

FORM OF STATEMENT - 01 (SR.NO. 8(A)(III))									
BUILDING TYPE	NO. OF FLOORS	BLDG. HEIGHT	UDCPR RULE	TOTAL AREA	TOTAL RESI. TENE.	TOTAL COMM. UNIT			
			COMM. RESI.						
A BLDG.	BAS. PARK+GR. PARK+UPPER PARK-1ST, 2ND, 3RD FL.+1ST FL. TO 30TH FL.	115.50 M.	20922.32	20922.32	120	-			
B BLDG.	BAS. PARK+GR. PARK+UPPER PARK-1ST, 2ND, 3RD FL.+1ST FL. TO 30TH FL.	115.50 M.	27209.54	27209.54	232	-			
C BLDG.	BAS. PARK+GR. FL./PARK+1ST COMM./UPPER PARK-1ST+UPPER PARK-2ND, 3RD FL.+1ST FL. TO 35TH FL.	131.50 M.	1039.03	7486.56	8525.59	70	22		
D BLDG.	BAS. PARK+GR. FL./PARK+1ST COMM./UPPER PARK-1ST+UPPER PARK-2ND, 3RD FL.+1ST FL. TO 5TH FL.	35.50 M.	1752.10	4640.86	6392.96	39	20		
E BLDG./MHADA	GR. PARK+18TH FL.	56.25 M.	4089.96	4089.96	51	-			
COMM. BLDG.	2 BAS. PARK+GR. FLOOR COMM/GR. PARK+1ST FLOOR COMM/UP. PARK-1ST+UP. PARK. 2ND, 3RD FL.+COVERED PARKING	18.20 M.	5581.19	5581.19	-	-	31		
CLUB HOUSE	1ST FL.	-	0.00	-	-	-	-		
TOTAL AREA	LESS MHADA AREA	-	8372.32	64349.24	7271.56	512	73		
	BALANCE BUILT-UP AREA	-	-	4089.96	4089.96	-	-		
		-	-	60259.28	68631.80	-	-		

WATER STORAGE CAPACITY									
BUILDING TYPE	RESI. TENEMENT / COMM. B/UP AREA	OCCUPANT LOAD	NO. OF PERSON	CAPACITY PER PERSON	O/H. WATER TANK CAPACITY (LITRS.)	O/H. WATER TANK CAPACITY (LITRS.)	U/G. WATER TANK CAPACITY (LITRS.)	U/G. WATER TANK CAPACITY (LITRS.)	AS PER FIRE NOC=7,00,000.00
A BLDG.	RESI. TENEMENT 120	-	600	135	81000	25000.00	162000.00	150000.00	
B BLDG.	RESI. TENEMENT 232	-	1160	135	156600	25000.00	313200.00	150000.00	
C BLDG.	RESI. TENEMENT 70	-	360	135	47250	-	94500.00	-	
C BLDG. COMM.	GROUND 486.51	3	152	45	7290.00	25000.00	14590.00	150000.00	
D BLDG.	RESI. TENEMENT 39	-	195	135	26325	-	52650.00	-	
D BLDG. COMM.	GROUND 848.47	3	283	45	12735.00	25000.00	25470.00	150000.00	
E BLDG. MHADA	RESI. TENEMENT 51	-	255	135	34425	25000.00	68850.00	100000.00	
COMM. BLDG.	GROUND 2851.61	3	951	45	42795.00	25000.00	85590.00	-	
	1ST FLOOR 2729.58	6	455	45	20475.00	-	40950.00	-	
TOTAL	-	-	4645	-	439425.00	150000.00	878850.00	-	

PARKING STATEMENT			
PARKING	PARKING REQUIRED	FOR RESIDENTIAL	FOR COMMERCIAL
FOR 120 TENEMENTS	120	120	120
FOR 119 TENEMENTS	61	119	61
FOR 113 TENEMENTS	113	113	113
FOR 70 TENEMENTS	35	70	35
FOR 19 TENEMENTS	19	19	19
FOR 51 TENEMENTS	26	51	26
FOR 120 TENEMENTS	383	512	383
FOR 19 TENEMENTS	19	26	19
TOTAL PARKING PROVIDED	402	538	402

