PROPOSED BUILDING						
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE				
(1)	(2)	(3)			COMMERCIAL TENEMENT.	RESIDENTIAL TENEMENT.
BLDG = A		COMMERCIAL	RESIDENTIAL	TOTAL		
BLDG = A (WING-A)	B + GF+1 FLOOR	295.45	831.98	1127.43	10	10
BLDG = A (WING-B)	B + GF+3 FLOOR	0.00	1636.66	1636.66	0	24
BLDG = A (WING-C)	B + GF+14 FLOOR	0.00	9207.34	9207.34	0	110
	TOTAL	295.45	11675.98	11971.43	10	144

FORM OF STATEMENT - 2 (SR. NO. 9 (a)) FLOOR WISE F.S.I STATEMENT BLDG = A(WING-A)					
BUILDING NO. A	FLOOR NO.	COMM.	RESI	TENEMENT COMM.	TENEMENT RESIDENTIAL
(BLDG-A) (WING-A) B+GF+1ST FLOOR	BASEMENT FLOOR PARKING	0.00	0.00	0	0
	GROUND FLOOR & PARKING	138.57	66.47	5	0
	FIRST FLOOR	156.88	765.51	5	10
	TOTAL B/UP AREA	295.45	831.98	0	0
	TOTAL B/UP AREA = 295.45+831.98 =1127.43			10	10

FORM OF STATEMENT - 2 (SR. NO. 9 (a)) FLOOR WISE F.S.I STATEMENT BLDG = A(WING-B)						
BUILDING NO.	FLOOR NO.	COMM.	RESI		TENEMENT	
			MHADA	OTHER	MHADA	OTHER
(BLDG-A) (WING-B) B+GF+3 FLOOR	BASEMENT FLOOR PARKING	0.00	0.00	0.00	0	0
	GROUND FLOOR & PARKING	0.00	0.00	29.60	0	0
	FIRST FLOOR	0.00	535.69	0.00	8	0
	SECOND FLOOR	0.00	535.69	0.00	8	0
	THIRD FLOOR	0.00	484.71	70.97	7	1
	TOTAL B/UP AREA	0.00	1536.09	100.57	23	1
			1536.09+100.57= 1636.66		24	
TOTAL B/UP AREA = 1636.66						

FORM OF STATEMENT - 2 (SR. NO. 9 (a)) FLOOR WISE F.S.I STATEMENT BLDG = A(WING-C)					
BUILDING NO. A	FLOOR NO.	COMM.	RESI	TENEMENT COMM.	TENEMENT RESIDENTIAL
(BLDG-A) (WING-C) B+GF+14 FLOOR	BASEMENT FLOOR PARKING	0.00	0.00	0	0
	GROUND FLOOR & PARKING	0.00	31.19	0	0
	FIRST FLOOR	0.00	639.27	0	8
	SECOND FLOOR	0.00	666.38	0	8
	THIRD FLOOR	0.00	666.38	0	8
	FOURTH FLOOR	0.00	666.38	0	8
	FIFTH FLOOR	0.00	666.38	0	8
	SIXTH FLOOR	0.00	666.38	0	8
	SEVENTH FLOOR	0.00	666.38	0	8
	EIGHTH FLOOR	0.00	603.35	0	7
	NINETH FLOOR	0.00	666.38	0	8
	TENTH FLOOR	0.00	666.38	0	8
	ELEVENTH FLOOR	0.00	666.38	0	8
	TWELVETH FLOOR	0.00	666.38	0	8
	THIRTEENTH FLOOR	0.00	603.35	0	7
	FOURTEENTH FLOOR	0.00	666.38	0	8
	TOTAL B/UP AREA	0.00	9207.34	0	0
	TOTAL B/UP AREA = 9207.34			0	110

