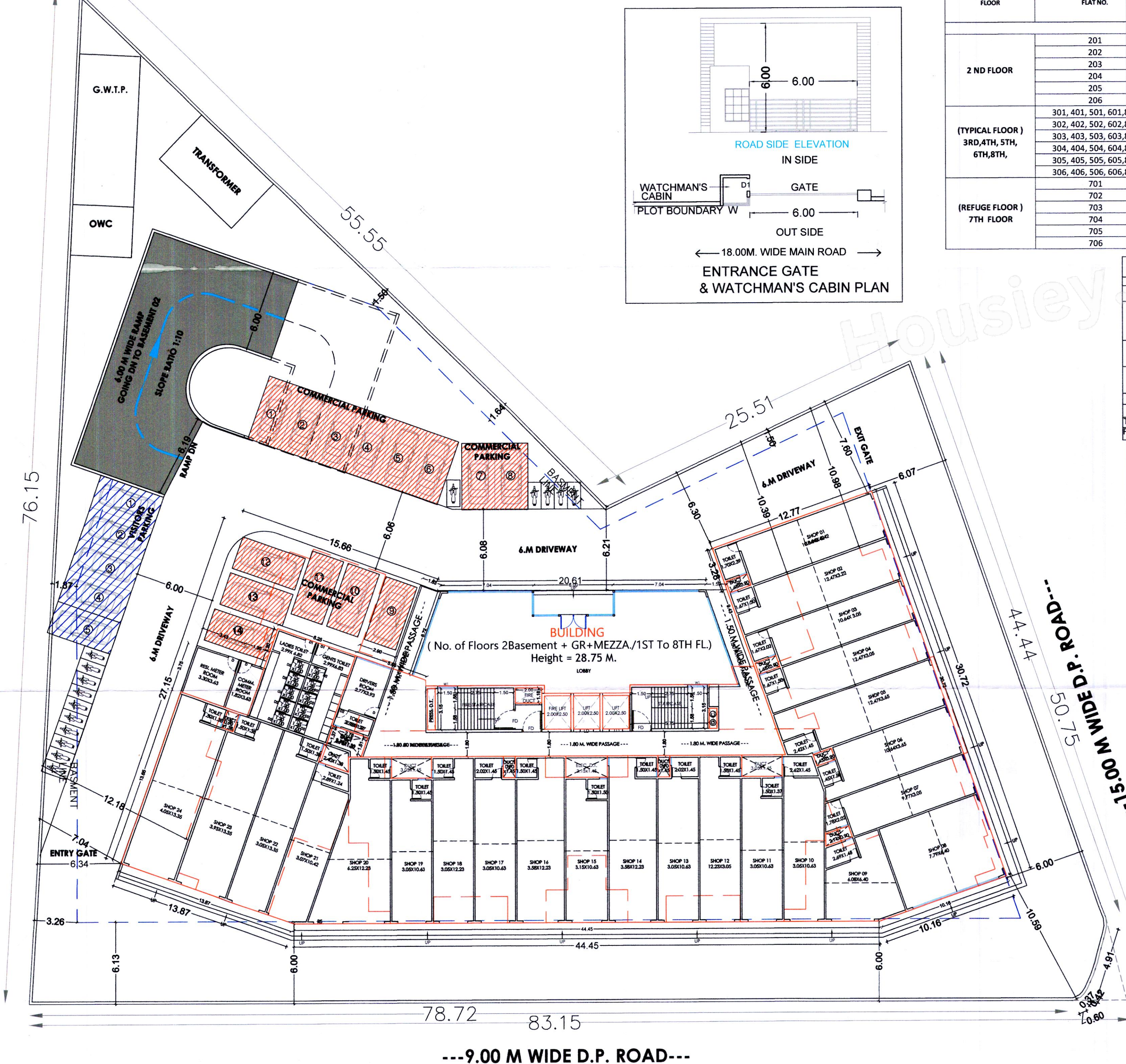
OVER HEAD WATER TANK CALCULATIONS		
COMMERCIAL		
COMM.GROUND /MEZZANINE AREA	1573.63	SQ.M
NO. OF PERSON (COMM. AREA / 3)	524.54	NOS.
COMM.2 AREA	0.00	SQ.M
NO. OF PERSON (COMM. AREA / 6)	0.00	NOS.
TOTAL NO. OF PERSON	524.54	NOS.
WATER REQUIRED FOR COMM. (PERSON X45)	23604.45	LIT.
RESIDENTIAL		
1 NO. OF TENEMENTS	42	NOS.
2 NO. OF PERSON PER TENEMENT	5	NOS.
3 WATER REQUIRE PER PERSON	135	LIT.
4 WATER REQUIRED	28350	LIT.
5 TOTAL WATER REQUIRED	51954.45	
6 WATER REQUIRED FOR FIRE	25000.00	LIT.
7 TOTAL WATER REQUIRED FOR OVER HEAD WATER TANK	76954.45	LIT.
UNDERGROUND WATER TANK CALCULATIONS		
9 WATER REQUIRED FOR UNDER GROUND WATER TANK IS 2 TIMES OF OVER HEAD	103908.90	LIT.
10 WATER REQUIRED FOR FIRE	75000.00	LIT.
11 TOTAL WATER REQUIRED FOR UNDER GROUND WATER TANK	178908.90	LIT.

