statement 1
[Sr.No. 8 (a) (iii)]
Existing Building to be retained

Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
——	——	——	——	——

Statement 2
[Sr.No. 9 (a)]
Proposed Building (BUILDING)

Building No.	Floor No.	Total Built-up Area of floor,as per outer construction line		Tenements (5)		TOTAL AREA
(1)	(2)	(3) COMM. AREA	(4) RESI. AREA	COMM.	RESI	(6)
	BASEMENT 1 & 2			——	——	
	GROUND FLOOR	268.09 Sqm.	68.01 Sqm.	08	——	336.10 Sqm.
	FIRST FLOOR	155.68 Sqm.	391.77 Sqm.	——	03	547.45 Sqm.
	SECOND FLOOR	300.47 Sqm.	420.21 Sqm.	08	04	720.68 Sqm.
	THIRD FLOOR	——	636.25 Sqm.	——	07	636.25 Sqm.
	FOURTH FLOOR	——	636.25 Sqm.	——	07	636.25 Sqm.
	FIFTH FLOOR	——	636.25 Sqm.	——	07	636.25 Sqm.
	TOTAL	724.24 Sqm.	2788.74 Sqm.	16	28	3512.98 Sqm.

Statement 3
[Sr.No. 9 (g)]
Area detail of Apartment

Building No.	Floor No.	Apartment No. SHOP	Carpet Area of Apartment	Carpet Area Mezzanine area	Area of Double height terraces attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
	Ground	Shop 1,2,3,4,5,6,7,8	224.98 sq.m.		
	1st Floor	Shop 1,2,3,4,5,6,7,8	——	107.82 sq.m.	
	2nd Floor	Shop 201,202,203 204, 205,206 207,208	208.73 sq.m.		——
		TOTAL	433.71 sq.m.	107.82 sq.m.	——

Building No	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of (ENC.) Balcony attached to Apartment	Area of sit out attached to flat
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Ground floor		– – – –	– – – –	– – – –	– – – –
	1st floor		202.93 SQ.M.	2.10 SQ.M.	20.01 SQ.M.	21.54 SQ.M.
G +5th	2nd floor		264.39 SQ.M.	5.45 SQ.M.	20.01 SQ.M.	30.25 SQ.M.
	3rd,4th,5th		1266.60 SQ.M.	23.93 SQ.M.	133.92 SQ.M.	130.26 SQ.M.
		TOTAL	1733.92 SQ.M.	31.48 SQ.M.	173.94 SQ.M.	182.05 SQ.M.

PARKING CALCULATION							
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	15	1	8	2	15
Residential	80 - 150	1	13	1	13	1	13
Residential	> 150	1	0	2	0	1	00
Commercial	541.62 Sqm.	100	05	2	10	6	30
TOTAL REQD.(NOS.)					31		58
TOTAL REQD.AREA					387.50		116
TOTAL PROP.AREA					503.50		
Add 5% visitors parking				503.50 + 25.17 = 528.67			

PARKING STATEMENT		
	REQUIRED PARKING	PROPOSED PARKING
CAR	31 + 01 = 32	50
SCOOTER	58 + 06 = 64	90

PARKING STATEMENT				
	REQUIRED PARKING		PROPOSED PARKING	
	E.V.	COMMERCIAL	E.V.	COMMERCIAL
CAR	6	10	6	10
SCOOTER	13	30	13	30

अट क्र. सदर ठिकाणी प्रत्यक्ष काम करीत असताना मान्यताप्राप्त स्ट्रक्चरल इंजिनिअर यांचे डिझाईन नुसार आर.सी.सी. टिटिलेन वगैरचे काम करणे तसेच जखवाजच्या मिळकतीस धोका निर्माण होणार नाही याची तांत्रिक दक्षता घेणेची जबाबदारी आर्कीटेक्ट / विकसक यांची राहील.

