Form of Statement 1 [Sr.No.8 (a) (iii)] EXISTING BUILDING TO BE RETAINED (IN SQ.M.)				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/Occupancy of Floors
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2 [SR. NO. 11 (a)] P-LINE STATEMENT (IN SQ.M.) AS PER UDCPR

TOWER NO.	HEIGHT OF BUILDING	FLOOR	GROUND	1ST FLOOR	1ST MHADA	2ND FLOOR	2ND MHADA	3RD FLOOR	3RD MHADA	4TH FLOOR	4TH MHADA	5TH FLOOR	5TH MHADA	6TH FLOOR	6TH MHADA	7TH FLOOR	7TH MHADA	8TH FLOOR (refuge)	8TH MHADA	9TH FLOOR	9TH MHADA	10TH FLOOR	10TH MHADA	11TH FLOOR	11TH MHADA	12TH FLOOR	13TH FLOOR (refuge)	14TH FLOOR	15TH FLOOR	16TH FLOOR	17TH FLOOR	18TH FLOOR (refuge)	19TH FLOOR	20TH FLOOR	21ST FLOOR	22ND FLOOR	TOTAL COMMERCIAL	TOTAL RESIDENTIAL	TOTAL	TENEMENT	SHOPS/ OFFICES	MHADA AREA	MHADA TENEMENT
1	36.75	1B+ G.P.+11FL	19.09	0.00	409.04	0.00	409.04	0.00	409.04	0.00	409.04	0.00	409.04	0.00	409.04	0.00	409.04	0.00	390.17	0.00	409.04	0.00	409.04	0.00	409.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.09	19.09	0	0	4480.57	65
2	3.75	2B+ G.P.FL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0.00	0
3	69.75	2B+ G.P.+22FL.	19.50	420.82	0.00	420.82	0.00	420.82	0.00	420.82	0.00	420.82	0.00	420.82	0.00	420.82	0.00	405.48	0.00	420.82	0.00	420.82	0.00	420.82	0.00	420.82	405.48	420.82	420.82	420.82	420.82	405.48	420.82	420.82	420.82	420.82	0.00	9231.52	9231.52	88	0	0.00	0
4	66.75	2B+ G.P.+21FL.	18.71	427.92	0.00	427.92	0.00	427.92	0.00	427.92	0.00	427.92	0.00	427.92	0.00	427.92	0.00	409.12	0.00	427.92	0.00	427.92	0.00	427.92	0.00	427.92	409.12	427.92	427.92	427.92	427.92	409.12	427.92	427.92	427.92	427.92	0.00	8948.63	8948.63	84	0	0.00	0
5	66.75	2B+ G.P.+21FL.	47.97	427.77	0.00	427.77	0.00	427.77	0.00	427.77	0.00	427.77	0.00	427.77	0.00	427.77	0.00	407.67	0.00	427.77	0.00	427.77	0.00	427.77	0.00	427.77	407.67	427.77	427.77	427.77	427.77	407.67	427.77	427.77	427.77	427.77	0.00	8970.84	8970.84	84	0	0.00	0
6	45.75	2B+ G.P.+14FL.	19.35	420.76	0.00	420.76	0.00	420.76	0.00	420.76	0.00	420.76	0.00	420.76	0.00	420.76	0.00	405.43	0.00	420.76	0.00	420.76	0.00	420.76	0.00	420.76	405.43	420.76	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	5879.33	5879.33	56	0	0.00	0
7	3.75	2B+ G.P.FL.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0.00	0
8	3.75	2B+ G.P.FL.	176.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.71	178.71	0	0	0.00	0
TOTAL			301.33	1697.27	409.04	1697.27	409.04	1697.27	409.04	1697.27	409.04	1697.27	409.04	1697.27	409.04	1697.27	409.04	1627.70	390.17	1697.27	409.04	1697.27	409.04	1697.27	409.04	1697.27	1627.70	1697.27	1276.51	1276.51	1276.51	1222.27	1276.51	1276.51	1276.51	420.82	0.00	33226.12	33226.12	312	0	4480.57	65
COMMERCIAL	0	2 B Parking FL.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0		
TOTAL (COMMERCIAL+ RESIDENTIAL)																																					0.00	33226.12	33226.12				

The Total Built Up Area for Tower-3+ Tower-4+ Tower-5 + Tower-6= 9231.52+8948.63+8970.84+5879.33= 33030.32 Sq. Mtrs

