

BUILDING WISE AREA STATEMENT					
BUILDING NO	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE			TENEMENT	SHOP / OFFICE
	RES.	MHADA	COMM.		
A BUILDING	10152.29	-	-	127	-
B BUILDING	15321.34	-	-	190	-
C BUILDING	4920.75	1774.92	-	118	-
SHOPPING	-	1948.84	-	38	-
TOTAL	30394.41	1774.92	1948.84	435	38

FORM OF STATEMENT - 2 (SR. NO. 164) PROPOSED BUILDING				
BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOORS AS PER OUTER CONSTRUCTION LINE (SQ.M)		SHOP / OFFICE
		RES.	COMM.	
Shopping Building	GROUND FLOOR	628.11	-	28
	1 ST POODUM FLOOR	671.40	-	10
	2 ND POODUM FLOOR	454.13	-	0
	3 RD POODUM FLOOR	556.00	-	0
	4 TH POODUM FLOOR	556.00	-	0
	TOTAL	1968.64	-	38

FORM OF STATEMENT - 2 (SR. NO. 164) PROPOSED BUILDING				
BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOORS AS PER OUTER CONSTRUCTION LINE (SQ.M)		TENEMENT
		RES.	COMM.	
A BUILDING	GROUND FLOOR	39.78	-	-
	1 ST POODUM FLOOR	39.78	-	-
	2 ND POODUM FLOOR	39.78	-	-
	3 RD POODUM FLOOR	0.00	-	-
	4 TH POODUM FLOOR	0.00	-	-
	5 TH POODUM FLOOR	0.00	-	-
	6 TH POODUM FLOOR	0.00	-	-
	7 TH POODUM FLOOR	0.00	-	-
	8 TH POODUM FLOOR	0.00	-	-
	9 TH POODUM FLOOR	0.00	-	-
	10 TH POODUM FLOOR	0.00	-	-
	11 TH POODUM FLOOR	0.00	-	-
	12 TH POODUM FLOOR	0.00	-	-
	TERRACE FLOOR	0.00	-	-
TOTAL	10152.29	127	-	

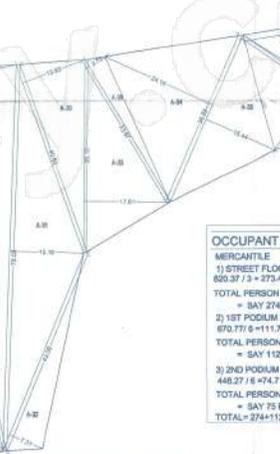
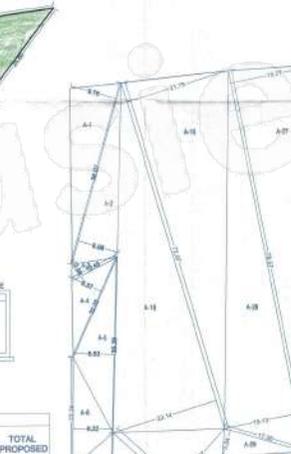
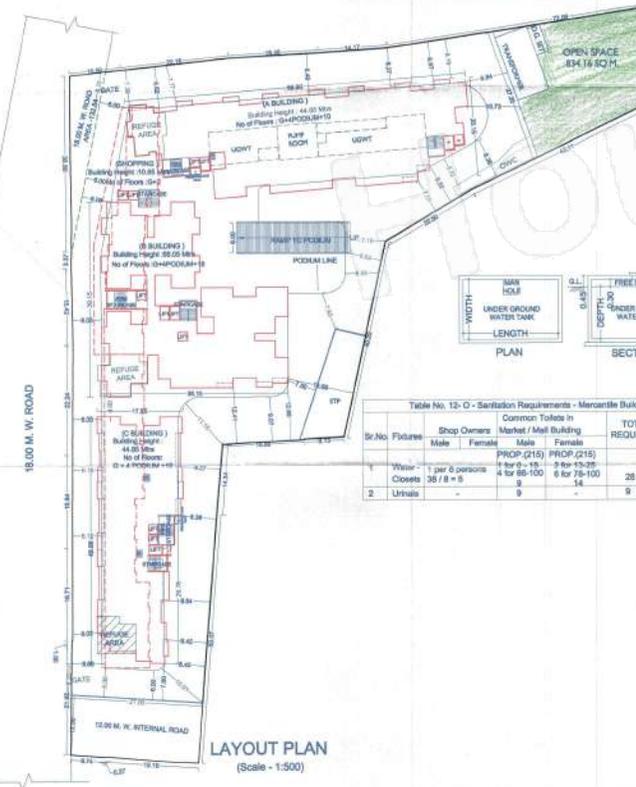
FORM OF STATEMENT - 2 (SR. NO. 164) PROPOSED BUILDING				
BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOORS AS PER OUTER CONSTRUCTION LINE (SQ.M)		TENEMENT
		RES.	COMM.	
B BUILDING	GROUND FLOOR	65.79	-	-
	1 ST POODUM FLOOR	64.46	-	-
	2 ND POODUM FLOOR	40.58	-	-
	3 RD POODUM FLOOR	0.00	-	-
	4 TH POODUM FLOOR	0.00	-	-
	5 TH POODUM FLOOR	0.00	-	-
	6 TH POODUM FLOOR	0.00	-	-
	7 TH POODUM FLOOR	0.00	-	-
	8 TH POODUM FLOOR	0.00	-	-
	9 TH POODUM FLOOR	0.00	-	-
	10 TH POODUM FLOOR	0.00	-	-
	11 TH POODUM FLOOR	0.00	-	-
	12 TH POODUM FLOOR	0.00	-	-
	TERRACE FLOOR	0.00	-	-
TOTAL	15321.34	190	-	

