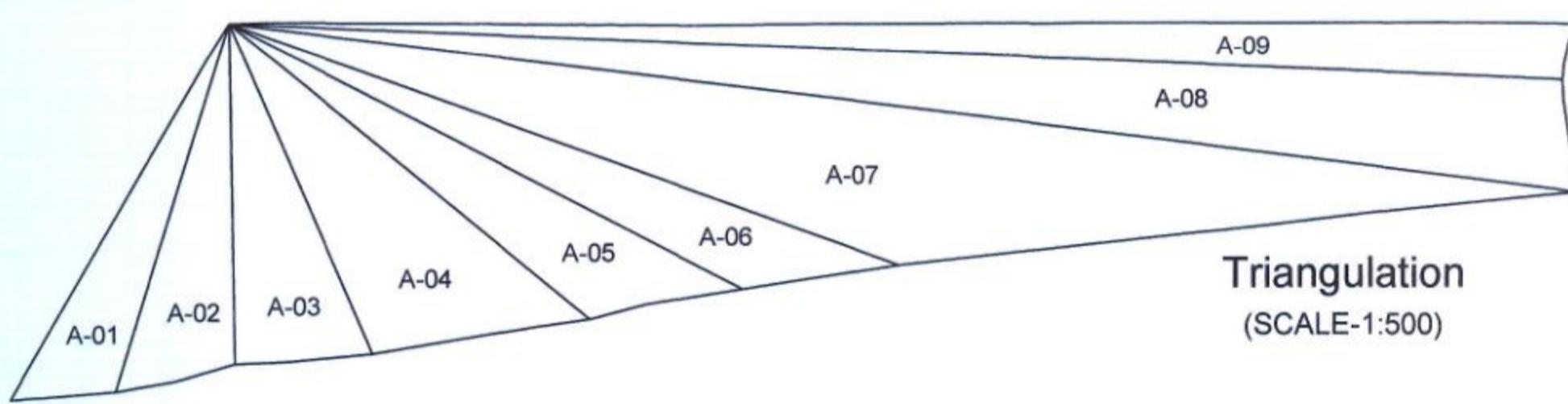
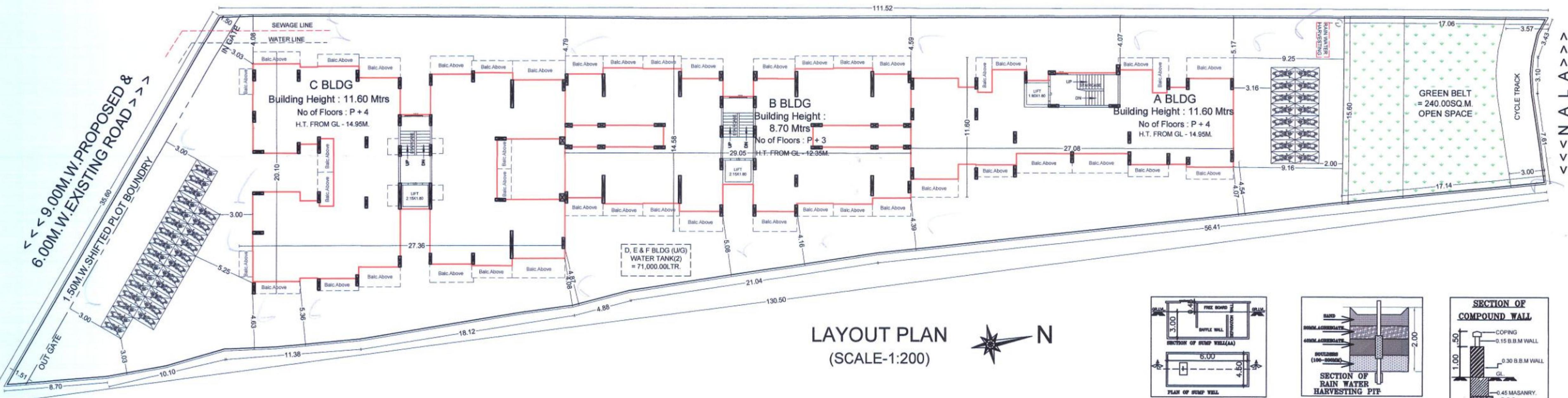