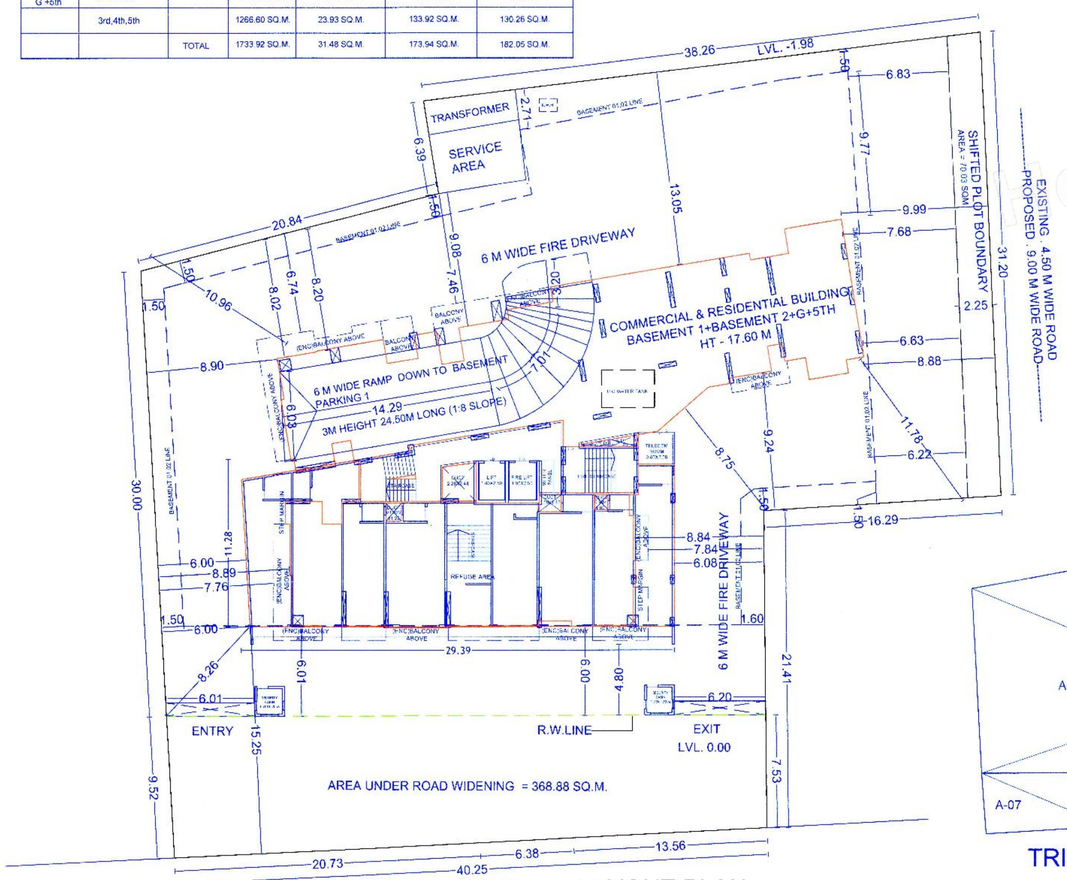
अट क्र. प्रकल्पाचे / इमारतीचे प्रवेश द्वाराजवळ रस्त्याचे डाव्हर्न झालेली ९.० मी. वंदनाकर रुंद सी.सी.टी.एम. शासनाने बनविलेले विकासक संपादकरक राहील.

अट क्र. विकसनाच्या ठिकाणी मुख्य प्रवेशद्वार उपाययोजना बसवणे बेसमेंटमधे हिरोमा डिमिनीशमाणे करणे विकासकावर बंधनकारक आहे.

अट क्र. इलेक्ट्रीक वाहन चार्जिंगसाठी अपिरिक्त इलेक्ट्रीक लोड विमुत महावितरणकडून मान्य करून घेणेत यावा.

अट क्र. पि.सि.एम.सी. इमारतीच्या छतावरे तापमान नियंत्रणाकरता मा.अधुक्त.सो. यांचे कडील दि. २७/०२/२०२१ रोजीचे परिपत्रकान्वये समुद्र कुल रुफ (Cool Roof) पॉलिटीनुशार टेरस, पार्किंग व पेरीफेस च्या इलावर तापमान नियंत्रित ठेवणेच्या दीन पर्यायी पैकी योग्य पर्यायाची पूर्तता करणेच्या दृष्टीकर सदर बांधकाम पत्रावनी देण्यात येत आहे.

अट क्र. नकाशात दर्शविलेले Visitor वाहनतळ विकसनास विकता येणार नाही.



