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		TENEMENT
		RESI.	MHADA	
A BUILDING	GROUND FLOOR	0.00	34.88	-
	PODIUM 1 FLOOR	0.00	515.33	7
	PODIUM 2 FLOOR	118.96	633.20	9
	1st FLOOR	489.70	-	4
	2nd FLOOR	480.63	-	4
	3rd FLOOR	485.16	-	4
	4th FLOOR	485.16	-	4
	5th FLOOR	472.55	-	4
	6th FLOOR	485.16	-	4
	7th FLOOR	480.63	-	4
	8th FLOOR	489.70	-	4
	9th FLOOR	480.63	-	4
	10th FLOOR	468.01	-	4
	11th FLOOR	485.16	-	4
	12th FLOOR	485.16	-	4
	13th FLOOR	480.63	-	4
	14th FLOOR	485.16	-	4
	15th FLOOR	472.55	-	4
	16th FLOOR	485.16	-	4
	17th FLOOR	485.16	-	4
	18th FLOOR	485.16	-	4
	19th FLOOR	485.16	-	4
	20th FLOOR	472.55	-	4
	TERRACE FLOOR	-	-	-
	TOTAL	9758.14	1183.41	96

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		TENEMENT
		RESI.	COMM.	
B BUILDING	GROUND FLOOR	0.00	386.31	-
	PODIUM 1 FLOOR	0.00	167.91	-
	PODIUM 2 FLOOR	42.40	-	-
	1st FLOOR	489.70	-	4
	2nd FLOOR	480.63	-	4
	3rd FLOOR	485.16	-	4
	4th FLOOR	485.16	-	4
	5th FLOOR	473.47	-	4
	6th FLOOR	485.16	-	4
	7th FLOOR	480.63	-	4
	8th FLOOR	489.70	-	4
	9th FLOOR	480.63	-	4
	10th FLOOR	468.93	-	4
	11th FLOOR	485.16	-	4
	12th FLOOR	485.16	-	4
	13th FLOOR	480.63	-	4
	14th FLOOR	485.16	-	4
	15th FLOOR	473.47	-	4
	16th FLOOR	485.16	-	4
	17th FLOOR	485.16	-	4
	18th FLOOR	485.16	-	4
	19th FLOOR	485.16	-	4
	20th FLOOR	473.47	-	4
	TERRACE FLOOR	-	-	
	TOTAL	9685.26	554.22	80

WATER REQUIREMENT

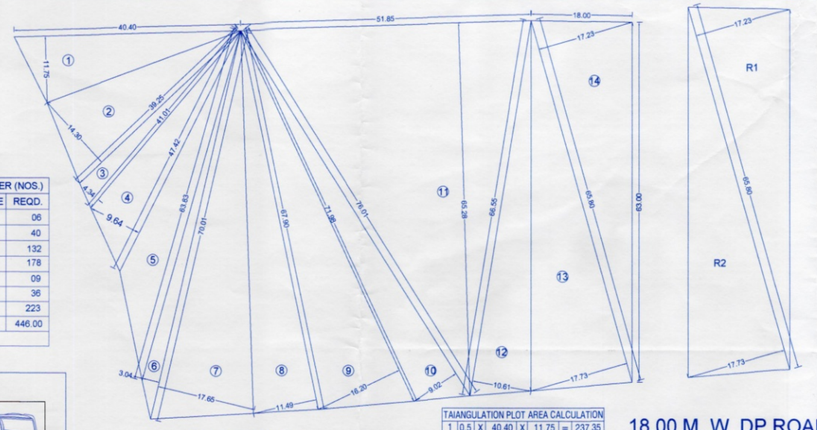
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	RESI. / COMM.	125865.00	130000.00
	FIRE REQUIREMENT	50000.00	50000.00
	TOTAL	175865.00	180000.00
UGWT	125865.00 X 1.50	188797.50	190000.00
	FIRE REQUIREMENT	200000.00	200000.00
	TOTAL	388797.50	390000.00

OCCUPANT LOAD

MERCANTILE (TABLE NO. 9 E)
1) STREET FLOOR / 3
386.31 / 3 = 128.77
2) UPPER FLOOR / 6
167.91 / 6 = 27.98
TOTAL PERSON = 156.75
= say 157 persons

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		EV PARKING		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	30 - 40	2	05	1	03	-	-	2	06
RESIDENTIAL	40 - 80	2	39	1	20	-	-	2	40
RESIDENTIAL	80 - 150	1	132	1	132	-	-	1	132
TOTAL -RESI.			176		155	20%	31		178
VISITOR 5 %					08				09
COMMERCIAL	510.02/100.00	1	06	2	12			6	36
TOTAL REQD.(NOS.)					175				223
TOTAL REQD. AREA					2187.50				446.00
TOTAL PROP. AREA					5293.70				



