

Sanctioned No. B.P./Wakad/16/2024  
 Office Order No. 22/03/2024  
 Pimpri, Pune-411002  
 Date: 23/03/2024

1st SANCTION - B.P./WAKAD/432023  
 DATE - 21/02/2023  
 2ND SANCTION - B.P./WAKAD/052024  
 DATE - 19/01/2024

O. C. Signed by  
 City Engineer

PROJECTION STUDIO  
 ARCHITECTURAL DESIGN SOLUTIONS  
 AR. ABHJIT GANKWAD AR. SANGRAM SALLUNKE  
 2ND FLOOR, JAYWAD AVENUE BUILDING, PUNE - 411002  
 CONTACT: 9920987333, 9920987334, 9920987335, 9920987336, 9920987337

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	8800.00
(a) MINIMUM AREA OF A, B, C TO BE CONSIDERED	8800.00
(b) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	8846.29
(c) AS PER MEASUREMENT SHEET	8846.29
(d) AS PER SITE	8846.29
2. DEDUCTIONS FOR	0.00
(a) PROPOSED D.P. ROAD WIDENING AREA (SERVICE ROAD) (HIGHWAY WIDENING)	0.00
(b) ANY RESERVATION AREA	0.00
(c) BALANCE AREA OF PLOT (1-2)	8800.00
3. AMENITY SPACE (IF APPLICABLE)	8800.00
4. REQUIRED -	0.00
(a) BALANCE OF 2(B), IF ANY -	0.00
(b) BALANCE PROPOSED -	0.00
5. NET PLOT AREA C-4 (C)	7920.00
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00
(a) REQUIRED -	0.00
(b) PROPOSED -	880.00
(c) INTERESTED AREA (IF APPLICABLE)	880.00
7. FLOOR AREA (IF APPLICABLE)	83.34
8. AS PER FSI (IF APPLICABLE)	7859.66
9. ADDITIONAL FSI UNDER CHAPTER NO. 7	8642.33
10. ADDITIONAL FSI UNDER CHAPTER NO. 7	0.00
11. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	16930.59
(a) (1) + (10) + (11) or 12 whichever is applicable	0.00
(b) Deduction: Built-up area / FSI Utilizes Area/FSI to be retained as per old DC Rules	0.00
(c) Ancillary Area FSI upto 60% or 80% with payment of charges (on 82 whichever applicable)	1760.00
(d) Residential Area = 16930.59 x 60% (Ancillary) = 10158.35 sq.m.	2624.66
(e) Proposed Ancillary Area = 10158.35 sq.m.	4684.66
(f) TOTAL ENTITLEMENT (e+h)	10158.35
12. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	27088.94
(EXCLUDING AREA AT SR.NO.17 B)	30019.73
13. TOTAL BUILT-UP AREA IN PROPOSAL	27088.94
(EXCLUDING AREA AT SR.NO.17 B)	27088.94
14. EXISTING BUILT-UP AREA (AS PER P-LINE)	0.00
15. PROPOSED BUILT-UP AREA (AS PER P-LINE)	0.00
16. COMMERCIAL	27088.94
17. RESIDENTIAL	27088.94
18. F.S.I. CONSUMED (15/13)	0.968
19. AREA FOR INCLUSIVE HOUSING, IF ANY	0.00
20. REQUIRED (20% OF SR.NO.5)	0.00
21. PROPOSED	0.00

CERTIFICATE OF AREA  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16/02/2024 AND FOUND TO BE ACCURATE AND CORRECT. THE PLOT AREA AS MEASURED ON THE SITE AND THE SECTION WORKED OUT ON THE PLAN AREAS AS STATED IN DOCUMENT OF OWNERSHIP (T.P.9) HAVE BEEN RECORDED IN LAND RECORD DEPT./CITY SURVEYED RECORDS.

OWNERS DECLARATION  
 I/WE UNDERSIGNED HEREBY DECLARE THAT I/WE WOULD ABIDE BY THE RULES AND REGULATIONS OF THE MUNICIPAL CORPORATION, PUNE AND 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.

