F.S.I. STATEMENT AREA IN SQ.M.

BUILDING	BUILT UP AREA					TENEMENT	SHOP / OFFICE
	COMMERCIAL			RESIDENTIAL	TOTAL		
	HANDOVER TO PCMC	COMMERCIAL	TOTAL				
A Wing / Building	0.00	475.780	475.78	5259.61	5735.39	48	4 = OFFICE
B Wing / Building	451.85	675.050	1126.90	5243.34	6370.24	47	9 = SHOP
C Wing / Building	0.00	499.680	499.68	5101.12	5600.80	49	5 = SHOP
D Wing / Building	0.00	0.00	0.00	5696.24	5696.24	52	-
TOTAL	451.85	1650.51	2102.36	21300.31	23402.67	196.00	14 = SHOP, 4 = OFFICE

FOR RESIDENTIAL

WATER REQ. IN O/H. WATER TANK CAP.
196 TENA. X 135 Ltrs. X 5.0 = 132300.00 Ltrs.
SAY = 132300.00 Ltrs.
U/G. WATER TANK CAP. = 132300.00 Ltrs. X 2.00
U/G. WATER TANK CAP. = 264600.00 Ltrs.

FOR COMMERCIAL

WATER REQ. IN O/H. WATER TANK CAP.
REQ. GROUND FLOOR = 1079.06/3 = 364.68+ REQ. 1ST FLOOR = 1003.00/6 = 167.16
PERSONS - 531.84 , SAY 532, NO. OF MALE = 266 & NO. OF FEMALE = 266
REQ. COMM. = 532 X 45 LIT. = 23940.00 LIT.
SAY = 23940.00 LIT.
U/G. WATER TANK CAP. = 23940.00 Ltrs. X 2.00
U/G. WATER TANK CAP. = 47880.00 Ltrs.

WITH FIRE REQUIREMENT

RESIDENTIAL + COMMERCIAL
O/H. WATER TANK CAP.
2,5000.00 RER BUILDING = 25000.00 X 4 = 1,00,000.00 (FOR FIRE)
U/G. WATER TANK CAP.
75,000.00 RER BUILDING = 75000.00 X 4 = 300000.00 (FOR FIRE)

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	156240.00	160000.00
	FIRE REQUIREMENT	100000.00	100000.00
	TOTAL	256240.00	260000.00
UGWT	Resi+Comm	312480.00	320000.00
	FIRE REQUIREMENT	300000.00	300000.00
	TOTAL	612480.00	620000.00

TABALE NO.12-O-SANITATION REQUIREMENTS - Common Toilets in Shopping Malls

BUILDING USE COMMERCIAL	REQ.BY RULE FOR		REQUIRED MALE	REQUIRED FEMALE
NAME	Market/ Mall Building			
NO.OF PERSONS	(1652.94/3 = 551.72)+(446.95/6 = 74.49) 628 PERSONS , SAY = 628/2 = 314 PERSONS FOR MALE MALE = 4 FOR 66-100, MALE = 314 x 4/100 = 12.56 SAY 13 FOR FEMALE FEMALE = 6 FOR 78-100, FEMALE = 314 x 6/100 = 18.84 SAY 19	WATER CLOSET	13	19
		URINALS	13	-
	1 PER 8 PERSONS OR PART THEREOF		PROVIDED MALE	PROVIDED FEMALE
		WATER CLOSET	13	19
		URINALS	13	-

Table No. 8B - Parking Requirements PARKING AREA STATEMENT (BUILDING)

Inserted vide Notification u/s.37(1AA)(c) & 20(4) No.CR-236/18 (Part 4), dt.28th December, 2022

PARKING REQUIRED	CAR	SCOOTER	VISITOR PARKING
2 TENA.HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M.	01	02	5%
FOR EVERY 100 SQ.M. CARPET FOR COMMERCIAL	02	06	0%

PARKING REQUIRED FOR RESIDENTIAL	CAR	SCOOTER
BETWEEN 40 TO 80 SQ.M. TOTAL TENEMENTS 196	98	196
PARKING REQUIRED FOR RESIDENTIAL	98	196
REQUIRED 5% OF VISITOR PARKING	5	10
REQUIRED TOTAL PARKING	103	206
PARKING REQUIRED FOR COMMERCIAL		
FOR EVERY 100 SQ.M. CARPET FOR COMMERCIAL (TOTAL AREA 1393.31 SQ.M.)	28	84
TOTAL PARKING REQUIRED (AS PER UDCPR) COMMERCIAL + RESIDENTIAL	131	290

PARKING AREA PROPOSED :

	AREA REQUIRED					AREA PERMI.	
CAR	201	NOS.	X	12.50	SQ.M.	2512.50	SQ.M.
SCOOTER	89	NOS.	X	2.00	SQ.M.	178.00	SQ.M.
TOTAL						2690.50	SQ.M.

