

FORM OF STATEMENT - 1
[Sr. No.8 (a)(iii)]
EXISTING BUILDING TO BE RETAINED

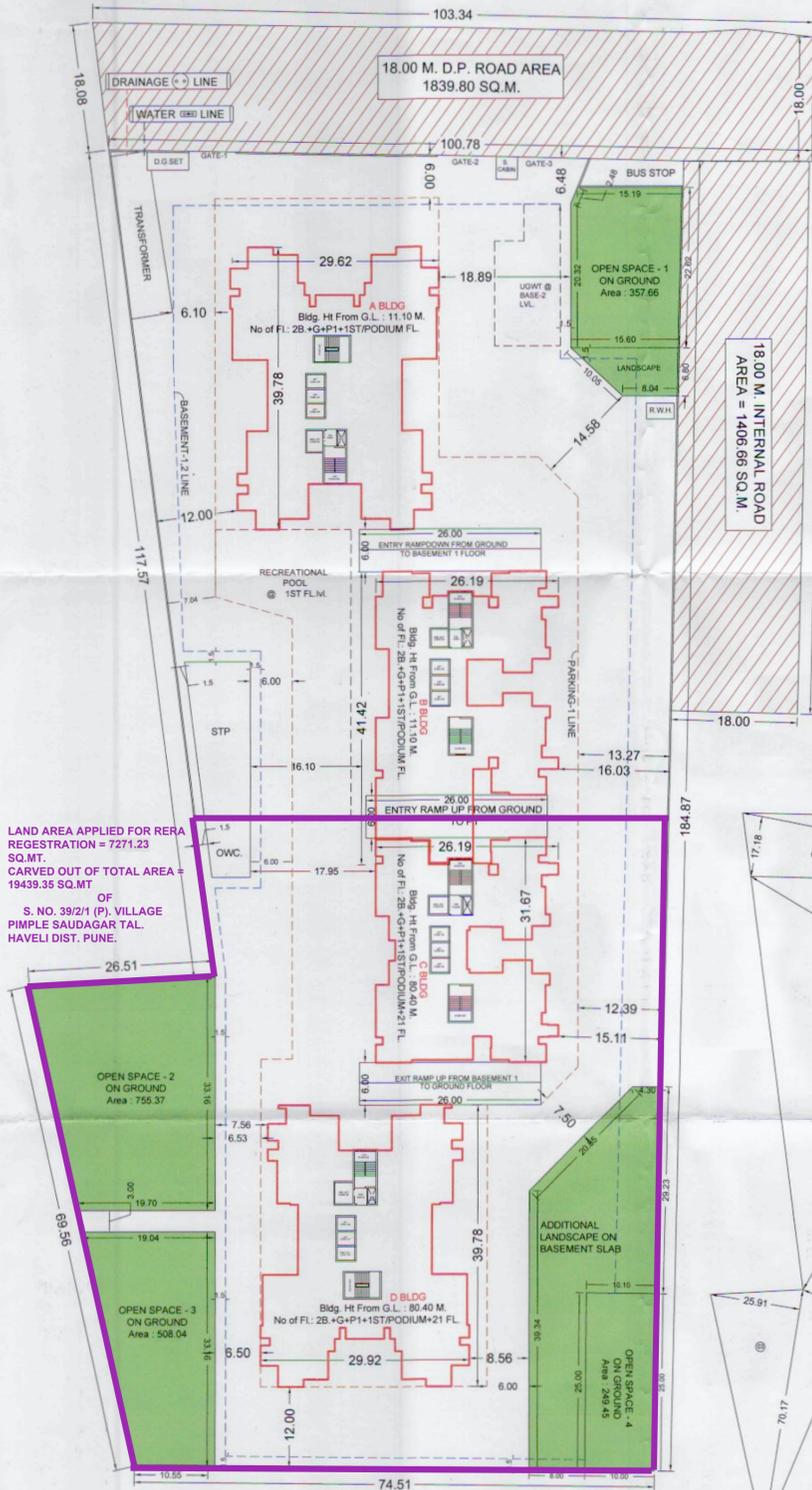
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING		USE / OCCUPANCY OF FLOOR
			COMM.	RESI.	
N/A	N/A	N/A	N/A	N/A	N/A

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.	
A - BUILDING	2 BASE. + GP+P1 + 1 / PODIUM FL.	0.00	785.21	3
B - BUILDING	2 BASE. + GP+P1 + 1 / PODIUM FL.	0.00	707.60	2
C - BUILDING	2 BASE. + GP+P1 + 1 / PODIUM + 21 FL.	0.00	12403.36	86
D - BUILDING	2 BASE. + GP+P1 + 1 / PODIUM + 21 FL.	0.00	16971.36	87
TOTAL		0.00	30867.53	178
GRAND TOTAL		30867.53		178

FORM OF STATEMENT 3 [Sr. No.9 (g)]
AREA DETAILS OF BUILDING (SQ.M.)