LAYOUT PLAN
SCALE 1:200

SANITATION STATEMENT (UDCPR)

BUILDING USE	Rule Name	By rule		Required		
		1st male gr.	1st Female gr.	Male	Female	Total
COMMERCIAL (GROUND)	No.of persons	(225.04 / 3) = 75.01 male= 50 Female =25				
	Water Closet	3 for 36-65	2 for 13-25	3	2	5
	Urinal	3 for 46-70		3		3
	WashBasin					

SANITATION STATEMENT (UDCPR)

BUILDING USE	Rule Name	By rule		Required		
		1st male gr.	1st Female gr.	Male	Female	Total
COMMERCIAL (1ST & 2ND FLOOR)	No.of persons	(316.58 / 6) = 52.76 male =35 Female = 18				
	Water Closet	2 for 16-35	2 for 13-25	2	2	4
	Urinal	2 for 21-45	—	2		2
	WashBasin	—		—		

WATER TANK CAPACITY CALC.

COMM. =268.09 SQ.M. / 3 x 45 ltr. / PERSON +
456.15 SQ.M./6 X 45 Ltr. /PERSON
= 89.36 X 45Ltr. + 76.02 X 45 Ltr.
= 4021.20 + 3420.90 = 7442.10 Ltr.

5 PERSON PER TENEMENTS
RESI. 28 TENEMENT = 140 PERSON
135 Ltr. / PERSON
=18900.00 Ltr.

TOTAL 7442.10 + 18900 =26342.10 Ltr.
FIRE FIGHTING =25,000.00 Ltr.
TOTAL O.H. CAPACITY = 51342.10 Ltr.

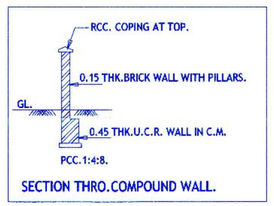
SAY = 51350.00 Ltr.

U.G.WATER TANK = 2.00X 26342.10
=52684.20 Ltr.
FIRE FIGHTING =75,000.00 Ltr.

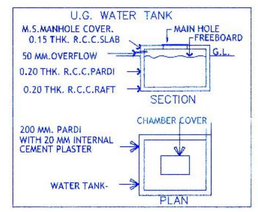
SAY =127684.20 Ltr.

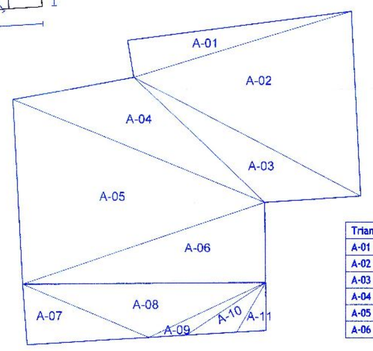
PROPOSED SITE

GOOGLE MAP



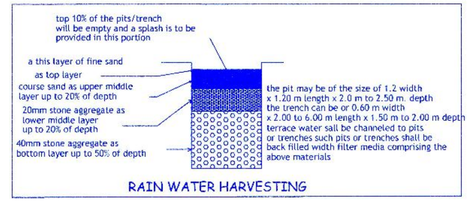
SECTION THRO.COMPOUND WALL.





TRIANGULATION
SCALE 1:500

Triangle	Area	A-07	104.55
A-01	107.72	A-08	185.28
A-02	570.69	A-09	25.36
A-03	170.94	A-10	33.88
A-04	245.68	A-11	19.81
A-05	635.27	ROAD WIDENING	368.88
A-06	263.84	Total (plot)	2363.02



RAIN WATER HARVESTING

STAMP OF APPROVAL

Sanctioned No. B.P. Punavale / 88 / 2024
Subject to conditions mentioned in the Office Order No.
even dated 27 / 12 / 2024