Table No. 8B - Parking Requirements PCMC HAND OVER PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	VISITOR PARKING
FOR EVERY 100 SQ.M. CARPET FOR COMMERCIAL	02	06	0%

PARKING REQUIRED FOR COMMERCIAL	CAR	SCOOTER
FOR EVERY 100 SQ.M. CARPET FOR COMMERCIAL (TOTAL AREA 423.36 SQ.M.)	9	27
TOTAL PARKING REQUIRED (AS PER UDCPR) COMMERCIAL PCMC HANDOVER PARKING	9	27

PARKING AREA PROPOSED :

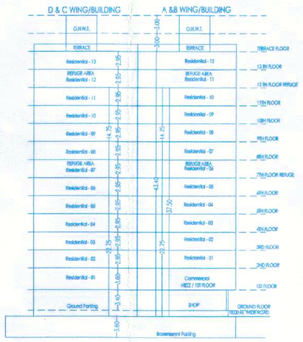
	AREA REQUIRED					AREA PERMI.	
CAR	9	NOS.	X	12.50	SQ.M.	112.50	SQ.M.
SCOOTER	30	NOS.	X	2.00	SQ.M.	60.00	SQ.M.
TOTAL						172.50	SQ.M.

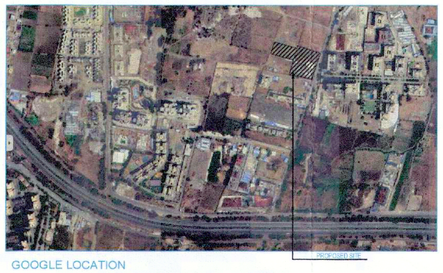
PARKING HANDOVER TO PCMC	
CAR	9
SCOOTER	30

REFUGE AREA STATEMENT

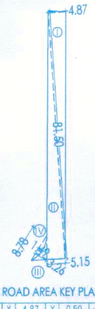
WING/BUILDING NAME	REFUGE AREA IN SQ.M.
A WING/BUILDING	20.45 X 2LVL = 40.90
B WING/BUILDING	20.45 X 2LVL = 40.90
C WING/BUILDING	20.45 X 2LVL = 40.90
D WING/BUILDING	20.45 X 2LVL = 40.90
TOTAL AREA	336.60

REQUIRED ELECTRICAL VEHICLE PARKING	
COMM. CAR 28 X 25% = 7	RESI. CAR 98 X 20% = 19.60
TOTAL REQUIRED CAR = 7 CAR	TOTAL REQUIRED CAR = 20 CAR



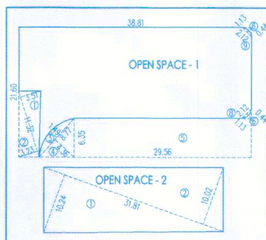


GOOGLE LOCATION



18.00 M.WIDE ROAD AREA KEY PLAN SCALE (1:1000)

I	81.50	X	4.87	X	0.50	=	198.45
II	81.50	X	5.15	X	0.50	=	209.86
III	8.78	X	3.26	X	0.50	=	14.31
	SUB TOTAL AREA					=	422.63
IV	8.78	X	1.49	X	0.66	=	8.628
	TOTAL		8.628	–	8.628	=	414.00

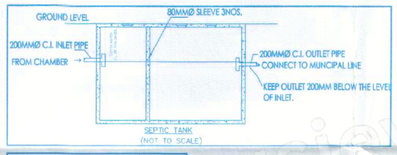


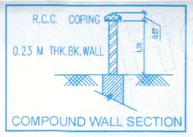
SCHEMATIC SECTION (Scale:- 1:500)

REC	38.81	X	21.60					838.30
1	11.32	X	3.51	X	0.50	=		19.87
2	11.32	X	3.23	X	0.50	=		18.28
3	8.77	X	1.49	X	0.66	=		8.62
4	8.77	X	4.36	X	0.50	=		19.12
5	29.56	X	6.35	X	1	=		187.71
6	2.12	X	1.13	X	0.50	=		1.20
7	2.12	X	1.13	X	0.50	=		1.20
TOTAL DEDUCTION=								255.99
8	2.120	X	0.44	X	0.66	=		0.62
9	2.120	X	0.44	X	0.66	=		0.62
TOTAL ADDITION=								1.23
REC	255.99	–	1.231	=				254.76
REC	838.30	–	254.76	=				583.53
TOTAL OPEN SPACE – 1 AREA							=	583.53

1	31.81	X	10.24	X	0.50	=	162.87
2	31.81	X	10.02	X	0.50	=	159.37
TOTAL OPEN SPACE 2 =							322.235

OPEN SPACE = 1 + 2
TOTAL= 583.53 + 320.23
TOTAL= 903.76 SQ.MT.





