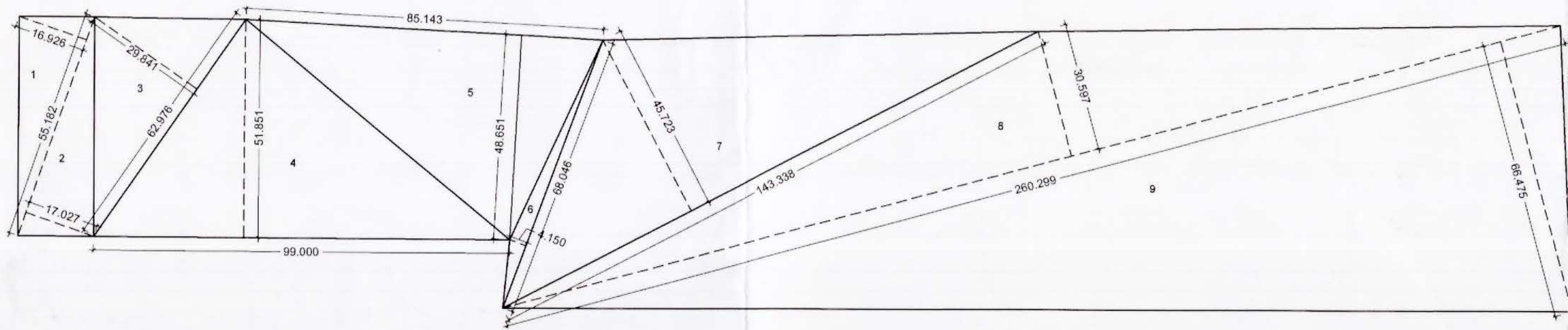
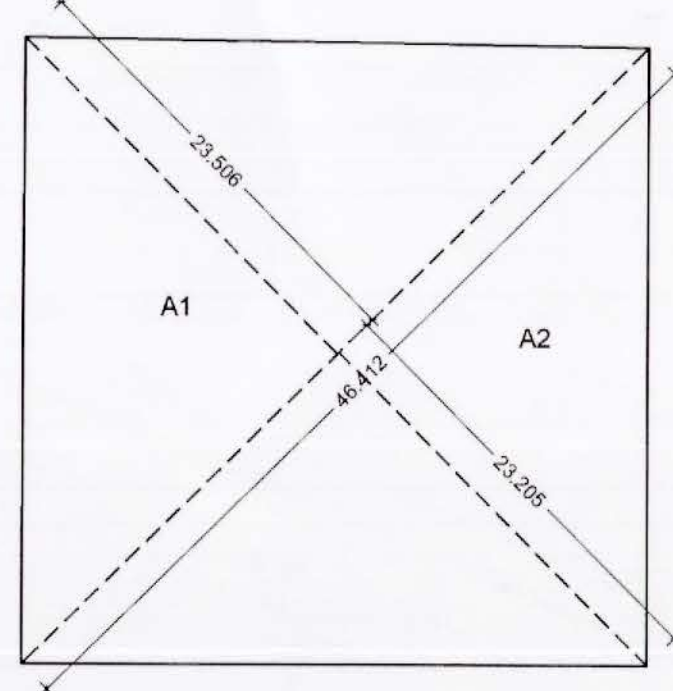