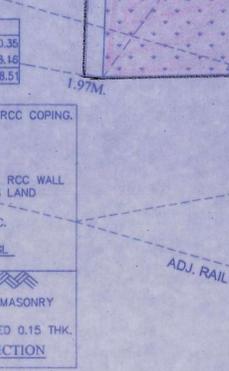
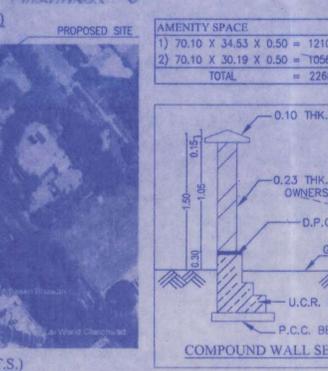
FOR COMMERCIAL			
FOR COMM.(EVERY 100 SQM CARPET AREA)			
2	2	2	2
6	6	6	6
16	16	16	16
28	28	28	28
84	84	84	84
103	103	103	103
310	310	310	310
442	442	442	442
980	980	980	980
1448	1448	1448	1448
2633.50	2633.50	2633.50	2633.50

PARKING AREA STATEMENT			
AREA REQUIRED	TOTAL SQM.	AREA PROVIDED	TOTAL SQM.
CAR	6864.37	CAR	2337.50
SCOOTER	1959.20	SCOOTER	2898.00
TOTAL AREA	8823.57	TOTAL AREA	2633.50

OPEN SPACE - 01	
1) 44.17 X 15.28 X 0.50	= 337.44
2) 44.17 X 8.94 X 0.50	= 197.44
3) 24.30 X 4.63 X 0.50	= 56.25
4) 9.48 X 1.87 X 0.50	= 8.86
TOTAL	= 600.00

OPEN SPACE - 02	
1) 27.66 X 4.92 X 0.50	= 68.04
2) 41.86 X 13.82 X 0.50	= 289.25
3) 46.81 X 24.98 X 0.50	= 584.68
4) 5.17 X 0.71 X 0.68	= 2.50
5) 47.35 X 5.80 X 0.50	= 137.32
6) 42.57 X 9.34 X 0.50	= 198.80
7) 11.00 X 2.34 X 0.50	= 12.87
8) 42.57 X 4.87 X 0.50	= 103.66
TOTAL	= 1403.24

