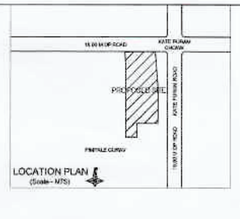
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

STATEMENT - 1 ( Existing Building to be retained )

| Building No | | AS PER OLD DC RULE | AS PER NEW UDCPR RULE | | | BALCONY | | | TERRACE | STAIR | | PASSAGE | LIFT | LIFT MC.ROOM | TOTAL FSI AREA | TOTAL MHADA FSI AREA | TENEMENT | TENEMENT MHADA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | RESIDENTIAL | COMMERCIAL | RESIDENTIAL | MHADA | ENCL. | OPEN | EXCESS | | PAID | FIRE | | | | | | | |
| Wing - A | NEW UDCPR RULE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0 |
| Wing - B | NEW UDCPR RULE | 0.00 | 0.00 | 4973.92 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4973.92 | 0.00 | 42 | 0 |
| Wing - C | NEW UDCPR RULE | 0.00 | 0.00 | 14455.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14455.00 | 0.00 | 126 | 0 |
| Wing - D | NEW UDCPR RULE | 0.00 | 0.00 | 4805.07 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4805.07 | 0.00 | 53 | 0 |
| Wing - E & F | OLD DC RULE | 3292.27 | 0.00 | 0.00 | 264.66 | 0.00 | 0.00 | 579.98 | 96.68 | 0.00 | 0.00 | 25.10 | 0.00 | 3292.27 | 0.00 | 0.00 | 56 | 0 |
| Wing - G | NEW UDCPR RULE | 0.00 | 0.00 | 0.00 | 1481.98 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1481.98 | 0.00 | 0 | 20 |
| Wing - H | NEW UDCPR RULE | 0.00 | 0.00 | 0.00 | 1481.98 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1481.98 | 0.00 | 0 | 20 |
| TOTAL | | 3292.27 | 0.00 | 24233.99 | 2963.96 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 27526.26 | 2963.96 | 277 | 40 |

| Existing Building No | Floor No. | Plinth Area | Total Floor Area of Existing Building No | Use/Occupancy of Floors | Tenement |
|---|---|---|---|---|---|
| Wing - E & F | Parking Fl. | - | 27.08 | Residential | -- |
| | 1st Floor | 451.79 | 451.79 | | 08 |
| | 2nd Floor | - | 474.66 | | 08 |
| | 3rd Floor | - | 463.14 | | 08 |
| | 4thFloor | - | 474.66 | | 08 |
| | 5th Floor | - | 463.14 | | 08 |
| | 6th Floor | - | 474.66 | | 08 |
| | 7th Floor | - | 463.14 | | 08 |
| | Total | 451.79 | 3292.27 | | 56 |

| Existing Building No | Floor No. | Plinth Area | Total Floor Area of Existing Building No | Use/Occupancy of Floors | Tenement |
|---|---|---|---|---|---|
| Wing - D | Parking Fl. | - | 66.02 | Residential | -- |
| | 1st Floor | - | 490.98 | | 06 |
| | 2nd Floor | - | 532.61 | | 06 |
| | 3rd Floor | - | 535.32 | | 06 |
| | 4thFloor | - | 532.61 | | 06 |
| | 5th Floor | - | 535.32 | | 06 |
| | 6th Floor | - | 532.61 | | 06 |
| | 7th Floor | - | 535.32 | | 06 |
| | 8th Floor | - | 480.87 | | 06 |
| | 9th Floor | - | 563.41 | | 06 |
| | Total | - | 4805.07 | | 53 |




