

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.
NA	NA	NA	NA	NA	NA

BUILDING WISE F.S.I. STATEMENT							
BLDG NO.	FLOOR NO.	F.S.I AREA	MHADA B/UP AREA	TOTAL B/UP AREA (SQ.M.)	TNMTS.	MHADA TNMTS.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
A	B+GR.+8FLOORS.	0.00	8880.88	0.00	0	91	0
B	B+GR.+16FLOORS.	0.00	18192.07	0.00	18192.07	190	0
C	GR.+9FLOORS.	1044.23	0.00	2238.05	3282.28	0	35
	TOTAL	1044.23	27072.95	2238.05	21474.35	281.00	35.00
	TOTAL	28117.18				316.00	

PARKING CALCULATION: BUILDING A, B AND C									
TYPE	CARPET AREA /FSI (M2)	TNMTS. (NOS)	CAR (NOS)	SCOOTER (NOS.)	BY RULE	REQD.	BY RULE	REQD.	
RESIDENTIAL(MHADA)	30-40	2	35	1	18	2	36		
RESIDENTIAL	40-80	2	107	1	54	2	107		
RESIDENTIAL	80-150	1	174	1	174	1	174		
Total Required (Nos)	0	0	316	3	246	5	317		
In Addition 5% Visitors Parking (Nos)	0	0	0	0	12	0	16		
Commercial	1044.23	100	0	2	21	6	63		
Total Required (Nos)	0	0	0	0	279	0	396		
Total Area Required			3487.50+792.00=4279.50						
Total Area Proposed			4500.00						

SANITATION REQUIREMENT AS PER TABLE NO-12 'C'					
NO. OF PERSONS - 350 M/PERSONS (LOWER GROUND) : 333.92/3 = 111.30 PERSONS					
NO. OF PERSONS - 650 M/PERSONS (UPPER GROUND) : 710.31/6 = 118.38 PERSONS					
TOTAL NO. OF PERSONS - 229.68 PERSONS SAY 230 PERSONS					
TOTAL NO. OF PERSONS - 230 PERSONS CONSIDERING 50% GENTS & 50% LADIES.					
NO. OF PERSONS -115 GENTS & 115 LADIES					
	FITMENTS	REQUIRED G.TOLET	REQUIRED L.TOLET	PROVIDED G.TOLET	PROVIDED L.TOLET
1 W.C. - PER 50 PERSONS AND PART THEREOF	W.C	3	3	4	6
1 URINALS - PER 50 PERSONS AND PART THEREOF	URINALS	3	--	2	--

REFUGEE AREA CALCULATIONS		
BUILDING NO.	REFUGEE AREA (REQUIRED)	REFUGEE AREA (PROVIDED)
(1)	(2)	(3)
A	88.31 X 2 = 176.62	176.98
B	57.25 X 2 = 114.50	144.80
C	23.38	24.00
TOTAL AREA=	314.50	345.78

Form of statement 2 [Sr. No. 9(a)] Proposed Building:			
BUILDING NO.	FLOORS	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONST. LINE (SQ.M)	TENEMENTS
(1)	(3)	(5)	(10)
	BASEMENT 1 FLOOR	0.00	0
	GROUND FLOOR	155.85	0
	1ST FLOOR	1148.82	12
	2ND FLOOR	1148.82	12
	3RD FLOOR	1148.82	12
	4TH FLOOR	1148.82	12
	5TH FLOOR	1148.82	12
	6TH FLOOR	1148.82	12
	7TH FLOOR	1148.82	12
	8TH(REFUGEE) FLOOR	683.29	7
	TOTAL	8880.88	91.00

Form of Statement no: 3 WING A (RESIDENTIAL) - CARPET AREA STATEMENT AS PER RERA			
FLAT NO.	CARPET AREA (SQ.M)	BALCON Y (SQ.M)	TOTAL (SQ.M)
101,201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501,1601	75.96	16.28	92.24
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502,1602	75.96	16.28	92.24
103,203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403,1503,1603	53.82	8.69	62.51
104,204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404,1504,1604	53.82	8.69	62.51
105,205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405,1505,1605	68.19	11.64	79.83
106,206,306,406,506,606,706,806,906,1006,1106,1206,1306,1406,1506,1606	67.85	12.04	79.89
107,207,307,407,507,607,707,807,907,1007,1107,1207,1307,1407,1507,1607	69.96	13.10	83.06
108,208,308,408,508,608,708,808,908,1008,1108,1208,1308,1408,1508,1608	69.96	13.10	83.06
109,209,309,409,509,609,709,809,909,1009,1109,1209,1309,1409,1509,1609	56.77	12.93	69.70
110,210,310,410,510,610,710,810,910,1010,1110,1210,1310,1410,1510,1610	56.77	12.93	69.70
111,211,311,411,511,611,711,811,911,1011,1111,1211,1311,1411,1511,1611	56.77	12.93	69.70
112,212,312,412,512,612,712,812,912,1012,1112,1212,1312,1412,1512,1612	56.77	12.93	69.70

