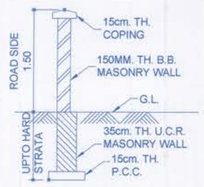
PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT	TNMTS.(NOS) PROP.	CAR.(NOS) BY RULE	CAR.(NOS) REQD	SCOOTER.(NOS) BY RULE	SCOOTER.(NOS) REQD
Residential	40 - 80	2	178	1	89	5	445
Residential	80 - 150	1	0	1	0	1	0
Residential	> 150	1	0		0	1	0
Commercial	931.47 Sqm.	100	10	2	20	6	60
TOTAL REQD.(NOS.)					109		505
TOTAL REQD.AREA					1362.50		1010.00
TOTAL PROP.AREA					2372.50		
Add 5% visitors parking				2372.50 +118.62	= 2491.12		

PARKING STATEMENT

	REQUIRED PARKING	PROPOSED PARKING
CAR	109 + 10 = 125	125
SCOOTER	505 + 04 = 509	509



DETAILS OF COMPOUND WALL

WATER TANK CAPACITY CALC.

COMM. =931.47 SQ.M. / 3 x 45 ltr. / PERSON
310.49 SQ.M. X 45 Ltr.
= 13972.05 Ltr.

5 PERSON PER TENEMENTS
RESI. 178 TENEMENT = 890 PERSON
135 Ltr. / PERSON
=120150.00 Ltr.

TOTAL 13972.05 +120150.00 = 134122.05 Ltr.
FIRE FIGHTING =25,000.00 Ltr.
TOTAL O.H. CAPACITY =159122.05 Ltr.

SAY =160000.00 Ltr.

U.G.WATER TANK = 1.5 X134122.05
=201183.07 Ltr.
FIRE FIGHTING =100000.00 Ltr.
=3,01,183.07 Ltr.

SAY =3,01,500.00 Ltr.

statement 1
(Sr.No. 8 (a) (iii))
Existing Building to be retained

Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
——	——	——	——	——

Statement 2
(Sr.No. 9 (a))
Proposed Building (BUILDING)

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line		Tenements		TOTAL AREA
(1)	(2)	(3) RESIDENTIAL	(4) COMM	(5)		(6)
BUILDING	GROUND FLOOR	212.49 Sqm.	454.82 Sqm.	—	09	667.31 Sqm.
	FIRST FLOOR	74.46 Sqm.	476.65 Sqm.	—	08	551.11 Sqm.
	SECOND FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	THIRD FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	FOURTH FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	FIFTH FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	SIXTH FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	SEVENTH FLOOR	915.23 Sqm.	——	11	—	915.23 Sqm.
	EIGHT FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	NINTH FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	TENTH FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	ELEVENTH FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	TWELFTH FLOOR	915.23 Sqm.	——	11	—	915.23 Sqm.
	THIRTEEN FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	FOURTEENTH FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	FIFTEENTH FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	SIXTEENTH FLOOR	984.23 Sqm.	——	12	—	984.23 Sqm.
	SEVENTEENTH FLOOR	298.65 Sqm.	——	—	—	298.65 Sqm.
	TOTAL	15211.05 Sqm.	931.47 Sqm.	178	17	16142.52Sqm.

statement 3
(Sr.No. 9 (g))
Area detail of Apartment

Building No.	Floor No.	Apartment No.	Carpet Area of Apartment		Area of Balcony attached to Apartment	Area of Double height terraces attached to flat
(1)	(2)	(3)	Commercial (4)	Residential	(5)	(6)
1	GROUND FLOOR		439.16	——	——	——
	FIRST FLOOR		317.95	——	——	——
	SECOND FLOOR		——	717.73	61.84	——
	THIRD FLOOR		——	717.73	61.84	——
	FOURTH FLOOR		——	717.73	61.84	——
	FIFTH FLOOR		——	717.73	61.84	——
	SIXTH FLOOR		——	717.73	61.84	——
	SEVENTH FLOOR		——	656.64	57.19	——
	EIGHT FLOOR		——	717.73	61.84	——
	NINTH FLOOR		——	717.73	61.84	——
	TENTH FLOOR		——	717.73	61.84	——
	ELEVENTH FLOOR		——	717.73	61.84	——
	TWELFTH FLOOR		——	656.64	57.19	——
	THIRTEEN FLOOR		——	717.73	61.84	——
	FOURTEENTH FLOOR		——	717.73	61.84	——
	FIFTEENTH FLOOR		——	717.73	61.84	——
	SIXTEENTH FLOOR		——	717.73	61.84	——

