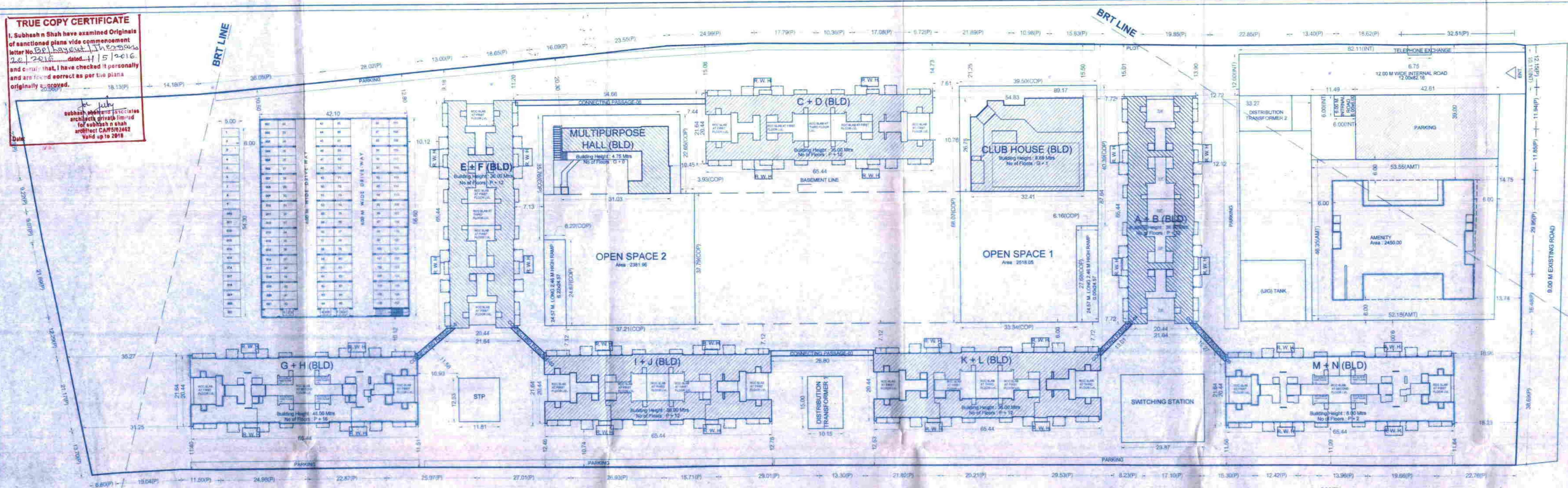
