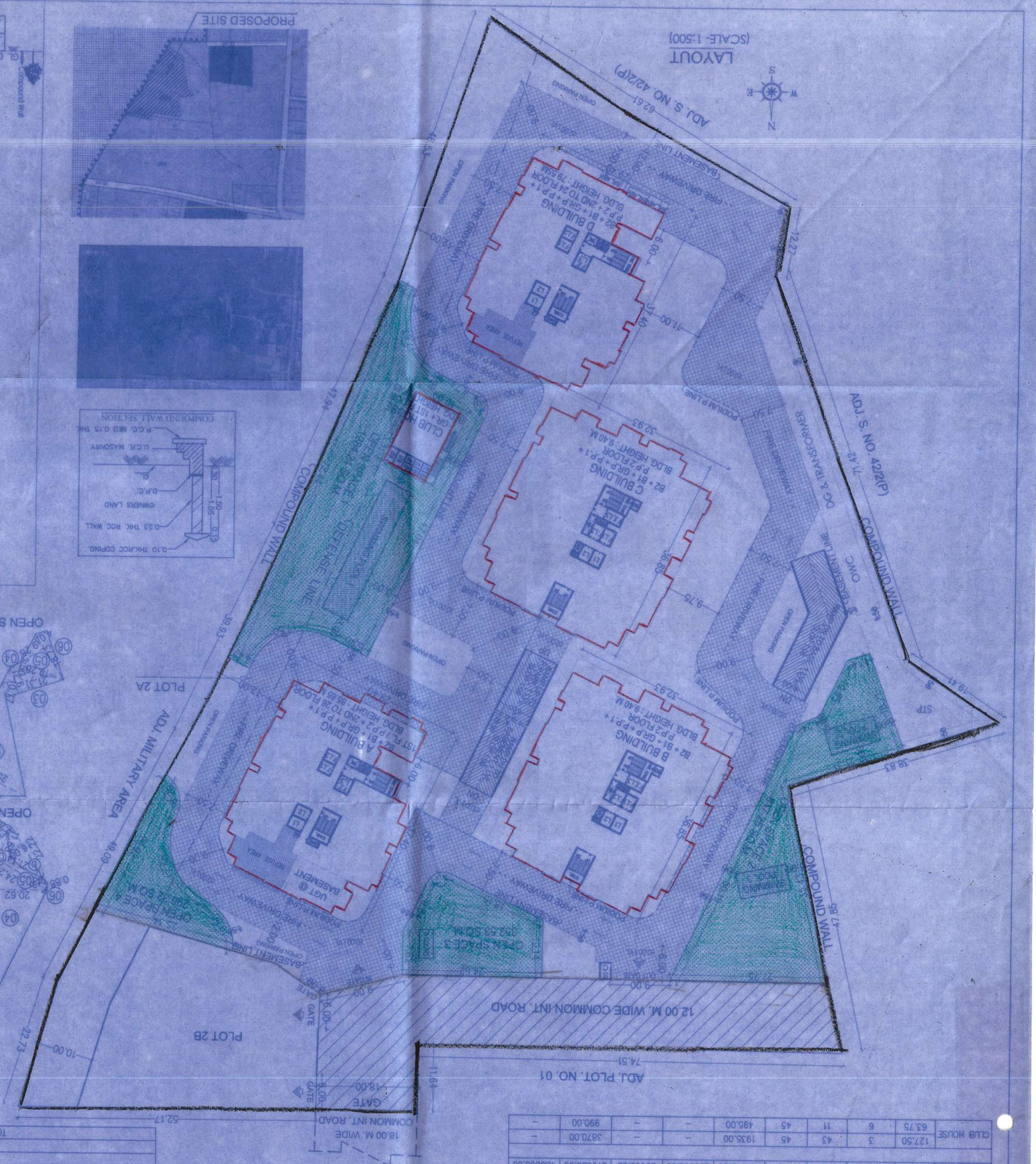

FORM OF STATEMENT - 01 (SR.NO. 8(A)(II))

BLDG. NAME	NO. OF FLOORS	BLDG. HEIGHT	UPPER RULE COMM.	UPPER RULE RESI.	TOTAL AREA	TOTAL TEN
A BUILDING	B2+B1+GR+P4+P7+1ST FL./P.P.2+2ND TO 28 FLOOR	85.65 M.	–	19807.03	19807.03	150
B BUILDING	B2+B1+GR+P4+P7+1+P.P.2 FLOOR	8.40 M.	–	44.26	44.26	–
C BUILDING	B2+B1+GR+P4+P7+1+P.P.2 FLOOR	8.40 M.	–	44.11	44.11	–
D BUILDING	B2+B1+GR+P4+P7+1+P.P.2+2ND TO 24 FLOOR	78.55 M.	–	17067.80	17067.80	131
E BUILDING	–	–	–	36783.22	36783.22	281
TOTAL B.UP AREA						
CLUB HOUSE	GR+01 FLOOR	7.45 M.	191.25	–	191.25	–

