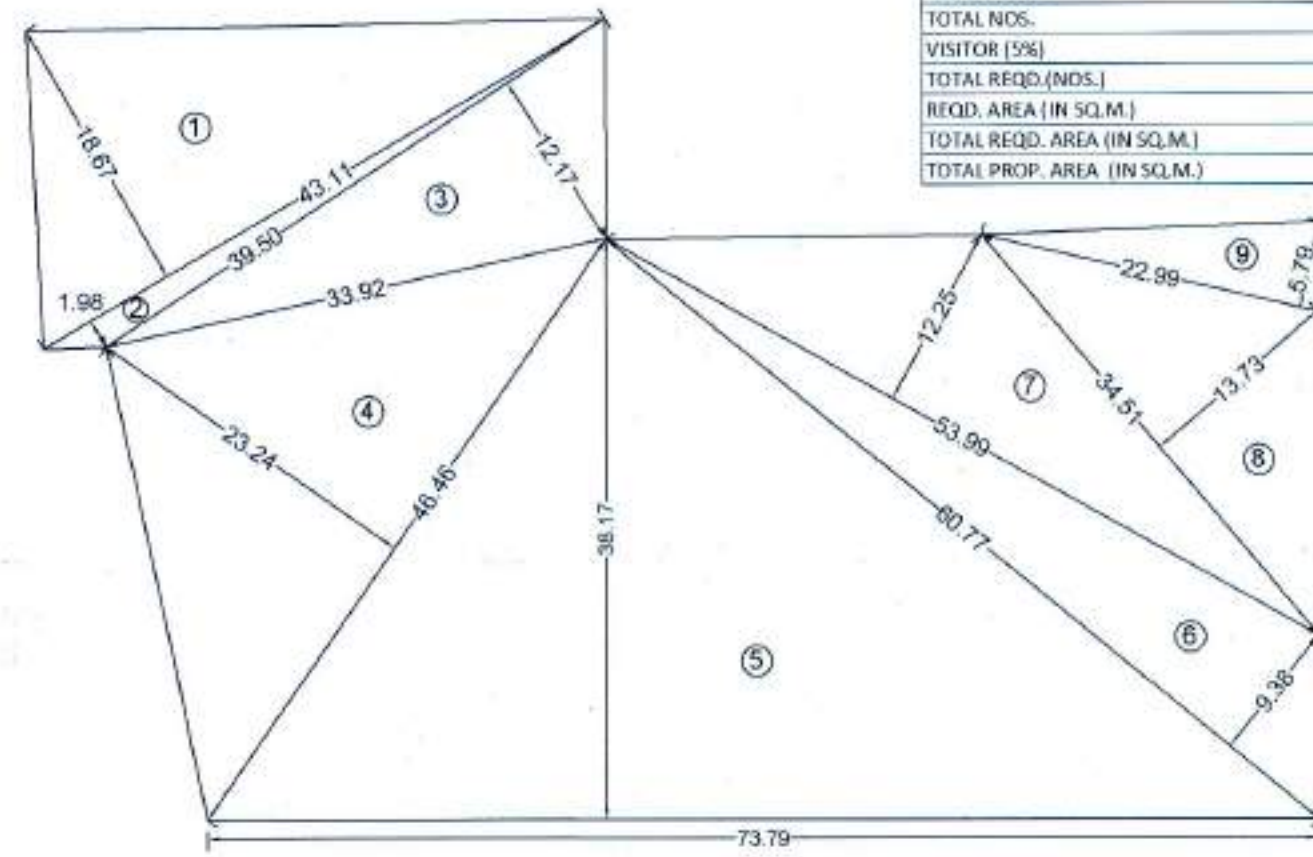


FORM OF STATEMENT - 1 [Sr. No.8 (a)(iii)] EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING COMM. RESI.	USE / OCCUPANCY OF FLOOR N/A
N/A	N/A	N/A	N/A	N/A

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. COMM. RESI.		TENEMENT RESIDENTIAL
BUILDING	BASEMENT PARKING FLOOR	0.00	0.00	0
	GROUND PARKING FLOOR	0.00	53.65	0
	FIRST FLOOR	0.00	996.81	10
	SECOND FLOOR	0.00	1003.55	10
	THIRD FLOOR	0.00	1003.55	10
	FOURTH FLOOR	0.00	1003.55	10
	FIFTH FLOOR	0.00	1003.55	10
	SIXTH FLOOR	0.00	1003.55	10
	SEVENTH FLOOR	0.00	1003.55	10
	EIGHTH FLOOR	0.00	1003.55	10
	NINTH FLOOR	0.00	1003.55	10
	TENTH FLOOR	0.00	1003.55	10
	ELEVENTH FLOOR	0.00	1003.55	10
	TWELTH FLOOR	0.00	1003.55	10
	THIRTEENTH FLOOR	0.00	1003.55	10
	FOURTEENTH FLOOR	0.00	853.47	8
	TERRACE FLOOR	0.00	13946.53	138
TOTAL		13946.53		138

