FORM OF STATEMENT 2 [SR. NO . 9 (a)]				
PROPOSED BUILDING.				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE.		TENAMENTS NOS
		Commercial	Residential	
BUILDING B WING	PARKING FLOOR			----
	1ST FLOOR	----	337.74	04
	2ND FLOOR	----	337.74	04
	3RD FLOOR	----	337.74	04
	TOTAL		1013.22 SQ.MT.	12 Nos
BUILDING C WING	PARKING FLOOR	----		----
	1ST FLOOR	----	339.89	04
	2ND FLOOR	----	339.89	04
	3RD FLOOR	----	339.89	04
	TOTAL		1019.67 SQ.MT.	12 Nos
TOTAL TENAMENT				24 Nos
TOTAL BUILT UP AREA (B + C + BUILDING) + DRIVER/SOCIETY		1013.22 + 1019.67 = 2032.89 SQ.MT.		

FORM OF STATEMENT 3 [Sr.No.9 (g)]							
CARPET AREA STATEMENT OF PROPOSED							
BUILDING NAME	FLOOR	UNIT NO.	(RESI./FLATS)	CARPET AREA OF UNIT	AREA OF BALCONY ATTACHMENT TO APARTMENT/UNIT		
					OPEN	ENCLOSED	TOTAL
BUILDING B WING	TYPICAL 1ST TO 3RD FL.	101,201,301		55.07	8.16	6.32	14.48
		102,202,302		50.76	9.63	5.67	15.30
		103,203,303		55.50	8.16	5.95	14.11
		104,204,304		55.00	8.16	6.39	14.55
BUILDING C WING	TYPICAL 1ST TO 3RD FL.	101,201,301		57.42	8.22	2.79	11.01
		102,202,302		57.39	8.16	2.75	10.91
		103,203,303		57.39	8.16	2.75	10.91
		104,204,304		54.54	8.22	6.08	14.30

FORM OF STATEMENT 2 [Sr.No.9(a)]		
PROPOSED BUILDING		
BUILDING NO.	WING FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER CONSTRUCTION LINE
(1)	(2)	(3)
B	P+3 FLOOR	1013.22
C	P+3 FLOOR	1019.67
TOTAL BUILT-UP AREA		2032.89

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
(1)	(2)	(3)	(4)	(5)
---	---	---	---	---

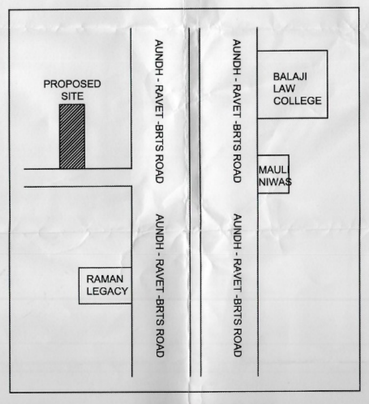
WATER REQUIREMENT (BUILDING B & C)

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	RESIDENTIAL	16200.00	25000.00
	FIRE REQUIREMENT	0.00	0.00
	TOTAL	16200.00	25000.00
UGWT		32400.00	50000.00
	FIRE REQUIREMENT	0.00	0.00
	TOTAL	32400.00	50000.00

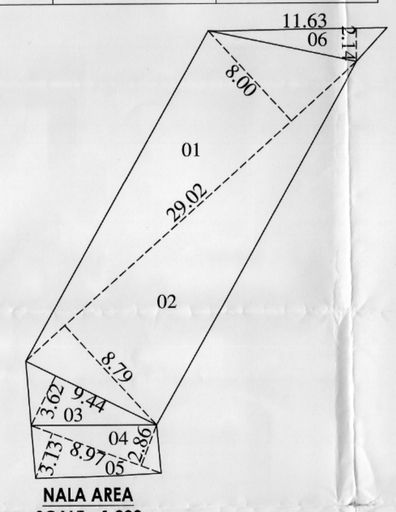
PARKING CALCULATION(BUILDING B & C)

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Residential	40 - 80	2	24	1	12	2	24
Residential	80-150	1	0	1	0	1	0
COMMERCIAL	0.00	100	0	2	0	6	0
TOTAL REQD.(NOS.)					12		24
TOTAL AREA					150.00		48.00
5% VISTOR PARKING				198.00X5%=9.90			
TOTAL REQD. AREA				207.90			
TOTAL PROP. AREA				214.50			

PARKING STATEMENT		
REQUIRED	REQUIRED	PROPOSED
CAR	12 NOS	13 NOS
SCOOTER	24 NOS	26 NOS



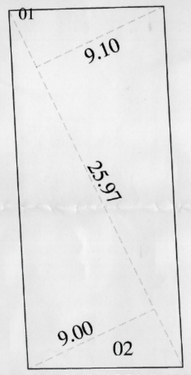
LOCATION PLAN
SCALE - (N.T.S)