PARKING AREA STATEMENT(BLDG-A)								
TYPE	CARPET AREA FSI	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		
		UNIT	PROP	BY RULE	PROPOSED	BY RULE	PROPOSED
RESIDENTIAL	0<30	0	0	0	0	0	0
RESIDENTIAL	30>40	0	0	0	0	0	6
RESIDENTIAL	40>80	2	121	1	61	2	122
RESIDENTIAL	150	0	0	0	0	0	0
COMMERCIAL	100	1	3	2	6	6	18
TOTAL REQUIRED (NOS)					67		146
TOTAL REQUIRED AREA					837.50		292.00
TOTAL PROPOSED AREA					1559.00 SQ.M		
VISITOR PARKING 5%					56.48 SQ.M 296CO		

TOTAL PARKING PROVIDED WITH MHADA			
		REQUIRED	PROPOSED
1)	CAR	78 - NOS	115 - NOS
2)	SCOOTER	162 - NOS	166- NOS

TOTAL PARKING AREA WITH MHADA	
TOTAL REQUIRED AREA	1363.95
TOTAL PROPOSED AREA	1769.50

PARKING AREA STATEMENT BLDG-A(WING B) (MHADA)								
TYPE	CARPET AREA FSI	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		
		UNIT	PROP	BY RULE	PROPOSED	BY RULE	PROPOSED
RESIDENTIAL	0<30	0	0	0	0	0	0
RESIDENTIAL	30>40	2	6	1	3	2	6
RESIDENTIAL	40>80	0	17	0	9	0	18
RESIDENTIAL	150	0	0	0	0	0	0
COMMERCIAL	100	0	0	0	0	0	0
TOTAL REQUIRED (NOS)					12		24
TOTAL REQUIRED AREA					150.00		48.00
TOTAL PROPOSED AREA					210.50		
VISITOR PARKING 5%					9.90 SQ.MT		

TOTAL PARKING PROVIDED (MHADA)			
		REQUIRED	PROPOSED
1)	CAR	12 - NOS	13 - NOS
2)	SCOOTER	24 - NOS	24 - NOS

TOTAL PARKING AREA MHADA	
TOTAL REQUIRED AREA	207.90
TOTAL PROPOSED AREA	210.50

SURRENDER FSI AREA STATEMENT MAHADA			
BLDG-A (WING-B)	FLAT NO.	FLOOR AREA	TENEMENT
GROUND FLOOR	---	0.00	
1ST FLOOR	B-101,102,103,104,105,106,107,108	535.69	08
2ND FLOOR	B-201,202,203,204,205,206,207,208	535.69	08
3RD FLOOR	B-302,303,304,305,306,307,308	484.71	07
TOTAL	23	1536.09	23

MHADA AREA STATEMENT	
MIN.REQ. AREA	1513.88 SQ.M.
PROP. AREA (WING -B)	1536.09 SQ.M.
MHADA TOTAL TEN. NO.	23

WATER REQUIREMENT BLDG =A			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	101631.75	101631.75
	FIRE REQUIREMENT	25000.00	25000.00
	TOTAL	99250.00	126631.75
UGWT	RESI +COMM.	203250.50	203300.00
	FIRE REQUIREMENT	75000.00	75000.00
	TOTAL	278263.50	278300.00