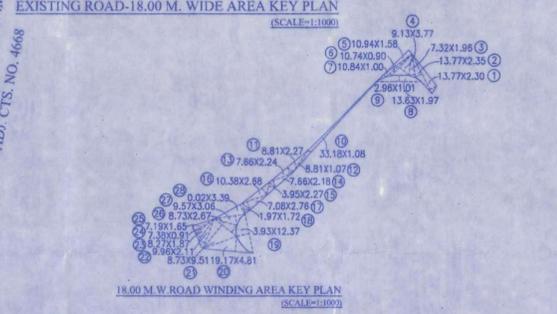
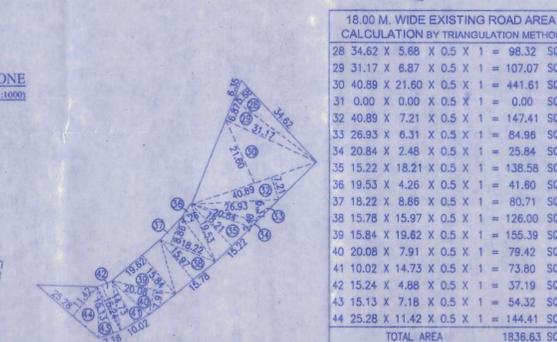
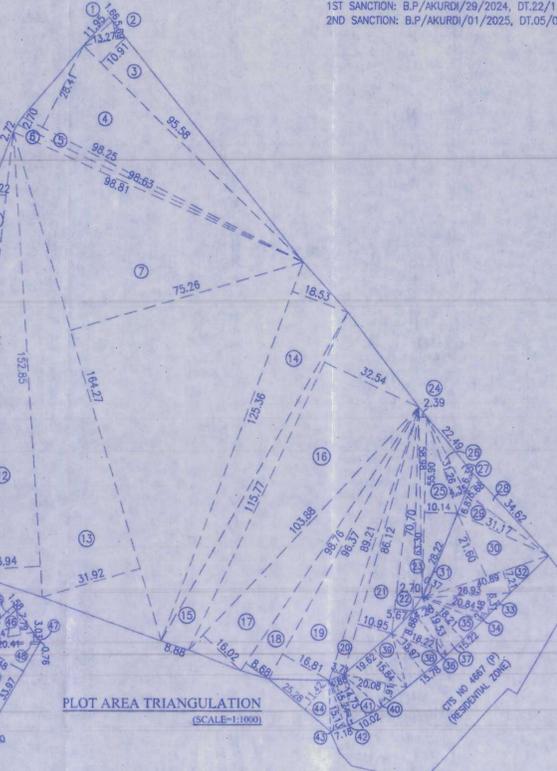
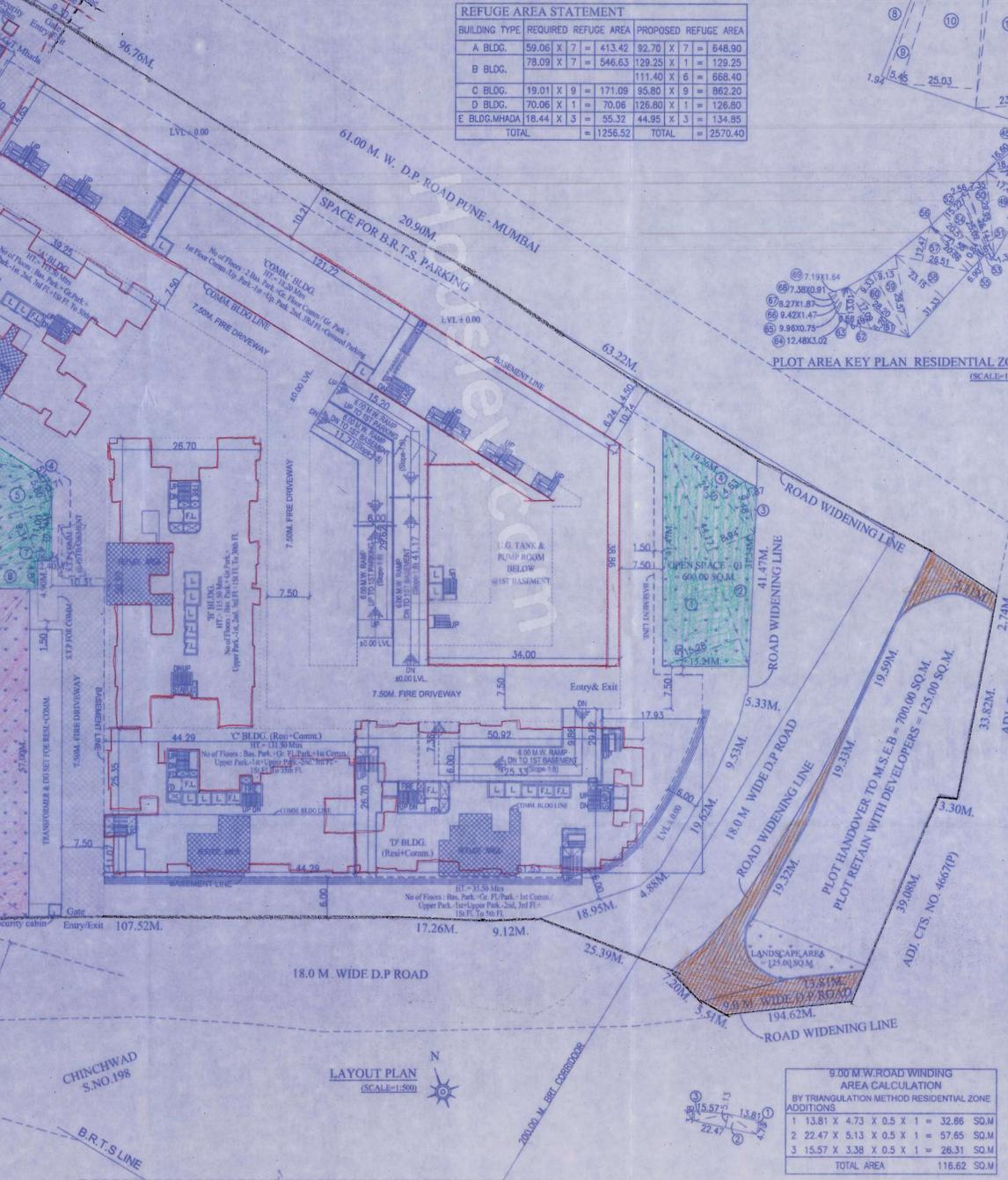
AMENITY SPACE	
1) 70.10 X 34.53 X 0.50	= 1210.35
2) 70.10 X 30.19 X 0.50	= 1058.16
TOTAL	= 2268.51



