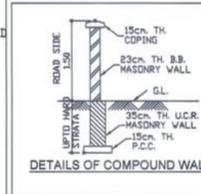
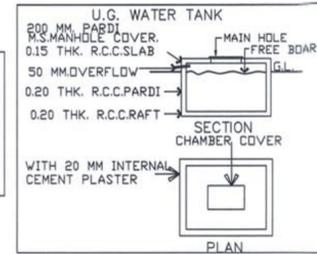
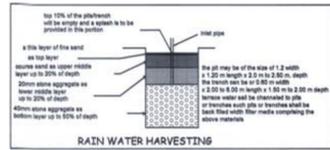


FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED BUILDING

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+11 FLOOR	5026.27	51	-
B WING	B.P+G.P+13 FLOOR	6115.61	63	-
TOTAL BUP AREA =		11141.88	114	-

FORM OF STATEMENT - 1
[SR. NO. 8 (a)(ii)]
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PUNTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A



GOOGLE MAP



LOCATION PLAN

STAMP OF APPROVAL 01/12

Sanctioned No. B.P./Pimple Nilakh/24/2024
Subject to conditions mentioned in the Office Order No. even dated 22/04/2024

Plmpt Date: 22/04/2024

Executive Engineer
Building Permits and Unauthorised Building Construction Control Department
Chandwad Municipal Corporation
Plmpt-411 018.

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

FLOORS NAME	COMM.	RESI.	IND.	TOTAL	RESI. TNMNTS.
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0
GROUND PARKING FLOOR	0.00	48.31	0.00	48.31	0
FIRST FLOOR	0.00	481.17	0.00	481.17	5
SECOND FLOOR	0.00	487.33	0.00	487.33	5
THIRD FLOOR	0.00	481.17	0.00	481.17	5
FOURTH FLOOR	0.00	487.33	0.00	487.33	5
FIFTH FLOOR	0.00	481.17	0.00	481.17	5
SIXTH FLOOR	0.00	487.33	0.00	487.33	5
SEVENTH FLOOR REFUGE	0.00	460.13	0.00	460.13	5
EIGHTH FLOOR	0.00	487.33	0.00	487.33	5
NINTH FLOOR	0.00	481.17	0.00	481.17	5
TENTH FLOOR	0.00	487.33	0.00	487.33	5
ELEVENTH FLOOR	0.00	156.50	0.00	156.50	1
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	0.00	5026.27	0.00	5026.27	51

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

FLOORS NAME	COMM.	RESI.	IND.	TOTAL	RESI. TNMNTS.
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0
GROUND PARKING FLOOR	0.00	39.37	0.00	39.37	0
FIRST FLOOR	0.00	473.29	0.00	473.29	5
SECOND FLOOR	0.00	479.45	0.00	479.45	5
THIRD FLOOR	0.00	473.29	0.00	473.29	5
FOURTH FLOOR	0.00	479.45	0.00	479.45	5
FIFTH FLOOR	0.00	473.29	0.00	473.29	5
SIXTH FLOOR	0.00	479.45	0.00	479.45	5
SEVENTH FLOOR REFUGE	0.00	452.71	0.00	452.71	5
EIGHTH FLOOR	0.00	479.45	0.00	479.45	5
NINTH FLOOR	0.00	473.29	0.00	473.29	5
TENTH FLOOR	0.00	479.45	0.00	479.45	5
ELEVENTH FLOOR	0.00	473.29	0.00	473.29	5
TWELFTH FLOOR REFUGE	0.00	457.19	0.00	457.19	5
THIRTEENTH FLOOR	0.00	402.64	0.00	402.64	3
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	0.00	6115.61	0.00	6115.61	63

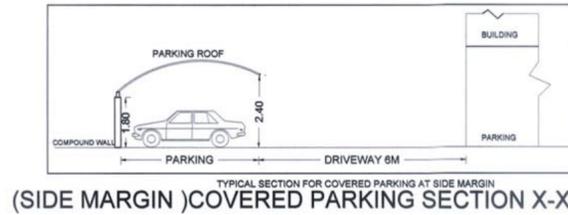
WATER CALCULATION

OVER HEAD WATER TANK CALCULATION
WING A+B+ RESI. BUILDING = 76,950.00 LTS
FIRE FIGHTING = 50,000 LTS
2 WING x 25000 = 50,000 LTS
0 WING x 10000 = 0,000 LTS
TOTAL OVER HEAD WATER TANK = 1,26,950.00 LTS