Form of Statemet - 3
(to be printed on plan)
(Sr. No. 9 (g))
Proposed Building (Bldg = A)
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO. TENEMENTS	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT		AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
				OPEN BALCONY	ENC.) BALCONY	
A	(WING) A,C 1ST FLOOR	SHOP-01	20.40	0.00	0.00	0.00
		SHOP-02	26.97	0.00	0.00	0.00
		SHOP-03	16.77	0.00	0.00	0.00
		SHOP-04	26.97	0.00	0.00	0.00
		SHOP-05	20.38	0.00	0.00	0.00
		OFFICE-06	17.80	0.00	0.00	0.00
		OFFICE-07	20.39	0.00	0.00	0.00
		OFFICE-08	23.09	0.00	0.00	0.00
		OFFICE-09	20.38	0.00	0.00	0.00
		OFFICE-10	17.80	0.00	0.00	0.00
		A-101	57.03	3.51	0.00	0.00
		A-102	55.95	3.51	0.00	0.00
		A-103	56.35	3.51	0.00	0.00
		A-104	54.76	3.24	0.00	0.00
		A-105	56.66	3.21	0.00	0.00
		A-106	56.84	3.21	0.00	0.00
		A-107	55.70	3.51	0.00	0.00
		A-110	55.64	3.51	0.00	0.00
		A-111	57.03	3.51	0.00	0.00
		A-112	57.03	3.51	0.00	0.00
		C-101	55.64	3.50	0.00	0.00
		C-102	69.84	4.80	0.00	0.00
		C-103	69.84	4.80	0.00	0.00
		C-104	54.96	3.51	0.00	0.00
		C-105	56.36	3.50	0.00	0.00
		C-106	56.36	3.51	0.00	0.00
		C-107	55.95	3.50	0.00	0.00
		C-108	56.36	3.50	0.00	0.00
A	B= 3RD FLOOR	B-301	47.38	4.19	0.00	0.00
A	C=2ND,3RD,4TH,5TH, 6TH, 7TH,8TH,9TH,10TH, 11TH, 12TH,13TH & 14TH	C- 201,301,401,501, 601, 701,801,1001, 1101, 1201 & 1401	57.89	3.50	0.00	0.00
		C- 202,302,402,502, 602, 702,802,902,1002, 1102, 1202,1302 &1402	72.09	4.80	0.00	0.00
		C- 203,303,403,503, 603,703,803,903,1003, 1103, 1203 ,1303 & 1403	70.29	8.40	0.00	0.00
		C- 204,304,404,504, 604, 704,804,904,1004, 1104, 1204, 1304 & 1404	55.41	7.11	0.00	0.00
		C-205,305,405, 505, 605, 705,805,905,1005,1105,1205,1305 & 1405	56.81	7.10	0.00	0.00
		C-206,306,406,506, 606, 706,806,906,1006,1106,1206,1306 & 1406	56.81	7.11	0.00	0.00
		C-207,307,407,507, 607, 707,807,907,1007, 1107, 1207,1307 & 1407	56.22	3.50	0.00	0.00
		C- 208,308,408,508, 608, 708,808,908,1008, 1108, 1208, 1308 & 1408	60.63	3.50	0.00	0.00
TOTAL		RESI 121 Tenement COMM 10 Tenement				

TOTAL PROPOSED COMMERCIAL AREA = 295.45
PROPOSED COMMERCIAL BUILT/UP AREA = 295.45 / 1.80 = 164.14
PERMISSSIBLE COMMERCIAL ANCILLARY AREA = 164.14X 0.80 = 131.31
TOTAL COMMERCIAL BUILT/UP +ANCILLARY AREA = 164.14 + 131.31 = 295.45