BUILDING NO.	FLOOR NO.	TENEMENTS RESIDENTIAL	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
A BUILDING	2B.+GP+P1+1ST/PODIUM FL.	3	458.81	59.46	0.00
B BUILDING	2B.+GP+P1+1ST/PODIUM FL.	2	194.68	22.64	0.00
C BUILDING	2B.+GP+P1+1ST/PODIUM+21 FL.	86	8378.80	960.50	0.00
D BUILDING	2B.+GP+P1+1ST/PODIUM+21 FL.	87	12524.19	1626.06	0.00
GRAND TOTAL		178	21556.48	2668.66	0.00



LAYOUT (Scale - 1:500)

PARKING CALCULATION : AS PER UDCPR

TYPE	CARPET AREA/ UNIT	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	0	2
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	0	2
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	0	1	0	2
RESIDENTIAL	For every ONE tenements having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	80 - 150	1	132	1	132	1
RESIDENTIAL	For every ONE tenements having carpet area equal to or above 150 sq.m.	> 150	1	46	2	92	1
TOTAL NOS. (Resi.)					224		178
VISITOR 5% (Resi.)					11		9
COMMERCIAL SHOP (Carpet area 0.00)		100	0	0	2	0	6
TOTAL REQD.(NOS.)					235		187
REQD. AREA (IN SQ.M.)					2940.00		373.80
TOTAL REQD. AREA (IN SQ.M.)					3313.80		
TOTAL PROP. AREA (IN SQ.M.)					37400.00		

POTENTIAL OF PLOT

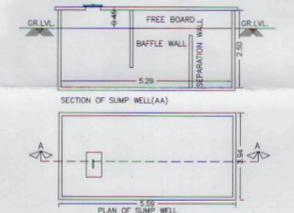
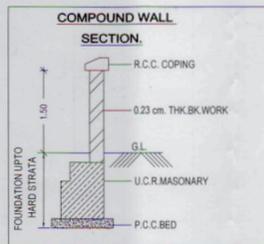
Sr.No.	OWNER NAME	PLOT AREA (SQ.M.)	18.00 M. D.P. ROAD	18.00 M. INTERNAL ROAD	AMENITY SPACE AREA 45/ 55 %	MHADA AREA 45/ 55 %	TOTAL AREA (SQ.M.)
1	SHRI. SHRICHAND ASWANI	15076.01	827.91	1406.66	930.53	1198.24	19439.35
2	SHRI. SHANKAR JAGTAP	18426.28	1011.89	1717.52	1137.33	1464.53	23757.65
TOTAL [1+2]		33502.29	1839.80	3124.28	2067.86	2662.77	43197.00

PLOT AREA TRIANGULATION

Sr. No.	BASE	X	HEIGHT	X	0.5	X	NO'S	=	AREA
1	143.11	X	71.99	X	0.50	X	1	=	5151.24 Sq.mt.
2	211.842	X	16.85	X	0.50	X	1	=	1784.77 Sq.mt.
3	70.17	X	25.91	X	0.50	X	1	=	909.05 Sq.mt.
4	211.842	X	63.41	X	0.50	X	1	=	6716.45 Sq.mt.
5	75.66	X	13.60	X	0.50	X	1	=	514.49 Sq.mt.
6	80.06	X	17.43	X	0.50	X	1	=	697.73 Sq.mt.
7	80.06	X	17.71	X	0.50	X	1	=	708.94 Sq.mt.
8	106.81	X	17.18	X	0.50	X	1	=	917.50 Sq.mt.
9	106.81	X	17.27	X	0.50	X	1	=	922.30 Sq.mt.
TOTAL AREA									= 18322.47 Sq.mt.

PARKING TABLE

CAR1	CAR2	SCOOTER
5.00	4.50	2.00
2.50	2.30	1.00



PROPOSED PARKING STATEMENT FOR A, B-C & D BLDG.