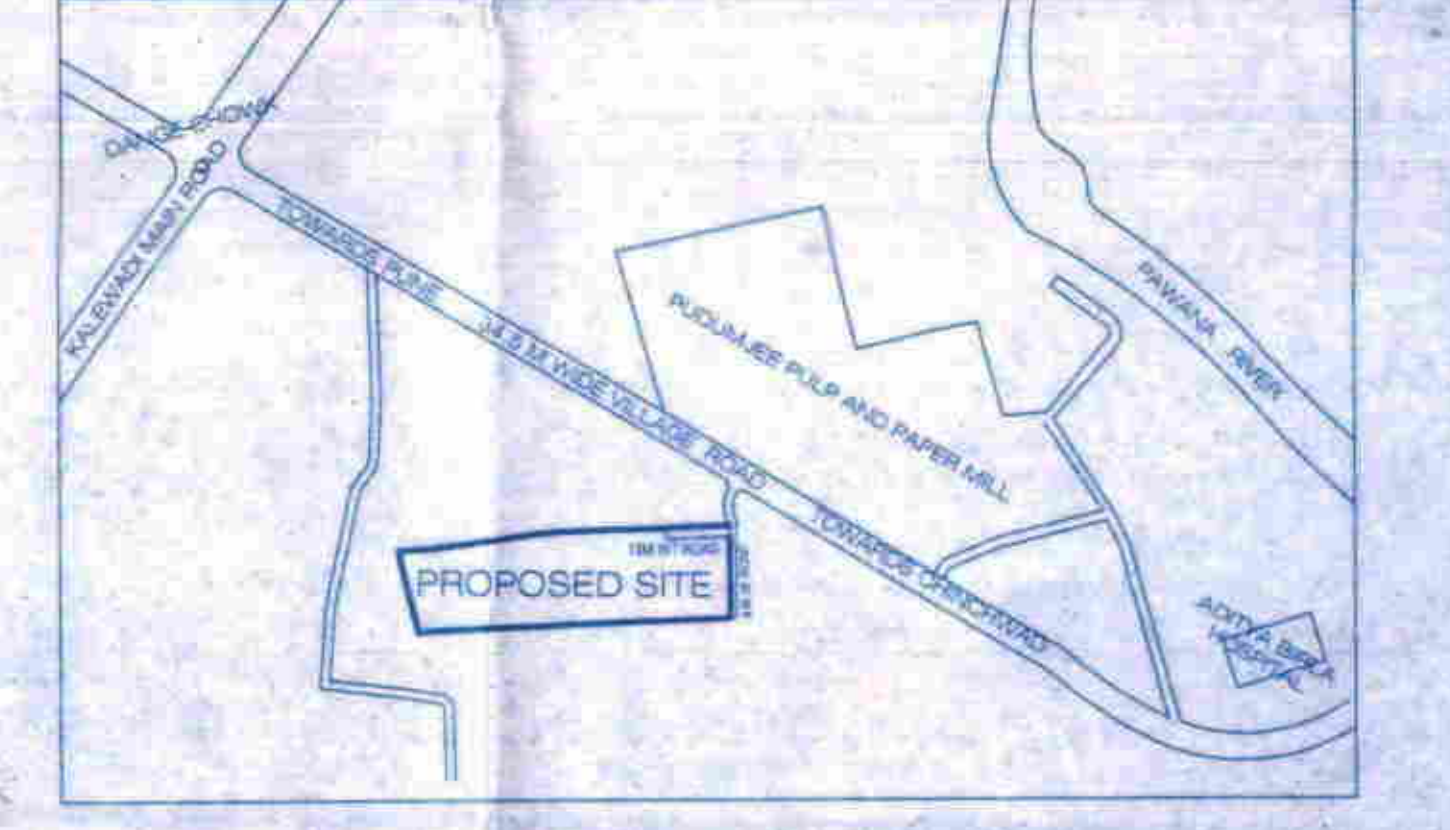