Triangulation SCALE 1 : 500

18.00 M. W. DP ROAD
Triangulation SCALE 1 : 500

TAIANGULATION PLOT AREA CALCULATION								
1	0.5	X	40.40	X	11.75	=	237.35
2	0.5	X	39.25	X	14.30	=	280.64
3	0.5	X	41.01	X	04.34	=	88.99
4	0.5	X	47.42	X	09.64	=	228.56
5	0.5	X	63.83	X	09.20	=	293.61
6	0.5	X	70.01	X	03.04	=	106.41
7	0.5	X	70.01	X	17.65	=	617.83
8	0.5	X	67.90	X	11.49	=	390.08
9	0.5	X	71.98	X	16.20	=	583.03
10	0.5	X	76.01	X	09.02	=	342.80
11	0.5	X	51.85	X	65.28	=	1692.38
12	0.5	X	66.55	X	10.61	=	353.04
13	0.5	X	65.80	X	17.73	=	583.31
14	0.5	X	65.80	X	17.23	=	566.86
TOTAL PLOT AREA						=	6364.86

18.00 M.W. R/W AREA CALCULATION							
R1	0.5	X	65.80	X	17.73	=	583.31
R2	0.5	X	65.80	X	17.23	=	566.86
TOTAL AREA						=	1150.17

BUILDING WISE FSI STATEMENT:

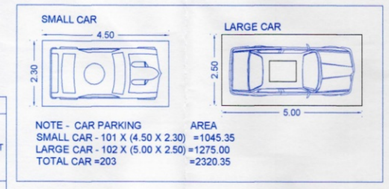
BUILDING NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE				TENEMENT
	RESIDENTIAL (1)	MHADA (2)	TOTAL (1+2)	COMMERCIAL (4)	
A BUILDING	9758.14	1183.41	10941.55	0.00	96
B BUILDING	9685.26	0.00	9685.26	554.22	80
TOTAL	19443.40	1183.41	20626.81	554.22	176

MHADA TENEMENTS DETAILS (A B BUILDING)

FLOOR NO.	TENEMENTS NO.	B/UP AREA
GROUND FLOOR	-	34.88
1st PODIUM FLOOR	MHADA-01,02,03, 04,05,06,07	515.33
2nd PODIUM FLOOR	MHADA-08,09,10, 11,12,13,14,15,16	633.20
TOTAL	16	1183.41

