

For Commercial Ancillary FSI Calculation = (Commercial Area 1.80 X 0.80) (6059.44 x 1.80 = 3366.3555555) X 0.80 = 2693.08 SQ.M
 For Residential Ancillary FSI Calculation (Total entitlement - (Commercial Area 1.80) X 0.80 (2693.08 - (3366.3555555) X 0.80 = 13588.54 SQ.M
 Total Ancillary FSI Calculation Residential + Commercial = 13588.54 + 2693.08 = 16281.62 SQ.M
 Proposed Ancillary = 13712.00 SQ.M

For Paid FSI Calculation = Plot Area / 2 + Permissible Paid FSI 5506.320 + 4754.16 SQ.M
 Proposed TDR / Permissible TDR = Percentage of TDR 13309.03 / 13311.65 = 0.99980333
 Permissible Paid FSI X Percentage of TDR = Proposed paid FSI 4754.16 X 0.99980333 = 4753.23

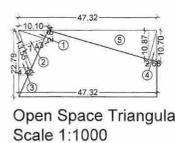
FORM OF STATEMENT 2 PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION	APARTMENT NO. (TEMENT)
CLUB HOUSE	GROUND FLOOR	74.97	0
	FIRST FLOOR	36.79	0
	TERRACE FLOOR	0.00	0
TOTAL		111.39	0

AREA CALCULATION FOR OPEN SPACE

ADDITIONS
 A 47.32 X 22.79 X 1 X 1 = 1078.42 SQ.M

DEDUCTIONS
 1 10.10 X 2.84 X 0.5 X 1 = 14.34 SQ.M
 2 13.55 X 7.43 X 0.5 X 1 = 50.34 SQ.M
 3 22.79 X 4.42 X 0.5 X 1 = 50.37 SQ.M
 4 10.70 X 2.88 X 0.5 X 1 = 14.34 SQ.M
 5 37.22 X 10.87 X 0.5 X 1 = 202.29 SQ.M
 TOTAL DEDUCTIONS = 331.67 SQ.M
 NET AREA 1078.42 - 331.67 = 746.75 SQ.M



OVER HEAD WATER REQUIREMENT

RESIDENTIAL	PERSONS	LTRS	TOTAL
337	135	227475.00	227475.00
COMMERCIAL			
FOR OTHER BUSINESS AREA			
GROUND FLOOR	1721.89	3 = 574	25828.35
ABOVE FLOOR	2009.80	6 = 335	15072.00
OFFICE	1944.23	10 = 194	8749.04
FOR RESTAURANTS AREA (As per NBC)	0	0	0
FLOOR		SEAT	0
4TH FLOOR	383.72	1.8 = 213	14922.44
TOTAL OVER HEAD WATER REQUIREMENT			292046.83
ADDITIONAL OVER HEAD FIRE WATER TANK REQUIRED			60000.00
TOTAL PROVIDED OVER HEAD WATER			352046.83
UNDER GROUND WATER TANK CAPACITY			
OVER HEAD WATER TANK X 2.00	222046.83	2.00	584093.66
TOTAL			584093.66
ADDITIONAL UNDER GROUND FIRE WATER TANK REQUIRED			200000.00
TOTAL UNDER GROUND WATER REQUIREMENT			784093.66
TOTAL PROVIDED UNDER GROUND WATER TANK			784093.66

FORM OF STATEMENT 2 [Sr. No. 11 (a)] Proposed Building Layout

BUILDING NO.	FLOOR NO.	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	COMMERCIAL BUILT-UP AREA	RESIDENTIAL BUILT-UP AREA	RESIDENTIAL BUILT-UP AREA (MHADA & CLUB HOUSE)	TOTAL BUILT-UP AREA OF FLOOR (WITHOUT MHADA & CLUB HOUSE)	TEMENTES NOS (RESI)	TEMENTES NOS (MHADA)
A BLDG.	3BP+GP+22	-	69.60 M.	1061.20	15726.66	1594.33	16787.86	147	19
B BLDG.	3BP+GP+22	-	69.60 M.	844.04	17838.08	0.00	18730.00	171	0
C BLDG. COMMERCIAL	3BP+G+04	-	21.45 M.	4154.20	0.00	0.00	4154.20	0	0
CLUB HOUSE	G+01	-	7.35 M.	0.00	0.00	111.39	0.00	0	0
TOTAL				6056.44	33665.64	1705.72	39725.06	318	19

Table No. 8B - Parking Requirements (NON CONGESTED)

PROPOSED PARKING CALCULATION	CARPET AREA SQ.M	TEMENTES (NOS)	CAR (NOS)	SCOOTER (NOS)	REMARKS
RESIDENTIAL	0-30	2	0	0	2
RESIDENTIAL	30-40	2	0	1	2
RESIDENTIAL	40-50	2	1	1	2
RESIDENTIAL	60-150	1	138	1	138
RESIDENTIAL	150 AND ABOVE	1	2	1	2
COMMERCIAL					
FOR MERCHANT (100.00SQM CARPET 2 CAR & SCOOTER)	3198.23	100	3198.23	64	6
FOR OFFICES (200.00SQM CARPET 1 CAR & 1SCOOTER)	1614.44	200	1614.44	3	11
FOR RESTAURANT (50.00SQM CARPET 1 CAR & 8 SCOOTER)	300.02	50	300.02	1	8
TOTAL REQUIRED (NOS)					
TOTAL PROPOSED (NOS)			332	666	12
TOTAL REQUIRED AREA			4150.00	1332.00	150.00
TOTAL PROPOSED AREA			7083.00		

FORM OF STATEMENT 2 [Sr. No. 11 (a)]

BUILDING NO.	FLOOR NO.	PROPOSED BUILDING			APARTMENT NO. (TEMENT)	
		RESIDENTIAL	MHADA	COMMERCIAL	RESIDENTIAL	MHADA
A-BLDG	BASEMENT FLOOR 03	0.00	0.00	0.00	0	0
	BASEMENT FLOOR 02	0.00	0.00	0.00	0	0
	BASEMENT FLOOR 01	0.00	0.00	0.00	0	0
	GROUND PARKING FLOOR	118.77	0.00	535.40	0	0
	FIRST FLOOR	479.04	0.00	526.80	4	0
	SECOND FLOOR	846.82	0.00	0.00	8	0
	THIRD FLOOR	846.82	0.00	0.00	8	0
	FOURTH FLOOR	846.82	0.00	0.00	8	0
	FIFTH FLOOR	846.82	0.00	0.00	8	0
	SIXTH FLOOR	846.82	0.00	0.00	8	0
	SEVENTH FLOOR	846.82	0.00	0.00	8	0
	EIGHTH FLOOR	808.85	0.00	0.00	7	0
	NINTH FLOOR	846.82	0.00	0.00	8	0
	TENTH FLOOR	846.82	0.00	0.00	8	0
	ELEVENTH FLOOR	846.82	0.00	0.00	8	0
	TWELFTH FLOOR	846.82	0.00	0.00	8	0
	THIRTEENTH FLOOR	808.85	0.00	0.00	8	0
	FOURTEENTH FLOOR	846.82	0.00	0.00	8	0
	FIFTEENTH FLOOR	846.82	0.00	0.00	8	0
	SIXTEENTH FLOOR	846.82	0.00	0.00	8	0
	SEVENTEENTH FLOOR	846.82	0.00	0.00	8	0
	EIGHTEENTH FLOOR	808.85	0.00	0.00	8	0
NINETEENTH FLOOR	846.82	0.00	0.00	8	0	
TWENTIETH FLOOR	0.00	644.13	0.00	0	8	
TWENTY-FIRST FLOOR	0.00	308.07	0.00	0	8	
TWENTY-SECOND FLOOR	0.00	0.00	0.00	0	3	
TERRACE FLOOR	0.00	0.00	0.00	0	0	
TOTAL	15726.66	1594.33	1081.20	147	19	
BASEMENT FLOOR 03	0.00	0.00	0.00	0	0	
BASEMENT FLOOR 02	0.00	0.00	0.00	0	0	
BASEMENT FLOOR 01	0.00	0.00	0.00	0	0	
GROUND PARKING FLOOR	112.15	0.00	430.41	0	0	
FIRST FLOOR	454.18	0.00	413.63	4	0	
SECOND FLOOR	832.24	0.00	0.00	8	0	
THIRD FLOOR	832.24	0.00	0.00	8	0	
FOURTH FLOOR	832.24	0.00	0.00	8	0	
FIFTH FLOOR	832.24	0.00	0.00	8	0	
SIXTH FLOOR	832.24	0.00	0.00	8	0	
SEVENTH FLOOR	832.24	0.00	0.00	8	0	
EIGHTH FLOOR	794.11	0.00	0.00	7	0	
NINTH FLOOR	832.24	0.00	0.00	8	0	
TENTH FLOOR	832.24	0.00	0.00	8	0	
ELEVENTH FLOOR	832.24	0.00	0.00	8	0	
TWELFTH FLOOR	832.24	0.00	0.00	8	0	
THIRTEENTH FLOOR	794.11	0.00	0.00	8	0	
FOURTEENTH FLOOR	832.24	0.00	0.00	8	0	
FIFTEENTH FLOOR	832.24	0.00	0.00	8	0	
SIXTEENTH FLOOR	832.24	0.00	0.00	8	0	
SEVENTEENTH FLOOR	832.24	0.00	0.00	8	0	
EIGHTEENTH FLOOR	794.11	0.00	0.00	8	0	
NINETEENTH FLOOR	832.24	0.00	0.00	8	0	
TWENTIETH FLOOR	832.24	0.00	0.00	8	0	
TWENTY-FIRST FLOOR	832.24	0.00	0.00	8	0	
TWENTY-SECOND FLOOR	832.24	0.00	0.00	8	0	
TERRACE FLOOR	0.00	0.00	0.00	0	0	
TOTAL	17938.58	0.00	644.04	171	0	
BASEMENT FLOOR -03	0.00	0.00	0.00	0	0	
BASEMENT FLOOR -02	0.00	0.00	0.00	0	0	
BASEMENT FLOOR -01	0.00	0.00	0.00	0	0	
GROUND FLOOR	0.00	0.00	756.08	0	0	
FIRST FLOOR	0.00	0.00	1004.80	0	0	
SECOND FLOOR	0.00	0.00	1004.80	0	0	
THIRD FLOOR	0.00	0.00	1004.80	0	0	
FOURTH FLOOR	0.00	0.00	365.72	0	0	
FIFTH FLOOR	0.00	0.00	0.00	0	0	
TERRACE FLOOR	0.00	0.00	0.00	0	0	
TOTAL	0.00	0.00	4154.20	0	0	
TOTAL AREA		33665.64	1594.33	318	19	
TOTAL PROPOSED RESI - COMM AREA (WITHOUT MHADA)			39725.08		337	

REFUGE AREA (TYPICAL A & B BLDG.)

FLOOR	TEMENTES PER FLOOR	PERSON	TOTAL NO OF PERSON IN BLDG.	Additional Refuge Area For every 200 Person = 1 sqm	Additional Refuge Area For every 200 Person = 1 sqm
3	X	0	120	0.30	36.00
0	0	0	0	0.00	0.00
ADDITIONAL REFUGE AREA FOR HANDICAPPED PERSON					
TYPICAL A & B BLDG TOTAL PROPOSED REFUGE AREA PER FLOOR					
TOTAL					



LOCATION PLAN NOT TO SCALE

FORM OF STATEMENT - 03 [Sr. No. 9 (g)]

BUILDING NO.	SHOPI/OFFICE/APARTMENT NUMBER	FLOOR CARPET AREA/FLAT (sqm)	TOTAL TEMENTES	
C BLDG COMMERCIAL	GROUND FLOOR - SHOWROOM 01	657.72	1	
	FIRST FLOOR - SHOWROOM 01	908.90	1	
	SECOND FLOOR - SHOWROOM 01	908.90	1	
	THIRD FLOOR - OFFICE 301	908.90	1	
	FOURTH FLOOR - RESTAURANT 01	300.02	1	
	TOTAL	3673.44	2	
	A-BLDG COMM (GROUND FL)	SHOP - 01	152.86	1
		SHOP - 02	23.60	1
		SHOP - 03	26.22	1
		SHOP - 04	26.99	1
SHOP - 05		21.18	1	
SHOP - 06		35.54	1	
SHOP - 07		30.50	1	
SHOP - 08		35.79	1	
SHOP - 09		22.53	1	
SHOP - 10		25.43	1	
SHOP - 11	26.46	1		
SHOP - 12	42.53	1		
SHOP - 13	36.83	1		
SHOP - 14	26.10	1		
SHOP - 15	27.11	1		
SHOP - 16	21.18	1		
SHOP - 17	35.68	1		
SHOP - 18	30.50	1		
SHOP - 19	35.79	1		
SHOP - 20	38.09	1		
TOTAL	726.71	20		

FORM OF STATEMENT - 03 [Sr. No. 9 (g)]

BUILDING NO.	SHOPI/OFFICE/APARTMENT NUMBER	FLOOR CARPET AREA/FLAT (sqm)	TOTAL TEMENTES
A-BLDG COMM (FIRST FL)	OFFICE - 101	129.09	1
	OFFICE - 102	36.83	1
	OFFICE - 103	26.22	1
	OFFICE - 104	26.99	1
	OFFICE - 105	21.18	1
	OFFICE - 106	35.54	1
	OFFICE - 107	30.50	1
	OFFICE - 108	35.79	1
	OFFICE - 109	22.53	1
	OFFICE - 110	25.43	1
	OFFICE - 111	26.46	1
	OFFICE - 112	30.58	1
B-BLDG COMM (FIRST FL)	OFFICE - 113	36.83	1
	OFFICE - 114	26.10	1
	OFFICE - 115	36.83	1
	OFFICE - 116	21.18	1
	OFFICE - 117	35.68	1
	OFFICE - 118	30.50	1
	OFFICE - 119	35.79	1
	OFFICE - 120	38.09	1
	TOTAL	707.54	20

STAMP OF APPROVAL

1) BMMAMUR/05/2023 DATE - 09/02/2024
 Sanctioned No. R.P. / P. / 2024 / 13
 Office Order No. 13/2024
 Date 18/03/2024
 Approved by: [Signature]
 Executive Engineer
 Building Permission and Unauthorised Building Construction Control Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri-411018

A) AREA STATEMENT

S.No.	Description	Area (sqm)
1	Area of plot (Minimum area of a.b.c. to be considered)	9508.32
2	As per ownership documents (PRC extract)	12100.00
3	As per measurement sheet	9508.32
4	As per site	9508.32
5	Deduction for	
(a)	Proposed D.P./D.P. Road widening Area/Service Road/ Highway	2279.53
(b)	Any D.P. Reservation area	-
(c)	Other area	-
(d)	TOTAL (a+b+c)	-
6	Balance area of plot (1-2)	7228.79
7	Amenity Space (if applicable)	-
(a)	Required -	-
(b)	Adjustment of 2(b), if any	-
(c)	Balance Proposed -	-
8	Net plot area (3-4 (c))	7228.79
9	Recreational open space (if applicable)	-
(a)	Required -	722.88
(b)	Proposed -	746.75
10	Internal Road area	-
(a)	Required (if applicable)	-
11	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subarea FSI - 1.10)	7951.67
12	Addition of FSI on payment of premium (9508.32 X 0.50 + 4754.16)	4754.16
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b)	Proposed FSI on payment of premium	4753.23
13	In-situ FSI / TDR loading	4753.23
(a)	In-situ area against D.P. Road (2.0 x sr. no. 2 (a)) if any	2279.40 X 2.00 = 4558.80
(b)	In-situ area against amenity space if handed over (2.00 or 1.85 x sr. no. 4 (b) and (c))	0.00
(c)	TDR area (As per page no 112) Max permissible TDR 1.40 (Max permissible	