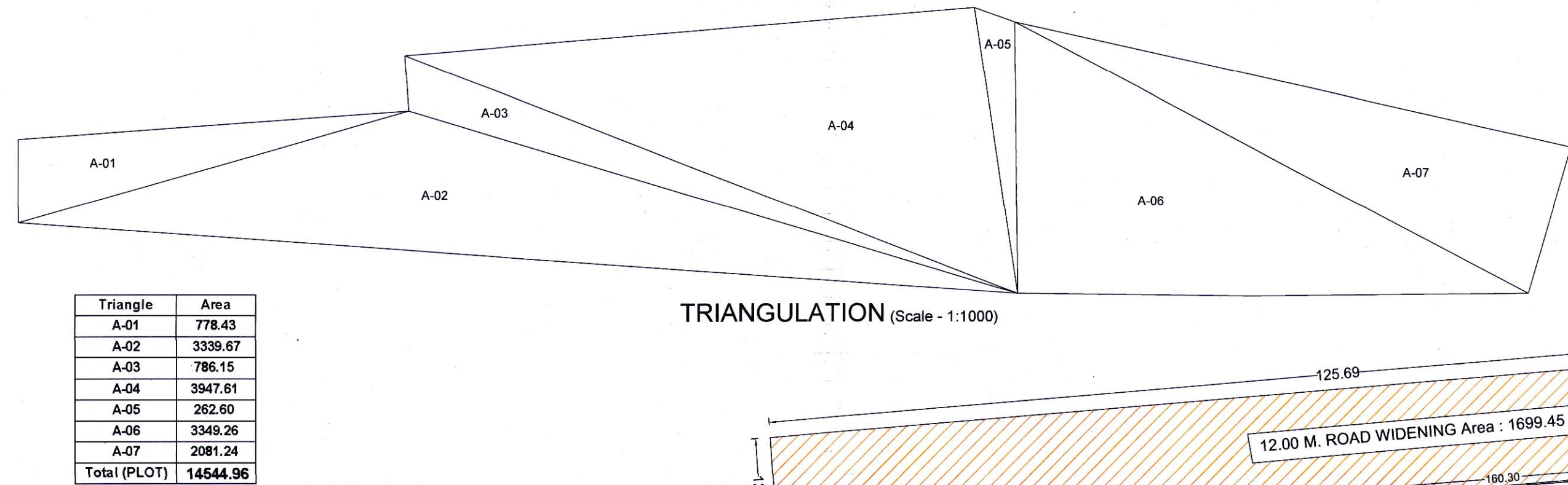


FORM OF STATEMENT - 1 [Sr. No.8 (a)(iii)] EXISTING BUILDING TO BE RETAINED					
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR	
			COMM.	RESI.	
N/A	N/A	N/A	N/A	N/A	N/A

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi + Com.	2,17,820.00	
	FIRE REQUIREMENT	1,10,000.00	
	TOTAL	3,27,820.00	5,00,000.00
UGWT		4,35,240.00	
	FIRE REQUIREMENT	2,50,000.00	
	TOTAL	6,85,240.00	7,00,000.00

REFUGE AREA STATEMENT			
Sr. No.	BUILDING NAME	REQ.	PROP.
1	A BUILDING	-	-
2	B BUILDING	-	-
3	C BUILDING	72.50	78.00
4	D BUILDING	57.25	62.00
5	E BUILDING	57.35	62.00
6	F BUILDING	-	-

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES					
Sr.No.	As per UDCPR Point No. 9.31 (i) & (iii)	Minimum Required Area	No. Of Proposed Tenements	Required Area	Total Required / Proposed Area
1	Fitness Centre, Creche & society office cum letter box room for scheme having 30 to 100 tenements.	20.00	315	63.00	
2	Drivers room with attached toilet in schemes having minimum 100 tenement.	12.00	315	37.80	110.25
3	Sanitary block for servants having maximum area of 3 Sq.m. in schemes having minimum 100 flats and thereafter additional 3 Sq.m. area for every 200 flats.	3.00	315	9.45	136.01