FORM OF STATEMENT - 2 [SR. NO. 9(a)] PROPOSED BUILDING

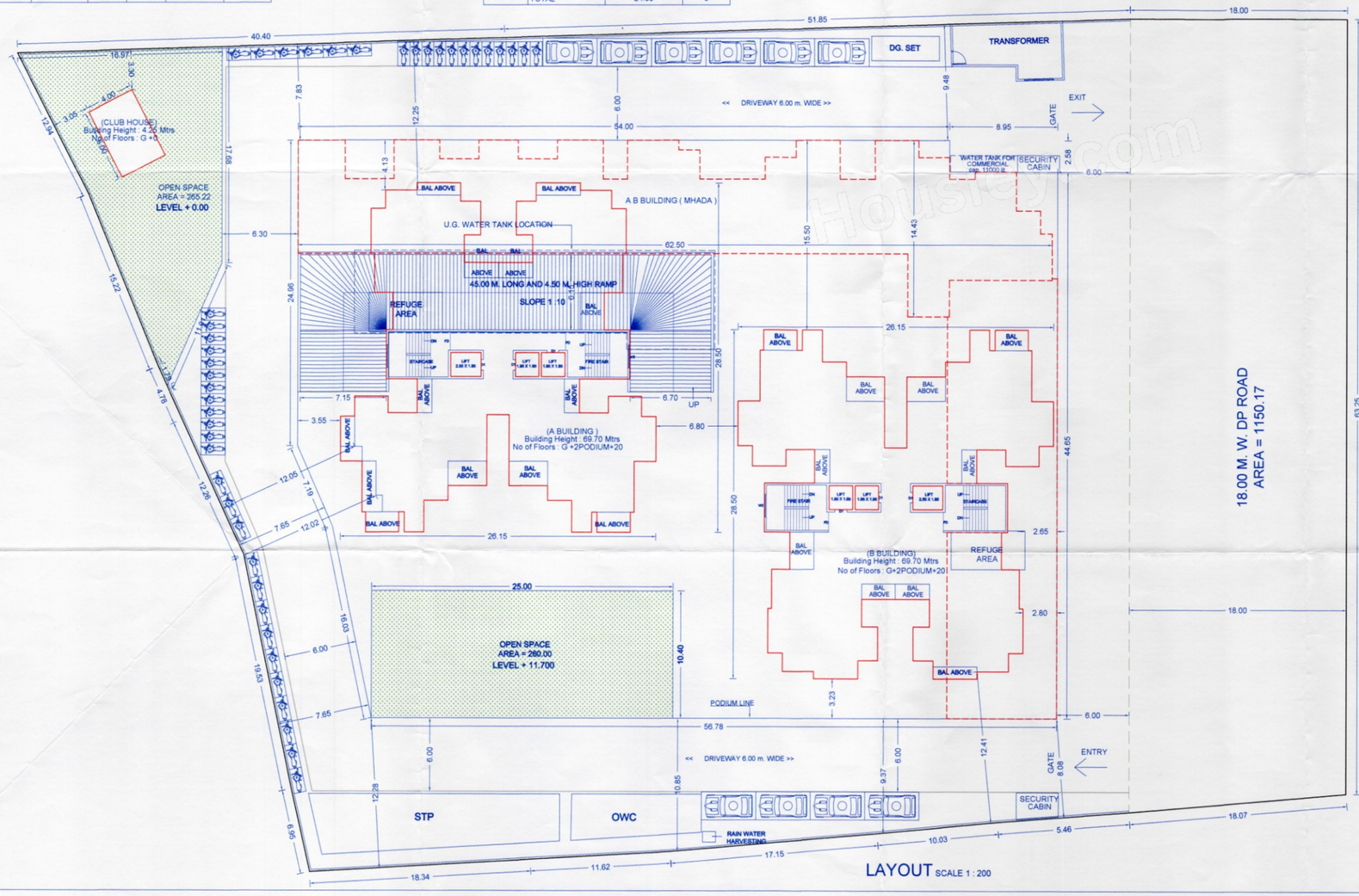
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE	TENEMENT
CLUB HOUSE	GROUND FLOOR	24.00	0
	TERRACE FLOOR	-	
	TOTAL	24.00	0



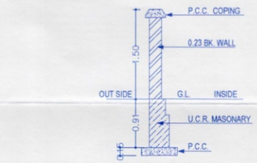
NOTE - CAR PARKING AREA
SMALL CAR - 101 X (4.50 X 2.30) =1045.35
LARGE CAR - 102 X (5.00 X 2.50) =1275.00
TOTAL CAR =203 =2320.35

PROPOSED PARKING STATEMENT

Sr. No.	FLOOR NO.	CAR		SCOOTER
		SMALL CAR	LARGE CAR	
1	GROUND FLOOR	40	45	76
2	PODIUM 1 FLOOR	30	22	63
3	PODIUM 2 FLOOR	21	35	56
4	LAYOUT	10	-	43
	TOTAL	101	102	238

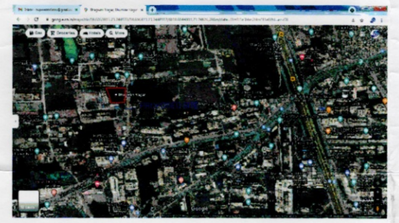


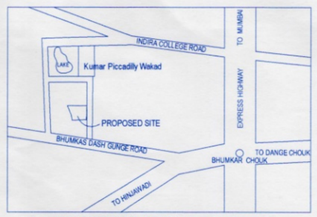
LAYOUT SCALE 1 : 200



COMPOUND WALL SECTION

Table No. 12- O - Sanitation Requirements - Mercantile Building						
Sr.No.	Fixtures	Shop Owners		Common Toilets in Market / Mall Building		TOTAL REQUIREMENT	TOTAL PROPOSED
		Male	Female	Male	Female		
1	Water - Closets	1 per 8 persons 9 / 8 = 1		(4 for 66-100) 4	(5 for 58-77) 5	10	10
2	Urinals	-		(4 for 71-100) 4	-	4	4





LOCATION PLAN SCALE : N.T.S.