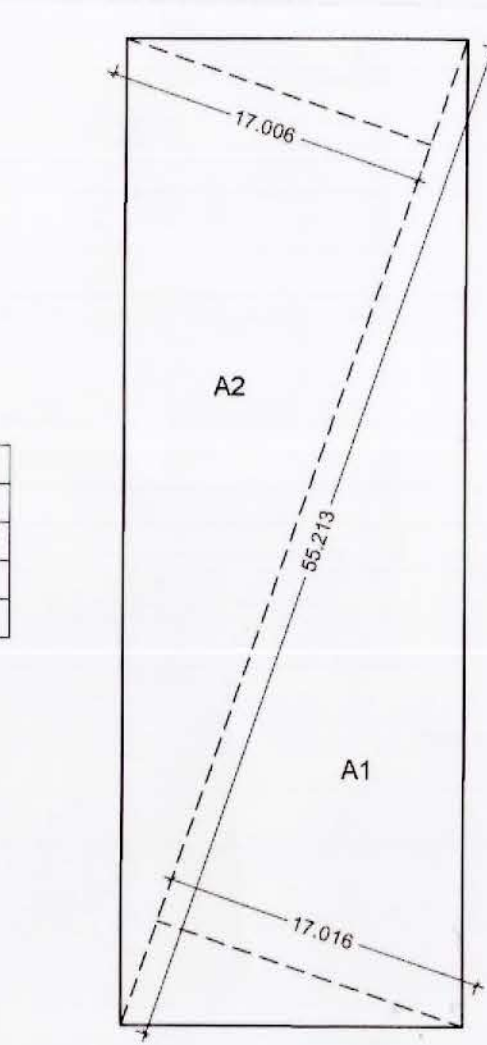
TOTAL PLOT AREA							AREA	UNIT
SR.NO	L	X	B	X				
1	55.182	X	16.926	X	0.500	=	467.005	SQ.MT
2	55.182	X	17.027	X	0.500	=	469.792	SQ.MT
3	62.976	X	29.841	X	0.500	=	939.633	SQ.MT
4	99.000	X	51.851	X	0.500	=	2566.625	SQ.MT
5	85.143	X	48.651	X	0.500	=	2071.146	SQ.MT
6	68.046	X	4.150	X	0.500	=	141.195	SQ.MT
7	143.338	X	45.723	X	0.500	=	3276.922	SQ.MT
8	260.299	X	30.597	X	0.500	=	3982.184	SQ.MT
9	260.299	X	66.475	X	0.500	=	8651.688	SQ.MT
TOTAL							22566.191	SQ.MT

PLOT AREA KEY PLAN
SCALE - 1:1000



AMENITY SPACE KEY PLAN
SCALE - 1:400

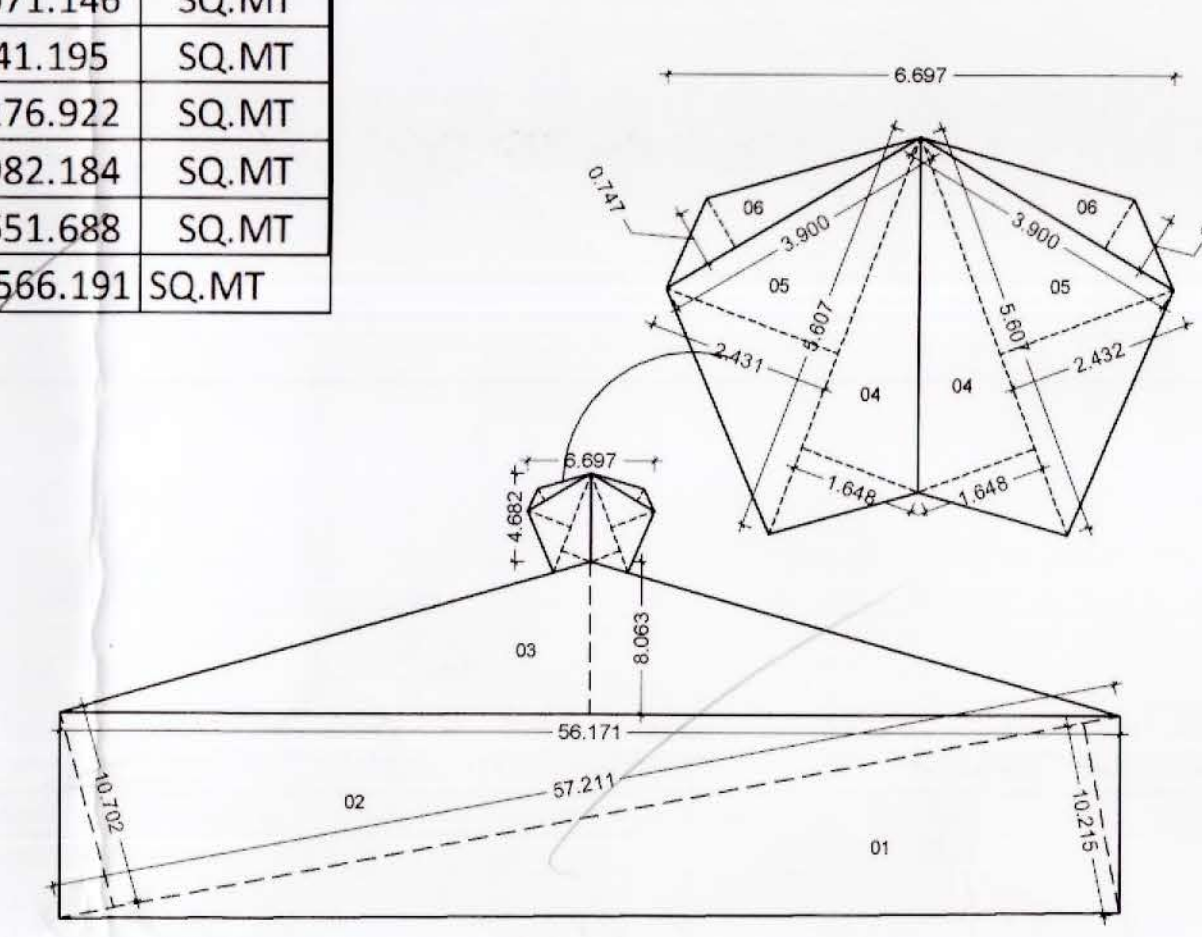
SR.NO	L	X	B	X		AREA	UNIT
A1	46.412	X	23.506	X	0.500	=	545.480 SQ.MT
A2	46.412	X	23.205	X	0.500	=	538.495 SQ.MT
							1083.975 SQ.MT



