

AREA STATEMENT AS PER UDCPR

Wing No	PLINE AREA IN SQM	COMM.	RESI.	THADA BLDG.	TENEMENTS NO.
TERRA	728.89	74.36	-	-	-
MARINA	1837.21	66.04	-	-	-
IGNIS	1194.84	10557.33	-	-	91
AURA	1536.72	12794.99	3600.26	195	(135 + 60)
CELESTA	5297.66	23492.72	-	-	286
Total	28790.38	-	3600.26	-	286

ADDITIONAL REQUIREMENTS FOR HOUSING SCHEMES STATEMENT

CRECHE	FOR 100 TENEMENTS	- 20 SQM.
SOCIETY OFFICE	FOR 100 TENEMENTS	- 20 SQM.
SANITARY BLOCK	FOR 100 TENEMENTS	- 3 SQM.
DRIVERS ROOM	FOR 100 TENEMENTS	- 12 SQM.

BAUP AREA STATEMENT

SOCIETY OFFICE (BLDG-AURA)	64.80
DRIVER ROOM (BLDG-MARINA)	34.26
CRECHE (BLDG-AURA)	66.50
SANITARY BLOCK FOR SERVANTS (BLDG-TERRA) (BLDG-MARINA) (BLDG-IGNIS) (BLDG-CELESTA)	16.35
TOTAL	181.91

PARKING STATEMENT AS PER UDCPR

RESIDENTIAL	CAR	SCOOTER
2 FLATS AREA 30 TO 40 SQM. (NOS. OF FLAT 77) (1:2)	39	78
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT 179) (1:5)	90	448
1 FLAT AREA 80 TO 150 SQM. (NOS. OF FLAT 30) (1:3)	30	90
TOTAL	159	616
ADDITIONAL PARKING FOR VISITORS(5%)	8	32
TOTAL REQUIREMENT PARKING FOR RESIDENTIAL	167	648
COMMERCIAL	CAR	SCOOTER
SHOP (Carpet Area 2746.98 SQM.) (2:8)	56	168
OFFICE (Carpet Area 1528.22 SQM.) (3:11)	8	84
TOTAL REQUIREMENT PARKING FOR COMMERCIAL	64	252
TOTAL REQUIREMENT PARKING FOR RESIDENTIAL (COMMERCIAL + RESIDENTIAL)	231	900

REQUIRED PARKING	NO. OF CARS	NO. OF SCOOTER
REQUIRED BY RULES	231	900

PROPOSED PARKING STATEMENT

LOWER BASEMENT PARKING FLOOR	CAR	SCOOTER
UPPER BASEMENT PARKING FLOOR	247	852
GROUND/PARKING/PARKING	257	813
TOTAL PROPOSED PARKING	145	765
	649	2230

SANITATION REQUIREMENT STATEMENT AS PER TABLE NO.12-C

NO OF PERSONS -3M/ PERSON		(GR. FL.) :3177.04 /3 = 1059.01 PERSONS	
TOTAL NO OF PERSONS		= 1059.01 PERSONS SAY = 1090 PERSONS	
TOTAL NO OF PERSONS =		1090 PERSONS CONSIDERING 50% G&S%L.	
		NO. OF PERSONS =530 GENTS & 539 LADIES	
	FITMENTS	REQUIRED	PROVIDED
		G.TOILET	L.TOILET
1W/C per 50 PERSONS GENTS	W.C	22	23
1W/C per 50 PERSONS LADIES		22	29
1W/C /25 PERSONS	URINALS	22	29

SANITATION REQUIREMENT STATEMENT (OFFICE BUILDING) AS PER TABLE NO.12-C

NO OF PERSONS -6M / PERSON		(UPPER FL.)	2120.82/6 =	353.43 PERSONS
TOTAL NO OF PERSONS		=	353.43 PERSONS	SAY = 353 PERSONS
TOTAL NO OF PERSONS		=	355 PERSONS	CONSIDERING 50%G &50%L
			NO. OF PERSONS = 177 GENTS & 176 LADIES	
		FITMENTS	REQUIRED	PROVIDED
			G.TOLET	L.TOLET
1W.C. /25 PERSONS GENTS		W.C	7	12
1W.C. /25 PERSONS LADIES			7	16
1BASIN /25 PERSONS L.&G		WASH BASIN	7	16
		URINALS	7	16