TRUE COPY CERTIFICATE
 I, Subhash N Shah have examined Originals of sanctioned plans vide commencement letter No. BPT/11/15/2014 dated 11/15/2014 and find that I have checked it personally and find correct as per the plans originally approved.
 Subhash N Shah
 Architect
 Valid up to 2015

LAYOUT. STAMP OF APPROVAL
 Sanctioned No. B.P. (Layout) Thergaon / 20 / 2014
 Subject to conditions mentioned in the Office Order No. even dated: 11 / 05 / 2016
 Pimpri, Date: 11 / 05 / 2016
 For Commissioner
 Pimpri, Chhatrapati Municipal Corporation
 Pimpri, Pune 411 018



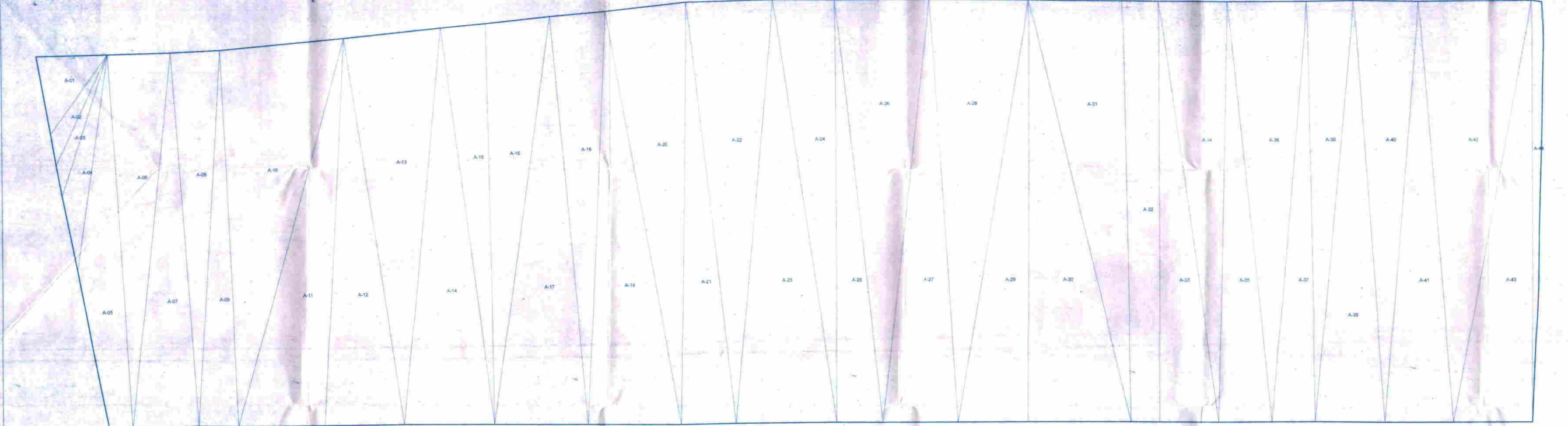
LAYOUT PLAN (Scale - 1:500)



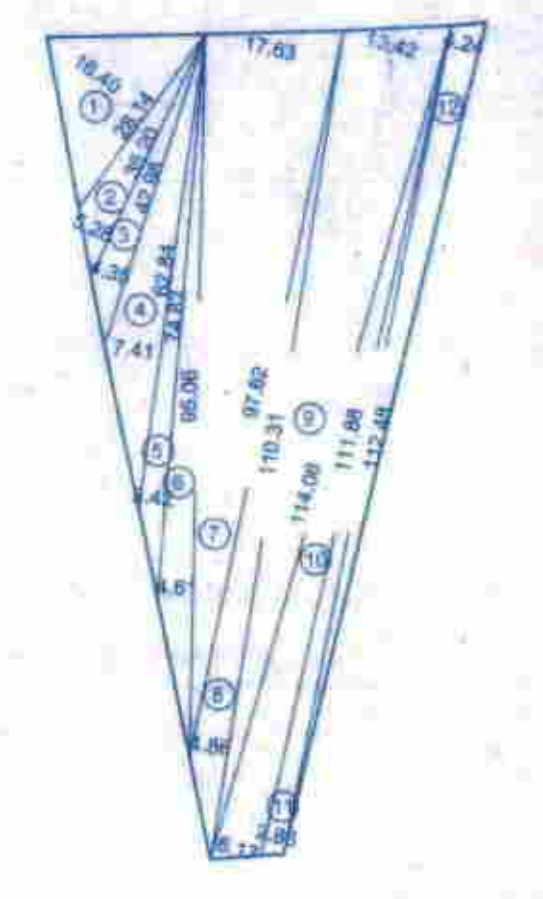
AREA CALCULATION

1	0.50	X	130.87	X	11.00	=	724.81
2	0.50	X	113.31	X	11.00	=	613.27
3	0.50	X	111.10	X	11.00	=	601.65
4	0.50	X	93.76	X	9.58	=	448.27
5	0.50	X	104.96	X	11.37	=	582.10
6	0.50	X	86.02	X	10.18	=	433.10
7	0.50	X	52.51	X	8.40	=	212.11
8	0.50	X	144.26	X	11.96	=	868.66
9	0.50	X	124.99	X	8.58	=	520.77
10	0.50	X	112.95	X	8.24	=	468.12
TOTAL						=	3908.81

NORTH SIDE AREA KEY PLAN OF BRT CORRIDOR 2 (Scale: 1:1000)



TRIANGULATION (Scale - 1:500)



SOUTH SIDE AREA KEY PLAN OF BRT CORRIDOR 1 (Scale: 1:1000)

TOTAL PERMISSIBLE TOR 5% ON NET GROSS (MAX 40000+3550 SQ.MT. [AS PER NEW TOR GAZETTE])

