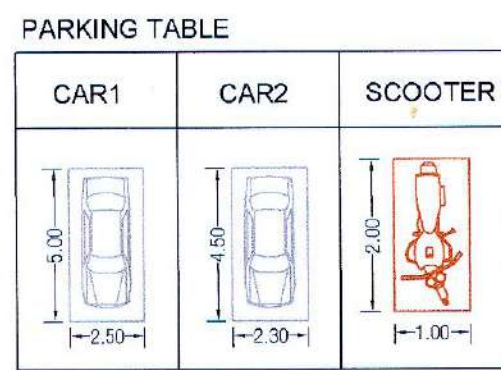


FORM OF STATEMENT - 1 [Sr. No. 8 (a)(iii)]					
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING COMM.	USE / OCCUPANCY OF FLOOR	TENEMENTS
N/A	N/A	N/A	N/A	N/A	N/A
TOTAL					

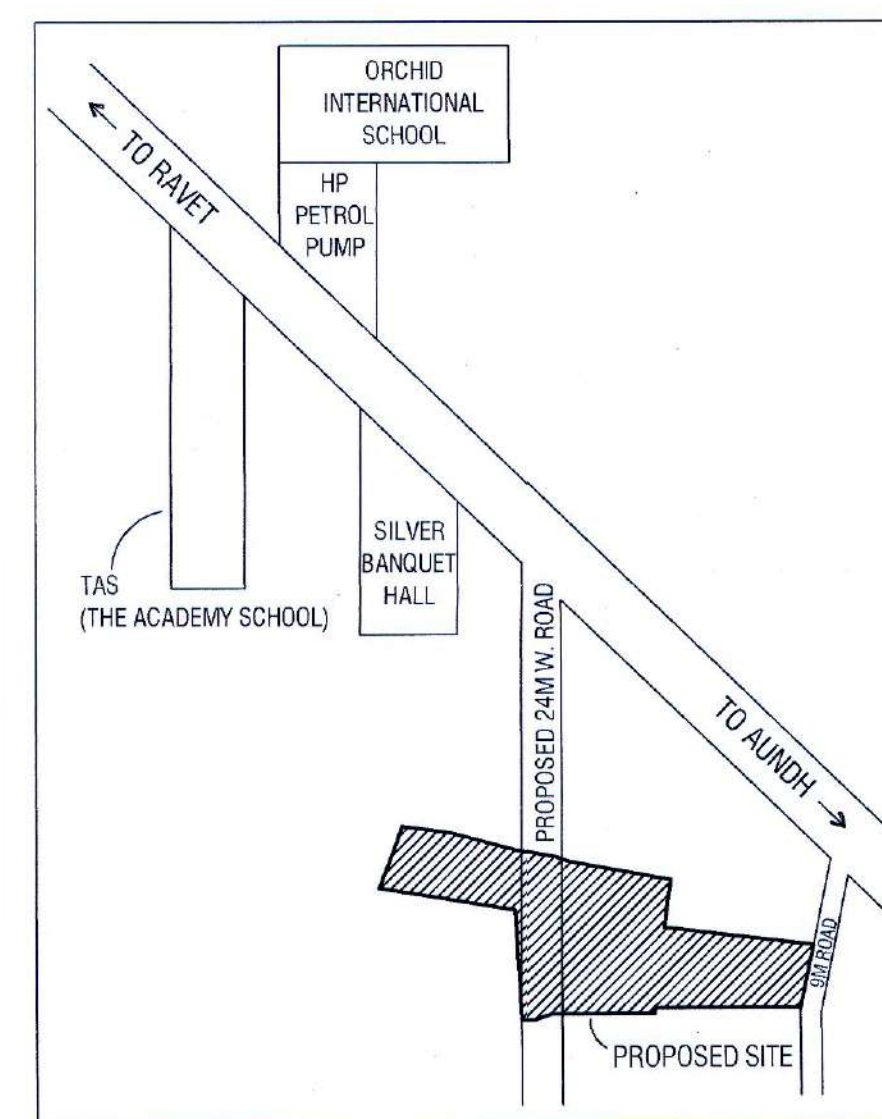
FORM OF STATEMENT - 2 [Sr. No. 9 (a)] PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.		TENEMENT RESIDENTIAL
		COMM.	RESI.	
A BUILDING	B.P.-2(STACK) + B.P.-1 + GR.P. + 1ST/UP.P.-1+2ND/UP.P.-2 + 0 FLOORS	0.00	0.00	0
B BUILDING	B.P.-2(STACK) + B.P.-1 + GR.P. + 1ST/UP.P.-1+2ND/UP.P.-2 + 0 FLOORS	0.00	0.00	0
C BUILDING	B.P.-2(STACK) + B.P.-1 + GR.P. + 1ST/UP.P.-1+2ND/UP.P.-2 + 5 FLOORS	0.00	2662.10	20
D BUILDING	B.P.-2(STACK) + B.P.-1 + GR.P. + 1ST/UP.P.-1+2ND/UP.P.-2 + 5 FLOORS	0.00	3739.47	39
E BUILDING	B.P.-2(STACK) + B.P.-1 + GR.P. + 1ST/UP.P.-1+2ND/UP.P.-2 + 5 FLOORS	390.97	2642.02	20
TOTAL		390.97	9043.59	79
GRAND TOTAL (WITH MHADA)		9434.56		79
GRAND TOTAL (WITHOUT MHADA)		6383.00		47