OCCUPANT LOAD STATEMENT AS PER Regulation No. 9.28.5

Total Area	3179.43 / 3 = 1059.81 PERSONS
2121.81 / 6 = 353.63	
TOTAL	= 1413.44
SAY	= 1413 PERSONS

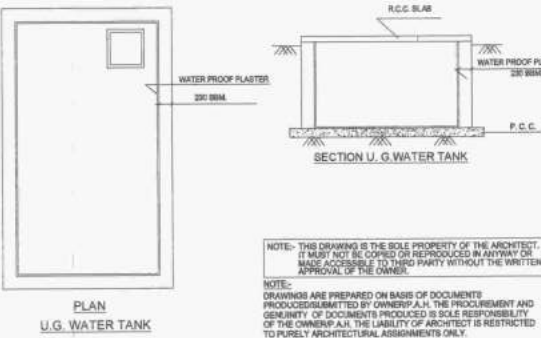
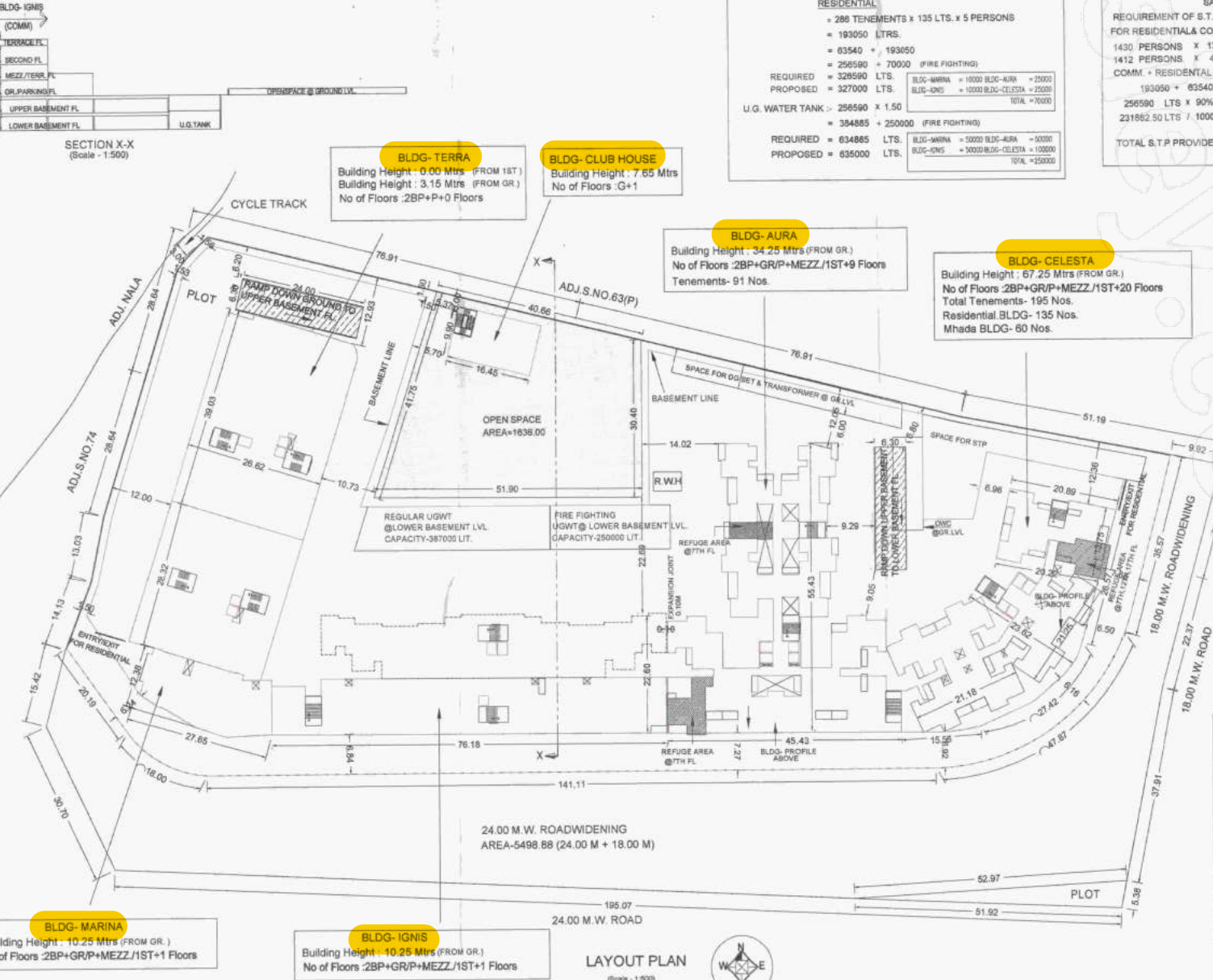
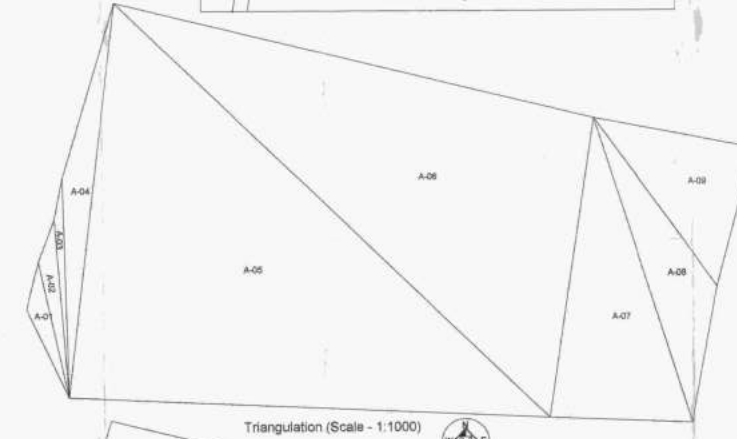
WATER TANK CAPACITY CALCULATION