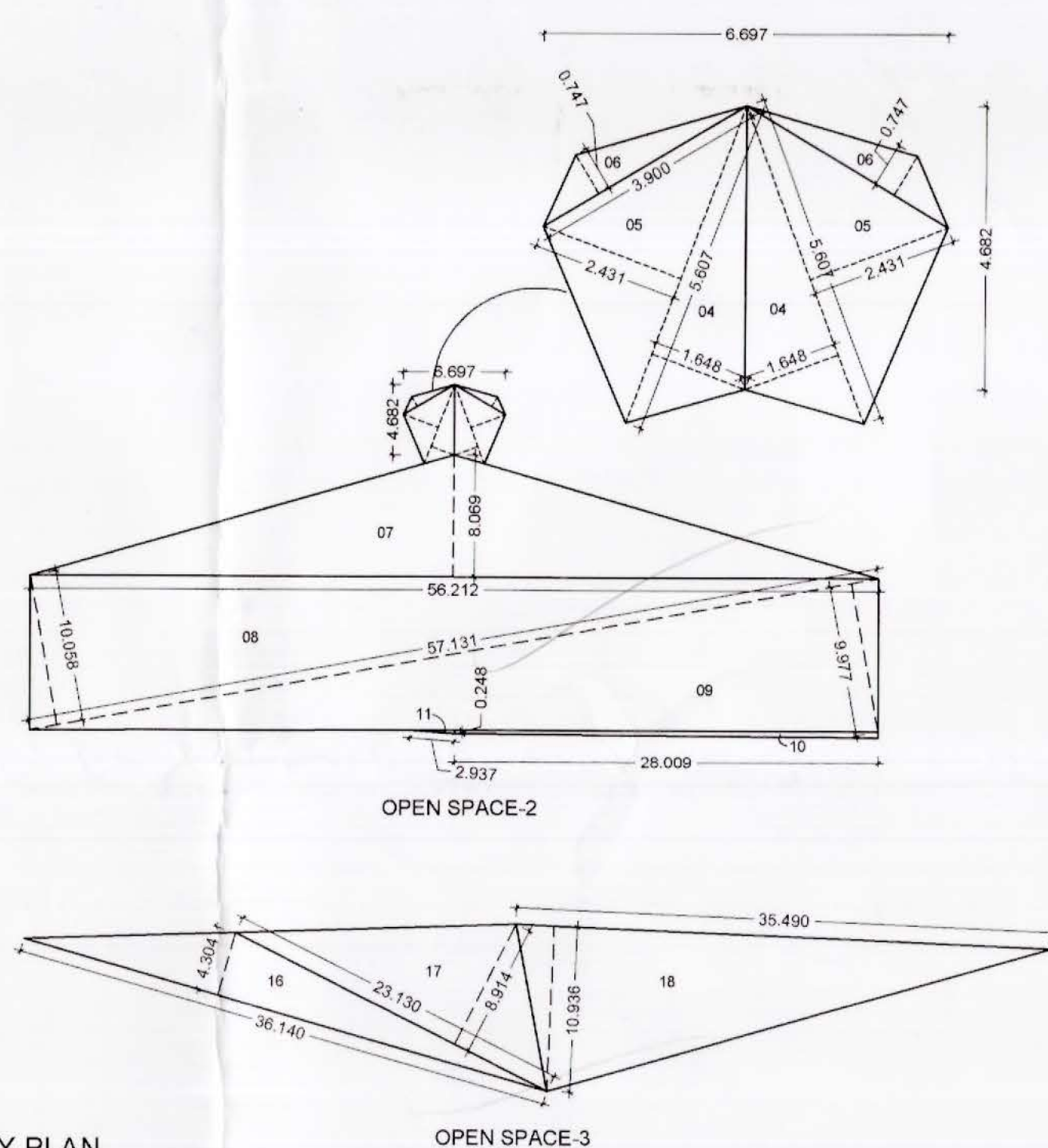
ROAD WIDENING KEY PLAN
SCALE - 1:400

SR.NO	L	X	B	X		AREA	UNIT
A1	55.213	X	17.006	X	0.500	=	469.476 SQ.MT
A2	55.213	X	17.016	X	0.500	=	469.752 SQ.MT
							939.228 SQ.MT

SR.NO	L	X	B	X		AREA	UNIT
1	57.211	X	10.215	X	0.500	=	292.205 SQ.MT
2	57.211	X	10.702	X	0.500	=	306.136 SQ.MT
3	56.171	X	8.063	X	0.500	=	226.453 SQ.MT
4	5.607	X	1.648	X	0.500	=	4.000 SQ.MT
5	5.607	X	2.431	X	0.500	=	4.000 SQ.MT
6	3.900	X	0.747	X	0.500	=	5.827 SQ.MT
7	56.212	X	8.069	X	0.500	=	226.787 SQ.MT
8	57.131	X	10.058	X	0.500	=	287.312 SQ.MT
9	57.131	X	9.977	X	0.500	=	284.998 SQ.MT
10	28.009	X	0.248	X	-	=	6.946 SQ.MT
11	2.937	X	0.248	X	0.500	=	0.364 SQ.MT
12	31.866	X	1.377	X	0.500	=	21.940 SQ.MT
13	25.687	X	5.688	X	0.500	=	73.054 SQ.MT
14	25.558	X	8.235	X	0.500	=	105.235 SQ.MT
15	32.554	X	2.912	X	0.500	=	47.399 SQ.MT
16	36.140	X	4.304	X	0.500	=	77.773 SQ.MT
17	23.130	X	8.914	X	0.500	=	103.090 SQ.MT
18	35.490	X	10.936	X	0.500	=	194.059 SQ.MT
							2305.321 SQ.MT



OPEN SPACE KEY PLAN
SCALE - 1:400



SR.NO	L	X	B	X		AREA	UNIT
A1	46.412	X	23.506	X	0.500	=	545.480 SQ.MT
A2	46.412	X	23.205	X	0.500	=	538.495 SQ.MT
							1083.975 SQ.MT

SR.NO	L	X	B	X		AREA	UNIT
A1	46.412	X	23.506	X	0.500	=	545.480 SQ.MT
A2	46.412	X	23.205	X	0.500	=	538.495 SQ.MT
							1083.975 SQ.MT

PROPOSED BUILDING WITH MHADA

FORM OF STATEMENT -2						
[SR.NO. 9(a)]						
PROPOSED BUILDING 'A, B, C, D, E, F, G, H, I'						
BUILDING NO	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE SQ.MT.		TENEMENT	TENEMENT	
		RESI.	COMM.	RESIDENTIAL	COMMERCIAL	
A	2P+04	2619.45	0.00	32	-	
B	2P+14	8598.47	0.00	110	-	
C	2P+14	10003.11	0.00	112	-	
D	2P+14	8742.89	0.00	110	-	
E	2P+14	8742.89	0.00	110	-	
F	2P+14	10003.11	0.00	112	-	
G	2P+14	8742.89	0.00	110	-	
H	2P+14	8742.89	0.00	110	-	
I	2P+14	10463.41	0.00	126	-	
A1 (commercial)	G+2	0.00	295.37			24 SHOP
TOTAL		76659.11	295.37	932		24
TOTAL		76954.48				

PROPOSED BUILDING WITHOUT MHADA

FORM OF STATEMENT - 2						
[SR.NO. 9(a)]						
PROPOSED BUILDING 'A, B, C, D, E, F, G, H, I'						
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR		TENEMENT	TENEMENT	
		AS PER OUTER CONSTRUCTION LINE	SQ.MT.			
		RESI.	COMM.			
A	2P+04	1731.47	0.00	20	-	
B	2P+14	7772.49	0.00	99	-	
C	2P+14	9730.39	0.00	108	-	
D	2P+14	8278.37	0.00	104	-	
E	2P+14	8378.24	0.00	105	-	
F	2P+14	9730.39	0.00	108	-	
G	2P+14	8222.13	0.00	103	-	
H	2P+14	8222.93	0.00	103	-	
I	2P+14	10038.3	0.00	120	-	
A1 (commercial)	G+2	0.00	295.37			24 SHOP
TOTAL		72104.71	295.37	870		24
TOTAL		72400.08				

SR.NO	L	X	B	X		AREA	UNIT
A1	46.412	X	23.506	X	0.500	=	545.480 SQ.MT
A2	46.412	X	23.205	X	0.500	=	538.495 SQ.MT
							1083.975 SQ.MT

SR.NO	L	X	B	X		AREA	UNIT
A1	46.412	X	23.506	X	0.500	=	545.480 SQ.MT
A2	46.412	X	23.205	X	0.500	=	538.495 SQ.MT
							1083.975 SQ.MT

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 SQ.MT.	REQUIRED AREA	
(1)	(2)	(3)	(4)	(5)
CLUB HOUSE -1 (A+B)	A	64.011	899.37	X 15 %
	B	0.00		
TOTAL		128.022	128.91	

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 SQ.MT.	REQUIRED AREA	
(1)	(2)	(3)	(4)	(5)
CLUB HOUSE -2 (A+B)	A	62.471	833.05	X 15 %
	B	0.00		
TOTAL		124.94	124.96	

Swimming Pool Details

Length	Width	Area
8.67	3.73	32.339
22.95	4.07	93.406
TOTAL		125.75

COVERED AREA	COVERED AREA
7017.69 sq.m. (33.50 %)	

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Res+Comm	684990	
OHWT	225000	
FIRE REQUIREMENT TOTAL		9,10,500
UGWT	1364985	
FIRE REQUIREMENT TOTAL		6,75,000
TOTAL		20,39,985

REFUSE AREA STATEMENT		
	REQUIRED	PROPOSED
A BLDG	0	0
B BLDG	73.8	74.46
C BLDG	83.025	86.44
D BLDG	73.8	74.46
E BLDG	73.8	74.46
F BLDG	83.025	86.44
G BLDG	73.8	74.46
H BLDG	73.8	74.46
I BLDG	83.025	96.5
TOTAL		641.68

WATER TANK CALCULATION

TOTAL NO OF FLAT PROPOSED : 1010 Nos
1010X135 LTR X 5 P = 6,81,750.00 LTR
FIRE REQUIREMENT = 2,25,000 LTR
O.H.W.TANK REQ. : 9,06,750.00 (PROVIDED 9,07,000 LTR.)
U.G.W.TANK REQ. : 9,06,750 X 1.50 = 13,60,125 LTR. CAP.
FIRE REQUIREMENT = 6,75,000 LTR
U.G.W.TANK REQ. : 20,35,125 LTR (PROVIDED 20,35,500 LTR.)

WATER TANK CALCULATION (COMMERCIAL)

NO OF PERSON = OCCUPANT LOAD FLOOR AREA / 3 (FOR GROUND FLOOR)
NO OF PERSON = 106 835/ 3 (FOR GROUND FLOOR)
NO OF PERSON = 36
45 LTR X 36 P = 1620.00 LTR
NO OF PERSON = OCCUPANT LOAD FLOOR AREA / 6 (FOR UPPER SALE FLOORS)
NO OF PERSON = 213.67 / 6 (FOR UPPER SALE FLOORS)
NO OF PERSON = 36
45 LTR X 36 P = 1620.00 LTR
O.H.W.TANK REQ. : (1620.00+1620.00)= 3240.00 LTR.
(PROVIDED : 3500.00 LTR.)
U.G.W.TANK REQ. : 3240 X 1.50 = 4860.00 LTR. CAP.
(PROVIDED : 5000.00 LTR.)

PROPOSED RESIDENTIAL APPRAISAL REPORT ON L.I.S. NO. / PLOT NO. / S. NO. / GAT NO. - 234(P), 236(P) OF VILLAGE MAUE - Dudulgaon, Pune.		Drawing Sheet No.
		1 of 26
Stamp of Approval of Plans:		
Sanctioned No. B.P. [Dudulgaon] 35/2023 Subject to conditions mentioned in this Office Order No. aven dated: 23/06/2023 Pimpri Date: 23/06/23 Building Permission Consent (L.I.S. / Municipal Planning Commission) Pimpri City Engineer Building Permission Dept. Pimpri Pimpri Stamp of Approval of Plans:		
AREA STATEMENT		
1 AREA OF PLOT (MINIMUM AREA of a, b, c TO BE CONSIDERED)		2256.190
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		22600.00
(b) AS PER MEASUREMENT SHEET		2256.190
(c) AS PER SITE		2256.190
2 DEDUCTIONS FOR		
(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING		939.23
(b) ANY D.P. RESERVATION AREA		0.00
TOTAL (a+b)		939.23
3 BALANCE AREA OF PLOT (1-2)		2126.96
4 AMENITY SPACE (IF APPLICABLE)		
(a) REQUIRED		1081.35
(b) ADJUSTMENT OF 2(b), IF ANY -		0.00
(c) BALANCE PROPOSED		1081.37
5 NET PLOT AREA (3-4) (c)		2054.99
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)		
(a) REQUIRED		2054.30
(b) PROPOSED		2234.57
7 INTERNAL ROAD AREA		0.00
8 PLOT AREA (IF APPLICABLE)		
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 58X53 FSI: 1.10)		2259.287
10 ADDITION OF FSI ON PAYMENT OF PREMIUM		
(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / 100 ZONE, (SR.NO. 1 OF 0.5)		11288.10
(b) PROPOSED FSI ON PAYMENT OF PREMIUM		8690.00
11 IN-SITU FSI / TOR LOADING		
(a) IN-SITU AGAINST D.P. ROAD (2.0 X SR. NO. 2 (a)) IF ANY		0.00
(b) IN-SITU AGAINST AMENITY SPACE IF HANDED OVER (2.00 OHL 85 X SR. NO. 4 (b) AND / OR (d))		0.00
(c) TOR AREA		14564.60
(d) TOTAL IN-SITU / TOR LOADING PROPOSED (11 (a)+(b)+(c)+(d))		14564.60
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
(a) $9 + 100 + 1100$ OR 12 WHICHEVER IS APPLICABLE		45251.89
(b) ANNUAL AREA FSI UPTO 80% OR 80%WHICH PAYMENT OF CHARGES, (PERMISSIBLE : 27151.13 SQ.MT)		27151.13
(c) TOTAL ENTITLEMENT (a+b)		72408.02
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 1.5 OR 1.8		3.21
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17 b)		
(a) EXISTING BUILT-UP AREA		0.00
(b) PROPOSED BUILT-UP AREA (AS PER "LINE") without mhada		72408.00
(c) TOTAL (a+b)		72408.00
F.S.I. CONSUMED (15/5) SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.		3.208
17 AREA FOR INCLUSIVE HOUSING, IF ANY		
(a) REQUIRED (20% OF SR.NO.5)		4519.46
(b) PROPOSED		4554.46
CERTIFICATE OF AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME, _____, AND THE DIMENSION OF PLOTS, 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 (I.F.S. SCHEME RECORD) LAND RECORD DEPT. / CITY SURVEYED RECORDS.		
OWNER'S DECLARATION		
I/WE UNDERS		