FORM OF STATEMENT 2

Sr.NO.[9(a)]

PROPOSED BUILDING

FLOOR P'LNE AREA STATEMENT

FLOOR	TOTAL BUILT-UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE RESIDENTIAL			TENEMENT NOS		
	WING-A	WING-B	WING-C	WING-A	WING-B	WING-C
GROUND PARKING FLOOR	--	--	--	----	----	----
1ST. PARKING FLOOR	--	--	--	----	----	----
1ST FLOOR	400.46	400.46	457.16	4	4	4
2ND FLOOR	400.46	400.46	457.16	4	4	4
3RD FLOOR	400.46	400.46	457.16	4	4	4
4TH FLOOR	400.46	400.46	457.16	4	4	4
5TH FLOOR	400.46	400.46	457.16	4	4	4
6TH FLOOR	400.46	400.46	457.16	4	4	4
7TH FLOOR	376.65	376.65	442.47	4	4	4
8TH FLOOR	398.55	398.55	457.16	4	4	4
9TH FLOOR	400.46	400.46	457.16	4	4	4
10TH FLOOR	400.46	400.46	457.16	4	4	4
11TH FLOOR	400.46	400.46	457.16	4	4	4
TERRACE FLOOR	--	--	--	---	---	---
TOTAL P'LINE AREA	4379.34	4379.34	5014.07	44	44	44
	13772.75			132		

Form of Statement I
[Sr.No.8(a)(iii)]
Existing Building to be retained

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

A +B+C WING

REQUIRED WATER TANK CAPACITY.

OVER HEADED WATER TANK CAP.

A WING = 44 T. X 5 X 135 LTRS =29,700.00 LTRS.
FOR FIRE=25,000.00 LIT

B WING = 44 T. X 5 X 135 LTRS =29,700.00 LTRS.
FOR FIRE=25,000.00LIT

C WING = 44 T. X 5 X 135 LTRS =29,700.00 LTRS.
FOR FIRE=25,000.00LIT

TOTAL =1,64,100.00 LTR

PROP.OVER HEADED WATER TANK CAP=1,64,100.00 LTR

UNDER GROUND WATER TANK CAP.

A WING = 29,700.00 X 2.00 =59,400.00 LTRS.
B WING = 29,700.00 X 2.00 =59,400.00 LTRS.
C WING = 29,700.00 X 2.00 =59,400.00 LTRS.
TOTAL = 1,78,200.00 LTRS.

REQ.U.G.WATER TANK CAP. = 1,78,200.00 LTRS.

REQ.U.G WATER FIRE TANK CAP= 1,50,000.00 LTRS

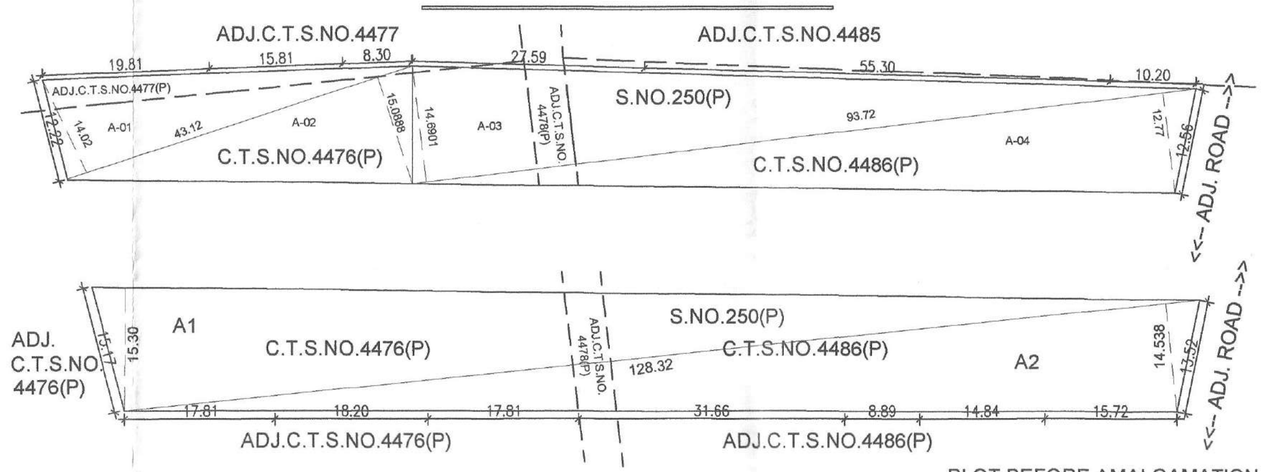
PROP.U.G WATER FIRE TANK CAP= 3,28,200.00 LTRS

