

FORM OF STATEMENT 2 [Sr. No. 11 (a)] Proposed Building Layout									
BUILDING NO.	FLOOR NO.	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	COMMERCIAL BUILT-UP AREA	RESIDENTIAL BUILT-UP AREA	RESIDENTIAL BUILT-UP AREA (MHADA)	TOTAL BUILT-UP AREA OF FLOOR (WITHOUT MHADA)	RESIDENTIAL TENEMENTS NOS.	TENEMENTS NOS.(MHADA)
A/MHADA BLDG.	GP+14	40.60 M.	43.75 M.	0.00	0.00	3810.54	0.00	0	56
B BLDG.	GP+12	-	40.80 M.	0.00	0.00	10624.90	0.00	97	0
C BLDG.	GP+0	-	3.60 M.	0.00	0.00	578.03	0.00	4	0
D BLDG.	GP+0	-	3.60 M.	0.00	0.00	509.40	0.00	2	0
COMM. BLDG.	GH0	-	5.10M.	1096.17	0.00	0.00	1096.17	0	0
TOTAL				1096.17	11712.33	3810.54	12808.50	103	56

OVER HEAD WATER REQUIREMENT									
RESIDENTIAL	PERSONS	LTRS	TOTAL	LTRS	PERSONS	LTRS	TOTAL	LTRS	PERSONS
159	x	5	x	135	=	107325.00	LTRS.		
COMMERCIAL	AREA			LTRS.	PERSONS	LTRS	TOTAL	LTRS	PERSONS
FLOOR	1096.17	+ 3	=	365	x	45	=	16442.55	LTRS.
TOTAL OVER HEAD WATER REQUIREMENT								123767.55	LTRS.
ADDITIONAL OVER HEAD FIRE WATER TANK REQUIRED								50000	LTRS.
(A & B BLDG. PER BLDG. 25000 LTRS)									
TOTAL PROVIDED OVER HEAD WATER								173767.55	LTRS.
UNDER GROUND WATER TANK CAPACITY OVER HEAD WATER TANK X 2.00									
123767.55	x	2.00	=	247535.10	LTRS.				
TOTAL								247535.10	LTRS.
ADDITIONAL UNDER GROUND FIRE WATER TANK REQUIRED								150000.00	LTRS.
(750000 LTRS FOR A&B BLDG.)									
TOTAL UNDER GROUND WATER REQUIREMENT								397535.10	LTRS.
TOTAL PROVIDED UNDER GROUND WATER TANK								397535.10	LTRS.

Table No. 8B - Parking Requirements									
PROPOSED PARKING CALCULATION	CARPET AREA SQM	TENEMENTS (NOS)	CAR (NOS)	SCOOTER (NOS)	IN ADDITION 5% VISITOR PARKING REQD.	CAR (NOS) REQD.	SCOOTER (NOS) REQD.	REMARKS	
RESIDENTIAL	0-30	2	0	0	2	0	0		
RESIDENTIAL	30-40	2	0	1	0	2	0		
RESIDENTIAL	40-80	2	116	1	58	2	116		
RESIDENTIAL	80-150	1	43	1	43	1	43		
RESIDENTIAL	150 AND ABOVE	1	0	2	0	1	0		
COMMERCIAL									
FORMERLY USED (BULDOZER CARPETS CAR & SCOOTER)	865.77	100	865.77	2	17	8	52		
TOTAL REQUIRED (NOS)						118	211		
TOTAL PROVIDED (NOS)						118	211		
TOTAL REQUIRED AREA						12.50	2	12.50	2
TOTAL PROVIDED AREA						1475.00	422	62.50	16.00

REFUGEE AREA (B BLDG.)										
FLOOR	X	TENEMENTS PER FLOOR	X	PERSON	=	TOTAL NO OF PERSON	X	0.30 SQM PER PERSON	=	TOTAL
3	X	8	X	8	=	120	X	0.30	=	36.00
		0		0		0		0.00		0.00
ADDITIONAL REFUGEE AREA FOR HANDICAPPED PERSON										
FLOOR		TENEMENTS PER FLOOR		PERSON	=	TOTAL NO OF PERSON IN BLDG.		Additional Refuge area For every 200 Person = 1sqm		For per 200 Person = 1 sqm: Additional Refuge area
13	X	5	X	5	=	120	*	200	=	2.50
TOTAL REQUIRED REFUGEE AREA PER FLOOR										30.60
TOTAL PROVIDED REFUGEE AREA PER FLOOR										28.30

REFUGEE AREA (A MHADA BLDG.)										
FLOOR	X	TENEMENTS PER FLOOR	X	PERSON =	TOTAL NO OF PERSON	X	0.30 SQM PER PERSON	=	TOTAL	
3	X	4	X	5	=	60	X	0.30	=	18.00
		0		0		0		0.00		
ADDITIONAL REFUGEE AREA FOR HANDICAPPED PERSON										
FLOOR	X	TENEMENTS PER FLOOR	X	PERSON =	TOTAL NO OF PERSON IN BLDG.	Additional Refuge area For every 200 Person = 1 sqm			For per 200 Person = 1 sqm Additional Refuge area	
14	X	4	X	5	=	280		200	=	1.40
TOTAL REQUIRED REFUGEE AREA PER FLOOR										19.40
TOTAL PROVIDED REFUGEE AREA PER FLOOR										19.68