REQUIRED MHADA / E.S. AREA STATEMENT			
MHADA/E.S. = BASIC F.S.I. X 20%	= 20,032.36 X 20%	= 4,006.47 SQ.M.	
REQUIRED MHADA AREA =	4,006.47 SQ.M.		
PROPOSED MHADA AREA	4,089.96 SQ.M.		

PLOT AREA CALCULATION BY TRIANGULATION METHOD (INDUSTRIAL-RESIDENTIAL ZONE)			
ADDITIONS	1) 11.95 X 1.66 X 0.5 X 1 = 9.92 SQ.M.	52) 26.14 X 2.56 X 0.5 X 1 = 33.46 SQ.M.	
	2) 13.27 X 5.69 X 0.5 X 1 = 37.75 SQ.M.	53) 25.02 X 1.81 X 0.5 X 1 = 22.64 SQ.M.	
	3) 9.58 X 10.91 X 0.5 X 1 = 52.19 SQ.M.	54) 20.57 X 15.22 X 0.5 X 1 = 156.54 SQ.M.	
	4) 22.49 X 6.35 X 0.5 X 1 = 71.41 SQ.M.	55) 20.57 X 15.22 X 0.5 X 1 = 156.54 SQ.M.	
	5) 34.62 X 5.68 X 0.5 X 1 = 98.32 SQ.M.	56) 25.16 X 0.84 X 0.5 X 1 = 9.06 SQ.M.	
	6) 29.31 X 7.87 X 0.5 X 1 = 116.07 SQ.M.	57) 26.61 X 12.47 X 0.5 X 1 = 165.29 SQ.M.	
	7) 164.27 X 75.26 X 0.5 X 1 = 6181.50 SQ.M.	58) 20.86 X 6.90 X 0.5 X 1 = 72.09 SQ.M.	
	8) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	59) 29.57 X 9.13 X 0.5 X 1 = 134.99 SQ.M.	
	9) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	60) 28.20 X 9.33 X 0.5 X 1 = 131.55 SQ.M.	
	10) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	61) 28.20 X 9.33 X 0.5 X 1 = 131.55 SQ.M.	
	11) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	62) 17.09 X 6.40 X 0.5 X 1 = 55.46 SQ.M.	
	12) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	63) 13.01 X 0.58 X 0.5 X 1 = 3.77 SQ.M.	
	13) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	64) 12.48 X 3.02 X 0.5 X 1 = 18.84 SQ.M.	
	14) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	65) 9.96 X 0.75 X 0.5 X 1 = 3.74 SQ.M.	
	15) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	66) 9.42 X 1.47 X 0.5 X 1 = 6.92 SQ.M.	
	16) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	67) 8.27 X 1.87 X 0.5 X 1 = 7.73 SQ.M.	
	17) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	68) 7.38 X 0.91 X 0.5 X 1 = 3.36 SQ.M.	
	18) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	69) 7.19 X 1.64 X 0.5 X 1 = 5.88 SQ.M.	
	19) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	TOTAL AREA	25825.15 SQ.M.
	20) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	AREA UNDER 18.0 M.W. EXISTING ROAD	1836.63 SQ.M.
	21) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	TOTAL AREA	23988.52 SQ.M.
	22) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.	AS PER OWNERSHIP DOCUMENT	23619.00 SQ.M.
	23) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.		
	24) 113.56 X 1.94 X 0.5 X 1 = 110.15 SQ.M.		

