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	TENEMENTS	Use / Occupancy of Floors.
NA	NA	NA	NA	NA	NA

REFUGE AREA CALCULATIONS

BUILDING NO.	REFUGE AREA (REQUIRED)	REFUGE AREA (PROVIDED)
(1)	(2)	(3)
A	43.00 X 6 = 258.00	260.94
B	42.00 X 5 = 210.00	226.45
TOTAL AREA=	468.000000	487.39

PARKING CALCULATION:-

TYPE	CARPET AREA TENMNTS/ FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Residential	40 - 80	2	283	1	142	2	284
Residential	80 - 150	1	184	1	184	1	184
Residential	150 AND ABOVE	1	06	2	12	1	06
MHADA	40 - 80	2	33	1	17	2	34
Total Required (Nos)			506		355		508
Area Required					4437.50		1016.00
In Addition 5% Visitors Parking	5453.50 x 5% = 272.68						
Total Area Required	5453.50+272.68= 5726.17						
Total Area Proposed	5730.00						

Form of Statement 2 [Sr.No.9(a)]

Proposed Building

ROW HOUSE NO.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.
(1)	(2)	(3)
RH-01	236.47	1
RH-02	236.47	1
RH-03	236.47	1
RH-04	236.47	1
RH-05	236.47	1
RH-06	236.47	1
TOTAL AREA=	1418.82	6.00

Buildingwise F.S.I Statement

Bldg no.	Floor	Building Ht. from gr.level(M)	RESI. AREA (SQ.M)	MHADA (SQ.M)	TNMTS.	MHADA TNMTS.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
BLDG- A	B2+B1+GR.+PO.+34 FLOORS+RECREATIONAL FLOOR	114.60	23859.29	2363.71	243	25
BLDG- B	B2+B1+GR.+PO.+29 FLOORS + RECREATIONAL FLOOR	99.60	23731.12	903.22	224	8
BLDG-C	B1+GR.+PO.	8.10	0.00	0.00	0	0
ROW HOUSE	PARKING+3 FLOORS	9.00	1418.82	0.00	6	0
	TOTAL AREA		49009.23	3266.93	473.00	33.00
	TOTAL AREA =		52276.16		506	

WATER REQUIREMENT:

TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
OHWT	RESIDENTIAL	341550	341700
	FIRE REQUIREMENT	75000	75000
	TOTAL	416550	416700
UGWT	RESIDENTIAL	512325	512550
	FIRE REQUIREMENT	225000	225000
	TOTAL	737325	737550

Form of Statement 2[Sr.No.9(a)]

Proposed Building

BUILDING A

Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	MHADA (SQ.M)	TNMTS.	MHADA TNMTS.
(1)	(2)	(3)	(5)	(6)	(7)
	BASEMENT-2	0.00	0.00	0	0
	BASEMENT-1	0.00	0.00	0	0
	GROUND FLOOR	52.06	0.00	0	0
	PODIUM FLOOR	0.00	0.00	0	0
	1ST FLOOR	767.59	0.00	8	0
	2ND FLOOR	190.54	577.05	2	6
	3RD FLOOR	190.54	577.05	2	6
	4TH FLOOR	190.54	577.05	2	6
	5TH FLOOR	190.54	577.05	2	6
	6TH FLOOR(REFUGE)	706.85	55.51	7	1
	7TH FLOOR	767.59	0.00	8	0
	8TH FLOOR	767.59	0.00	8	0
	9TH FLOOR	767.59	0.00	8	0
	10TH FLOOR	767.59	0.00	8	0
	11TH FLOOR(REFUGE)	762.36	0.00	8	0
	12TH FLOOR	767.59	0.00	8	0
	13TH FLOOR	767.59	0.00	8	0
	14TH FLOOR	767.59	0.00	8	0
	15TH FLOOR	767.59	0.00	8	0
	16TH FLOOR(REFUGE)	762.36	0.00	8	0
	17TH FLOOR	767.59	0.00	8	0
	18TH FLOOR	767.59	0.00	8	0
	19TH FLOOR	767.59	0.00	8	0
	20TH FLOOR	767.59	0.00	8	0
	21ST FLOOR(REFUGE)	762.36	0.00	8	0
	22ND FLOOR	767.59	0.00	8	0
	23 RD FLOOR	767.59	0.00	8	0
	24 TH FLOOR	767.59	0.00	8	0
	25 TH FLOOR	767.59	0.00	8	0
	26 TH FLOOR(REFUGE)	762.36	0.00	8	0
	27 TH FLOOR	767.59	0.00	8	0
	28 TH FLOOR	767.59	0.00	8	0
	29 TH FLOOR	767.59	0.00	8	0
	30 TH FLOOR	767.59	0.00	8	0
	31TH FLOOR(REFUGE)	762.36	0.00	8	0
	32 TH FLOOR	767.59	0.00	8	0
	33 TH FLOOR	671.85	0.00	6	0
	34 TH FLOOR	767.59	0.00	6	0
	TOTAL AREA=	23859.29	2363.71	243	25

