

FORM OF STATEMENT - 2
[Sr. No.9 (a)]
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL COMM. BUILT-UP AREA	TOTAL RESI. BUILT-UP AREA	TENEMENT RESIDENTIAL	BUILDING FLOOR HEIGHT (IN M.)	BUILDING HEIGHT FROM GL. (IN M.)
A (BDLG)	LO.P.+GP+UP.P.+4FL	0.00	1977.69	20	11.60	18.60
B (BDLG)	LO.P.+GF/GP+1ST.FL./U.P.+11FL	787.89	6722.58	66	38.90	38.90
C (BDLG)	LO.P.+GF/GP+1ST.FL./U.P.+11FL	775.20	6326.96	54	38.90	38.90
D (BDLG)	LO.P.+GF/GP+MEZZ./U.P.+11FL	366.52	5084.58	54	38.90	38.90
E (BDLG)	LO.P.+GF/GP+MEZZ./U.P.+11FL	702.85	7592.71	87	38.90	38.90
F (BDLG)	LO.P.+GF/GP+UP.P.+11FL	0.00	7874.49	75	31.90	38.90
MHADA (BDLG)	LO.P.+GF/GP+MEZZ./U.P.+12FL	202.77	2800.41	45	41.80	41.80
TOTAL		2835.2300	38379.4200	401		
TOTAL (COMM. & RESI.)		41214.6500				

FORM OF STATEMENT - 1
[Sr. No. 8 (a)(ii)]
EXISTING BUILDING TO BE RETAINED

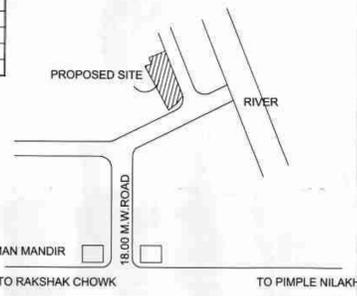
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

TOTAL PROPOSED PARKING STATEMENT.

FLOOR	CAR	SCOOTER
LOWER PARKING	245	521
GROUND/PARKING	51	630
MEZZ./UPPER PAR.	04	09
TOTAL	300	1160

FORM OF STATEMENT 3 [Sr. No.9 (g)]
AREA DETAILS OF APARTMENT (SQ.M.)

BUILDING NO.	CARPET AREA OF SHOWROOM/SHOP APARTMENT(SQ.M.)	AREA OF BALCONY ATTACHED TO APARTMENT (SQ.M.)	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT (SQ.M.)
A-BLDG.	1234.27	174.44	0.00
B-BLDG.	5200.70	618.06	80.70
C-BLDG.	4979.70	652.07	41.40
D-BLDG.	3635.84	0.00	555.34
E-BLDG.	5477.14	0.00	798.86
F-BLDG.	4967.19	115.80	624.20
M-BLDG.	1867.99	232.07	0.00
TOTAL	27362.63	1792.44	2100.50



LAYOUT

STAMP OF APPROVAL

Sanctioned No. BP/Pimple Nilakh/21/2022
Subject to conditions mentioned in the Office Order No. 103/2022.
Date: 31/03/2022

O. C. Signed by
Joint City Engineer

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

PROPOSED AREA DETAILS (SQ.M.)

BUILDING NO.	AS PER UDPCR		TOTAL	TENEMENT RESIDENTIAL
	COMM.	RESI.		
A (BDLG)	0.00	1977.69	1977.69	20
B (BDLG)	787.89	6722.58	7510.47	66
C (BDLG)	775.20	6326.96	7102.16	54
D (BDLG)	366.52	5084.58	5451.10	54
E (BDLG)	702.85	7592.71	8295.56	87
F (BDLG)	0.00	7874.49	7874.49	75
MHADA (BDLG)	202.77	2800.41	3003.18	45
TOTAL (WITH MHADA)	2835.23	38379.42	41214.65	401
GRAND TOTAL (WITH MHADA)	41214.65	41214.65		
GRAND TOTAL (WITHOUT MHADA)	38414.24	38414.24		356

PARKING CALCULATION - AS PER UDPCR

TYPE	CARPET AREA/FSI (M2)	TNMTS./NOS UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS) BY RULE	REQD.
RESIDENTIAL	30-40	2	56	1	28	2	56
RESIDENTIAL	40-80	2	281	1	141	5	705
RESIDENTIAL	80-150	1	64	1	64	3	192
RESIDENTIAL	> 150	0	2	0	0	0	0
COMMERCIAL SHOP	100	26	2533.48	2	52	6	156
TOTAL NOS.				233		953	
VISITOR (5%)				12		48	
TOTAL REQD. (NOS.)				297		1157	
REQD. AREA (IN SQ.M.)				3712.50		2314.00	
TOTAL REQD. AREA (IN SQ.M.)				6026.50			

PROPOSED MHADA PARKING STATEMENT.

