

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

BUILDING NO.	Floor No.	Total B/Up Area of floor as per outer Construction Line	No. of Tenements
BUILDING 'A'	PARKING FLOOR	77.96	-
	FIRST FLOOR	429.65	6
	SECOND FLOOR	429.65	6
TOTAL		937.26	12

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LTR.)	PROVIDED CAPACITY (LTR.)
OVERHEAD WATER TANK	35775	35775.00
FIRE	20000	20000.00
TOTAL	55775.00	55775.00
UNDERGROUND WATER TANK	83662.50	83662.50
FIRE	20000.00	20000.00
TOTAL	103662.50	103662.50

FORM OF STATEMENT - 1 [Sr.No.8(a)(ii)]
Existing Building to be retained

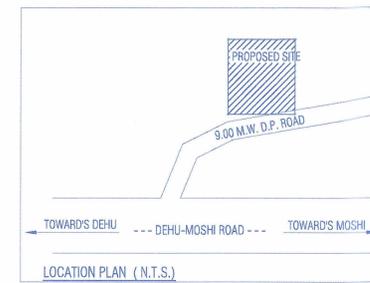
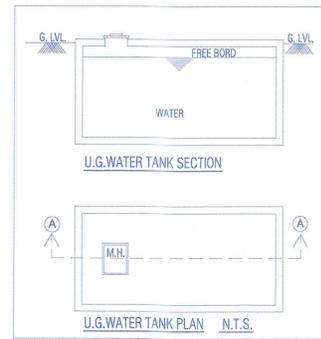
Existing Building No. (1)	Floor No. (2)	Plinth Area (3)	Total Floor area Of Existing Building (4)	Use /Occupancy Of Floors (5)
-	-	-	-	-

PARKING CALCULATION

TYPE	CARPET AREA / F.S.I.	TENAMENT (NOS.)	CARS (NOS.)		SCOOTER (NOS.)		VISITOR'S PARKING 5%
			BY RULE	REQ.	BY RULE	REQ.	
Residential	0-30	2	0	0	0	4	0
Residential	30-40	2	4	1	2	2	4
Residential	40-80	2	8	1	4	5	20
Residential	80-150	1	0	1	0	3	0
Residential	>150	1	0	2	0	3	0
TOTAL REQ. NO.			12		6	24	
TOTAL REQ. AREA				75.00		48.00	6.15
TOTAL PROPOSED AREA				129.15			

FORM OF STATEMENT - 3 [Sr.No.9(g)]
CARPET AREA STATEMENT (BUILDING - A)

Flat No.	No. Of Flats	Flat Carpet Area	(Enc.) Balcony Area	Balcony Area
101,201.	2	32.77	5.98	3.00
102,202.	2	48.59	6.70	8.79
103,203.	2	48.92	6.85	8.77
104,204.	2	34.32	5.95	3.30
105,205.	2	42.78	9.57	9.04
106,206.	2	42.78	9.57	9.04
TOTAL	12	500.32	89.24	83.88