FORM OF STATEMENT - 2 [Sr. No.9 (a)] PROPOSED BUILDING (FREE OF FSI)				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. COMM. RESI.		TENEMENT RESIDENTIAL
CLUB HOUSE	GROUND FLOOR	0.00	35.50	-
	TERRACE FLOOR	0.00	0.00	-
	TOTAL	0.00	35.50	-

PARKING CALCULATION : AS PER UDCPR									
TYPE	CARPET AREA / FSI (M ²)	TNMENTS (NOS)	UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	SCOOTER (NOS)
RESIDENTIAL	For every TWO tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	<30	2	0	0	0	2	0	0
RESIDENTIAL	For every TWO tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	30-40	2	0	1	0	1	0	0
RESIDENTIAL	For every TWO tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	40-80	2	97	1	49	2	97	97
RESIDENTIAL	For every ONE tenements having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	80-150	1	41	1	41	1	41	41
RESIDENTIAL	For every ONE tenements having carpet area equal to or above 150 sq.m.	> 150	0	2	0	1	0	0	0
TOTAL NOS.				138		90		138	
VISITOR (5%)						4		7	
TOTAL REQD. (NOS.)						96		145	
REQD. AREA (IN SQ.M.)						1200.00		289.80	
TOTAL REQD. AREA (IN SQ.M.)						1489.80		289.80	
TOTAL PROP. AREA (IN SQ.M.)						3248.95			



PLOT AREA CALCULATION AS PER TRIANGULATION						
1	43.11	X	18.67	X	0.5	= 402.43
2	43.11	X	1.98	X	0.5	= 42.68
3	39.50	X	12.17	X	0.5	= 240.36
4	46.46	X	23.24	X	0.5	= 539.87
5	73.79	X	38.17	X	0.5	= 1408.28
6	60.77	X	9.38	X	0.5	= 285.01
7	53.99	X	12.25	X	0.5	= 330.69
8	34.51	X	13.73	X	0.5	= 236.91
9	22.99	X	5.79	X	0.5	= 66.56
TOTAL PLOT AREA						= 3552.78

Required Parking					
Car	Scoter	Car	Scoter	Car	Scoter
96	145	96	145	22	-
Extra Proposed Parking					
96	145	132	-	-	-
Regulation No. 8.1.1, (v) Composite parking. The composite parking of vehicles like one car with two scooters may be allowed. Also, six scooters' parking may be allowed to be converted in one car parking. In such cases, drivers or riders shall be required taking into consideration entire composite parking.					
96	174	-	-	-	-

PROPOSED PARKING				
FLOORS	CAR	SCOOTER	25% EV PROPOSED PARKING	
	CAR	SCOOTER	CAR	SCOOTER
GROUND PARKING FLOOR	58	00	30	-
BASEMENT PARKING FLOOR	60	42	-	-
GRAND TOTAL	118	42	30	-

WATER REQUIREMENT			
TANK	Residential	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	FIRE REQUIREMENT	25,000.00	1,15,000.00
UGWT	FIRE REQUIREMENT	75,000.00	2,15,000.00
	TOTAL	2,14,725.00	2,15,000.00