PLOT NO- 18,19,20,21,24 AREA CALCULATION			
Sr.no	LENGTH	Width	TOTAL
1	45.15	8.23	371.18
2	38.83	11.59	448.83
3	34.44	10.57	363.63
4	37.40	9.34	349.16
5	44.42	9.98	443.36
6	49.72	5.36	266.50
7	57.40	5.88	337.63
8	57.40	10.34	592.76
9	57.21	3.87	219.40
10	72.50	37.01	2683.75
11	51.05	6.70	342.03
12	6.18	1.00	6.18
13	47.01	18.32	861.03
14	26.03	8.16	212.61
TOTAL PLOT AREA			3754.08



PLOT NO- 18,19,20,21,24 AFTER AMALGAMATION
(TRIANGULATION) SCALE:(1:500)

ANCILLARY AREA CALCULATION	
PROPOSED COMMERCIAL B/UP AREA	1573.63 SQ.M
80% ANCILLARY AREA	699.39 SQ.M
PROPOSED BASIC AREA	5390.61 SQ.M
DEDUCTION RESIDENTIAL B/UP AREA	874.24 SQ.M
RESIDENTIAL B/UP AREA	4516.37 SQ.M
60% ANCILLARY AREA	2709.82 SQ.M
TOTAL ANCILLARY AREA PERMISSIBLE	3409.21 SQ.M



STAMP OF APPROVAL

Sanctioned No.B.P./PCHMDA/Rover/213/25
Subject to conditions mentioned in the
Office Order No.
even dated 29/08/25



Pimpri
Date:29/08/2025

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

AREA STATEMENT		Plot (12.50 %)	Plot (6.25 %)
PLOT AREA		3754.08	
1 AREA OF PLOT (minimum area of a,b,c to be considered)		2352.83	1401.25
(a) As per ownership document (7/12, CTS extract)		2352.83	1401.25
(b) As per measurement sheet		2352.83	1401.25
(c) As per site		2352.83	1401.25
2 DEDUCTION FOR			
(a) proposed D.P / D.P.Road widening Area / Service Road /Highway widening		0.00	0.00
(b) Any D.P Reservation area		0.00	0.00
(c) Other			
TOTAL (a+b+c)		0.00	0.00
3 Balance area of plot (1-2)		2352.83	1401.25
4 Amenity Space (if applicable)		0.0000	0.0000
(a) Required -		0.00	0.00
(b) Adjustment of 2(b),if any -		0.00	0.00
(c) Balance Proposed		0.00	0.00
5 Net Plot Area (3-4 (c))		2352.83	1401.25
6 Recreational Open space (if applicable)		0.0000	0.0000
(a) Required -		0.00	0.00
(b) Proposed -		0.00	0.00
7 Internal Road area		0.0000	0.0000
8 Ploteable area (if applicable)		2352.83	1401.25
9 Built up area with reference to basic F.S.I. as per front road width (Sr.No.5xbasic FSI) (2352.83 x 1.1) (1401.25 x 2)		2588.11	2802.50
10 Addition of FSI on payment of premium			
(a)Maximum permissible premium FSI -based on road width / TOD Zone		1176.42	700.63
(b) proposed FSI on payment of premium. (Table No.6G)		0.00	0.00
(c) proposed FSI on payment of premium.			
11 In-situ FSI / TDR loading			
(a)In- situ against D.P road [2.0 x sr.No.2 (a)], if any		0.00	0.00
(b)In- situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and /or (c)].			
(c) TDR area		2117.55	1261.13
(d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))		0.00	0.00
12 Additional FSI area Green building certification		0.00	0.00
13 Total entitlement of FSI in the proposal			
(a) [9+10(b)+11(d)] or 12 whichever is applicable		5390.61	
(a1) Deduction :- Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules		0.00	
(a2) Balance entitlement for Ancillary Area (a - a1)		5390.61	
(b) Ancillary Area FSI upto 60% or 80% with payment of charges(on a2 whichever applicable		3063.00	
(c) Total entitlement (a + b)		8453.61	
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))			3.00
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')		8452.68	
(c) Total (a+b)		8452.68	
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above)		0.957	
17 Area for Inclusive Housing if any			
(a) Required (20%)		0.00	
(b) Proposed mhada		0.00	
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 - ARCON 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.

H. OWNER'S /DEVELOPER NAME AND SIGNATURE :-
M/S.KRISHNA RAMA REALTOS THROUGH
MR. KAPILRAJ AGARWAL & OTHERS

I. PROJECT :- RESIDENTIAL/COMMERCIAL
VILLAGE :- RAVET, TAL :-HAVELI, DIST:-PUNE
SECTOR.NO :- 32 A, PLOT NO :-18,19,20,21 & 24
H.No :-
Discrepancy :- REGULAR TRACK

ARCON ASSOCIATES
ARCHITECTS + PLANNERS + INTERIOR DESIGNERS
SAFAIYA BUNGALOW, BESIDE KHANDESHI MARATHA MANDAL
GHAR GHAR CHOWK, SECTOR 24, NGDI-PRADEH, KARAN,
PUNE -44 HELLO :020-27650921 L :9767978037 I :9890723478

SCALE 1:100
INWARD NO.
KEY NO.

DRG.NO.
DRAWN BY
MR.SAM
DATE
12.08.2025

CHECKED BY
AR.SHEKHAR
DATE
01/09