AREA STATEMENT	SQ.M
1. AREA OF PLOT	49000.00
2. DEDUCTIONS FOR	
(a) ROAD (BRT BACK (R/W))	0.00
(b) PROPOSED ROAD (DPI)	9.00
(c) ANY RESERVATION	0.00
(d) NOD AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
3. BALANCE AREA OF PLOT (1-2)	49000.00
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	2450.00
(b) OPEN SPACE	4600.00
PHYSICAL OR PROVIDED =	4000.00
(c) INTERNAL ROAD AREA	1021.90
5. NET AREA OF THE PLOT (3-4)	49028.10
6. ADDITION FOR P. S. I.	0.00
(a) INTERNAL ROAD (NOTIONAL)	1021.90
(b) INTERNAL ROAD	0.00
(c) ADDITIONAL INT ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (5+6+7+8+9)	1021.90
7. TOTAL AREA (5+8)	41600.00
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 X 8)	41600.00
9. TOR AREA (13244.79+217.59)	13022.78
10. SPECIAL CASES FB	0.00
11. ROAD TO BRT BACK AREA	0.00
12. PROPOSED ROAD (DPI)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	57732.78
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	57691.83
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	57691.83
15. SUB STRUCTURE AREA ADDITION (FOR FB)	0.00
16. SUB STRUCTURE AREA DEDUCTION (FOR FB)	0.00
17. EXCESS BALCONY AREA TAKEN IN F.B.I.	138.11
18. EXISTING BUILT UP AREA	0.00
19. SURFACED AREA	0.00
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18+19)	57730.53
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	0.00
22. CONSUMED FB WITH MHADA	1.3811
23. CONSUMED FB WITH MHADA	0.0000
B) BALCONY STATEMENT	
(a) PROPOSED BALCONY AREA	8638.78
(b) EXCESS BALCONY AREA (TOTAL)	138.11
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	57691.83
(ii) LESS NON-RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (B-I)	57691.83
(iv) TENEMENTS PERMISSIBLE	250.0000
(v) TENEMENTS PROPOSED	504
(vi) TENEMENTS EXCESSIVE	10
(vii) TOTAL TENEMENTS ON THE PLOT (v+vii)	504
D) PARKING STATEMENT	
(a) PARKING REQUIRED BY RULE	CAR 1008 SCOOTER 1008
(b) REQUIRED PARKING AREA	8450.00 3824.00 1891.20
(c) TOTAL PARKING PROVIDED	18443.19
(d) TRANSPORT VEHICLES PARKING	
(e) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(f) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA FOR EC	81488.32
SPECIFICATIONS	

Triangle	Area
A-01	236.74
A-02	82.82
A-03	93.36
A-04	232.81
A-05	849.14
A-06	979.49
A-07	1025.23
A-08	753.45
A-09	822.04
A-10	1992.56
A-11	1390.07
A-12	1272.70
A-13	1572.54
A-14*	1482.73
A-15	747.31
A-16	1070.84
A-17	1584.71
A-18	945.16
A-19	1598.80
A-20	1419.74
A-21	954.08
A-22	1518.06
A-23	1790.37
A-24	928.28
A-25	1699.83
A-26	1327.66
A-27	1782.35
A-28	1782.35
A-29	1522.72
A-30	1192.83
A-31	1036.10
A-32	1202.17
A-33	825.99
A-34	1592.84
A-35	752.40
A-36	1211.59
A-37	1129.64
A-38	1191.66
A-39	1272.00
A-40	1381.82
A-41	242.56
A-42	4889.53
A-43	
A-44	
Total (PLOT)	48899.53

COVERAGE DETAILS

PERM. COVERAGE	FIRM COVERAGE	PROPOSED COVERAGE	EXCESS COVERAGE
% WITH PREMIUM	% WITH PREMIUM	% WITH PREMIUM	% WITH PREMIUM
8125.62	7762.91	0.00	0.00