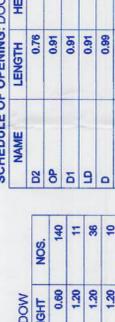
LEGEND  
 PLOT BOUNDARY SHOWN BLACK  
 PROPOSED WORK SHOWN RED  
 EXISTING WORK SHOWN BLUE  
 WATERLINE SHOWN BLACK DOTTED

OWNER(S) NAME AND SIGNATURE  
 AR. SANGRAM SALLUNKE  
 CA/18/91601  
 ARCHITECT

DATE: 08.08.2024  
 SCALE: 1:100  
 DRN BY: JYOTI  
 CHECK BY: SANGRAM SIR

PROPOSED RESIDENTIAL BUILDING ON  
 S.NO.113/4/1A/1 & 113/4/1A/1 TO 28 WAKAD, PUNE.  
 ARCHITECT/ENGINEER:  
 AR. SANGRAM SALLUNKE  
 THROUGH MR. VINOD MAJANI  
 OWNERS SIGN

PROJECTION STUDIO  
 ARCHITECTURAL DESIGN SOLUTIONS  
 AR. ABHJIT GANKWAD AR. SANGRAM SALLUNKE  
 2ND FLOOR, JAYWAD AVENUE BUILDING, PUNE - 411002  
 CONTACT: 9920987333, 9920987334, 9920987335, 9920987336, 9920987337



FORM OF STATEMENT 3  
 AREA OF OPENING

NO.	NAME	LENGTH	HEIGHT	NOS.
1	OP	0.81	2.10	194
2	DI	0.91	2.10	52
3	LD	0.91	2.10	140
4	D	0.89	2.10	18
5	D	0.89	2.10	71
6	FD1	1.30	2.10	06
7	FD	1.38	2.10	10
8	FD	1.82	2.10	16
9	FD	1.83	2.10	64
10	FD	1.88	2.10	10
11	FD1	1.88	2.10	04
12	D	2.06	2.10	04

AREA KEY PLAN OF AMENITY AREA (SCALE - 1:500)

AREA REQUIRED	AREA PERMI.
1 0.50 X 45.50 X 19.35 SQ.M	439.78
2 0.50 X 45.50 X 19.35 SQ.M	440.22
TOTAL	880.00

9.0 M W GHOSHIT ROAD AREA CALBY (SCALE - 1:250)

AREA REQUIRED	AREA PERMI.
1 0.50 X 33.25 X 2.28 SQ.M	37.57
2 0.50 X 33.25 X 1.95 SQ.M	25.77
TOTAL	63.34

AREA KEY PLAN OF OPEN SPACE (SCALE - 1:250)

AREA REQUIRED	AREA PERMI.
1 0.50 X 48.00 X 15.50 SQ.M	379.75
2 0.50 X 48.00 X 14.83 SQ.M	364.07
3 1.00 X 40.15 X 3.05 X 1 SQ.M	122.46
4 0.50 X 4.31 X 2.16 X 2 SQ.M	9.31
5 0.68 X 4.31 X 0.89 X 2 SQ.M	5.06
TOTAL	880.65

FORM OF STATEMENT 2  
 BUILT UP AREA STATEMENT

BUILDING	FLOOR	AREA	TEMENT
A-BUILDING	BASEMENT FLOOR	0.00	0
	GROUND FLOOR	36.88	0
	1ST FLOOR	746.38	7
	2ND FLOOR	746.38	7
	3RD FLOOR	746.38	7
	4TH FLOOR	746.38	7
	5TH FLOOR	746.38	7
	6TH FLOOR	746.38	7
	7TH FLOOR	746.38	7
	8TH FLOOR	746.38	7
B-BUILDING	BASEMENT FLOOR	0.00	0
	GROUND FLOOR	9607.68	91.00
	1ST FLOOR	746.38	7
	2ND FLOOR	746.38	7
	3RD FLOOR	746.38	7
	4TH FLOOR	746.38	7
	5TH FLOOR	746.38	7
	6TH FLOOR	746.38	7
	7TH FLOOR	746.38	7
	8TH FLOOR	746.38	7
C-BUILDING	BASEMENT FLOOR	0.00	0
	GROUND FLOOR	9607.68	91.00
	1ST FLOOR	746.38	7
	2ND FLOOR	746.38	7
	3RD FLOOR	746.38	7
	4TH FLOOR	746.38	7
	5TH FLOOR	746.38	7
	6TH FLOOR	746.38	7
	7TH FLOOR	746.38	7
	8TH FLOOR	746.38	7

FORM OF STATEMENT 1  
 AREA OF OPENING

NO.	NAME	LENGTH	HEIGHT	NOS.
1	OP	0.81	2.10	194
2	DI	0.91	2.10	52
3	LD	0.91	2.10	140
4	D	0.89	2.10	18
5	D	0.89	2.10	71
6	FD1	1.30	2.10	06
7	FD	1.38	2.10	10
8	FD	1.82	2.10	16
9	FD	1.83	2.10	64
10	FD	1.88	2.10	10
11	FD1	1.88	2.10	04
12	D	2.06	2.10	04