O.H. WATER TANK - COMMERCIAL	3177.04 / 3 = 1059.01
2120.82 / 6 = 353.43	
TOTAL	= 1412.44
SAY	= 1412
1412 x 45 = 63540	
RESIDENTIAL	= 286 TENEMENTS x 135 LTS. x 5 PERSONS
= 193050 LTS.	
= 63540 + 193050	
= 256590 + 70000 (FIRE FIGHTING)	
REQUIRED = 326590 LTS.	
PROPOSED = 327000 LTS.	
U.G. WATER TANK > 256590 x 1.50	
= 384885 + 250000 (FIRE FIGHTING)	
REQUIRED = 634885 LTS.	
PROPOSED = 635000 LTS.	

S.T.P. CALCULATION

NO OF TENEMENTS RESIDENTIAL = 286	
NO OF PERSON = 286 x 5 = 1430 PERSONS	
FOR COMMERCIAL AREA = 1430 PERSONS	
3177.04 / 3 = 1059.01	
2120.82 / 6 = 353.43	
TOTAL = 1412.44	
SAY = 1412	
REQUIREMENT OF S.T.P. FOR RESIDENTIAL & COMMERCIAL BLDG.	
1430 PERSONS x 135 LTS. = 193050 LTS	
1412 PERSONS x 45 LTS. = 63540 LTS	
COMM. + RESIDENTIAL = TOTAL S.T.P. PROVIDED	
193050 + 63540 = 256590 LTS	
256590 LTS x 90% LTS = 230931 LTS	
231862.50 LTS / 1000	
SAY = 231 CUM	
TOTAL S.T.P. PROVIDED = 235 CUM	

Triangle	Area
A-01	145.06
A-02	167.82
A-03	97.88
A-04	622.29
A-05	9314.16
A-06	7238.26
A-07	2093.21
A-08	1035.25
A-09	1141.96
Total	21858.88