WATER REQUIREMENT

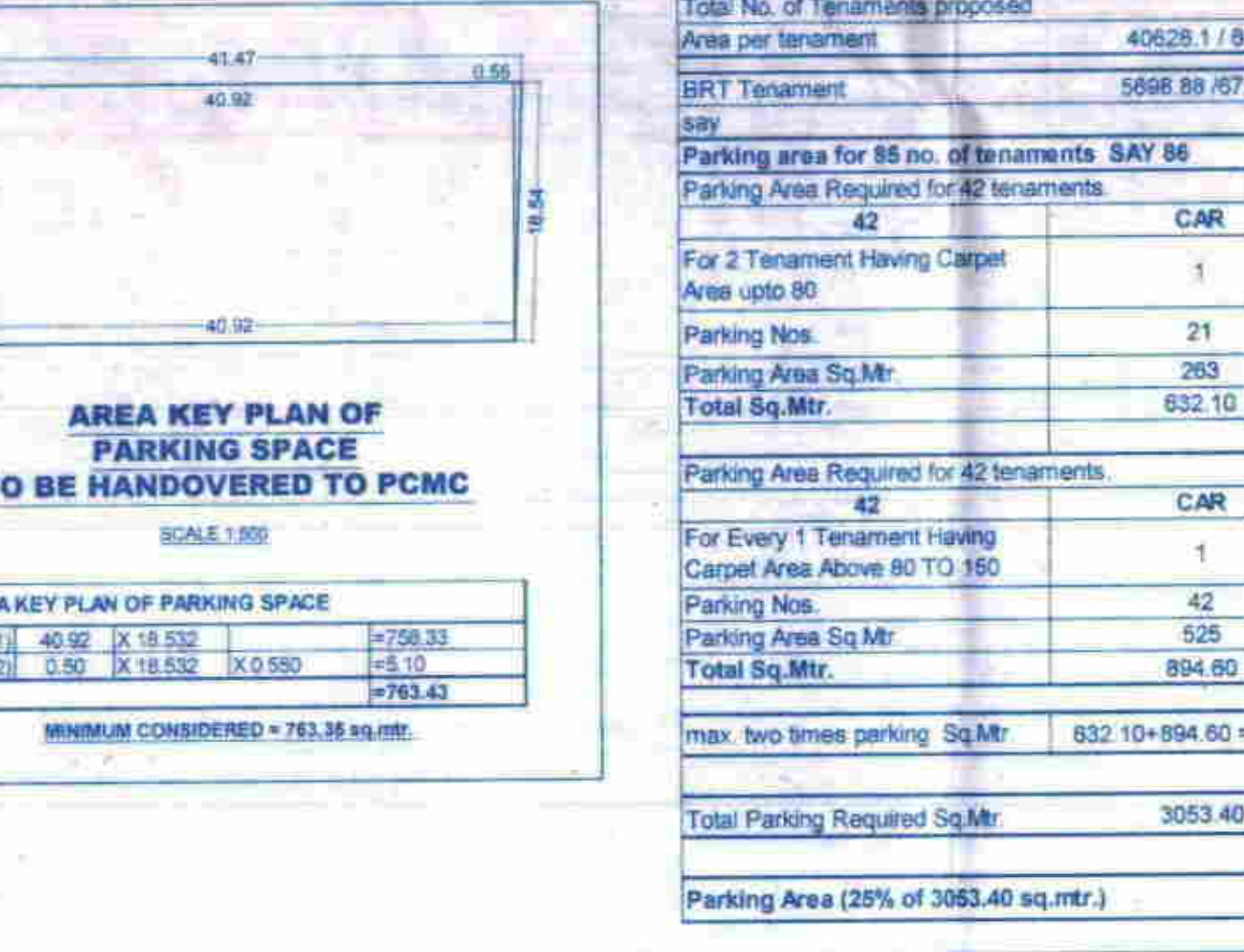
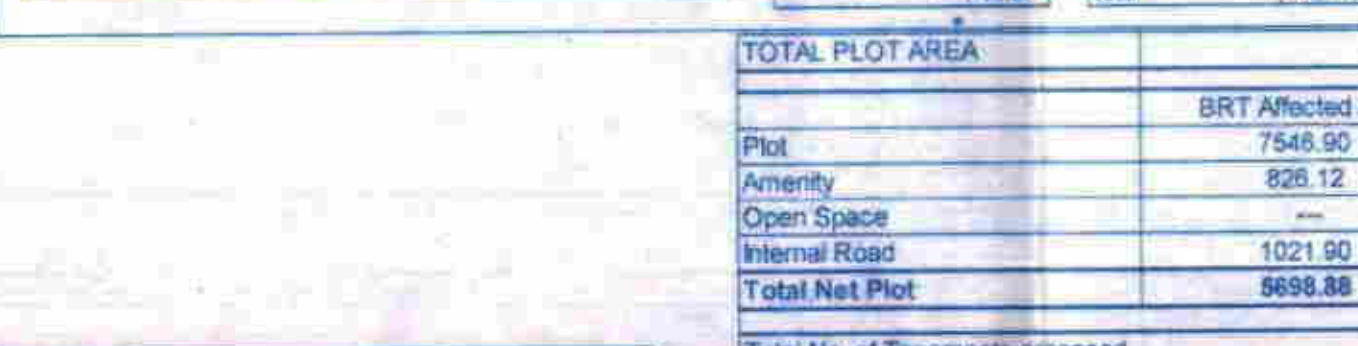
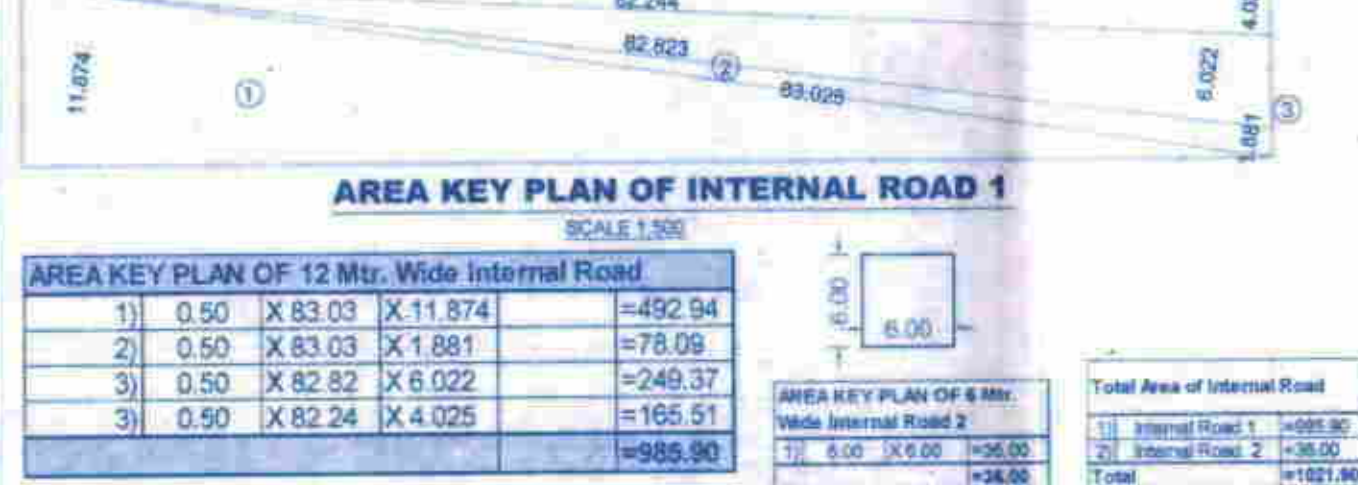