PARKING CALCULATION

CARPET AREA FLAT	NO. OF TENEMENT	CAR.	SCOOTER
COMM.SHOP=0.00 SQ.M. (100=2,6)	---	--	--
UP TO 40 TO 80 SQ.M. (2 TEN.=1,2)	132	66	132
TOTAL NOS.	132	66	132
AREA/NO.		X12.50	X2.00
TOTAL AREA		825.00	264.00
5% VISITERS PARKING		41.25	13.20
TOTAL AREA		866.25	277.20
TOTAL PARKING REQUIRED.		1143.45	SQ.M.
TOTAL A+B+C+ GROUNG PARKING PROPOSED		1257.19 SQ.M.	
TOTAL A+B+C+ UPPER PARKING PROPOSED		1180.55 SQ.M.	
TOTAL PARKING PROPOSED		2437.74 SQ.M.	

PLOT AREA	BUILT UP AREA WITH REFERENC TO BASIC F.S.I.BASED ON ROAD WIDT (SR.NO.5X1.10)	F.S.I.ON PAYMENT OF PERMISSIBLE 50%(TABLE-6G) 12M.&ABOVE BUT BELOW 15M.	MAXIMUM PERMISSIBLE TDR LOADING 12M.&ABOVE BUT BELOW 15M. 65% PLOT AREA	PERMISSIBLE ANCILLARY FSI UP TO 60 OR 80% WITH PAYMENT OF PAID CHARGES	TOTAL AREA SQ.M.
3828 SQ.M.	A	B	C	A+B+C=60%(ANCILLARY)	
	3828X1.10=4210.80 SQ.M.	3828X50%=1914.00 SQ.M.	3828X65%=2488.20 SQ.M.	8613X0.60%=5167.80 SQ.M.	
PROPOSED AREA	4210.80 SQ.M.	1914.00 SQ.M.	2488.20 SQ.M.	5167.80 SQ.M.	13,780.80 SQ.M.

PLOT BEFORE AMALGAMATION SCALE 1:500



TRAINGULATION CALCULATION

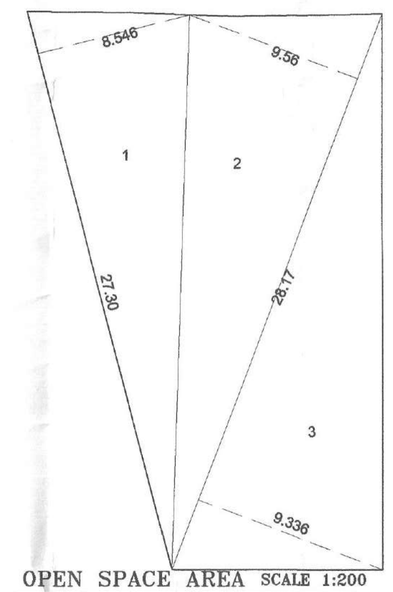
A-01)	43.12	X	14.02	X	0.50	=	302.27
A-02)	43.12	X	15.0888	X	0.50	=	325.31
A-03)	93.72	X	14.6901	X	0.50	=	688.38
A-04)	93.72	X	12.77	X	0.50	=	598.40
						TOTAL=	1914.365