PARKING CALCULATION : AS PER UDCPR									
TYPE	CARPET AREA/ FSI (M2)	TNMTS. (NOS)	UNIT	PROP.	CAR (NOS)	BY RULE	REQD.	SCOOTER (NOS)	BY RULE
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	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	41	1	21	2	41		
RESIDENTIAL									
For every ONE tenements having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	80 - 150	1	38	1	38	1	38		
RESIDENTIAL									
For every ONE tenements having carpet area equal to or above 150 sq.m.	> 150		0	2	0	1	0		
TOTAL									
COMMERCIAL SHOP (352.19 SQ.M.)	352.19	100	4	2	8	6	24		
OFFICES	-	200	0	3	0	11	0		
RESTAURANT	-	50	0	1	0	8	0		
ADDITION 5% VISITOR PARKING ON RESIDENTIAL									
TOTAL REQD. (NOS.) RESI.+COMM.									
REQD. AREA (IN SQ.M.)									
TOTAL REQD. AREA (IN SQ.M.)									



PROPOSED PARKING STATEMENT		
FLOORS	CAR	SCOOTER
BASEMENT-2 PARKING FLOOR	0	0
BASEMENT-1 PARKING FLOOR	0	0
GROUND PARKING FLOOR	78	59
1ST/UPPER PARKING-1 FLOOR	0	0
2ND/UPPER PARKING-2 FLOOR	0	0
GRAND TOTAL	78	59
EV PARKING	16	12

SANITATION REQUIREMENT							
SHOPS/SHOWROOMS	FLOOR	CARPET AREA (SQ. M.)	OCCUPATION (PERSONS)	BY RULE	WATER-CLOSET		URINALS
					MALE (50%)	FEMALE (50%)	MALE (50%)
	GROUND FLOOR	231.94/3	77	97	REQD. (1-15)	REQD. (1-12)	REQD. -1 FOR 7-20
	MEZZ./ 1ST FLOOR	118.39/6	20		3	4	REQD. -3 FOR 46-70
PROPOSED					3	4	3



