

BUILDING WISE FSI STATEMENT FORM OF STATEMENT 1 [SR. NO. 8 (a) (iii)] (EXISTING BLDG. TO BE RETAIN)

BUILDING	FSI AREA				BALCONY				TERRACE	STAIR	PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	PAID	PAID	PAID	PAID		
A BLDG.	0.00	2930.21	0.00	0.00	-	590.23	-	590.23	0.00	582.38	195.00	188.00	423.68	9.41	2930.21
B BLDG.	0.00	3049.17	0.00	0.00	-	499.22	-	499.22	0.00	561.82	179.54	179.54	321.53	9.41	3049.17
C BLDG.	0.00	3109.69	0.00	0.00	-	438.71	-	438.71	0.00	561.50	179.54	179.54	321.53	9.41	3109.69
COVERED PARKING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	15.00	15.00	0.00	0.00	0.00
Total	0.00	9089.07	0.00	0.00	-	1368.16	-	1368.16	0.00	1705.50	569.08	569.08	1066.74	28.23	9089.07 + 164.80 = 9253.87 SQ.M.

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm 92160.00	92160.00
UGWT	FIRE REQUIREMENT 150000.00	150000.00
TOTAL	242160.00	242160.00

1ST SANCTION : B.P. BORHADEWADI, MOSHI, LAYOUT, 01.2012 DT. 02.01.2012
 2ND SANCTION : B.P. MOSHI BORHADEWADI, 45.2014 DT. 11.08.2014
 3RD SANCTION : B.P. MOSHI BORHADEWADI, 33.2015 DT. 15.08.2015

STAMP OF APPROVAL FOR REVISION SANCTION PURPOSE LAYOUT PLAN SHEET NO. 01 / 08

Sanctioned No. B.P. Borhadewadi/42/2023
 Subject to conditions mentioned in the Office Order No. avn dated 01/06/2023
 Pimpri Date : 01/06/2023



O. C. Signed by City Engineer Building Permission Dept. PCMC., Pimpri, Pune-18.

AS PER OLD RULE PARKING CALCULATION [FOR EXISTING BLDG.]

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS) / UNIT	CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
			BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0-80	2	133	1	67	4	266	4
Residential	80-150	1	0	1	0	2	0	2
Residential	>150	1	0	2	0	2	0	2
TOTAL REQD (NOS.)				87		286		266
TOTAL REQD. AREA				837.50		798.00		372.40
TOTAL PROP. AREA						3181.71		

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A BLDG.	71.17	83.45
B BLDG.	79.44	81.30
C BLDG.	80.85	81.30
TOTAL	231.46	246.05

COVERAGE DETAILS

PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %	1708.63 %	1053.46 %	0.00

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY AREA				TERRACE	STAIR	PASSAGE	LIFT	LIFT M/C ROOM	TENE.	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		PAID	PAID	PAID	PAID			
CLUB HOUSE	140.35	-	-	-	140.35	-	-	-	31.58	12.91	-	-	-	-	140.35

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

BLDG NAME	UDCPR RULE		TOTAL AREA	TOTAL TENE.
	COMM.	RESI.		
D BLDG.	212.86	11895.20	12108.06	108
COMMERCIAL BLDG.	1293.42	-	1293.42	-
TOTAL AREA	1506.28	11895.20	13401.48	108

REFUGE AREA STATEMENT

BUILDING NAME	REQ.	PROP.
D BLDG.	77.40	77.42

Sanctioned FSI for Residential Project 212.86+11895.20=12108.06

Total Parking calculation for Residential Project:
 Closed Parking: 40+28+4+4= 76
 Open Parking: 200+84+14+12= 310

WATER STORAGE CAPACITY

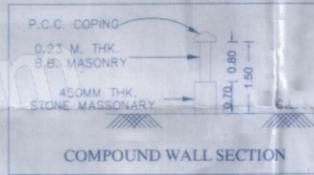
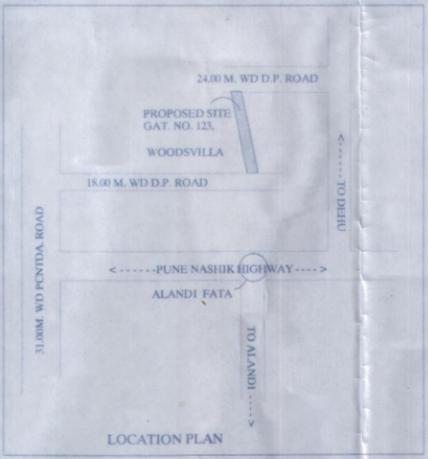
BUILDING TYPE	O./H. WATER TANK CAPACITY (LTRS.)	U./D. WATER TANK CAPACITY (LTRS.)
D' BLDG.	76,050.00+25,000.00	1,14,075.00+75,000.00
COMM. BLDG.	10,890.00+10,000.00	16,350.00
CLUB HOUSE	1,750.00	2,625.00
TOTAL	88,690.00+35,000.00 LTRS.	1,33,050.00+75,000.00 LTRS.