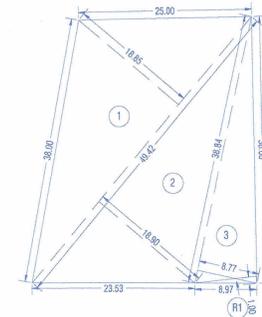
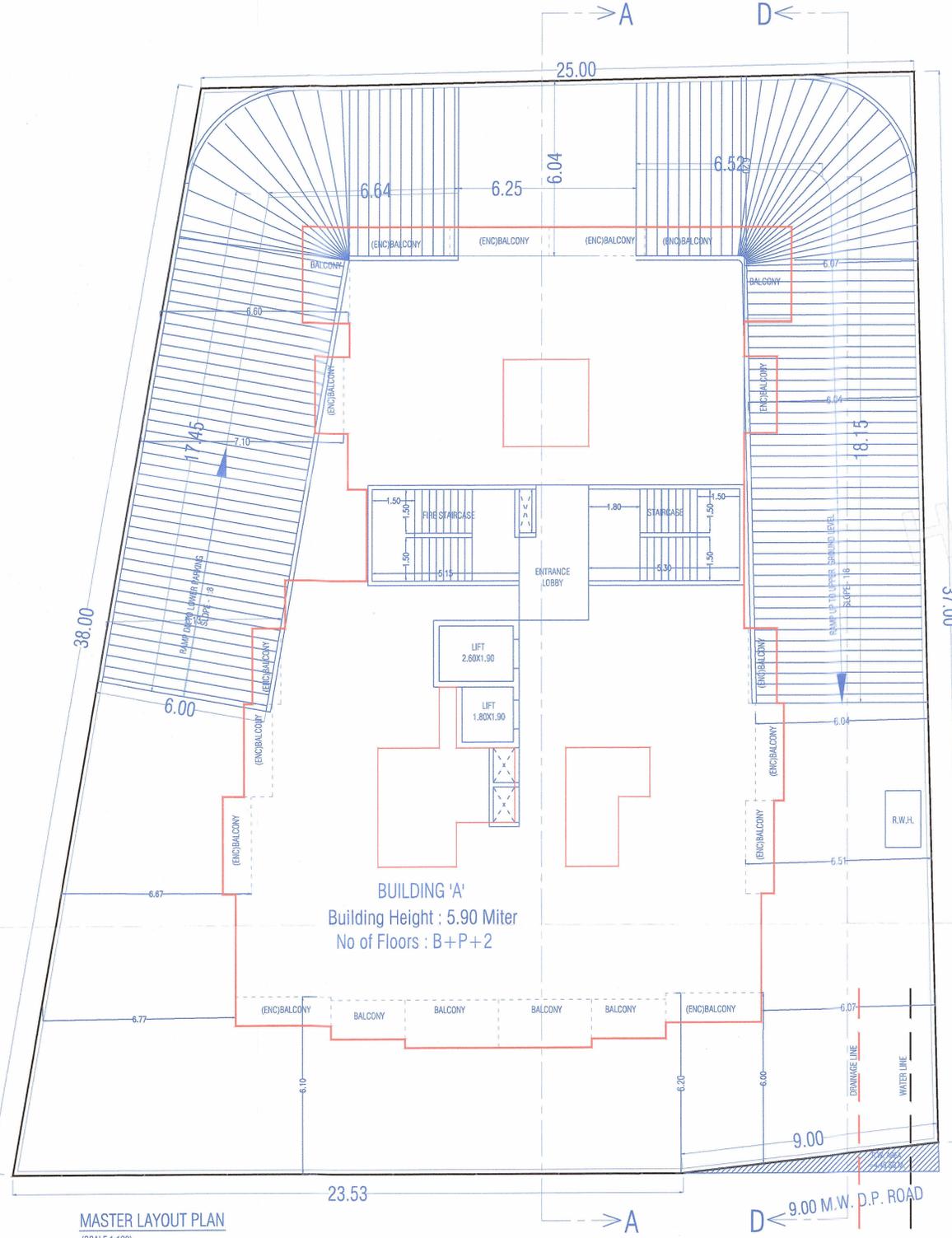


BUILDING 'A'
STAMP OF APPROVAL 1/4

Sanctioned No. B.P./Chikhali/10/12023
Subject to conditions mentioned in the Office Order No.
Given dated 02/01/2023
Pimpri
Date: 02/01/2023

O. C. Signed by
Ward Officer

For Ward Officer
F. Ward
PCMC., Chinchwad, Pune-411 033.



