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 3 = 126.00	135.87
TOTAL AREA=	384.000000	396.81

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	243	1	122	2	243
	80 - 150	1	144	1	144	1	144
Residential	150 AND ABOVE	1	06	2	12	1	06
MHADA	40 - 80	2	33	1	17	2	34
Total Required (Nos)			426		295		427
Area Required					3684.50		854.00
In Addition 5% Visitors Parking	4538.50 x 5% = 226.92						
Total Area Required	4538.50+226.92= 4765.42						
Total Area Proposed	4750.00						

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	B1+GR.+PO.+19 FLOORS.	99.60	15261.56	903.22	144	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		40539.67	3266.93	393.00	33.00
	TOTAL AREA =		43806.60		426	

WATER REQUIREMENT:

TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
OHWT	RESIDENTIAL	287550	287700
	FIRE REQUIREMENT	75000	75000
	TOTAL	362550	362700
UGWT	RESIDENTIAL	431325	431550
	FIRE REQUIREMENT	225000	225000
	TOTAL	656325	656550

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

Proposed Building

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)
BUILDING A	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
	21TH FLOOR(REFUGE)	762.36	0.00	8	0
	22TH FLOOR	767.59	0.00	8	0
	23 TH 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	871.85	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

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)
BUILDING B	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	451.51	4	4
	3RD FLOOR	400.48	451.51	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
	TOTAL AREA=	15261.56	903.22	144	8

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

LOCATION

Form of Statement no: 3

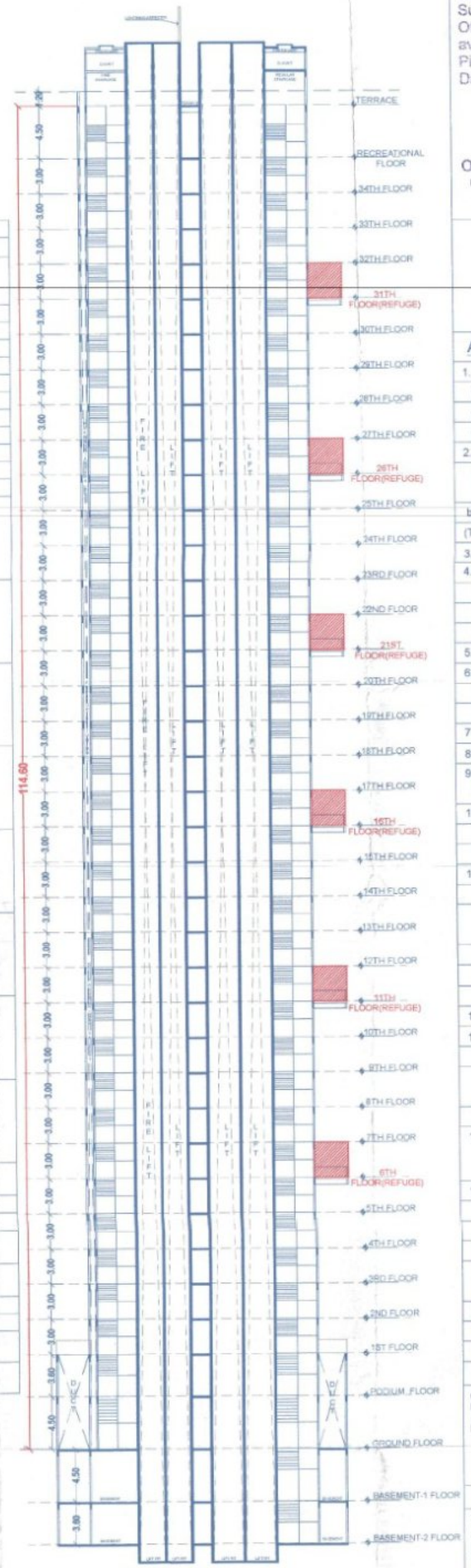
BUILDING B - CARPET AREA STATEMENT AS PER RERA