FLOOR	CAR	SCOOTER
LOWER PARKING	4	38
GROUND/PARKING	16	21
MEZZ./UPPER PAR.	04	09
TOTAL	24	68

MAHADA AREA STATEMENT

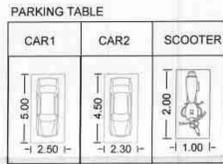
MIN. REQ. AREA	2586.68
PROP. AREA	2800.41
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	45

SANITATION REQUIREMENTS

Shops / Showrooms	Carpet Area	Occupation	BY RULE REQD.	Water-closet		Urinals	
				Male (50%)	Female (50%)	Male	Female
Gr.FL 1473.51 / 3	491 Nos		1-15	22	27	4	-
Mezz. fl. 1ST 977.94 / 6	183 Nos		1-15	22	27	4	-
PROPOSED				22	27	5	-

FORM OF STATEMENT - 2
[Sr. No.9 (a)]
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP		TENEMENT RESIDENTIAL
		COMM.	RESI.	
CLUB HOUSE	GROUND FLOOR	0.00	105.55	-
	FIRST FLOOR	0.00	52.90	-
	TERRACE FLOOR	-	0	-
TOTAL		0.00	158.45	0

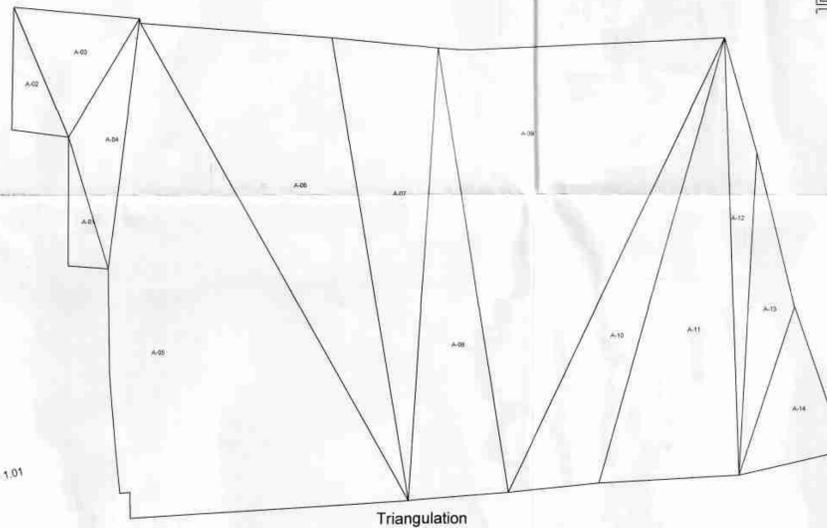
