FORM OF STATEMENT 2

Sr.No.9(a)

PROPOSED BUILDING-P'LINE AREA STATEMENT

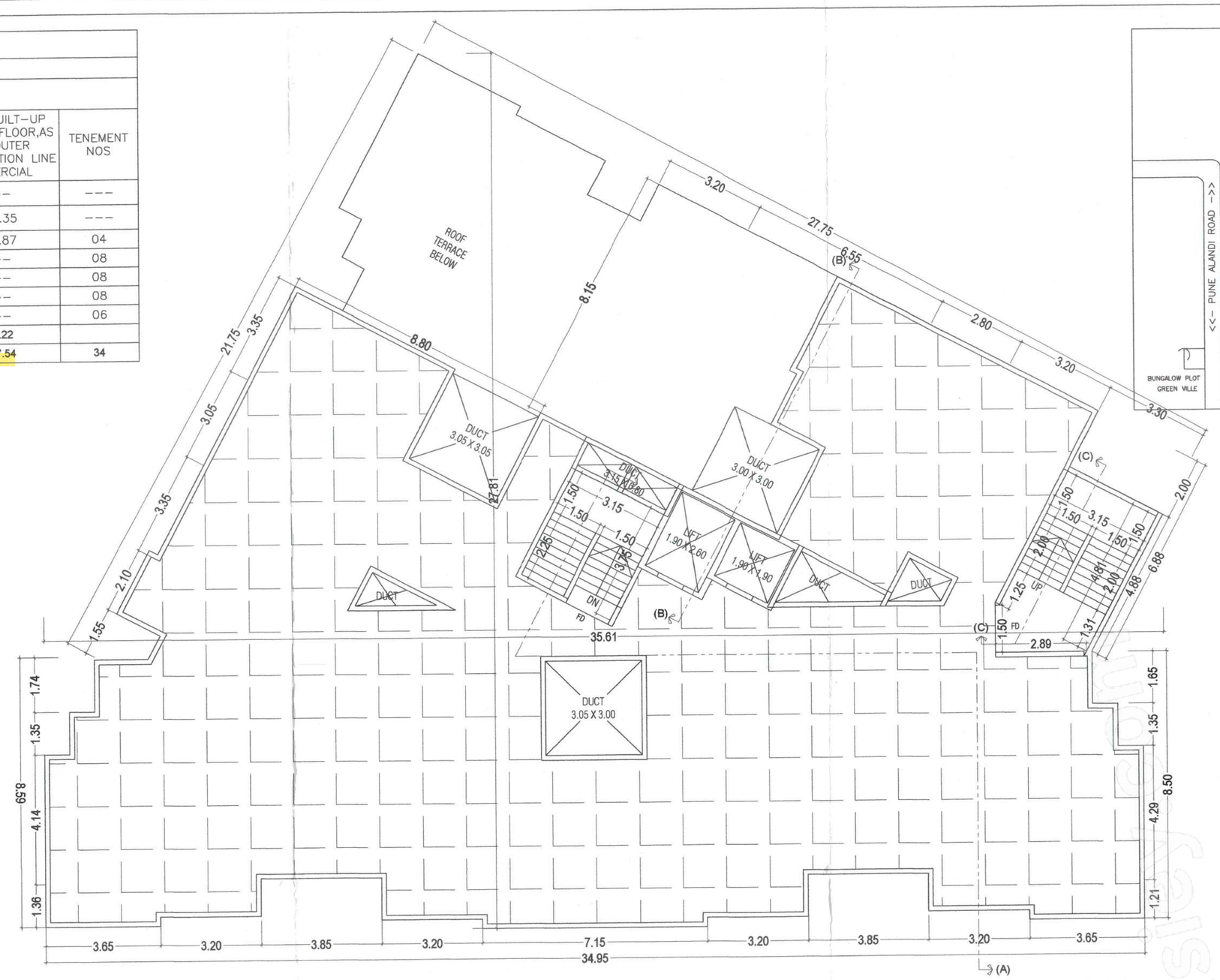
FLOOR	TOTAL BUILT-UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE RESIDENTIAL	TOTAL BUILT-UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE COMMERCIAL	TENEMENT NOS
BASEMENT PARKING FLOOR	---	---	---
GROUND FLOOR	---	274.35	---
MEZZ./STILT FLOOR	343.36	105.87	04
1ST FLOOR	613.24	---	08
2ND FLOOR	613.24	---	08
3RD FLOOR	613.24	---	08
4TH FLOOR	504.24	---	06
TOTAL	2687.32	380.22	
TOTAL P'LINE AREA		3067.54	34

