

Total Number of Shops: 17

+ Total Number of Flats: 124

Total Tenements: 141

BUILDING WISE FSI STATEMENT :-

BUILDING NAME	FSI AREA		TENE.	TOTAL FSI AREA
	COMM.	RESI.		
A	412.39	10271.09	124	10683.48
TOTAL	412.39	10271.09	124	10683.48

FLOOR WISE FSI STATEMENT : A

FLOORS NAME	FSI AREA		TENE.	TOTAL FSI AREA
	COMM.	RESI.		
2nd BASEMENT FLOOR	0.00	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	412.39	38.66	0	451.05
FIRST FLOOR	0.00	1146.82	14	1146.82
SECOND FLOOR	0.00	1146.82	14	1146.82
THIRD FLOOR	0.00	1146.82	14	1146.82
FOURTH FLOOR	0.00	1146.82	14	1146.82
FIFTH FLOOR	0.00	1146.82	14	1146.82
SIXTH FLOOR	0.00	1146.82	14	1146.82
SEVENTH FLOOR	0.00	1057.87	12	1057.87
EIGHTH FLOOR	0.00	1146.82	14	1146.82
NINTH FLOOR	0.00	1146.82	14	1146.82
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	412.39	10271.09	124	10683.48

FROM OF STATEMENT 1 (EXISTING BUILDING TO BE RETAINED) (Sr. No. 8(a) (iii))

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BLDG.	USE/OCCUPANCY OF FLOORS.
TOTAL	NA	NA	NA	NA

FROM OF STATEMENT 2 (PROPOSED BUILDING) (Sr.No.9(a))

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	TOTAL TENE.
A	2B+P+09	10683.48	124
TOTAL	TOTAL	10683.48	124

PARKING AREA STATEMENT

SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY		TOTAL REQ.	PARKING REQUIRED	
		TOTAL	SCOOTER		CAR	SCOOTER
30 - 40	0	2	0	0.00	0	0
40 - 80	124	2	2	62.00	82	124
COMM.	373.15	100	6	3.73	7	22
TOTAL					89	146
VISITORS PARKING (5%)					3	6
TOTAL REQUIRED PARKING					72	152
TOTAL AREA (SQM.)					900.00	304.00

PARKING PROVIDED

FLOOR NAME	CAR	SCOOTER
1st BASEMENT FLOOR	29	55
2nd BASEMENT FLOOR	31	55
GROUND FLOOR	23	42
TOTAL	83	152

E.V. PARKING
COMM. PARKING

WATER REQUIREMENT

O.H.W. TANK	TENE.	PER. SON	TOTAL PERSON	REQ.	PROP.
RESIDENTIAL	124	5	620	136	83700
COMM.			138	45	6210
FOR FIRE				26000	26000
TOTAL				114910	114910
U.G.W. TANK			89910	1,50	134865
FOR FIRE				50000	50000
TOTAL				184865	184865

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

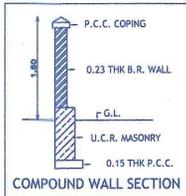
DESCRIPTION	PROP. NO. OF TENEMENT	REQUIRED AREA	PROPOSED AREA
SOCIETY OFFICE	124	20.00 sqm	7th FLOOR 24.69 sqm
SANITARY BLOCK		03.00 sqm (max.)	7th FLOOR 02.75 sqm
DRIVER ROOM		12.00 sqm	7th FLOOR 12.05 sqm

REFUGE AREA STATEMENT

BUILDING NAME	FLOOR	REQ.	PRPO.
A	7th FLOOR	66.10	66.41

REQUIRED REFUGE AREA:-
REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.30 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS

OCCUPANT LOAD:-
NO OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (Person) X 0.30 Sqm.
= 42 X 5 X 0.30 = 63.00 Sqm.
= 124 (Tene.) X 5 (Person) = 620 (Person)
= 620/200 = 3.10 Sqm.
REQD. REFUGE AREA = 63.00 + 3.10 = 66.10 Sqm.
PROVIDED REFUGE AREA = 66.41 Sqm.