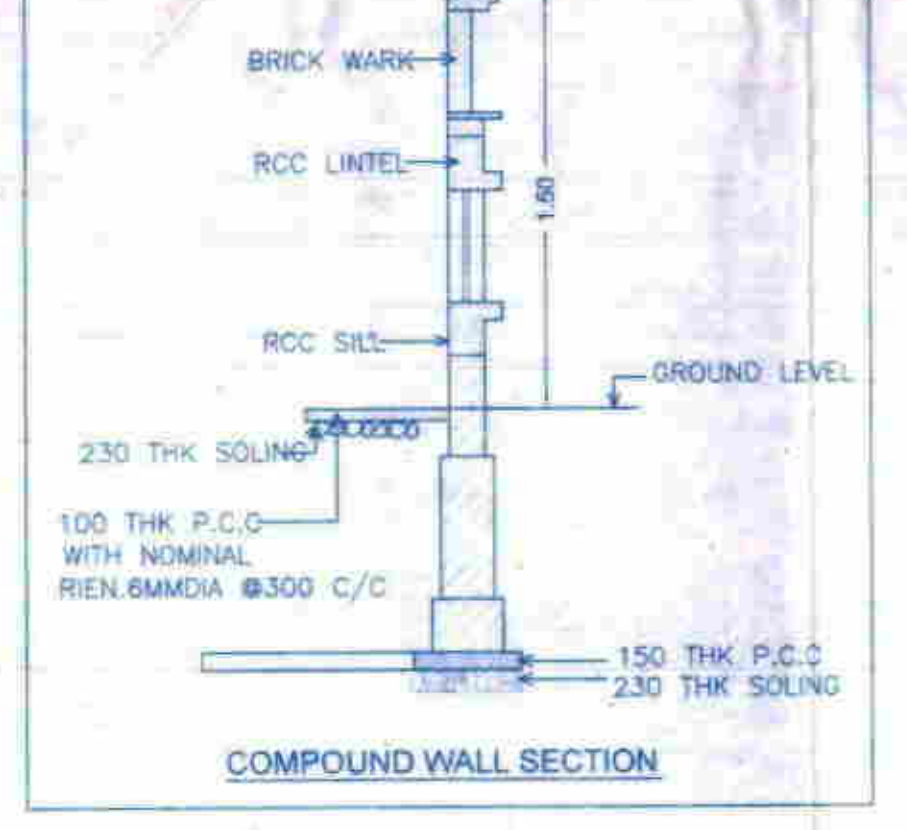
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	407700.00	
FIRE REQUIREMENT	120000.00	
TOTAL	527700.00	833564.98