PROPOSED BUILDING ON S.NO.113 / 1 / 1, OF VILLAGE - WAKAD, PUNE

STAMP OF APPROVAL

1 / 13

Previous Sanctioned No. B.P / WAKAD / 91 / 2021 Dated - 30/06/2021
B.P / WAKAD / 01 / 2022 Dated - 05/01/2022
B.P / WAKAD / 68 / 2022 Dated - 20/04/2022
B.P / WAKAD / 15 / 2023 Dated - 01/02/2023
B.P / WAKAD / 95 / 2023 Dated - 04/07/2023

Sanctioned No. B.P/Wakad/128/24
Subject to conditions mentioned in the Office Order No.
aven dated 17/10/24
Pimpri
Date :17 /10/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/92 Pune-411 018

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

O. C. Signed by
City Engineer

A) AREA STATEMENT		
1. AREA OF PLOT (MINIMUM AREA OF a TO BE CONSIDERED)		6363.00
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		6363.00
(b) AS PER MEASUREMENT SHEET		6364.86
(c) AS PER SITE		6364.86
2. DEDUCTIONS FOR		
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA		1150.17
(b) ANY NDZ AREA		0.00
TOTAL (a+b)		1150.17
3. BALANCE AREA OF PLOT (1-2)		5212.83
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)]		5212.83
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)		
(a) REQUIRED		521.28
(b) PROPOSED		525.22
7. INTERNAL ROAD AREA		0.00
8. PLOTABLE AREA (IF APPLICABLE)		4687.61
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WITH (SR. NO. 5 X BASIC FSI)	5212.83 X 1.10	5734.11
10. ADDITION OF F. S. I. ON PAYMENT OF PREMIUM		
(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH		3181.50
(b) PROPOSED FSI ON PAYMENT OF PREMIUM.		2370.00
11. IN - SITU FSI / TDR LOADING		
(a) IN - SITU AREA AGAINST D.P. ROAD [2.05 X 1150.17]		2357.85
(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(6363.00 x 90% = 5726.70)	1814.00 +186.03=	2000.03
(d) TOTAL IN - SITU / TDR LOADING [11 (a) +(b) +(c)]	76.10%	4357.88
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		-
13. TOTAL ESTITLEMENT OF FSI IN THE PROPOSAL		
(a) [9 +10 (b) + 11 (d)] or 12 WHICHEVER IS APPLICABLE		12461.99
(b) ANCILLARY AREA FSI UPTO 80 % WITH PAYMENT OF CHARGES. 554.22 / 1.80 = 307.90 X 80 %		246.32
(c) ANCILLARY AREA FSI UPTO 60 % WITH PAYMENT OF CHARGES. 12461.99 - 307.90 = 12154.09 x 60 % = 7292.45		7289.32
(d) TOTAL ANCILLARY AREA FSI PAYMENT OF CHARGES.(13b+13c)		7535.64
(e) TOTAL ENTITLEMENT (a + d)		19997.63
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH [AS PER REGULATION NO 6.1 OR 6.2 6.3 OR 6.4 AS APPLICABLE] X 1.6 OR 1.8 2.50 X 1.60		4.00
15. PROPOSED AREA		
(a) EXISTING BUILT UP AREA		0.00
(b) PROPOSED COMMERCIAL BUILT UP AREA (AS PER PLINE)		554.22
(c) PROPOSED RESIDENTIAL BUILT UP AREA (AS PER PLINE)		19443.40
(d) TOTAL (a + b + c)		19997.62
16. FSI CONSUMED (15 / 1) SHOULD NOT BE MORE THAN SR. NO. 14		3.14
17. AREA FOR INCLUSIVE HOUSING, IF ANY		
(a) REQUIRED		1146.82
(b) PROPOSED		1183.41

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.

SIGNATURE
(Sudhir Surdi)

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.

SIGNATURE
(M/S. RGS REALTY LLP)

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGELINE SHOWN RED DOTTED
- WATERLINE SHOWN BLACK DOTTED
- DP ROAD SHOWN GREEN DOTTED

OWNER'S NAME: OWNER'S SIGN:

M/S. RGS REALTY LLP thro. Partner
Mr. RAVI GHANSHYAM SUKHWANI & OTHERS

PROJECT:

SURVEY NO : 113 / 1 / 1
HISSA NO :
PLOT NO :
CTS NO.:
DESCRIPTION : REGULAR TRACK, VILLAGE - WAKAD

LICENSE ENGINEER : SuPa ASSOCIATES
Sudhir Surdi
FLAT. NO.- 1, 1st FL., MADHAV APARTMENT, 304B , NEAR AHILYADEVI SCHOOL ,SHANIWAR PETH, PUNE - 411030
SUDHIR SURDI
PCMC/LE/7600/2018
PANKAJ SOLAPURKAR
PCMC/LE/5065/2017

ENGINEER'S SIGN:

N

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	Tanmayee Adake	
INWARD NO.	INWD/WDA/WKD/ PRB53/0038/20	DATE	21 / 08 / 2024	
KEY NO.		SHEET NO.	1 / 13	