STAMP OF APPROVAL

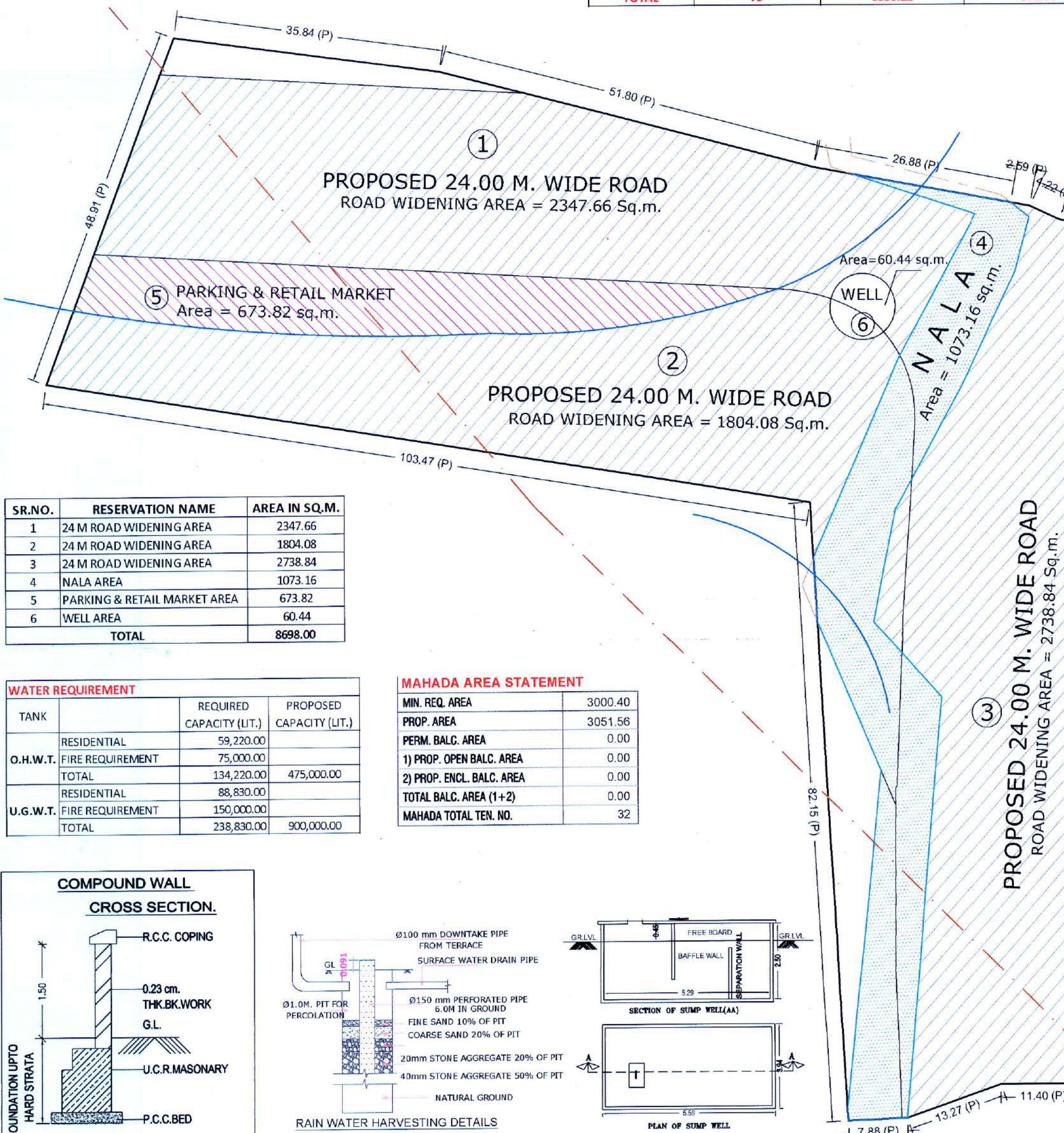
Sanctioned No. B.P / Tathawade / 123/2024
Subject to conditions mentioned in the Office Order No. 19/03/2024
Pimpri
Date : 19/03/2024

O. C. Signed by
City Engineer

City Engineer
Building Permission Dept.
P.C.M.C., Pimpri, Pune-18.

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)	23700.00
(b) As per measurement sheet	23700.00
(c) As per site	23700.00
2 DEDUCTION FOR:	
(a) Proposed D.P./D.P. Road widening Area/Service Road/ Highway widening	6890.58
(b) Any D.P. Reservation Area (Nala Area=1073.16+Parking & Retail Market Area=673.82+Well Area = 60.44)	1807.42
Total (a + b)	8698.00
3 GROSS AREA OF THE PLOT (01 - 02)	15002.00
4 AMENITY SPACE (If Applicable)	
(a) Required 5%	0.00
(b) Adjustment of 2(b), if any	0.00
(c) Balanced Proposed	0.00
5 NET PLOT AREA (3-4c)	15002.00
6 RECREATION OPEN SPACE (If Applicable)	
(a) Required	1500.20
(b) Proposed	1500.20
7 Internal Road Area	0.00
8 Plottable Area (If Applicable)	13501.80
9 Built up area with reference to Basic F.S.I. as per front road (Sr. No. Subbasic FSI) (Sr.No.05x1.00 FSI)	15002.00
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD zone (Sr.1 (a) x 50%)	11850.00
(b) Proposed FSI on payment of premium	0.00
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) and / or (c)]	0.00
(c) TDR area permissible (Sr.no. 1 x 1.75)	41475.00
(d) TDR area	0.00
(e) Total in-situ / TDR loading proposed [(11a)+(b)+(d)]	0.00
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	15002.00
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)	15002.00
(b) Permissible Ancillary Area FSI upto 60% or 80% with payment of charges (on a2) whichever applicable) = 8870.88 + 173.76 = 9044.64	9044.64
(c) Proposed Ancillary area FSI	0.00
(d) Total entitlement (a+c)	15002.00
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) 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	5992.08
ii) Commercial	390.97
(c) Total Built up area (a+b)	6383.00
16 FSI Consumed (15(c)/13(d)) (should not be more than Sr. no. 14 above)	0.425
17 Area for inclusive Housing, if any	
(a) Required (20%)	3000.40
(b) Proposed	3051.56