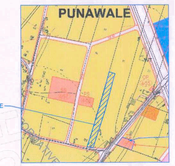
AREA STATEMENT FOR MHADA BUILDING		
1	PERMISSIBLE 20 % MHADA AREA = 20811.65 X 20 % = 4162.33)	4162.33
2	PROPOSED MHADA AREA	4480.57

AREA STATEMENT FOR CLUB HOUSE		
1	10% ON GROUND FLOOR PERMISSIBLE = 1891.97 X 10 %	189.19
2	PROPOSED GROUND FLOOR	189.10
3	5 % ON FIRST FLOOR PERMISSIBLE = 1891.97 X 5 %	94.60
4	PROPOSED FIRST FLOOR	19.00

WATER CALCULATION									
TOWER NO.	O.H.W.T CAPACITY (IN LTRS.)				U.G.W.T CAPACITY (IN LTRS.)				
	REQUIRED			PROVIDED	REQUIRED			PROVIDED	
	DOMESTIC	FIRE FIGHTING	TOTAL		DOMESTIC	FIRE FIGHTING	TOTAL		
1	43875	25000	68875	68875	87750	200000	287750	2771920	
2	0	0	0	0	0	0	0		
3	59400	25000	84400	84400	118800	200000	318800		
4	56700	25000	81700	81700	113400	200000	313400		
5	56700	25000	81700	81700	113400	200000	313400		
6	37800	25000	62800	62800	75600	200000	275600		
7	0	0	0	0	0	0	0		
8	0	0	0	0	0	0	0		
COMMERCIAL	0	0	0	0	0	0	0		
CLUB HOUSE	3060	0	3060	3060	6120	0	6120		
TOTAL	257535	125000	382535	382535	515070	1000000	1515070	2771920	

PARKING STATEMENT						
	CATEGORY OF TENE.	TENEMENT	PARKING REQUIRED		PARKING PROVIDED (FUTURE EXPANSION)	
			CARS	SCOOTERS	CARS	SCOOTERS
Residential	@ 1,1 For Every 2 Tenements with each tenement having Carpet Area less than 40 sq.m. but more than 30 sq.m. (MHADA FLAT)	21	11	21	1010	432
Residential	@ 1,2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m. (MHADA FLAT)	44	22	44		
	@ 1,2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	167	84	167		
	@ 1,1 For Every 1 Tenement having Carpet Area Equal to or above 80 sqm but less than 150 sq.m.	145	145	145		
COMMERCIAL (Shop & Shopping mall)	@ 2, 6 For Every 100 sq.m. Carpet Area (0 X 0.01=0)	0.00	0	0		
OFFICE & IT BUILDINGS	@ 3, 11 For Every 200 sq.m. Carpet Area (0 X 0.005=0)SAY= 0 NOS.	0.00	0	0		
ONLY RESIDENTIAL	Visitors parking 5%	0	13	19		
TOTAL			275	396		
PARKING FLOOR(2 BASEMENT+GR.+Layout)			0	0	1010	432
(COMPOSITE PARKING 1CAR=6 SCOOTERS)			0	0	1010	0
	TOTAL		275	396	1010	432
LOADING/ UNLOADING SPACE	A) @1for Every 1000 sqm. there of Carpet area (0 x 0.001) = 0 say=0nos. B) OFFICE & IT BUILDING@1for Every 1000 sqm. there of Carpet area (0 x 0.001) = 0 SAY = 0NOS.					
SPACE FOR BUS BAY	ABOVE 500 FLATS					

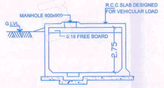
REFUGE AREA STATEMENT		
TOWER NO.	REQUIRED	PROPOSED
1	34.89 X 1 =34.89	35.81 X 1 =35.81
2	-----	-----
3	34.38 X 3 =103.14	35.81 X 3 =107.43
4	34.89 X 3 =104.67	35.81 X 3 =107.43
5	34.89 X 3 =104.67	35.81 X 3 =107.43
6	34.89 X 2 =69.78	35.81 X 2 =71.62
7	-------	-------
8	-------	-------
COMMERCIAL	-------	-------
TOTAL	417.15	429.72



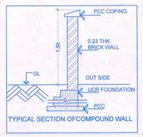
LOCATION PLAN
Scale - NOT TO SCALE

REQUIRED AMENITIES STATEMENT (TAKEN IN FSI)				
	REQUIRED (SQ.M.)			PROVIDED (SQ.M.)
	FOR 1 TO 100 FLATS	FOR 101 TO 377 FLATS	TOTAL 1 TO 377 FLATS	
FITNESS CENTRE	20	18.47	38.47	40.00
CRECHE	20	18.47	38.47	40.00
SOCIETY OFFICE	20	18.47	38.47	40.00
SANITARY BLOCK	3	4.16	7.16	26.25
DRIVERS ROOM WITH TOILET	12	9.23	21.23	35.52

