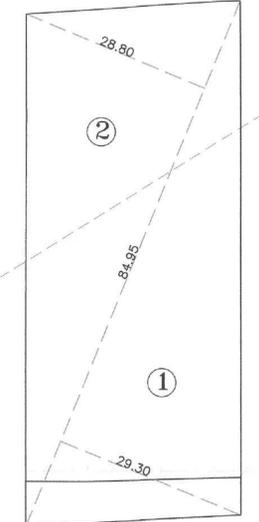


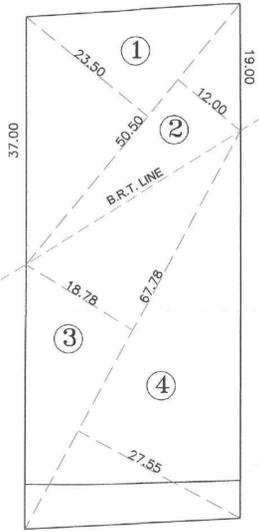
LAYOUT (SCALE:1:200)

FORM OF STATEMENT - 2  
(Sr. No.9 (a))  
PROPOSED BUILDING

FLOOR NO.	TOTAL COMM. BUILT-UP AREA	TOTAL RESI. BUILT-UP AREA	TENEMENT RESIDENTIAL	BUILDING FLOOR HEIGHT (IN M.)	BUILDING HEIGHT FROM GL. (IN M.)
B+GR.+5 FL	116.24	3365.65	30	2.95	19.70
<b>TOTAL</b>	<b>116.24</b>	<b>3365.65</b>	<b>30</b>	-	-
<b>TOTAL (COMM. &amp; RESI.)</b>	<b>3481.89</b>				



PLOT AREA CALCULATIONS (SCALE:1:500)



PLOT AREA CALCULATIONS (SCALE:1:500)

OPEN SPACE AREA CALCULATIONS BY  $\Delta$  METHOD

- 1)  $0.5 \times 26.50 \times 10.08 = 133.56$  SQ.M.
- 1)  $0.5 \times 26.50 \times 8.57 = 113.55$  SQ.M.
- TOTAL = 247.11 SQ.M.**

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	22000.00	
OHWT FIRE REQUIREMENT	0	
<b>TOTAL</b>	<b>22000.00</b>	<b>22000.00</b>
UGWT FIRE REQUIREMENT	0	
<b>TOTAL</b>	<b>33000.00</b>	<b>33000.00</b>

PLOT AREA CALCULATIONS BY  $\Delta$  METHOD

- 1)  $0.5 \times 85.20 \times 29.30 = 1,248.18$  SQ.M.
- 1)  $0.5 \times 85.20 \times 28.85 = 1,229.01$  SQ.M.
- TOTAL = 2,477.19 SQ.M.**

PLOT AREA CALCULATIONS BY  $\Delta$  METHOD

- 1)  $0.5 \times 50.50 \times 23.50 = 593.375$  SQ.M.
- 2)  $0.5 \times 50.50 \times 12.00 = 303.00$  SQ.M.
- TOTAL = 896.375 SQ.M.**

PLOT AREA CALCULATIONS BY  $\Delta$  METHOD

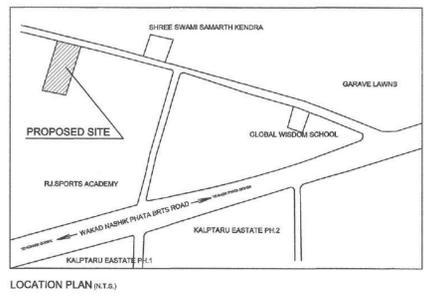
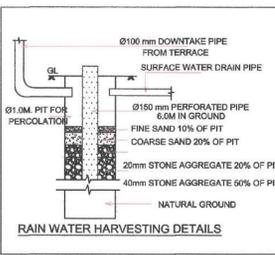
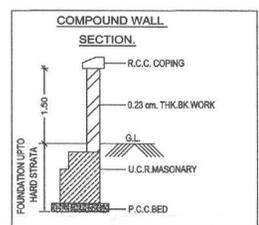
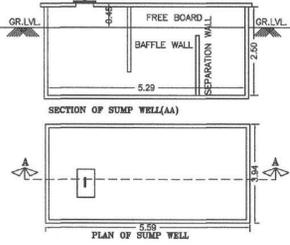
- 3)  $0.5 \times 69.65 \times 17.78 = 619.18$  SQ.M.
- 4)  $0.5 \times 69.65 \times 27.62 = 961.86$  SQ.M.
- TOTAL = 1,581.04 SQ.M.**

PARKING CALCULATION (AS PER UDCPR)

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT PROP.	CAR (NOS) BY RULE REQD.	SCOOTER (NOS.) BY RULE REQD.
RESIDENTIAL TEN.	40 - 80	1 20	1 10	3 60
RESIDENTIAL	80 - 150	2 10	1 10	5 50
RESIDENTIAL	<150	0 0	0 0	0 0
COMM. (SHOPS)	200.00	100 116.24	2 3	6 7
<b>TOTAL</b>			<b>23</b>	<b>117</b>
VISITOR (5%)			2	6
<b>TOTAL REQD.(NOS.)</b>			<b>25</b>	<b>123</b>
<b>TOTAL REQD. AREA</b>			<b>312.50</b>	<b>246.00</b>
<b>TOTAL PROP. AREA</b>				<b>558.50</b>

PROPOSED PARKING STATEMENT :-

FLOORS	CAR	SCOOTER
BASEMENT -2	11	52
BASEMENT -1	11	38
GROUND	16	36
<b>TOTAL</b>	<b>38</b>	<b>126</b>



COMMERCIAL OCCUPATION CALCULATION

BUILDING NO.	TOTAL CARPET	OCCUPANT LOAD PER SQ.M.	TOTAL OCCUPANT LOAD PER SQ.M.	NO OF PERSONS
GROUND	SHOPS	116.24	3	38 pers.
<b>TOTAL</b>		<b>116.24</b>		<b>38 pers.</b>

SANITATION REQUIREMENTS

FIXTURES	PERSONS NOS.	SHOP OWNERS		PUBLIC TOILET	
		MALE	FEMALE	MALE	FEMALE
<b>WATER CLOSETS</b>					
REQUIRED	38pers.	1 / 8 pers.	1 / 50 pers.	1 / 50 pers.	
PROPOSED		5 NOS.	1 NOS.	1 NOS.	
<b>URINALS</b>					
REQUIRED	38 pers.			1 / 50 pers.	
PROPOSED				1 NOS.	



GOOGLE MAP LOCATION PLAN (N.T.S.)

LAYOUT

STAMP OF APPROVAL

Sanctioned No. B.P./Pimpale/Gurav/13/2023  
Subject to conditions mentioned in the Office Order No. even dated 12/05/2023



Pimpri Date: 12/05/2023  
Signature of the Executive Engineer, Building Permission and Unauthorised Building Construction Control Department, Pimpri-Chinchwad Municipal Corporation.

A) AREA STATEMENTS SQ.M.

01 AREA OF PLOT (Minimum area of a,b,c to be considered)	
(a) As per ownership documents (7/12, CTS extract)	2477.00
(c) As per site	2477.19
02 DEDUCTION FOR:	
(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway winding	0.00
Total (a + b)	0.00
03 GROSS AREA OF THE PLOT (01 - 02)	2477.00
04 AMENITY SPACE (if Applicable)	
(a) Required 10%	0.00
(b) Adjustment of 2(b), if any	0.00
05 NET PLOT AREA (3-4(c))	2477.00
06 RECREATION OPEN SPACE (if Applicable)	
(a) Required	247.00
(b) Proposed	247.11
08 Plottable Area (if Applicable)	2477.00
09 Built up area with reference to Basic F.S.I. as per front road (Sr. No. 5xbasic FSI) (2477.00x1.10)	2,724.70
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI -based on road width / TOD zone. 2477.00 X 0.50	1238.50
(b) Proposed FSI on payment of premium	0.00
11 In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 x Sr.No. 2(a)] if any	0.00
(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) TDR area permissible (0 x Sr.no.1(a)) 2477.00 X 0.65	1610.05
(d) TDR area	0.00
(e) Total in-situ / TDR loading proposed (11(a)+(b)+(d))	0.00
12 Additional FSI area under Chapter No.7	0.00
13 Total entitlement of FSI in the proposal	2,724.70
(a) $[B + 10(b) + 11(d)]$ or 12 whichever is applicable	1,634.82
(b) Permissible Ancillary Area FSI upto 60% on remaining potential	1,034.82
(c) Proposed Ancillary Area FSI	4,359.52
(d) Total entitlement (a+c)	8,917.20
14 Maximum utilization limit of FSI (building potential) Permissible as per Road width (as per Regulation No. 8, 1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8 or 1.8)	8,917.20
15 Total Built up area in proposal (excluding area at Sr.No. 17b)	
(a) Existing Built up area Previously Sanctioned	0.00
(b) Res. Proposed Built up area (As per 'P-line')	3365.65
(c) Comm. Proposed Built up area (As per 'P-line')	116.24
(d) Total (a+b)	3481.89
16 FSI Consumed (15/13)(should not be more than serial no. 14 above)	0.79
B) TENEMENT STATEMENT	
(i) PROPOSED AREA (15)	2477.00
(ii) LESS NON-RESIDENTIAL AREA	
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	2477.00
(iv) TENEMENTS PERMISSIBLE	350
(v) TENEMENTS PROPOSED	30

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.

LEGEND

PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED DOTTED	
WATER LINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

OWNER'S NAME: M/S AKSHAY SKY SCRAPERS LLP  
OWNER'S SIGN: [Signature]

PROJECT: SURVEY NO : 87/1(p) HISSA NO :  
PLOT NO : CTS NO : 1978(p)  
DESCRIPTION : PIMPALE GURAV, PUNE.

ARCHITECT: Kirti Lunkad  
ARCH SIGN: [Signature]

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	ajp	
INWARD NO.	DATE	25 MARCH 2023		
KEY NO.	SHEET NO.	1 / 3		