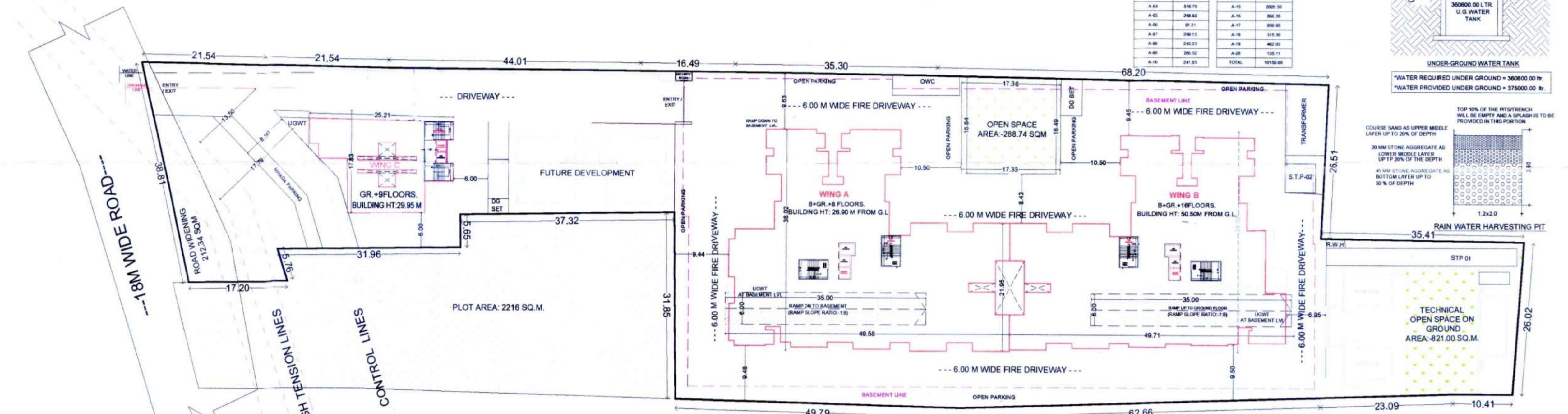
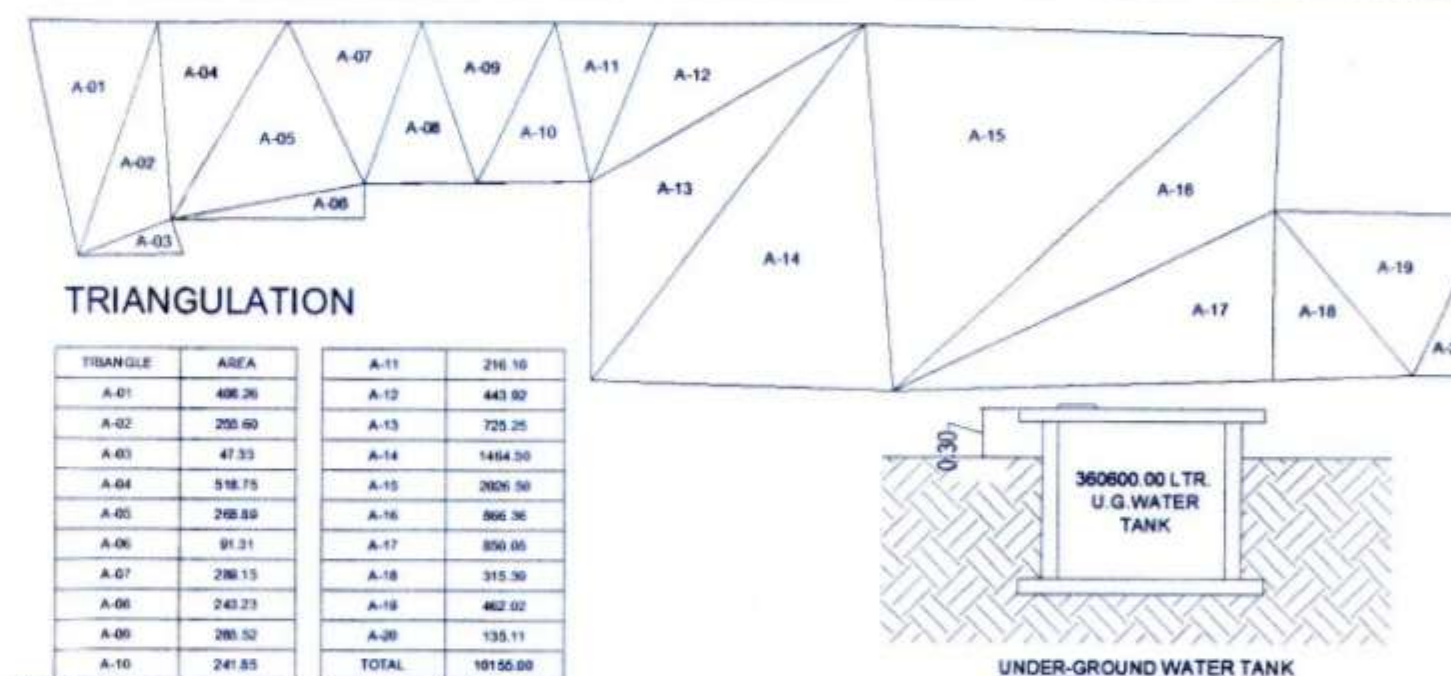
Form of Statement 2 [Sr.No 9(a)] Proposed Building			
Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.
(1)	(2)	(3)	(5)
	BASEMENT FLOOR		
	GROUND FLOOR	139.53	0
	1ST FLOOR	1137.38	12
	2ND FLOOR	1137.38	12
	3RD FLOOR	1137.38	12
	4TH FLOOR	1137.38	12
	5TH FLOOR	1137.38	12
	6TH FLOOR	1137.38	12
	7TH FLOOR	1137.38	12
	8TH FLOOR (REFUGEE)	1064.61	11
	9TH FLOOR	1137.38	12
	10TH FLOOR	1137.38	12
	11TH FLOOR	1137.38	12
	12TH FLOOR	1137.38	12
	13TH FLOOR (REFUGEE)	1064.61	11
	14TH FLOOR	1137.38	12
	15TH FLOOR	1137.38	12
	16TH FLOOR	1137.38	12
	TOTAL AREA=	18192.07	190.00

