B.P.WAKAD.174.2019 DT.05.09.2019

FORM OF STATEMENT - 01 (SR.NO. 8(A)(III))

BUILDING TYPE	NO. OF FLOORS	BLDG. HEIGHT	UDCPR RULE COMM.	UDCPR RULE RESI.	TOTAL AREA	TOTAL TENE.
A BLDG.	2 BAS. PARK.+GR.PARK.+STILT/AMENITY/LANDSCAPE	9.00 M.	–	653.21	653.21	0
B BLDG.	2 BAS. PARK.+GR.PARK.+STILT/AMENITY/LANDSCAPE+12TH	46.80 M.	–	7897.55	7897.55	44
C BLDG.	2 BAS. PARK.+GR.PARK.+STILT/AMENITY/LANDSCAPE+13TH	49.95 M.	–	11525.34	11525.34	52
D BLDG.(WITH MHADA)	2 BAS. PARK.+GR.PARK.+STILT+17TH	59.70 M.	697.92	4202.15	4900.07	65
TOTAL AREA	–	–	697.92	24278.25	24976.17	161
LESS MHADA AREA			–	4202.15	4202.15	-
BALANCE BUILT-UP AREA			697.92	20076.10	20774.02	

WATER STORAGE CAPACITY

BUILDING TYPE	RESI. TENEMENT / COMM. CARPET AREA		OCCUPANT LOAD	NO. OF PERSON	CAPACITY PER PERSON	O./H. WATER TANK CAPACITY (LTRS.)	O./H. WATER TANK CAPACITY (LTRS.) FIRE FIGHTING	U./G. WATER TANK CAPACITY (LTRS.)	U./G. WATER TANK CAPACITY (LTRS.) FIRE FIGHTING
B BLDG.	RESI. TENEMENT	44	–	220	135	29700.00	25000.00	59400.00	150000.00
C BLDG.	RESI. TENEMENT	52	–	260	135	35100.00	25000.00	70200.00	150000.00
D BLDG.(WITH MHADA)	RESI. TENEMENT	65	–	325	135	43875.00	25000.00	87750.00	100000.00
COMM BLDG.	GR. FL.	298.68	3	100	45	4500.00	–	9000.00	–
	1ST FL.	277.08	6	46	45	2070.00		4140.00	
TOTAL CAPACITY			–	951	–	115245.00	75000.00	230490.00	400000.00

PARKING STATEMENT

PARKING	PARKING CAR	REQUIRED SCOOTER
FOR RESIDENTIAL PURPOSE		
"B" BLDG		
01 TEN. HAVING CARPET AREA 150 SQ.M. & ABOVE	02	01
FOR 44 TENEMENTS	88	44
"C" BLDG		
01 TEN. HAVING CARPET AREA 150 SQ.M. & ABOVE	02	01
FOR 52 TENEMENTS	104	52
"D" BLDG (MHADA)		
02 TEN. HAVING CARPET AREA 30 TO 40 SQ.M.	01	02
FOR 65 TENEMENTS	33	65
TOTAL PARKING REQUIRED	225	161
ADD 5 % VISIOTR PARKING ON (RESI.)	11	8
TOTAL PARKING PROVIDED	236	169
FOR COMMERCIAL PURPOSE		
C BLDG (COMMERCIAL)		
FOR COMM.(EVERY 100 SQ.M CARPET AREA)	2	6
COMM CARPET AREA = 543.63 SQ.M	10	32
COMM. PARKING	10	32
TOTAL REQUIRED (RESI.+COMM.)	246	201
TOTAL PROVIDED	318	570

PARKING AREA STATEMENT

AREA PROVIDED			TOTAL SQ.M.
CAR	318	X 12.50 SQ.M.	3975.00
SCOOTER	570	X 2.00 SQ.M.	1140.00
TOTAL AREA			5115.00

REFUGE AREA STATEMENT

BUILDING TYPE	REQUIRED REFUGE AREA					PROPOSED REFUGE AREA				
B BLDG.	48.46	X	2	=	96.92	78.15	X	2	=	156.30
C BLDG.	63.71	X	2	=	127.42	67.90	X	2	=	135.80
D BLDG. (WITH MHADA)	20.18	X	3	=	60.54	36.20	X	3	=	108.60
TOTAL				=	284.88	TOTAL			=	400.70

REQUIRED MHADA / E.W.S AREA STATEMENT

S. NO. 251/1A,1B,1C, 253/4, C.T.S. NO. 948,949,950 AT-WAKAD
MHADA/E.W.S = BASIC F.S.I. X 20%
= 13,000.00 X 20% = 2,600.00 SQ.M