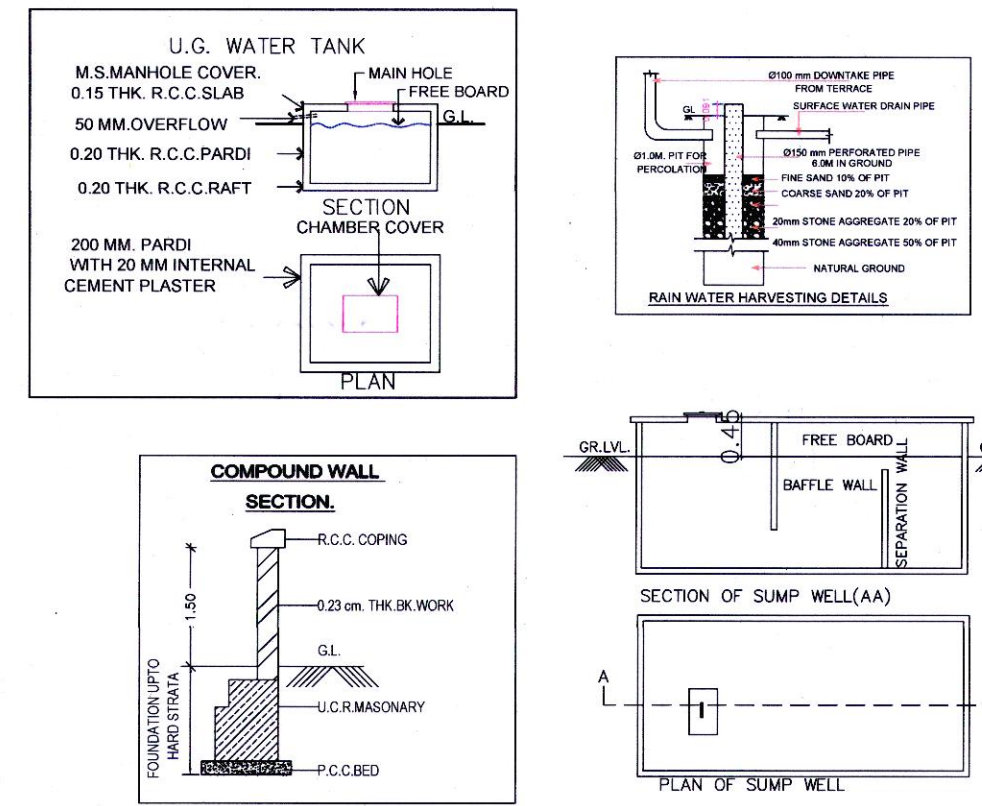
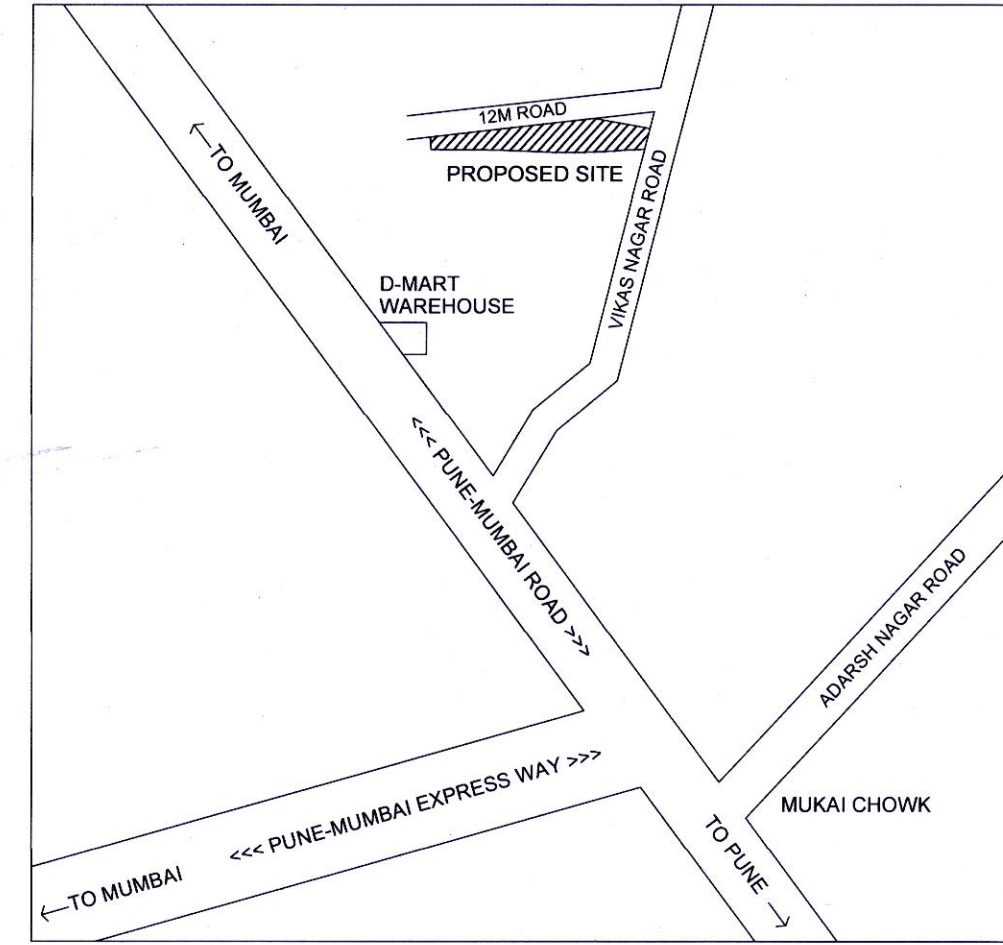


