

Form of statement 1 [Sr. No. 8(a)(iii)]

Existing Building to be Retained

Existing Building No.	Floor No.	Plinth Area	Total floor Area of Existing Building	TENEMENTS	Use / Occupancy of Floors.
NA	NA	NA	NA	NA	NA

BUILDING WISE F.S.I. STATEMENT

BLDG NO.	FLOOR NO.	F.S.I. AREA (M)	TOTAL B/UP AREA (SQ.M.)	TNMTS.
(1)	(2)	(4)	(6)	(7)
A	B+LGR.+UGR.+ 3 FLOORS.	2461.34	149.70	2611.04
B	B+LGR.+UGR.+MEZZ.+ 3 FLOORS.	414.17	1458.89	1873.06
TOTAL		2875.51	1608.59	4484.10

FORM OF STATEMENT NO-3

BUILDING A (COMMERCIAL) - CARPET AREA STATEMENT (UPPER GROUND FLOOR)

SHOWROOM NO.	CARPET AREA (SQ.M)
SHOWROOM-01	531.02

FORM OF STATEMENT NO-3

BUILDING A (COMMERCIAL) - CARPET AREA STATEMENT (1ST FLOOR)

OFFICE	TOTAL (SQ.M)
SHOWROOM-01	529.87

Form of Statement 2[Sr.No.9(a)]

Proposed Building

Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.
(1)	(2)	(3)	(5)
A	COMM.	RESI.	
	BASEMENT	0.00	0.00
	LOWER GROUND	0.00	0.00
	UPPER GROUND	570.60	44.55
	1ST FLOOR	563.18	35.05
	2ND FLOOR	663.78	35.05
3RD FLOOR	663.78	35.05	
TOTAL AREA=		2461.34	149.70

SANITATION REQUIREMENT AS PER TABLE NO-12 'C' (WING A)

NO. OF PERSONS - 6 SQ.M./PERSONS (2ND & 3RD FLOOR) : 1327.56 /6=221 PERSONS.
 TOTAL NO. OF PERSONS - 221 PERSONS SAY 221 PERSONS
 NO. OF PERSONS - 221 PERSONS CONSIDERING 50% GENTS & 50% LADIES.
 NO. OF PERSONS - 111 GENTS & 111 LADIES

SR.NO	FIXTURES	PUBLIC TOILETS		STAFF TOILETS	
		MALE	FEMALE	MALE	FEMALE
(1)	(2)	(3)	(4)	(5)	(6)
a)	W.C.	1 per 25	4 NOS.	1 per 15	7 NOS.
b)	URINALS	4for 71-100 add 3% over 100-200	5 NOS.	4for 71-100 add 2.5% over 100-200	5 NOS.

FORM OF STATEMENT NO-3

BUILDING A (COMMERCIAL) - CARPET AREA STATEMENT (2ND & 3RD FLOOR)

OFFICE NO.	CARPET AREA (SQ.M)
01	41.60
02	40.73
03	55.14
04	54.32
05	85.14
06	71.21
07	55.03
08	56.86
09	40.91
10	41.59
TOTAL	542.53

Form of Statement 2[Sr.No.9(a)]

Proposed Building

Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.
(1)	(2)	(3)	(5)
B	COMM.	RESI.	
	BASEMENT		
	LOWER GROUND		
	UPPER GROUND	266.82	46.51
	MEZZANINE	147.35	37.00
	1ST FLOOR	458.46	4
2ND FLOOR	458.46	4	
3RD FLOOR	458.46	4	
TOTAL AREA=		414.17	1458.89

PARKING CALCULATION:

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS.)
Residential	80 -150	1	12	1
Total Required (Nos)		12	12	12
In Addition 5% Visitors Parking(Nos)				
Commercial	1433.96	100	15	2
office	1085.06	200	6	3
Total Required (Nos)		306	18	11
Total Area Required		762.50+338.00=1100.50		
Total Area Proposed		1495.00		

SANITATION REQUIREMENT AS PER TABLE NO-12 'O'

NO. OF PERSONS - 3SQ.M./PERSONS (GROUND FLOOR) :837.42 /3 =279.14 PERSONS.
 NO. OF PERSONS - 6SQ.M./PERSONS (UPPER FLOOR) : 710.53/6 =118.42 PERSONS.
 TOTAL NO. OF PERSONS - 397.56 PERSONS SAY 398 PERSONS
 TOTAL NO. OF PERSONS - 398 PERSONS CONSIDERING 50% GENTS & 50% LADIES.
 NO. OF PERSONS -199 GENTS & 199 LADIES

FITMENTS	REQUIRED		PROVIDED	
	G.TOILET	L.TOILET	G.TOILET	L.TOILET
1 W/C - PER 50 PERSONS AND PART THEREOF	W.C	4	4	6
1 URINALS - PER 50 PERSONS AND PART THEREOF	URINALS	4	6	6