ADDITIONAL REQ. IN CASE OF HOUSING SCHEMES

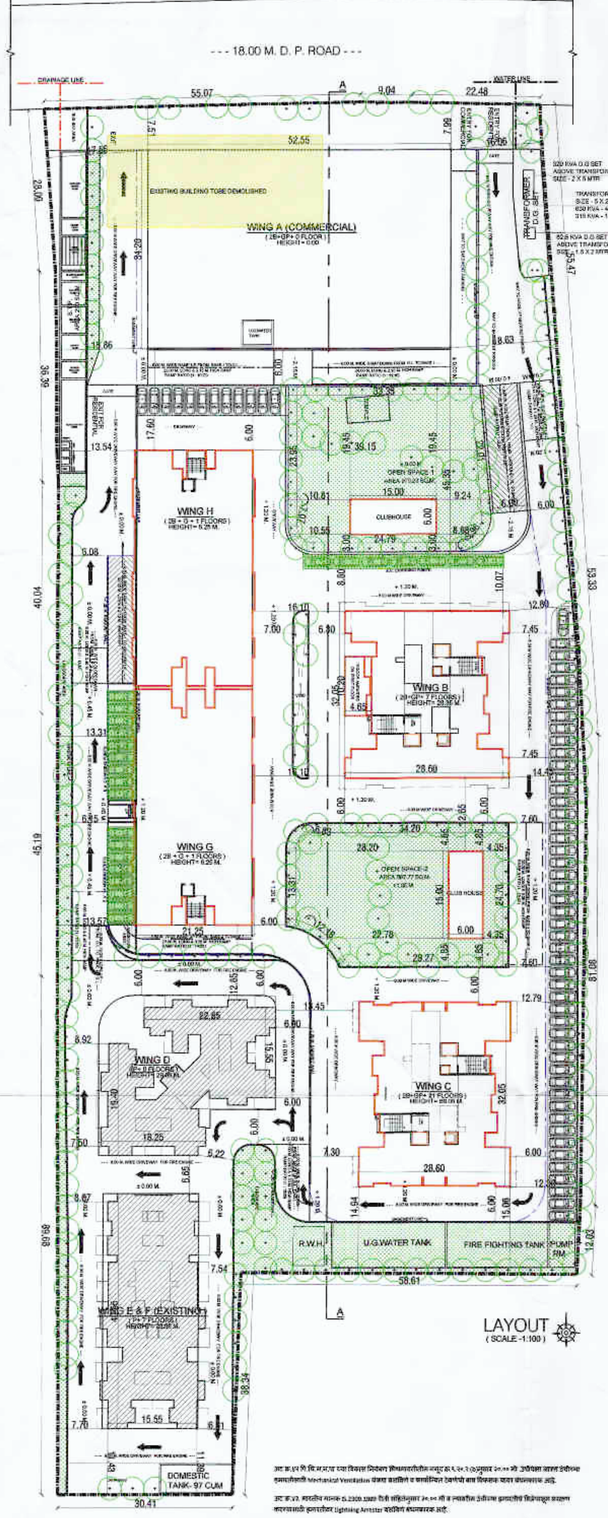
| DESCRIPTION | PROPOSED TENEMENTS | REQ. AREA | PROP. AREA |
|---|---|---|---|
| SOCIETY OFFICE | 277 | 20.00 SQ.M. | WING B GR. FLOOR & |
| SANITARY BLOCK | | 03.00 SQ.M. | 1ST FL FLAT NO.101 |
| DRICER ROOM | | 12.00 SQ.M. | WING C GR. FLOOR |

MHADA AREA STATMENT

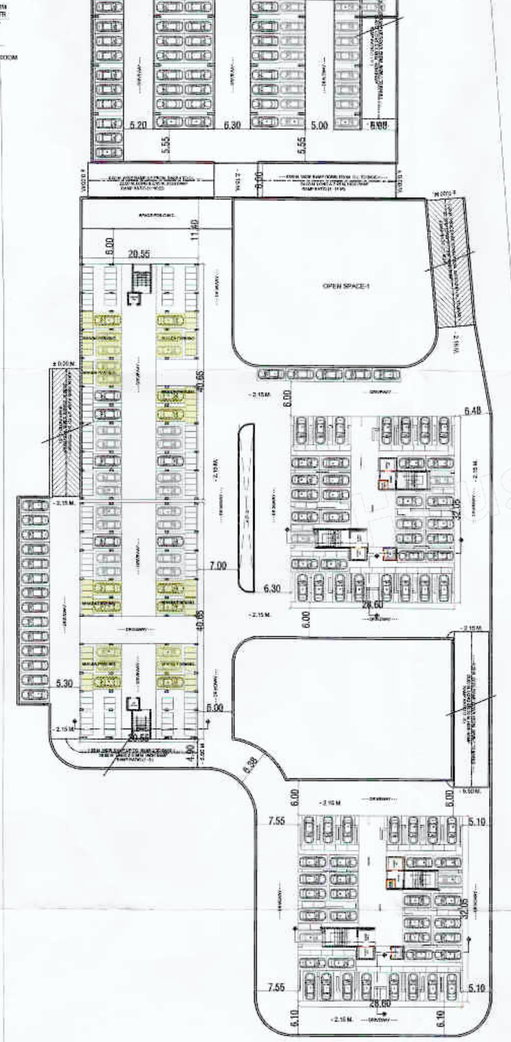
| | | |
|---|---|---|
| 01 | BASIC FSI (1.10) | 20385.64 |
| 02 | DEDUCT OLD AREA | 6632.90 |
| 03 | TOTAL | 13752.74 |
| 04 | AS PER Minimum area consider | 21787.42 |
| 05 | REQUIRED MHADA AREA 20% | 2750.55 |
| 06 | PROPOSED MHADA AREA 20% | 2963.96 |
| 07 | PROPOSED MHADA TENEMENTS | 40 |