Form of Statement 2[Sr.No.9(a)]

Proposed Building

BUILDING B

Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	MHADA (SQ.M)	TNMTS.	MHADA TNMTS.
(1)	(2)	(3)	(5)	(6)	(7)
	BASEMENT-2	0.00	0.00	0	0
	BASEMENT-1	0.00	0.00	0	0
	GROUND FLOOR	52.06	0.00	0	0
	PODIUM FLOOR	0.00	0.00	0	0
	1ST FLOOR	852.10	0.00	8	0
	2ND FLOOR	400.48	451.61	4	4
	3RD FLOOR	400.48	451.61	4	4
	4TH FLOOR	852.10	0.00	8	0
	5TH FLOOR	852.10	0.00	8	0
	6TH FLOOR(REFUGE)	826.38	0.00	8	0
	7TH FLOOR	852.10	0.00	8	0
	8TH FLOOR	852.10	0.00	8	0
	9TH FLOOR	852.10	0.00	8	0
	10TH FLOOR	852.10	0.00	8	0
	11TH FLOOR(REFUGE)	826.38	0.00	8	0
	12TH FLOOR	852.10	0.00	8	0
	13TH FLOOR	852.10	0.00	8	0
	14TH FLOOR	852.10	0.00	8	0
	15TH FLOOR	852.10	0.00	8	0
	16TH FLOOR(REFUGE)	826.38	0.00	8	0
	17TH FLOOR	852.10	0.00	8	0
	18TH FLOOR	852.10	0.00	8	0
	19TH FLOOR	852.10	0.00	8	0
	20TH FLOOR	852.10	0.00	8	0
	21ST FLOOR(REFUGE)	826.38	0.00	8	0
	22ND FLOOR	852.10	0.00	8	0
	23 RD FLOOR	852.10	0.00	8	0
	24 TH FLOOR	852.10	0.00	8	0
	25 TH FLOOR	852.10	0.00	8	0
	26 TH FLOOR(REFUGE)	826.38	0.00	8	0
	27 TH FLOOR	852.10	0.00	8	0
	28 TH FLOOR	881.82	0.00	8	0
	29 TH FLOOR	822.38	0.00	8	0
	RECREATIONAL FLOOR	0.00	0.00	0	0
	TOTAL AREA=	23731.12	903.22	224.00	8.00

BUILDING A - REFUGE AREA CALCULATION

NO.OF OCCUPANTS CONSIDERED
FOR REFUGE AREA i.e.
ACCORDING TO RESIDENTIAL BUILDING,
A) OCCUPANT LOAD=5 PERSON/TENEMENT
B)REFUGE AREA = 0.3 SQ.M./ TENEMENT
C)NO. OF TENEMENTS FOR
2 CONSECUTIVE FLRS.+1 REFUGE FLR. =16+8= 24 TENEMENTS
REFUGE AREA REQUIRED(AXBXC)
=24 X5X0.3
= 36.00 SQ.M.(REQ.)
D)REFUGE AREA FOR HANDICAPPED=272 X 5/200
= 6.8 = 7 SQ.M.
TOTAL REFUGE AREA REQUIRED= 36.00+ 7.00 = 43.00 SQ.M.
REFUGE AREA PROVIDED = 43.49 SQ.M

BUILDING B - REFUGE AREA CALCULATION

NO.OF OCCUPANTS CONSIDERED
FOR REFUGE AREA i.e.
ACCORDING TO RESIDENTIAL BUILDING,
A) OCCUPANT LOAD=5 PERSON/TENEMENT
B)REFUGE AREA = 0.3 SQ.M./ TENEMENT
C)NO. OF TENEMENTS FOR
2 CONSECUTIVE FLRS.+1 REFUGE FLR. =16+8= 24 TENEMENTS
REFUGE AREA REQUIRED(AXBXC)
=24 X5X0.3
= 36.00 SQ.M.(REQ.)
D)REFUGE AREA FOR HANDICAPPED=232 X 5/200
= 5.8 = 6 SQ.M.
TOTAL REFUGE AREA REQUIRED= 36.00+ 6.00 = 42.00 SQ.M.
REFUGE AREA PROVIDED = 45.29 SQ.M