Form of Statement no: 3 WING B (RESIDENTIAL) - CARPET AREA STATEMENT AS PER RERA			
FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	TOTAL (SQ.M)
101,201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501,1601	75.96	16.28	92.24
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502,1602	75.96	16.28	92.24
103,203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403,1503,1603	55.16	8.69	63.85
104,204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404,1504,1604	55.16	8.69	63.85
105,205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405,1505,1605	58.84	14.420	73.26
106,206,306,406,506,606,706,806,906,1006,1106,1206,1306,1406,1506,1606	73.64	8.570	82.21
107,207,307,407,507,607,707,807,907,1007,1107,1207,1307,1407,1507,1607	69.96	13.100	83.06
108,208,308,408,508,608,708,808,908,1008,1108,1208,1308,1408,1508,1608	69.96	13.100	83.06
109,209,309,409,509,609,709,809,909,1009,1109,1209,1309,1409,1509,1609	69.96	13.100	83.06
110,210,310,410,510,610,710,810,910,1010,1110,1210,1310,1410,1510,1610	56.77	12.930	69.70
111,211,311,411,511,611,711,811,911,1011,1111,1211,1311,1411,1511,1611	56.77	12.930	69.70
112,212,312,412,512,612,712,812,912,1012,1112,1212,1312,1412,1512,1612	69.96	13.100	83.06