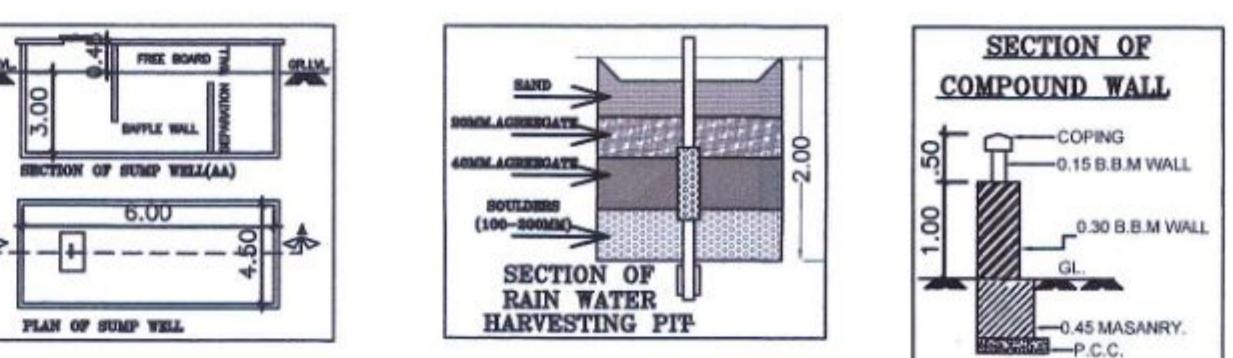
LOCATION PLAN
(SCALE-NTS)



| Triangle | Area |
|--------------|---------|
| A-01 | 128.63 |
| A-02 | 138.90 |
| A-03 | 158.93 |
| A-04 | 257.44 |
| A-05 | 187.14 |
| A-06 | 181.37 |
| A-07 | 720.43 |
| A-08 | 502.59 |
| A-09 | 258.60 |
| Total (PLOT) | 2534.03 |



N



STAMP OF APPROVAL
Sanctioned No. B.P.Tathwade/11/2023
Subject to conditions mentioned in the
Office Order No.
even dated 7/2/2024

Pimpri
Date : 7/2/2024
[Signature]

Executive Engineer
Building Protection and Urbanized Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Plotted : 411 C10

A) AREA STATEMENT Plotted : 411 C10

| | |
|--|---------|
| 1. AREA OF PLOT (Minimum area of a, b, c to be considered) | 2400.00 |
| (a) As per ownership document (7/12, CTS extract) | 2400.00 |
| (b) as per measurement sheet | 2534.03 |
| (c) as per site | 2534.03 |
| 2. DEDUCTIONS FOR | |
| (a) Proposed D.P. Road widening Area/ Service Road / Highway widening | 0.00 |
| (b) Any D.P. Reservation area | 203.00 |
| TOTAL (a+b+c) | 0.00 |
| 3. BALANCE AREA OF PLOT (1-2) | 2400.00 |
| 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 AREA OF THE PLOT (3-(c)) | 2400.00 |
| 6. Recreational Open space (if applicable) | |
| (a) Required - | 240.00 |
| (b) Proposed - | 240.00 |
| 7. Internal Road area | 0.00 |
| 8. Plotable area (if applicable) | 2400.00 |
| 9. Built up area with reference to Basic F.S.I. (2400.00X1.00) as per front road width (Sr. No. 5 basic FSI) | 2400.00 |
| 10. Addition of FSI on payment of premium | |
| (a) Maximum permissible premium FSI-based on road width/TOD Zone. | 1200.00 |
| (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/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 | 2400.00 |
| (a) [9 + 10(b)+(11(d)) or 12 whichever is applicable. | 2400.00 |
| (a1) Deduction: built up area /FSI utilized area FSI to be retained as per old rule. | 0.00 |
| (a2) balance entitlement Ancillary Area (a1-a2) | 2400.00 |
| (b) Ancillary Area FSI upto 60% or 80% (2400.00X0.60) with payment of charges, on a2 whichever applicable | 1440.00 |
| (c) Total entitlement (a+b) | 3840.00 |
| 14. (a) 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) | 2.00 |
| 15. Total Built-up Area in proposal(excluding area at Sr.No.17b) | |
| (a) Existing Built-up Area/as per old rule | |
| i) completed | |
| ii) residential | 0.00 |
| iii) commercial | 0.00 |
| (b) Proposed Built-up Area (as per 'F-line') | |
| ii) residential | 3744.54 |
| ii) commercial | 0.00 |
| (c) Total (a+b) | 3744.54 |
| 16. F.S.I. Consumed (15/13) (should not be more than serial No 14 above.) | 0.975 |
| 17. Area for Inclusive Housing, if any | |
| (a) Required (20% of Sr.No 5) | 0.00 |
| (b) Proposed | 0.00 |

