

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.
N/A	N/A	N/A	N/A	N/A	N/A

BUILDING WISE F.S.I. STATEMENT					
BLDG NO.	FLOOR NO.	F.S.I. AREA (M)	MHADA (SQ.M.)	TNMTS.	
(1)	(2)	(3)	(4)	(5)	
		RESI.		RESI.	MHADA
A	B+GR.+2 FLOORS.	0.00	1244.76	0	12
B	B+GR.+14 FLOORS.	14085.87	0.00	140	0
	TOTAL	14085.87	1244.76	140.00	12.00
	TOTAL AREA				152

Form of Statement 2[Sr.No.9(a)]					
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)	(4)	(5)	(6)
A	BASMENT	0.00	0.00	0	0
	GROUND FLOOR	0.00	0.00	0	0
	1ST FLOOR	0.00	807.22	0	8
	2ND FLOOR	0.00	437.54	0	4
	TOTAL AREA=	0.00	1244.76	0.00	12.00

Form of Statement 2[Sr.No.9(a)]			
Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.
(1)	(2)	(3)	(4)
B	BASMENT	0.00	0
	GROUND FLOOR	997.72	10
	2ND FLOOR	997.72	10
	3RD FLOOR	997.72	10
	4TH FLOOR	997.72	10
	5TH FLOOR	997.72	10
	6TH FLOOR	997.72	10
	7TH FLOOR	997.72	10
	8TH FLOOR(REFUGE)	997.72	10
	9TH FLOOR	997.72	10
	10TH FLOOR	997.72	10
	11TH FLOOR	997.72	10
	12TH FLOOR	997.72	10
	13TH FLOOR(REFUGE)	997.72	10
	14TH FLOOR	997.72	10
	TOTAL AREA	14085.87	140

Form of Statement no: 3				
BUILDING B - CARPET AREA STATEMENT AS PER RERA				
FLAT NO.	CARPET AREA (SQ.M)	BALC. (SQ.M)	ENCL. DRY BALC. (SQ.M)	TOTAL
101,201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401	83.76	4.73	2.64	91.13
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402	83.76	4.73	2.64	91.13
103,203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403	68.36	4.73	2.64	75.73
104,204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404	68.36	4.73	2.64	75.73
105,205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405	68.36	4.73	2.64	75.73
106,206,306,406,506,606,706,806,906,1006,1106,1206,1306,1406	68.36	4.73	2.64	75.73
107,207,307,407,507,607,707,807,907,1007,1107,1207,1307,1407	68.36	4.73	2.64	75.73
108,208,308,408,508,608,708,808,908,1008,1108,1208,1308,1408	67.68	4.73	2.64	75.05
109,209,309,409,509,609,709,809,909,1009,1109,1209,1309,1409	83.76	4.73	2.64	91.13
110,210,310,410,510,610,710,810,910,1010,1110,1210,1310,1410	83.76	4.73	2.64	91.13

Form of Statement no: 3				
BUILDING A - CARPET AREA STATEMENT AS PER RERA				
FLAT NO.	CARPET AREA (SQ.M)	BALC. (SQ.M)	ENCL. DRY BALC. (SQ.M)	TOTAL
101,201	83.76	4.73	2.64	91.13
102,202	67.18	4.73	2.64	74.55
103	67.18	4.73	2.64	74.55
104	83.68	4.73	1.98	90.39
105	83.68	4.73	1.98	90.39
106	67.18	4.73	2.64	74.55
107,207	67.18	4.73	2.64	74.55
108,208	83.76	4.73	2.64	91.13