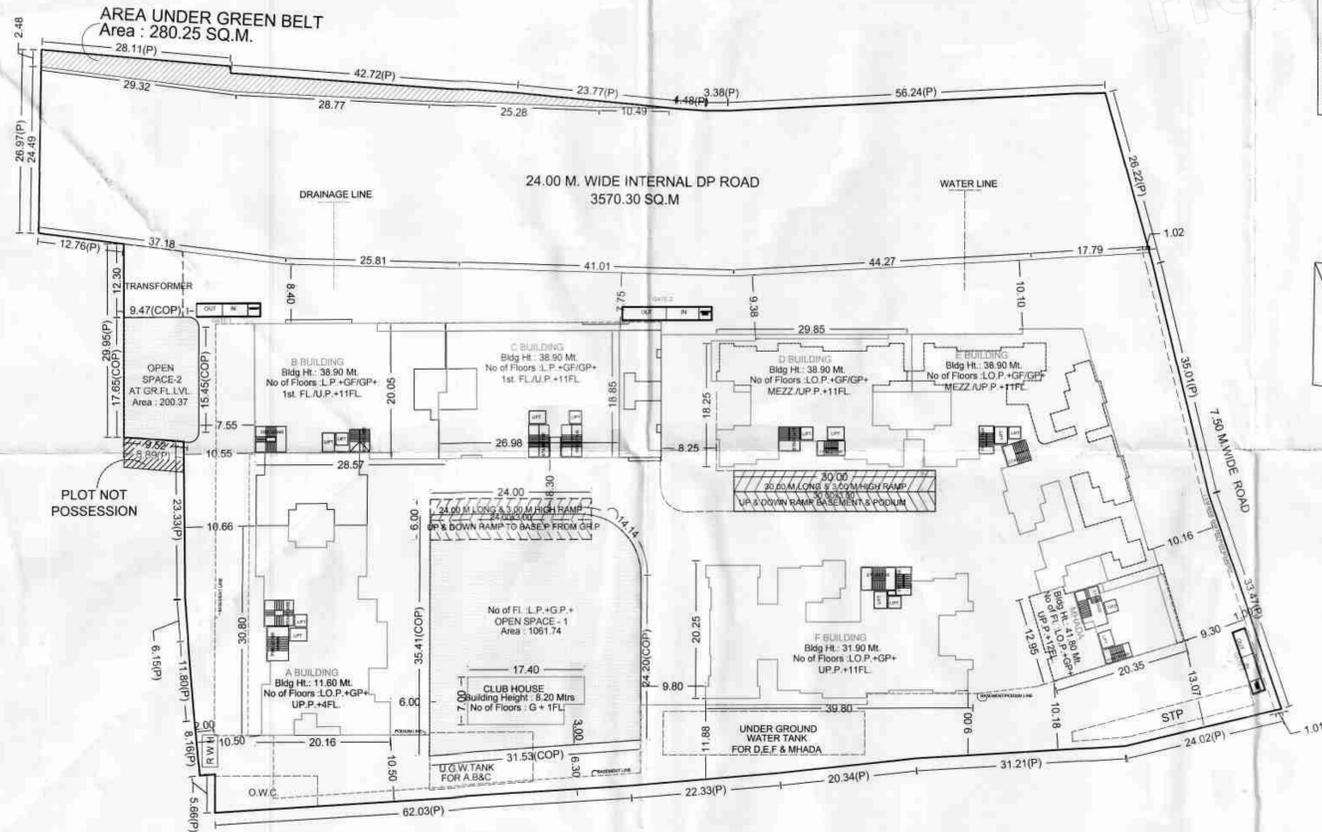
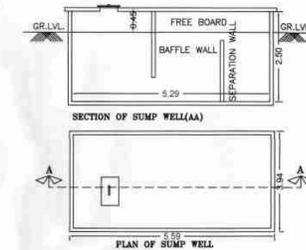
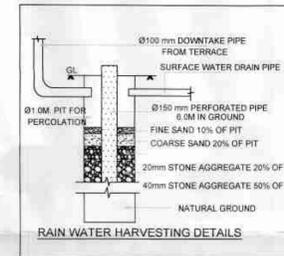
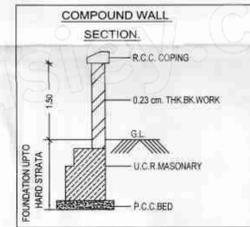


WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Comm & Resi	31203.45	
OHWT FIRE REQUIREMENT	150000.00	
TOTAL	483203.45	5,00,000.00
UGWT FIRE REQUIREMENT	469805.18	
TOTAL	819808.18	8,20,000.00

REFUGE AREA STATEMENT

BUILDING NAME	REQ.	PROP.
A BUILDING	0.00	0.00
B BUILDING	29.00	29.04
C BUILDING	24.50	31.69
D BUILDING	24.50	56.60
E BUILDING	38.00	50.84
F BUILDING	33.50	33.55
MHADA	34.00	66.71



Triangle	Area
A-01	171.03
A-02	384.90
A-03	225.08
A-04	247.13
A-05	3777.71
A-06	2144.05
A-07	1185.83
A-08	1102.51
A-09	3128.01
A-10	962.63
A-11	1602.27
A-12	305.87
A-13	366.72
A-14	399.63
Total (SPLIT-4)	15903.38

LAYOUT PLAN (Scale - 1:500)