Form of Statement no: 3

BUILDING B (RESIDENTIAL) - CARPET AREA STATEMENT AS PER RERA

FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	DEF. TERRACE (SQ.M)	TOTAL (SQ.M)
101,201,301	83.330000	7.520000	0.00	90.85
102,103,202,203,302,303,402,403	83.660000	7.520000	0.00	91.18

WATER REQUIREMENT (WING A)

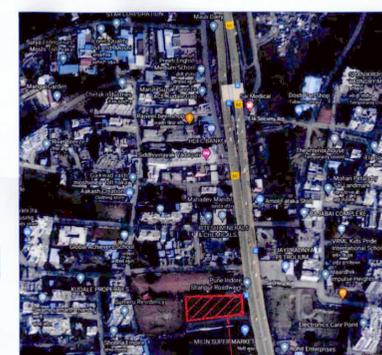
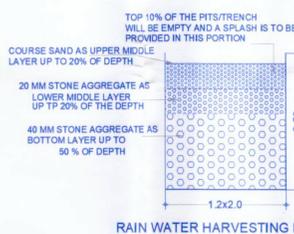
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
RESIDENTIAL	0	0
COMMERCIAL	22739.54	22900
OHWT	FIRE REQUIREMENT 10000	10000
TOTAL	32739.54	32900.00
RESIDENTIAL	45479.08	45500
UGWT	FIRE REQUIREMENT 0	0
TOTAL	45479.08	45500

WATER REQUIREMENT (WING B)

TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
RESIDENTIAL	8100	8200
COMMERCIAL	5107.42	5200
OHWT	FIRE REQUIREMENT 10000	10000
TOTAL	23207.42	23400.00
RESIDENTIAL	26414.84	27000
UGWT	FIRE REQUIREMENT 0	0
TOTAL	26414.84	27000



UNDER-GROUND WATER TANK (WING A & B)
 *WATER REQUIRED UNDER GROUND = 71893.92 lit.
 *WATER PROVIDED UNDER GROUND = 72500.00 lit.



LOCATION
 PROPOSED SITE



TRIANGULATION
 (SCALE 1:500)

TRIANGLE	AREA
A-01	1554.68
A-02	204.70
A-03	2159.10
A-04	265.52
TOTAL	4184.00

STAMP OF APPROVAL

Sanctioned No. B.P. Borhadewadil/92/2023
 Subject to conditions mentioned in the Office Order No. 12/12/2023
 Date: 12/12/2023

Executive Engineer
 Building Permission and Unauthorized Building Construction Control Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri-411 018.

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	4184.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	4184.00 SQ.M.
(b) As per measurement sheet	4184.00 SQ.M.
(c) As per site	4184.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/Service Road/Highway widening	328.00 SQ.M.
(b) Any D.P. Reservation area (BRT Parking)	124.25 SQ.M.
(Total a+b)	0.00 SQ.M.
3. Balance area of plot (1-2)	371.75 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	186.58 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	187.00 SQ.M.
5. Net Plot Area (3 - 4 (c))	3544.75 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	0.00 SQ.M.
(b) Proposed -	0.00 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plottable area (if required)	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1.0)	3544.75 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ.M.
b) Proposed FSI on payment of premium.	0.00 SQ.M.
11. In-situ FSI/TDR loading	
a) In-situ area against D.P. road [2.0 x Sr. No. 2(a)] if any.	0.00 SQ.M.
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0.00 SQ.M.
(c) TDR area	0.00 SQ.M.
(d) Total in-situ / TDR loading prop. (11 (a)+(b)+(c))	0.00 SQ.M.
12. Additional FSI area under Chapter No.7 (Internal Road F.S.I.)	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	3544.75 SQ.M.
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (3544.75 - (2875.51/3) = 1947.25 SQ.M. (Resi.- 60% of 1947.25=1168.35 SQ.M. (Comm.- 80% of 1597.50 sq.m) = 1278.00 SQ.M. (Total) = 1278.00 SQ.M.)	1278.00 SQ.M.
(c) Proposed Comm.=2875.51/3 = 1597.50 sq.m (Comm.- 80% of 1597.50 sq.m) = 1278.00 SQ.M.	1278.00 SQ.M.
(d) Total entitlement (a+b+c)	5927.23 SQ.M.
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) x 1.6 or 1.8)	1.60
15. Total B/Up Area in proposal. (excluding area at Sr.No.17 b)	
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')	4484.10 SQ.M.
(d) Total (a+b+c)	4484.10 SQ.M.
16. F.S.I. Consumed (15/05) (should not be more than serial No.14 above.)	1.26
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	0.00 SQ.M.
(b) Proposed	0.00 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON GAT NO. - 272/3, BORHADEWADI, 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 / F.S.I. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

DESIGN ARCHITECT :-
 GUBIX ARCHITECTS ASSOCIATES
 OFFICE NO. 1 AND 2, ANANDRAOJI T. OPP. BEVERLY HILLS HOTEL, NEAR MADHAV CLUB, LULIA NAGAR, BEHIND WALK, PUNE. E-MAIL: gubixarchitects@gmail.com CONTACT NO.: 7757043000, 7757043002

OWNER'S DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR / I 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.

