

**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		USE / OCCUPANCY OF FLOOR
			COMM.	RESI.	
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		TENEMENT RESIDENTIAL
		COMM.	RESI.	
A BUILDING	B.P.2+B.P.1+GR.P.+PO./MEZZ.+ 12FL.	0.00	7569.30	70
B BUILDING	B.P.2+B.P.1+GR.P.+PO./MEZZ.+ 12FL.	0.00	7557.02	70
<b>TOTAL</b>		0.00	15126.32	140
<b>GRAND TOTAL</b>			<b>15126.32</b>	<b>140</b>

**PARKING TABLE**

CAR	EV CAR	SCOOTER
6.00	6.00	2.00
1-2.50	1-2.50	1-1.00

अट क्र. ५३ मकानान दर्शिलेले visitor वाहनल विकसकाम विकना वेणान नाही  
 अट क्र. ५४ विकसनाच्या टिकापी धुक प्रविबंधक उपाययोजना मनुवान वेळोवेळी दिवल्या निदेशाप्रमाणे करणे विकसकावर बंधनकारक राहील.  
 अट क्र. ५५ - प्रकल्पाचे प्रवेश द्वारालाट रस्त्याचे बाजूने प्रत्येकी ५.० मी. अंतरावर एक मी.मी.दी.व्ही. याप्रमाणे बसविणे विकसकावर बंधनकारक राहील

**FORM OF STATEMENT 3 [Sr. No.9 (g)]**

**AREA DETAILS OF BUILDING (SQ.M.)**

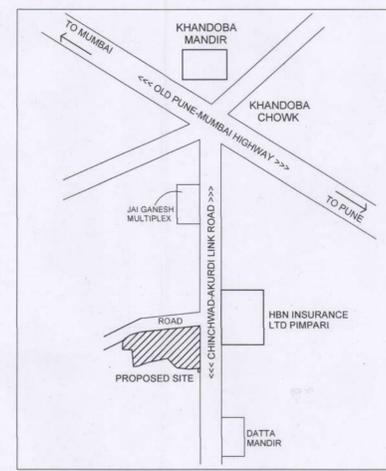
BUILDING NO.	FLOOR NO.	TENEMENTS RESIDENTIAL	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
B BUILDING	B.P.2+B.P.1+GR.P.+PO./MEZZ.+ 12FL.	70	5291.78	721.48	0.00
<b>TOTAL</b>		<b>140</b>	<b>10587.58</b>	<b>1461.10</b>	<b>0.00</b>

**PROPOSED PARKING STATEMENT**

FLOORS	CAR	SCOOTER
BASEMENT 01 PARKING FL.	27	25
BASEMENT 02 PARKING FL.	30	31
GROUND PARKING FL.	75	2
<b>GRAND TOTAL</b>	<b>132</b>	<b>58</b>
EV PARKING	21	0

**AMENITY HANDOVER TO PCMC AREA STATEMENT - A BUILDING**

FLOORS	AREA (SQ.M.)
GROUND FLOOR	118.45
PODIUM / MEZZANINE FLOOR	63.40
<b>GRAND TOTAL</b>	<b>181.85</b>

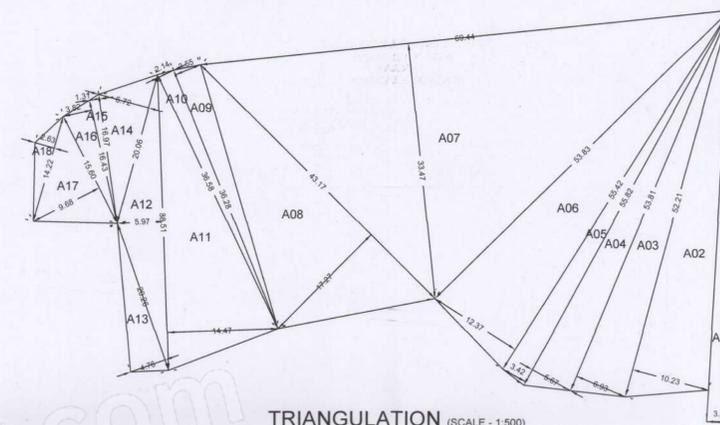


LOCATION PLAN (N.T.S.)