COMPOUND WALL SECTION

(A - WING / BUILDING) F.S.I. STATEMENT AREA IN SQ.M.

FLOOR	BUILT UP AREA			TENEMENT	OFFICE
	COMMERCIAL	RESIDENTIAL	TOTAL		
BASEMENT FLOOR	0.000	0.000	0.00	0	0
GROUND FLOOR + STAIR + E.LOBBY	31.660	44.77	76.43	0	0
FIRST FLOOR	444.12	0.00	444.12	0	4
SECOND FLOOR	0.00	435.01	435.01	4	0
THIRD FLOOR	0.00	435.01	435.01	4	0
FOURTH FLOOR	0.00	435.01	435.01	4	0
FIFTH FLOOR	0.00	435.01	435.01	4	0
SIXTH FLOOR	0.00	435.01	435.01	4	0
SEVENTH FLOOR (REFUGE)	0.00	432.37	432.37	4	0
EIGHTH FLOOR	0.00	435.01	435.01	4	0
NINTH FLOOR	0.00	435.01	435.01	4	0
TENTH FLOOR	0.00	435.01	435.01	4	0
ELEVENTH FLOOR	0.00	435.01	435.01	4	0
TWELFTH FLOOR (REFUGE)	0.00	432.37	432.37	4	0
THIRTEENTH FLOOR	0.00	435.01	435.01	4	0
TERRACE FLOOR	0.00	0.00	0.00	0	0
TOTAL	475.78	5259.61	5735.39	48.00	4.00

(B - WING / BUILDING) F.S.I. STATEMENT AREA IN SQ.M.

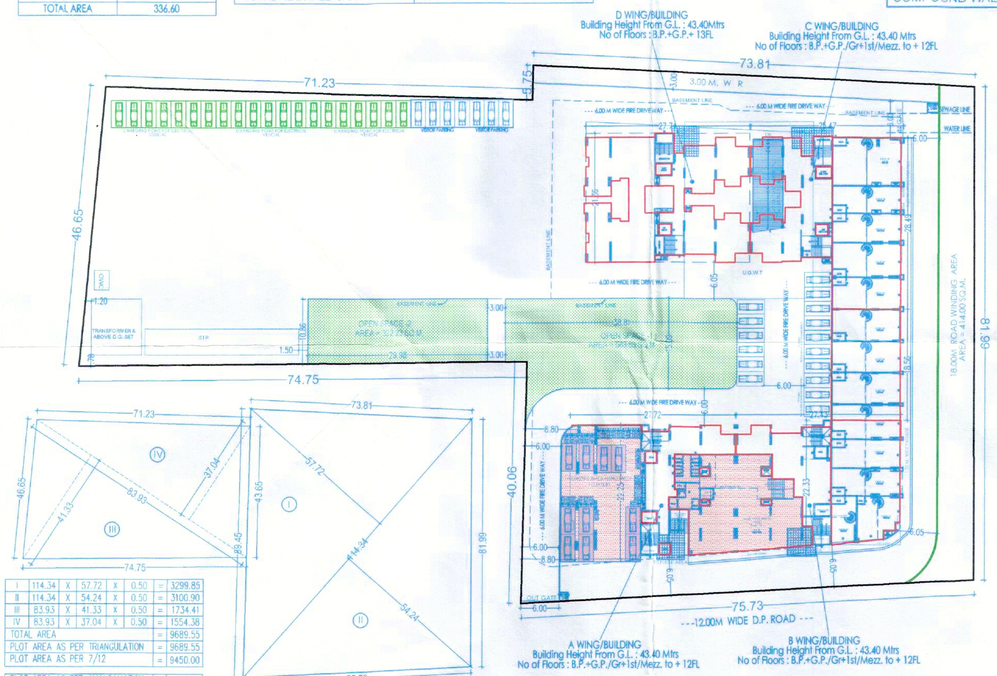
FLOOR	BUILT UP AREA					TENEMENT	SHOP
	COMMERCIAL			RESIDENTIAL	TOTAL		
	HANDOVER TO PCMC	B/UP AREA	TOTAL				
BASEMENT FLOOR	0	0	0.00	0.00	0.00	0	0
GROUND FLOOR + STAIR + E.LOBBY	301.07	439.510	740.58	44.53	785.11	0	9
FIRST/MEZZANINE FLOOR	150.78	235.54	386.32	0.00	386.32	0	2
SECOND FLOOR	0.00	0.00	0.00	431.27	431.27	3	0
THIRD FLOOR	0.00	0.00	0.00	433.94	433.94	4	0
FOURTH FLOOR	0.00	0.00	0.00	433.94	433.94	4	0
FIFTH FLOOR	0.00	0.00	0.00	433.94	433.94	4	0
SIXTH FLOOR	0.00	0.00	0.00	433.94	433.94	4	0
SEVENTH FLOOR (REFUGE)	0.00	0.00	0.00	431.04	431.04	4	0
EIGHTH FLOOR	0.00	0.00	0.00	433.94	433.94	4	0
NINTH FLOOR	0.00	0.00	0.00	433.94	433.94	4	0
TENTH FLOOR	0.00	0.00	0.00	433.94	433.94	4	0
ELEVENTH FLOOR	0.00	0.00	0.00	433.94	433.94	4	0
TWELFTH FLOOR (REFUGE)	0.00	0.00	0.00	431.04	431.04	4	0
THIRTEENTH FLOOR	0.00	0.00	0.00	433.94	433.94	4	0
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0	0
TOTAL	451.85	675.05	1126.90	5243.34	6370.24	47.00	11.00