BUILDING B - REFUGE AREA CALCULATION

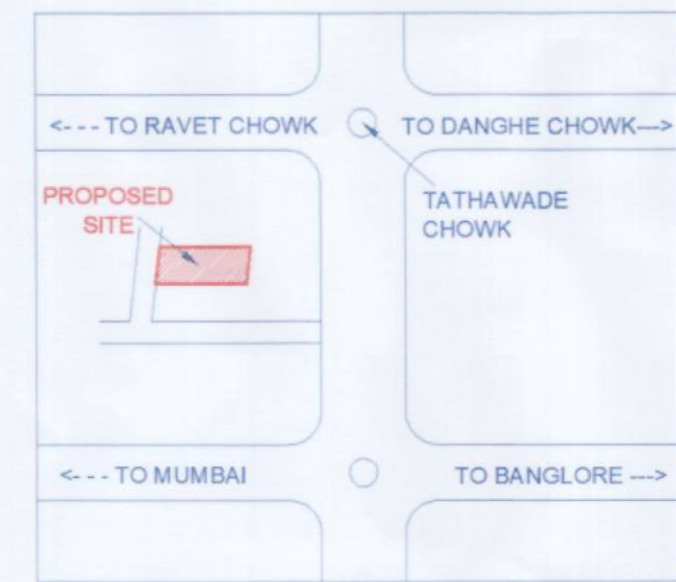
NO.OF OCCUPANTS CONSIDERED FOR REFUGE AREA I.e.
 ACCORDING TO RESIDENTIAL BUILDING,
 A) OCCUPANT LOAD=5 PERSON/TENEMENT
 B) REFUGE AREA = 0.3 SQ.M/ TENEMENT
 C) NO. OF TENEMENTS FOR 2 CONSECUTIVE FLRS.+1 REFUGE FLR. =20+10= 30 TENEMENTS
 REFUGE AREA REQUIRED(AXBXC)
 =30X5X0.3
 = 45 SQ.M.(REQ.)
 D) REFUGE AREA FOR HANDICAPPED=140 X 5/200
 = 3.5 = 3.5 SQ.M.
 TOTAL REFUGE AREA REQUIRED= 45.00+ 3.5 = 48.50 SQ.M.
 = PROVIDED :49.25 SQ.M.

REFUGE AREA CALCULATION		
BUILDING NAME	REQUIRED AREA	PROPOSED AREA
BUILDING B	48.50X2=97.00	98.50 SQ.M.
TOTAL	97.00 SQ.M.	98.50 SQ.M.

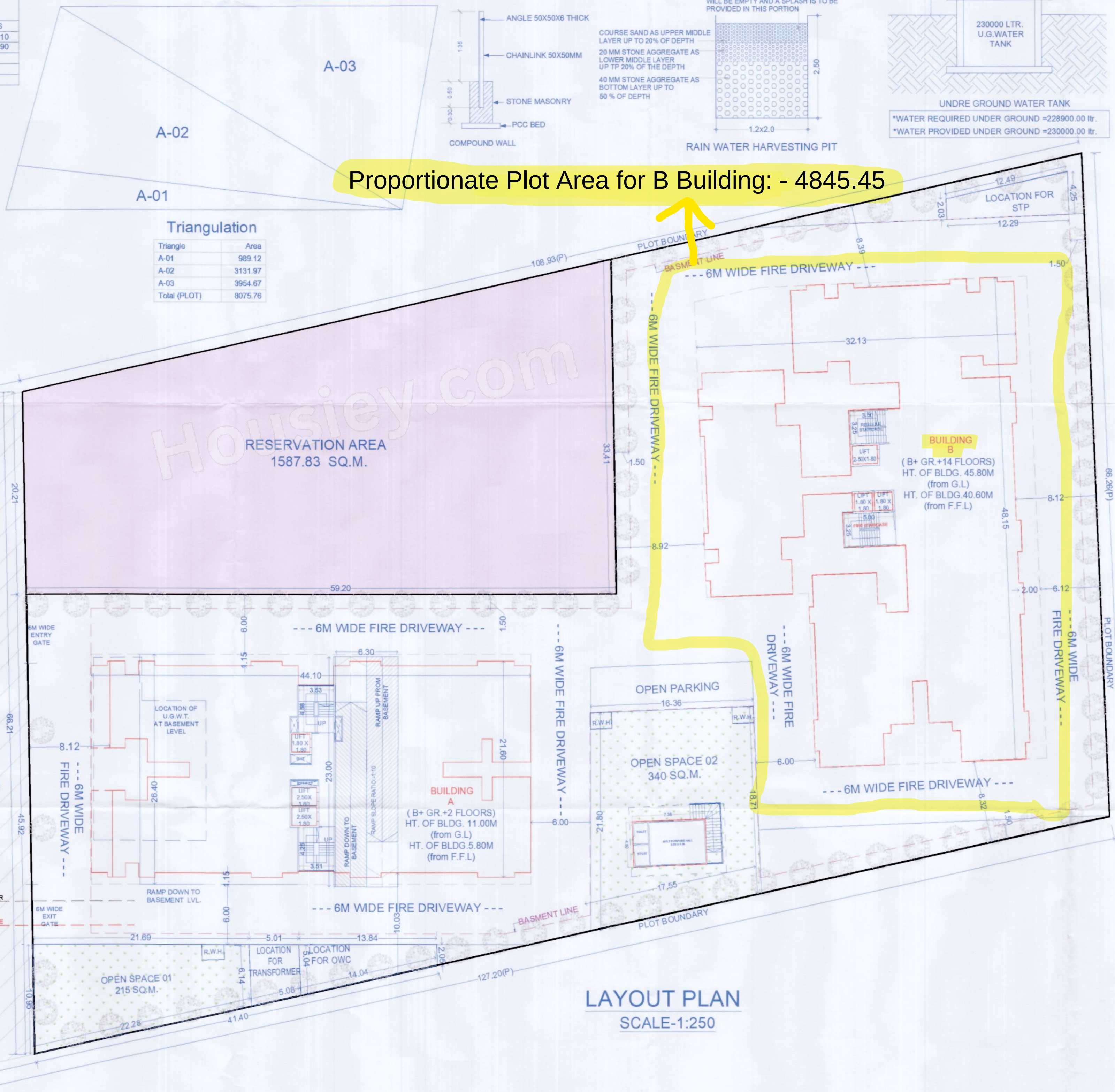
DOOR AND WINDOW SCHEDULE			
DOOR	SIZES	WINDOW	SIZES
SD	2.40X2.10	W	1.80X2.10
D	1.00X2.10	V	0.60X0.90
D1	0.90X2.10		
D2	0.75X2.10		
FD	1.50X2.10		