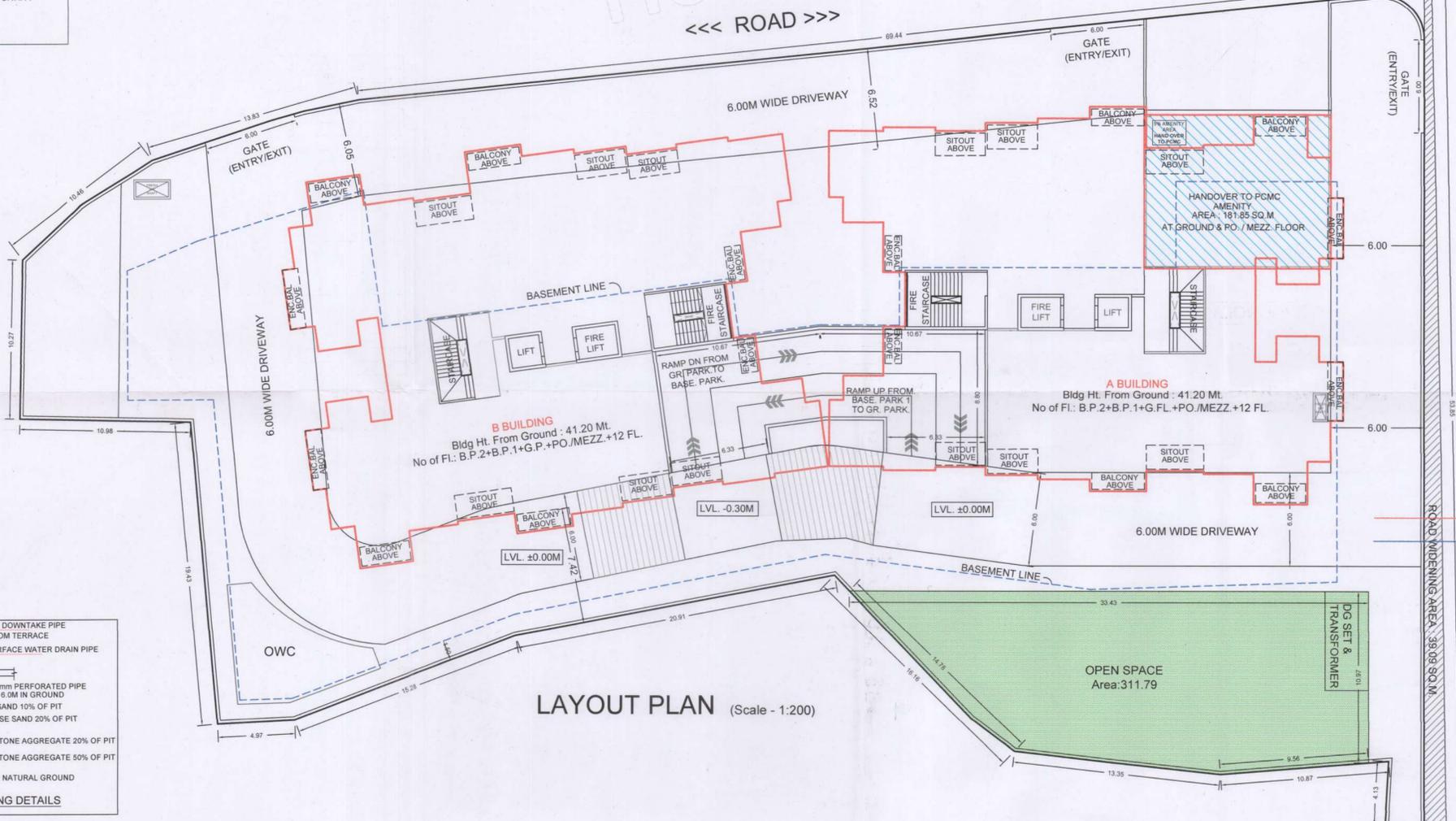
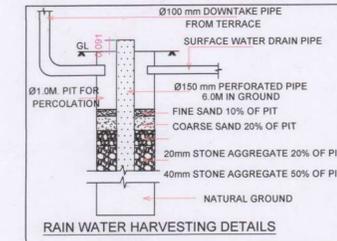
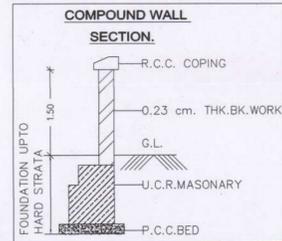
TYPE	CARPET AREA/ FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	For every TWO tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	30 - 40	2	0	1	0	2
RESIDENTIAL	For every TWO tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	40 - 80	2	88	1	44	2
RESIDENTIAL	For every ONE tenements having carpet area equal to or above 80 sq.m. but less than 150sq.m.	80 - 150	1	52	1	52	1
RESIDENTIAL	For every ONE tenements having carpet area 150.00 sq.m. and above	> 150	1	0	2	0	1
TOTAL NOS. (Resi.)			140		96		140
VISITOR (5%)					5		7
COMMERCIAL SHOP					4		12
TOTAL NOS. (Resi. + Comm.)					105		159
TOTAL REQD. AREA					1310.00		318.00
TOTAL REQD. AREA (Car + Scooter)					1628.00		
TOTAL PROP. AREA					3700.00		