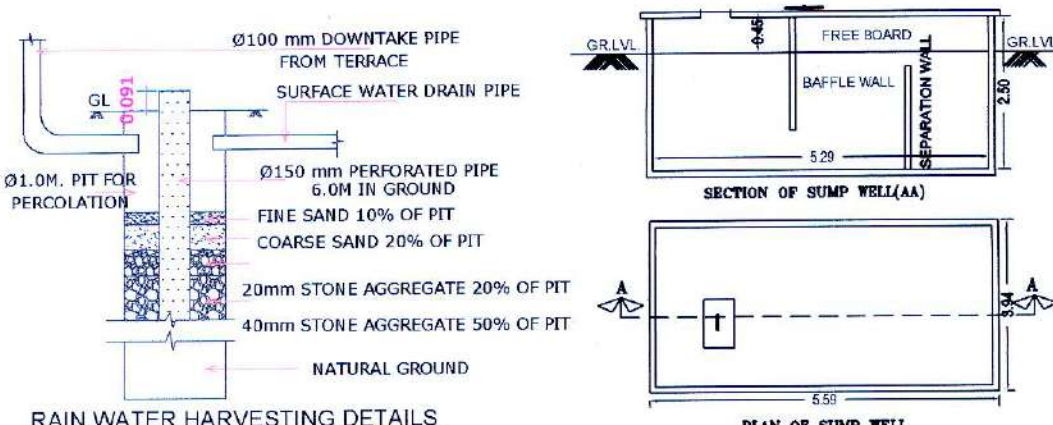
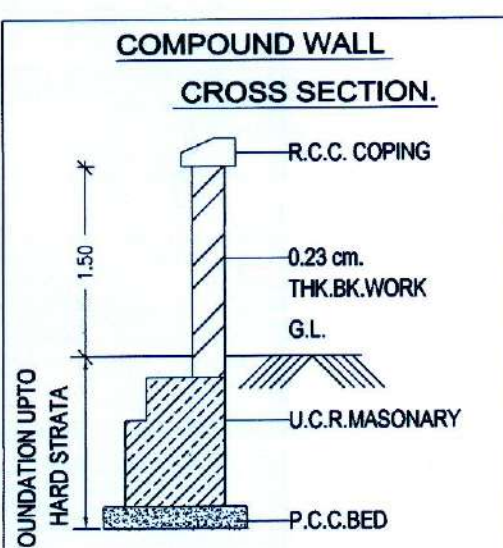
200 M B.R.T CORRIDOR



