

BAUP AREA STATEMENT
additional requirements for housing scheme

	PARK FL (SQM.)
SOCIETY OFFICE (WING-B) 44.68	44.68
DRIVER ROOM (WING-A) (WING-B) (WING-C) 14.24 + 12.52 + 15.27	42.03
CRECHE (WING-C) 40.21	40.21
SANITARY BLOCK FOR SERVANTS (WING-A) (WING-B) (WING-C) 3.28 + 3.25 + 3.14	9.65
TOTAL	136.57

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 Floors.
NA	NA	NA	NA	NA

SANITATION REQUIREMENT STATEMENT AS PER TABLE NO.12-O

NO OF PERSONS - 3M² PERSON (GR. FL.) : 919.29 / 3 = 306.43 PERSONS
 NO OF PERSONS - 6M / PERSON (UPPER FL.) : - / 6 = - PERSONS
 TOTAL NO OF PERSONS = 306.43 PERSONS SAY = 306 PERSONS
 TOTAL NO OF SHOPS = 28
 TOILET REQUIREMENTS OF SHOP OWNERS = 28/4 = 4 NOS.
 COMMON TOILET REQUIREMENTS = 306 - 28 = 278
 TOTAL NO OF PERSONS = 278 PERSONS CONSIDERING 50% G&50%L.
 NO. OF PERSONS = 139 GENTS & 139 LADIES

TOILETS REQUIRED FOR GENTS (COMMON) = 07
 URINALS REQUIRED FOR GENTS (COMMON) = 06
 TOILETS REQUIRED FOR LADIES (COMMON) = 09

	REQUIRED TOILETS	PROPOSED TOILETS	REQUIRED URINALS	PROPOSED URINALS
SHOP OWNERS, COMMON GENTS & LADIES	20	29		
COMMON URINALS			06	06

[Sr. No. 9(a)] Form Of Statement 2
Proposed Building

AREA STATEMENT AS PER UDCPR

WING	PLINE AREA IN SQM.	TENEMENTS NO.
COMM.	RESI.	
A	134.64	7470.59
B	562.91	13040.27
C	221.74	71.85
Total	919.29	20582.71
Total	21502.00	
Total	21502.00 + 136.57 =	21638.57 SQ.M.

AREA STATEMENT AS PER UDCPR

WING	PLINE AREA IN SQM.	TENEMENTS NO.
MHADA		
A	1690.31	27
B	-	-
C	-	-
Total	1690.31	27

REFUGE AREA STATEMENT

TYPE OF WING	FLOORS	REQUIRED	PROPOSED
A	8TH	36.00	52.40
	13TH	36.00	52.40
B	8TH	54.00	54.33
	13TH	54.00	54.33

OPEN SPACE 1	767.72
TOTAL	767.72

AREA STATEMENT AS PER UDCPR

Building No.	FLOORS	PLINE AREA IN SQM.
CLUB HOUSE	GR. FLOOR	76.48
	1ST FLOOR	37.92
Total		114.40

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK- COMMERCIAL

919.29 / 3 = 306.43
 / 6 = -
 SAY = 307
 307 x 45 = 13815

O.H. WATER TANK- CLUB HOUSE

76.48 / 3 = 25.49
 37.92 / 6 = 6.32
 SAY = 31.81
 32 x 45 = 1440

RESIDENTIAL

= 278 TENEMENTS x 135 LTS. x 5 PERSONS
 = 186300 LTRS.
 = 186300 + 13815 + 1440
 = 201555 + 50000 (FIRE FIGHTING)
 REQUIRED = 251555 LTS.
 PROPOSED = 251840 LTS.

U.G. WATER TANK - 201555 x 1.50

= 302333 + 150000 (FIRE FIGHTING)
 REQUIRED = 452333 LTS.
 PROPOSED = 452333 LTS.

S.T.P. CALCULATION

NO OF TENEMENTS RESIDENTIAL = 278
 NO OF PERSON = 278 x 5 = 1380 PERSONS
 FOR COMMERCIAL AREA = 919.29 / 3 = 306.43 PERSONS
 / 6 = - PERSONS
 SAY = 307 PERSONS
 SAY = 307 PERSONS

FOR CLUB HOUSE AREA = 76.48 / 3 = 25.49 PERSONS
 37.92 / 6 = 6.32 PERSONS
 SAY = 31.81 PERSONS
 SAY = 32 PERSONS

REQUIREMENT OF S.T.P.