Sanctioned No. B.P./Tathawade/192/2022
Subject to conditions mentioned in the
Office Order No. 21/10/2022
Pimpri
Date: 21/10/2022
O.C. Signed by
City Engineer
For: City Engineer
Building Permission Dept.
P.M.C., Pimpri, Pune-41

AREA STATEMENT

1. Area of plot	21858.88	SQM.
(Minimum area of a, b, c to be considered)		
a) As per ownership document (7/12, CTS extract)	22100.00	SQM.
b) As per measurement sheet	21858.88	SQM.
c) As per site	21858.88	SQM.
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area/ Service Road/highway widening	5498.88	SQM.
b) Any D.P. Reservation Area	-	SQM.
c) Neta Area	-	SQM.
(Total a+b+c)	-	SQM.
3. Balance area of plot (1-2)	16360.00	SQM.
4. Amenity space (if applicable)		
a) Required	-	SQM.
b) Adjustment of 2(b) if any	-	SQM.
c) Balance proposed	-	SQM.
5. Net plot area (3-4(c))	16360.00	SQM.
6. Recreational Open space (if applicable)		
a) Required	1636.00	SQM.
b) Proposed	1636.00	SQM.
7. Internal Road area		
a) Required	-	SQM.
b) Available area (if applicable)	-	SQM.
8. Built up area with reference to Basic F.S.I. as per front road width (or No. 5 x basic F.S.I.)	17995.00	SQM.
a) Maximum permissible premium F.S.I.-based on road width/line	-	SQM.
b) Proposed F.S.I. on payment of premium (50%)	-	SQM.
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x S.No.2(c)], if any	-	SQM.
b) In-situ area against Amenity space if loaded over [2.00 or 1.80 x S.No.4(b)] and/or (c)]	-	SQM.
c) TDR area 24.00 M.W.D.P.ROAD (1.15)	-	SQM.
d) Total in-situ/TDR loading proposed [11(c)+(b)+(c)]	-	SQM.
12. Additional FSI area under Chapter No.7		
a) [3a(10b)+11(d)] or 12 whichever is applicable	17996.00	SQM.
b) Ancillary Area FSI upto 50% or 80% with payment of charges	-	SQM.
6297.86/1.8 = 3504.34 x 0.80 = 2803.51 (COMMERCIAL) - 11386.29	10978.29	
17996.00-2803.51 = 15192.49 x 0.80 = 12153.99 (RESI.)		
c) Total entitlement (a+b)	28974.29	SQM.
14. Maximum utilization limit of FSI (building potential) Permissible as per road width (line per legislation No.51 or 12 or 63 or 14 or applicable 1.8 or 1.5)		
a) Existing Built-up Area (on per 1.8%)	28972.29	SQM.
b) Proposed Built-up Area (on per 1.8%)	28972.29	SQM.
c) Total (a+b)	28972.29	SQM.
16. FSI consumed (15/13) (should not be more than 5% No.14 above)		
a) Required (10% of S.No.3) 17996.00 x 20% = 3599.20	3599.20	SQM.
b) Proposed	3600.26	SQM.

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
(Name of Architect/Licensed Engineer/Supervisor.)

PROJECT
PROPOSED BUILDING ON S.NO.63/8,63/9/1,63/9/2,63/9/3
AT-TATHAWADE, PUNE

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 & SIGN
M/S RENUKA REALTY PVT LTD THROUGH
SHRI BABU SAHEBANNNA MEHETRE & OTHERS

ARCHITECT'S NAME & SIGN
The above mentioned Plans are prepared by me as per UDCPR.

SHASHANK PRAKASH PHADKE

Scale
1:500
1:1000
1:2000

Stamp
Date
27-07-2022

Stamp
Date
27-07-2022

Stamp
Date
27-07-2022

Stamp
Date
27-07-2022

Stamp
Date
27-07-2022

Stamp
Date
27-07-2022

Stamp
Date
27-07-2022

Stamp
Date
27-07-2022

Stamp
Date
27-07-2022