TRAINGULATION CALCULATION

A-01)	128.32	X	15.30	X	0.50	=	981.584
A-02)	128.32	X	14.538	X	0.50	=	932.781
						TOTAL=	1914.365

PLOT BEFORE AMALGAMATION

S.NO.	C.T.S.NO.	AS PER 7/12 AREA	AS PER DEMARCATION	AS PER SITE	AS PER DOCUMENT	MINIMUM CONSIDER AREA
S.NO.250(P)	C.T.S N0.4476(P) ,4477(P), 4478(P), 4486(P)	2508.00 SQ.M	1914.365 SQ.M	1914.365 SQ.M	1914.00 SQ.M	1914.00 SQ.M
S.NO.250(P)	C.T.S N0.4476(P) ,4478(P), 4486(P)	2508.00 SQ.M	1914.365 SQ.M	1914.365 SQ.M	1914.00 SQ.M	1914.00 SQ.M
TOTAL AREA=		5016.00 SQ.M	3828.73 SQ.M	3828.73 SQ.M	3828.00 SQ.M	3828.00 SQ.M



OPEN SPACE AREA SCALE 1:200

OPEN SPACE AREA CALULATION

1)	27.30	X	8.55	X	0.50	=	116.65
2)	28.17	X	9.56	X	0.50	=	134.65
3)	28.17	X	9.336	X	0.50	=	131.50
						TOTAL=	382.80

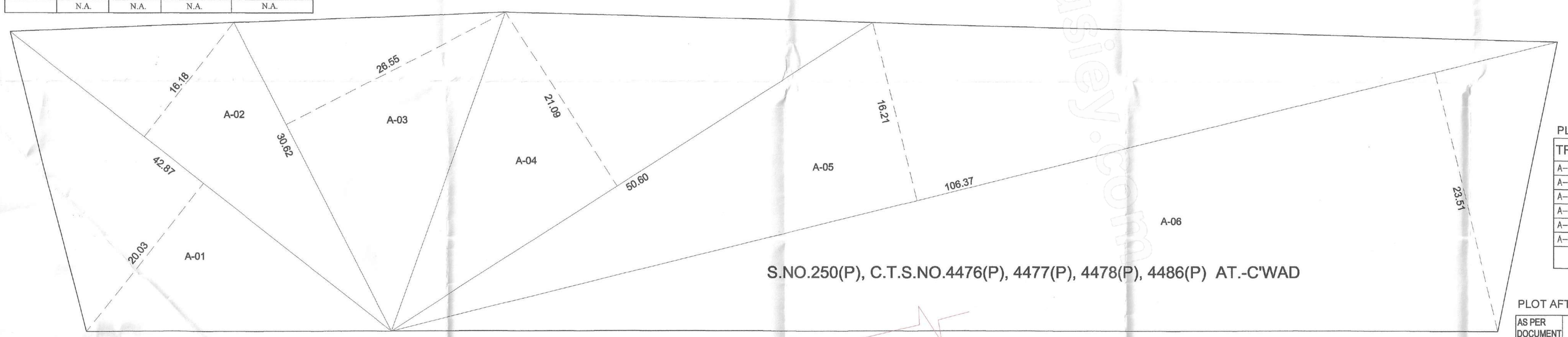
PLOT AFTER AMALGAMATION

TRAINGULATION CALCULATION

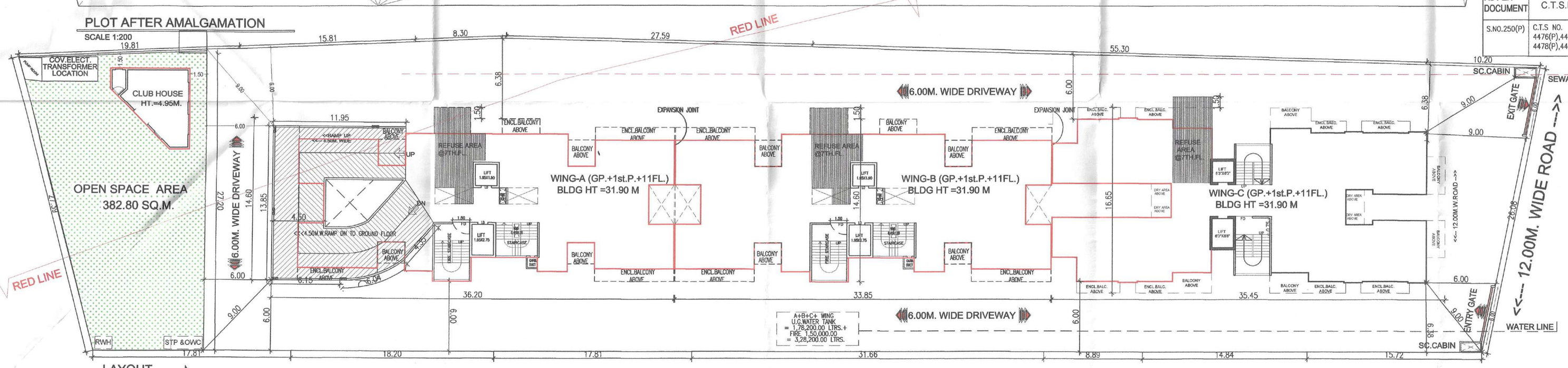
A-01)	42.87	X	20.03	X	0.50	=	429.34