FORM OF STATEMENT - 2 [Sr. No.9 (a)] PROPOSED BUILDING					
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.			TENEMENT RESIDENTIAL
		COMM.	RESI.	M. AREA FREE OF FSI	
A BUILDING	2 BASEMENT PARKING + G.F./G.P. + 1 FLOOR	409.40	16.70	-	0
B BUILDING	2 BASEMENT PARKING + G.F./G.P. + 1 FLOOR	0.00	220.97	-	0
C BUILDING	2 BASEMENT PARKING + G.F./G.P. + 11 FLOOR	0.00	10351.75	-	87
D BUILDING	2 BASEMENT PARKING + G.F./G.P. + 14 FLOOR	0.00	10200.90	-	110
E BUILDING	2 BASEMENT PARKING + G.F./G.P. + 14 FLOOR	-	7400.57	2817.17	110
F BUILDING	G.P. + 4 FLOORS	0.00	2125.40	-	8
TOTAL		409.40	30316.29	2817.17	315
GRAND TOTAL (WITHOUT MHADA)			30725.69		
GRAND TOTAL WITH MHADA			33542.86		

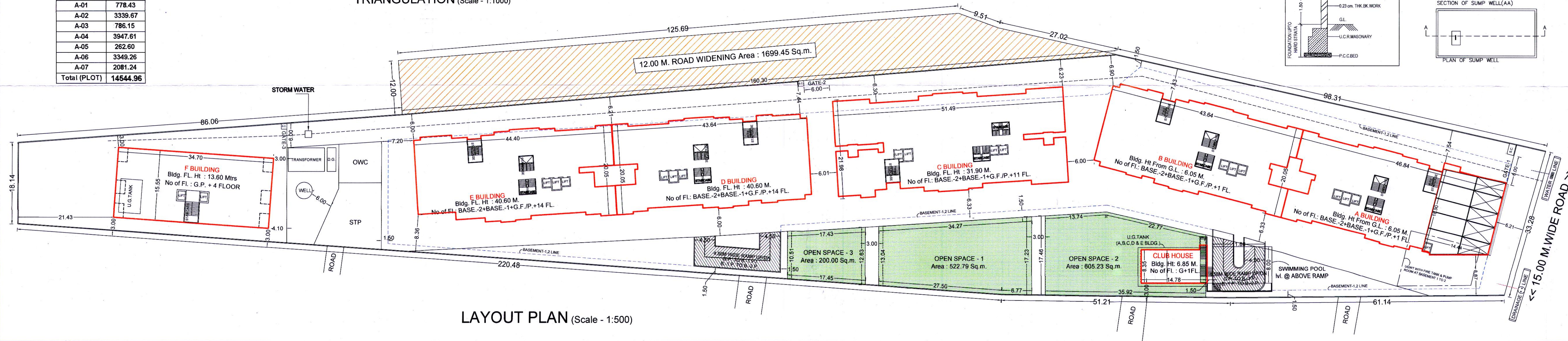
PARKING CALCULATION : AS PER UDCPR							
TYPE	CARPET AREA/	TNMTS. (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	For every TWO tenements with each tenement having carpet area less than 30 sq.m.	< 30	2	0	0	2	0
RESIDENTIAL	For every TWO tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	30 - 40	2	0	1	2	0
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	207	1	104	207
RESIDENTIAL	For every ONE tenements having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	80 - 150	1	100	1	100	1
RESIDENTIAL	For every ONE tenements having carpet area equal to or above 150 sq.m.	> 150	1	8	2	16	1
TOTAL NOS. (Resi.)			315			220	315
VISITOR 5% (Resi.)						11	16
COMMERCIAL SHOP (Carpet area = 372.17)		100	4	372.17	2	8	6
TOTAL REQD. (NOS.)						238	355
REQD. AREA (IN SQ.M.)						2980.94	709.50
TOTAL REQD. AREA (IN SQ.M.)						3690.44	
TOTAL PROP. AREA (IN SQ.M.)						18451.68	