WATER STORAGE CAPACITY

BUILDING	TEN./ COMM. AREA	OCCUPANT LOAD	NO. OF PERSON	PER DAY CAPACITY	OVER HEAD WATER CAPACITY	FIRE BREAK WATER TANK CAPACITY	FIRE FIGHTING WATER CAPACITY	UNDER GROUND WATER CAPACITY	FIRE FIGHTING CAPACITY
A BLDG.	150	5	750	101250.00	100000	25000	175000.00	200000	–
D BLDG.	131	5	655	88425.00	100000	25000	200500.00	200000	–
E BLDG.	281	–	1405	189875.00	200000.00	50000.00	379350.00	400000.00	–
TOTAL									
CLUB HOUSE	127.50	3	43	45	1935.00	–	–	3675.00	–
	63.75	6	11	45	495.00	–	–	990.00	–

FLOOR WISE BUILDING B.UP. AREA STATEMENT

BLDG. NAME	BASEMENT 2 PARK.FLOOR	BASEMENT 1 PARK.FLOOR	GROUND PARK.FLOOR	PODIUM PARKING 1	1ST FLOOR P.2 PODIUM FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR	13TH FLOOR	14TH FLOOR	15TH FLOOR	16TH FLOOR	17TH FLOOR	18TH FLOOR	19TH FLOOR	20TH FLOOR	21ST FLOOR	22ND FLOOR	23RD FLOOR	24TH FLOOR	25TH FLOOR	26TH FLOOR	TOTAL B.UP AREA
						RESI./COMM																									
A BUILDING	–	–	–	–	–	20.23	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	77.70	1960703
B BUILDING	–	–	–	–	–	44.26	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	44.26
C BUILDING	–	–	–	–	–	44.11	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	44.11
D BUILDING	–	–	–	–	–	14.09	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1706780
						RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	TOTAL B.UP AREA
CLUB HOUSE	–	–	127.50		63.75	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	191.25

PROPOSED PARKING STATEMENT

BUILDING TYPE	REQUIRED PARKING	PROVIDED REFUGE AREA
A BLDG.	63.34 X 5 = 316.70	86.60 X 5 = 433.00
D BLDG.	62.24 X 4 = 249.36	86.60 X 4 = 346.40
TOTAL AREA	566.06	779.40

REFUGE AREA STATEMENT

PARKING	REQUIRED
A BLDG.	
FOR EVERY 1EN. HAVING CARPET AREA 80 TO 150 SQ.M.	01
FOR 02 1EN. HAVING CARPET AREA 40 TO 80 SQ.M.	02
78 1ENEMENT	78
TOTAL	81
D BLDG.	
FOR EVERY 1EN. HAVING CARPET AREA 80 TO 150 SQ.M.	01
FOR 02 1EN. HAVING CARPET AREA 40 TO 80 SQ.M.	02
72 1ENEMENT	72
TOTAL	75
CAR	152 X 15.00 = 4150.00
SCOOTER	447 X 2.00 = 894.00
TOTAL	5044.00