UNDER GROUND WATER TANK CALCULATION
U.G. WATER TANK (76,950x1.5) = 1,15,425.00 LTS
FIRE FIGHTING = 75,000.00 LTS
1 WING x 75,000 = 75,000.00 LTS
1 WING x 50,000 = 50,000.00 LTS
TOTAL U.G. WATER TANK = 2,40,425.00 LTS

COMM. BUILDING
Gr. floor area = 0.00 / 3 x 45 = 0.00 LTS
Upr. floor area = 0.00 / 6 x 45 = 0.00 LTS
FIRE FIGHTING = 0.00 LTS
TOTAL OVER HEAD WATER TANK = 0.00 LTS
U.G. WATER TANK (0.00 x 1.5) = 0.00 LTS
TOTAL U.G. WATER TANK = 0.00 LTS

A+B+COMM. + RESI BUILDING
TOTAL O.H. WATER TANK = 1,26,950.00 LTS
TOTAL U.G. WATER TANK = 2,40,425.00 LTS



(SIDE MARGIN) COVERED PARKING SECTION X-X

(9.31) ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

BUILDING	FLOOR	Req. Sq. mt	Proposed Sq. mt
FITNESS CENTER	B WING 13th FLOOR	20	86.84
DRIVER ROOM	A WING EIGHT FLOOR	12	18.36
SANITARY BLOCK	GROUND PARKING FL.	3.00	7.95
SOCIETY OFFICE	B WING EIGHT FLOOR	15	18.36

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMNTS. (NOS) UNIT PROP.	CAR (NOS) BY RULE REQD.	SCOOTER (NOS.) BY RULE REQD.
Residential	80-150	1 0 0 0	0 0	0 0
Residential	40-80	2 114 1 57	2 114	2 114
Residential	30-40	0 0 0 0	0 0	0 0
Commercial	0.00	0 0 0 0	0 0	0 0
TOTAL REQD. (NOS.)		0 0 0 0	57 0	114 0

AS PER UDCPR 8.1.1-3
TABLE NO. 8A & BELOW NOTE
PROVIDED PARKING
CAR 1 (2.30x4.50) 0 0 0 29 0 0
CAR 2 (2.50x3.00) 0 0 0 28 0 0
TOTAL REQD AREA (ADD VISITOR PARKING ONLY RES. AREA IS) 850.15 228.00
TOTAL PROP AREA (ADD VISITOR PARKING ONLY RES. AREA IS) 878.15 + 44.85 (Visitor) = 923.00

VISITOR PARKING AREA CALCULATION

RESI. TOTAL CAR = 57
CAR 1 = 29 X 10.35 = 300.15
CAR 2 = 28 X 12.50 = 350.00
SCOOTER = 114 X 2.00 = 228.00
(TOTAL VISITOR PARKING AREA = 878.15 X 5% = 43.90)

VISITOR PARKING AREA PROPOSED

REQ. PARKING = 43.90 SQ.MT
CAR 1 = 01 X 10.35 = 10.35
CAR 2 = 01 X 12.50 = 12.50
SCOOTER = 11 X 2.00 = 22.00
(TOTAL VISITOR PARKING AREA = 44.85)

