

**FORM OF STATEMENT - 2**  
(Sr. No. 9 (a))

BUILDING	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE.		TENEMENT
		COMM.	RESI.	
COMM.	2 BASEMENT +0 FL.	100.88	0.00	0
C1	2 BASE.+GR.P.+35 FL.	0.00	15179.74	134
C2	2 BASE.+GR.P.+35 FL.	0.00	17556.28	169
C3	2 BASE.+GR.P.+35 FL.	0.00	15111.17	133
B1	2 BASE.+GR.P.+34 FL.	0.00	20423.40	163
B2	2 BASE.+GR.P.+33 FL.	0.00	24369.74	129
B3	2 BASE.+GR.P.+25 FL.	0.00	18355.51	97
B4	2 BASE.+GR.P.+26 FL.	0.00	15865.98	125
A1	3 BASE.+GR.P.+25 FL.	0.00	11373.43	98
A2	3 BASE.+GR.P.+25 FL.	0.00	12863.22	122
A3	3 BASE.+GR.P.+25 FL.	0.00	18830.75	101
A4	2 BASE.	0.00	0.00	0
A5	2 BASE.	0.00	0.00	0
CLUB HOUSE	3 BASE.+G.FL.+2 FL.	0.00	4440.56	-
<b>TOTAL</b>		<b>100.88</b>	<b>174369.78</b>	
<b>GRAND TOTAL</b>			<b>174470.66</b>	<b>1271</b>

**FORM OF STATEMENT 3**  
(Sr. No.9 (g))

AREA DETAILS OF APARTMENT (SQ.M.)

BUILDING NO.	CARPET AREA OF APARTMENT (SQ.M.)	AREA OF BALCONY ATTACHED TO APARTMENT (SQ.M.)	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT (SQ.M.)
C1	8900.28	1157.91	0.00
C2	10411.05	1382.38	0.00
C3	8733.28	1145.66	0.00
B1	12302.78	1947.23	0.00
B2	15102.97	2604.22	0.00
B3	11429.27	1936.66	0.00
B4	9527.21	1538.23	0.00
A1	6447.98	796.97	0.00
A2	7488.89	999.88	0.00
A3	9363.16	1388.73	0.00
A4	0.00	0.00	0.00
A5	0.00	0.00	0.00
<b>TOTAL</b>	<b>99706.87</b>	<b>14897.87</b>	<b>0.00</b>

**FORM OF STATEMENT - 1**  
(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 FLOOR
N/A	N/A	N/A	N/A	N/A

**WATER REQUIREMENT**

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	8,67,075.00	
OHWT	5,00,000.00	
<b>TOTAL</b>	<b>13,67,075.00</b>	<b>2027500.00</b>
UGWT	12,87,112.50	
<b>TOTAL</b>	<b>11,00,000.00</b>	<b>3056500.00</b>

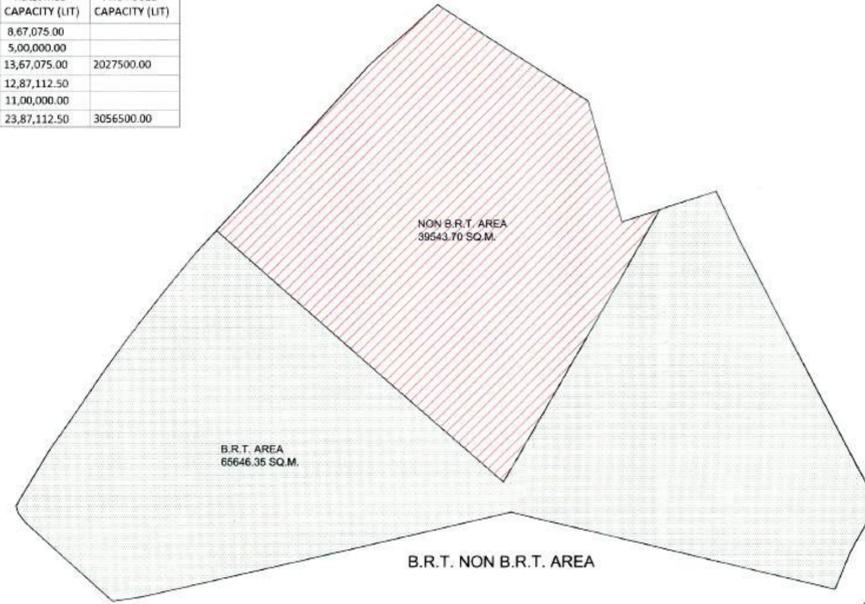
अट. १. चाचणीच्या बांधकाम बाबत कोणत्याही बांधकामातील अटी व शर्तेंत बदल करणे अटीत अटी आहे.  
अट. २. या बांधकामासाठी लागू असलेल्या सर्व नियमावली व शर्तेंत बदल करणे अटीत अटी आहे.  
अट. ३. प्रकल्पामधील AMENITY SPACE ची उपाय योजनेतून कोणत्याही प्रकारचा वापर करणे अटीत अटी आहे.  
बांधकाम बाबत कोणत्याही अटीत अटी आहे.