NALA AREA
SCALE - 1:200

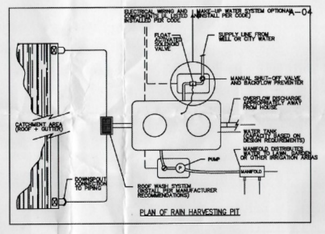
NALA AREA CALCULATION							
01	29.02	X	8.00	X	1/2	=	116.08 Sq.Mt.
02	29.02	X	8.79	X	1/2	=	127.54 Sq.Mt.
03	9.44	X	3.62	X	1/2	=	17.08 Sq.Mt.
04	8.97	X	2.86	X	1/2	=	12.83 Sq.Mt.
05	8.97	X	3.13	X	1/2	=	14.03 Sq.Mt.
06	11.63	X	2.14	X	1/2	=	12.44 Sq.Mt.
TOTAL						=	300.00 Sq.Mt

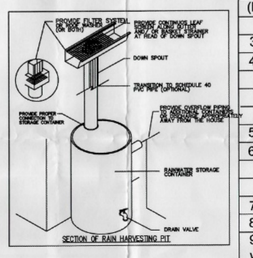
GOOGLE LOCATION PLAN



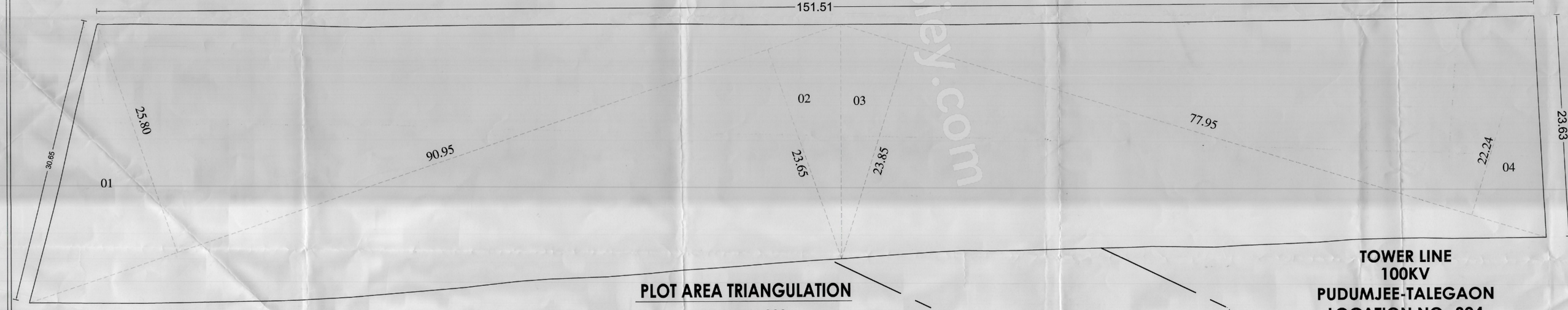
18.00 M ROAD AREA TRIANGULATION
SCALE - 1:200

18.00 M ROAD AREA CALCULATION							
1	9.10	X	25.97	X	0.5	=	118.16 Sq.Mt.
2	9.00	X	25.97	X	0.5	=	116.87 Sq.Mt.
NET AREA				=			235.03 SQ.MT

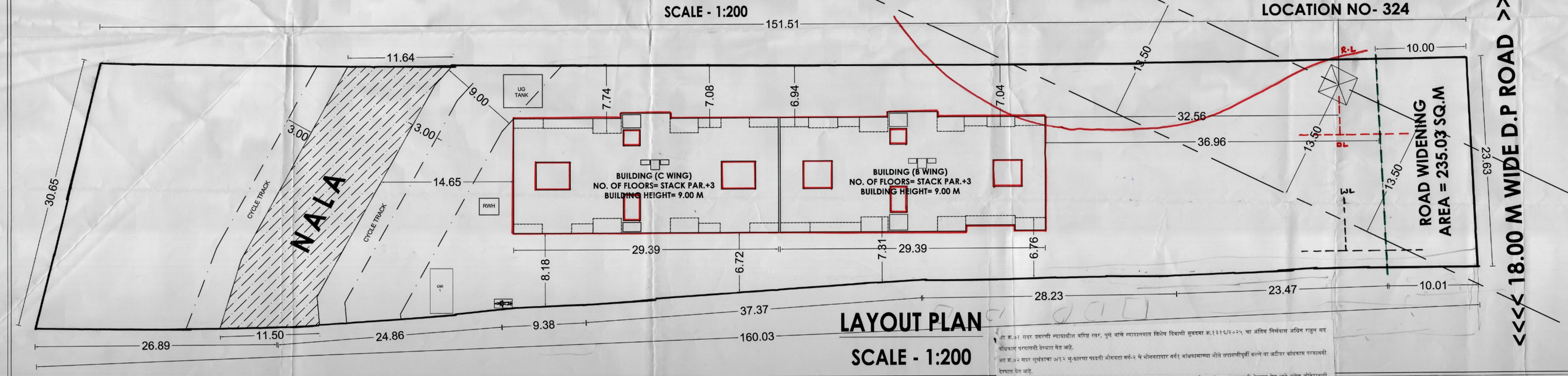




PLOT AREA CALCULATION							
1	25.80	X	90.95	X	0.5	=	1173.26 Sq.Mt.
2	23.65	X	90.95	X	0.5	=	1075.48 Sq.Mt.
3	23.85	X	77.95	X	0.5	=	929.55 Sq.Mt.
4	22.24	X	77.95	X	0.5	=	866.80 Sq.Mt.
NET AREA				=			4045.10 SQ.MT