CAR & SCOOTER TABLE

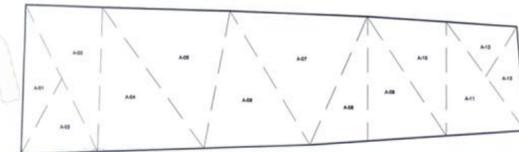
CAR1	CAR2	SCOOTER
29	30	127

PROPOSED PARKING TABLE

BUILDING	FLOOR	CARS	SCOOTER
BASEMENT FL.	09	43	
GROUND FL.	13	96	
PODIUM FL.	00	00	
SIDE MARGIN	36	00	
TOTAL	58	139	

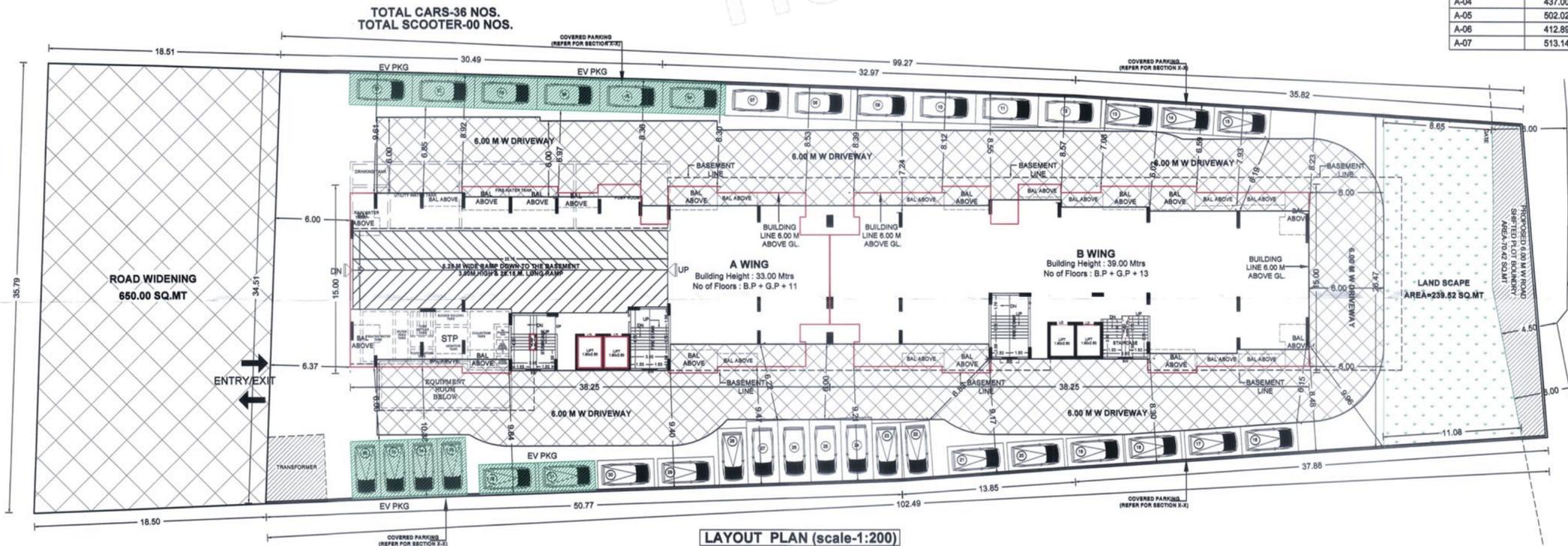
TYPE'S COLOUR'S

EV. PKG	[Green Box]
VISITOR PKG	[Red Box]



Triangulation (Scale - N:T:S)

Triangle	Area	A-08	206.19
A-01	164.37	A-08	206.19
A-02	166.06	A-09	279.55
A-03	319.57	A-10	257.29
A-04	437.00	A-11	257.28
A-05	502.02	A-12	104.49
A-06	412.89	A-13	104.49
A-07	513.14	Total (PLOT)	3724.34



LAYOUT PLAN (scale-1:200)

AREA STATEMENT

AREA STATEMENT	SQ. MT
1. AREA OF PLOT (minimum area of a,b,c to be considered)	3657.00
(a) As per ownership document (7/12, CTS extract)	19100.00
(b) As per measurement sheet	3724.34
(c) As per site	3657.00
2. Deductions for	
(a) proposed D.P./D.P. Road widening Area / Service Road / Highway widening	650.00
(b) Any D.P. Reservation area / Green Zone / shifted plot boundary (Total a+b)	70.42
3. Balance area of plot (1-2)	2936.58
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))	2936.58
6. Recreational Open space (if applicable)	0.00
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area / shifted plot boundary	70.42
8. Plotable area (if applicable)	3007.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No. 5/basic FSI)	3307.70
10. Addition of FSI on payment of premium	0.00
(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)	1503.50
11. In-situ FSI / TDR loading	0.00
(a) In-situ against D.P. Road [2.0 x sr.No.2 (a)]. If any	1300.00
(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	873.66
(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	6984.86
(b) Ancillary Area FSI upto 80% or 80% with payment of charges	4190.91
(c) Total entitlement (a + b)	11175.77
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 1.8 or 1.8 (9+10(a)+11-13(a))	4.0
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	11141.88
ii) Commercial	0.00
(c) Total (a+b)	11141.88
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.996
17. Area for Inclusive Housing if any	N.A
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	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 - 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
DEMOLITION SHOWN HATCHED YELLOW

Owner (s) name and signature: AVDUMBAR HOME L.L.P THROUGH Mr. PRASHANT S. KSHIRSAGAR
Owner (s) signature: _____

S No-84/2/24/2/3, 84/3, 84/4 VILLAGE - PIMPLE NILAKH

ARCHITECT: AR. SATYAJEET R. INAMDAR, AR. ADITYA A. PUNGAVKAR, ARCH. SIGN: _____

SCALE: 1:100 DRAWN BY: SURAJ L. SATTYAJEET I. CHECKED BY: JOB NO. DRAWING NO. INWARD NO. DATE: 22 MAR 2024 KEY NO. SHEET NO: 01 / 12