FORM OF STATEMENT - 2 (SR. NO. 164) PROPOSED BUILDING					
BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOORS AS PER OUTER CONSTRUCTION LINE (SQ.M)		TENEMENT	TENEMENT MHADA
		RES.	MHADA		
C BUILDING	GROUND FLOOR	37.27	-	-	-
	1 ST POODUM FLOOR	37.27	-	-	-
	2 ND POODUM FLOOR	0.00	-	-	-
	3 RD POODUM FLOOR	0.00	-	-	-
	4 TH POODUM FLOOR	0.00	-	-	-
	5 TH POODUM FLOOR	0.00	-	-	-
	6 TH POODUM FLOOR	0.00	-	-	-
	7 TH POODUM FLOOR	0.00	-	-	-
	8 TH POODUM FLOOR	0.00	-	-	-
	9 TH POODUM FLOOR	0.00	-	-	-
	10 TH POODUM FLOOR	0.00	-	-	-
	11 TH POODUM FLOOR	0.00	-	-	-
	12 TH POODUM FLOOR	0.00	-	-	-
	TERRACE FLOOR	0.00	-	-	-
TOTAL	4920.75	1774.92	38	32	

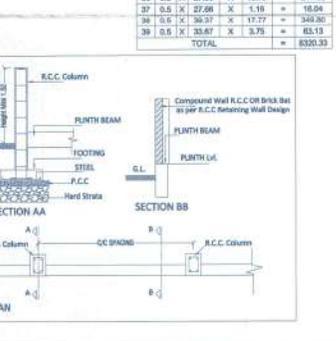
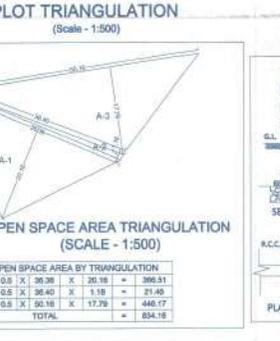
TYPE	CARPET AREA (SQ.M)				REMARKS			
	UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	0-30	2	0	0	4	0	0	0
RESIDENTIAL	30-40	2	118	1	98	2	118	3
RESIDENTIAL	40-50	2	317	1	159	2	16	20
RESIDENTIAL	50-150	1	0	1	0	1	0	0
RESIDENTIAL	150 AND ABOVE	1	0	1	0	1	0	0
COMMERCIAL	1445.87	100	15	2	30	6	90	25
TOTAL REQUIRED (NO)					248			
TOTAL PROPOSED (NO)					248			51
TOTAL REQUIRED AREA			0.00	3093.75	1050.00	135.94	43.50	
TOTAL PROPOSED AREA				19215.89				