PLOT AREA TRIANGULATION
SCALE - 1:200



LAYOUT PLAN
SCALE - 1:200

अट क्र.०१ सदर प्रकरणी स्थाधारीत वरिष्ठ स्तर, पुणे यांचे स्थानसमक्ष सिंहगड विद्यापीठ सुरुवाडा क्र.११२१६/२०२५ चा अंतिम निर्णयास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे.

अट क्र.०२ सदर प्रकरणाचा ओ.२ ते सु-धारणा पत्रकी मोजदरा वर्ग-२ चे मोजदराप्रमाणे वर्ग२ बांधकामाच्या दोते लगतालीपुर्वी करुन या अटीवर बांधकाम परवानगी देण्यात येत आहे.

अट क्र.०३ सदर बांधकामास जलसंपदा विभागाकडील तसेच जोते लगतालीपुर्वी पेण्यासाठी अटीवर बांधकाम परवानगी देण्यात येत आहे तसेच जोतेपरतालि सासपुरतेपर्यन्त ०.५० ने वर टेरसे आकारुन आहेत.

अट क्र.०४ सदर प्रकरणावरील मान्य स्थानक विभागाकडुन परवानगी घेऊन विकसित करुन घेणे या अटीवर बांधकाम परवानगी देण्यात येत आहे.

LAYOUT

STAMP OF APPROVAL

Sanctioned No. B.P. Tathawade/89/2025
Subject to conditions mentioned in the Office Order No.
even dated 6/11/2025

Pimpri
Date : 6/11/2025

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

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	4050.00
(a) As per ownership document (7/12, CTS extract)	4050.00
(b) as per measurement sheet	4045.10
(c) as per site	4150.00
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	235.03
(b) Nala Area	300.00
(Total a+b)	535.03
3. Balance area of plot (1-2)	3510.07
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	3510.07
6. Recreational Open space (if applicable)	
(a) Required -	00.00
(b) Proposed -	00.00
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbiasic FSI) (3510.07 x 0.75)	2632.55
10. Addition of FSI on payment of premium (3509.97 x 0.50 = 1754.98)	0.00
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b) Proposed FSI on payment of premium.	0.00
11. In-situ FSI / TDR loading	0.00
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any (235.03 X 2.00 = 470.06)	0.00
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	0.00
(c)TDR area (3509.97 x 1.25 = 4387.46)	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12.Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	2632.55
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2632.55
(a1) Deduction:-Built-up area / FSI /Utilized Area / FSI to be retained as per old DC Rule.	0.00
(a2) Balance entitlement for Ancillary Area (a - a1)	2632.55
(b) Ancillary Area FSI upto 60% or 80%with payment of charges. (I) RESIDENTIAL ANCILLARY AREA = 2632.55 X 0.60 = 1579.53 SQ.M	0.00
(c) Total entitlement (a+b)	2632.55
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8) (1.00 X 1.60 = 1.76)	4.40 (15443.86)
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	2032.89
(a) Existing Built-up Area./As Per Old Rule	00.00
i) Completed	00.00
ii) Residential	00.00
iii) Commerical	00.00
b) Proposed Built-up Area (as per 'P-line')	2032.89
i) Residential	2032.89
ii) Commerical	0.00
(c) Total (a+b)	2032.89
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	0.579
17. Area for Inclusive Housing, if any	0.00
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

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.)

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 and signature

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME: M/S. TULIP REALTY THROUG, MR. ANAND BALASHAHEB SATHE. | OWNER'S SIGN'S:

PROJECT:

SURVEY NO : 64/2/1
PLOT NO : -
DESCRIPTION : TATHAWADE-PUNE
HISSA NO : --
CTS NO : -

ARCHITECT: Ar. SANJANA SANJEEV BHOSALE (MEMANE)
Regd. No:- CA/2018/91137,SOLA
SIGN:

SPOT CONSULTANTS
Architect, Interior Designer & Govt. Regd. Valuer

OFFICE NO.,409/410, RAMA EQUATOR, SAMRAT CHOWK, MORWADI, PIMPRI,PUNE 411018.
E - MAIL :- spotdesigner@gmail.com

REV.NO.	JOB NO.	SCALE	DRAWN BY	CHECKED BY
R0	-	1:100	PRASAD	SSY
INWARD NO.			DATE	11/08/2025
KEY NO.			SHEET NO.	01/03

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