

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	TENEMENTS	Use / Occupancy of Floors.
NA	NA	NA	NA	NA	NA

BUILDING WISE F.S.I. STATEMENT					
BLDG NO.	FLOOR NO.	F.S.I. AREA (M)	TOTAL BUP AREA (SQ.M.)	TNMTS.	
(1)	(2)	(3)	(4)	(5)	(7)
A	B3+B2+B1+LG.+UG.+4 FLOORS.	540.66	2539.16	3079.82	28.00
B	B3+B2+B1+LG.+UG.+4 FLOORS.	310.04	3188.16	3498.20	34.00
	TOTAL	850.70	5727.32	6578.02	62.00

WATER REQUIREMENT		
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
OHWT		
RESIDENTIAL	41850	42000
COMMERCIAL	9020.09	9200
FIRE REQUIREMENT	50000	50000
TOTAL	100870.09	101200.00
UGWT		
RESIDENTIAL	62775	63000
FIRE REQUIREMENT	150000	150000
TOTAL	212775	213000

PARKING CALCULATION: BUILDING					
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS.)	
Residential	40 - 80	2 62	1 31	2 62	
Total Required (Nos)		62	31	62	
In Addition 1.5 Extra Parking (Nos)			47	93	
In Addition 5% Visitors Parking(Nos)			3	5	
Commercial	850.70	100	2 17	6 51	
Total Required (Nos)			67	149	
Total Area Required			838+298=1136.00		
Total Area Proposed			1200.00		

Form of Statement 2[Sr.No.9(a)]				
Proposed Building				
Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.	
(1)	(2)	(3)	(4)	(5)
WING A	BASEMENT 3			
	BASEMENT 2			
	BASEMENT 1			
	LOWER GROUND	351.98		
	UPPER GROUND	188.68	98.20	
	1ST FLOOR		610.24	7
	2ND FLOOR		610.24	7
	3RD FLOOR		610.24	7
	4TH FLOOR		610.24	7
	TOTAL AREA=	540.66	2539.16	28.00

SANITATION REQUIREMENT AS PER TABLE NO-12 'O'

NO. OF PERSONS - 3SQ.M./PERSONS (LOWER GROUND) : 351.98/3 = 117.33 PERSONS.					
NO. OF PERSONS - 6SQ.M./PERSONS (UPPER GROUND) : 498.72/6 = 83.12 PERSONS.					
TOTAL NO. OF PERSONS - 200.45 PERSONS SAY 200 PERSONS					
TOTAL NO. OF PERSONS - 200 PERSONS CONSIDERING 50% GENTS & 50% LADIES.					
NO. OF PERSONS -100 GENTS & 100 LADIES					
	FITMENTS	REQUIRED	PROVIDED		
	G.TOILET	L.TOILET	G.TOILET	L.TOILET	
1 W.C - PER 50 PERSONS AND PART THEREOF	W.C	2	2	4	6
1 URINALS - PER 50 PERSONS AND PART THEREOF	URINALS	2	--	2	--

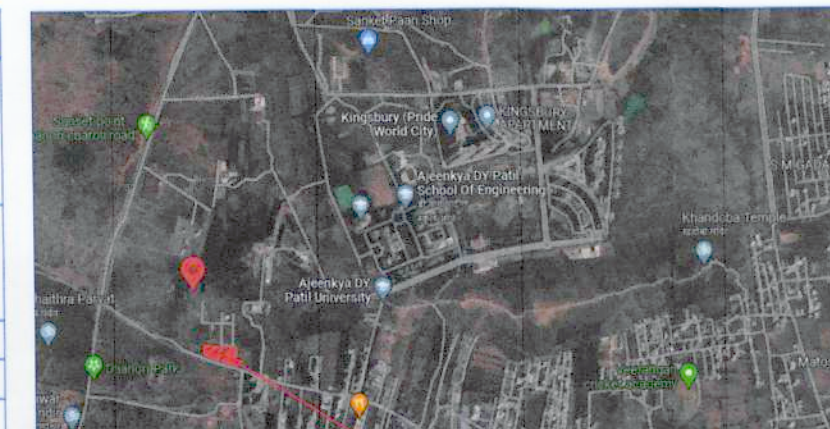
Form of Statement no: 3			
WING B (RESIDENTIAL) - CARPET AREA STATEMENT AS PER RERA			
FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	TOTAL (SQ.M)
103,203,303,403	58.98	5.92	64.90
105,106,107,108,109,205,206, 207,208,209,305,306,307,308, 309,405,406,407,408,409	58.78	5.92	64.70
104,204,304,404	71.08	6.32	77.40
201,301,401	69.38	5.23	74.61
202,302,402	69.49	6.32	75.81