PARKING STATEMENT

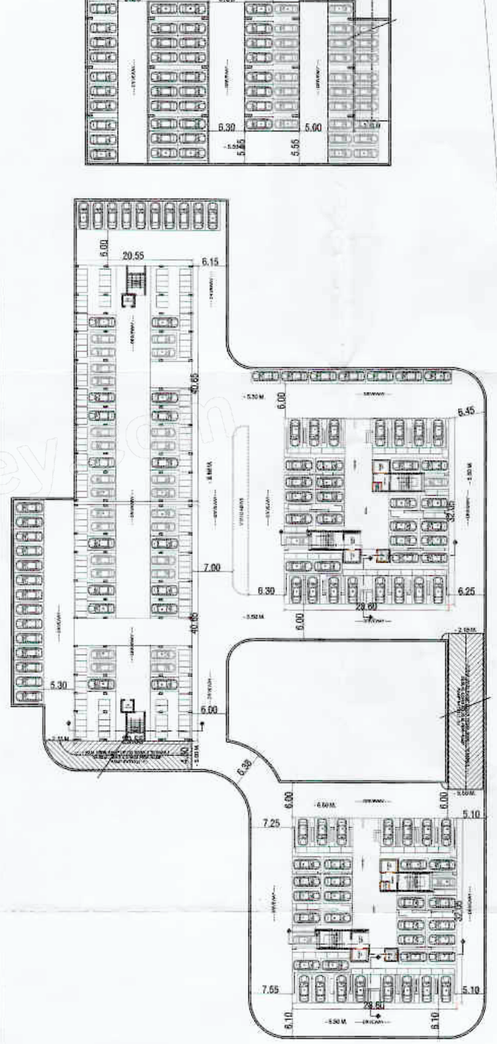
| PARKING REQUIREMENT | | | |
|---|---|---|---|
| WING / BUILDING | TENEMENT | REQUIRED PARKING | |
| | | CAR | SCOOTER |
| "A" | 08 | 08 | 08 |
| "B" | 42 | 21 | 42 |
| "C" | 126 | 63 | 126 |
| "D" | 53 | 27 | 133 |
| "E & F" | 56 | 28 | 112 |
| TOTAL | 277 | 139 | 413 |
| PROPOSED PARKING | | 539 | 478 |
| 20% EV CARS ON PROP. PARKING | | | |
| (Wing B 21 + Wing C 63 = 84 X 20% | | 17 | |
| 20% EV CARS PROPOSED | | 24 | |
| MHADA PARKING REQUIREMENT | | | |
| WING / BUILDING | TENEMENT | REQUIRED PARKING | |
| | | CAR | SCOOTER |
| "G" | 20 | 10 | 20 |
| "H" | 20 | 10 | 20 |
| TOTAL | 40 | 20 | 40 |
| PROPOSED PARKING | | 20 | 40 |



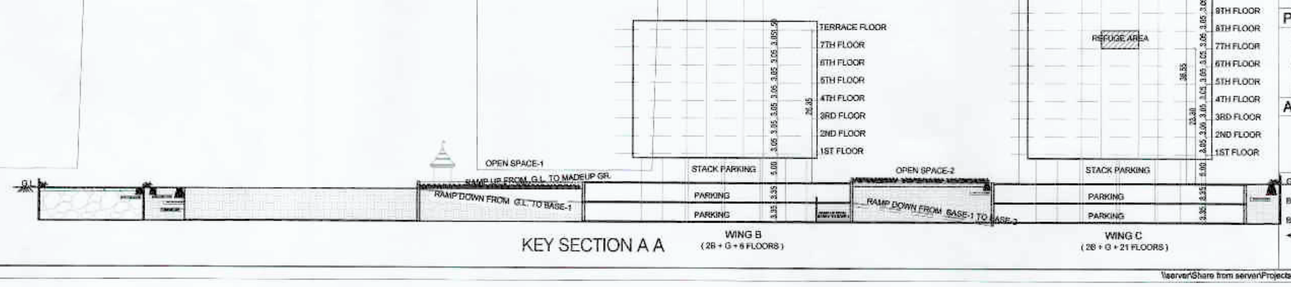

LAYOUT
( SCALE -1:100 )




BASEMENT-1 FLOOR PLAN
( SCALE -1:100 )



BASEMENT-2 FLOOR PLAN
( SCALE -1:100 )




KEY SECTION A A

# LAYOUT

## STAMP OF APPROVAL

Sanctioned No. B.P./Pimple Gurav/21/2023
Subject to conditions mentioned in the Office Order No.
even dated 28/07/2023
Pimpri
Date: 28/07/2023