FOR RESIDENTIAL, COMMERCIAL & CLUB HOUSE BLDG.

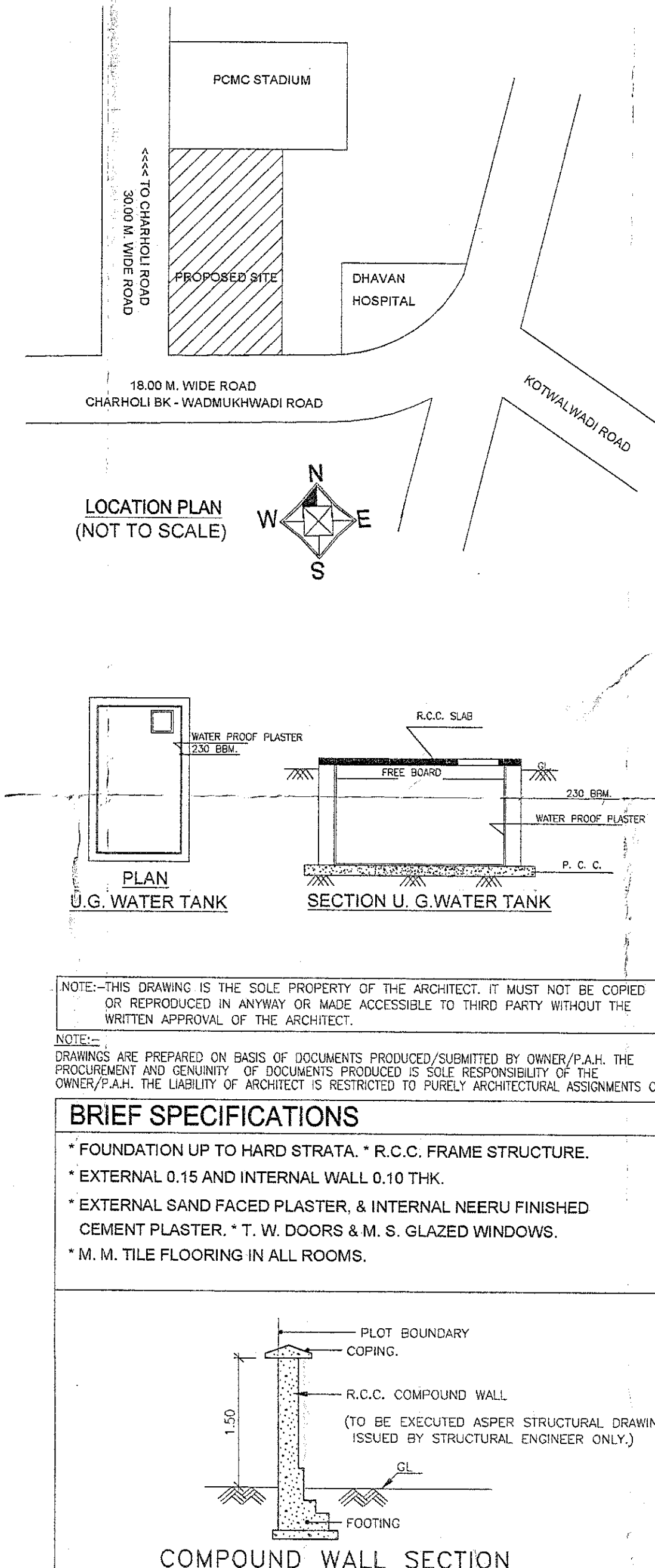
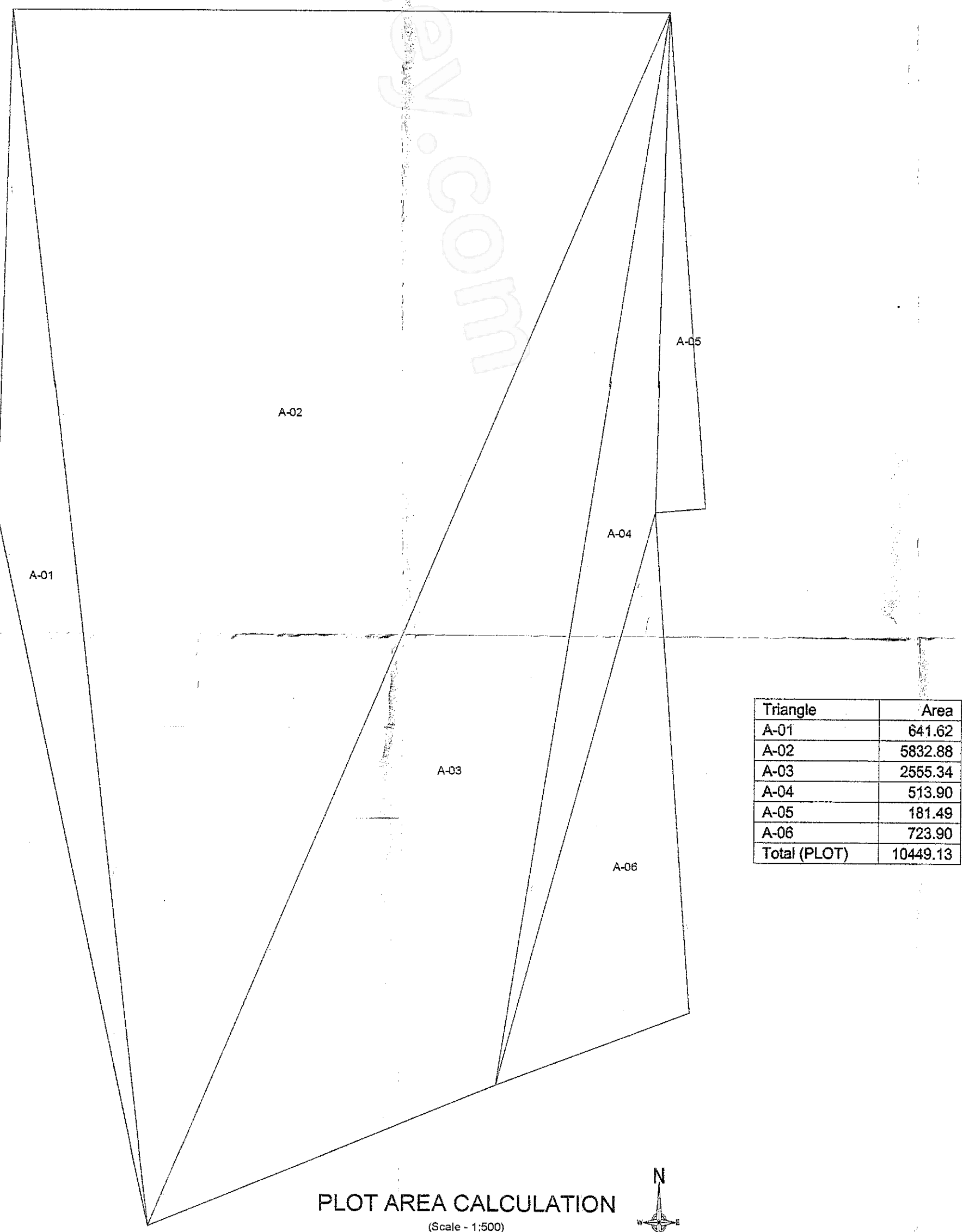
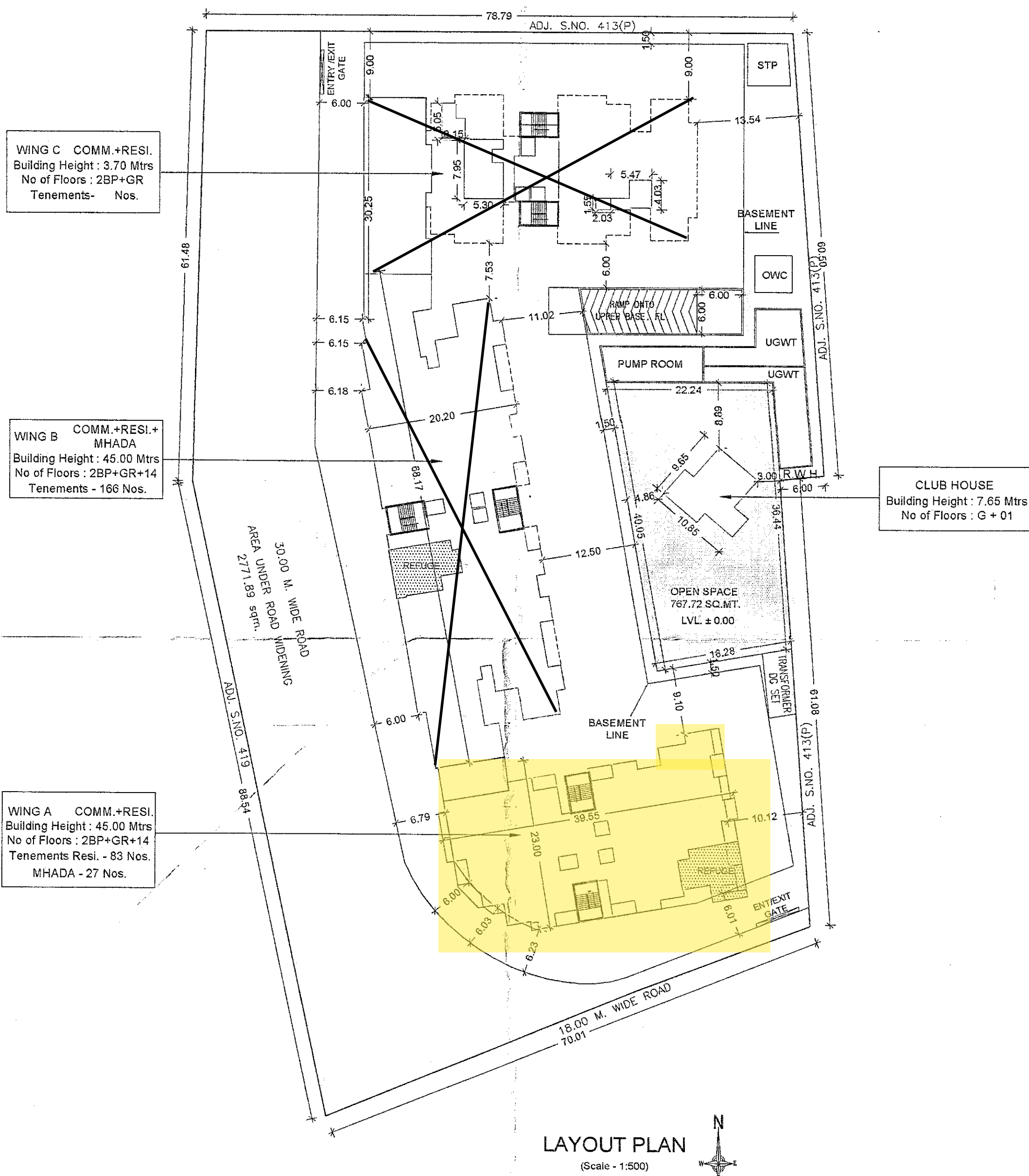
1380 PERSONS x 135 LTS = 186300 LTS
 307 PERSONS x 45 LTS = 13815 LTS
 32 PERSONS x 45 LTS = 1440 LTS
 COMM. + RESIDENTIAL + CLUB HOUSE = TOTAL S.T.P. PROVIDED
 13815 + 186300 + 1440 = 201555 LTS
 201555 LTS x 85% LTS = 171321.75 LTS
 171321.75 LTS / 1000 = 171.32 CUM
 SAY = 171.32 CUM
 TOTAL S.T.P. PROVIDED = 172.00 CUM