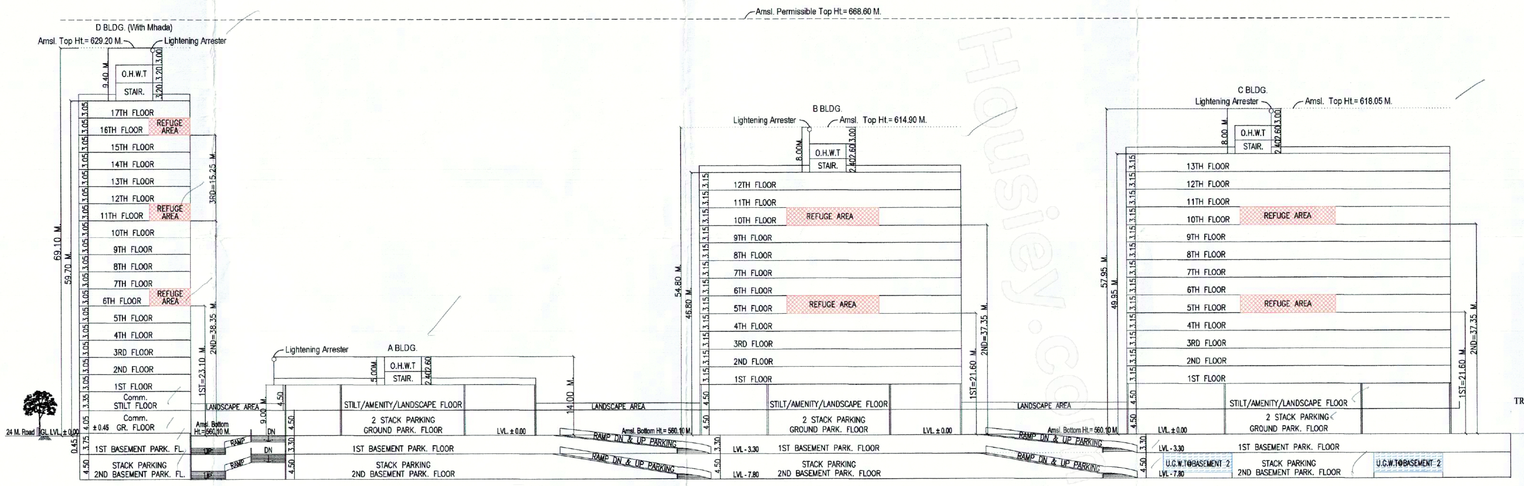
S. NO. 87/1(P), C.T.S. NO. 1978, AT – PIMPLE GURAV
MHADA/E.W.S = BASIC F.S.I. X 20%
= 10,219.24 X 20% = 2,043.85 SQ.M

REQUIRED MHADA AREA = (2,600.00 + 1,406.72)
= 4,006.72 SQ.M
PROPOSED MHADA AREA = 4,202.15 SQ.M

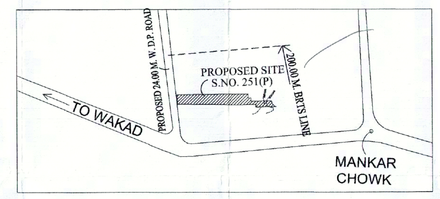
PROPOSED TENEMENTS	PROPOSED MHADA AREA
65 NOS	4,202.15 SQ.M

D BLDG. MHADA AREA STATEMENT

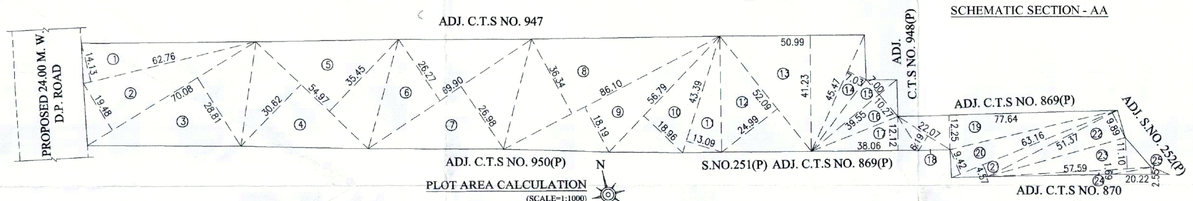
FLOOR	MHADA AREA	TENEMENT NO.	NO. OF TENE.
GROUND FLOOR	B.25	–	–
1ST FLOOR	253.12	101,102,103,104	04
2ND FLOOR	253.12	201,202,203,204	04
3RD FLOOR	253.12	301,302,303,304	04
4TH FLOOR	253.12	401,402,403,404	04
5TH FLOOR	253.12	501,502,503,504	04
6TH FLOOR	216.74	601,603,604	03
7H FLOOR	253.12	701,702,703,704	04
8TH FLOOR	253.12	801,802,803,804	04
9TH FLOOR	253.12	901,902,903,904	04
10TH FLOOR	253.12	1001,1002,1003,1004	04
11TH FLOOR	216.74	1101,1103,1104	03
12TH FLOOR	253.12	1201,1202,1203,1204	04
13TH FLOOR	253.12	1301,1302,1303,1304	04
14TH FLOOR	253.12	1401,1402,1403,1404	04
15TH FLOOR	253.12	1501,1502,1503,1504	04
16TH FLOOR	216.74	1601,1603,1604	03
17TH FLOOR	253.12	1701,1702,1703,1704	04
TOTAL	4202.15	–	65



SCHEMATIC SECTION - AA

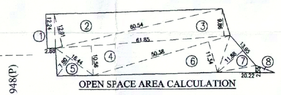


LOCATION PLAN (N.T.S.)