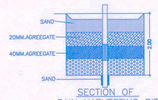
TOTAL PARKING PROPOSED BUILDING = 1000 NOS			
20% E.V.PARKING OF 1000 NOS.=200 NOS.			
PROPOSED E.V.PARKING			
1	BASEMENT-2	=	45
2	BASEMENT-1	=	47
3	GROUND FLOOR	=	52
4	IN LAYOUT	=	27
5	COMMERCIAL BLDG.	=	30
TOTAL		=	201



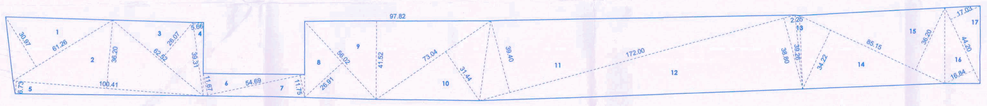
U. G. WATER TANK SECTION



TYPICAL SECTION OFCOMPOUND WALL



SECTION OF RAIN HARVESTING PIT.

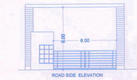


PLOT AREA KEY PLAN
Scale - 1:1000

PLOT AREA CALCULATIONS AS PER DEMARCATION							
1	61.26	X	30.97	X	0.5	=	948.61
2	100.41	X	36.20	X	0.5	=	1817.42
3	62.52	X	26.07	X	0.5	=	814.95
4	39.31	X	5.66	X	0.5	=	111.25
5	100.41	X	6.73	X	0.5	=	337.88
6	54.69	X	11.67	X	0.5	=	319.12
7	54.69	X	11.75	X	0.5	=	321.30
8	56.02	X	26.91	X	0.5	=	753.75
9	97.82	X	41.52	X	0.5	=	2030.74
10	73.04	X	31.44	X	0.5	=	1148.19
11	172.00	X	39.40	X	0.5	=	3388.40
12	172.00	X	38.80	X	0.5	=	3336.80
13	39.26	X	2.25	X	0.5	=	44.25
14	85.15	X	34.22	X	0.5	=	1455.92
15	85.15	X	36.20	X	0.5	=	1541.22
16	44.20	X	16.84	X	0.5	=	372.16
17	44.20	X	17.03	X	0.5	=	376.36
TOTAL						=	19119.31

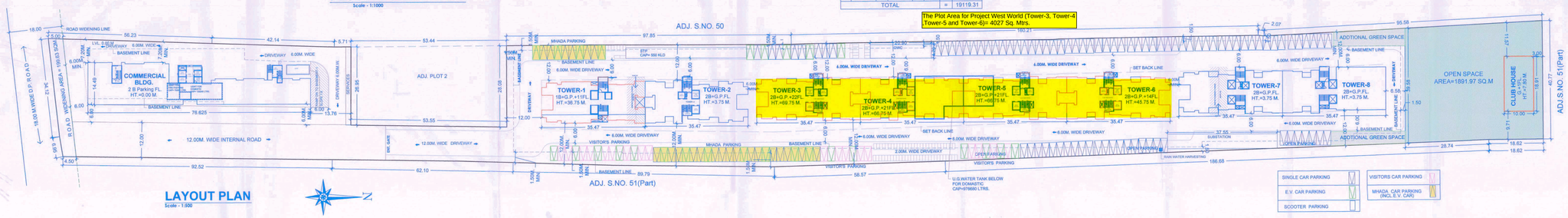
The Plot Area for Project West World (Tower-3, Tower-4 Tower-5 and Tower-6)= 4027 Sq. Mtrs.

AREA KEY PLAN OPEN SPACE



PROPOSED ROAD WIDENING AREA CALCULATIONS							
4	34.12	X	4.97	X	0.5	=	84.79
5	40.90	X	4.87	X	0.5	=	99.59
6	8.95	X	3.41	X	0.5	=	15.25
TOTAL						=	199.63

OPEN SPACE AREA CALCULATIONS							
1	61.10	X	31.50	X	0.5	=	962.33
2	61.10	X	11.83	X	0.5	=	361.35
3	48.10	X	23.63	X	0.5	=	568.30
TOTAL						=	1891.97