UGWT

FIRE REQUIREMENT	PROPOSED
TOTAL	6967780.50

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGUE AREA	PROPOSED REFUGUE AREA
A + B (BLD)	203.25	187.37
C + D (BLD)	204.57	188.31
E + F (BLD)	203.25	187.37
G + H (BLD)	207.53	420.14
I + J (BLD)	204.58	188.29
K + L (BLD)	209.11	187.38

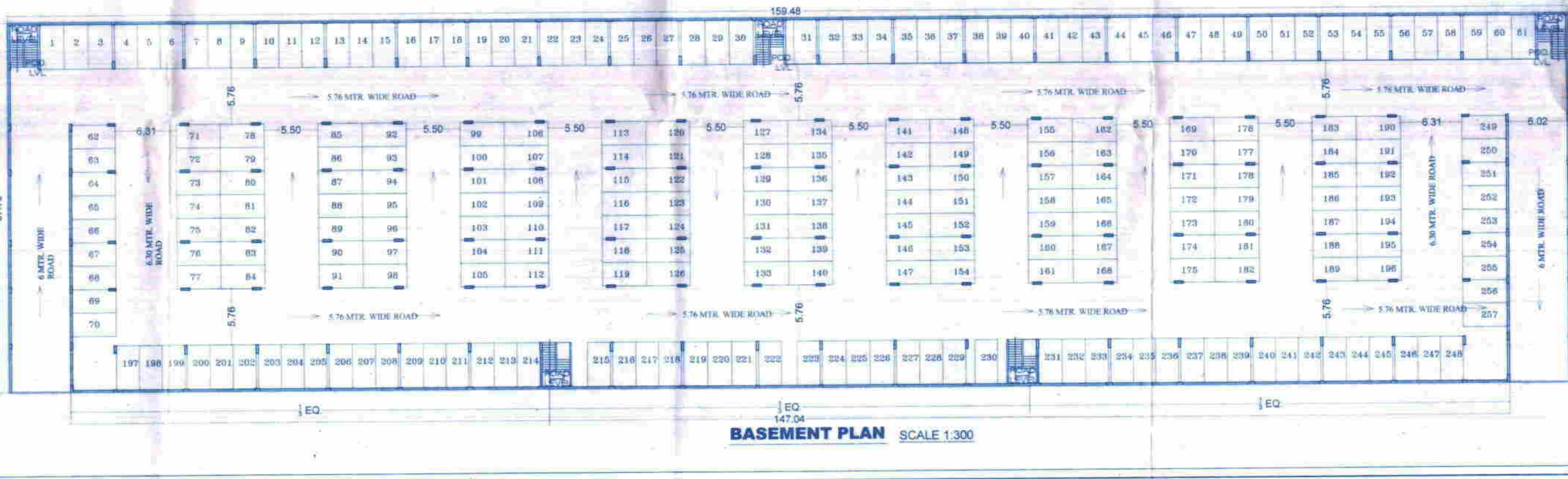


PARKING CALCULATION

TYPE	CARPET AREA (FSI (SQ.M))	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
Residential	80-150	2	336	1	188
Residential	150-200	1	268	1	268
Residential	> 200	0	2	0	2
TOTAL REGD. (NOS.)			436	1268	1268
TOTAL PROP. AREA			9450.00	304.00	1091.20

BUILDING WISE FSI STATEMENT

BUILDING	COMM. FSI	RES. FSI	IND. FSI	SPEC. FSI	PERM. FSI	PROP. FSI	BALCONY EXCESS	ENCLOSE. OPEN AREAS	PAID	STAR	FIRE	PASSAGE	LIFT	MC ROOM	TENEMENTS	FSI AREA			
A + B (BLD)	0.00	8627.33	0.00	0.00	-	1365.70	-	1134.78	230.84	834.88	218.76	218.76	468.20	22.37	36.03	84	5927.33		
C + D (BLD)	0.00	8627.33	0.00	0.00	-	1365.70	-	1134.78	230.84	834.88	218.76	218.76	468.20	22.37	36.03	84	5927.33		
E + F (BLD)	0.00	8627.33	0.00	0.00	-	1365.70	-	1134.78	230.84	834.88	218.76	218.76	468.20	22.37	36.03	84	5927.33		
G + H (BLD)	0.00	11966.35	0.00	0.00	-	1850.94	-	1524.42	366.86	1093.10	421.53	587.11	772.89	23.90	54.06	124	11966.35		