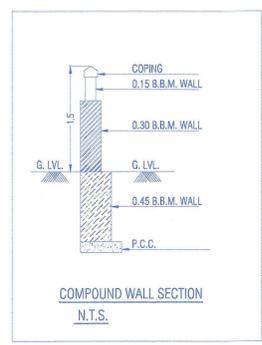
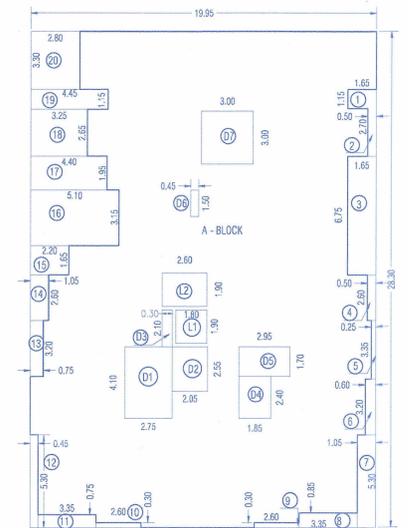
TRIANGULATION AREA (PLOT 01)

TRIANGLE	L	X	W	X	0.5	AREA
1	49.42	X	18.85	X	0.50	465.78
2	49.42	X	18.90	X	0.50	467.02
3	38.84	X	8.77	X	0.50	170.31
TOTAL						1103.12

ROAD WIDENING AREA
R1 8.97 X 1.0000 X 0.5000 4.49
NET PLOT AREA 1098.6309

B./UP AREA CALCULATION - TYPICAL FLOOR - FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, EIGHTH, NINTH, TENTH FLOOR

A - BLOCK	L	X	W	AREA
1	1.65	X	1.15	1.90
2	0.50	X	2.70	1.35
3	1.65	X	6.75	11.14
4	0.50	X	2.60	1.30
5	0.25	X	3.35	0.84
6	0.60	X	3.20	1.92
7	1.05	X	5.30	5.57
8	3.35	X	0.85	2.85
9	2.60	X	0.30	0.78
10	2.60	X	0.30	0.78
11	3.35	X	0.75	2.51
12	0.45	X	5.30	2.39
13	0.75	X	3.20	2.40
14	1.05	X	2.60	2.73
15	2.20	X	1.65	3.63
16	5.10	X	1.30	16.07
17	4.40	X	1.95	8.58
18	3.25	X	2.65	8.61
19	4.45	X	1.15	5.12
20	2.80	X	3.30	9.24
D1	2.75	X	4.10	11.28
D2	2.05	X	2.55	5.23
D3	0.60	X	2.10	1.26
D4	1.85	X	2.40	4.44
D5	2.95	X	1.70	5.02
D6	0.45	X	1.50	0.68
D7	3.00	X	3.00	9.00
L1	1.80	X	1.90	3.42
L2	2.60	X	1.90	4.94
TOTAL				134.94
B./UP AREA				429.65

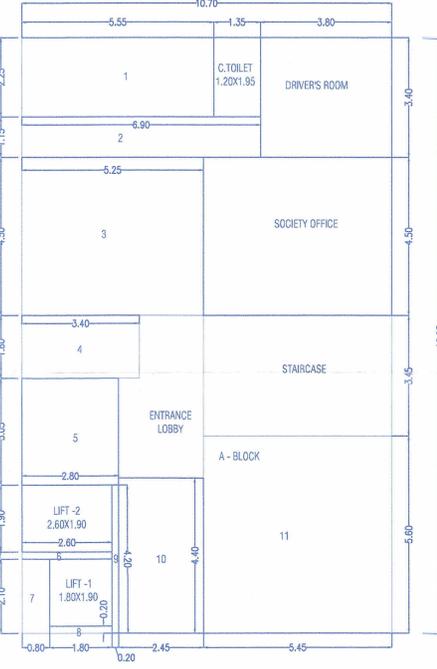


B./UP AREA CALCULATION - GROUND FLOOR (PASSAGE, LIFT, C. TOILET, DRIVERS ROOM, SOCIETY OFFICE)

A - BLOCK	L	X	W	AREA
1	5.55	X	2.25	12.49
2	6.90	X	1.15	7.93
3	5.25	X	4.50	23.63
4	3.40	X	1.80	6.12
5	2.80	X	3.05	8.54
6	2.60	X	0.20	0.52
7	0.80	X	2.10	1.68
8	1.80	X	0.20	0.36
9	0.20	X	4.20	0.84
10	2.45	X	4.40	10.78
11	5.45	X	5.60	30.52
TOTAL				103.41
B./UP AREA				77.96