**PARKING CALCULATION : AS PER UDCPR**

TYPE	CARPET AREA (SQ.M)	TRMITS (NOS)	CAR (NOS)	SCOOTER (NOS)
For every TWO tenements with each tenement having carpet area less than 30 sq.m.	< 30	2	1	0
RESIDENTIAL For every TWO tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	30 - 40	2	0	2
RESIDENTIAL For every TWO tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	40 - 80	2	880	5
RESIDENTIAL For every ONE tenements having carpet area equal to or above 80 sq.m. but less than 150sq.m.	80 - 150	1	344	3
RESIDENTIAL For every ONE tenements having carpet area equal to or above 150 sq.m.	> 150	46	92	3
<b>TOTAL REQD.</b>			<b>11500.00</b>	<b>7372.00</b>
<b>TOTAL PROP. AREA</b>			<b>18872.00</b>	<b>128016.90</b>

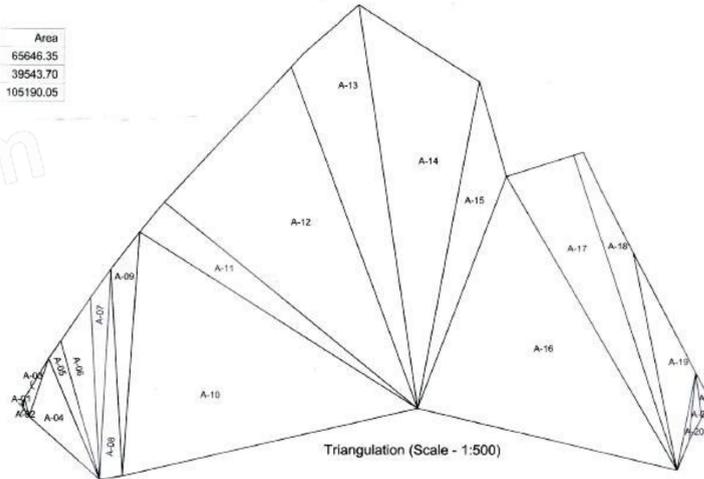
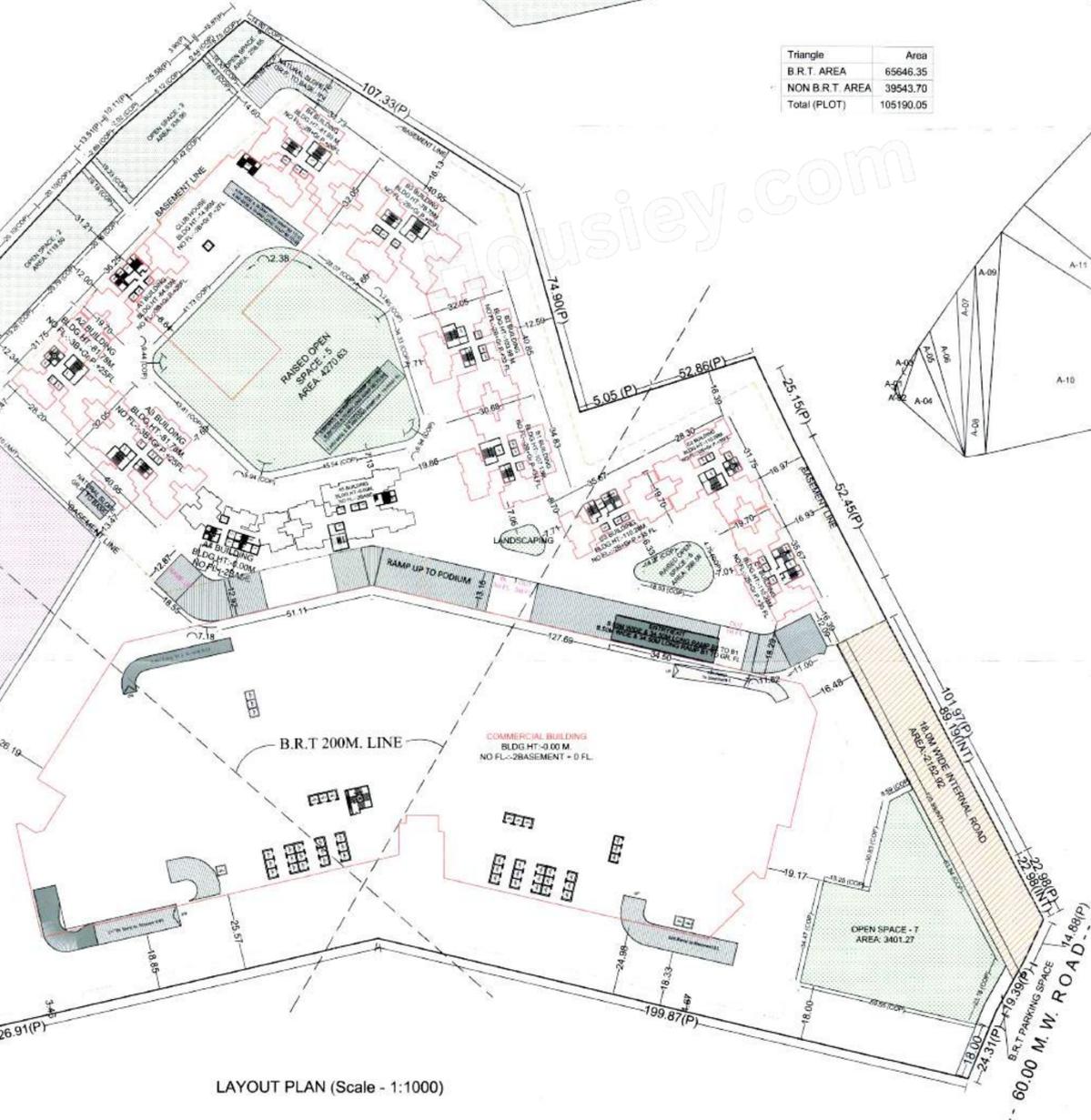
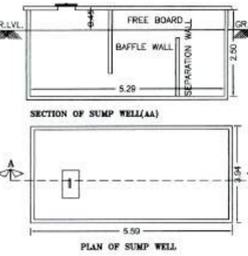
**PROPOSED PARKING STATEMENT**