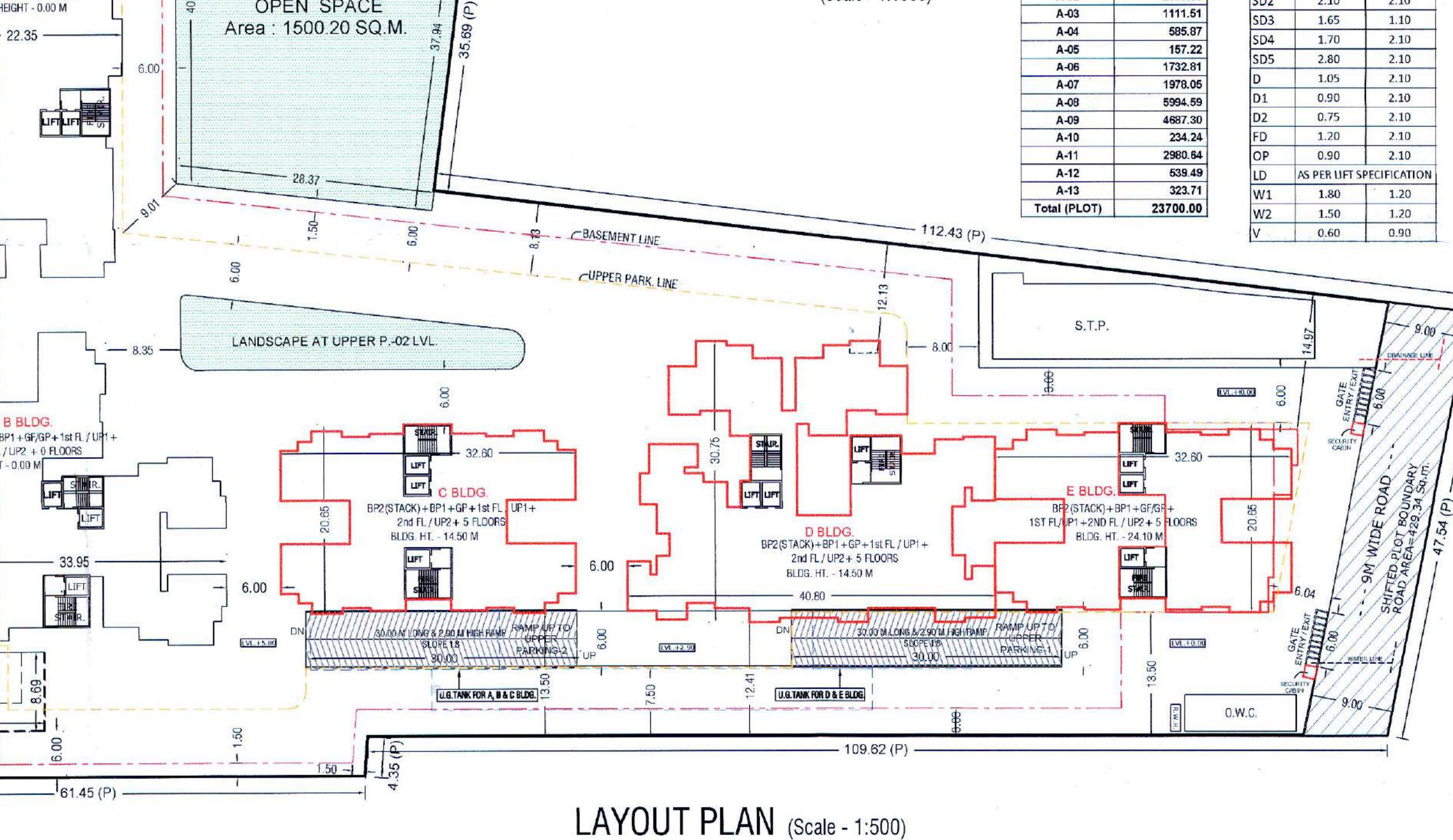
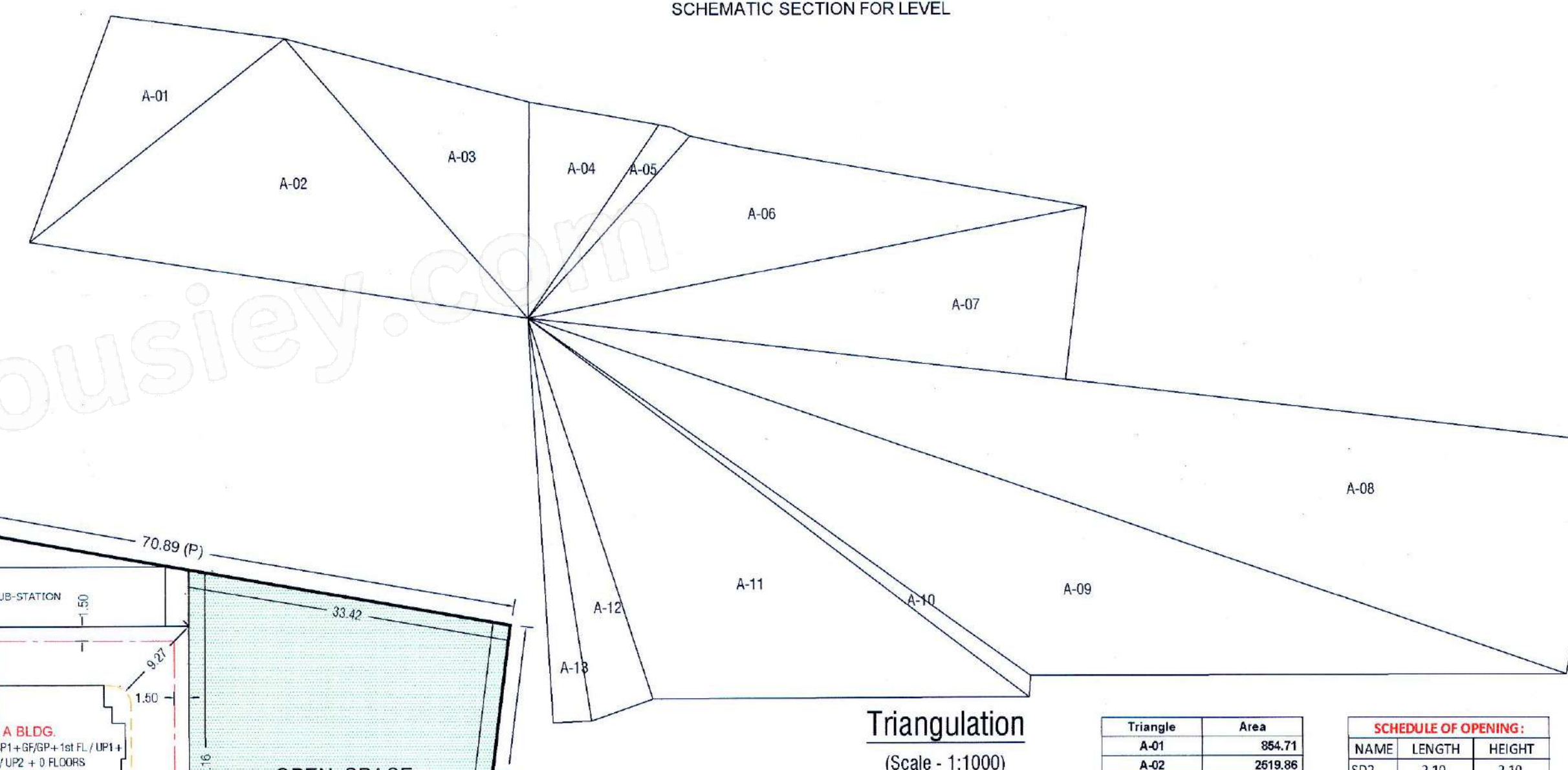
Sr.No.	RESERVATION NAME	AREA IN SQ.M.
1	24 M ROAD WIDENING AREA	2347.66
2	24 M ROAD WIDENING AREA	1804.08
3	24 M ROAD WIDENING AREA	2738.84
4	NALA AREA	1073.16
5	PARKING & RETAIL MARKET AREA	673.82
6	WELL AREA	60.44
TOTAL		8698.00