I + J (BLD)	0.00	8627.33	0.00	0.00	-	1365.70	-	1134.78	230.84	834.88	218.76	218.76	468.20	22.37	36.03	84	5927.33		
K + L (BLD)	0.00	8627.33	0.00	0.00	-	1365.70	-	1134.78	230.84	834.88	218.76	218.76	468.20	22.37	36.03	84	5927.33		
M + N (BLD)	0.00	8714.68	0.00	0.00	-	1407.87	-	1167.87	270.00	1026.56	628.00	84.78	72.43	23.88	5.21	10	8714.68		
TOTAL	0.00	87591.53	0.00	0.00	-	8636.73	-	8777.12	136.11	7369.59	1468.05	5366.91	1593.93	1771.83	3383.32	154.76	225.16	804	57691.53



BASEMENT PLAN SCALE 1:300

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON [DATE] AND THE DIMENSIONS OF THE PLOT, CL OF C/O CENTER OR PARKING AREA AS SHOWN ON SITE AND THE PLOT NO. WORKED OUT TALLIES WITH THE AREA STATEMENT DOCUMENT OF OWNERSHIP / PURCHASE RECORD / LAND RECORD DEPT. / CITY SURVEY RECORDS.

LEGEND
 PLOT BOUNDARY SHOWN BLACK
 PROPOSED BOUNDARY SHOWN RED
 ON-GRADE LINE SHOWN RED DOTTED
 WATER SHOWN BLACK DOTTED
 EXISTING TO BE RETAINED HATCHED GREEN
 EXISTING TO BE DEMOLISHED HATCHED YELLOW

OWNERS NAME: Pudumjee G CORP Developers
OWNERS SIGN:

PROJECT: SURVEY NO: 22/11, 25/11+24+5/1 HSSA NO: 1401 PLOT NO: 1401 DESCRIPTION: REGULAR TRACK, VILLAGE - THERGAON
ARCHITECT: Subhash N Shah
ARCHITECT'S SIGN:

JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY
 1100 1:100
DATE 28-03-2016
KEY NO. SHEET NO. 1/24