PERMISSSIBLE RESIDENTIAL ANCILLARY AREA = 7569.43 - 164.14 = 7405.29
7405.29 X 0.60 = 4443.17

TOTAL PERMISSIBLE COMM + RESI ANCILLARY AREA = 4443.17 + 131.31 = 4574.48 SQ.MT

TOTAL PROPOSED ANCILLARY AREA = 4405.00 SQ.MT

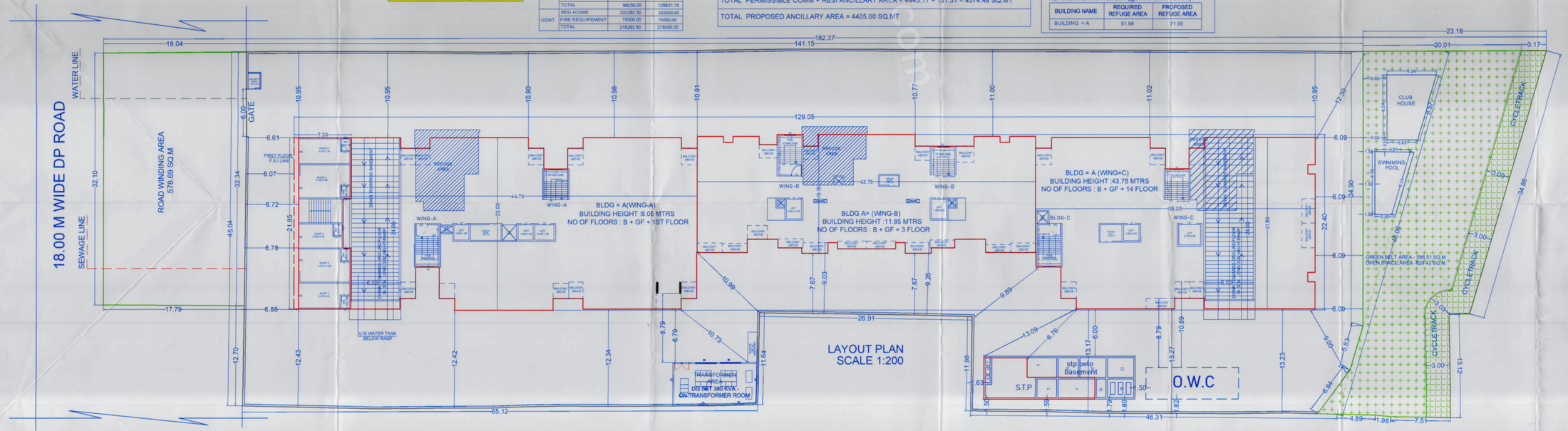
BLDG-C
REFUGE AREA REQUIREMENT

TOTAL REQ. REFUGE AREA = 666.39 X 3 = 1999.17	
= 1999.17 / 12.50 = 159.93	
= 159.93 X 0.30 = 47.98	
HANDICAP AREA (2.5%) = 159.93 X 2.5%= 4.00 SQ.M	
TOTAL REQ. REFUGE AREA = 47.98 + 4.00= 51.98 SQ.M	
BLDG-C	
REFUSE AREA STATEMENT (@8TH & 13 TH FLOOR)	
BUILDING NAME	REQUIRED REFUGE AREA / PROPOSED REFUGE AREA
BUILDING = A	51.98 / 71.55

LOCATION PLAN (N.T.S)

Form of Statemet - 3
(to be printed on plan)
(Sr. No. 9 (g))
Proposed Building -A (WING =B)
CARPET AREA STATEMENT (MAHDA)

BUILDING NO.	FLOOR NO.	APARTMENT NO. TENEMENTS	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT		AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
				OPEN BALCONY	ENC.) BALCONY	
(1)	BASEMENT FLOOR PARKING	0.00	0.00	0.00	0.00	0.00
	GROUND FLOOR PARKING	0.00	0.00	0.00	0.00	0.00
BLDG-A WING-(B)	1ST FLOOR PLAN	B-101	47.38	4.19	0.00	0.00
		B-102	53.18	7.47	2.55	0.00
		B-103	47.77	3.60	5.48	0.00
		B-104	47.32	3.60	5.93	0.00
		B-105	52.73	7.44	3.00	0.00
		B-106	47.38	3.60	0.00	0.00
		B-107	37.31	3.07	0.00	0.00
		B-108	37.31	3.07	0.00	0.00
	TYPICAL 2ND & 3RD FLOOR PLAN	B-201	47.38	4.19	0.00	0.00
		B-202,302	53.18	7.47	2.55	0.00
		B-203,303	47.77	3.60	5.48	0.00
		B-204,304	47.32	3.60	5.93	0.00
		B-205,305	52.73	7.44	3.00	0.00
		B-206,306	47.38	3.60	0.00	0.00
		B-207,307	37.31	3.07	0.00	0.00
		B-208,308	37.31	3.07	0.00	0.00
	TOTAL	23				



BLDG-A(WING-A,B,C)

STAMP OF APPROVAL

Sanctioned No. B.P/mudmukhwadi/00/2024
Subject to conditions mentioned in the Office Order No.
avon dated 13/12/2024
Pimpri
Date :13/12/2024

O. C. Signed by City Engineer

For City Engineer
Building Permission Dept.
PCMC, Pimpri-Chinchwad-18.