WATER REQUIREMENT		
OVER HEAD WATER REQUIREMENT		
RESIDENTIAL	PERSONS	LTRS
435	3	259825.00
COMMERCIAL	401	45
TOTAL		314370.00
ADDITION REQUIRED FOR FIRE CHIM. TANK (PER BLDG. 25000 LTRS)		
		75000
OVER HEAD WATER REQUIREMENT = 389370.00 LTRS		
UNDER GROUND WATER TANK CAPACITY		
314370.00	x	2.00
		628740.00
TOTAL		628740.00
ADDITION FIRE PURPOSE (A TO C PER BLDG. 50000 LTRS)		
		150000.00
UNDER GROUND WATER REQUIREMENT = 778740.00 LTRS		
UNDER GROUND WATER PROVIDED = 778740.00 LTRS		

PROPOSED PARKING				
FLOOR NO.	CARS	SCOOTERS	Electrical Car	Visitors Car Park
GROUND FLOOR	100	100		
1 ST POODUM FLOOR	85	66		
2 ND POODUM FLOOR	82	122		
3 RD POODUM FLOOR	86	111		
4 TH POODUM FLOOR	81	127		
TOTAL	434	525		



PLOT AREA BY TRIANGULATION							
1	0.5	X	36.02	X	6.78	=	185.84
2	0.5	X	36.02	X	6.58	=	182.73
3	0.5	X	15.46	X	2.98	=	15.37
4	0.5	X	22.06	X	6.87	=	72.63
5	0.5	X	35.29	X	6.53	=	150.51
6	0.5	X	22.24	X	6.32	=	91.45
7	0.5	X	20.66	X	6.58	=	80.80
8	0.5	X	18.84	X	7.78	=	73.29
9	0.5	X	25.83	X	7.65	=	98.80
10	0.5	X	21.15	X	6.30	=	67.26
11	0.5	X	7.28	X	1.02	=	3.71
12	0.5	X	1.62	X	0.16	=	0.28
13	0.5	X	23.36	X	6.96	=	61.53
14	0.5	X	23.36	X	6.56	=	76.62
15	0.5	X	72.67	X	21.78	=	794.64
16	0.5	X	72.67	X	22.14	=	807.78
17	0.5	X	28.72	X	15.87	=	227.89
18	0.5	X	38.72	X	15.19	=	218.13
19	0.5	X	31.86	X	1.87	=	17.15
20	0.5	X	22.88	X	7.18	=	61.19
21	0.5	X	27.98	X	19.89	=	279.46
22	0.5	X	27.98	X	0.50	=	7.83
23	0.5	X	27.48	X	12.23	=	167.82
24	0.5	X	20.48	X	4.38	=	44.86
25	0.5	X	29.90	X	13.19	=	197.16
26	0.5	X	29.90	X	14.21	=	212.44
27	0.5	X	78.57	X	18.27	=	717.74
28	0.5	X	78.57	X	15.13	=	694.28
29	0.5	X	17.06	X	8.94	=	48.17
30	0.5	X	40.80	X	13.63	=	276.88
31	0.5	X	78.00	X	15.15	=	590.85
32	0.5	X	43.08	X	7.21	=	157.46
33	0.5	X	36.19	X	17.81	=	345.07
34	0.5	X	34.88	X	24.16	=	445.63
35	0.5	X	36.89	X	15.44	=	284.79
36	0.5	X	27.60	X	15.75	=	217.82
37	0.5	X	27.60	X	1.16	=	16.24
38	0.5	X	38.27	X	17.77	=	349.30
39	0.5	X	13.87	X	3.75	=	65.13
TOTAL						=	8320.33



STAMP OF APPROVAL 01 / 15

Sanctioned No. B.P./MOS/10/2025
 Office Order No. 4848 dated 07/11/2025
 Plan No. 2/17/2025