(D - WING / BUILDING) FORM OF STATEMENT-2

WING / BUILDING NAME	FLOOR	BUILT UP AREA		TENEMENT
		RESIDENTIAL	TOTAL	
D-WING	BASEMENT FLOOR	0.00	0	0
	GROUND FLOOR + STAIR + E.LOBBY	44.96	44.96	0
	FIRST FLOOR	435.12	435.12	4
	SECOND FLOOR	435.12	435.12	4
	THIRD FLOOR	435.12	435.12	4
	FOURTH FLOOR	435.12	435.12	4
	FIFTH FLOOR	435.12	435.12	4
	SIXTH FLOOR	435.12	435.12	4
	SEVENTH FLOOR (REFUGE)	432.48	432.48	4
	EIGHTH FLOOR	435.12	435.12	4
	NINTH FLOOR	435.12	435.12	4
	TENTH FLOOR	435.12	435.12	4
	ELEVENTH FLOOR	435.12	435.12	4
	TWELFTH FLOOR (REFUGE)	432.48	432.48	4
	THIRTEENTH FLOOR	435.12	435.12	4
	TERRACE FLOOR	0.00	0	0
	TOTAL	5696.24	5696.24	52.00

(C - WING / BUILDING) FORM OF STATEMENT-2

WING / BUILDING NAME	FLOOR	BUILT UP AREA			TENEMENT	SHOP
		COMMERCIAL	RESIDENTIAL	TOTAL		
C-WING	BASEMENT FLOOR	0.000	0.000	0.00	0	0
	GROUND FLOOR + STAIR + E.LOBBY	327.12	47.28	374.40	0	5
	FIRST/MEZZANINE FLOOR	172.56	191.33	363.89	2	0
	SECOND FLOOR	0.00	402.67	402.67	3	0
	THIRD FLOOR	0.00	405.90	405.90	4	0
	FOURTH FLOOR	0.00	405.90	405.90	4	0
	FIFTH FLOOR	0.00	405.90	405.90	4	0
	SIXTH FLOOR	0.00	405.90	405.90	4	0
	SEVENTH FLOOR (REFUGE)	0.00	403.37	403.37	4	0
	EIGHTH FLOOR	0.00	405.90	405.90	4	0
	NINTH FLOOR	0.00	405.90	405.90	4	0
	TENTH FLOOR	0.00	405.90	405.90	4	0
	ELEVENTH FLOOR	0.00	405.90	405.90	4	0
	TWELFTH FLOOR (REFUGE)	0.00	403.37	403.37	4	0
	THIRTEENTH FLOOR	0.00	405.90	405.90	4	0
	TERRACE FLOOR	0.00	0.00	0.00	0	0
	TOTAL	499.68	5101.12	5600.80	49.00	5.00



LAYOUT PLAN (Scale - 1:500)