| PARKING CALCULATION | | | | | | |
|---------------------|-----------------------|-------------------|------------------|---|-------|------------------------|
| TYPE | CARPET AREA /FSI (M2) | TNMTS.(Nos.) UNIT | CAR.(Nos.) PROP. | BY Rule | REQD. | SCOOTER.(Nos.) BY Rule |
| Residential | 0 - 30 | --- | --- | --- | --- | --- |
| Residential | 30 - 40 | --- | --- | --- | --- | --- |
| Residential | 40 - 80 | 2 | 24 | 1 | 12 | 2 |
| Residential | 80 - 150 | 1 | 12 | 1 | 12 | 1 |
| Commercial | --- | --- | --- | --- | --- | --- |
| Total Reqd.(Nos.) | | | | 24 | | 36 |
| Total Reqd.Area. | | | | 300.00 | | 72.00 |
| Total Prop.Area. | | | | 372.00 + 18.60 (5%visitor parking) = 390.60 | | |

| Parking Statement | | | | |
|-------------------|---------|-----------------|---------------|----|
| | Parking | Visitor Parking | Total Parking | |
| Required | 24 | 52 | 0 | 24 |
| Proposed | 36 | 70 | 10 | 46 |

| 20% EV Parking Statement | | |
|--------------------------|----------|----------|
| | Required | Proposed |
| CAR | 5 | 5 |
| SCOOTER | 10 | 10 |

| 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 Floors. |
| (1) | (2) | (3) | (4) | (5) |
| ----- | ----- | ----- | ----- | ----- |

This Drawing is Prepare by instruction given by P.C.M.C. Sanction Authority
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
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.SCHEMATIC RECORD / LAND
RECORD DEPT. / CITY SURVEY RECORDS.

SIGN OF L.C. ENGINEER

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 ROAD SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
EXISTING ROAD SHOWN BLACK
EXISTING ROAD SHOWN HATCHED
DEMOLITION SHOWN HATCHED YELLOW

PROJECT -
PROPOSED BUILDING AT-S.NO.171/3, PH-2
VILLAGE - TATHWADE,PUNE.

PAH/OWNER -
M/s.Garve Developers & Promoters
Through
Mr.Shubham R. Garve
Mr.Akshay R. Garve
Mr.Gourav D. Mule
SIGN -

SHREE-SPACES
L.C. ENGINEER
Roshni, Commercial Building,
Office No.309,S.no.1435, Above Vijaya Bank,
Pimpri Chinchwad, Pune - 411002

SHANKAR NIMBALKAR
(L.C. ENGINEER)
DRAWN BY INWARD NO PCMC/PATW002/2023
07/06/2023
DATE 07 June 2023
SHEET NO. 1/4

SCALE 1:100
BASHA KEY NO. 5x5x5
DRAWN BY INWARD NO PCMC/PATW002/2023
07/06/2023
DATE 07 June 2023
SHEET NO. 1/4