

FORM OF STATEMENT - 1
(SR. NO. 8 (a)(ii))
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

FROM OF STATEMENTS NO.2
FROM STATEMENTS .9a
PROPOSED BUILDING

SR. NO.	FLOOR	PROPOSED RESIDENTIAL B/U	TOTAL RESIDENTIAL UNIT
B	BASEMENT	0	
P	PARKING FLOOR	76.65	0
1	FIRST	792.71	8
2	SECOND	792.71	8
3	THIRD	792.71	8
4	FOURTH	792.71	8
5	FIFTH	792.71	8
6	SIXTH	792.71	8
7	SEVENTH	298.35	1
TOTAL AREA		5129.26	49

FROM OF STATEMENTS NO.3

FLOOR	FLAT NO.	CARPET AREA (IN SQ.MT.)	BALCONY CARPET AREA (IN SQ.MT.)	ENCLOSED BALCONY CARPET AREA (IN SQ.MT.)
TYPICAL FLOOR (1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH FLOOR)	101,201,301,401,501,601,701,	91.33	10.78	0.00
	102,202,302,402,502,602,	59.75	9.95	0.00
	103,203,303,403,503,603,	59.75	9.95	0.00
	104,204,304,404,504,604,	69.98	7.38	6.88
	105,205,305,405,505,605,	81.03	10.47	4.19
	106,206,306,406,506,606,	59.75	9.95	0.00
	107,207,307,407,507,607,	59.75	9.95	0.00
	108,208,308,408,508,608,	86.86	10.78	0.00

BUILDING WATER REQUIREMENT CALC.
OVER HEAD WATER TANK CALCULATIONS

RESIDENTIAL		
1	NO. OF TENEMENTS	49 NOS.
2	NO. OF PERSON PER TENEMENT	5 NOS.
3	WATER REQUIRE PER PERSON	135 LIT.
4	WATER REQUIRED	33075 LIT.
6	WATER REQUIRED FOR FIRE	25000 LIT.
7	TOTAL WATER REQUIRED FOR OVER HEAD WATER TANK	58075.00 LIT.
UNDERGROUND WATER TANK CALCULATIONS		
9	WATER REQUIRED FOR UNDER GROUND WATER TANK IS 2 TIMES OF OVER HEAD	66150.00 LIT.
10	WATER REQUIRED FOR FIRE	150000.000 LIT.
11	TOTAL WATER REQUIRED FOR UNDER GROUND WATER TANK	216150.00 LIT.



GOOGLE LOCATION MAP

STAMP OF APPROVAL

Sanctioned No. B.7/Chikhali/05/2025
Subject to conditions mentioned in the Office Order No.
Even dated 14/01/2025



Pimpri Date: 19/01/2025

Executive Engineer
Building Permission and Unauthorised Building Construction Control Department
Pimpri-Chinchwad Municipal Corporation
Pimpri-411 018.

AREA STATEMENT

1	AREA OF PLOT (minimum area of a,b,c to be considered)	3249.00
	(a) As per ownership document (7/12, CTS extract)	3249.00
	(b) As per measurement sheet	3249.06
	(c) As per site	3256.00
2	DEDUCTION FOR	
	(a) proposed D.P./D.P.Road widening Area / Internal Shifted Road area	317.50
	(b) Any D.P.Reservation area	0.00
	(c) Other	
	TOTAL (a+b+c)	317.50
3	Balance area of plot (1-2)	2931.50
4	Amenity Space (if applicable)	
	(a) Required -	0
	(b) Adjustment of 2(b),if any -	0.00
	(c) Balance Proposed	0.00
5	Net Plot Area (3-4 (c))	2931.50
6	Recreational Open space (if applicable)	0.0000
	(a) Required -	293.15
	(b) Proposed -	293.99
7	Add. Internal Road area	317.50
8	Plotable area (if applicable)	3249.00
9	Built up area with reference to basic F.S.I. as per front road width (Sr.No.6basic FSI)1.0	3249.00
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone	1624.50
	(b) proposed FSI on payment of premium.(Table No.6G)	0.00
	(c) proposed FSI on payment of premium.	
11	In-situ FSI / TDR loading	
	(a) In-situ against D.P road [2.0 x sr.No.2 (a)], if any	0.00
	(b) In-situ against Amenity Space if handed over (2.00 or 1.85 x Sr.No.4 (b) and for (c)).	
	(c) TDR area	3249.00
	(d) Total in-situ/ TDR loading proposed (11a)+(b)+(c)	0
12	Additional FSI area Green building certification 5%	0
13	Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable	3249.00
	(a1) Deduction :- Built-up area / FSI/Utilizes Area/FSI to be retained as per old DC Rules	0.00
	(a2) Balance entitlement for Ancillary Area (a - a1)	3249.00
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges(on a2 whichever applicable	1949.40
	(c) Total entitlement (a + b)	5198.40
14	Maximum utilization limit of F.S.I.(building potential) permissible as per Road width (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8) (9+10(a)+11-13(a1))	2.50
15	Total Built-up Area in proposal(excluding area at Sr.No.17b)	
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area (as per 'P-Line')	
	i) Residential - 5129.26 sq.mt	5129.26
	ii) Commercial - 0.00 sq.mt	
	(c) Total (a+b)	5129.26
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.986
17	Area for Inclusive Housing if any	
	(a) Required (20%)	0.00
	(b) Proposed mhada	0.00

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

Signature: _____
ARCHITECT - ARCON ASSOCIATES

Owner's Declaration -
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 work under supervision of proper technical person so as to ensure the quality and safety at the work site.

H. OWNER'S / DEVELOPER NAME AND SIGNATURE :-

M/S. JP REALTORS THROUGH ITS PARTNER MR. JATIN RAJESH PHULPAGAR & OTHER 1

Owner's SIGN.

I. PROJECT NAME :- PALAZZO PARISHWA (RESIDENTIAL)

VILLAGE - CHIKHALI, TAL - HAVELI, DIST - PUNE
GAT NO. 128 (P)

H.No - _____, P.No - _____
Discrepancy :- REGULAR TRACK

ARCON ASSOCIATES
ARCHITECTS + PLANNERS + INTERIOR DESIGNERS
SAPALYA BHINGALDOW, BESSIE BHANDESH MARATHA MANDAL, KANCHI GRAM CHOWK, SECTOR 2A, NIGDI, PUNE-411004, PUNE - HAVELI: 600-770000 & 97070007 / 98022347

SCALE 1:100
DRAWN BY AMT
CHECKED BY ARSHEKHAR
DATE 12/04/2024
SHEET NO. 01/03

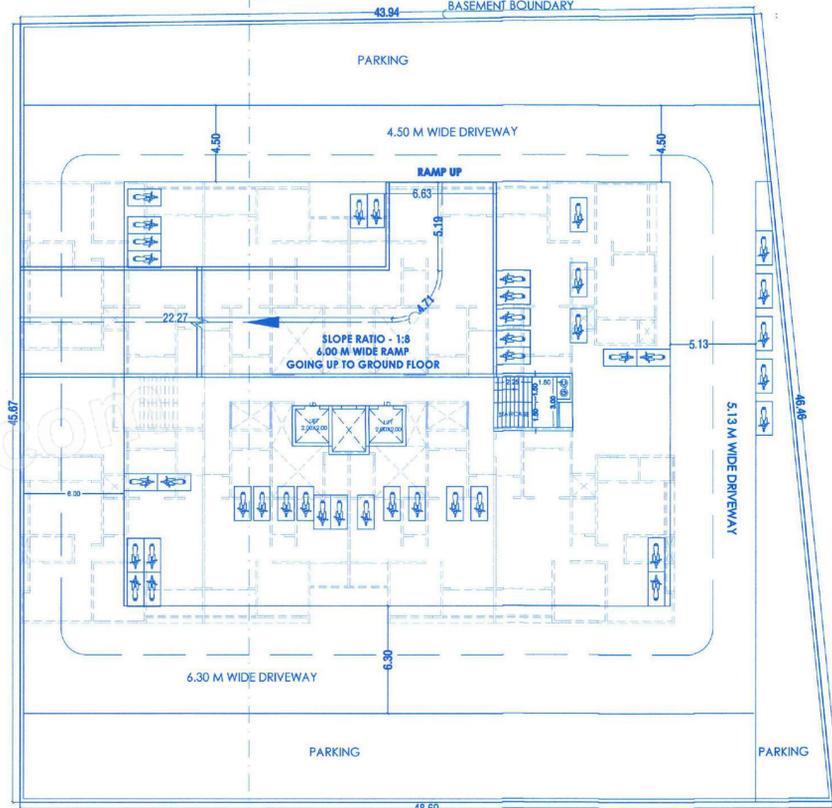
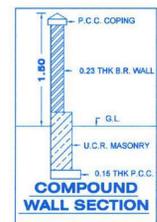
अ.क्र. ५३ नकाशावर दर्शिलेले visitor वाहतूक विकसनात्मक विकास वेगार नाही.
अ.क्र. ५४ विकासनामा ठिकाणी छोट प्रविधिक उपयोजना मर्यादा नेहमीच दिलेल्या विदेशामध्ये करणे विकसनात्मक विकासाक राहिल.
अ.क्र. ५५ सरदर ठिकाणी प्रत्यक्ष काम करील असताना माध्यमातून स्ट्रक्चर इंजिनियर यांचे विचाराने सुधार आद.सी.सी. डिस्ट्रिक्ट बॉयले काम करणे लोच ब्रदरवुल्या मिळकतीना शोष निर्माण होणार नाही याची नोंद घ्याव्यात वधेची उच्चतराची अर्दवार / विकसक याची राहिल.
अ.क्र. ५६ - प्रकल्पाने / समारंभाने प्रवेश होणारे रस्त्याचे बाजूने प्रत्येकी ५० मी. अंतरावर एक मी.सी.सी.सी. बांधण्याचे वसविले विकसनात्मक विकासाक राहिल.
अ.क्र. ५७ इमारतीच्या छताचे माध्यम निरक्षरतासाठी high reflective material/ वनस्पती वापरणे (vegetation) बांधा बांधा करणेत बांधा.
अ.क्र. ५८ सरदर ठिकाणी वायुमंडलित बांधा (air condition) बांधणे विकसनात्मक विकासाक राहिल.
अ.क्र. ५९ नि.म.ज.मा. इमारतीच्या छताचे माध्यम निरक्षरता बांधा.आयुक्त मी. बांधे करील दि. २०/०२/२०२४ रोजीचे परिपक्वता नसत कुल रूप (Cool Roof) पातळीनुसार देख, बांधणे व पोटीच्या ज्या छतावर माध्यम निरक्षरता ठेवण्याची लोच पर्यायी पुढील करणेच्या अर्दवार सरदर विकासात्मक परवानगी देणार वेगार नाही.

TOTAL PARKING STATEMENT

TYPE	CARPET AREA FSIM2	TENEMENTS		CAR BY RULE		SCOOTER BY RULE	
		UNIT	PROPOSED	REQD	REQD	REQD	REQD
RES.	For every two tenements with each tenements having carpet area equal to or above 40 Sq.m. but less than 80 sq.m	2	30	1	15	2	30
RES.	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	19	1	19	1	19
TOTAL REQUIRED			49		34		49
TOTAL REQUIRED AREA					425		98.00
TOTAL REQUIRED AREA					523.00		SQM.
REQD VISITOR PARKING AREA ADDITIONAL 5%							26.15
							SQM.

ADDITIONAL REQUIREMENT SERVICES AREA

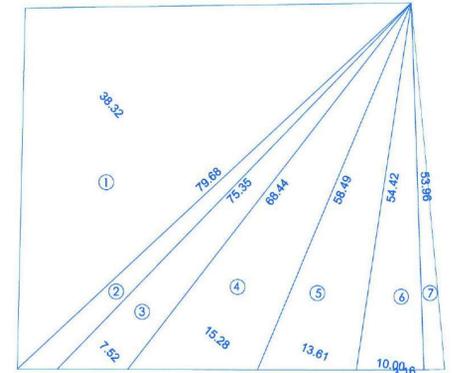
SR. NO.	PROPOSED AREA	SQM.
1	SOCIETY OFFICE	19.40
2	FITNESS CENTER	54.16
3	CRECHE AREA	41.89
4	TELECOM ROOM	8.92
5	DRIVER'S ROOM	13.04
TOTAL AREA		137.4100



BASEMENT FLOOR PLAN (Scale 1:200)

PARKING STATEMENT :-

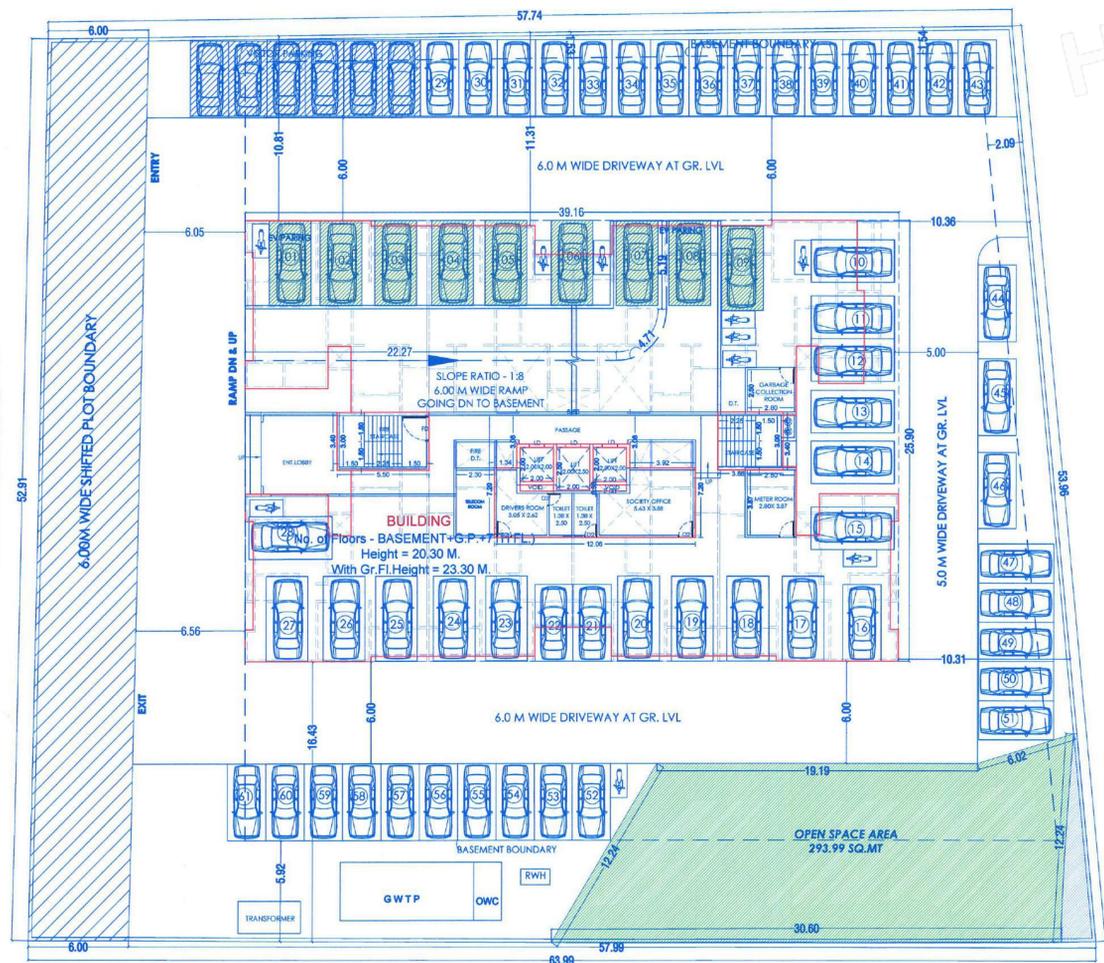
FLOORS	CAR	SCOOTER
REQUIRED PARKING	34	49
PROPOSED PARKING		
BASEMENT	0	40
GROUND PARKING & OPEN PARKING	61	10
PROPOSED PARKING	61	50



PLOT AREA TRIANGULATION KEY PLAN (Scale 1:500)

PLOT AREA CALCULATION

1	79.68	X	38.32	X	0.50	=	1526.67
2	79.68	X	4.04	X	0.50	=	160.85
3	75.32	X	7.57	X	0.50	=	283.92
4	68.44	X	15.28	X	0.50	=	522.88
5	58.49	X	13.61	X	0.50	=	397.88
6	54.42	X	10.00	X	0.50	=	272.10
7	33.96	X	3.16	X	0.50	=	65.97
TOTAL DEDUCTION							3249.06



LAYOUT PLAN (Scale 1:200)