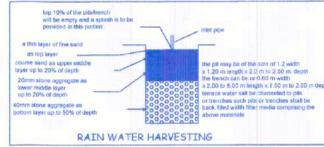


FORM OF STATEMENT - 1 [SR. NO. 8 (a)(ii)]				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

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	COMMERCIAL
RESI-BUILDING	P.02+P.01+05FLOOR	3369.49	35	0
	TOTAL BIUP AREA	3369.49	35	0



**STAMP OF APPROVAL** 01/04

Sanctioned No. B.P./Tathwade/115/2024  
 Subject to conditions mentioned in the Office Order No. 18114/2024  
 Pimpri  
 Date: 18/11/2024

**ESTD 11/10/82**

**Shantanu Patil**  
 For Ward Officer  
 P.C.M.C., Chinchwad, Pune-411 033.

O.C. Signed by  
 Ward Officer

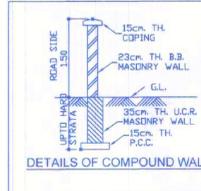
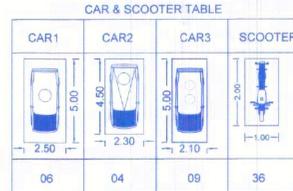
FLOORWISE FSI STATEMENT: RESI. (AS PER UDCPR)

FLOORS NAME	COMM.	RESI.	TOTAL	RESI. TNMNTS.	COMM. TNMNTS.
PARKING-02 FLOOR	0.00	0.00	0.00	0	0
PARKING-01 FLOOR	0.00	70.67	70.67	0	0
FIRST FLOOR	0.00	749.70	749.70	8	0
SECOND FLOOR	0.00	749.70	749.70	8	0
THIRD FLOOR	0.00	749.70	749.70	8	0
FOURTH FLOOR	0.00	749.70	749.70	8	0
FIFTH FLOOR	0.00	300.02	300.02	3	0
TERRACE FLOOR	0.00	0.00	0.00	0	0
TOTAL	0.00	3369.49	3369.49	35	0

No.TPS-1818/CR-236/18(Part-4)/Sec.37(37)(1AA)(c)& Sec.20(4)Modification/UD-13 Date-28-12-2022

**PARKING CALCULATION**

TYPE	CARPET AREA / FSI (M2)	TNMTS. (NOS)	CAR (NOS)	SCOOTER (NOS.)
		UNIT	BY RULE	REQD. BY RULE
Residential	80-150	0	0	0
Residential	40-80	2	35	1
Residential	30-40	0	0	0
Commercial	0.00	0	0	0
TOTAL REQD. (NOS.)		0	35	0
AS PER UDCPR 8.1.1-ii) TABLE NO. 8B & BELOW NOTE PROVIDED PARKING				
CAR 1 (2.50X5.00)	0	0	0	5
CAR 2 (2.30X4.50)	0	0	0	4
CAR 3 (2.10X5.00)	0	0	0	9
TOTAL REQD AREA		198.40		70.00
TOTAL PROP AREA		268.40 + 14.50 = 282.90		



GOOGLE LOCATION PROPOSED SITE

**ANCILLARY AREA CALCULATION**

TOTAL PERMISSIBLE ENTITLEMENT = 2179.10 SQ.M.  
 PERMISSIBLE RESIDENTIAL ANCILLARY = 2179.10 X 60% = 1307.46 SQ.M.  
 TOTAL PERMISSIBLE RESIDENTIAL ANCILLARY = 1307.46 SQ.M.  
 PROPOSED RESIDENTIAL ANCILLARY = 1190.39 SQ.M.

**WATER CALCULATION**

**OVER HEAD WATER TANK CALCULATION**

RESI. BUILDING  
 135 x 5 x 35 = 23,625.00 LTS  
 FIRE FIGHTING  
 1 x 25000 = 25,000.00 LTS  
 TOTAL OVER HEAD WATER TANK = 48,625.00 LTS

**UNDER GROUND WATER TANK CALCULATION**

U.G. WATER TANK (23,625.00/2.00) = 47,250.00 LTS  
 FIRE FIGHTING  
 1 x 50,000.00 = 50,000.00 LTS  
 TOTAL U.G. WATER TANK = 97,250.00 LTS