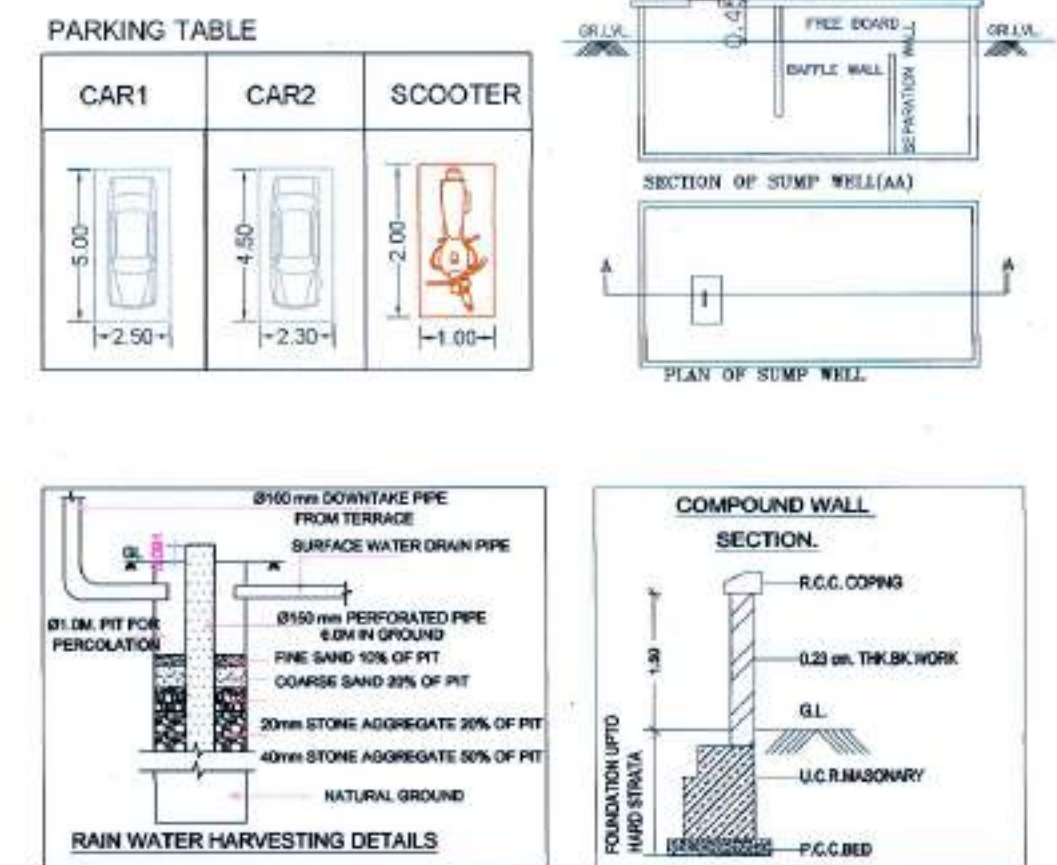
अ.क. विमानवाला विकासी भूखण्ड विकासक उपायोजका मर्यादे कोटिबोली विनियमा निर्देशनामार्फत बरफे विकसकाचर कयनकाचर गरीम
अ.क. - पुनवाले / इमारतीचे प्रवेश दारजवळ स्थानाचे बाटुने प्रवेसी ५० मी. अंतराचर एक मी.मी.टी.जी. वायवाये कयनिके विनियमकय
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ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES						
Sr.No.	As per UDCPR No. 9.31 (i) & (iii)	Minimum Required Area	No. Of Proposed Tenements	Required Area	Total Required Area	Total Proposed Area
1	Fitness Centre, Creche & society office cum letter box room for scheme having 30 to 100 tenements.	20.00	138	27.60	48.30	53.65
2	Drivers room with attached toilet in schemes having minimum 100 tenement.	12.00	138	16.56		
3	Sanitary block for servants having maximum area of 3 Sq.m. in schemes having minimum 300 flats and thereafter additional 3 Sq.m. area for every 200 flats.	3.00	138	4.14		

FORM OF STATEMENT 3 [Sr. No.9 (ii)]									
CARPET AREA DETAILS OF BUILDING (IN SQ. M.)									
BUILDING NO.	FLOOR NO.	APARTMENT /SHOP / OFFICE NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY/SIT/OUT ATTACHED TO FLAT	AREA OF DOUBLE HEIGHT TERRACES				
1ST FLOOR		301, 305, 110	82.98 X 3 = 248.94	8.72 X 3 = 26.16	0.00 X 0.00 = 0.00				
		302, 304	61.17 X 2 = 122.34	6.95 X 2 = 13.9	0.00 X 0.00 = 0.00				
		103, 107, 108, 109	78.72 X 4 = 314.88	10.74 X 4 = 42.96	0.00 X 0.00 = 0.00				
		306	62.49 X 1 = 62.49	8.16 X 1 = 8.16	0.00 X 0.00 = 0.00				
	TOTAL	10	746.65	91.18	0.00				
TYPICAL 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH & 14TH FLOOR		201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 210, 310, 410, 510, 610, 810, 910, 1010, 1110, 1310, 1410	85.20 X 32 = 2726.40	8.72 X 32 = 279.04	0.00 X 0.00 = 0.00				
		202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406	61.17 X 21 = 1284.57	6.95 X 12 = 83.4	0.00 X 0.00 = 0.00				
		203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 209, 309, 409, 509, 609, 809, 909, 1009, 1109, 1309, 1409	78.72 X 44 = 3463.68	10.74 X 44 = 472.56	0.00 X 0.00 = 0.00				
		205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405	62.49 X 11 = 687.39	8.16 X 11 = 89.76	0.00 X 0.00 = 0.00				
	TOTAL	108	8162.04	924.76	0.00				
		701, 201, 730, 1201, 1205, 1210	85.20 X 6 = 511.20	8.72 X 6 = 52.32	0.00 X 0.00 = 0.00				
		702, 202, 1202, 1204	61.17 X 4 = 244.68	6.95 X 4 = 27.8	0.00 X 0.00 = 0.00				
		703, 203, 708, 709, 1203, 1207, 1208, 1209	78.72 X 8 = 629.76	10.74 X 8 = 85.92	0.00 X 0.00 = 0.00				
		706, 1206	62.49 X 2 = 124.98	8.16 X 2 = 16.32	0.00 X 0.00 = 0.00				
	TOTAL	138	1510.82	182.36	0.00				
GRAND TOTAL	250	10421.31	1196.30	9.00					