AREA STATEMENT	SQ.M.
1) AREA OF PLOT (Minimum area of a,b,c, to be considered)	7459.99
(a). As Per ownership document (7/12, cts extract)	7500.00
(b). as per measurement sheet	7459.99
(c). as per site	7459.99
2) Deductions for	
a. Proposed D.P./D.P.Road widening Area / Service Road / Highway widening	578.69
b. Any D.P. Reservation area	596.51
(Total (a+b)	0.00
3) Balance area of plot (1-2)	6284.79
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 Plot Area (3-4(c))	6284.79
6) Recreational Open space (if applicable)	
(a) Required - (6284.79 X 0.10 = 628.48 SQ.M.)	628.48
(b) Proposed -	629.42
7) Internal road area	0.00
8) plotable area (if applicable)	6881.30
9) Built up area With reference to Basic F.S.I as per front road width (sr.no. 5xbasic FSI (6881.30 X1.10 =7569.43	7569.43
10) Addition Of FSI On payment of permium	NIL
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	NIL
(b) Proposed FSI On Payment of premium.	0.00
11) In - situ FSI / TDR loading	NIL
(A) In - situ area against DP road [2.0 x sr.no.2 (a)], if any	NIL
(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
(c) T.D.R. area	0.00
(a) Total in-situ / TDR loading proposed (11(a)+(b)+(c)	
12) Additional FSI area under Chapter no.7	0.00
13) Total entitlement of FSI in the proposal	0.00
(a)[9+10(b)+11(d)] or 12 whichever is applicable.	7569.43
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. Permissible Anciliary area COMM + RESI =4574.48 (PROPOSED)	4405.00
(c) Total entitlement (a+b)	11974.43
14) Maximum utilization limit of F.S.I. (building potential) Permissible as per road width ((as per rerulation no.6.1 or 6.2 or 6.3 or6.4 as applicable)1.6 or 1.8)	0.00
15). Total Built-up Area propoinsal.(excluding area at Sr.No 17 b)	
(a) Existing Built-up area	0.00
b) Total Proposed Residential+Commercial Area with Mhada (as per 'P-line')	11971.43
c)Total Proposed Residential Area (a+b) Without Mhada (as per 'P-line')	10435.34
16). F.S.I Consumed (15/5)(should not be more than serial no.14 above.)	1.90
17) Area for inclusive Housing, if any/(MAHADA)20%	
(a) Required (20% of Sr.No 9) (7569.43X20% =1513.88)	1513.88
(b) Proposed	1536.09
LEGEND	
Plot Bundary Shown Black	
Proposed Work Shown Red	
Drainagaline Shown Red Dotted	
Waterline Shown Black Dotted	

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 areas 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 surveyed records.

signature
(Name of Architect / Licensed Engineer /Supervisor.)

owner 's Declaration -
I We undersigned hereby confirm that I / We would abide by plans approved by Authority / collector /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.

OWNER'S NAME: MS.KRUSHNANG MANDALAM GROUP THROUGH PARTNER MR. AMIT TUKARAM ZAPAKE & OTHERS. — OWNER'S SIGN:

PROJECT:
SURVEY NO : 54/1,55/1,55/2
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - WADMUKHWADI

ARCHITECT: Atul Bapurao Ranpise — ARCH.SIGN:
CA/5-0646/2017

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
PCMC/WO/KW0000/2024/ZONE B/WADMUKH-WADI/PB WORK/ 7				
INWARD NO			DATE	18 Oct 2024
KEY NO.			SHEET NO.	1 / 7

A SQUARE ARCHITECTS
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