FLOORS	CAR	SCOOTER
BASEMENT-03 FLOOR	363	0
BASEMENT-02 FLOOR	690	0
BASEMENT-01 FLOOR	703	0
GROUND FLOOR	539	0
FIRST FLOOR	393	0
<b>GRAND TOTAL</b>	<b>2688</b>	<b>0</b>

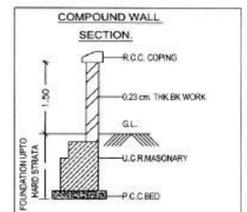


LOCATION PLAN

Triangle	Area
B.R.T. AREA	65646.35
NON B.R.T. AREA	39543.70
<b>Total (PLOT)</b>	<b>105190.05</b>



Triangle	Area
A-01	6.10
A-02	21.10
A-03	174.11
A-04	1495.51
A-05	669.04
A-06	1638.56
A-07	1125.30
A-08	1348.22
A-09	1804.39
A-10	20016.45
A-11	3600.16
A-12	17130.83
A-13	8803.07
A-14	12472.14
A-15	4170.59
A-16	18512.59
A-17	6590.75
A-18	2730.95
A-19	2366.24
A-20	180.51
A-21	197.56
A-22	135.91
<b>Total (PLOT)</b>	<b>105190.05</b>



**LAYOUT**

**STAMP OF APPROVAL**

Sanctioned No. B.P./Chinchwad/18/19222  
Subject to conditions mentioned in the Office Order No. 25/11/2022  
Date 25/11/2022

ESTD. 11/10/62

For City Engineer  
Building Permission Dept.  
P.C.M.C., Pimpri, Pune-18.