A-02)	42.87	X	16.18	X	0.50	=	346.82
A-03)	30.62	X	26.550	X	0.50	=	406.48
A-04)	50.60	X	21.09	X	0.50	=	533.58
A-05)	106.370	X	16.21	X	0.50	=	862.13
A-06)	106.370	X	23.51	X	0.50	=	1250.38
						TOTAL=	3828.73

PLOT AFTER AMALGAMATION

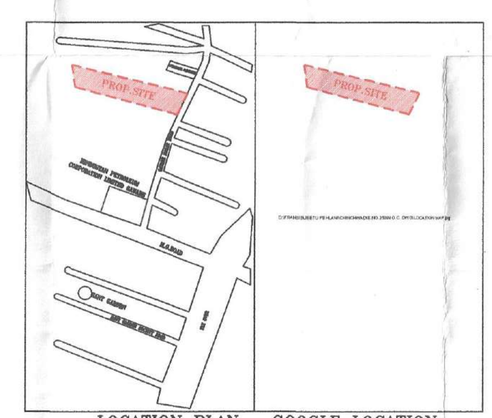
AS PER DOCUMENT	C.T.S.NO.	AS PER 7/12 AREA	AS PER DEMARCATION	AS PER SITE	AS PER DOCUMENT	MINIMUM CONSIDER
S.NO.250(P)	C.T.S NO. 4476(P),4477(P), 4478(P),4486(P)	5016.00 SQ.M	3828.73 SQ.M	3828.73 SQ.M	3828.00SQ.M	3828.00 SQ.M



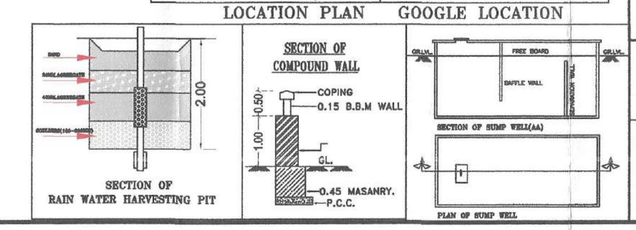
PLOT AFTER AMALGAMATION
SCALE 1:200



LAYOUT
SCALE 1:200



LOCATION PLAN GOOGLE LOCATION



LAYOUT PLAN 01/11

REVISION TO B.P/CHINCHWAD/32/2023 DATE - 31/03/2023

Sanctioned No. B.P./Chinchwad/847/2024
Subject to conditions mentioned in the Office Order No.
even dated 16/08/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/1982 Pimpri-411018