PLOT AREA CALCULATION

PLOT-2A	
1) 70.52 X 42.72 X 0.50 =	1506.31 SQ.M
2) 70.52 X 11.42 X 0.50 =	402.67 SQ.M
3) 129.02 X 40.78 X 0.50 =	2628.77 SQ.M
4) 161.38 X 92.46 X 0.50 =	7460.80 SQ.M
5) 38.83 X 14.81 X 0.50 =	287.54 SQ.M
6) 119.80 X 9.26 X 0.50 =	554.63 SQ.M
7) 122.13 X 8.27 X 0.50 =	509.14 SQ.M
8) 93.48 X 9.06 X 0.50 =	423.46 SQ.M
9) 93.48 X 9.63 X 0.50 =	450.11 SQ.M
10) 79.15 X 43.93 X 0.50 =	1738.55 SQ.M
11) 16.73 X 6.52 X 0.50 =	61.06 SQ.M
12) 21.46 X 5.03 X 0.50 =	53.97 SQ.M
13) 21.46 X 9.76 X 0.50 =	104.72 SQ.M
14) 22.10 X 10.22 X 0.50 =	112.93 SQ.M
15) 22.10 X 8.52 X 0.50 =	94.15 SQ.M
16) 19.03 X 8.01 X 0.50 =	76.22 SQ.M
17) 19.03 X 7.44 X 0.50 =	70.79 SQ.M
18) 155.62 X 16.87 X 0.50 =	1312.83 SQ.M
TOTAL AREA	17148.42 SQ.M
PROPORTIONATE PART PLOT FOR PLOT 2A	
19) 65.57 X 20.04 X 0.50 =	656.26 SQ.M
20) 65.57 X 23.83 X 0.50 =	781.32 SQ.M
TOTAL AREA	= 1464.57 SQ.M
18.00 M WIDE COMMON INT. ROAD FOR PLOT 2A	
21) 97.21 X 17.60 X 0.50 =	855.40 SQ.M
22) 97.21 X 17.74 X 0.50 =	862.22 SQ.M
TOTAL AREA	= 1717.62 SQ.M
TOTAL PLOT AREA	= 20930.61 SQ.M

PLOT AREA CALCULATION

PLOT-2B	
1) 86.66 X 8.07 X 0.50 =	1087.50 SQ.M
2) 34.35 X 4.72 X 0.50 =	81.07 SQ.M
3) 37.28 X 4.81 X 0.50 =	89.86 SQ.M
4) 48.44 X 7.99 X 0.50 =	193.45 SQ.M
5) 46.44 X 8.31 X 0.50 =	206.17 SQ.M
TOTAL PLOT AREA	= 6738.86 SQ.M
PROPORTIONATE 18.00M.W. D.P. ROAD FOR PLOT 2A	
23) 103.15 X 10.72 X 0.50 =	552.87 SQ.M
24) 103.15 X 8.90 X 0.50 =	459.02 SQ.M
TOTAL AREA	= 1011.89 SQ.M
PROPORTIONATE AMENITY PLOT FOR PLOT 2	
25) 67.43 X 15.02 X 0.50 =	506.48 SQ.M
26) 71.52 X 17.64 X 0.50 =	630.51 SQ.M
TOTAL AREA	= 1137.29 SQ.M
TOTAL PLOT AREA	= 2375.66 SQ.M

OPEN SPACE 1

1) 24.89 X 7.24 X 0.50 =	90.14 SQ.M
2) 22.45 X 7.05 X 0.50 =	79.08 SQ.M
3) 22.22 X 6.00 X 0.50 =	66.66 SQ.M
TOTAL AREA	= 235.88 SQ.M
DEDUCTION	
1) 22.22 X 3.00 X 0.50 =	33.33 SQ.M
TOTAL AREA	= 202.55 SQ.M

OPEN SPACE 2

1) 44.12 X 25.16 X 0.50 =	555.13 SQ.M
2) 10.77 X 18.44 X 0.50 =	99.24 SQ.M
3) 21.31 X 9.71 X 0.50 =	103.46 SQ.M
4) 18.28 X 2.50 X 0.50 =	24.10 SQ.M
5) 18.73 X 9.28 X 0.50 =	86.91 SQ.M
6) 18.73 X 4.03 X 0.50 =	37.74 SQ.M
TOTAL AREA	= 817.25 SQ.M

OPEN SPACE 3

1) 25.76 X 7.34 X 0.50 =	94.51 SQ.M
2) 25.76 X 9.70 X 0.50 =	124.94 SQ.M
3) 24.75 X 9.41 X 0.50 =	116.45 SQ.M
4) 13.19 X 2.24 X 0.50 =	14.77 SQ.M
5) 4.24 X 0.88 X 0.50 =	1.87 SQ.M
TOTAL AREA	= 352.53 SQ.M

OPEN SPACE 4

AREA CALCULATION	
1) 23.34 X 8.83 X 0.50 =	86.74 SQ.M
2) 9.86 X 1.56 X 0.50 =	7.69 SQ.M
3) 22.00 X 13.69 X 0.50 =	150.59 SQ.M
4) 26.82 X 5.32 X 0.50 =	71.61 SQ.M
5) 7.53 X 1.40 X 0.50 =	5.27 SQ.M
TOTAL AREA	= 321.90 SQ.M
DEDUCTION	
6) 15.79 X 3.24 X 0.50 =	25.58 SQ.M
TOTAL AREA	= 296.32 SQ.M