PARKING STATEMENT AS PER UDCPR
AS PER TABLE NO.8B SR.NO. 1

	CAR	SCOOTER
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT 248 NOS) (1-5)	125	623
2 FLATS AREA 30 TO 40 SQM. (NOS. OF FLAT 27 NOS) (1-2) (BLDG-A MHADA)	14	27
TOTAL	139	650
ADDITION 5% VISITOR PARKING	7	33
REQUIRED PARKING FOR RESI. COMMERCIAL AREA (Carpet Area 819.51 SQM.) (2-6)	146	683
TOTAL REQUIRED PARKING (COMM. + RESI.)	163	733

PROPOSED PARKING STATEMENT

	CAR	SCOOTER
LOWER BASEMENT	80	390
UPPER BASEMENT	80	390
GROUND PARKING	56	260
TOTAL PROPOSED PARKING (COMM. + RESI.)	216	1040



STAMP OF APPROVAL

Sanctioned No. B.P./Charholi/104/2022
 Subject to conditions mentioned in the Office Order No. 110/2022
 Date: 02/11/2022
 Pimpri

O. C. Signed by City Engineer
 Building Permission Dept.
 PCMC, Pimpri, Pune-18.

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	10449.13	SQM.
a) As per ownership document (7/12, CTS extract)	10550.50	SQM.
b) As per measurement sheet	10449.13	SQM.
c) As per site		SQM.
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	2771.89	SQM.
b) Any D.P. Reservation Area		SQM.
TELSON CENTRE RESERVATION	-	SQM.
BROWNSING SHIRE RESERVATION	-	SQM.
(Total c+b)	2771.89	SQM.
3. Balance area of plot (1-2)	7677.24	SQM.
4. Amenity space (if applicable)		
a) Required	5%	SQM.
b) Adjustment of 2(b) if any	-	SQM.
c) Balance proposed	PROVIDED	SQM.
5. Net plot area (3-4(c))	7677.24	SQM.
6. Recreational Open space (if applicable)		
a) Required	10%	SQM.
b) Proposed	767.72	SQM.
7. Internal Road area		SQM.
8. Plottable area (if applicable)		SQM.
9. Built up area with reference to Basic F.S.I. (As per F.S.I. road width 1.10 F.S.I.) (Sr. No. 5 x Basic F.S.I.) (FOR 30 M. WIDE ROAD)	8444.96	SQM.
10. Addition of FSI on payment of premium		SQM.
a) Maximum permissible premium FSI-based on road width/UD Zone	-	SQM.
b) Proposed FSI on payment of premium	-	SQM.
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.05 x Sr.No.2(a)], if any	5681.57	SQM.
b) In-situ area against Amenity space if handed over [2.00 or 1.80 x Sr.No.4(b)] end/or (c)]	-	SQM.
c) TDR area	-	SQM.
d) Total in-situ/TDR loading proposed [11(a)+(b)+(c)]	5681.57	SQM.
12. Additional FSI area under Chapter No.7		SQM.
a) [3+10(b)+11(c)] or 12 whichever is applicable	14126.53	SQM.
b) Ancillary Area FSI upto 60% or 80% with payment of charges		SQM.
919.29 / 1.80 = 510.71 x 0.80 = 408.57		
14126.53 - 510.71 = 13615.82 x 0.60 = 8169.49		
8169.49		
c) Total entitlement (c+b)	21639.53	SQM.
14. Maximum utilization limit of FSI (building potential) Permissible as per road width (As per Resolution No.1 or 6.2 or 6.3 or 6.4 as applicable) 1.6 or 1.8		SQM.
15. Total Built-up Area in proposal (excluding area of Sr. No.15)		SQM.
a) Existing Built-up Area		SQM.
b) Proposed Built-up Area (as per P-line)	21638.57	SQM.
c) Total (a+b)	21638.57	SQM.
16. FSI consumed (15/13) (should not be more than Sr. No.14 above)		SQM.
17. Area for Inclusive Housing, if any		
a) Required (20% of Sr. No.5)	8444.96 x 20%	1688.99 SQM.
b) proposed		1691.46 SQM.

PROJECT
PROPOSED BUILDING ON S.NO.413/1/1 & 413/2, AT CHARHOLI, PUNE

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.

Certificate of Area
 certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme, Records/Land Records Department/City Survey Records.

Signature
 (Name of Architect/Licensed Engineer/Supervisor.)

OWNER'S NAME & SIGN.

FOR M/S LOTUS PROPERTIES THROUGH, MR.SANTOSH KARNAWAT & OTHERS

ARCHITECT'S NAME & SIGN.
 The above mentioned Plans are prepared by me as per UDCPR.

Scale	1:1000	Date	26.09.2022
Draw. No.	M-3	Job. No.	P-439
Draw.	Shank	Checked	
Inward No.	PCMC/CHA303/2022/DME C/	Key No.	
Sheet No.	01/21	Rev. No.	R-0