Pimpri
Date :16/08/2024

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

STAMP OF APPROVAL

A) AREA STATEMENT	SQM.
1. AREA OF PLOT (minimum area of a,b,c, to be considered)	3828.00
(A) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	-
(B) AS PER MEASUREMENT SHEET	3828.00
(C) AS PER SITE	3828.00
2.DEDUCTIONS FOR	-
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	-
(B) ANY D.P. RESERVATION AREA (GREEN BELT)	-
(TOTAL A+B)	-
3.BALANCE AREA OF PLOT (1-2)	3828.00
4.AMENITY SPACE (IF APPLICBBLE)	-
(A) REQUIRED-	-
(B) ADJUSTMENT OF 2(B),IF ANY-	-
(C) BALANCE PROPOSED-	-
5.NET PLOT AREA (3-4 (C))	3828.00
6.RECREATIONAL OPEN SPASE (IF APPLICABLE)	-
(A) REQUIRED-	382.80
(B) PROPOSED-	382.80
7.INTERNAL ROAD AREA	-
8.PLOTABLE AREA (IF APPLICABLE)	3445.20
9.BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. no. 6xbasic FSI) (3828.00 X 1.10)	4210.80
10.ADDITION OF FSI ON PAYMENT OF PREMIUM	-
(A) MAXIMUM PERMISSISSIBLE PREMIUM(3828.00X0.50)=1914 FSI-BASED ON ROAD WIDTH/TOO ZONE. (B) PROPOSED FSI ON PAYMENT OF PREMIUM.	1914.00
11.IN-SITU FSI/TDR LOADING	-
(A) IN-SITU AREA AGAINST D.P. ROAD [2.0x sr.NO.2 (A)],IF ANY	-
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85x Sr.NO. 4 (B) and/or(C)],	-
(C) TDR AREA (SLUM+REGULAR=746.46+1741.74)	2488.20
(D) REDEVELOPMENT F.S.I.(30%/15.00 sq.m.-per ten.)	-
(E) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+(b)+(c)+(D)	-
12.ADDITIONAL FSI AREA UNDER CHAPTER NO.7	-
13.TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	8613.00
(A) [9+10(b)+11(d)]or 12 WHICHEVER IS APPLICABLE.	-
(A1) DEDUCTION :- BUILT AREA/FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE	-
(A2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (A1-A2)	
(B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.(ON A3 WHICHEVER APPLICABLE)	5167.80
(C). TOTAL ENTITLEMENT (A+b)	13780.80
14.MAXIMUM UTILIZATION LIMIT OF F.S.I. (building potenda)/PERMISSIBLE AS PER ROAD WIDTH [AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE]x1.6 OR 1.8]	2.25
15.TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at Sr.no 17b)	13772.75
(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	13772.75
(ii) COMMERCIAL	–
(C) TOTAL (A+B)	13772.75
16.F.S.I. CONSUMED (15/13)(should not be more than serial NO.14 above)	0.99
17.AREA FOR INCLUSIVE HOUSING(IF ANY	-
(A) REQUIRED (20% OF SR.NO.5)	-
(B) PROPOSED	-

PROJECT.

PROPOSED RESIDENCIAL BUILDING
S.NO.250(P), C.T.S.NO.4476(P), 4477(P), 4478(P), 4486(P) AT.-C'WAD
FOR - M/S S.P.B.INFRA THROUGH MRS. SULOCHANA G. PAHLANI & MR. HIRAMAN N. BHUJBAL

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.

ARN.D. JOSHI
CA/87/10510
(Name of Architect/ Licensed Engineer/ Supervisor.)

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 of the work site

M/S.- S.P.B.INFRA THROUGH
MRS. SULOCHANA G. PAHLANI & MR. HIRAMAN N. BHUJBAL
(Owners name and signature)

YOJANA ARCHITECTS
NARENDRA D. JOSHI
S.NO.25 SILVER SPACE,
VISHAL NAGAR, P"NILAKH, PUNE – 411027

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	SANDESH	
INWARD NO.			DATE	28/08/2023
KEY NO.			SHEET NO.	