R.G. AREA STATEMENT

REQUIRED AREA	2274.58 SQ.M
PROVIDED AREA	
OPEN SPACE 1	1284.31 SQ.M
OPEN SPACE 2	817.25 SQ.M
OPEN SPACE 3	352.53 SQ.M
OPEN SPACE 4	296.32 SQ.M
TOTAL AREA	2750.31 SQ.M
DEDUCTION	
DEPOT CLUB HOUSE	127.50 SQ.M
DEPOT MULTI PURPOSE SWIMMING POOL	103.00 SQ.M
PLAY COURT	
TOTAL AREA	231.81 SQ.M

AREA STATEMENT

01	AREA OF PLOT (PROPORTIONATE AS PER SUBDIVISION)	33,787.65 SQ.M.
02	DEDUCTIONS FOR	
	a) AREA UNDER 18.00 M.W. DP ROAD (PROPORTIONATE AS PER SUBDIVISION)	1,011.89
	b) AREA UNDER ANY RESERVATION	–
	TOTAL (a+b)	1,011.89
03	NET GROSS AREA OF PLOT (1-2)	22,745.76
04	DEDUCTIONS FOR	
	a) AMENITY SPACE OSE (PROPORTIONATE AS PER SUBDIVISION)	1,137.29
	b) OPEN SPACE 10% = 2,274.58	2,750.31
	c) INTERNAL ROAD AREA (NOT DEDUCTED)	1,777.62
	TOTAL (a)	1,137.29
05	NET AREA OF PLOT (3-4b)	21,608.47
06	SUBDIVIDED PLOTS	PLOT-2A
07	BASIC FSI PERMISSIBLE ON NET PLOT AREA (1.10)	20,930.61
08	ADDITION FOR FSI	22,022.67
	a) AREA UNDER 18.00 M.W. DP ROAD (1,011.89 X 2 =2,023.78)	–
	b) AMENITY SPACE (1,137.29 X 2 =2,274.58)	–
	c) PERMISSIBLE TDR AREA(22,375.65-6,778.86)X0.90=20,777.61	–
	(20,777.61-2,023.78-2,274.58=16,479.45)	–
	SLUM TDR 30% = 4,942.04	–
	RESERVATION TDR 70% = 11,537.42	–
	d) ADD PREMIUM FSI 50% (22,375.65-6,778.86)X0.50=7,798.39	–
	e) TOTAL (a+b+c+d)	–
09	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	–
10	TOTAL PERMISSIBLE FLOOR AREA (07+08(e))	22,022.67
11	ADD AUXILIARY AREA FOR RESIDENTIAL 60%	13,214.20
12	TOTAL PERMISSIBLE FLOOR AREA (10+11)	35,237.87
13	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) EXISTING BUILT-UP AREA	–
	b) PROPOSED COMMERCIAL AREA	–
	c) PROPOSED RESIDENTIAL AREA	35,237.87
	d) TOTAL BUILT-UP AREA (a+b+c)	35,237.87

CERTIFICATE OF AREA:

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

OWNER'S DECLARATION

THIS P.M.C. DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATION AND LEGAL DOCUMENTS GIVEN BY ME THE OWNER/P.O.A. HOLDER TO THE ARCHITECT I THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION AND THEY ARE AS PER INSTRUCTIONS AND INFORMATION GIVEN BY ME THE OWNER/P.O.A HOLDER

D.K. WONDERS THROUGH PARTNER
D.MR. WINOD CHAUHWAN

2).MR. VIJAY JAGTAP

SIGN OF ARCHITECT

OWNER (S) NAME — SIGN

PROPOSED LAYOUT ON S.NO. 39/2/1 (P), 422 , PLOT 2A, OF VILLAGE WALHE - PALHE SADAVAR, TAL. HAVELI, DIST. PUNE

ARCHITECT:
MANOJ TATOOSKAR
1221, BAWAKAL PARNANE ROAD, BEHIND PALAVE SKAVA CLINIC, OFF. F.C. ROAD, PUNE - 411004
PH.:25531675/76 REG. NO. CA/91/11141

ARCHITECT'S SIGN

DATE	INWARD NO.	SCALE	DRAWN BY	CHECKED BY	SHEET NO.
10.09.2025		1:500	S.A.K.	M.S.T.	01 / 15

STAMP OF APPROVAL — LAYOUT

FOR SANCTION PURPOSE

Sanctioned No. B.P. /Pimple Soudagar/ 4/ 2025
Subject to conditions mentioned in the Office Order No.
given dated 14/10/2025
Pimpri
Date :14/10/2025

O. C. Signed by
City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18.

Pune Cantonment Board
ESTD. 1869
Certified Municipal Corporation