

STAMP OF APPROVAL

Sanctioned No. 3/P/MOSHI/47/2024
 Submitted by conditions mentioned in the
 Office Order No. 29103/2024
 Pimpri
 Date 29/07/2024

Executive Engineer
 Building Permission and Unauthorised Building
 Construction Control Department
 Pimpri-Chinchwad Municipal Corporation
 Pimpri-411018

Signature
 Pimpri-Chinchwad Municipal Corporation
 Pimpri-411018

FORM OF STATEMENT - 2
(SR. NO. 9 (a))

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL	TENEMENT COMMERCIAL
BUILDING	B.P1 + B.P2+ L.G.P.+G.F.+ 03 FLOOR	6597.20	00	131
	TOTAL B.U.P AREA =	6597.20	00	131

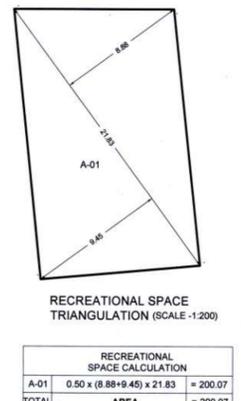
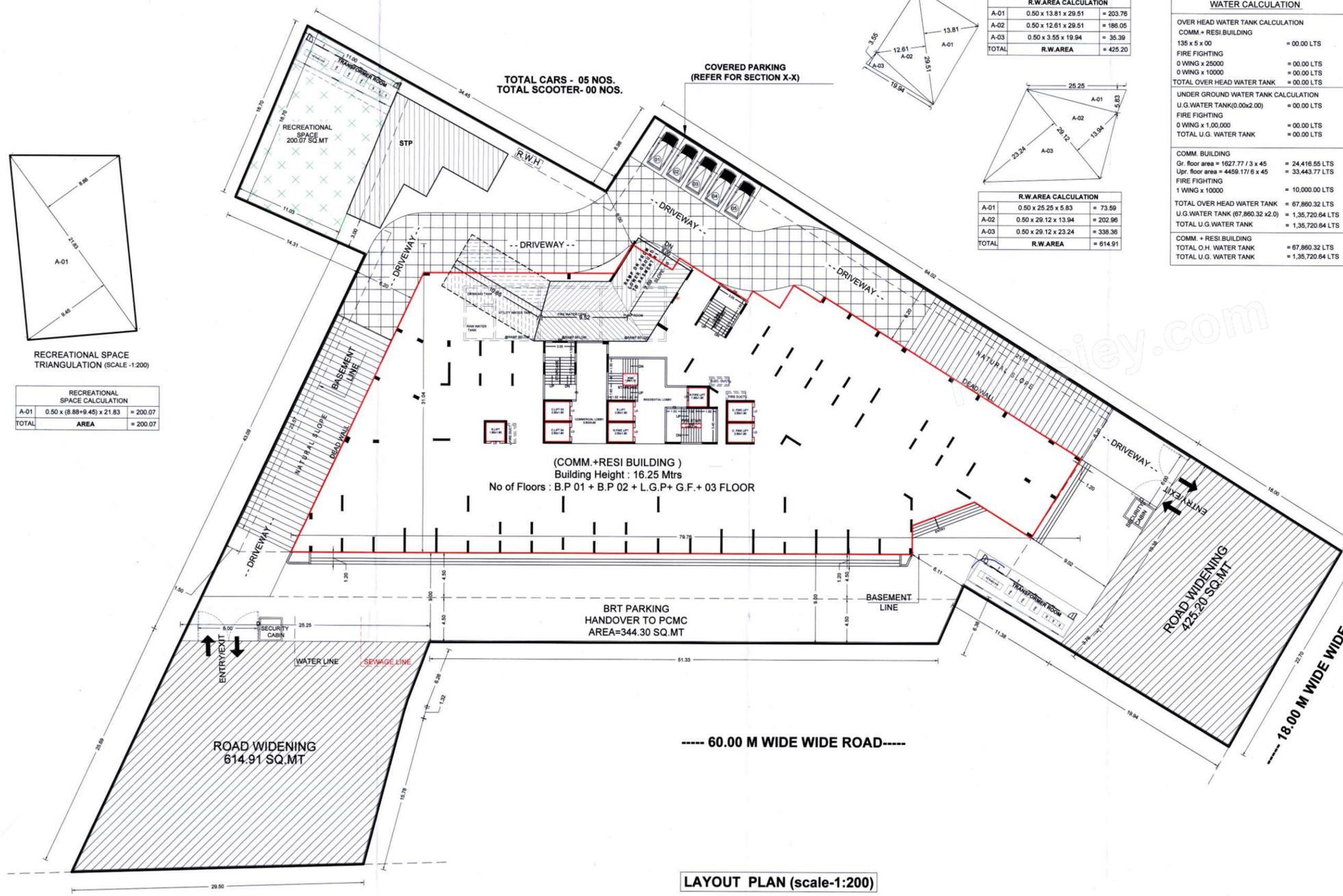
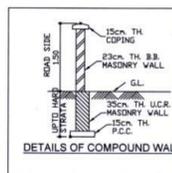
FLOORWISE FSI STATEMENT: (COMM.+ RESI. BUILDING)