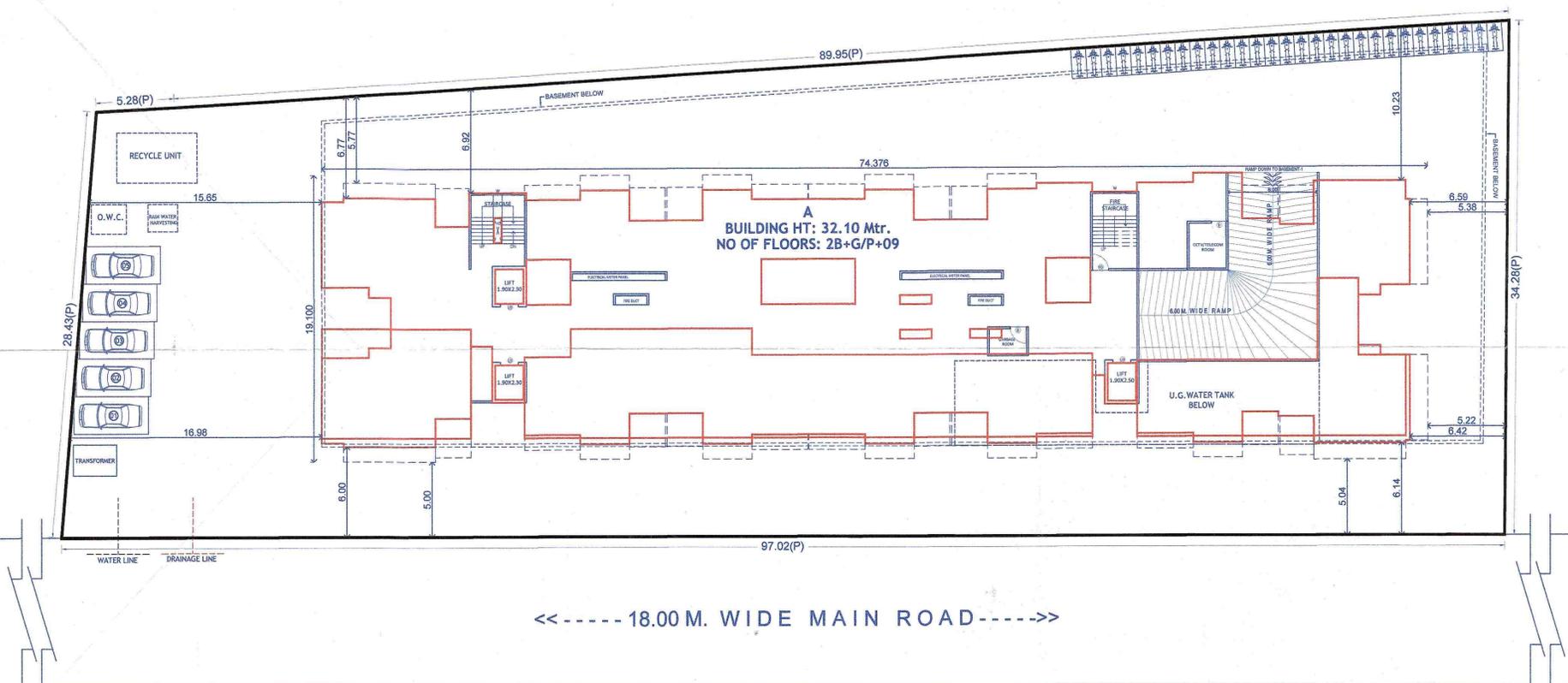
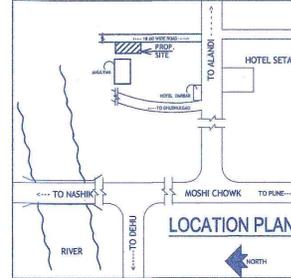


FORM OF STATEMENT 3 (SR. NO. 9(g))

BLDG. NAME	FLOOR NO.	AREA DETAILS OF APARTMENT	
		SHOP NO.	LOFT AREA (Sq.m.)
A	Ground Floor	Shop-01	32.48
		Shop-02	36.97
		Shop-03	16.96
		Shop-04	25.30
		Shop-05	35.36
		Shop-06	22.67
		Shop-07	18.77
		Shop-08	18.76
		Shop-09	17.18
		Shop-10	26.49
		Shop-11	16.40
		Shop-12	19.63
		Shop-13	17.99
		Shop-14	15.03
		Shop-15	23.66
		Shop-16	13.55
		Shop-17	15.95

FORM OF STATEMENT 3 (SR. NO. 9(g))

BLDG. NAME	FLOOR NO.	FLAT NO.	AREA DETAILS OF APARTMENT		
			CARPET AREA (Sq.m.)	AREA OF ENCL. BALCONY (Sq.m.)	AREA OF OPENDRY BALC./SIT-OUT (Sq.m.)
A	Typical- 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th floor	101,201,301,401,501,601,701,801,901	63.39	5.25	5.63
		102,202,302,402,502,602,702,802,902	52.55	5.98	5.04
		103,203,303,403,503,603,703,803,903	52.55	5.98	5.04
		104,204,304,404,504,604,704,804,904	52.55	5.98	5.04
		105,205,305,405,505,605,705,805,905	55.82	2.70	5.04
		106,206,306,406,506,606,706,806,906	58.14	0.00	5.04
		107,207,307,407,507,607,707,807,907	62.82	5.83	5.63
		108,208,308,408,508,608,708,808,908	57.44	11.69	5.63
		109,209,309,409,509,609,709,809,909	51.78	5.98	5.04
		110,210,310,410,510,610,710,810,910	52.55	5.98	5.04
		111,211,311,411,511,611,711,811,911	52.55	5.98	5.04
		112,212,312,412,512,612,712,812,912	52.55	5.98	5.04
		113,213,313,413,513,613,713,813,913	52.55	5.98	5.04
		114,214,314,414,514,614,714,814,914	63.39	5.25	5.63