RESI. BUILDING  
 TOTAL O.H. WATER TANK = 48,625.00 LTS  
 TOTAL U.G. WATER TANK = 97,250.00 LTS

**VISITOR PARKING AREA CALCULATION**

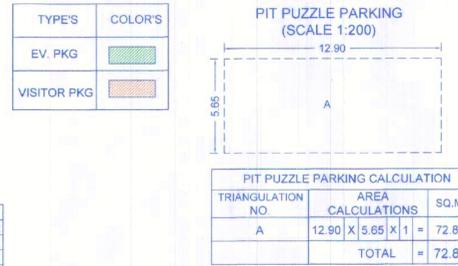
RESI. TOTAL CAR = 18  
 CAR 1 = 05 X 12.50 = 62.50  
 CAR 2 = 04 X 10.35 = 41.40  
 CAR 3 = 09 X 10.50 = 94.50  
 SCOOTER = 35 X 2.00 = 70.00  
 (TOTAL VISITOR PARKING AREA = 268.40 X 5% = 13.42)

**VISITOR PARKING AREA PROPOSED**

REQ. PARKING = 13.42 SQ.MT  
 CAR 1 = 01 X 12.50 = 12.50  
 CAR 2 = 00 X 10.35 = 00.00  
 SCOOTER = 01 X 2.00 = 2.00  
 (TOTAL VISITOR PARKING AREA = 14.50)

**EV PARKING CALCULATION**

RESI. TOTAL CAR = 18 X 20% EV PARKING = 3.60  
 SAY = 04 EV PARKING  
 TOTAL SCOOTER = 35 X 20% EV PARKING = 7.00  
 SAY = 07 EV PARKING

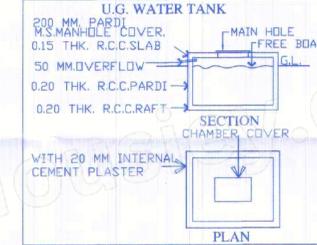


**(9.31) ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES**

BUILDING	FLOOR	Req. Sq.mt	Proposed Sq.mt
FITNESS CENTER/ SOCIETY OFFICE/ CRECHE,	PARKING - 01	20.00	20.09
DRIVER ROOM	PARKING - 01	12.00	12.01
SANITARY BLOCK	PARKING - 01	3.00	3.20
ENT. LOBBY	PARKING - 01	9.00	9.27
CCTV ROOM	PARKING - 01	---	5.89
METER	PARKING - 01	---	6.27