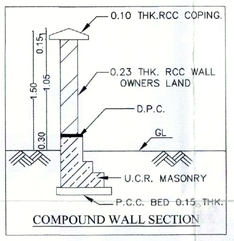
PLOT AREA CALCULATION
(SCALE=1:1000)

PLOT AREA CALCULATION	
1) 62.76 X 14.13 X 0.50 =	443.40
2) 70.08 X 19.48 X 0.50 =	682.58
3) 70.08 X 28.81 X 0.50 =	1009.50
4) 54.97 X 30.62 X 0.50 =	841.59
5) 54.97 X 35.45 X 0.50 =	974.14
6) 69.90 X 26.27 X 0.50 =	918.14
7) 69.90 X 26.98 X 0.50 =	942.95
8) 86.10 X 36.34 X 0.50 =	1564.44
9) 86.10 X 18.19 X 0.50 =	783.08
10) 56.79 X 18.96 X 0.50 =	538.37
11) 43.39 X 13.09 X 0.50 =	283.99
12) 52.09 X 24.99 X 0.50 =	650.86
13) 50.99 X 41.23 X 0.50 =	1051.16
14) 45.47 X 7.03 X 0.50 =	159.83
15) 39.55 X 7.00 X 0.50 =	138.43
16) 39.55 X 10.27 X 0.50 =	203.09
17) 38.06 X 12.12 X 0.50 =	230.64
18) 22.07 X 6.19 X 0.50 =	68.31
19) 77.64 X 12.25 X 0.50 =	475.55
20) 63.16 X 9.42 X 0.50 =	297.48
21) 63.16 X 4.57 X 0.50 =	144.32
22) 51.37 X 9.89 X 0.50 =	254.02
23) 57.59 X 11.10 X 0.50 =	319.62
24) 57.59 X 1.69 X 0.50 =	48.66
25) 20.22 X 2.55 X 0.50 =	25.78
AS PER MEASUREMENT SHEET	= 13050.13
AS PER SITE	= 13000.00
AS PER OWNERSHIP DOCUMENT	= 13000.00

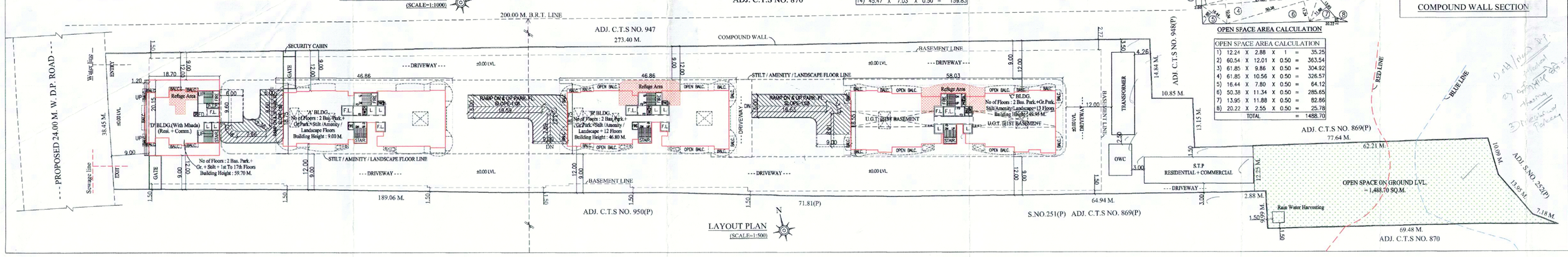


OPEN SPACE AREA CALCULATION

OPEN SPACE AREA CALCULATION	
1) 12.24 X 2.88 X 1 =	35.25
2) 60.54 X 12.01 X 0.50 =	363.54
3) 61.85 X 9.86 X 0.50 =	304.92
4) 61.85 X 10.56 X 0.50 =	326.57
5) 16.44 X 7.80 X 0.50 =	64.12
6) 50.38 X 11.34 X 0.50 =	285.65
7) 13.95 X 11.88 X 0.50 =	82.86
8) 20.22 X 2.55 X 0.50 =	25.78
TOTAL	= 1488.70



COMPOUND WALL SECTION



LAYOUT PLAN
(SCALE=1:500)