Form of Statement 2[Sr.No.9(a)]				
Proposed Building				
Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.	
(1)	(2)	(3)	(4)	(5)
WING B	BASEMENT 3			
	BASEMENT 2			
	BASEMENT 1			
	LOWER GROUND	310.04	60.63	
	UPPER GROUND		814.26	7
	1ST FLOOR		771.09	9
	2ND FLOOR		771.09	9
	3RD FLOOR		771.09	9
	4TH FLOOR		771.09	9
	TOTAL AREA=	310.04	3188.16	34.00

Form of Statement no: 3			
WING A (RESIDENTIAL) - CARPET AREA STATEMENT AS PER RERA			
FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	TOTAL (SQ.M)
101,201,301,401	71.08	6.32	77.40
102,103,104,105,106,202,203, 204,205,206,302,303,304,305, 306,402,403,404,405,406	58.78	5.92	64.70
107,207,307,407	65.12	7.27	72.39

Form of Statement no: 3			
WING A (COMMERCIAL) LOWER GROUND & UPPER GROUND FLOOR - CARPET AREA STATEMENT AS PER RERA			
SHOP NO.	SHOP CARPET	MEZZ. AREA	TOTAL CARPET AREA (SQ.M)
01	25.13	12.41	37.54
02	30.87	15.28	46.15
03	22.91	11.30	34.21
04	22.91	11.30	34.21
05	22.91	11.30	34.21
06	22.91	11.30	34.21
07	22.91	11.30	34.21
08	22.91	11.30	34.21
09	22.91	11.30	34.21
10	22.91	11.30	34.21
11	22.91	11.30	34.21
12	22.91	11.30	34.21
13	22.91	11.30	34.21
14	22.91	11.30	34.21

Form of Statement no: 3	
WING B (COMMERCIAL):- UPPER GROUND FLOOR - CARPET AREA STATEMENT AS PER RERA	
SHOP NO.	TOTAL CARPET AREA (SQ.M)
15	22.91
16	22.91
17	22.91
18	22.91
19	22.91
20	22.91
21	22.91
22	22.91
23	22.91
24	25.13
25	22.91
26	37.36



PROPOSED SITE

LOCATION PLAN

STAMP OF APPROVAL

Sanctioned No. B.P. /Charholi/20/2023
Subject to conditions mentioned in the
Office Order No.
even dated 21/02/2023



Project
Date: 21/02/2023

Executive Engineer
Building Permission and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation,
Pune-411 018.

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	5785.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	5785.00 SQ.M.
(b) As per measurement sheet	6314.94 SQ.M.
(c) As per site	6314.94 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	1792.79 SQ.M.
(b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	1792.79 SQ.M.
3. Balance area of plot (1-2)	3992.21 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	199.61 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	0.00 SQ.M.
5. Net Plot Area (3 - 4 (c))	3792.60 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	379.26 SQ.M.
(b) Proposed -	379.26 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plotable area (if required)	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1.10)	4171.86 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ.M.
b) Proposed FSI on payment of premium.	0.00 SQ.M.
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 SQ.M.
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 SQ.M.
(c) TDR area	0.00 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	0.00 SQ.M.
12. Additional FSI area under Chapter No.7 (Internal Road F.S.I)	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	4171.86 SQ.M.
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	4171.86 SQ.M.
(b) Ancillary Area FSI upto 60% or 80%with payment of charges. (4171.86 - (850.70/1.8) = 3699.25 sq.m. (Comm. - 80% of 4171.86 sq.m.) = 378.09 SQ.M. (Res. - 60% of 3699.25) = 2219.55 SQ.M.	2219.55 SQ.M.
(c) Proposed Comm.=850.70/1.8 = 472.61 sq.m (Comm. - 80% of 472.61 sq.m.) = 378.09 SQ.M.	378.09 SQ.M.
(d) Total entitlement (a+b+c)	6769.50 SQ.M.
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)	1.76
15. Total Bup Area in proposal.(excluding area at Sr.No.17 b)	
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Commercial Built-up Area (as per 'P-line')	850.70 SQ.M.
(c) Proposed Residential Built-up Area (as per 'P-line')	5727.32 SQ.M.
(d) Total (a+b+c)	6578.02 SQ.M.
16. F.S.I. Consumed (15/05) (should not be more than serial No.14 above.)	1.73
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	0.00 SQ.M.
(b) Proposed	0.00 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. 315/1(P),313/2/4(P), CHARHOLI AND THE DIMENSION OF SIZES, 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.SCHHEME RECORD/ LAND RECORD DEPT./G.T.Y. SURVEYED RECORDS.

DATE OF ARCHITECT

DESIGN ARCHITECT :-

CUBIX ASSOCIATES

OFFICE NO. 1 AND 2, ANEETKOTAC TO, COPY, BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BEVERLYHILLS, PUNE. E-MAIL :- cubixarchitects@gmail.com CONTACT NO. - 775746305, 775746307

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY /CONFRM 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.