STAMP OF APPROVAL

Sanctioned No. B.P./Punawale/43/2024

Subject to conditions mentioned in the Office Order No. even dated 12/05/2024

Plmpt Date: 12/05/2024

Exosive Engineer
Building Permission and Unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

A) AREA STATEMENTS

	SQ.M.
1 AREA OF PLOT (Minimum area of a,b,c to be considered)	
(a) As per ownership documents (7/12, CTS extract)	3800.00
(b) As per measurement sheet	3552.78
(c) As per site	3552.78
2 DEDUCTION FOR:	
(a) Proposed D.P./D.P. Road widening Area/Service Road/ Highway widening	0.00
(b) Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA)	0.00
Total (a + b)	0.00
3 GROSS AREA OF THE PLOT (01 - 02)	3552.78
4 AMENITY SPACE (If Applicable)	
(a) Required Amenity Space (On Plot Area - 1300.00 x 5%)	65.00
(b) Adjustment of 2(b), if any	0.00
(c) Proposed Amenity Space	65.00
5 NET PLOT AREA (3-4(c))	3487.78
6 RECREATION OPEN SPACE (If Applicable)	
(a) Required	0.00
(b) Proposed	536.14
7 Internal Road Area	0.00
8 Plottable Area (If Applicable)	3487.78
9 Built up area with reference to Basic F.S.I. as per front road (Sr. No. Subasic FSI) (Sr.No.05x1.10 FSI)	3836.56
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD zone (Sr.05x0.50)	1743.89
(b) Proposed FSI on payment of premium	1743.85
11 In-situ FSI / TDR loading	
(a) In-situ area against D.P. Road [2.0 x Sr.No. 2(a)] if any	0.00
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4(b) & / or (c)]	0.00
(c) TDR area permissible [Sr.No.5 x 0.90]	3139.00
(d) TDR area	3138.97
(e) Total In-situ / TDR loading proposed [(11(a)+(b)+(d))]	3138.97
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	8719.38
a1) Deduction : Built-up area/Utilized Area/FSI to be retained as per old DC Rule	0.00
a2) Balance entitlement for Ancillary Area (a-a1)	8719.38
(b) Permissible Ancillary Area FSI upto 60% or 80% with payment of charges (on a2) whichever applicable	5231.63
(c) Proposed Ancillary area FSI	5231.63
(d) Total entitlement (a+c)	13951.00
Maximum utilization limit of FSI (building potential)	
14 Permissible as per Road width (i as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	0.00
15 Total Built up area in proposal (excluding area at Sr.No. 17b)	
(a) Existing Built up area Previously Sanctioned	0.00
i) Completed	0.00
ii) Residential	0.00
iii) Commercial	0.00
(b) Proposed Built up area (As per 'P-line')	13951.60
i) Residential	13946.53
ii) Commercial	0.00
(c) Total Built up area (a+b)	13946.53
16 FSI Consumed [15(c)/13(d)] (should not be more than Sr. no. 14 above)	1.00
17 Area for inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	NA
(b) Proposed	0.00
18 SPECIFICATIONS	
a PLOT BOUNDARY SHOWN BLACK	
b PROPOSED WORK SHOWN RED	
c DRAINAGE LINE SHOWN RED DOTTED	
d WATER LINE SHOWN BLACK DOTTED	
e EXISTING TO BE RETAINED HATCHED	
f DEMOLISHION SHOWN HATCHED YELLOW	

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.

OWNER'S DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED 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. NIKHIL NIKAM AND OTHERS.

OWNER'S SIGN: _____

PROJECT: SURVEY NO: 43 (P) HISA NO: _____

PLOT NO: _____ CTS NO: _____

DESCRIPTION: REGULAR TRACK, VILLAGE - PUNAWALE

ARCHITECT: Sachin sutar ARCHITECT'S SIGN: _____

LEGEND

1:100

INWARD NO. PC/MC/07/2024/ZONE-B/PUNAWALE/PB44X52 DATE 27 MAY 2024

KEY NO. SHEET NO. 1/6