I	114.34	X	57.72	X	0.50	=	3299.85
II	114.34	X	54.24	X	0.50	=	3100.90
III	83.93	X	41.33	X	0.50	=	1734.41
IV	83.93	X	37.04	X	0.50	=	1554.38
TOTAL AREA						=	9689.55
PLOT AREA AS PER TRIANGULATION						=	9689.55
PLOT AREA AS PER 7/12						=	9450.00
PLOT AREA AS PER ANALGAMATION MINIMUM CONSIDERED						=	9388.80

Area of Plot by Triangulation : SCALE (1:1000)
PLOT AREA CALCULATION

STAMP OF APPROVAL

01/ 13

Sanctioned No. B.P | Mamurdi | 72 | 2024
Subject to conditions mentioned in the Office Order No.
aven dated 31/12/2024
Pimpri
Date :31/12/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 Pimpri-411 018

O. C. Signed by City Engineer

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

AREA STATEMENT		SQ.M.
1.	AREA OF PLOT	
	(MINIMUM AREA OF A, B, C TO BE CONSIDERED)	9388.80
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	9450.00
	(b) AS PER MEASUREMENT SHEET	9689.55
	(c) AS PER SITE (AS PER AMALGAMATION SANCTION)	9388.80
2.	Deductions for	
	(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING (18.00 M. D.P. ROAD WINDING AREA)	414.00
	(b) ANY D.P. RESERVATION AREA	0.00
	(TOTAL a+b)	414.00
3.	BALANCE AREA OF PLOT (1-2)	8974.80
4.	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	0.00
	(b) ADJUSTMENT OF 2(B), IF ANY -	0.00
	(c) BALANCE PROPOSED -	0.00
5.	NET PLOT AREA (3-4 (C))	8974.80
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED -	903.60
	(b) PROPOSED -	905.76
7.	INTERNAL ROAD AREA	0.00
8.	PLOTABLE AREA (IF APPLICABLE)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 x 1.10)	9872.28
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM (0.50)	
	(a)MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE.	4694.40
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM.	2348.50
11.	IN-SITU FSI / TDR LOADING	
	(a)IN-SITU AREA AGAINST D.P. ROAD (D.R.)	828.00
	(b)IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
	(c)TDR AREA ALREADY USE(Regular = 2512.11+ Slum 1370.79 Sq.mt)	3882.90
	(d) TOTAL IN-SITU D.R / TDR LOADING PROPOSED (11 (a+b+c))	4710.90
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) (9 + 10(b)+11(d)) or 12 whichever is applicable.	16931.68
	(a1) Deduction :- Built -up area / FSI/utilizes Area/FSI to be retained as per old DC Rules	0.0000
	(a2) Balance entitlement for Ancillary Area (a - a1)	16931.68
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable) (i) Commercial Area = 916.95 X 80% (Ancillary) = 733.56 sq.m. (ii) Residential Area = 16014.73 X 60% (Ancillary) = 9608.84 sq.m. (iii)Total Prop. Comm.+Resi.(Ancillary)= 733.56 + 9608.84 =10342.40 sq.m.	7900.66
	(c) TOTAL ENTITLEMENT (a+b)	24832.34
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	37069.17
15.	TOTAL BUILT-UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17 B)	
	(a) EXISTING BUILT-UP AREA (AS PER DC RULE)	0.00
	(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	
	(i) COMMERCIAL	1650.51
	(i) RESIDENTIAL	21300.31
	(c) TOTAL (a+b)	22950.82
16.	F.S.I. CONSUMED (15/13)	0.947
17.	AREA FOR HAND OVER TO PCMC AGAINST AMENITY	
	(b) REQUIRED (5% OF SR.NO.5) (AREA HANDOVER TO PCMC)	448.74
	(b) PROPOSED	451.85

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ 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 / T.P.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 SIGN:

OWNER'S NAME:

M/s. Newport Developers LLP through its POA
Millennium Developers through its partner
Mr. Sachin Kukreja & another one and
M/s. Millennium Developers through its partner
Mr. Sachin Kukreja

PROJECT:

SURVEY NO : 5/1/B, 5/1/A
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION :
REGULAR TRACK, VILLAGE - MAMURDI, PUNE.

ARCHITECT:
ARCH.SIGN:

ARCHITECT:
YOGESH S MANAKSHE
Shop No 5/6 The Wood Society
Wakad,Pune 411017
Email : vastushail@gmail.com

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO		DATE	25 Nov 2024	
KEY NO.		SHEET NO.	01 / 13	