Form of Statement 2 [Sr.No 9(a)] Proposed Building			
Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.
(1)	(2)	(3)	(5)
	GROUND FLOOR	333.92	0
	1ST FLOOR	333.92	0
	2ND FLOOR	376.39	0
	3RD FLOOR		320.43
	4TH FLOOR		320.43
	5TH FLOOR		320.43
	6TH FLOOR		320.43
	7TH FLOOR		320.43
	8TH FLOOR (REFUGEE)	315.47	5
	9TH FLOOR		320.43
	TOTAL AREA=	1044.23	2238.05

Form of Statement no: 3 WING C (COMMERCIAL) GROUND FLOOR AND 1ST FLOOR - CARPET AREA STATEMENT AS PER RERA		
SHOP NO.	CARPET AREA (SQ.M)	
01,101	57.89	
02,102	23.23	
03,103	19.25	
04,104	19.04	
05,105	22.45	
06,106	35.95	
07,107	20.30	
08,108	20.30	
09,109	24.22	

Form of Statement no: 3 WING C (MHADA) - CARPET AREA STATEMENT AS PER RERA			
FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	TOTAL (SQ.M)
301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501,1601	38.829	6.014	44.84



LAYOUT PLAN
(SCALE:-1:500)



LOCATION

WATER REQUIREMENT (A WING)		
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
RESIDENTIAL	61425	65000.00
OHWT FIRE REQUIREMENT	25000	25000
TOTAL	86425.00	90000.0
RESIDENTIAL FIRE REQUIREMENT	122850	130000
UGWT	50000	50000
TOTAL	172850	180000

WATER REQUIREMENT (B WING)		
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
RESIDENTIAL	128250	130000.00
OHWT FIRE REQUIREMENT	25000	25000
TOTAL	153250.00	155000.0
RESIDENTIAL FIRE REQUIREMENT	256500	260000
UGWT	150000	150000
TOTAL	406500	410000

WATER REQUIREMENT (WING C)		
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
RESIDENTIAL(MHADA)	23625	25000.00
OHWT COMMERCIAL FIRE REQUIREMENT	10336.12	10500.00
TOTAL	43961.12	45500.0
RESIDENTIAL FIRE REQUIREMENT	35438	37500
UGWT	50000	50000
TOTAL	85438	87500

STAMP OF APPROVAL

Sanctioned No. B.P./Tathawade/94/2024
Subject to conditions mentioned in the
Office Order No.
even dated 04/10/2024
Pimpri
Date 04/10/2024
Sanctioning Engineer
Building Permission and Unauthorised Building
Construction Control Department
Pimpri-Chinchwad Municipal Corporation
Pimpri-411 018
City Engineer
Building Permission Dept
P.C.M.C., Pimpri-Pune-18

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	10155.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	10484.00 SQ.M.
(b) As per measurement sheet	10155.00 SQ.M.
(c) As per site	10155.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	212.34 SQ.M.
(b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	212.34 SQ.M.
3. Balance area of plot (1-2)	9942.66 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))	9942.66 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	994.26 SQ.M.
(b) Proposed -	1109.74 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 F.S.I.) (1.10)	10936.92 SQ.M.
10. Addition of FSI on payment of premium	
(a) Maximum perm. premium FSI- Based on road/ TOD Zone	5077.50 SQ.M.
(b) Proposed FSI on payment of premium (0.5)	2344.44 SQ.M.
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 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	4219.99 SQ.M.
(d) Total in-situ / TDR loading prop (11 (a)+(b)+(c))	4219.99 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.	17501.35 SQ.M.
(b) Ancillary Area FSI (60%) (17501.35 - (1044.23/1.8) = 16621.22 sq.m. (Res. - 60% of 16621.22 = 10152.73 SQ.M.)	10152.73 SQ.M.
(c) Proposed Comm. = 1044.23/1.8 = 580.13 sq.m (Comm. - 80% of 580.13 sq.m) = 464.10 SQ.M.	464.10 SQ.M.
(d) Total entitlement (a+b)	28118.18 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	1.98
15. Total B'up Area in proposal (excluding area at Sr.No 17 b)	0.00 SQ.M.
(a) Proposed Built-up Area (as per 'P-line') (COMMERCIAL)	1044.23 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')(RESIDENTIAL)	27072.95 SQ.M.
(c) Total (a+b)	28117.18 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No 14 above.)	1.766
17. Area for Inclusive Housing, if any	
(a) Required (20% of basic f.s.i.)	2187.38 SQ.M.
(b) Proposed	2238.05 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO.136/TATHAWADE, MULSHI, 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