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	66.27	7.30	73.57	0.00
402,502,702,802, 902,1002,1202, 1302,1402,1502, 1702,1802,1902	87.22	8.58	95.80	0.00
403,503,703,803, 903,1003,1203, 1303,1403,1503, 1703,1803,1903	87.22	8.58	95.80	0.00
404,504,704,804, 904,1004,1204, 1304,1404,1504, 1704,1804,1904	66.27	7.30	73.57	0.00
405,505,705,805, 905,1005,1205, 1305,1405,1505, 1705,1805,1905	66.27	7.30	73.57	0.00
406,506,706,806, 906,1006,1206, 1306,1406,1506, 1706,1806,1906	87.22	8.58	95.80	0.00
407,507,707,807, 907,1007,1207, 1307,1407,1507, 1707,1807,1907	87.22	8.58	95.80	0.00
408,508,708,808, 908,1008,1208, 1308,1408,1508, 1708,1808,1908	66.27	7.30	73.57	0.00
601,1101,1601	66.27	5.20	71.47	9.30
602,603,1102,1103, 1602,1603	87.22	8.58	95.80	0.00
604,605,1104,1105, 1604,1605	66.27	7.30	73.57	0.00
606,607,1106,1107, 1606,1607	87.22	8.58	95.80	0.00
608,1108,1608	48.34	5.20	53.54	0.00

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 /110/2024
Subject to conditions mentioned in the Office Order No.
aven dated 22/04/2024
Pimpri
Date :22/04/2024

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	16303. 57 SQ.M.
(c) As per site	16305. 43 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	0.00 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)	2378.28 SQ.M.
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 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)	5945.70 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	5945.70 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.	25433.27 SQ.M.
(b) Ancillary Area FSI (60%) (25433.27X 60%=15259.96 SQ.M.)	15259.96 SQ.M.
(c) Total entitlement (a+b)	40693.23 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')	40539.67 SQ.M.
(c) Total (a+b)	40539.67 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	1.60
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. 35/1,35/2 ,39/1,39/2 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 STRUCTURES 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 :-
M/S. CERATEC CONSTRUCTION THROUGH
MR. ANAND DAYANAND AGARWAL

OWNER SIGN :

PROJECT :-

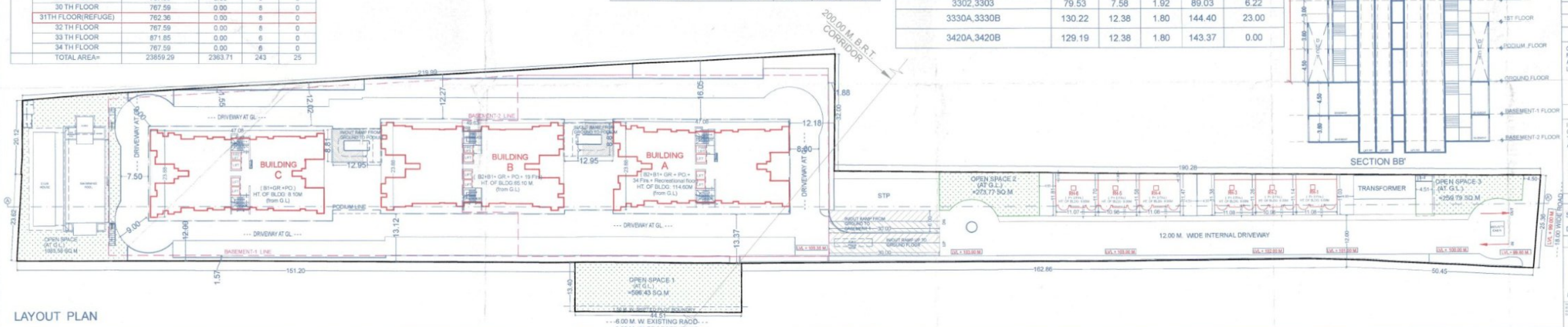
SURVEY NO.:- 35/1, 35/2 , 39/1 , 39/2, 40/3

DESCRIPTION : REGULAR TRACK, VILLAGE -RAVET, PUNE.

INWARD NO. :

NEBULA
ARCHITECTURE

SHEET NO :- 01 / 11	DATE :
DRAWN BY :-	29 FEB 2024
KEY NO :-	
ARCHITECT SIGN :- AR.PRAMOD CHAVAN.	SCALE :- 1:100



LAYOUT PLAN