FLOORS NAME	FSI AREA				RESI. TNMTS.	COMM. TNMTS.
	COMM.	RESI.	IND.	TOTAL		
BASEMENT FLOOR 02	0.00	0.00	0.00	0.00	0	0
BASEMENT FLOOR 01	0.00	0.00	0.00	0.00	0	0
LOWER GROUND FLOOR	34.84	72.22	0.00	107.06	0	0
GROUND FLOOR	1562.93	58.95	0.00	1621.88	0	33
FIRST FLOOR	1678.80	58.95	0.00	1737.75	0	44
SECOND FLOOR	1714.89	58.95	0.00	1773.84	0	31
THIRD FLOOR	1069.48	259.19	0.00	1328.67	0	23
TERRACE FLOOR	0.00	0.00	0.00	0.00	0	0
TOTAL	6088.94	508.26	0.00	6597.20	0	131

FORM OF STATEMENT - 1
(SR. NO. 8 (a)(ii))

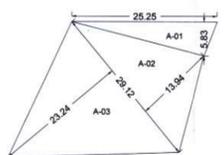
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A



R.W.AREA CALCULATION

A-01	0.50 x 13.81 x 28.51	= 203.76
A-02	0.50 x 12.61 x 28.51	= 186.05
A-03	0.50 x 3.55 x 19.94	= 35.39
TOTAL	R.W.AREA	= 425.20



R.W.AREA CALCULATION

A-01	0.50 x 25.25 x 5.83	= 73.59
A-02	0.50 x 29.12 x 13.94	= 202.96
A-03	0.50 x 29.12 x 23.24	= 336.36
TOTAL	R.W.AREA	= 614.91

WATER CALCULATION

OVER HEAD WATER TANK CALCULATION
 COMM.+ RESI. BUILDING
 135 x 5 x 00 = 00.00 LTS
 FIRE FIGHTING = 00.00 LTS
 0 WING x 25000 = 00.00 LTS
 0 WING x 10000 = 00.00 LTS
 TOTAL OVER HEAD WATER TANK = 00.00 LTS

UNDER GROUND WATER TANK CALCULATION
 U.G.WATER TANK(0.00x2.00) = 00.00 LTS
 FIRE FIGHTING = 00.00 LTS
 0 WING x 1,00,000 = 00.00 LTS
 TOTAL U.G. WATER TANK = 00.00 LTS

COMM. BUILDING
 Gr. floor area = 1627.77 / 3 x 45 = 34,416.55 LTS
 Upr. floor area = 4459.17 / 6 x 45 = 33,443.77 LTS
 FIRE FIGHTING = 10,000.00 LTS
 1 WING x 10000 = 10,000.00 LTS
 TOTAL OVER HEAD WATER TANK = 67,860.32 LTS
 U.G.WATER TANK (67,860.32 x 2.0) = 1,35,720.64 LTS
 TOTAL U.G.WATER TANK = 1,35,720.64 LTS