STAMP OF APPROVAL | LAYOUT

REVISED SANCTION PURPOSE

Sanctioned No. B. P. Wakad / 125 / 2025
Subject to Conditions Mentioned InThe Office Order No.
Even Dated 7/10/2025
Pimpri
Date: 7/10/2025

Executive Engineer, Building Permission Unauthorised Building Construction Control Department, Pimpri Chinchwad Municipal Corporation, Pimpri-411018
Joint City Engineer, Building Permission Dept. PCMC, Pimpri, Pune-18
City Engineer, Building Permission Dept. PCMC, Pimpri, Pune-18

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 Pimpri-411018

AREA STATEMENT		SQ.M
01.	AREA OF PLOT	
	a) AS PER MEASUREMENT SHEET	13,050.13
	b) AS PER SITE	13,000.00
	c) AS PER OWNERSHIP DOCUMENT	13,000.00
02.	DEDUCTIONS FOR	
	a) AREA UNDER 24.00M WIDE D.P ROAD	-
	b) ANY D.P. RESERVATION AREA	-
	(TOTAL a+b)	-
03.	BALANCE AREA OF PLOT (1-2)	13,000.00
04.	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED - 05%	-
	b) ADJUSTMENT OF 2(B), IF ANY -	-
	c) BALANCE PROPOSED -	-
05.	NET PLOT AREA (3-4 (C))	13,000.00
06.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED - 10% (Not deducted)	1,300.00
	b) PROPOSED - (Not deducted)	1,488.70
07.	INTERNAL ROAD AREA (Not deducted)	-
08.	PLOTABLE AREA (IF APPLICABLE)	13,000.00
09.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.00)	13,000.00
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI (13,000.00 X 50% = 6,500.00)	
	b) PROPOSED FSI ON PAYMENT OF PREMIUM.	0.00
11.	IN-SITU FSI / TDR LOADING	
	a) 24.00 M.W. D.P. ROAD	-
	b) AMENITY SPACE	-
	c) T.D.R AREA 13,000.00 X 1.50 = 19,500.00 SLUM T.D.R 30% - 19,500.00 X 30% = 5,850.00 RESERVATION TDR - (19,500.00 - 5,850.00) = 13,650.00	 0.00 0.00
	d) TOTAL TDR LOADING PROPOSED (a+b+c)	0.00
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.	13,000.00
	b) PREVIOUSLY SANCTION B/UP AREA	-
	c) BALANCE PERMISSIBLE FLOOR AREA (13(a-b)	13,000.00
	d) ANCILLARY AREA ANCILLARY AREA FOR COMMERCIAL (697.92/1.80 = 387.73 F.S.I. & 310.18 Ancillary) ANCILLARY AREA FOR RESIDENTIAL (13,000.00 - 387.73 = 12,612.27 F.S.I X 0.60 = 7,567.36) Total Ancillary Comm + Resi. = 310.18 + 7,567.36 = 7,877.54	7,774.02
	e) TOTAL ENTITLEMENT (b+c+d)	20,774.02
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I.	
15.	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) EXISTING BUILT-UP AREA	-
	b) PROPOSED COMMERCIAL AREA	697.92
	c) PROPOSED RESIDENTIAL AREA (WITHOUT MHADA)	20,076.10
	d) TOTAL (a+b+c) (WITHOUT MHADA)	20,774.02
16.	F.S.I. CONSUMED (15d/13e)	0.99
17.	AREA FOR MHADA	
	a) Required (20%)	4,006.72
	b) Proposed	4,202.15

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY EXTERNAL AGENCY APPOINTED BY DEVELOPER ON_____ THE DIMENSION OF THE SIDES ETC. OF PLOT STATED ON PLAN CAN BE LESS OR MORE THAN THAT MEASURED ON SITE AND AREA SO WORKED OUT ARE AS PER AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P.SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGN OF ARCHITECT

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.

CHANDRARANG DEVELOPERS & BUILDERS PVT.LTD. THROUGH DIRECTOR MR. VIJAY PANDURANG JAGTAP OWNER (S) NAME	SIGN

PROJECT:
REVISED LAYOUT ON S. NO. 251/1A,1B,1C, 253/4, C.T.S. NO. 948,949,950 OF VILLAGE MAUJE - WAKAD, TAL. HAVELI, DIST . PUNE

ARCHITECT: | ARCHITECT'S SIGN
VIKAS ACHALKAR
1221, B/1 WRANGLAR PARANJAPE ROAD,
BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD,
PUNE - 411004.
PH: 25531675/76 REG. NO. CA/94/17606

DATE	INWARD NO.	SCALE	DRAWN BY	CHECKED BY	SHEET NO.
18.09.2025	BP/PD/PCMC/PB/2025/004619	1:500	A.J.R	M.S.T	01 / 18