PARKING STATEMENT AS / NEW UDCPR

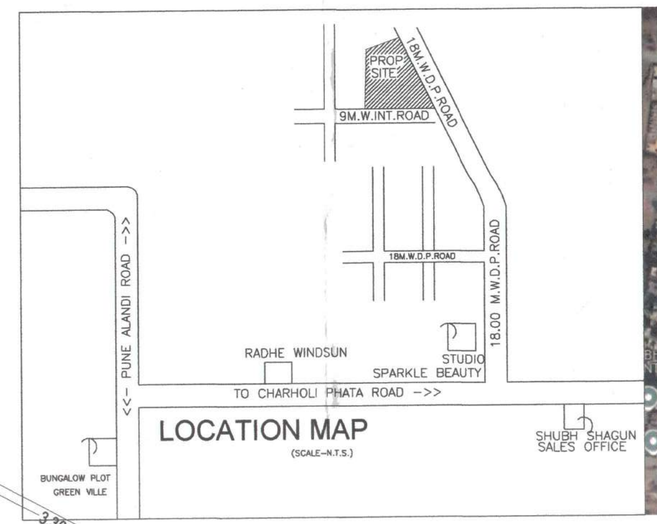
CARPET AREA FLAT / SHOP / OFFICE'S	NO. OF TENEMENT	CAR.	SCOOTER
COMM.=0.00 SQ.M. (100=2,6)	380.22	08	23
UP TO 40 TO 80 SQ.M. (2 TEN.=1,2)	34	17	34
UP TO 80 TO 150 SQ.M. (1 TEN.=1,1)	–	–	–
TOTAL NOS.	34	25	57
AREA/NO.		X 12.50	X 2.00
TOTAL AREA		312.50	114.00
5% VISITER'S PARKING		15.62	5.70
TOTAL AREA		328.12	119.70
TOTAL PARKING REQUIRED.		447.82	SQ.M.
TOTAL PARKING PROVIDED		1216.10	SQ.M

20% ELECTICAL CAR PARKING = 25 X 20 % = 5 NOS.
20% ELECTICAL SCOOTER PARKING = 57 X 20 % = 11.40 =12 NOS.
10% CYCLE PARKING = 57 X 10 % = 5.70 = 6 NOS.
GROUND PARKING AREA = 300.22 NOS.
BASEMENT PARKING AREA = 915.88NOS.
TOTAL PARKING AREA = 1216.10NOS.

REQUIRED WATER TANK CAPACITY.
OVER HEADED WATER TANK CAP.
BUILDING COMM. = 385.39/3 X 45 LTRS =5,780.70 LTRS.
BUILDING = 34T. X 5 X 135 LTRS =22,950 LTRS.
TOTAL=22,950+5780.80=28,730.80 LTRS
TOTAL=28,730.80 LTRS + FIRE =10,000 LIT.
SAY=38,730.80 LTRS.
PROP.OVER HEADED WATER TANK CAP = 38,731 LTRS.
UNDER GROUND WATER TANK CAP.
BUILDING = 28,730.80 X 1.5 = 43,096.20 LTRS.
PROP.U.G WATER TANK CAP= 44,100 LTRS



TOP TERRACE FLOOR PLAN(1:100)



LOCATION MAP
(SCALE-N.T.S.)

LOCATION MAP(NTS)

PROPOSED SITE

GOOGLE LOCATION MAP

PLOT BEFORE AMMALGAMATION CALCULATION
BY TRANGULATION METHOD.
FG-D03 = (16.607 + 13.165) X 48.53 X0.50 = 722.42 SQ.M.
FG-D04 = (17.150 + 17.387) X 40.76 X0.50 = 703.86 SQ.M.
TOTAL = 1426.28 SQ.M.

PLOT AFTER AMMALGAMATION CALCULATION
BY TRANGULATION METHOD.
1) 1/2 X (28.90 + 19.979) X 58.36 = 1426.28 SQ.M.

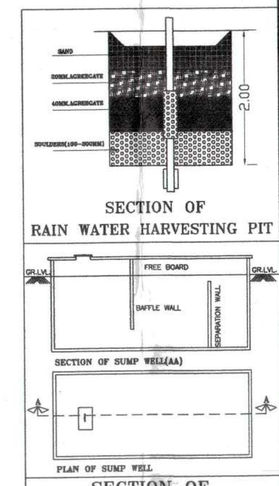
F.S.I. AS PER PRO-RATA BASIS (1.2273)
FG-D03 = 164.21 SQ.M.
FG-D04 = 159.99 SQ.M.
TOTAL = 324.20 SQ.M.

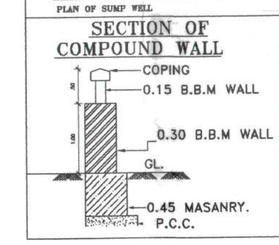
PLOT AREA AS/7-12
S.NO. 96/1B/F/G/P.NO.3 = 722.42 SQ.M.
S.NO. 96/1B/F/G/P.NO.4 = 703.86 SQ.M.
S.NO. 96/1B/F/G/P.NO.16-INT. ROAD = 324.20 SQ.M.
TOTAL = 1750.48 SQ.M.

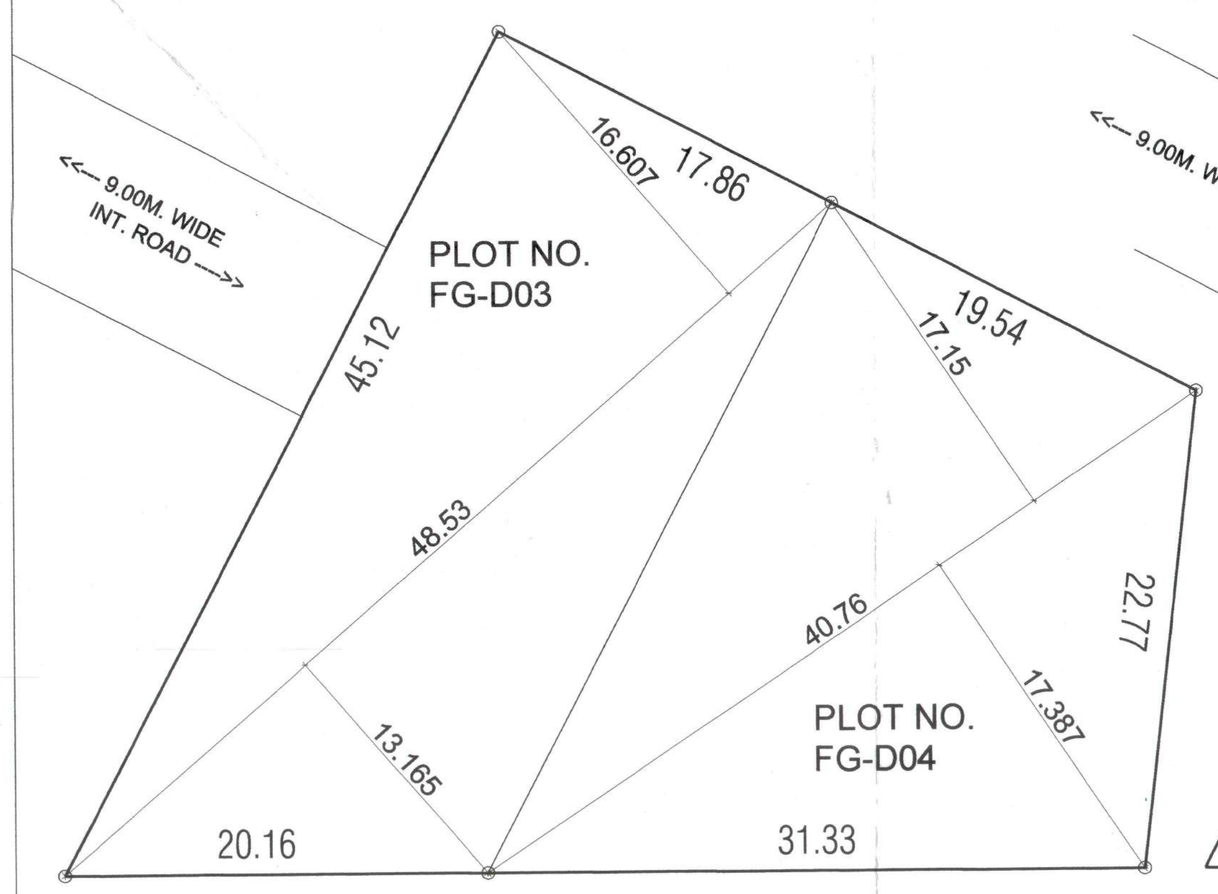
TOTAL APPLICABLE FSI(13A) = 1893.10 SQ.M.
DEDn. COMM.FSI=380.22/1.80 = 211.23 SQ.M.
BALANCE RESID. FSI = 1681.87 SQ.M.
PERMISSIBLE RESID. ANCILLARY AREA = 1681.87 X 0.60 SQ.M.
= 1009.12 SQ.M.
PERMISSIBLE COMM. ANCILLARY AREA = 211.23 X 0.80 SQ.M.
= 168.98 SQ.M.
TOTAL ANCILLARY AREA = 1009.12+168.98 SQ.M.
= 1178.10 SQ.M.

PLOT AREA TABLE

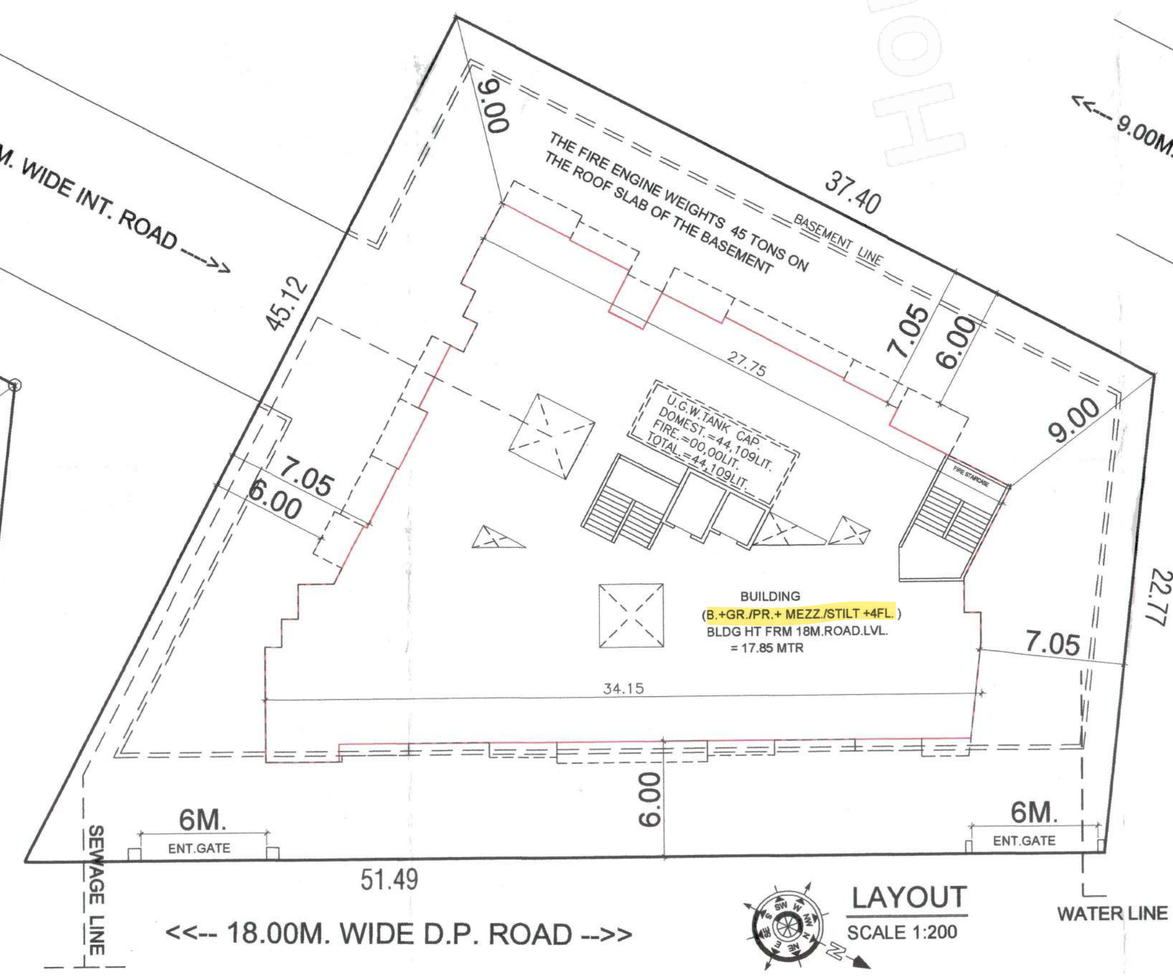
PLOT	AS/7/12	PLOT AS/BEFORE AMALGAMATION	PLOT AS/AFTER AMALGAMATION	PLOT/AS PER DEMARCATION	PLOT/AS PER SITE
S.NO.96/1B/F/G/P.NO.3	722.42	722.42	1426.28	1426.28	1426.28
S.NO.96/1B/F/G/P.NO.4	703.86	703.86			
S.NO.96/1B/F/G/P.NO.16-INT.ROAD	324.20	----------	----------	----------	----------
TOTAL	1750.48	1426.28	1426.28	1426.28	1426.28





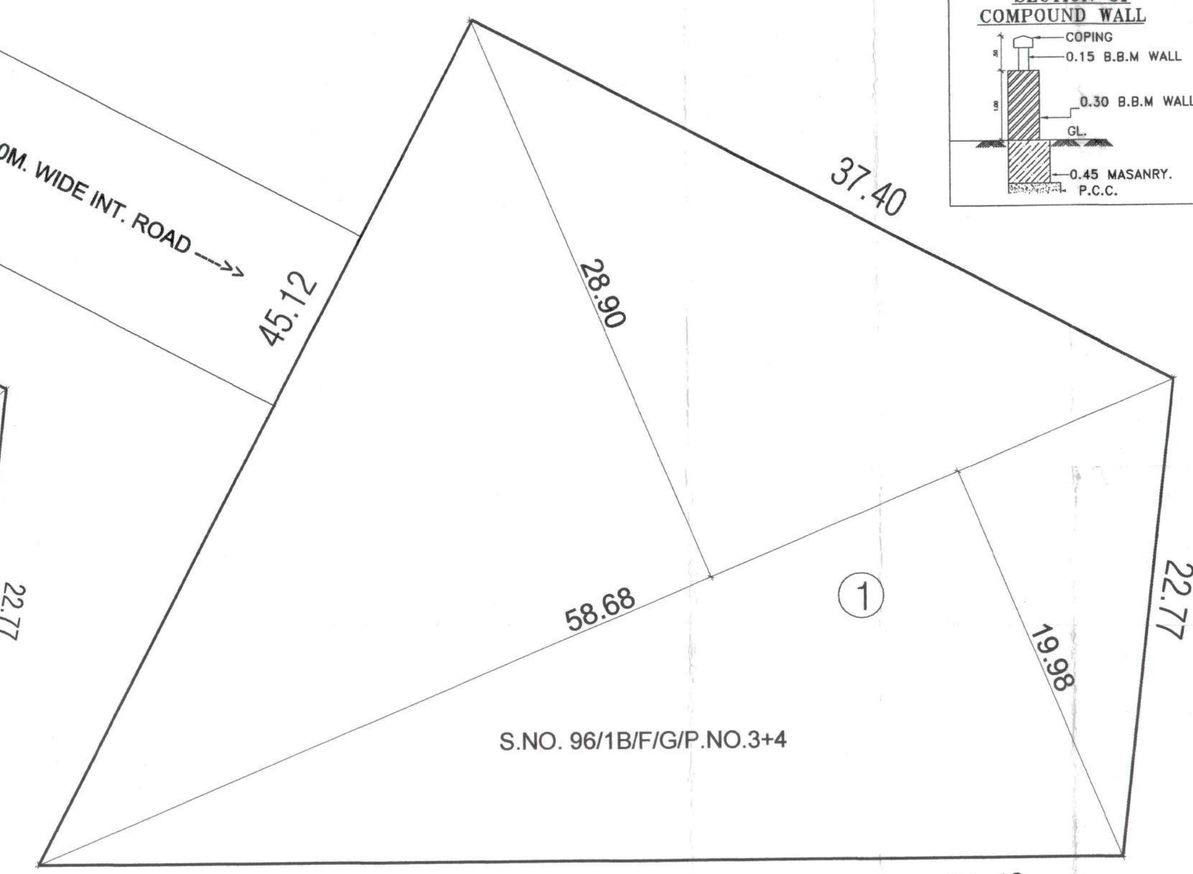


PLOT BEFORE AMMALGAMATION.
SCALE 1:200
<<-- 18.00M. WIDE D.P. ROAD -->>



<<-- 18.00M. WIDE D.P. ROAD -->>

LAYOUT
SCALE 1:200



PLOT AFTER AMMALGAMATION.
SCALE 1:200
<<-- 18.00M. WIDE D.P. ROAD -->>

LAY OUT

01/04

STAMP OF APPROVAL

SANCTIONED NO. B.P. / LAY OUT / CHOVISAWDI / 73 / 2022 DT.02.12.2022

Sanctioned No. B.P./Chovisawadi/199/2024
Subject to conditions mentioned in the Office Order No. aven dated 04/10/2024
Pimpri
Date 04/10/2024

Pimpri Chinchwad Municipal Corporation ESTD 11/10/82 Pimpri-411 018

For Ward Officer
E. Ward
PCMC., Chinchwad, Pune-411 033.

O. C. Signed by
E Ward Officer

PROJECT DETAILS

PROPOSED RESIDENCIAL BUILDING
S.NO. 96/1B/F/G, PLOT NO. 3 & 4. AT.- CHOVISAWADI
MS.- SIDDHHIDATA BUILDCONN
FOR <-THROUGH MR. AADITHYAA B. SHINDE & OTHER'S

A) AREA STETEMENT	SQ.MTS.
1. AREA OF PLOT(minimum area of a,b,c to be considered)	1426.28
(A) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	1750.48
(B) AS PER MEASUREMENT SHEET(DEMARCATION)	1426.28
(C) AS PER SITE	1426.28
2.DEDUCTIONS FOR	------
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING 18.M.W.D.P ROAD	------
(B) ANY D.P. RESERVATION AREA	------
(TOTAL A+B)	------
3.BALANCE AREA OF PLOT (1-2)	1426.28
4.AMENITY SPACE (IF APPLICBBLE)	------
(A) REQUIRED-	------
(B) ADJUSTMENT OF 2(B),IF ANY-	------
(C) BALANCE PROPOSED-	------
5.NET PLOT AREA (3-4 (C))	1426.28
6.RECREATIONAL OPEN SPASE (IF APPLICABLE)	------
(A) REQUIRED-	------
(B) PROPOSED-	------
7.INTERNAL ROAD AREA	------
8.PLOTABLE AREA (IF APPLICABLE)	------
9.BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (1426.28X1.10) (Sr. no. 5xbasic FSI)	1568.90
10.ADDITION OF FSI ON PAYMENT OF PREMIUM	------
(A) MAXIMUM PERMISSISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TOD ZONE. (1750.48X0.50)	------
(B) PROPOSED FSI ON PAYMENT OF PREMIUM.	------
(C) INTERNAL ROAD(PRORATA AREA AS/SANCTION NO.)	324.20
11.IN-SITU FSI/TDR LOADING (BLUM TDR)	------
(A) IN-SITU AREA AGAINST D.P. ROAD [2.0x sr.NO.2 (A)],IF ANY	------
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85x Sr.NO. 4 (B) and/or(C)].	------
(C) TDR AREA	------
(D) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+(b)+(c))	------
12.ADDITIONAL FSI AREA UNDER CHAPTER NO.7	------
13.TOTAL ENTITTLEMENT OF FSI IN THE PROPOSAL	------
(A) [9+10(b)+11(d)]or 12 WHICHEVER IS APPLICABLE.	1893.10
(A1) DEDUCTION :- BUILT AREA/FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE	------
(A2) BALANCE ENTITTLEMENT FOR ANCILLARY AREA (A1-A2)	------
(B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.(ON A2 WHICHEVER APPLICABLE) (1.60/80%) (1178.10)	1178.10
(C). TOTAL ENTITTLEMENT (A+b)	3071.20
14.MAXIMUM UTILIZATION LIMIT OF F.S.I. (building potential)(PERMISSIBLE AS PER ROAD WIDTH [AS PER REGULATION NO.8.1 OR 6.2 OR 8.3 OR 6.4 AS APPLICABLE]x1.6 OR 1.8]	1.10X1.60
15.TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at Sr.no 17b)	3067.54
(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	2687.32
(ii) COMMERCIAL	380.22
(C) TOTAL (A+B)	3067.54
16.F.S.I. CONSUMED (15/13)(should not be more than serial NO.14 above)	0.99
17.AREA FOR INCLUSIVE HOUSING,IF ANY	------
(A) REQUIRED (20% OF SR.NO.5)	------
(B) PROPOSED	------

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 areas so worked out tallies with the area stated in document of Ownership/T.P.Scheme Records/land Records Department/city Survey records.

AR.N.D. JOSHI
CA/87/10510
(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 of the work site

MS.- SIDDHHIDATA BUILDCONN
THROUGH MR. AADITHYAA B. SHINDE & OTHER'S
(Owners name and signature)

YOJANA ARCHITECTS
NARENDRA D. JOSHI (B.ARCH.(A.I.V)
S.NO.25 SILVER SPACE, OFFICE NO.10 & 11
ABOVE SARASWAT BANK,WAKAD ROAD,
VISHAL NAGAR, P'NILAKH, PUNE - 411027

DRG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
	11.09.2024	1:100	SUNIT	FSK