Required Parking		Proposed Parking		Extra Proposed Parking	
Car	Scoter	Car	Scoter	Car	Scoter
238	355	238	0	104	-
Regulation No. 8.1.1, (v) Composite parking. The composite parking of vehicles like one car with two scooters may be allowed. Also, six scooters' parking may be allowed to be converted in one car parking. In such cases, drives or aisles shall be required taking into consideration entire composite parking.					
238	355	238	624		

PROPOSED PARKING STATEMENT (FOR A, B, C, D, E & F BLDG.)		
FLOORS	CAR	SCOOTER
BASEMENT 2 PARKING FLOOR	0	0
BASEMENT 1 PARKING FLOOR	138	-
GROUND PARKING FLOOR	204	-
EV PARKING	60	0
VISITOR PARKING	14	0



Triangle	Area
A-01	778.43
A-02	3339.67
A-03	786.15
A-04	3947.61
A-05	262.60
A-06	3349.26
A-07	2081.24
Total (PLOT)	14544.96



STAMP OF APPROVAL

Sanctioned No. B.P / Kiwale / 9312025
Subject to conditions mentioned in the
Office Order No.
aven dated 17/10/2025
Pimpri
Date : 17/10/2025

O. C. Signed by
City Engineer

for City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

A) AREA STATEMENTS

	SQ.M.
1 AREA OF PLOT (Minimum area of a,b,c to be considered)	
(a) As per ownership documents (7/12, CTS extract)	14500.00
(b) As per measurement sheet	14544.96
(c) As per site	14544.96
2 DEDUCTION FOR:	
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway winding	1699.45
(b) Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA)	0.00
Total (a + b)	1699.45
3 GROSS AREA OF THE PLOT (01 - 02)	12800.55
4 AMENITY SPACE (If Applicable)	
(a) Required	0.00
(b) Adjustment of 2(b), if any	0.00
(c) Proposed Amenity	0.00
5 NET PLOT AREA (3-4(c))	12800.55
6 RECREATION OPEN SPACE (If Applicable)	
(a) Required	1280.06
(b) Proposed	1328.02
7 Internal Road Area	0.00
8 Plottable Area (If Applicable)	11472.53
9 Built up area with reference to Basic F.S.I. as per front road (Sr. No. 5(basic FSI) (Sr.No.05x1.10 FSI)	14080.61
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD zone (Sr.No.1(a)x0.50)	7250.00
(b) Proposed FSI on payment of premium	1812.50
11 In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 x Sr.No. 2(a)] if any	3398.00
(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.1(a)x 0.90)	13050.00
(d) TDR area	0.00
(e) Total in-situ / TDR loading proposed (11(a)+(b)+(d))	3398.00
12 Additional FSI area under Chapter No.7	0.00
13 Total entitlement of FSI in the proposal	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	19291.11
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-a1)	19291.11
(b) Permissible Ancillary Area FSI upto 60% or 80% with payment of charges. (on a2) whichever applicable	11620.15
(c) Proposed Ancillary area FSI	11435.00
(d) Total entitlement (a+c)	30726.11
Maximum utilization limit of FSI (building potential)	
14 Permissible as per Road width (I as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	
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	30316.29
ii) Commercial	409.40
(c) Total Built up area(a+b)	30725.69
16 FSI Consumed (15(c)/13 (d)) (should not be more than Sr. No. 14 above)	1.00
17 Area for inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	2816.12
(b) Proposed	2817.17
18 SPECIFICATIONS	
LEGEND	
a PLOT BOUNDARY SHOWN BLACK	
b PROPOSED WORK SHOWN RED	
c DRAINAGE LINE SHOWN RED DOTTED	
d WATER LINE SHOWN BLACK DOTTED	
e EXISTING TO BE RETAINED HATCHED	
f DEMOLITION SHOWN HATCHED YELLOW	
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. SCHEME RECORD / LAND RECORD 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:	
M/S. POLARIS DEVELOPERS THROUGH PARTNER 1. MR. SATISHKUMAR RAJUBHAI PATEL 2. MR. AKASH SURESH BUDHANI	
PROJECT:	
SURVEY NO: 42 A/T (P)	
PLOT NO:	
DESCRIPTION:	
ARCHITECT:	
Sachin sutar	
ARCHITECT'S SIGN:	
JOB NO. DRG.NO. SCALE DRAWN BY CHECKED BY	
1:100 Balaji S.	
INWARD NO. PCMC/0600/2024/ZONE B/ KIWALE/PRR-KYL/19	
KEY NO. 106	
DATE 13 Sep 2025	
SHEET NO. 1 / 14	