

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
(1)	(2)	(3)	(4)	(5)
NA	NA	NA	NA	NA

PARKING CALCULATION

SR NO.	OCCUPANCY	CARPET AREA /FSI (M2)	TENAMENT (NOS) UNIT	CAR (NOS) BY RULE	SCOOTER (NOS) BY RULE	REQD.	REQD.
1.	RESIDENTIAL	0 - 30 SQ.M.	2	126	1	83	2
		30 - 40 SQ.M.					
		40 - 80 SQ.M.	1	26	1	26	1
		80 - 150 SQ.M.					
		> 150 SQ.M.					
	COMM.	100 SQ.M.		2	38	6	114
	TOTAL REQD (NOS)					127	266
	REQ. AREA	(CARS = 127 X 12.50 = 1587.50) (MOTORCYCLE) = 266 X 2 = 532.00					
	ADD 5% VISITORS	(1587.50 + 532.00 = 2119.50) 2119.50 X 5% = 105.97 SQ.MT					
	TOTAL REQ. AREA	2119.50+105.97 = 2225.47 SQ.MT					

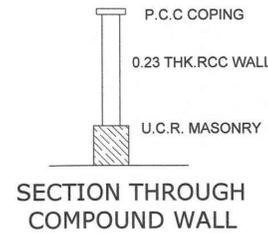
WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	128149.33	
FIRE REQUIREMENT	50000.00	
TOTAL	178149.33	205800.00
UGWT	192223.99	
FIRE REQUIREMENT	50000.00	
TOTAL	242223.99	250000.00

GROUND FLOOR FSI AREA	
STAIRCASE 1	61.08
STAIRCASE 2	55.89
SOCIETY OFFICE	67.35
TOTAL	184.32

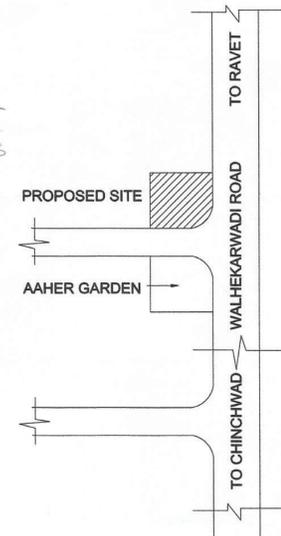
PODIUM/FIRST FSI AREA	
STAIRCASE 1	61.08
STAIRCASE 2	55.89
TOTAL	116.97

REFUGE AREA	
NO OF FLATS PER FLOOR	= 12 NO
NO OF PERSONS PER TEN	= 5 NO
TOTAL NO OF PERSONS 12X5	= 60 PERSONS
PER PERSON AREA REQ	= 0.30 SQ.MT
REFUGE AREA REQ.	0.30X60X3 FLOOR = 54+2.05= 56.05 SQ.MT
IN ADD 1 M FOR EACH 200 PERSONS	82X5 = 410 =2.05 SQ.MT
REFUGE AREA REQUIRED	= 58.10
REFUGE AREA PROPOSED	= 143.23

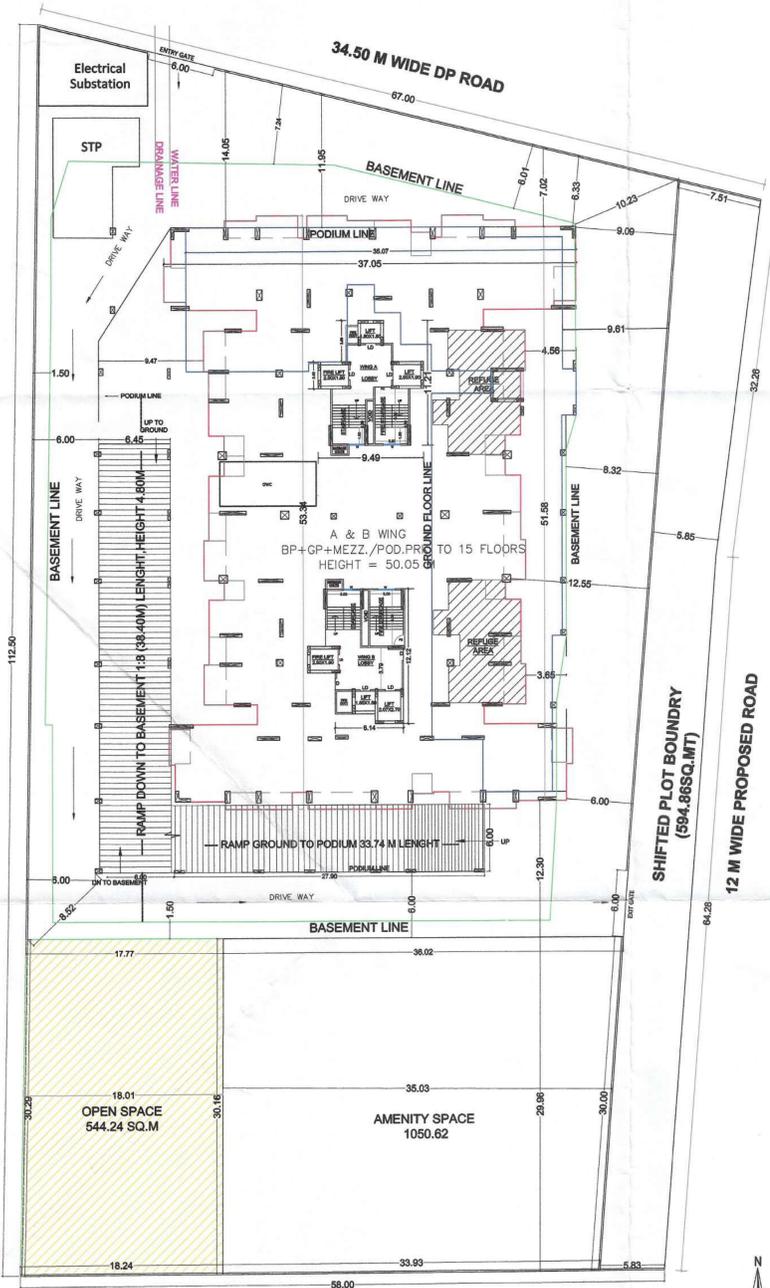


FORM OF STATEMENT 2 PROPOSED BLDG. (WING A & B)						
MHADA B'UP AREA CALCULATION						
TOTAL PLOT AREA OF 7/12 = 6400.00 SQ.MT						
REQUIRE MHADA BASIC FSI OF NET PLOT						
NET PLOT AREA = 5349.38 X 1.1 = 5884.31 ✓						
REQUIRED AREA = 5884.31 X 0.20 % = 1176.86 ✓						
PROPOSED AREA = 1180.91 ✓						
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.				
1	BASEMENT	MHADA	TENAMENT	RESI	TENAMENT	COMM
	GROUND			184.32 ✓		785.31 ✓
	MEZZ/PODIUM			116.97 ✓		422.39 ✓
	1 ST			116.97 ✓		991.18 ✓
	2ND			00 ✓		
	3 RD			1220.20 ✓	12 ✓	
	4 TH	509.88 ✓	7 ✓	535.94 ✓	5 ✓	
	5 TH	297.31 ✓	4 ✓	684.16 ✓	6 ✓	
	6 TH	373.72 ✓	5 ✓	711.01 ✓	7 ✓	
	7 TH			1220.20 ✓	12 ✓	
	8 TH			1220.20 ✓	12 ✓	
	9 TH			1220.20 ✓	12 ✓	
	10 TH			1220.20 ✓	12 ✓	
	11 TH			1076.81 ✓	10 ✓	
	12 TH			1220.20 ✓	12 ✓	
	13 TH			1220.20 ✓	12 ✓	
	14 TH			1220.20 ✓	12 ✓	
15 TH			1220.20 ✓	12 ✓		
TOTAL =	1180.91 ✓	16 ✓	14407.98 ✓	136 ✓	2198.88	
TOTAL =			14407.98+2198.88 +1180.91=17787.77			

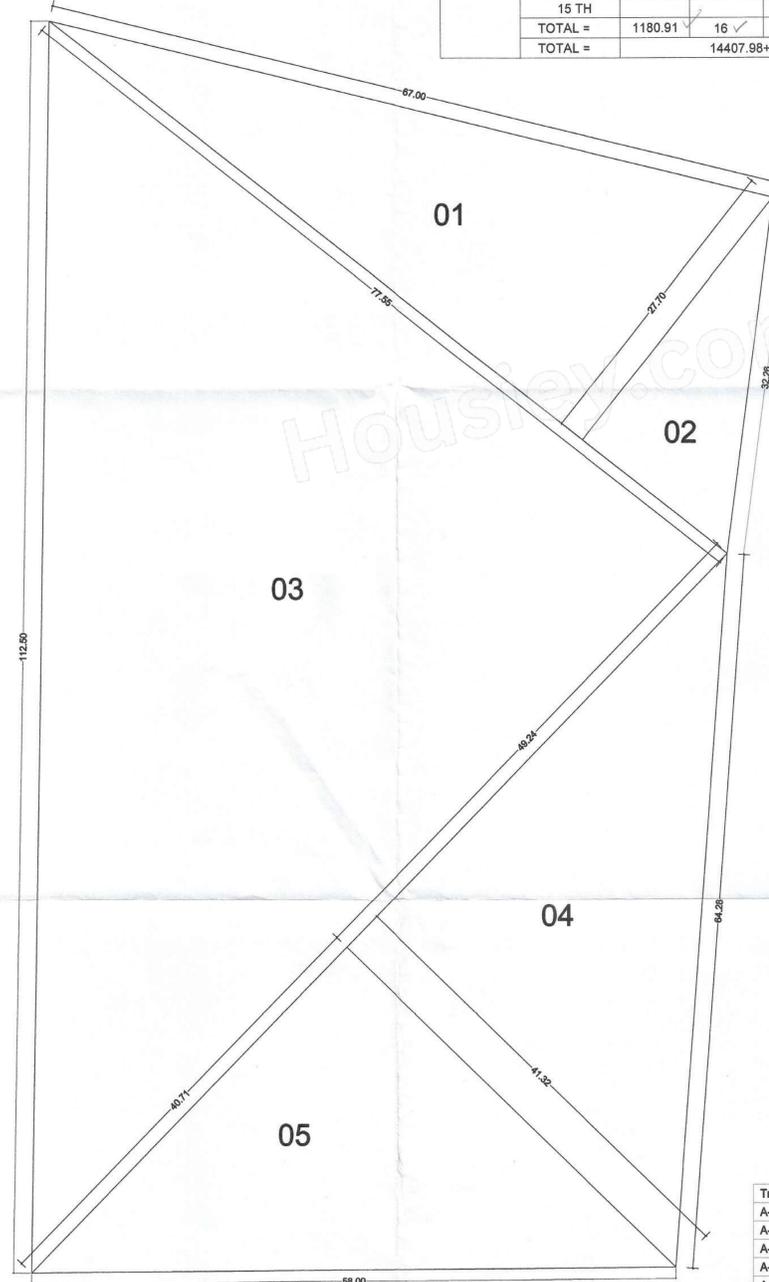
1045.82
381.47
1089.25



LOCATION PLAN
(NOT TO SCALE)



LAYOUT PLAN
SCALE 1:300



Triangulation
SCALE 1:300

Triangle	Area
A-01	844.83
A-02	229.16
A-03	3489.00
A-04	1017.25
A-05	841.00
Total (PLOT)	6401.24

FORM OF STATEMENT 3

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF APARTMENT
A WING & B WING	GROUND/MEZANINE FLOOR (COMM)	SHOP 1	118.50
		SHOP 2	84.00
		SHOP 3	71.87
		SHOP 4	63.51
		SHOP 5	84.00
		SHOP 6	55.05
		SHOP 7	56.11
		SHOP 8	83.58
		SHOP 9	85.29
		SHOP 10	103.51
		SHOP 11	84.40
		SHOP 12	124.38
		SHOP 13	70.82
	FIRST FLOOR	SHOP 14	79.27
		SHOP 15	56.19
		SHOP 16	53.16
		SHOP 17	44.89
		SHOP 18	56.19
		SHOP 19	59.36
		SHOP 20	43.99
		SHOP 21	55.09
		SHOP 22	58.90
		SHOP 23	71.47
		SHOP 24	58.28
		SHOP 25	80.72
		SHOP 26	49.87
TOTAL =		1852.40	

FLOORS	CARS	SCOOTERS
BASEMENT	105	
GROUND		78
PODIUM		143
FIRST		21
SECOND FLOOR	29	56
TOTAL	155	277

STAMP OF APPROVAL

Sanctioned No. 81/P/Chinchwad/26/2025
Subject to conditions mentioned in the Office Order No. even dated 27/3/2025
Date 27/3/2025
City Engineer
MPCMC, Pimpri, Pune-18

AREA STATEMENT

1. AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	6400.00 SQ.M.
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	6400.00 SQ.M.
(b) AS PER DEMARCATION	
(c) AS PER SITE	6401.24 SQ.M.
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA /SERVICE ROAD/ HIGHWAY WIDENING / SHIFTED PLOT BOUNDARY	0.00 SQ.M.
(b) IN-SITU AREA AGAINST D.P. ROAD [2.0x Sr No.2 (a)] IF ANY	0.00 SQ.M.
(c) TOTAL DEDUCTIONS	0.00 SQ.M.
3. BALANCE AREA OF PLOT (1-2)	6400.00 SQ.M.
4. AMENITY SPACE (IF APPLICABLE)	0.00 SQ.M.
(a) REQUIRED -	1050.00 SQ.M.
(b) ADJUSTMENT OF 2(b), IF ANY -	0.00 SQ.M.
(c) BALANCE PROPOSED -	1050.62 SQ.M.
5. NET PLOT AREA(3-4(c))	5349.38 SQ.M.
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED -	534.93 SQ.M.
(b) PROPOSED -	544.24 SQ.M.
7. INTERNAL ROAD AREA	0.00 SQ.M.
8. PLOTABLE AREA (IF APPLICABLE)	0.00 SQ.M.
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5349.38 X 1.10 BASIC FSI)	5884.31 SQ.M.
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH /TOP ZONE	0.00 SQ.M.
(b) PROPOSED FSI ON PAYMENT OF PREMIUM.	
(c) FSI ON PAYMENT OF PREMIUM. (5349.38 x 50% = 2674.69)	1142.09 SQ.M.
11. IN-SITU FSI ON /TDR LOADING	
(a) IN-SITU AREA AGAINST D.P. ROAD [2.0x Sr No.2 (a)] IF ANY	0.00 SQ.M.
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 x Sr No. 4(b)] AND/OR (c).	
(c) TDR AREA	5349.38 x 1.40 % = 7489.13 SQ.M.
(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	3200.01 SQ.M.
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [9 + 10(b)+11(d)] or 12 WHICHEVER IS APPLICABLE	10227.22 SQ.M.
(b) ANCILLARY AREA FSI WITH PAYMENT OF CHARGES	6380.65 SQ.M.
(i) RESI.ANCILLARY AREA =10227.22 - 1221.60 = 9005.62X0.60=5403.37	
(ii) COMM. ANCILLARY AREA =2198.88 / 1.8 = 1221.60 X 0.80 = 977.28	
	= 6380.65
(c) TOTAL ENTITLEMENT (a+b)	16607.87 SQ.M.
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 or 6.3 AS APPLICABLE) x 1.6 or 1.8	1.76 ✓
15. TOTAL BUILT-UP AREA IN PROPOSAL.(EXCLUDING AREA AT Sr. No. 17 b)	
(a) EXISTING BUILT-UP AREA	
(b) RESI. BUILT-UP AREA (AS PER 'P-LINE')	14407.98 SQ.M.
(c) COMM. BUILT-UP AREA (AS PER 'P-LINE')	2198.88 SQ.M.
(d) TOTAL (a+c)	16606.86 SQ.M.
16. F.S.I. CONSUMED (15/5) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.99
17. AREA FOR INCLUSIVE HOUSING IF ANY	0.00 SQ.M.
(a) REQUIRED (20% OF Sr. No. 5)	1176.86 SQ.M.
(b) PROPOSED	1180.91 SQ.M.

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 AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.
SIGN OF ARCHITECT

OWNERS DELARATION -
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 UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME: SHYNI GOLD MANGALAM LLP THROUGH PARTNERS SK INFRA THROUGH MR. KUNJUMON BABY, MANGALAM LANDMARKS LLP THROUGH MR. SUBHASH SHANTARAM SAKORE
OWNER'S SIGN:

PROJECT: SURVEY NO : 80/2/3/4/11 HISSA NO :
PLOT NO : CTS NO : 2128
DESCRIPTION : REGULAR TRACK, VILLAGE - CHINCHWAD

ARCHITECT: Sachin Balawant Barawade
ARISE ARCHITECTS & INTERIOR DESIGNERS
ARCH.SIGN:

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	JAYDEEP	SACHIN B
PCMC/0567/2021/ZONE B/CHINCHWAD/PRB-20/1/REV 3				
INWARD NO.	DATE			
KEY NO.				SHEET NO. 1 / 11