PARKING CALCULATION: WING-A&B

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP. BY RULE	REQD. BY RULE		REQD.	
Residential	40-80	2	100	1	50	2	100
	80-150	1	40	1	40	1	40
	40-80	2	6	1	3	2	6
MHADA	80-150	1	6	1	6	1	6
Total Required (Nos)			152		99		152
In Addition 5% Visitors Parking(Nos)					5		8
Total Required (Nos)					104.00		160.00
Total Area Required					1300.00+320.00= 1620.00		
Total Area Proposed					1650.00		



WATER REQUIREMENT: For BUILDING A & B			
TANK	RESIDENTIAL	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
OHWT	RESIDENTIAL	102600	105000
	FIRE REQUIREMENT	35000	35000
	TOTAL	137600	140000
UGWT	RESIDENTIAL	153900	155000
	FIRE REQUIREMENT	75000	75000
	TOTAL	228900	230000



STAMP OF APPROVAL

Sanctioned No. B.P./Tathawade/53/2023
 Subject to conditions mentioned in the
 Office Order No. 07/06/2023
 Pimpri
 Date: 07/06/23

O. C. Signed by
 City Engineer

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	8075.76 SQ.M
(a) As per ownership documents (7/12, CTS extract)	8075.76 SQ.M
(b) As per measurement sheet	8075.76 SQ.M
(c) As per site	8075.76 SQ.M
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	939.69 SQ.M.
b) Reservation area	1587.83 SQ.M.
(Total a+b)	0.00 SQ.M.
3. Balance area of plot (1-2)	5548.24 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))	5548.24 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	554.82 SQ.M.
(b) Proposed -	555.00 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plottable 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) (1.10)	6103.06 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	4037.88 SQ.M.
b) Proposed FSI on payment of premium.(0.5)	837.54 SQ.M.
11. In-situ FSI/TDR loading	0.00SQ.M.
a) In-situ area against D.P. road [2.05 x Sr. No. 2(a) if any.	1926.36 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	0.00 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	1926.36 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.	8866.96 SQ.M.
(b) Ancillary Area FSI (60%) (8866.96X 60%= 5320.18 SQ.M.)	5220.00 SQ.M.
(c) Total entitlement (a+b)	14086.96 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)	
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')	14085.87 SQ.M.
(c) Total (a+b)	14085.87 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	2.538
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9) (6103.06 X 20%)	1220.61 SQ.M.
(b) Proposed	1244.76 SQ.M.

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO.150, TATHAWADE, 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 / P.S. SCHEME RECORD / LAND RECORD DEPT. / QTY. SURVEYED RECORDS.

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 NAME :-
 MR. HANUMANT RAMBHAW PAWAR & OTHERS (P.A.H.) THROUGH IDEAL WOOD WORKING & PRIVATE LIMITED THROUGH 1) CHANAJAY VITHAL KALBHOR, 2) AJINKYA VITHAL KALBHOR
 PROJECT :-
 SURVEY NO. :- 150(P)
 DESCRIPTION :- VILLAGE -TATHAWADE, TAL- MULSHI, DIST.-PUNE.
 INWARD NO. :-

SHEET NO. :- 01 / 07
 DRAWN BY :- POOJA
 KEY NO. :-
 ARCHITECT SIGN :-
 SCALE :- 1:100