FLOORS	CAR	SCOOTER
BASEMENT FLOOR PLAN -1	293	23
BASEMENT FLOOR PLAN -2	310	23
GROUND FLOOR	196	48
PARKING -1 FLOOR	131	98
GRAND TOTAL	930	192
TOTAL EV PARKING	50	26
TOTAL VISITOR PARKING	15	5



LOCATION PLAN (N.T.S.)

WATER REQUIREMENT

TANK	RESIDENTIAL	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
O.H.W.T.	RESIDENTIAL	120,150.00	
	FIRE REQUIREMENT	300,000.00	
	TOTAL	420,150.00	582,150.00
U.G.W.T.	RESIDENTIAL	840,300.00	
	FIRE REQUIREMENT	800,000.00	
TOTAL		1,640,300.00	1,640,300.00



PLOT TRIANGULATION (Scale - 1:500)

LAYOUT

STAMP OF APPROVAL

Sanctioned No. B.Pimpri Saudagar/25/2025
Subject to conditions mentioned in the Office Order No. 15/10/2025
Pimpri
Date: 15/10/2025

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) (plot no.1 area : 15076.01+ Road widening Area :1839.80x0.45= 827.91+ 18.00m. Internal road -1 : 1406.66+ Amenity space plot no.04 : 2067.86x0.45=930.53+ Mhada plot no.03 : 2662.77x0.45= 1198.24)	19439.35		
(b) As per measurement sheet	19439.35		
(c) As per site	19439.35		
2 DEDUCTION FOR:			
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway winding	827.91		
(b) Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA)	0.00		
Total (a + b)	827.91		
3 GROSS AREA OF THE PLOT (01 - 02)	18611.44		
4 AMENITY SPACE (If Applicable)			
(a) Required (total net plot area 41357.20x5%x0.45)	930.53		
(b) Adjustment of 2(b), if any	0.00		
(c) Proposed Amenity	930.53		
5 NET PLOT AREA (3-(a)-(c))	17680.91		
6 RECREATION OPEN SPACE (If Applicable)			
(a) Required (Sr.No.3x 10%)	1861.14		
(b) Proposed	1870.52		
7 Internal Road Area	0.00		
8 Plotable Area (If Applicable)			
9 Built up area with reference to Basic F.S.I. as per front road (Sr.No.5xbasic FSI) (Sr.No.05x1.10 FSI)	19449.00		
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)	9719.67		
(b) Proposed FSI on payment of premium	0.00		
11 In-situ FSI / TDR loading			
(a) In-situ area against D.P. road (2.0 x Sr.No. 2(a)) if any	0.00		
(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)	17495.42		
(d) TDR area	0.00		
(e) Total in-situ / TDR loading proposed ((11(a)+(b)+(d)))	0.00		
12 Additional FSI area under Chapter No.7 -(IGBC 5%)-(Sr.No.9x 5%)	0.00		
13 Total entitlement of FSI in the proposal			
(a) [9 + 10(b)+11(e)] or 12 whichever is applicable	19449.00		
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)	19449.00		
(b) Permissible Ancillary Area FSI upto 60% or 80% with payment of charges (on a2) whichever applicable	11669.40		
(c) Proposed Ancillary area FSI	11669.40		
(d) Total entitlement (a+c)	31118.40		
Maximum utilization limit of FSI (building potential)			
14 Permissible as per Road width. ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 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	0.00		
(i) Completed	0.00		
(ii) Residential	0.00		
(iii) Commercial	0.00		
(b) Proposed Built up area (As per 'P-line')			
(i) Residential	30867.53		
(ii) Commercial	0.00		
(c) Total Built up area(a+b)	30867.53		
16 FSI Consumed (15(c)/73 (d)) (should not be more than Sr. No. 14 above)	0.992		
17 Area for Inclusive Housing, if any			
(a) Required (20% of Sr.No.9)	NA		
(b) Proposed	0.00		
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 STALLS 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:			
ASWANI REALTY NEXUS LLP SHRI. SHRICHAND ASWANI			
PROJECT:			
SURVEY NO: 39/2/1 (P), 42/2	HISSA NO: 1,3(P), 4(P)		
DESCRIPTION: VILLAGE - PIMPLE SAUDAGAR	CTS NO:		
ARCHITECT: Sachin Sutar	ARCHITECT'S SIGN:		
JOB NO.	DRG.NO.	SCALE	DRAWN BY CHECKED BY
		1:100	Balaji S.
INWARD NO	DATE	16 August 2025	
KEY NO.	SHEET NO.	1 / 16	