OWNERS NAME :- MR. SURESH DWARKADAS JUMANI AND OTHERS
 OWNER SIGN :-

PROJECT :-
 GAT NO. - 272/3
 DESCRIPTION : REGULAR TRACK, VILLAGE -BORHADEWADI, PUNE

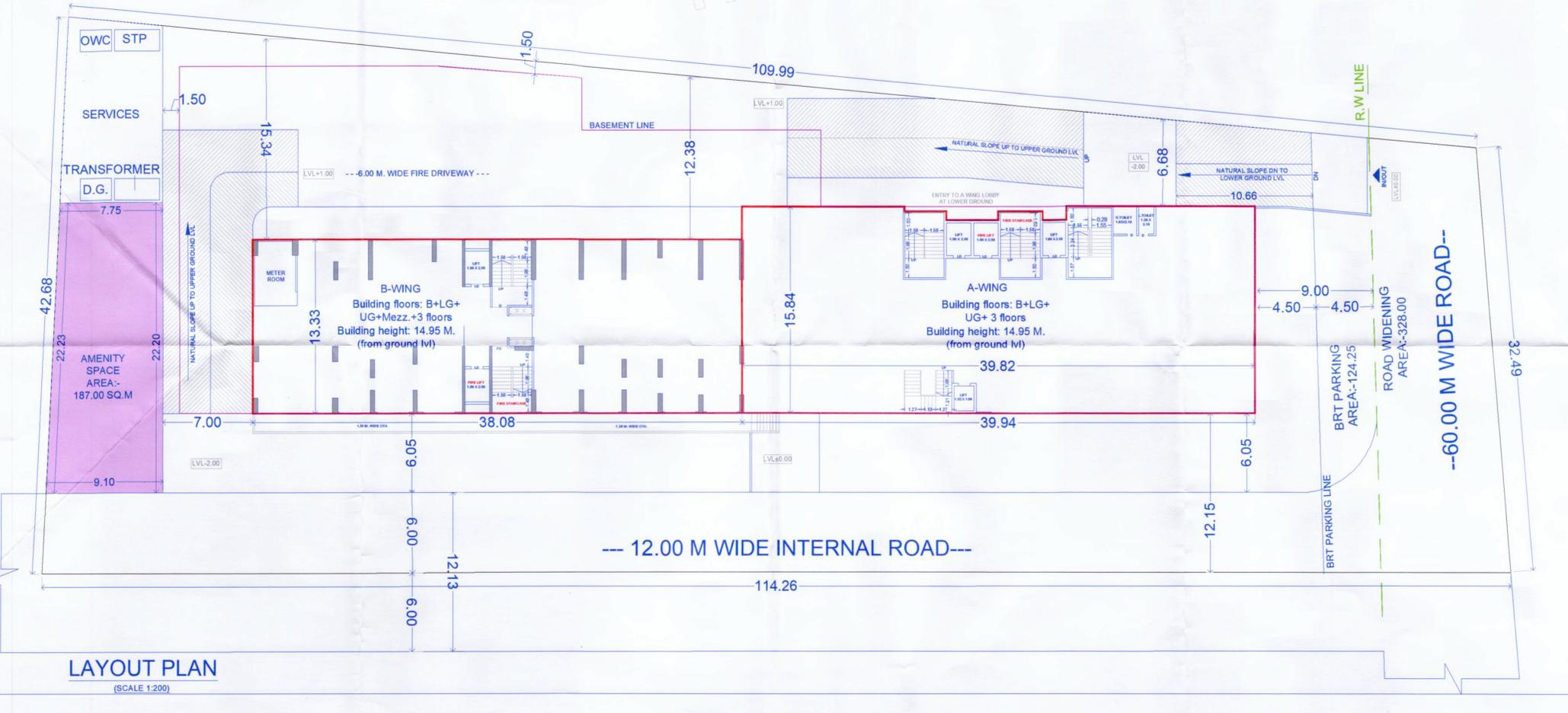
INWARD NO. :

PATIL & BUGADE ARCHITECTS
 ARCHITECT - INTERIOR DESIGNER
 Plot No. 24/3, D/3, Block No.10, Sector, near to B. Anand Rao, MIDC, Chinchwad, Pune 411 018
 982 892 4390 / 982 870 2149

ARCHITECT SIGN :-
 MR. AMOL BUGADE

SHEET NO :- 01 / 05
DATE : 03 NOV 2023
DRAWN BY :- SHRADDHA
KEY NO :-

SCALE :- 1:100



LAYOUT PLAN
 (SCALE 1:200)