SANITATION STATEMENT (UDCPR)

BUILDING USE	Rule Name	By rule: 1st male gr.	By rule: 1st Female gr.	Required: Male	Required: Female	Required: Total
COMMERCIAL (GROUND)	No.of persons	(454.82 / 3) = 151.60 male = 101 Female = 52				
	Water Closet	1 per 25	1 per 25	4	2	06
	Urinal	4 for 71-100	—	4	—	4
	WashBasin	—		—		

SANITATION STATEMENT (UDCPR)

BUILDING USE	Rule Name	By rule: 1st male gr.	By rule: 1st Female gr.	Required: Male	Required: Female	Required: Total
COMMERCIAL (FIRST)	No.of persons	(476.65 / 6) = 79.44 male = 53.00 Female = 27				
	Water Closet	1 per 25	1 per 25	2	2	4
	Urinal	3 for 46-70	—	3	—	3
	WashBasin	—		—		

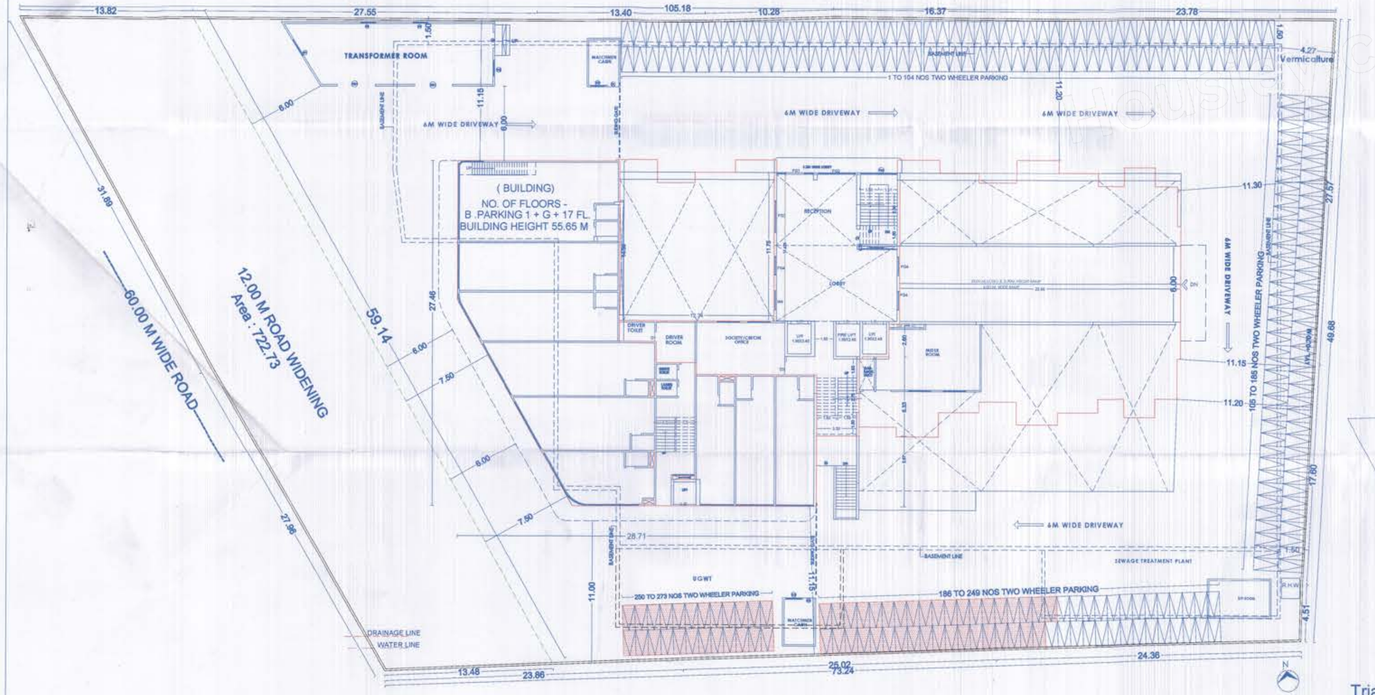
SANITATION STATEMENT

	REQUIRED	PROPOSED
Water Closet	10	20
Urinal	7	10

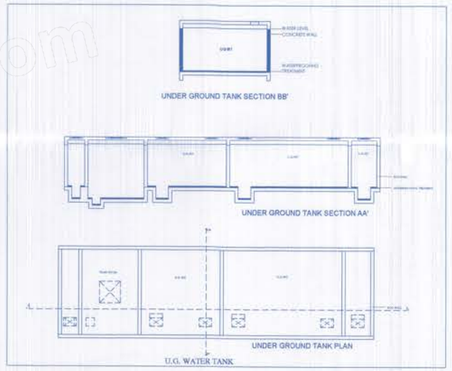
7 th,12th FLOORS REFUGE AREA

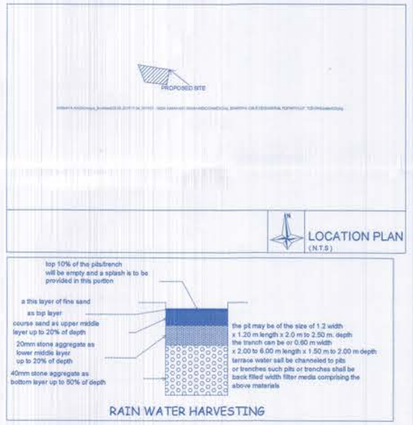
REFUGE AREA STATEMENT

NO. OF FLATS PER FLOOR	= 12 NOS.
NO. OF PARSONS PER TENEMENTS	= 5 NOS.