COMM.+ RESI. BUILDING
 TOTAL O.H. WATER TANK = 67,860.32 LTS
 TOTAL U.G. WATER TANK = 1,35,720.64 LTS

No.TPS-1818/CR-236/16(Part-4)/Sec.37(37)(1AA)(c)& Sec.20(4)/Modification/UD-13 Date-28-12-2022

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS.)
Residential	80-150	0	0	0
Residential	40-80	0	0	0
Residential	30-40	0	0	0
Commercial (shop)	3361.93	100	108	2
Commercial (Office)	622.59	200	23	9
TOTAL REQD.(NOS.)			176	236
PROVIDED PARKING				
CAR 1 (2.30X4.50)		0	0	38
CAR 2 (2.50X5.00)		0	0	38
TOTAL REQD. AREA			868.30	472.00
TOTAL PROP. AREA				1340.30

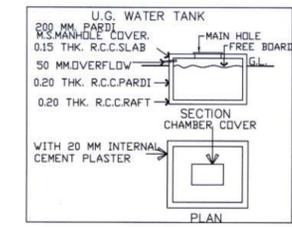
EV PARKING CALCULATION

COMM. TOTAL CAR = 78 X 25% EV PARKING = 19
 SAY= 19 EV PARKING
 TOTAL SCOOTER = 236 X 25% EV PARKING = 59
 SAY = 59 EV PARKING

CAR & SCOOTER TABLE

CAR1	CAR2	SCOOTER
38	38	236

TYPE'S COLOR'S
 COMM PKG
 EV. PKG
 VISITOR PKG

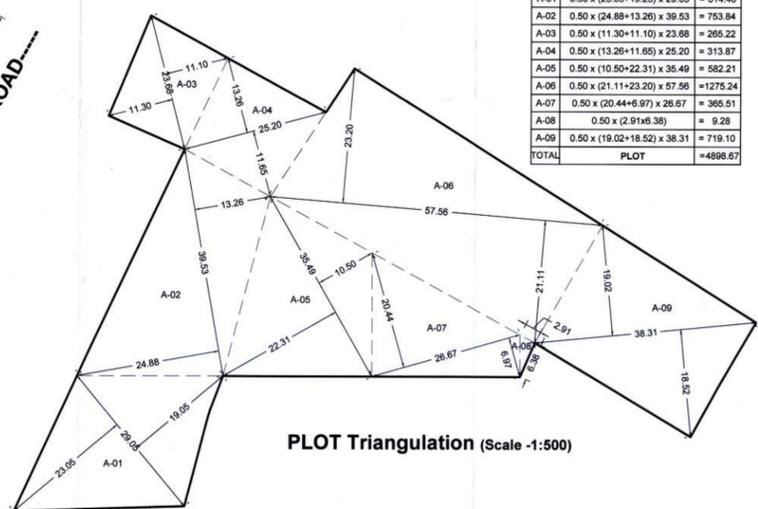
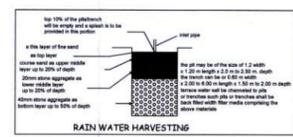


ANCILLARY AREA CALCULATION

TOTAL PERMISSIBLE ENTITLEMENT = 3708.89 SQ.M.
 TOTAL COMMERCIAL AREA = 6088.94 / 1.8 = 3382.74 SQ.M.
 TOTAL ENTITLEMENT = 3708.89 - 3382.74 = 326.15 SQ.M.
 PERMISSIBLE COMMERCIAL ANCILLARY = 3382.74 X 80% = 2706.19 SQ.M.
 PERMISSIBLE RESIDENTIAL ANCILLARY = 326.15 X 60% = 195.69 SQ.M.
 PROPOSED COMMERCIAL ANCILLARY = 195.69 SQ.M.
 PROPOSED RESIDENTIAL ANCILLARY = 2706.19 SQ.M.
 TOTAL PERMISSIBLE COMMERCIAL + RESIDENTIAL ANCILLARY = 2901.88 SQ.M.