PARKING STATEMENT

RESIDENTIAL PURPOSE	CAR	SCOOTER
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 80 TENEMENTS	40	200
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	03
FOR 28 TENEMENTS	28	84
5X VISITOR'S PARKING	04	14
D BLDG. COMMERCIAL PURPOSE		
COMM. REQUIRED BY RULE FOR EVERY 100 SQ.MT CARPET AREA	02	06
COMM. BLDG. PURPOSE		
COMM. REQUIRED BY RULE FOR EVERY 100 SQ.MT CARPET AREA	02	06
CARPET AREA = 242.56	05	15
FOR OFFICE (EVERY 200 SQ.M CARPET AREA)	03	11
CARPET AREA = 761.20	12	44
TOTAL PARKING REQUIRED [RESI+COMM.]	93	369

PARKING AREA STATEMENT

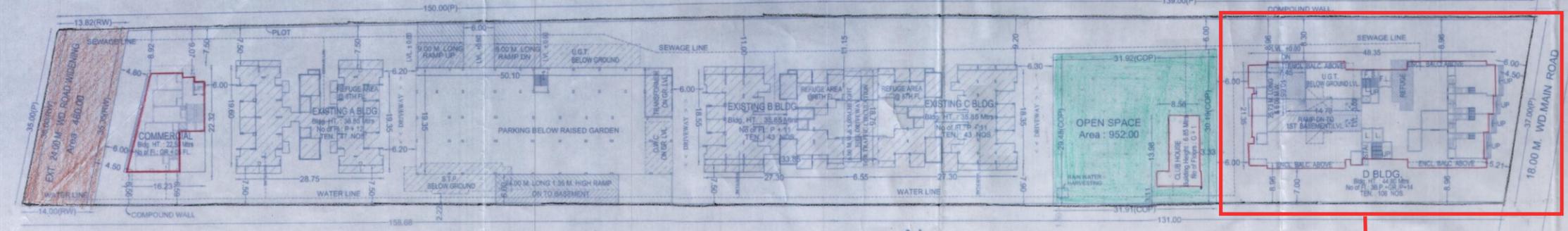
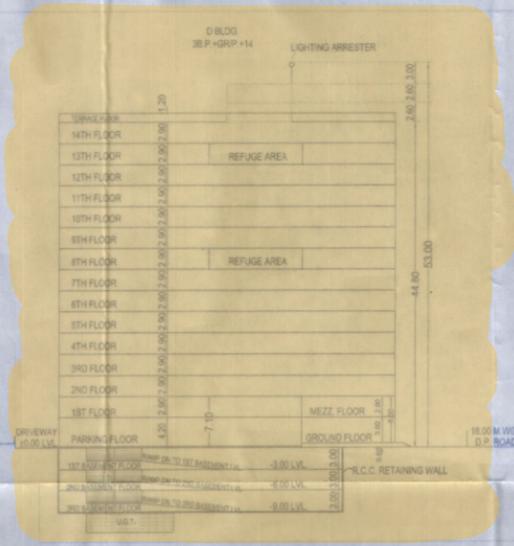
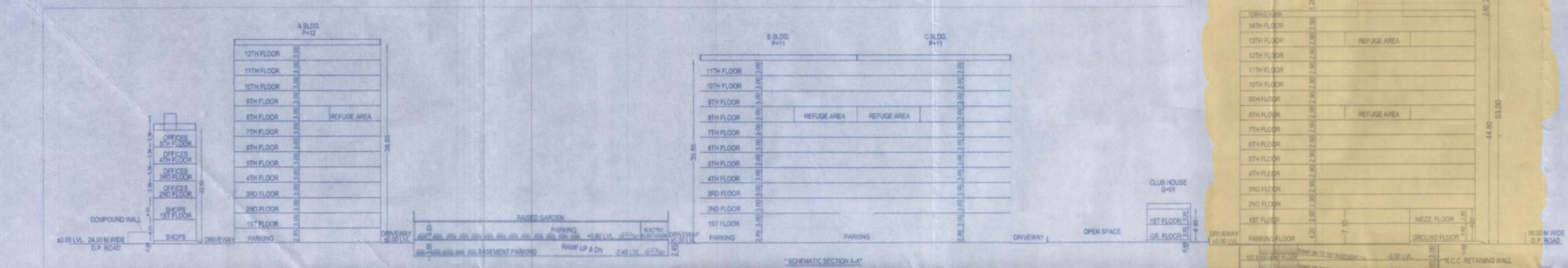
AREA REQUIRED	SQ.M.
CAR	93 X 12.50 SQ.M
SCOOTER	369 X 2.00 SQ.M
TOTAL	3564.50