TOTAL NO. OF PERSONS 12 X 5	= 60 PERSONS
PER PERSON AREA REQUIRED	= 0.3 SQ.M.
REFUGE AREA REQUIRED 0.3 X 60 X 3 FLOOR	= 54.00 +4.45=58.45 SQ.M REQ.
In addition 1 mtr for each 200 persons 178 x 5 = 890 Persons	= 4.45 SQ.M.
REFUGE AREA PROPOSED	= 75.39 SQ.M.

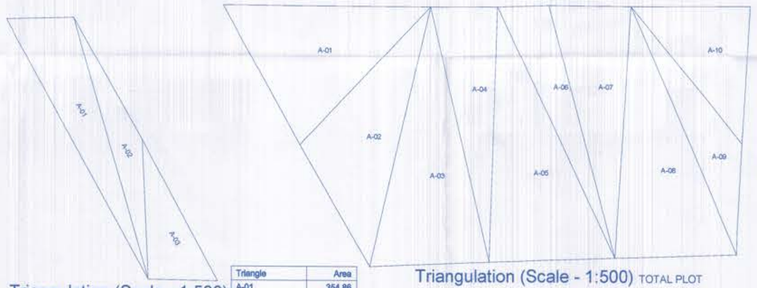


LAYOUT PLAN (SCALE 1:200)





RAIN WATER HARVESTING



Triangle	Area
A-01	575.85
A-02	507.92
A-03	613.20
A-04	341.74
A-05	636.86
A-06	261.19
A-07	411.82
A-08	611.20
A-09	258.29
A-10	327.22
Total	4545.28

Triangulation (Scale - 1:500) TOTAL PLOT

Triangulation (Scale - 1:500)
ROAD WIDENING AREA

Triangle	Area
A-01	354.86
A-02	175.52
A-03	192.36
Total (plot)	722.73

STAMP OF APPROVAL

Sanctioned No. B.P./Tathwade/104/2022
Subject to conditions mentioned in the Office Order No.
given dated 15/12/2022
Pimpri
Date : 15/12/2022

O. C. Signed by City Engineer

for City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18.