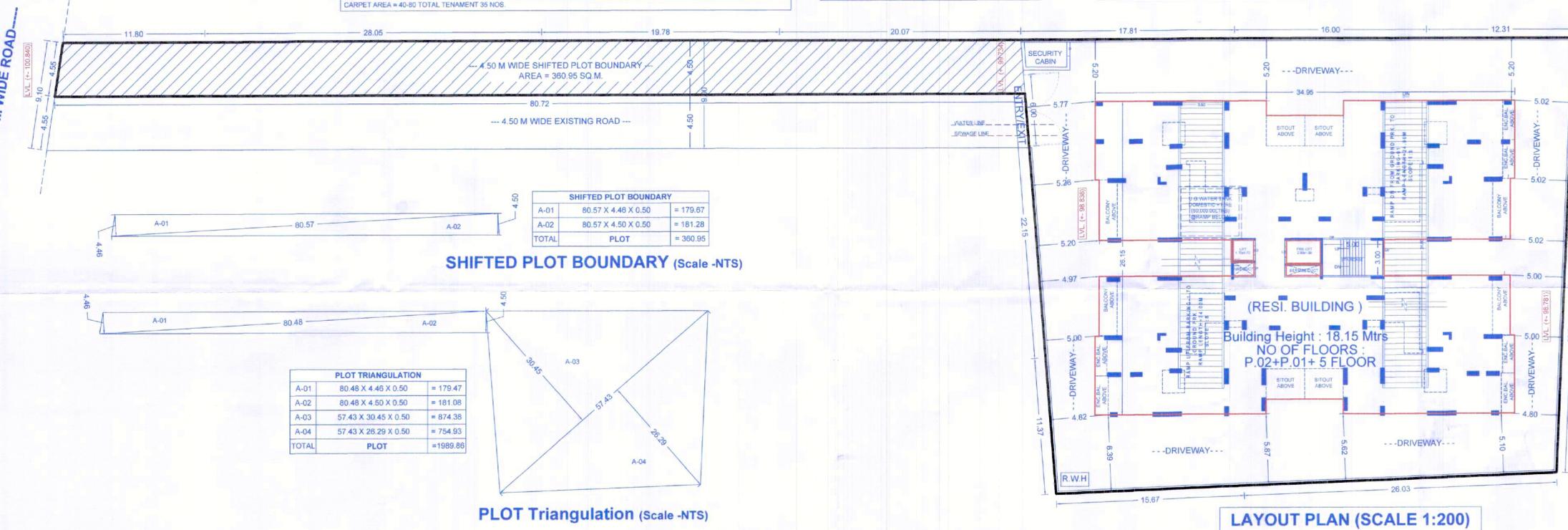
**CARPET AREA STATEMENT**

BUILDING NO. & NAME	TYPE	FLOOR NO.	FLAT NO.	CARPET AREA SQ.M.	AREA OF OPEN BALCONY/ SITOUT SQ.M.	AREA OF ENC. BALCONY SQ.M.
RESI. BUILDING	RESI.	TYPICAL-1ST,2ND,3RD,4TH,5TH FLOOR	101,201,301,401,501	69.65	9.62	---
			102,202,302,402,502	65.08	10.64	---
			104,204,304,404	64.05	9.62	5.60
			105,205,305,405	63.74	9.62	5.92
			106,206,306,406	67.16	10.64	---
			107,207,307,407	67.16	10.64	---
			108,208,308,408	63.74	9.62	5.92
			CARPET AREA = 40-80 TOTAL TENEMENT 35 NOS			



**DOOR - WINDOW SCHEDULE (SIZE IN MT.)**

TYPE	SIZE	LINTEL LVL.	SILL LVL.	SPECIFICATION
FR	1.50 X 2.40	2.40	0.00	FIRE RESISTANT DOOR
LD	AS PER LIFT MANUAL	0.00	0.00	ELEVATOR DOOR
D	1.05 X 2.40	2.40	0.00	MAIN DOOR
D1	0.90 X 2.40	2.40	0.00	INTERNAL DOOR
D2	0.75 X 2.40	2.40	0.00	INTERNAL DOOR
OP	1.20 X 2.40	2.40	0.00	OPENING
FD	3.15 X 2.40	2.40	0.00	FOLDING DOOR
FD1	1.00 X 2.40	2.40	0.00	FOLDING DOOR
W	2.00 X 1.80	2.40	0.60	WINDOW
W1	1.80 X 1.80	2.40	0.60	WINDOW
W2	1.50 X 1.20	2.40	1.20	WINDOW
W3	0.75 X 1.50	2.40	0.90	WINDOW
SW	1.52 X 1.50	2.40	0.90	STAIRCASE WINDOW
V	0.60 X 0.90	2.40	1.50	VENTILATOR



**AREA STATEMENT**

AREA OF PLOT (minimum area of a,b,c to be considered)	SQ. MT
1. AREA OF PLOT	1981.00
(a) As per ownership document (7/12, CTS extract)	1981.00
(b) As per measurement sheet	1989.86
(c) As per site	1989.86
(d) As per Amalgamation	0.00
2. Deductions for	
(a) proposed D.P./D.P. Road widening Area / Service Road /Highway widening	0.00
(b) Any D.P. Reservation area / Shifted Plot Boundary	360.95
(Total a+b)	360.95
3. Balance area of plot (1-2)	1620.05
4. Amenity Space (if applicable)	0.00
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Proposed Amenity Area	0.00
5. Net Plot Area (3-4 (c))	1620.05
6. Recreational Open space (if applicable)	0.00
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area / Shifted Plot Boundary	360.95
8. Plottable area (if applicable)	1981.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5x basic FSI)	2179.10
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 for (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+10b)+11(a) or 12 whichever is applicable	2179.10
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	1190.39
(c) Total entitlement (a + b)	3369.49
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+10a)+11-13(a1)	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)	0.00
i) Residential	3369.49
ii) Commercial	0.00
(c) Total (a+b)	3369.49
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	N/A
(a) Required (20% of Sr.no.5)	0.00
(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 / Land Records Department / City Survey records.

**Signature**

**ARCHITECT - WK ARCHITECTS**

**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.

**Owner (s) name and signature**  
 MR. KISHOR POPATLAL TATIYA

**Owner (s) signature**

S. NO- 40/11 VILLAGE - TATHWADE

**ARCHITECT - WK ARCHITECTS**  
 Ar. SURAJ WAGHAMODE, Ar. SHWETA KALE

**ARCH SIGN**

**SCALE** 1:100  
**DRAWN BY**  
**CHECKED BY**  
**JOB NO.**  
**DRAWING NO.**

**KEY NO.** **DATE** 28 MAY 2024  
**SHEET NO.** 01 / 04