REFUGEE AREA STATEMENT			
BUILDING TYPE	REQUIRED REFUGEE AREA	PROPOSED REFUGEE AREA	
A BLDG.	59.06 X 7 = 413.42	92.70 X 7 = 648.90	
B BLDG.	78.09 X 7 = 546.63	129.25 X 7 = 129.25	
C BLDG.	19.01 X 9 = 171.09	95.80 X 9 = 862.20	
D BLDG.	70.06 X 1 = 70.06	126.80 X 1 = 126.80	
E BLDG./MHADA	18.44 X 3 = 55.32	44.95 X 3 = 134.85	
TOTAL	1255.52	2570.40	



18.00 M.W. ROAD WINDING AREA CALCULATION BY TRIANGULATION METHOD (RESIDENTIAL ZONE)			
1) 13.77 X 2.30 X 0.5 X 1 = 15.84 SQ.M.	16) 10.38 X 2.68 X 0.5 X 1 = 13.91 SQ.M.	31) 10.84 X 1.58 X 0.5 X 1 = 8.46 SQ.M.	
2) 13.77 X 2.35 X 0.5 X 1 = 16.18 SQ.M.	17) 7.08 X 2.76 X 0.5 X 1 = 9.77 SQ.M.	32) 10.84 X 1.58 X 0.5 X 1 = 8.46 SQ.M.	
3) 7.32 X 1.96 X 0.5 X 1 = 7.17 SQ.M.	18) 1.97 X 1.72 X 0.5 X 1 = 1.69 SQ.M.	33) 10.84 X 1.58 X 0.5 X 1 = 8.46 SQ.M.	
4) 9.13 X 3.77 X 0.5 X 1 = 17.21 SQ.M.	19) 3.45 X 11.78 X 0.5 X 1 = 20.32 SQ.M.	34) 10.84 X 1.58 X 0.5 X 1 = 8.46 SQ.M.	
5) 10.84 X 1.58 X 0.5 X 1 = 8.46 SQ.M.	20) 19.17 X 4.81 X 0.5 X 1 = 46.09 SQ.M.	35) 10.84 X 1.58 X 0.5 X 1 = 8.46 SQ.M.	
6) 10.74 X 0.90 X 0.5 X 1 = 4.83 SQ.M.	21) 8.73 X 9.51 X 0.5 X 1 = 41.51 SQ.M.	36) 10.84 X 1.58 X 0.5 X 1 = 8.46 SQ.M.	
7) 10.84 X 1.00 X 0.5 X 1 = 5.42 SQ.M.	22) 9.98 X 2.11 X 0.5 X 1 = 10.51 SQ.M.	37) 10.84 X 1.58 X 0.5 X 1 = 8.46 SQ.M.	
8) 13.83 X 1.97 X 0.5 X 1 = 13.43 SQ.M.	23) 8.27 X 1.87 X 0.5 X 1 = 7.73 SQ.M.	38) 13.83 X 1.97 X 0.5 X 1 = 13.43 SQ.M.	
9) 2.86 X 1.01 X 0.5 X 1 = 1.46 SQ.M.	24) 7.38 X 0.91 X 0.5 X 1 = 3.36 SQ.M.	39) 2.86 X 1.01 X 0.5 X 1 = 1.46 SQ.M.	
10) 33.18 X 1.08 X 0.5 X 1 = 17.92 SQ.M.	25) 7.19 X 1.55 X 0.5 X 1 = 5.53 SQ.M.	40) 33.18 X 1.08 X 0.5 X 1 = 17.92 SQ.M.	
11) 8.81 X 2.27 X 0.5 X 1 = 10.00 SQ.M.	26) 9.57 X 3.06 X 0.5 X 1 = 14.64 SQ.M.	41) 8.81 X 2.27 X 0.5 X 1 = 10.00 SQ.M.	
12) 8.81 X 1.07 X 0.5 X 1 = 4.71 SQ.M.	27) 10.02 X 3.39 X 0.5 X 1 = 16.98 SQ.M.	42) 8.81 X 1.07 X 0.5 X 1 = 4.71 SQ.M.	
13) 7.66 X 2.24 X 0.5 X 1 = 8.58 SQ.M.	TOTAL AREA	348.36 SQ.M.	