FORM OF STATEMENT - 03 [Sr. No. 9 (g)]									
BUILDING NO.	FLOOR NUMBER	APARTMENT NUMBER	CARPET AREA (sqm)	TOTAL CARPET AREA (sqm)	BALCONY/ UTILITY (sqm)	TOTAL BALCONY/ UTILITY AREA (sqm)	ENCLOSED BALCONY (sqm)	TOTAL ENCLOSED BALCONY AREA (sqm)	TOTAL APARTMENT NO.
A/MHADA BLDG.	1,2,3,4,5,6,7,8,9,10,11,12,13,14	101	201	301	401	501	601	701	801
		901	1001	1101	1201	1301	1401	1501	1601
		101	202	302	402	502	602	702	802
		902	1002	1102	1202	1302	1402	1502	1602
		201	203	303	403	503	603	703	803
		903	1003	1103	1203	1303	1403	1503	1603
		104	204	304	404	504	604	704	804
		904	1004	1104	1204	1304	1404	1504	1604
		8	808	908	1008	1108	1208	1308	1408
		101	201	301	401	501	601	701	801
B BLDG.	1,2,3,4,5,6,7,8,9,10,11,12	901	1001	1101	1201	1301	1401	1501	1601
		202	302	402	502	602	702	802	902
		902	1002	1102	1202	1302	1402	1502	1602
		203	303	403	503	603	703	803	903
		903	1003	1103	1203	1303	1403	1503	1603
		104	204	304	404	504	604	704	804
		904	1004	1104	1204	1304	1404	1504	1604
		105	205	305	405	505	605	705	805
		905	1005	1105	1205	1305	1405	1505	1605
		106	206	306	406	506	606	706	806
C BLDG.	GROUND FLOOR	05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
D BLDG.	GROUND FLOOR	05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12
		05	06	07	08	09	10	11	12

STAMP OF APPROVAL

Sanctioned No. B.P. /Tathawade/ 50/2024

Subject to conditions mentioned in the Office Order No. 17/06/2024

Date: 17/06/2024

O. C. Signed by City Engineer

A) AREA STATEMENT									
1. Area of plot (Minimum area of a.b.c. to be considered)									SQ.M.
(a) As per ownership documents (PRC extract)									19900.00
(b) as per measurement sheet									19901.01
(c) as per site									19900.00
2. Deduction for									
(a) Proposed D.P./D.P. Road widening Area/Service Road/ Highway									1590.43
(b) Any D.P. Reservation area									-
(c) Other area (Nala Area)									1013.97
TOTAL (a+b+c)									-
3. Balance area of plot (1-2)									17295.60
4. Amenity Space (if applicable)									-
(a) Required									-
(b) Adjustment of 2(b), if any									-
(c) Balance Proposed									-
5. Net plot area (3-4 (c))									17295.60
6. Recreational open space (if applicable)									-
(a) Required									1729.56
(b) Proposed									-
7. Internal Road area									-
8. Platable area (if applicable)									-
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subarea F.S.I. 1.10)									19025.16
10. Addition of FSI on payment of premium (18886.03 X 0.50 = 9443.02)									0.00
(a) Maximum permissible premium FSI - based on road width / TOD Zone.									0.00
(b) Proposed FSI on payment of premium									0.00
11. In-situ FSI / TDR loading									0.00
(a) In-situ area against D.P. road [2.0 x sr. no. 2 (a)] if any									1590.43 X 2.00 = 3180.86
(b) In-situ area against amenity space if handled over (2.00 or 1.85 x sr. no. 4 (b) and (c))									0.00
(c) TDR Area (As per page no 112) Max permissible TDR 1.15 (Max permissible 21716.93)									0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))									0.00
12. Additional FSI area under Chapter No. 7									0.00
13. Total entitlement of FSI in the proposal									19025.16
(a) [B + 10(b)+(11)(c)] or 12 whichever is applicable.									-
(a1) Deduction Built-up area / FSI Utilizes area FSI to be retained as per old DC Rules									0.00
(a2) Balance entitlement for Ancillary Area (a - a1)									0.00
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.									19025.16
(c) Total entitlement (a+b)									19025.16
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 (9+10(a) - 11 - 13(a))									-
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)									1096.17
(a) Existing Built-up Area									0.00
(b) Commercial Built-up Area (as per "P-law")									1096.17
(c) Residential Built-up Area (as per "P-law")									11712.33
(d) Total (a+b+c)									12808.50
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)									0.67
17. Area for Inclusive Housing, if any									3805.03
(a) Required (20% of Sr.No.9)									3810.54
(b) Proposed Area									3810.54

PLAT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

DRAINAGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

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 IS WORKS OUT TALLER WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

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 is worked out taller with the area stated in document of Ownership / T.P. Scheme Record / Land Records Department / City Survey records.

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

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL & COMMERCIAL SCHEME AT SURVEY NO.731(P),732(P),732(K)(P), 741A(P),742(P) AT - TATHAWADE, DISTRICT PUNE.

Owner's Declaration -
We/under signed hereby confirm that We/We would abide by plans approved by Authority / Collector. We/We would execute the structure as per approved plans. Also We/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the worksite.

M/S DIVYA ASSOCIATES THROUGH ITS PARTNER SHRI. RAJU TATYASA BHISE & OTHER.

MR. VINOD CHITNIS

Scale: 1:500 Date: 05/03/2