WATER REQUIREMENT		
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
RESIDENTIAL	59,220.00	
O.H.W.T. FIRE REQUIREMENT	75,000.00	
TOTAL	134,220.00	475,000.00
RESIDENTIAL	88,830.00	
U.G.W.T. FIRE REQUIREMENT	150,000.00	
TOTAL	238,830.00	900,000.00

MAHADA AREA STATEMENT	
MIN. REQ. AREA	3000.40
PROP. AREA	3051.56
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	32



WING - B		WING - C		WING - D		WING - E	
3RD FLOOR LVL.		3RD FLOOR LVL.		3RD FLOOR LVL.		3RD FLOOR LVL.	
2ND FL./UP.PARK.-02 (STACK) LVL.		2ND FL./UP.PARK.-02 (STACK) LVL.		2ND FL./UP.PARK.-02 (STACK) LVL.		2ND FL./UP.PARK.-02 (STACK) LVL.	
1ST FL./UP.PARK.-01 LVL.		1ST FL./UP.PARK.-01 LVL.		1ST FL./UP.PARK.-01 LVL.		1ST FL./UP.PARK.-01 LVL.	
GROUND FL./G.P.		GROUND FL./G.P.		GROUND FL./G.P.		GROUND FL./G.P.	
BASEMENT P.-1 LVL.		BASEMENT P.-1 LVL.		BASEMENT P.-1 LVL.		BASEMENT P.-1 LVL.	
BASEMENT P.-2 (STACK) LVL.		BASEMENT P.-2 (STACK) LVL.		BASEMENT P.-2 (STACK) LVL.		BASEMENT P.-2 (STACK) LVL.	



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. ROSHAN BUILDERS PVT. LTD. THROUGH MR. KIRAN KISAN SAWANT

OWNER'S SIGN:

PROJECT: SURVEY NO.: 27/1A/14, 27/1A/15 (P) HISSA NO.: PLOT NO.: DESCRIPTION : REGULAR TRACK VILLAGE - TATHAWADE ARCHITECT: Sachin Sutar ARCHITECT'S SIGN:

JOB NO.: **ORG. NO.:** **SCALE:** 1:100 **DRAWN BY:** **CHECKED BY:** Balaji S.

INWARD NO.: **KEY NO.:** **DATE:** 30 Oct 2023 **SHEET NO.:** 1/17