O. C. Signed by
 City Engineer

Building Permission Dept.
 P.M.C., Pimpri, Pune-18

A) AREA STATEMENT	S.Q.M.
1. AREA OF LOT	8102.00
(a) AS PER OWNERSHIP DOCUMENT (7/2)	8102.00
(b) AS PER OWNERSHIP DOCUMENT (P.O.A)	8102.00
(c) AS PER MEASUREMENT SHEET	8320.33
(d) AS PER SITE	8320.33
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P. ROAD WITHIN AREA	132.84
(b) ANY	0.00
TOTAL (a) + (b)	132.84
3. BALANCE AREA OF PLOT (1-2)	7969.16
4. AMENITY SPACE (IF APPLICABLE)	0.00
(a) REQUIRED	0.00
(b) ADJUSTMENT OF 2 (b), IF ANY	0.00
(c) BALANCE PROPOSED	0.00
5. NET PLOT AREA (3-4 (a))	7969.16
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	796.62
(a) REQUIRED	524.16
(b) PROPOSED	324.28
7. INTERNAL ROAD AREA	N/A
8. PLOTTABLE AREA (IF APPLICABLE)	N/A
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WITH (SR. NO. 5 X BASIC F.S.I)	7969.16 X 1.10
10. ADDITION OF F. S. I. ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH	4051.00
(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	4037.00
11. IN - BTU FSI: TON LOADING	
(a) IN - BTU AREA AGAINST D.P. ROAD (SR.NO.2)(a), If any	285.68
(b) IN - BTU AREA AGAINST AMENITY SPACE IF HANDLED OVER	0.00
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	
(a) TOR AREA	8102.00 X 90 % 7291.80
(b) TOTAL IN - BTU TON LOADING (11 (a) + (b) + (c))	7291.80
13. TOTAL SETTLEMENT OF F.S.I. IN THE PROPOSAL	20094.87
(a) ANNUAL AREA F.S.I. UPTO 80 % WITH PAYMENT OF CHARGES	866.05
1948.64 X 80 % = 1062.87 X 80 %	
(b) ANNUAL AREA F.S.I. UPTO 80 % WITH PAYMENT OF CHARGES	11382.38
20094.87 - 1062.87 = 19031.93 X 90 % = 17128.74	
(c) TOTAL ENTITLEMENT (a + b + c)	32343.30
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)	
PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO.8.1 OR 8.2	4.50
6.3 OR 6.4 AS APPLICABLE) X 1.8 OR 1.8	2.90 X 1.80
15. PROPOSED AREA	
(a) EXISTING BUILT UP AREA	0.00
(b) PROPOSED COMMERCIAL BUILT UP AREA	1948.84
(c) PROPOSED RESIDENTIAL BUILT UP AREA (AS PER PLIN)	30394.41
TOTAL (a + b + c)	32343.25
16. F.S.I. CONSUMED (15 (b) / 15 (c)) SHOULD NOT BE MORE THAN SR. NO. 14	3.99
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) REQUIRED	1763.21
(b) PROPOSED	1774.92

CERTIFICATE OF AREA

WHEREAS THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SECT. ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO MEASURED ON TALKER WITH THE MEASUREMENT DOCUMENT OF OWNERSHIP (17-18) RECORDS (1) AND RECORDS (2) / CITY SURVEY RECORDS

LEGEND
 PLOT BOUNDARY SHOWN BLACK
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN RED DOTTED
 WATER LINE SHOWN BLACK DOTTED
 GREEN BELT (GREEN)
 DP ROAD SHOWN GREEN DOTTED

OWNERS DECLARATION
 I/WE UNDERSIGNED HEREBY CERTIFY THAT THE ABOVE AREA IS PLANNED APPROVED BY AUTHORITY / COLLECTOR / I/WE WOULD SECURE THE STRUCTURE AS PER APPROVED PLAN AND I/WE WOULD SECURE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNERS NAME:
 POPAT P. KUDALE & OTHER, ARUNA D. KUDALE & OTHER,
 RAMDAS H. KUDALE & OTHER THROUGH P.O.A HOLDER & ITS SELF
 M/S. MUNISUBRAV PROPERTIES THROUGH PARTNER
 1) NITIN CHIVANJAL JAIN

2) SANTOSH NITIN JAIN
3) MAHAVIR BASANTILAL CHOPRA

PROJECT:
 DAT NO: 304 (P)/407(P)/408(P)/409(P)/410(P)/411(P) VILLAGE MOSHI, PUNE

LICENSE ENGINEER S&P ASSOCIATES
 BUCHHAR SURESH PANDAV SOLAPUR PUNE
 P.M.C./PUNE/2025/1021

ENGINEER'S SIGN:
 DATE: 24/01/2025
 DRAWN BY: CHECKED BY: BOWATHI AGARWAL

INWARD NO.: P.M.C./PUNE/2025/1021
KEY NO.: P.M.C./PUNE/2025/1021
DATE: 24/01/2025
SHEET NO.: 01/15