Pimpri
Date : 27 / 12 / 2024

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

PROFORMA - I AREA STATEMENT

PROPOSED COMM.& RESIDENTIAL BUILDING ON S.NO.41/47/2/2,41/48, (P) VILLAGE MAUJE- PUNAWALE

STAMPS OF APPROVAL OF PLANS		
AREA STATEMENT		
1 AREA OF PLOT		
(MINIMUM AREA OF a, b, c TO BE CONSIDERED)	2360.00	SQM.
a) AS PER OWNERSHIP DOCUMENT	2360.00	SQM.
b) AS PER MEASUREMENT SHEET	2363.02	SQM.
c) AS PER SITE	2360.00	SQM.
2 DEDUCTIONS FOR		
a) PROPOSED D.P. /D.P. ROAD WIDENING AREA SERVICEROAD / HIGHWAY WIDENING	368.88	SQM.
b) ANY D.P. RESERVATION AREA	0.00	
(TOTAL a +b)	0.00	
3 BALANCE AREA OF PLOT (1-2)	– – –	SQM.
4 AMENITY SPACE (IF APPLICABLE)	0.00	
a) REQUIRED	0.00	
b) ADJUSTMENT OF 2(b), IF ANY -	——	
c) BALANCE PROPOSED -	——	
5 NET PLOT AREA (3 - 4 c)	1991.12	SQM.
6 RECREATIONAL OPEN SPACE(IF APPLICABLE)	– – –	SQM.
a) REQUIRED -	– – –	SQM.
b) PROPOSED -	– – –	SQM.
7 INTERNAL ROAD AREA		SQM.
8 PLOTABLE AREA (IF APPLICABLE)	N.A	SQM.
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI) (1.10) 1991.12	2190.23	SQM.
10 ADDITION OF FSI ON PAYMENT OF PREMIUM		SQM.
a) MAXIMUM PERMISSIBLE PAYMENT FSI - - BASED ON ROAD WIDTH / TOZ ZONE	– – –	SQM.
b) PROPOSED FSI ON PAYMENT OF PREMIUM	– – –	SQM.
11 IN SITU FSI / TDR LOADING	– – –	SQM.
a) IN SITU AREA AGAINST D.P. ROAD (2.0) X S.R. NO. 2a) IF ANY	– – –	SQM.
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	– – –	SQM.
c) TDR AREA (0.90)		SQM.
d) TOTAL IN SITU / TDR LOADING PROPOSED (11a + b +c)	– – –	SQM.
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	– – –	SQM.
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL (9 +10b + 11d WHICHEVER IS APPLICABLE)	2190.23	SQM.
a1) DEDUCTION :- BUILT UP AREA / FSI / UTILIZED AREA / FSI TO BE RETAINED AS PER OLD DC RULE		SQM.
a2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-a1)		SQM.
b)RESI. ANCILLARY AREA FSI UPTO 60% 2190.23 - 405.72 60% 1824.51 COMM. ANCILLARY AREA FSI UPTO 80% 2190.23 - 405.72 = 1784.51 x 80% = 1427.61 PAYMENT OF CHARGES	1395.27	SQM. SQM.
b1) ANCILLARY AREA FSI REQUIRED	1324.23	SQM.
c) TOTAL ENTITLEMENT (a+b)	3514.46	SQM.
14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8)	– – –	SQM.
15.Total Built-up Area in proposal.(excluding area at Sr.No.17b)		SQM.
(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH		
a) Existing Built-up Area./As per old rule		
i) Completed	——	
ii) Residential	——	
iii) Commercial	——	
b) Proposed Built-up Area (as per (P-Line)		
i) Residential	2788.74	SQM.
ii) Commercial	724.24	SQM.
c) Total (a+b)	3512.98	SQM.
16 FSI CONSUMED (15 / 13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)		
17 AREA FOR INCLUSIVE HOUSING , IF ANY		
a) REQUIRED (20% OF SR.NO. 5)	--NA--	SQM.
b) PROPOSED	– – –	SQM.

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.

MANIK BUCHADE ARCHITECT
KIMAYA HOUSE
Near 19 Grand West Society,
Birla Hospital Road,
Dange chowk , Thergaon, Pune-411033
Web.site : www.kimayagroup.com
E.mail:info@manikarchitects.co.in
Ph.9552507734 , 8087518777
Signature
Ar.Manik Buchade
Lic.No.CA/03/32518

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 executive the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature :-	Signature
MRIMAI ASAHTB DARSHALE & OTHER THROUGH M/S NEXUS PROPERTIES THROUGH NARESHKUMAR PATEL (P.O.A)	

Architect / Licensed Engineer / Supervisor name and signature

Date	North	Scale	Drawn by	Checked by	Registration No.of Architect/License no.of Licensed Engineer / Supervisor
15.11.2024	N	1:100	SMITA VRUSHALI	Ar.Shruti	Lic.No.CA/03/32518