

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

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL	TENEMENT COMMERCIAL
A-WING	B.P.2+8.P.1+GR. P.+04 FLOOR	3486.95	40	00
TOTAL B/UP AREA =		3486.95	40	00



GOOGLE LOCATION PROPOSED SITE

LAYOUT
STAMP OF APPROVAL 01/05

Sanctioned No. G.P./Chikhal/143/2024
Subject to conditions mentioned in the Office Order No.
even dated 15/10/2024

ESTD. 11/10/1982

Project Date: 15/10/2024

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

FLOORWISE FSI STATEMENT: BUILDING

FLOORS NAME	COMM.	RESI.	TOTAL	RESI. TNMTS	COMM. TNMTS
BASEMENT-02 PRK FLOOR	0.00	0.00	0.00	0	0
BASEMENT-01 PRK FLOOR	0.00	0.00	0.00	0	0
GROUND FLOOR	0.00	44.03	44.03	0	0
FIRST FLOOR	0.00	860.73	860.73	10	0
SECOND FLOOR	0.00	860.73	860.73	10	0
THIRD FLOOR	0.00	860.73	860.73	10	0
FOURTH FLOOR	0.00	860.73	860.73	10	0
TERRACE FLOOR	0.00	0.00	0.00	00	0
TOTAL	0.00	3486.95	3486.95	40	00

WATER CALCULATION

OVER HEAD WATER TANK CALCULATION

RESI. BUILDING = 27,000.00 LTS

FIRE FIGHTING 1 WING x 25000 = 25,000.00 LTS

TOTAL OVER HEAD WATER TANK = 52,000.00 LTS

UNDER GROUND WATER TANK CALCULATION

U.G. WATER TANK(27,000.00x2.00) = 54,000.00 LTS

FIRE FIGHTING 1 WING x 75,000.00 = 75,000.00 LTS

TOTAL U.G. WATER TANK = 1,29,000.00 LTS

(RESI.) BUILDING TOTAL O.H. WATER TANK = 52,000.00 LTS

TOTAL U.G. WATER TANK = 1,29,000.00 LTS

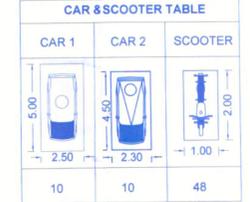
No. TPS-1818/CR-238/18(Part-4)/Sec.37(1AA)(c)& Sec.20(4)/Modification/UD-13 Date-28-12-2022

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT PROP.	CAR (NOS) BY RULE REQD.	SCOOTER (NOS.) BY RULE REQD.
Residential	80-150	1 0	1 0	1 0
Residential	40-80	2 40	1 20	2 40
Residential	30-40	2 0	1 0	2 0
Commercial (Shop)	0.00	100 0	0 0	0 0
Commercial (Office)	0.00	200 0	0 0	0 0
TOTAL REQD.(NOS.)		0 40	0 20	0 40

AS PER UOFR 8.1.1-ii) TABLE NO. 6A & BELOW NOTE: PROVIDED PARKING

	CAR 1 (2.50X5.00)	CAR 2 (2.30X4.50)	SCOOTER
TOTAL REQD. AREA	0	0	80.00
TOTAL PROP. AREA	308.50	15.43	323.93



PROPOSED PARKING CARS

BUILDING	FLOOR	CAR	SCOOTER
BASEMENT-02 FL.	00	00	00
BASEMENT-01 FL.	13	00	00
GROUND FL.	00	48	00
SIDE MARGIN	07	00	00
TOTAL		20	48

VISITOR PARKING AREA CALCULATION

RESI. TOTAL CAR = 20
CAR 1 = 10 X 12.50 = 125.00
CAR 2 = 10 X 10.35 = 103.50
SCOOTER = 40 X 2.00 = 80.00
(TOTAL VISITOR PARKING AREA = 308.50 X 5% = 15.43)

VISITOR PARKING AREA PROPOSED

REQ. PARKING = 15.43 SQ.MT
CAR 1 = 00 X 10.35 = 00.00
CAR 2 = 00 X 12.50 = 00.00
SCOOTER = 08 X 2.00 = 16.00
(TOTAL VISITOR PARKING AREA = 16.00)

EV PARKING CALCULATION

RESI. TOTAL CAR = 20 X 20% EV PARKING = 4.00
SAY = 4 EV PARKING

TOTAL SCOOTER = 40 X 20% EV PARKING = 8.00
SAY = 8 EV PARKING

(9.31) ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

BUILDING	FLOOR	Req. Sq.mt	Proposed Sq.mt
FITNESS CENTER	GROUND FLOOR	20.00	20.02
SOCIETY OFFICE	GROUND FLOOR	12.00	12.00
CRECHE	GROUND FLOOR	3.00	3.00
DRIVER ROOM	GROUND FLOOR	9.00	9.01
SANITARY BLOCK	GROUND FLOOR	8.20	8.20
ENT. LOBBY	GROUND FLOOR		
METER ROOM	GROUND FLOOR		

TYPE'S COLOR'S

EV PKG: [Color swatch]

VISITOR PKG: [Color swatch]

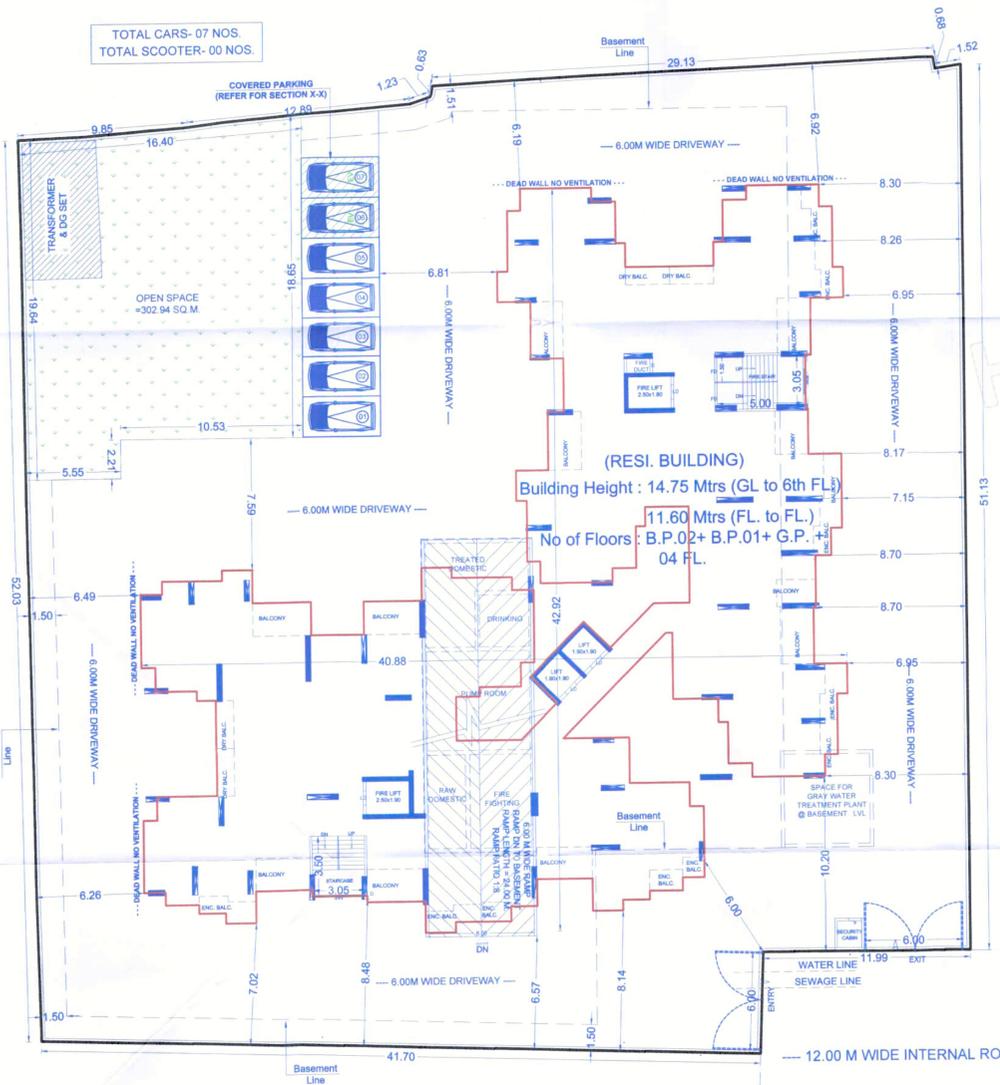
ANCILLARY AREA CALCULATION

TOTAL PERMISSIBLE ENTITLEMENT = 3000.00 SQ.M.

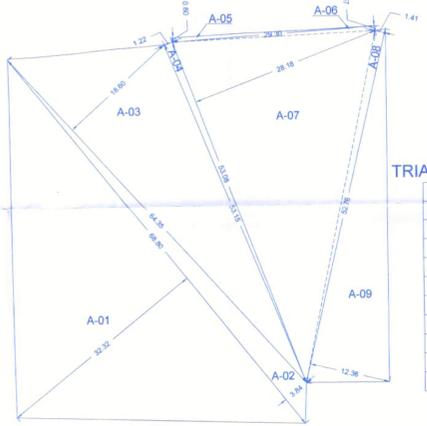
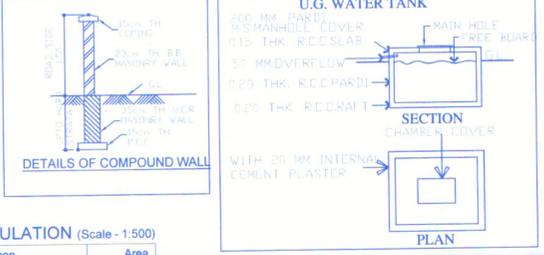
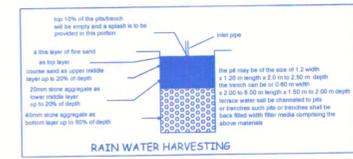
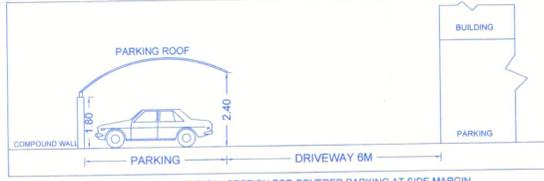
PERMISSIBLE RESIDENTIAL ANCILLARY = 3000.00 X 60% = 1800.00 SQ.M.

PERMISSIBLE RESIDENTIAL ANCILLARY = 1800.00 SQ.M.

PROPOSED RESIDENTIAL ANCILLARY = 486.95 SQ.M.



LAYOUT PLAN (scale-1:200)



OPEN SPACE (Scale - 1:200)

Polygon	Area
A-01	4.54
A-02	4.57
A-03	140.67
A-04	70.03
A-05	83.13
TOTAL	302.94

AREA STATEMENT

DESCRIPTION	SQ.MT
1. AREA OF PLOT (minimum area of a,b,c to be considered)	3000.00
(a) As per ownership document (7/12, CTS extract)	3000.00
(b) As per measurement sheet	3004.56
(c) As per site	3004.56
2. Deductions for (a) proposed D.P./D.P. Road widening Area / Service Road / Highway widening	00.00
(b) Any D.P. Reservation area	00.00
(Total a+b)	00.00
3. Balance area of plot (1-2)	3000.00
4. Amenity Space (if applicable)	00.00
(a) Required -	00.00
(b) Adjustment of 2(b), if any -	00.00
(c) Proposed Amenity Area	00.00
5. Net Plot Area (3-4 (c))	3000.00
6. Recreational Open space (if applicable)	00.00
(a) Required -	300.00
(b) Proposed -	302.94
7. Internal Road area / Green Zone	00.00
8. Plotable area (if applicable)	3000.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5basic FSI) (3000.00X1.00)	3000.00
10. Addition of FSI on payment of premium (a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b) proposed FSI on payment of premium.	0.00
(c) proposed FSI on payment of premium. (Table No.6G)	0.00
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/or (c)].	0.00
(c) TDR area	0.00
(d) Total in-situ/ TDR loading proposed (11a)+(b)+(c)	0.00
12. Additional FSI area under Chapter No.7	0.00
13. Total entitlement of FSI in the proposal (a) [9+10(b)+11(d)] or 12 whichever is applicable	3000.00
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	486.95
(c) Total entitlement (a + b)	3486.95
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) (a + b) (9+10a)+11+13a)	3.10
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	3486.95
(ii) Commercial	0.00
(c) Total (a+b)	3486.95
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.999
17. Area for Inclusive Housing if any (a) Required (20% of Sr.no.5)	N.A
(b) Proposed	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 / And Records Department / City Survey records.

ARCHITECT - I.P. ASSOCIATES

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 at the work site.

Owner (s) signature

M/S. ANKUR BUILDCON THROUGH ITS PARTNERS
MR. YOGESH N. JAIN, MR. ASHISH A. SIROYA THROUGH POAH
M/S. PRIMAL SAUNDARYAM THROUGH ITS PARTNERS
MR. NAVNATH T. BARNE, MR. YOGESH D. BARNE.

GAT NO- 127,128 VILLAGE - CHIKHALI

ARCHITECT - I.P. ASSOCIATES ARCH SIGN
AR. SATYAJEET R. INAMDAR, AR. ADITYA A. PUNGAVKAR.

SCALE 1:100 DRAWN BY SURAJ S. SATYAJEET CHECKED BY JOB NO. DATE 28/08/2024 SHEET NO. 01 / 05