Form of Statement no: 3

BUILDING B - CARPET AREA STATEMENT AS PER RERA

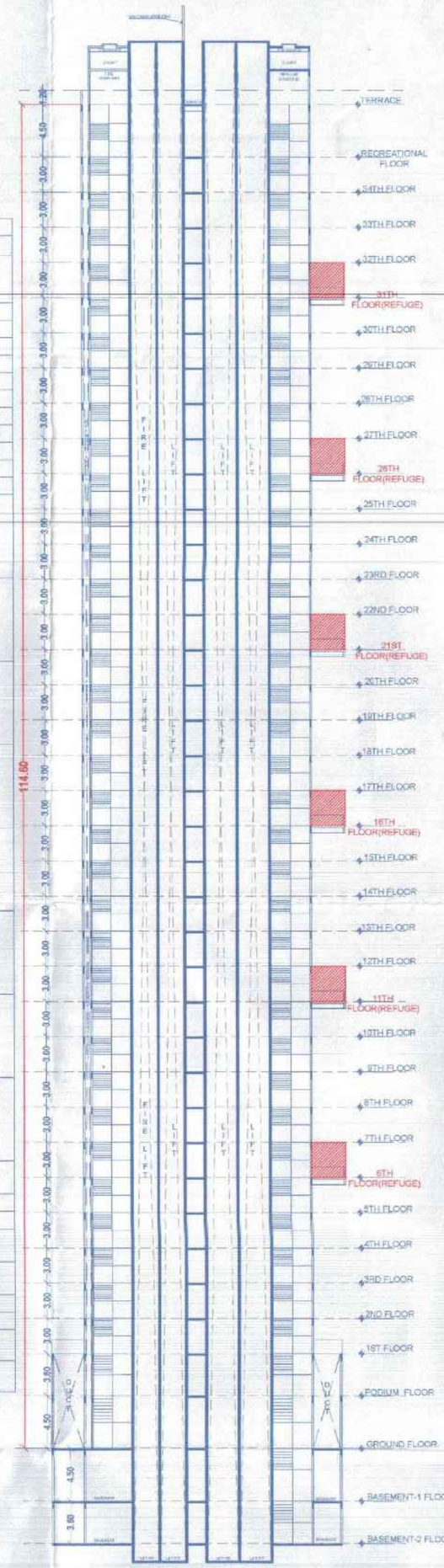
FLAT NO.	CARPET AREA (SQ.M)	BALC. (SQ.M)	TOTAL	OPEN TERRACE (SQ.M)
101,104,105,108	66.27	7.30	73.57	23.04
102,103	87.22	8.58	95.80	19.65
106,107	87.22	8.58	95.80	19.65
201,204,205,208	66.27	7.30	73.57	0.00
202,203	87.22	8.58	95.80	0.00
206,207	87.22	8.58	95.80	0.00
301,304,305,308	66.27	7.30	73.57	0.00
302,303	87.22	8.58	95.80	0.00
306,307	87.22	8.58	95.80	0.00
401,501,701,801, 901,1001,1201, 1301,1401,1501, 1701,1801,1901,2001,2201,2301,2401 ,2501,2701,2801,2901,3001,	66.27	7.30	73.57	0.00
402,502,702,802, 902,1002,1202, 1302,1402,1502, 1702,1802,1902,2002,2202,2302,2402 ,2502,2702,2802,2902,3002	87.22	8.58	95.80	0.00
403,503,703,803, 903,1003,1203, 1303,1403,1503, 1703,1803,1903,2003,2203,2403,2 503,2703,2903	87.22	8.58	95.80	0.00
404,504,704,804, 904,1004,1204, 1304,1404,1504, 1704,1804,1904,2004,2204,2304,2 404,2504,2704,2804,2904	66.27	7.30	73.57	0.00
405,505,705,805, 905,1005,1205, 1305,1405,1505, 1705,1805,1905,2005,2205,2305,2 405,2505,2705,2805,2905	66.27	7.30	73.57	0.00
406,506,706,806, 906,1006,1206, 1306,1406,1506, 1706,1806,1906,2006,2206,2306,2 406,2506,2706,2806	87.22	8.58	95.80	0.00
407,507,707,807, 907,1007,1207, 1307,1407,1507, 1707,1807,1907,2007,2207,2307,2 407,2507,2707	87.22	8.58	95.80	0.00
408,508,708,808, 908,1008,1208, 1308,1408,1508, 1708,1808,1908,2008,2208,2308,2 408,2508,2708,2808,2908	66.27	7.30	73.57	0.00
601,1101,1601,2101,2601	66.27	5.20	71.47	9.30
602,603,1102,1103, 1602,1603,2102,2103,2602,2603	87.22	8.58	95.80	0.00
604,605,1104,1105, 1604,1605,2104,2105,2604,2605	66.27	7.30	73.57	0.00
606,607,1106,1107, 1606,1607,2106,2107,2606,2607	87.22	8.58	95.80	0.00
608,1108,1608,2108,2608	48.34	5.20	53.54	0.00
2803	87.22	8.58	95.80	10.75
2807	87.22	8.58	95.80	10.75
2905	72.58	8.58	95.80	0.00
2907	72.58	8.58	95.80	0.00