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

City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

| No. | AREA STATMENT | IN Sq.M. |
|---|---|---|
| 01 | AREA OF PLOT | 21787.42 |
| | AS PER 7/12 | 0.00 |
| | AS PER Demarcation | 21787.42 |
| | AS PER Minimum area consider | 21787.42 |
| 02 | DEDUCTION | |
| | a) Proposed D.P. Road / Road widening | 449.73 |
| | b) Any Reservation area | 2805.29 |
| | Total ( a+b ) | 3255.02 |
| 03 | BALANCE AREA OF PLOT (1-2) | 18532.40 |
| 04 | AMENITY SPACE (If applicable) | |
| | a) Required ( 5% of 3) | 0.00 |
| | b) Adjustment of 2(b), If any | 0.00 |
| | c) Balance Proposed | 0.00 |
| 05 | NET PLOT AREA ((3-4C) | 18532.40 |
| 06 | RECREATIONAL OPEN SPACE | |
| | a) Required (10% of 3) | 1853.24 |
| | b) Proposed | 1854.00 |
| 07 | INTERNAL ROAD AREA | 0.00 |
| 08 | PLOTABLE AREA (if applicable) | 0.00 |
| 09 | BUILT UP AREA WITH REFERANCE TO BASIC FSI BASED ON ROAD WIDTH (5 X 1.10) | 20385.64 |
| 10 | ADDITION OF FSI ON PAYMENT OF PREMIUM | |
| | a) Maxium perm. premium FSI based on road width/TOD zone(0.50) | 9266.20 |
| | b) Proposed FSI on payment premium | 0.00 |
| 11 | IN-SITU FSI/TDR LOADING | |
| | a) In-situ area against D.P.road (2.00 X 2a), If any | 0.00 |
| | b) in-situ area against aminity area if handed over (2.00 or 1.85X4b or 4c) | 0.00 |
| | c) Permissible TDR excluding road & Amenity TDR area (1.15 X 3) | 0.00 |
| | d) Previously+Newly purchase TDR area | 0.00 |
| | e) Total In-situ / TDR proposed area (a+b+d) | 0.00 |
| 12 | ADDITIONAL FSI AREA UNDER CHAPTER NO.7 | 0.00 |
| 13 | TOTAL ENTITELMENT OF FSI IN THE PROPOSAL | |
| | a) (9+10b+11e) or 12 whichever is applicable | 20385.64 |
| | b) Existing Builtup area (Wing D, E & F) | 8097.34 |
| | (New sanction 20385.64 - 8097.34 old sanction) = 12288.30 | 12288.30 |
| | c) Ancillary FSI 60% with payment (12288.30 X 0.60 = 7372.98) | 7372.98 |
| | d) Ancillary FSI 80% with payment (0.00 X 0.80 = 0.00) | 0.00 |
| | e) Total entitelment (a+c+d) | 27758.62 |
| 14 | MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per Reg. no.6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.6 or 1.8 (2.75X5) | 2.50 |
| 15 | TOTAL BUILT UP AREA IN PROPOSED (excluding area 17b) | |
| | a) Existing built up area | 8097.34 |
| | b) Prop. b/up area (Polyline area){RSI.19428.92+0.00 COMM.) | 19428.92 |
| | c) Total area (a+b) | 27526.26 |
| 16 | FSI CONSUMED (15/13) (should be more than 14 above) | 0.99 |
| 17 | AREA FOR INCLUSIVE HOUSING. If any | N.A. |
| | a) Required (20% of 5) | 2750.55 |
| | b) Proposed | 2963.96 |

CERTIFICATE OF AREA :-

Certified that the plot under reference was surveyed by me on and the dimentions of sidesetc. of plot stated on plan are as measured on site and area so worked out tallies with the area stated in document of Ownership/T.P. scheme recoreds/Land records department/ City survey records.

Signature
(Name of Architect)

OWNER'S DECLARATION :-

I/we undersigned hereby confirm that I/We would abide by plans approved by Authority/ Collector. I/We whould 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 & safty at the work site. City survey records.

Signature
(Name of Owner)

OWNER'S NAME: OWNER'S SIGN:

M/S.GARVE PATIL CONSTRUCTION COMPANY MR.TUSHAR PATIL & OTHER

PROJECT: " SAMRAJYA "

SURVEY NO : 51(P),52(P)

PLOT NO : CTS NO : 1033,1087.1088

DESCRIPTION : PIMPALE GURAV, PUNE

ARCHITECT: GEM Associates
Architects & Inerior Designers
S.No.39/32,ARIHANT Apt., OFFICE NO.-04-1st Floor, OPP.BANK OF MAHARASHTRA, KARVE ROAD PUNE-38. CONTACT NO.9767103125.

ARCHITECT'S SIGN

| JOB NO. | DRG.NO. | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| | | 1:500 | | |
| INWARD NO. | | DATE | 17-07-2023 | |
| KEY NO. | P' GURAV | SHEET NO. | 02/13 | |

\\server\Share from server\Projects-2015-16\Garve Group\Garve Samrajya\02-Corporation\03-Rev. wing-B&C-2P+21 f 2023\01-Rev-Layout-17-07-23.dwg

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT