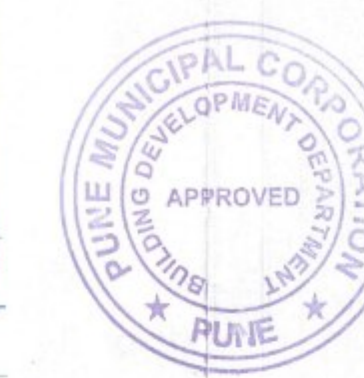
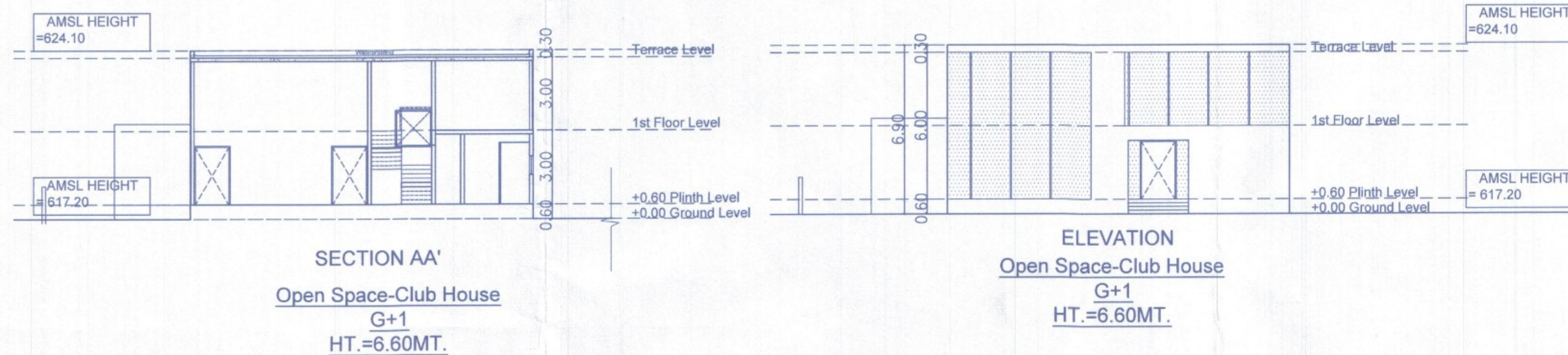


CLUB HOUSE
GROUND FLOOR
FIRST FLOOR
SECTION & ELEVATIONAPPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/5246/25
DATE 20/03/2026Jr/Sub Engineer Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.

F.S.I. STATEMENT :- OPEN SPACE

FLOOR	PROP. AREA
GROUND FL.	106.18
FIRST FL.	53.09
TOTAL	159.27

OPEN SPACE CALCULATION:-

OPEN SPACE PROVIDED = 1,168 Sq.m

(10% RG area + 1% club house footprint)

Because,

Net plot Area - Reservation Area

12470.46 - 1852.11 = 10,618.15

So, 10% open space required = 1061.82

(As per EC requirement as no structures permissible in 10% RG area)

For club house calculations, OPEN SPACE = 1061.82 Sq.m (As per UDCPR requirement)

Perm. b/up on ground floor = 10% of 1061.82 = 106.18 sq.m

Prop. b/up on ground floor = 106.18 sq.m

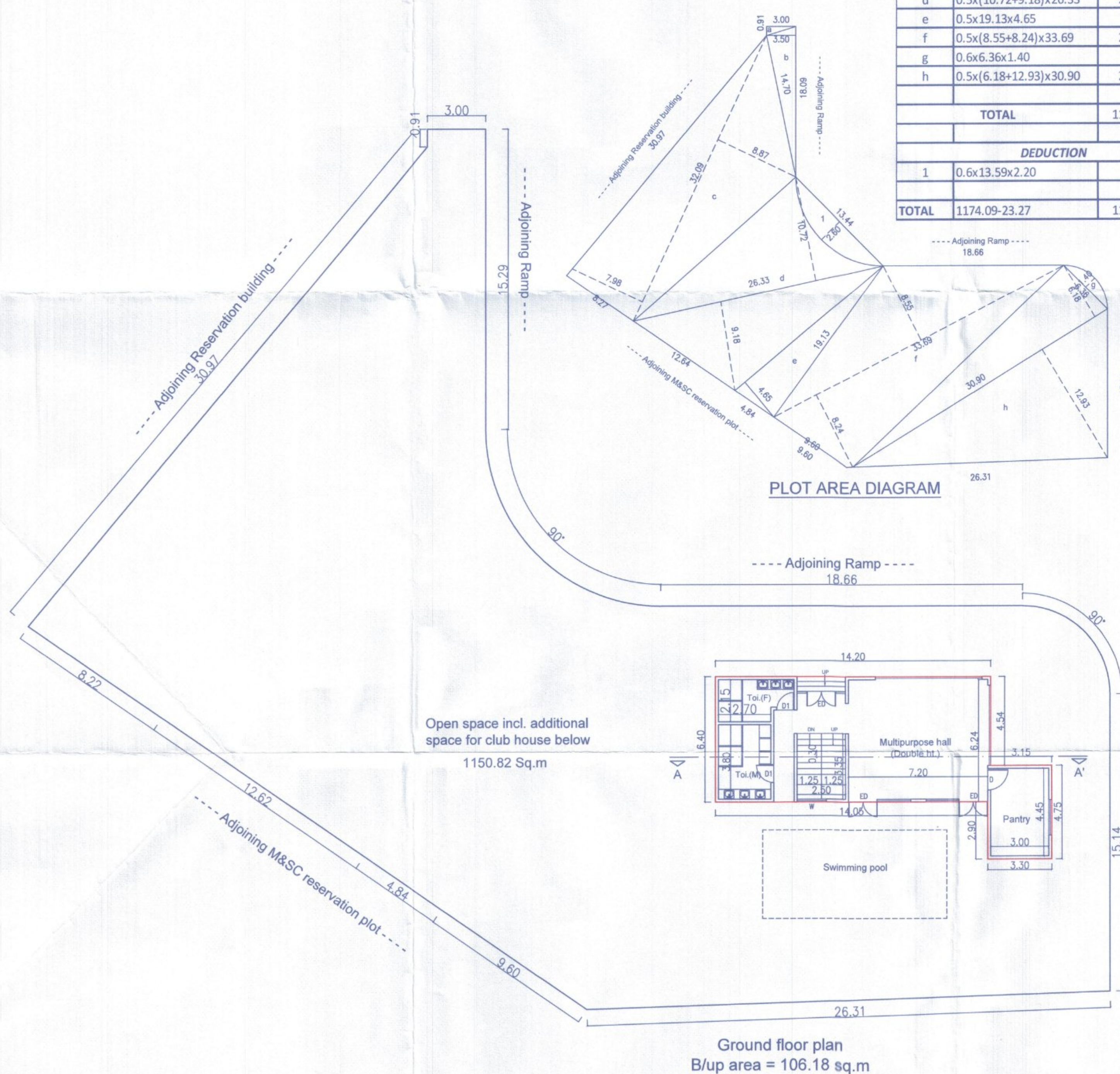
Perm. b/up on first floor = 50% of ground floor b/up = 106.18/2 = 53.09 sq.m

Prop. b/up on first floor = 53.09 sq.m

Hence RG area provided (without any structure) = 1168 - 106.18 = 1,061.82 sq.m

PLOT AREA CALC. BY TRIANGULATION:-

PLOT CALCULATION BY TRIANGULATION		
a	0.5x0.91x3.00	1.37
b	0.5x14.70x3.50	25.73
c	0.5x(7.98+8.87)x32.09	270.36
d	0.5x(10.72+9.18)x26.33	261.98
e	0.5x19.13x4.65	44.48
f	0.5x(8.55+8.24)x33.69	282.83
g	0.6x6.36x1.40	5.93
h	0.5x(6.18+12.93)x30.90	295.25
TOTAL		1187.92
DEDUCTION		
1	0.6x13.59x2.20	19.91
TOTAL	1174.09-23.27	1168.00



AREA DIAGRAM OF GROUND FLOOR

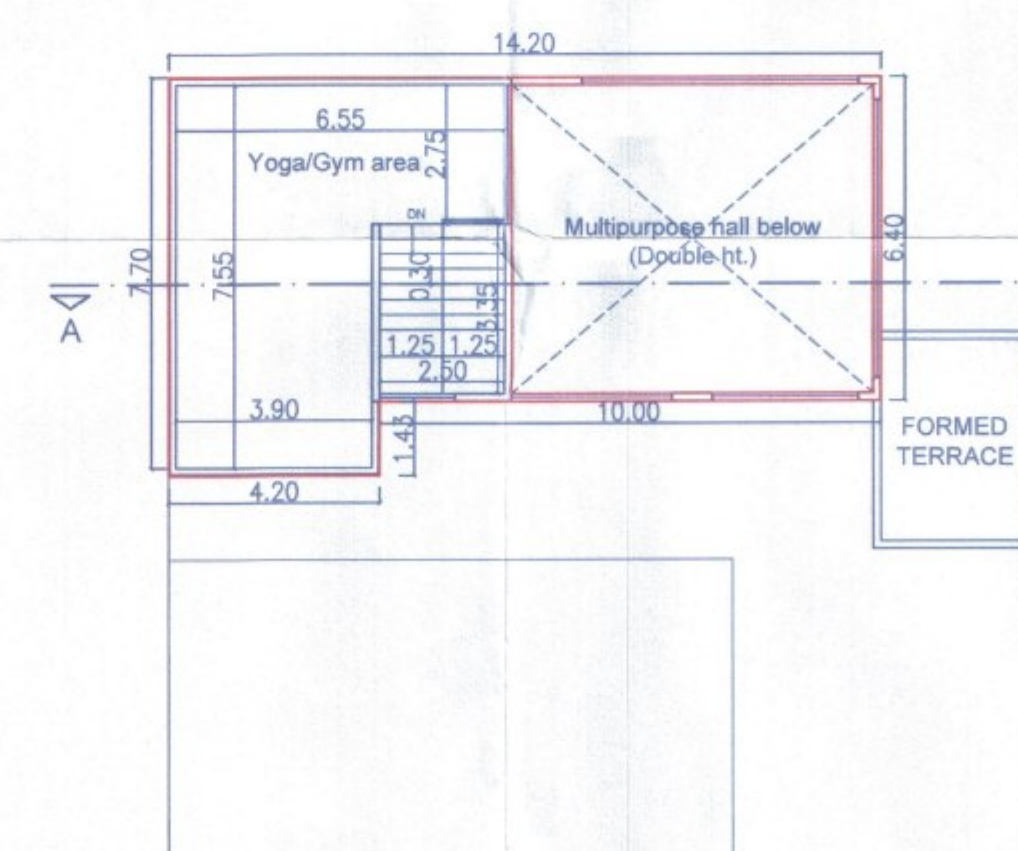
SCALE-1:200

GROUND FLOOR AREA CALCULATION	
GROUND FLOOR AREA= 17.33x9.30	161.22
DEDUCTIONS	
1 1x4.54x3.15	14.30
2 1x2.90x14.05	40.75
TOTAL	55.04
NET AREA OF GROUND FLOOR	106.18

AREA DIAGRAM OF FIRST FLOOR

SCALE-1:200

FIRST FLOOR AREA CALCULATION	
FIRST FLOOR AREA= 14.18x7.85	111.31
DEDUCTIONS	
1 1x10.00x1.43	14.30
2 1x7.20x6.10	43.92
TOTAL	58.22
NET AREA OF FIRST FLOOR	53.09

First floor plan
B/up area = 53.09 sq.m

OWNER'S NAME, ADDRESS, SIGNATURE :-

ALOK KUMAR JHA (P.O.A.)
OREE REALITY PVT.LTD.

PROJECT :-

Development of group housing scheme
"Cloud 51"On S. no. 51/9(P) and 51/10.,
At Village - Bavdhan Khurd, Taluka - Mulshi, District - Pune

ARCHITECT SIGNATURE :-

AR. PRASAD R. INGAWALE
B.Arch, M.Tech. - Town & Country Planning
CA/2016/76434

ARCHITECT :-

PI CONSULTANTS
A, TEEB APARTMENT, SENAPATI BAPAT ROAD,
BHAMBURDA, SHIVAJINAGAR, PUNE - 400016
email-id: piarchitect@gmail.com ph: +91-969766066

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
10.03.2026	JAYRAJ	JAYRAJ	PRASAD	1:150