AREA STATEMENT

AREA OF PLOT	SQ.MT
(minimum area of a,b,c to be considered)	4749.00
(a) As per ownership document (7/12, CTS extract)	7200.00
(b) As per measurement sheet	4898.67
(c) As per site	4898.67
(d) As per Amalgamation	4749.00
2. Deductions for	
(a) proposed D.P./D.P. Road widening Area / Service Road /Highway widening	1040.11
(b) Any D.P. Reservation area / Green Zone	1040.11
(Total a+b)	1040.11
3. Balance area of plot (1-2)	3708.89
4. Amenity Space (if applicable)	0.00
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Proposed Amenity Area	0.00
5. Net Plot Area (3-4 (c))	3708.89
6. Recreational Open space (if applicable)	0.00
(a) Required -[plot applicable for Open space Gat No.577(p) Area=525 sq.mt]	200.00
(b) Proposed -	200.07
7. Internal Road area / Green Zone	0.00
8. Pictorial area (if applicable)	3708.89
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5basic FSI)	3708.89
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI -based on road width / TOD Zone.	0.00
(b) proposed FSI on payment of premium	2901.88
(c) proposed FSI on payment of premium (Table No.6G)	0.00
11. In-situ FSI / TDR loading	
(a)In-situ against D.P. road [2.0 x sr.No.2 (a)], if any	0.00
(b)In-situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and for (c)].	0.00
(c) TDR area	0.00
(d) Total in-situ/ TDR loading proposed ((11a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No.7	
13. Total entitlement of FSI in the proposal	
(a) [(11d)+(b)+(11g)] or 12 whichever is applicable	3708.89
(b) Ancillary Area FSI upto 50% or 80% with payment of charges	2901.88
(c) Total entitlement (a + b)	6610.77
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) [(a)+(b)+(11-13(a))]	0.00
15. Total Built-up Area in proposal(excluding area at Sr.No.17b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per 'P-Line')	0.00
i) Residential	508.26
ii) Commercial	6088.94
(c) Total (a+b)	6597.20
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.965
17. Area for Inclusive Housing if any	N/A
(a) Required (20% of Sr.no.5)	0.00
(b) Proposed	0.00



PLOT TRIANGULATION

A-01	0.50 x (23.05+19.25) x 29.05	= 614.40
A-02	0.50 x (24.88+13.26) x 36.53	= 753.84
A-03	0.50 x (11.30+11.10) x 23.88	= 265.22
A-04	0.50 x (13.26+11.65) x 25.20	= 313.87
A-05	0.50 x (10.50+22.31) x 35.49	= 582.21
A-06	0.50 x (21.11+23.20) x 57.56	= 1275.24
A-07	0.50 x (20.44+6.97) x 26.67	= 365.51
A-08	0.50 x (2.91+6.38)	= 9.28
A-09	0.50 x (19.02+18.52) x 38.31	= 719.10
TOTAL	PLOT	= 4898.67

Certificate of Area

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P.Scheme Records / Land Records Department / City Survey records.

Signature
 ARCHITECT - LP ASSOCIATES

Owner's Declaration -
 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 work under supervision of proper technical person so as to ensure the quality and safety at the work site.

LEGEND

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

Owner (a) name and signature
 Mr. Lishov B. Bane, Mr. Manoj S. Bane, Mr. Natan B. Hundare, Others Through Par. Silver Developers Through Partner Mr. Santosh Bane & Others 3, Mr. Sanjay K. Bora & Mr. Lalal Lunkad Through Par. Silver Developers Through Partner Mr. Santosh Bane & Others 3, Mr. Silver Developers Through Partner Mr. Santosh B. Bane

Owner (a) signature

GAT NO-550,552(p),577(p) VILLAGE - MOSHI

ARCHITECT - AR.SATYAJEET R.NAMDAR,AR.ADITYA A. PUNGAVKAR, ARCH SIGN

SCALE 1:100 DRAWN BY SURAJ S. SATYAJEET I. CHECKED BY SATYAJEET I. JOB NO. DRAWING NO.

INWARD NO. DATE 16 JULY 2024

KEY NO. SHEET NO 01 / 09