TRIANGLE	BASE	X	HEIGHT	X	0.5	=	AREA
A-01	53.84	X	3.79	X	0.5	=	102.03
A-02	52.21	X	10.23	X	0.5	=	267.05
A-03	53.81	X	6.89	X	0.5	=	186.45
A-04	55.82	X	5.67	X	0.5	=	158.25
A-05	55.82	X	3.42	X	0.5	=	95.45
A-06	55.42	X	12.37	X	0.5	=	342.77
A-07	69.44	X	33.47	X	0.5	=	1162.08
A-08	43.17	X	17.27	X	0.5	=	372.77
A-09	36.28	X	3.55	X	0.5	=	64.40
A-10	36.58	X	2.14	X	0.5	=	39.14
A-11	38.51	X	14.47	X	0.5	=	278.62
A-12	38.51	X	5.97	X	0.5	=	114.95
A-13	20.26	X	4.76	X	0.5	=	48.22
A-14	20.06	X	6.72	X	0.5	=	67.40
A-15	16.97	X	1.31	X	0.5	=	11.12
A-16	16.43	X	3.82	X	0.5	=	31.38
A-17	15.60	X	9.68	X	0.5	=	75.50
A-18	14.22	X	2.63	X	0.5	=	18.70
<b>TOTAL PLOT AREA</b>						=	<b>3436.29</b>

TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
RESIDENTIAL	94,500.00	94,500.00
O.H.W.T. FIRE REQUIREMENT	50,000.00	50,000.00
<b>TOTAL</b>	<b>1,44,500.00</b>	<b>1,50,000.00</b>
RESIDENTIAL	1,39,000.00	1,39,000.00
U.G.W.T. FIRE REQUIREMENT	1,50,000.00	1,50,000.00
<b>TOTAL</b>	<b>3,39,000.00</b>	<b>3,39,000.00</b>



TRIANGULATION (SCALE - 1:500)



LAYOUT PLAN (Scale - 1:200)

**LAYOUT**

**STAMP OF APPROVAL**

Sanctioned No. B.P. / Akurdi / 26 / 2024  
 Subject to conditions mentioned in the Office Order No. 3436.29  
 even dated 14 / 10 / 2024



Pimpri  
 Date: 14/10/2024  
 Executive Engineer  
 Building Permission and Unauthorized Building Construction Control Department  
 Pimpri Chinchwad Municipal Corporation  
 Pimpri-411018

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, CT5 extract)	3157.00
(b) As per measurement sheet	3436.29
(c) As per site	3436.29
2 DEDUCTION FOR:	
(a) Proposed D.P./D.P. Road widening Area/	39.09
(b) Any D.P. Reservation Area	0.00
Total (a + b)	39.09
3 GROSS AREA OF THE PLOT (01 - 02)	3117.91
4 AMENITY SPACE (if Applicable)	0.00
(a) Required (Sr. No.3 x 5% Built-up Area)	155.90
(b) Adjustment of 2(b), if any	0.00
(c) Balanced Proposed	181.85
5 NET PLOT AREA (3-4(c))	3117.91
6 RECREATION OPEN SPACE (if Applicable)	0.00
(a) Required	NA
(b) Proposed	311.79
7 Internal Road Area	0.00
8 Plotable Area (if Applicable)	2806.12
9 Built up area with reference to Basic F.S.I. as per front road (Sr. No. 5xbasic FSI) (Sr.No.05x1.10 FSI)	3429.70
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI -based on road width / TOD zone.(Sr.05(a)x50%)	1578.50
(b) Proposed FSI on payment of premium	1560.02
11 In-situ FSI / TDR loading	
(a) In-situ area against D.P. Road [2.0 x Sr.No. 2(a)] if any	96.76
(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
(c) TDR area permissible ( Sr.no.1(a) x 1.40 )	4419.80
(d) TDR area	4271.63
(e) Total in-situ / TDR loading proposed (11(a)+(b)+(d))	4368.39
12 Additional FSI area under Chapter No.7 (Green Building FSI 5% on Sr.no.9)	171.49
13 Total entitlement of FSI in the proposal	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	9529.60
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)	9529.60
(b) Permissible Ancillary Area FSI upto 50% or 80% with payment of charges.(on a2) whichever applicable)	5717.76
(c) Proposed Ancillary area FSI	5717.76
(d) Total entitlement (a+c)	15247.36
Maximum utilization limit of FSI (building potential)	
14 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)	
15 Total Built up area in proposal (excluding area at Sr.no. 17b)	
(a) Existing Built up area Previously Sanctioned	
i) Completed	0.00
ii) Residential	0.00
iii) Commercial	0.00
(b) Proposed Built up area (As per 'P-line')	
i) Residential	15126.32
ii) Commercial	0.00
(c) Total Built up area(a+b)	15126.32
16 FSI Consumed (15(c)/13(d)) (should not be more than Sr. no. 14 above)	0.992
17 Area for Inclusive Housing, if any	
(a) Required (20% of Sr.no.9)	NA
(b) Proposed	NA
18 SPECIFICATIONS	
LEGEND	
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 DEMOLITION 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:** M/S. RAVET LAND DEVELOPERS LLP THROUGH PARTNER MR. MOHIT GOYAL  
**OWNER'S SIGN:**

**PROJECT:** SURVEY NO : 173 (P)  
**PLOT NO:** DESCRIPTION : REGULAR TRACK  
**ARCHITECT:** Sachin sutar  
**ARCHITECT'S SIGN:**

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	Balaji	
<b>INWARD NO.</b>	PCMC/0881/2023/ZONE A/AKURDI/PRB-15	<b>DATE</b>	23 AUG. 2024	
<b>KEY NO.</b>	15	<b>SHEET NO.</b>	1 / 8	