FORM OF STATEMENT 2  
 BUILT UP AREA STATEMENT

BUILDING	FLOOR	AREA	TEMENT
A-BUILDING	BASEMENT FLOOR	0.00	0
	GROUND FLOOR	36.88	0
	1ST FLOOR	746.38	7
	2ND FLOOR	746.38	7
	3RD FLOOR	746.38	7
	4TH FLOOR	746.38	7
	5TH FLOOR	746.38	7
	6TH FLOOR	746.38	7
	7TH FLOOR	746.38	7
	8TH FLOOR	746.38	7
B-BUILDING	BASEMENT FLOOR	0.00	0
	GROUND FLOOR	9607.68	91.00
	1ST FLOOR	746.38	7
	2ND FLOOR	746.38	7
	3RD FLOOR	746.38	7
	4TH FLOOR	746.38	7
	5TH FLOOR	746.38	7
	6TH FLOOR	746.38	7
	7TH FLOOR	746.38	7
	8TH FLOOR	746.38	7
C-BUILDING	BASEMENT FLOOR	0.00	0
	GROUND FLOOR	9607.68	91.00
	1ST FLOOR	746.38	7
	2ND FLOOR	746.38	7
	3RD FLOOR	746.38	7
	4TH FLOOR	746.38	7
	5TH FLOOR	746.38	7
	6TH FLOOR	746.38	7
	7TH FLOOR	746.38	7
	8TH FLOOR	746.38	7

FORM OF STATEMENT 3  
 AREA OF OPENING

NO.	NAME	LENGTH	HEIGHT	NOS.
1	OP	0.81	2.10	194
2	DI	0.91	2.10	52
3	LD	0.91	2.10	140
4	D	0.89	2.10	18
5	D	0.89	2.10	71
6	FD1	1.30	2.10	06
7	FD	1.38	2.10	10
8	FD	1.82	2.10	16
9	FD	1.83	2.10	64
10	FD	1.88	2.10	10
11	FD1	1.88	2.10	04
12	D	2.06	2.10	04

FORM OF STATEMENT 4  
 WATER STORAGE TANK CAPACITY CALCULATION

Table No. 12 A  
 Per Capita Water Requirements for Various Occupancies/Uses

FOR FIRE REQUIREMENT  
 WATER REQ. IN OH: WATER TANK CAP. = 1,80,000.00 Ltrs. X 2.00  
 SN = 1,80,000.00 Ltrs.

FOR FIRE REQUIREMENT  
 U/G WATER TANK CAP. = 3,00,000.00 Ltrs.  
 SN = 3,00,000.00 Ltrs.

FORM OF STATEMENT 5  
 AS PER NEW UDPRP  
 PARKING AREA STATEMENT (BUILDING)

PARKING REQUIRED	CAR	SCOOTER
1. BETWEEN 60 TO 150 SQ.M	110	330
2. BETWEEN 150 TO 300 SQ.M	184	700
3. BETWEEN 300 TO 450 SQ.M	74	370
4. BETWEEN 450 TO 600 SQ.M	9	35
5. BETWEEN 600 TO 750 SQ.M	9	35
TOTAL	183	735

FORM OF STATEMENT 6  
 AREA OF OPENING

NO.	NAME	LENGTH	HEIGHT	NOS.
1	OP	0.81	2.10	194
2	DI	0.91	2.10	52
3	LD	0.91	2.10	140
4	D	0.89	2.10	18
5	D	0.89	2.10	71
6	FD1	1.30	2.10	06
7	FD	1.38	2.10	10
8	FD	1.82	2.10	16
9	FD	1.83	2.10	64
10	FD	1.88	2.10	10
11	FD1	1.88	2.10	04
12	D	2.06	2.10	04

FORM OF STATEMENT 7  
 AREA OF OPENING

NO.	NAME	LENGTH	HEIGHT	NOS.
1	OP	0.81	2.10	194
2	DI	0.91	2.10	52
3	LD	0.91	2.10	140
4	D	0.89	2.10	18
5	D	0.89	2.10	71
6	FD1	1.30	2.10	06
7	FD	1.38	2.10	10
8	FD	1.82	2.10	16
9	FD	1.83	2.10	64
10	FD	1.88	2.10	10
11	FD1	1.88	2.10	04
12	D	2.06	2.10	04

FORM OF STATEMENT 8  
 AREA OF OPENING

NO.	NAME	LENGTH	HEIGHT	NOS.
1	OP	0.81	2.10	194
2	DI	0.91	2.10	52
3	LD	0.91	2.10	140
4	D	0.89	2.10	18
5	D	0.89	2.10	71
6	FD1	1.30	2.10	06
7	FD	1.38	2.10	10
8	FD	1.82	2.10	16
9	FD	1.83	2.10	64
10	FD	1.88	2.10	10
11	FD1	1.88	2.10	04
12	D	2.06	2.10	04