NET PLOT AREA 10000 Sq.M ON BASIS OF PROPORTIONAL FSI NET PLOT AREA FOR D BUILDING 9034.87(10000*12108.06/13401.48)



Triangle	Area
A-01	2728.50
A-02	2774.44
A-03	2570.33
A-04	2391.02
Total (PLOT)	10464.29



AREA STATEMENT	SQ.M.
1. AREA OF PLOT	10464.29
2. DEDUCTIONS FOR	
a) 24.00 M. W. ROAD WINDING AREA	480.00
b) ANY D.P. RESERVATION AREA (TOTAL A+B)	480.00
01. BALANCE AREA OF PLOT (1-2)	9520.00
04. AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED	-----
b) ADJUSTMENT OF 2(B), IF ANY	-----
c) BALANCE PROPOSED	-----
05. NET PLOT AREA (1-4 (C))	9520.00
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED - (Not to be deducted)	952.00
b) PROPOSED - (Not to be deducted)	952.00
07. INTERNAL ROAD AREA	-----
08. PLOTTABLE AREA (IF APPLICABLE)	9520.00
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (5 X 1.10)	10,472.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI (10,000.00 X 0.50 = 5,000.00 SQ.M.)	-----
b) PROPOSED FSI ON PAYMENT OF PREMIUM	-----
11. IN-SITU FSI - TDR LOADING	
a) D.P. ROAD (2.0 X SR. NO. 2 (A)) (SANCTIONED)	445.00
b) AMENITY SPACE	-----
c) TDR AREA (1200.00+5667.42 = 6867.42 SQ.M.)	6,867.42
d) TOTAL TDR LOADING PROPOSED (a+b+c)	7,312.42
12. ADDITIONAL FSI AREA UNDER CHAPTER NO 7	-----
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) (9 + 10(B) + 11(D)) WHICHEVER IS APPLICABLE	17,784.42
b) EXISTING / PREVIOUS SANCTION B/U/P AREA	9,253.87
c) BALANCE PERMISSIBLE FLOOR AREA (13(a)-b)	8,530.55
d) ANCILLARY AREA (8,530.55 X 0.60 = 5118.33 sq.m.)	4,990.00
e) TOTAL ENTITLEMENT (a+d)	22,674.42
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.	2.35
15. TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING RESIDENTIAL BUILT-UP AREA	9,253.87
b) PROPOSED COMMERCIAL AREA	1,506.28
c) PROPOSED RESIDENTIAL AREA	11,895.20
d) TOTAL (a+b+c)	22,655.35
16. F.S.I CONSUMED (15/05)	2.379
17. AREA FOR MHADA	
a) Required (20%)	-----
b) Proposed	-----

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 / DTI SURVEY RECORDS.

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.

MR. SHIRIKANT GULABRAO MATRE & OTHERS

OWNER(S) NAME

REVISED LAYOUT ON S. NO. 123(P), OF VILLAGE MAUJE-MOSH-BORHADEWADI, TAL. - HAVELI, DIST. - PUNE.

VIKAS ACHALKAR
 1221, B/1 WRANGLER PARANAJPE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF. E.C. ROAD.

PH: 2533167576 REG. NO. CA/64/7666

INWD NO. DATE SCALE DRAWN BY CHECKED BY

INWD/TC/MRD/007/17/REV-1 (10.202) 1:500 S.V.R. M.S.T.

REGISTRATION FOR THE WING