LAYOUT PLAN
Scale - 1:500

SINGLE CAR PARKING	VISITORS CAR PARKING
E.V. CAR PARKING	MHADA CAR PARKING (INCL. E.V. CAR)
SCOOTER PARKING	

STAMP OF APPROVAL
BUILDING LAYOUT

1/25

Sanctioned No. B.P/PUNAWALE/01/2025
Subject to conditions mentioned in the Office Order No.
aven dated 03/01/2025
Pimpri
Date : 03/01/2025

O. C. Signed by
City Engineer

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

Proforma - 1 : Area Statement			
Sr.No.		Particulars	Sq. M.
1		Plot area	
	a	As per ownership document (7/12 CTS extract)	20200.00
	b	As per measurement sheet (DEMARCATION)	19119.31
	c	As per Site	19700.00
		Minimum area of a,b,c to be considered)	19119.31
2		Deductions for	
	a	Existing D.P.Road Widening Area	0.00
	b	Proposed 18.00m.wide Road widening area widening	199.63
	c	Any DP Reservation area	0.00
		(Total a+b+c)	199.63
3		Balance area of plot (1-2)	18919.68
4		Amenity space (if applicable)	
	(a)	Required	0.00
	(b)	Adjustment of (2b),if any	0.00
	(c)	Balance proposed	0.00
5		Net plot area (3-4c)	18919.68
6		Recreational Open space(if applicable)	
	(a)	Required	1891.97
	(b)	Proposed	1891.97
7		Internal road area	0.00
8		Plotable area	NA
9		Built up area with reference to Basic FSI as per front road width (9x1.1) (18919.68 x 1.1)	20811.65
10		Additional of FSI on payment of Premium	
	(a)	Maximum permissible premium FSI - Based on road width /TOD zone. (1x0.5)	0.00
	b	Proposed FSI on payment on premium	0.00
11		In-situ FSI / TDR loading	
	(a)	In-situ FSI against DP road (2b+2c x2)	0.00
	(b)	In-situ FSI against Amenity space /reservation if handed over	0.00
	(c)	TDR area (1x0.90)-11a-11b	0.00
	(d)	Total in-situ/TDR loading proposed (11 a+b+c)	0.00
12		Additional FSI area under chapter 7 (IGBC 5%)	0.00
13		Total entitlement of FSI in the proposal	
	(a)	9 +10b+11d+12	20811.65
	(b)	Commercial Ancillary Area 60% (PROPOSED COMMERCIAL AREA (RESIDENTIAL AREA= 20811.65X 60%=12486.99)	12486.99
	(c)	Total entitlement (a+b) 20811.65+12486.99	33298.64
14		Maximum utilization limit of FSI (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)	33298.64
	(a)	Existing built up area	------
	(b)	Proposed Commercial Built up area (as per P-line)	0.00
	(c)	Proposed Residential Built up area (as per P-line)	33226.12
	(d)	Total (a+b)	33226.12
16		FSI consumed (15/13)	0.99
17		Area for Inclusive housing if any	
	a	Required -(20% of 9)	4162.33
	b	Proposed	4480.57

LEGEND

Plot Boundary Shown Thick Black		Water Line Shown Black (Dotted)	
Proposed Work Shown Red		Existing Work To BE Retained Blue	
Drainage Line Shown Red (Dotted)		Existing Work To Be Demolished Yellow	

Town planning is the scientific and rational approach to shape a City or Town. It takes care that land is not wasted and that a harmonious and orderly growth and land use is the result. Subsidiarity and organic development are the guiding principles of town planning. Town planning is a dynamic process which ensures that the environment is not spoiled but improved in the interest of the community as a whole. It is concerned with the health, safety, convenience and economic prosperity of people. It is a science, it is an art and it is also a political process. It attempts to balance conflicting interests in allocating land for various purposes. It strives to secure the most economic, healthy and beneficial uses of land in the interest of the community. It also strives to safeguard and improve the environment. It plays a vital role in the development process of a country. It plays a major role in the planning and development of urban and rural areas. It plays a major role in the preparation of development plans. It plays a major role in the implementation of development plans. It plays a major role in the preparation of development control regulations. It plays a major role in the preparation of development control rules. It plays a major role in the implementation of development control rules. It plays a major role in the preparation of development control and promotion regulations. It plays a major role in the implementation of development control and promotion regulations. It plays a major role in the preparation of development plans with land use zoning regulations. It plays a major role in the implementation of development plans with land use zoning regulations. It plays a major role in the preparation of development control regulations with land use zoning regulations. It plays a major role in the implementation of development control regulations with land use zoning regulations. 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