LOCATION

Form of Statement no: 3

BUILDING A - CARPET AREA STATEMENT AS PER RERA

FLAT NO.	CARPET AREA (SQ.M)	BALC. (SQ.M)	DRY BALC. (SQ.M)	TOTAL	OPEN TERRACE (SQ.M)
101,104,105,108	60.84	4.86	1.80	67.50	25.80
102103	79.53	8.73	1.92	90.18	22.47
106107	63.11	7.14	1.80	72.05	23.85
201,301,401,501	60.84	4.86	1.80	67.50	0.00
202,302,402,502	79.53	8.73	1.92	90.18	0.00
203,303,403,503	79.53	8.73	1.92	90.18	0.00
204,304,404,504	60.84	4.86	1.80	67.50	0.00
205,305,405,505	60.84	4.86	1.80	67.50	0.00
206,306,406,506	63.11	7.14	1.80	72.05	0.00
207,307,407,507	63.11	7.14	1.80	72.05	0.00
208,308,408,508	60.84	4.86	1.80	67.50	0.00
701,801,901,1001,1201,1301,1401, 1501, 1701,1801,1901,2001,2201,2301,2401 ,2501,2701,2801,2901,3001, 3201,3401	60.84	4.86	1.80	67.50	0.00
702,802,902,1002,1202,1302,1402, 1502, 1702,1802,1902,2002,2202,2302,2402 2502,2702,2802,2902,3002,3202,3402	79.53	8.73	1.92	90.18	0.00
703,803,903,1003,1203,1303,1403,15 03, 1703,1803,1903,2003,2203,2303,2403 2503,2703,2803,2903,3003,3203,3403	79.53	8.73	1.92	90.18	0.00
704,804,904,1004,1204,1304,1404, 1504, 1704,1804,1904,2004,2204,2304,2404 ,2504,2704,2804,2904, 3004,3204,3404	60.84	4.86	1.80	67.50	0.00
705,805,905,1005,1205, 1305,1405,1505, 1705,1805,1905,2005, 2205,2305,2405, 2505,2705,2805,2905,3005,3205	60.84	4.86	1.80	67.50	0.00
706,806,906,1006,1206, 1306,1406,1506, 1706,1806,1906,2006, 2206,2306,2406, 2506,2706,2806,2906,3006,3206	63.11	7.14	1.80	72.05	0.00
707,807,907,1007,1207, 1307,1407,1507, 1707,1807,1907,2007, 2207,2307,2407, 2507,2707,2807,2907,3007,3207	63.11	7.14	1.80	72.05	0.00
708,808,908,1008,1208 ,1308,1408,1508, 1708,1808,1908,2008, 2208,2308,2408, 2508,2708,2808,2908,3008,3208	60.84	4.86	1.80	67.50	0.00
604,605,1104,1105,1604,1605, 2104,2105,2604,2605,3104,3105	60.84	4.86	1.80	67.50	0.00
601,1101,1601,2101,2601,3101	60.84	4.86	1.80	67.50	8.92
608,1108,1608,2108,2608,3108	44.04	4.86	1.80	50.70	0.00
602,603,1102,1103,1602,1603, 2102,2103,2602,2603,3102,3103	79.53	8.73	1.92	90.18	0.00
606,607,1106,1107,1606,1607, 2106,2107,2606,2607,3106,3107	63.11	7.14	1.80	72.05	0.00
3301,3304	60.84	4.86	1.80	67.50	12.55
3302,3303	79.53	7.58	1.92	89.03	6.22
3330A,3330B	130.22	12.38	1.80	144.40	23.00
3420A,3420B	129.19	12.38	1.80	143.37	0.00