A) AREA STATEMENTS

Sl. No.	Description	SQ.M.		
1	AREA OF PLOT (Minimum area of a,b,c to be considered)			
(a)	As per ownership documents (7/12, CTS extract)	15903.38		
(b)	As per measurement sheet			
(c)	As per site	15903.38		
2	DEDUCTION FOR:			
(a)	Proposed D.P./D.P. Road widening Area/ Service Road/ Highway winding	3570.30		
(b)	Any D.P. Reservation Area (NON CONFORMING RESERVATION & BRT AREA)	0.00		
(c)	INDZ Area / Green Belt Area	280.25		
Total (a + b)		3850.55		
3	GROSS AREA OF THE PLOT (01 - 02)	12052.84		
4	AMENITY SPACE (If Applicable)	0.00		
(a)	Required 10%	0.00		
(b)	Adjustment of 2(b), if any	0.00		
(c)	Balanced Proposed	0.00		
5	NET PLOT AREA (3-4(c))	12052.84		
6	RECREATION OPEN SPACE (If Applicable)	0.00		
(a)	Required	1205.28		
(b)	Proposed	1262.11		
7	Internal Road Area	0.00		
8	Plotable Area (if Applicable)	10790.73		
9	Built up area with reference to Basic F.S.I. as per front road (Sr. No. 5xbasic FSI) (Sr.No.05x1.10 FSI)	13258.12		
10	Addition of FSI on payment of premium			
(a)	Maximum permissible premium FSI-based on road width / TOD zone (Sr.05x50%)	6026.42		
(b)	Proposed FSI on payment of premium	5878.81		
11	In-situ FSI / TDR loading:			
(a)	In-situ area against D.P. road [2.0 x Sr.No. 2(a)] if any	3563.75		
(b)	In-situ area against Amenity Space if handed over			
(c)	TDR area permissible (Sr.No.1(a) x 1.15)	18288.90		
(d)	TDR area	1529.34		
(e)	Total in-situ / TDR loading proposed (11a)+(b)+(d)	5093.09		
12	Additional FSI area under Chapter No.7	0.00		
13	Total entitlement of FSI in the proposal			
(a)	[9 + 10(b)+(11d)] or 12 whichever is applicable	24230.02		
a1)	Deduction: Built-up area/Utilized Area/FSI to be retained as per old OC Rule	0.00		
a2)	Balance entitlement for Ancillary Area (a-a1)	24230.02		
(b)	Permissible Ancillary Area FSI upto 60% or 80% with payment of charges (on a2) whichever applicable	14853.04		
Total = 13592.94 + 1260.10 =				
(c)	Proposed Ancillary area FSI	14853.04		
(d)	Total entitlement (a+c)	39083.06		
Maximum utilization limit of FSI (building potential) (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 1.6 or 1.8)		0.00		
14	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	3579.01		
ii)	Commercial	2835.23		
(c)	Total Built up area(a+b)	38414.24		
16	FSI Consumed (15(c)/13(d)) (should not be more than Sr. no. 14 above)	0.983		
17	Area for inclusive Housing, if any			
(a)	Required (20% of Sr.no.9)	2586.68		
(b)	Proposed	2800.41		
18	CONSTRUCTION AREA			
19	CONSTRUCTION AREA FOR EC			
20	SPECIFICATIONS			
LEGEND				
a	PLOT BOUNDARY SHOWN BLACK			
b	PROPOSED WORK SHOWN RED			
c	DRAINAGE LINE SHOWN RED DOTTED			
d	WATER LINE SHOWN BLACK DOTTED			
e	EXISTING TO BE RETAINED HATCHED			
f	DEMOLITION SHOWN HATCHED YELLOW			
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 INDICED OBTAINED 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:	Nemchard Bhandari Associates LLP (Formerly known as Space Properties)	OWNER'S SIGN:		
Through its POA Holder R. R. Lunkad Landmarks LLP Through its Partner Rajendra Ramanlal Lunkad				
PROJECT:				
SURVEY NO. : 65/2/2011/1+65/2/2011/31+65/2/124/41+65/2/122/11+66/11+66/12A2+66/12A1+66/12A/11+66/12A/11+66/12A/11+66/12B HISSA NO. : 0				
PLOT NO. : 0 CTS NO. : 0				
DESCRIPTION : REGULAR TRACK, VILLAGE - PIMPLE NILAKH				
ARCHITECT:	Sachin sutar	ARCH.SIGN:		
JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	INWD/PPN/0028/12	DATE	09 Feb 2022	
KEY NO.	Ja-1	SHEET NO.	1/26	