O. C. Signed by  
City Engineer

**A) AREA STATEMENTS**

Sl. No.	Description	SQ.M.
1	AREA OF PLOT (Minimum area of a,b,c to be considered)	105190.05
(a)	As per ownership documents (7/12, CTS extract)	105190.05
(b)	As per measurement sheet	105190.05
(c)	As per site	105190.05
2	DEFLECTION FOR:	
(a)	Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	924.46
(b)	Any D.P. Reservation Area [NON CONFIRMING RESERVATION & BRT AREA]	0.00
Total (a + b)		924.46
3	GROSS AREA OF THE PLOT (01 - 02)	104265.54
4	AMENITY SPACE (if Applicable)	0.00
(a)	Required 10%	21172.31
(b)	Adjustment of 2(b), if any	0.00
(c)	Balanced Proposed	21172.31
5	NET PLOT AREA (3-a)(c)	83093.23
6	RECREATION OPEN SPACE (if Applicable)	0.00
(a)	Required	10426.55
(b)	Proposed	10690.29
7	Internal Area	0.00
8	Plot Area (if Applicable)	72402.94
9	Built up area with reference to Basic F.S.I. as per front road (Sr. No. 5) basic F.S.I. (Sr.No.05x1.00 FSI)	83093.23
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI based on road width / TOD zone (Sr.05x50%)	41546.62
(b)	Proposed FSI on payment of premium	26000.00
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.0 x Sr.No. 2(a)] if any	0.00
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4(b) and / or (c)]	0.00
(c)	TDR area permissible [Sr.no.3 x 1.75]	182464.70
(d)	TDR area	0.00
(e)	Total in-situ / TDR loading proposed (11(a)-(b)-(d))	0.00
12	Additional FSI area under Chapter No.7	0.00
13	Total entitlement of FSI in the proposal	109093.23
(a)	[9 + 10(a)-11(d)] or 12 whichever is applicable	109093.23
a1)	Deduction : Built-up area/Utilized Area/FSI to be retained as per old DC Rule	0.00
a2)	Balance entitlement for Ancillary Area (a-1)	109093.23
(b)	Permissible Ancillary Area FSI upto 60% or 80% with payment of charges (on a2) whichever applicable Total = Resi + Comm = Resi: 65467.31 + Comm: 44.84 = 65467.35	65467.35
(c)	Proposed Ancillary area FSI	65467.35
(d)	Total entitlement (a+c)	174560.38
14	Permissible as per Road width (i) as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable (1.6 or 1.8)	0.00
15	Total Built up area in proposal (excluding area at Sr.No. 17b)	
(a)	Existing Built up area Previously Sanctioned	
(i)	Completed	0.00
(ii)	Residential	0.00
(iii)	Commercial	0.00
(b)	Proposed Built up area (As per 'P-line')	
(i)	Residential	174369.78
(ii)	Commercial	100.88
(c)	Total Built up area (a+b)	174470.66
16	FSI Consumed (15(c)/13(d)) (should not be more than Sr. no. 14 above)	0.999
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.no.9)	0.00
(b)	Proposed	0.00
18	SPECIFICATIONS	
LEGEND		
a	PILOT BOUNDARY SHOWN BLACK	
A-11	3600.16	
A-12	17130.83	
A-13	8803.07	
A-14	12472.14	
A-15	4170.59	
A-16	18512.59	
A-17	6590.75	
A-18	2730.95	
A-19	2366.24	
A-20	180.51	
A-21	197.56	
A-22	135.91	
Total (PLOT)	105190.05	

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON \_\_\_\_\_ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.S. SCHEME RECORD / LAND RECORD OF DEPT. / CITY SURVEYED RECORDS.

**OWNER'S DECLARATION**

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED 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:** R RETAIL VENTURES PVT. LTD. **OWNER'S SIGN:** JAYSHREE E AMOL TAORI

**PROJECT:** SURVEY NO : 0 **HISSA NO :** **PLANT NO :** CTS NO : 4510(PART), 4513(P.T.) **DESCRIPTION :** REGULAR TRACK, VILLAGE - CHINCHWAD

**ARCHITECT:** Sachin sutar **ARCH SIGN:**

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
<b>INWARD NO.</b>	<b>INWARD/CHKNR</b>	<b>DATE</b>	<b>06 Aug.2022</b>	
<b>KEY NO.</b>	<b>PRB200013/19</b>	<b>SHEET NO.</b>	<b>01/52</b>	