SECTION BB'

STAMP OF APPROVAL

Sanctioned No. B.P / Ravet / 140 / 2024
Subject to conditions mentioned in the Office Order No.
aven dated 06/06/2024
Pimpri
Date : 06/06/2024

O. C. Signed by
City Engineer

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

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	16294.57 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	16296.00 SQ.M.
(b) As per measurement sheet	16294.57 SQ.M.
(c) As per site	16294.57 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	0.00.00 SQ.M.
b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	0.00 SQ.M.
3. Balance area of plot (1-2)	16294.57 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	0.00 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	0.00 SQ.M.
5. Net Plot Area (3 - 4 (c))	16294.57 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	1629.45 SQ.M.
(b) Proposed -	2213.57 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plotable area (if required)	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1.00)	16294.57 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ.M.
b) Proposed FSI on payment of premium.(0.5)	3871.34 SQ.M.
11. Insitu FSI/TDR loading	
a) In-situ area against D.P. road [2.0 x Sr. No. 2(a)] if any.	0.00 SQ.M.
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 SQ.M.
(c) TDR area (1.25 of S. no. 1)	9678.34 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	9678.34 SQ.M.
(c) GRIHA/IGBC or equivalent GOLD- Incentive FSI(5%)	814.72 SQ.M.
12 Additional FSI area under Chapter No 7 (Internal Road F.S.I)	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable	30658.98 SQ.M.
(b) Ancillary Area FSI (60%) ((30658.99X 60%=18395.39 SQ.M.)	18395.39 SQ.M.
(c) Total entitlement (a+b)	49054.37 SQ.M.
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}	4.40
15. Total B'up Area in proposal.(excluding area at Sr.No.17 b)	0.00 SQ.M.
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')	49009.23 SQ.M.
(c) Total (a+b)	49009.23 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	3.00
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9) (16296 X 20%)	3259.20 SQ.M.
(b) Proposed	3266.93 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. 39/35/A1,39/35/A2,39/35/A3,39/35/A4, 40/3 RAVET , 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 / TP SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

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.

OWNER'S NAME :- MIS. CERATEC CONSTRUCTION THROUGH MR. ANAND DAYANAND AGARWAL

OWNER SIGN :-

PROJECT :-

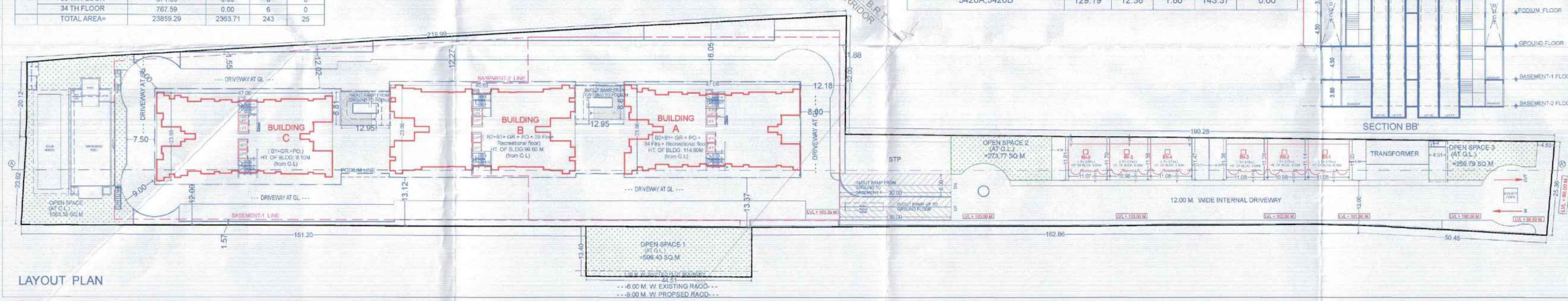
SURVEY NO.:- 39/35/A1,39/35/A2,39/35/A3,39/35/A4,40/3

DESCRIPTION : REGULAR TRACK, VILLAGE -RAVET, PUNE.

INWARD NO. :

NEBULA ARCHITECTURE

SHEET NO :- 01 / 13	DATE :
DRAWN BY :-	23 APR 2024
KEY NO :-	
ARCHITECT SIGN :- AR PRAMOD CHAVAN.	SCALE :- 1:100



LAYOUT PLAN