18.00 M. WIDE MAIN ROAD

LAYOUT PLAN
(Scale - 1:200)

Proforma - I : Area Statement

PROJECT :- RESIDENTIAL / COMMERCIAL
VILLAGE :- DUDULGAON, TAL :- HAVELI, DIST:- PUNE. 01/05
S.No :- 161(P) C.T.S.No :-

Sanctioned No. B.P./Dudulgaon/09/2024
Subject to conditions mentioned in the Office Order No. even dated 07/02/2024

Plmpt Date: 07/02/2024
Executive Engineer
Building Permission and Unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Plmpt-411 018.

A. AREA STATEMENTS

Sl. No.	DESCRIPTION	SQ.MT.
1.	AREA OF PLOT	2875.00
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	2875.00
b)	AS PER DEMARCATION SHEET	3001.00
c)	AS PER SITE	3001.00
2.	DEDUCTIONS FOR:-	
(a)	PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	0.00
(b)	ANY (NALA AREA)	0.00
TOTAL (a+b)		0.00
3.	BALANCE AREA OF PLOT (1-2)	2875.00
4.	AMENITY SPACE (if applicable)	
(a)	REQUIRED	0.00
(b)	ADJUSTMENT OF 2(B), IF ANY-	0.00
(c)	BALANCE PROPOSED	0.00
5.	NET AREA OF THE PLOT (3-4(c))	2875.00
6.	RECREATIONAL OPEN SPACE	
(a)	OPEN SPACE (REQUIRED)	267.50
(b)	OPEN SPACE (PROPOSED)	0.00
7.	INTERNAL ROAD AREA	0.00
8.	PLOTTABLE AREA (if applicable)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no.5xBasic FSI 1.10)	2942.50
10.	ADDITION OF FSI ON PAYMENT PREMIUM	
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH/TOD ZONE	1337.50
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM	1300.00
11.	IN-SITU FSI/ TDR LOADING	
(a)	IN-SITU AREA AGAINST D.P. ROAD (2.0 X Sr.N 2(a))	0.00
(b)	IN-SITU AREA AGAINST AMENITY SPACE HAND OVER (2.00 or 1.85 X Sr.No.4(b) and/or (c))	0.00
(c)	IN-SITU F.S.I./TDR LOADING	2407.48
(d)	TOATL IN-SITU /TDR LODING PROPOSED (11(a)+(b)+(c))	2407.48
12.	ADDITIONAL FSI UNDER CHAPTER 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a)	(9+10(b)+11(d) or 12 WHICHEVER APPLICABLE	6649.98
(b)	ANCILLARY AREA FSI (80% COMM.)	183.28
(c)	ANCILLARY AREA FSI (80% RESI.)	3852.52
(d)	TOTAL ENTITLEMENT (a+b+c)	10685.79
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)x1.6 or 1.8	(2.50)X1.6
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
(a)	EXISTING AREA	0.00
(b)	PROPOSED RESIDENTIAL AREA	10271.09
(c)	PROPOSED COMMERCIAL AREA	412.39
TOTAL PROPOSED AREA (a+b+c)		10683.48
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	1.00
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	
(a)	REQUIRED (20% OF SR.NO.9)	0.00
(b)	PROPOSED	0.00

Triangulation (Scale - 1:200)

Triangle	Area
A-01	1374.53
A-02	1626.46
Total (PLOT)	3001.00

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.SCH/RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PCMC. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

H. OWNER'S /DEVELOPER NAME AND SIGNATURE :-
MRS. KAVITA VIJAY KURHADE & OTHERS THROUGH P.O.H. M/S CONCRETE PROPERTIES THROUGH SHRI. BHARAT L. CHOUDHRI

I. PROJECT :- RESIDENTIAL /COMMERCIAL
Village :- Dudulgaon, Tal :- Haveli, Dist:- Pune.
S.No :- 161(P)
C.T.S.No :-
Discrepan :- REGULAR TRACK

Mahendra Thakur
CA/2004/2476
Office No.3 & 4, Ground Floor, MSR Capital Building, Samrat Chowk Pimpri Court Road, Morewadi, Pimpri-Chinchwad, Maharashtra - 411018
Email :- info@mrct.in

SCALE: 1:100
FILE NO.: ANANT
DRAWN BY: ANANT
CHECKED BY: MAHENDRA
KEY NO.:
DATE: 05.10.2023
INWARD NO.: DDL/0055/19