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82

PROFORMA - I AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX ON S.NO. 8/14
PLOT NO. :- NO. / F.P. NO. ——— OF VILLAGE-TATHWADE

STAMPS OF APPROVAL OF PLANS		
AREA STATEMENT		
1 AREA OF PLOT		
(MINIMUM AREA OF a, b, c TO BE CONSIDERED)	4500.00	SQM
a) AS PER OWNERSHIP DOCUMENT	4600.00	SQM
b) AS PER MEASUREMENT SHEET	4545.28	SQM
c) AS PER SITE	4545.28	SQM
2 DEDUCTIONS FOR		
a) PROPOSED D.P. /D.P. ROAD WIDENING AREA SERVICEROAD / HIGHWAY WIDENING	722.73	SQM
b) ANY D.P. RESERVATION AREA	0.00	
(TOTAL a +b)	0.00	
3 BALANCE AREA OF PLOT (1-2)	3777.27	SQM
4 AMENITY SPACE (IF APPLICABLE)	0.00	
a) REQUIRED -	0.00	
b) ADJUSTMENT OF 2(b), IF ANY -	——	
c) BALANCE PROPOSED -	——	
5 NET PLOT AREA (3 - 4 c)	3777.27	SQM
6 RECREATIONAL OPEN SPACE(IF APPLICABLE)	— — —	SQM
a) REQUIRED -		
b) PROPOSED -		SQM
7 INTERNAL ROAD AREA		SQM
8 PLOTABLE AREA (IF APPLICABLE)	N.A	SQM
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI) **(1.10)** 3777.27 X 1.1	4154.99	SQM
10 ADDITION OF FSI ON PAYMENT OF PREMIUM		
a) MAXIMUM PERMISSIBLE PAYMENT FSI - - BASED ON ROAD WIDTH / TOZ ZONE	2250.00	SQM
b) PROPOSED FSI ON PAYMENT OF PREMIUM	1395.00	SQM
11 IN SITU FSI / TDR LOADING		
a) IN SITU AREA AGAINST D.P. ROAD (2.00 X SR. NO. 2a) IF ANY	1481.59	SQM
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER		
c) TDR AREA (1.40) 6300 - 1481.59 = 4818.40	4818.40	SQM
d) TOTAL IN SITU / TDR LOADING PROPOSED (11a + b +c)	3003.05	SQM
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	10034.83	SQM
a(i) IN SITU VARIOUS IS APPLICABLE		
a1) DEDUCTION :- BUILT UP AREA / FSI / UTILIZED AREA / FSI TO BE RETAINED AS PER OLD DC RULE	**0.00**	SQM
a2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-a1)		SQM
b)RESI. ANCILLARY AREA FSI UPTO 60%	**6710.10**	SQM
COMM. ANCILLARY AREA FSI UPTO 80%	**413.98**	SQM
PAYMENT OF CHARGES		
b1) ANCILLARY AREA FSI REQUIRED	**6124.08**	SQM
c) TOTAL ENTITLEMENT (a+b)	**16158.71**	SQM
14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8)	— — —	SQM
15.Total Built-up Area in proposal (excluding area at Sr.No.17b)	16142.52	SQM
(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH		
a) Existing Built-up Area (As per old rule	——	
i) Completed	——	
ii) Residential	——	
iii) Commercial	——	
b) Proposed Built-up Area (as per "P-Line")		
i) Residential	15211.05	SQM
ii) Commercial	931.47	SQM
c) Total (a+b)	16142.52	SQM
16 FSI CONSUMED (15 / 13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)		
17 AREA FOR INCLUSIVE HOUSING , IF ANY		
a) REQUIRED (20% OF SR.NO. 5)	— — —	SQM
b) PROPOSED		SQM

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.

KIMAYA ASSOCIATES
OFF.NO.1,VASHOPURAM,NEAR HOTEL EAGLE EXCEO,TYRE,PAPER,CHINCHWAD LINK ROAD,CHINCHWAD,PUNE.-411033
web site : www.kimayagroup.com
E.mail: architect@kimayagroup.com
Ph.9552502704 , landline 02066140308

Signature
Ar.Manik Buchade
Lic.No.CA/03/32518

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 executive the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/S M N LANDMARKS LLP THROUGH Mr.PRAMOD MOHANLAL BAFNA.

Signature

Architect / Licensed Engineer / Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No.of Architect/License no.of Licensed Engineer / Supervisor
——	——	1:100	Mrs.Pathan	RAHO/WCOB/1431 PRB02.10006/19	Lic.No.CA/03/32518