OWNER'S NAME :- M/S.SHRIRAM SAMRUDDHI DEVELOPERS THROUGH PARTNER MR.MAHESH SAHEBRAO GAYAKE AND OTHERS

PROJECT :-

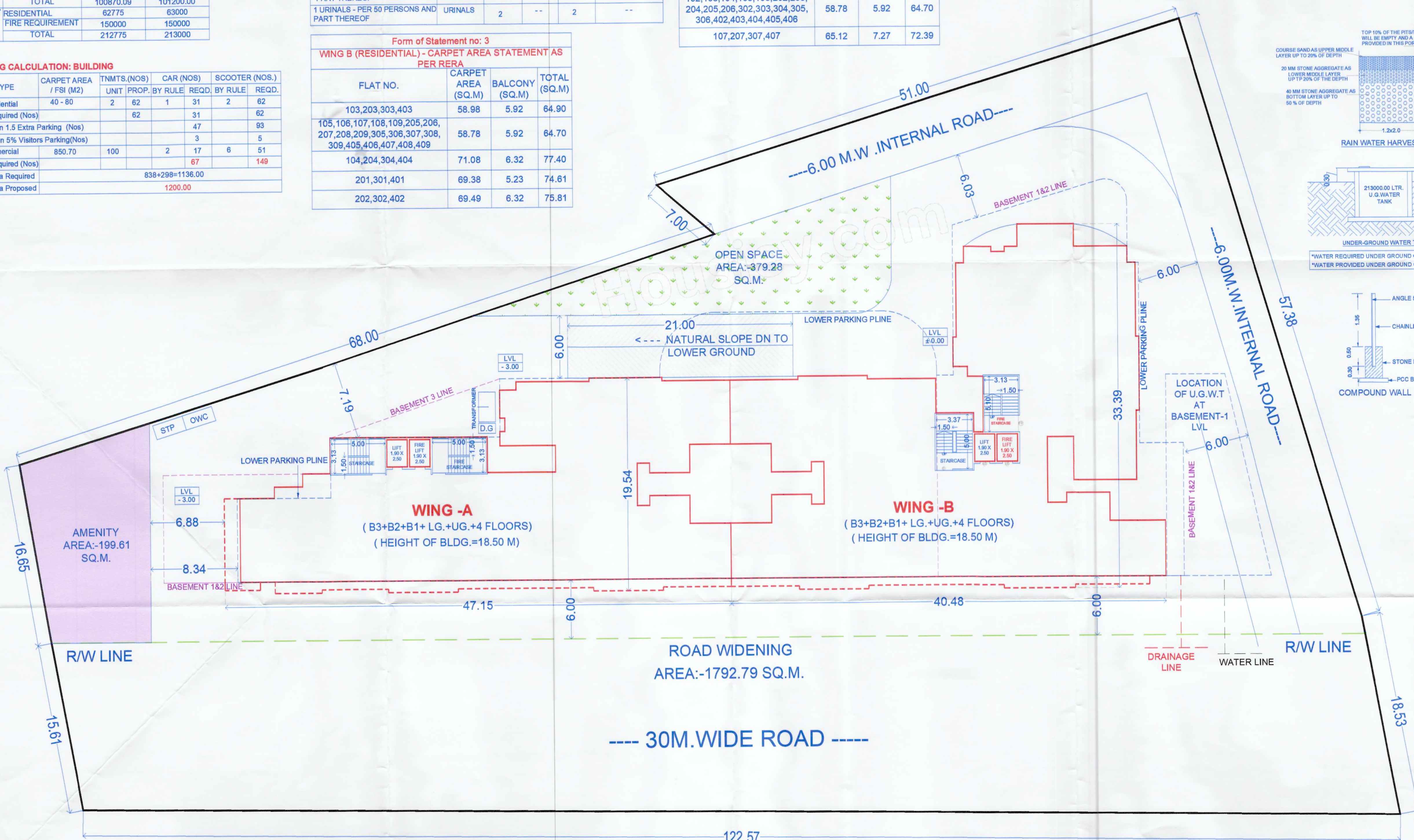
SURVEY NO. :- 315/1(P),313/2/4(P)

DESCRIPTION :- REGULAR TRACK, VILLAGE-CHARHOLI, PUNE

INWARD NO. :-

SHEET NO. :- 02 / 11	DATE :-
DRAWN BY :- POOJA	11 JAN 2023
KEY NO. :-	
ARCHITECT SIGN :-	MR. AMOL BUGADE
ARCHITECT SIGN :-	

SCALE :- 1:100



LAYOUT PLAN (SCALE:-1:200)