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	BILL LEVEL	LINTEL LEVEL
W	1.50X1.20	0.90	2.10
W1	1.20X1.20	0.90	2.10
W2	1.20X0.90	1.20	2.10
V	0.60X0.60	1.50	2.10
D	1.00X2.10	-	2.10
D1	0.90	-	2.10
D2	0.90	-	2.10
F.D	1.50X2.10	-	2.10
OP	0.90X2.10	-	OPENING UPTO LINTEL LEVEL



AREA STATEMENT

AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	AREA IN SQ.M.
1 AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	1100.00
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	1100.00
(b) AS PER MEASUREMENT SHEET	1103.12
(c) AS PER SITE	1103.12
2 DEDUCTIONS FOR (a) PROPOSED D.P./D.P. ROAD WIDENING AREA /SERVICE ROAD/HIGHWAY WIDENING / SHIFTED PLOT BOUNDARY (b) ANY D.P. RESERVATION AREA (TOTAL a+b)	4.49
3 BALANCE AREA OF PLOT (1-2)	1098.63
4 AMENITY SPACE (IF APPLICABLE) (a) REQUIRED - (b) ADJUSTMENT OF 2(b), IF ANY - (c) BALANCE PROPOSED -	0.00
5 NET PLOT AREA(3-4(c))	1098.63
6 RECREATIONAL OPEN SPACE (IF APPLICABLE) (a) REQUIRED - (b) PROPOSED -	0.00
7 INTERNAL ROAD AREA	0.00
8 PLOTABLE AREA (IF APPLICABLE)	0.00
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER (1095.51 X 0.75 BASIC FSI)	821.63
10 ADDITION OF FSI ON PAYMENT OF PREMIUM (a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH /TOP ZONE (b) PROPOSED FSI ON PAYMENT OF PREMIUM.	0.00
11 IN - SITU FSI ON / TDR LOADING (a) IN-SITU AREA AGAINST D.P.ROAD [2.0x Sr.No.2 (a)].IF ANY (b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 x Sr.No. 4(b)) AND/or (c). (c) PERMISSIBLE TDR AREA (0.75) (d) TOTAL IN-SITU / TDR LOADING PROPOSED(11(a)+(b)+(c))	0.00
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL (a) (b + 10b) - 11(d) or 12 WHICHEVER IS APPLICABLE (b) ANCHILARY AREA FSI UPTO 60% or 80% WITH PAYMENT OF CHARGES (821.63 x 60% = 492.98) (c) TOTAL ENTITLEMENT(a+b)	937.26
14 MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 or 6.3 AS APPLICABLE) x 1.6 or 1.8	1.20
15 TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT Sr. No. 17 b) (a) EXISTING BUILT-UP AREA (b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE') (c) TOTAL (a+b)	937.26
16 F.S.I. CONSUMED (15/5) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	0.86
17 AREA FOR INCLUSIVE HOUSING IF ANY (a) REQUIRED (20% OF Sr. No. 5) (b) PROPOSED	0
PROPOSED T/NT	12

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHON 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 WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNERS DELARATION -
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 UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME : Mr. Akash R. Sandbor & Mr. Ketan S. More Through M/s. Narayani Properties Through Partner Mr. Santosh M. Bagadi
OWNER'S SIGN : [Signature]

PROJECT :
SURVEY NO :
PLOT NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - CHIKHALI

C.T.S. NO. :
GAT NO. : 1652

LICENCE ENGINEER :
L. ENGINEER SIGN : [Signature]

IRAA ARCHITECTURAL DESIGNER & LICENSED ENGINEER
P. Engr. Shamal Kavitthar
L.M.No. 0663/2022

JOB NO. :
180
INWARD NO. :
KEY NO. :

SCALE : 1:100
DRAWN BY :
S.K.
CHECKED BY :
DATE : 05.12.2022
SHEET NO. : 1/4