STAMP OF APPROVAL LAYOUT
 REVISED SANCTION PURPOSE
 Sanctioned No. B.P./Akurdi/08/2025
 Subject to conditions mentioned in the
 Office Order No. B.P./Akurdi/08/2025
 dated 31/3/25
 Pimpri
 Date: 31/3/2025
 O.C. Signed by
 City Engineer
 Building Permission Dept.
 P.M.C.M., Pimpri, Pune-18.

AREA STATEMENT	SQ.M.
01. AREA OF PLOT	
a) AS PER MEASUREMENT SHEET	23,988.52
b) AS PER SITE	23,619.00
c) AS PER OWNERSHIP DOCUMENT	23,619.00
02. DEDUCTIONS FOR	
a) D.P. ROAD / ROAD WIDENING - 18.00M X 9.00M	464.98
b) AREA UNDER RESERVATION (B.R.T. Parking area)	853.15
(TOTAL a+b)	1,318.13
03. BALANCE AREA OF PLOT (1-2)	22,300.87
04. AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED - 05%	-
b) ADJUSTMENT OF (2B), IF ANY -	2,268.51
c) BALANCE PROPOSED -	2,268.51
05. NET PLOT AREA (3-4-C)	20,032.36
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED - 10% (Not deducted)	2,003.24
b) PROPOSED - (Not deducted)	2,003.24
07. INTERNAL ROAD AREA (Not deducted)	-
08. PLOTABLE AREA (IF APPLICABLE)	20,032.36
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.00)	20,032.36
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI (20.032.36 X 50% = 10,016.18)	-
b) PROPOSED FSI ON PAYMENT OF PREMIUM.	5,007.78
11. IN-SITU FSI / TDR LOADING	
a) AREA UNDER 18.00 M.W. D.P. ROAD (464.98 X 2 = 929.96)	-
b) AMENITY SPACE (2,268.51 X 2 = 4,537.02)	-
c) ANY D.P. RESERVATION AREA (B.R.T. Parking area)	-
d) T.D.R. AREA (20,032.36 X 1.75 = 35,056.63)	17,506.24
e) SLUM T.D.R. 50% - 35,056.63 X 50% = 17,528.32	-
f) RESERVATION TDR - 35,056.63 X 50% = 17,528.32	-
g) GREEN FSI IGC GOLD 5% ON BASIC FSI	-
h) TOTAL TDR LOADING PROPOSED (a+b+c+d+e)	17,506.24
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) [9 + 10(B) + 11(D)] WHICHEVER IS APPLICABLE	42,540.38
b) PREVIOUSLY SANCTIONED B/UP AREA	-
c) BALANCE PERMISSIBLE FLOOR AREA (13(a-b))	42,540.38
d) ANCILLARY AREA	-
ANCILLARY AREA FOR COMMERCIAL (8,372.32/1.80 = 4,651.29 F.S.I. & 3,721.03 Ancillary)	-
ANCILLARY AREA FOR RESIDENTIAL (42,540.38 - 4,651.29 = 37,889.09 F.S.I. X 0.60 = 22,733.45)	-
Total Ancillary Comm.+Res. = 3,721.03 + 22,733.45 = 26,454.48	26,454.48
e) TOTAL ENTITLEMENT (a+c+d)	68,994.86
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.	
15. TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING BUILT-UP AREA	-
b) PROPOSED COMMERCIAL AREA	8,372.32
c) PROPOSED RESIDENTIAL AREA (WITHOUT MHADA)	60,259.28
d) TOTAL (a+b+c) (WITHOUT MHADA)	68,631.60
16. F.S.I. CONSUMED (15/13e)	0.99
17. AREA FOR MHADA	
a) Required (20%)	4,006.47
b) Proposed	4,