## FORM OF STATEMENT - 2
**[Sr. No.9 (a)]**
**PROPOSED BUILDING**

| BUILDING NO. | FLOOR NO. | TOTAL BUILT-UP AREA COMM. | TOTAL BUILT-UP AREA RESI. | TENEMENT RESIDENTIAL |
|---|---|---|---|---|
| A BUILDING | GROUND PARKING FLOOR | 0.00 | 0.00 | - |
| | PODIUM PARKING FLOOR | 0.00 | 73.57 | - |
| | FIRST FLOOR | 0.00 | 1576.08 | 12 |
| | SECOND FLOOR | 0.00 | 1543.83 | 16 |
| | THIRD FLOOR | 0.00 | 1543.83 | 16 |
| | FOURTH FLOOR | 0.00 | 1543.83 | 16 |
| | FIFTH FLOOR | 0.00 | 1518.08 | 15 |
| | SIXTH FLOOR | 0.00 | 1518.08 | 15 |
| | SEVENTH FLOOR | 0.00 | 1449.53 | 14 |
| | EIGHTH FLOOR | 0.00 | 1518.08 | 15 |
| | NINETH FLOOR | 0.00 | 1518.08 | 15 |
| | TENTH FLOOR | 0.00 | 1518.08 | 15 |
| | TERRACE FLOOR | 0.00 | - | - |
| | TOTAL | 0.00 | 15321.07 | 149 |
| GRAND TOTAL | | 15321.07 | | 149 |

## FORM OF STATEMENT - 1
[SR. NO. 8 (a)(iii) ]
EXISTING BUILDING TO BE RETAINED

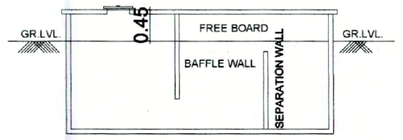
| EXISTING BUILDING NO. | FLOOR NO. | PLINTH AREA | TOTAL FLOOR AREA OF EXISTING BUILDING | USE / OCCUPANCY OF FLOOR |
|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A |
| TOTAL | | N/A | N/A | N/A |

## WATER REQUIREMENT

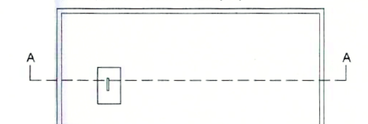
| TANK | | REQUIRED CAPACITY (LIT.) | PROPOSED CAPACITY (LIT.) |
|---|---|---|---|
| O.H.W.T. | RESIDENTIAL | 100,575.00 | |
| | FIRE REQUIREMENT | 25,000.00 | |
| | TOTAL | 125,575.00 | 1,30,000.00 |
| U.G.W.T. | RESIDENTIAL | 150,862.50 | |
| | FIRE REQUIREMENT | 50,000.00 | |
| | TOTAL | 200,862.50 | 2,10,000.00 |

## PARKING CALCULATION : AS PER UDCPR

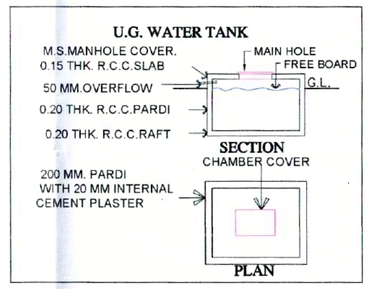
| TYPE | CARPET AREA / FSI (M2) | TNMTS.(NOS) UNIT | TNMTS.(NOS) PROP. | CAR (NOS) BY RULE | CAR (NOS) REQD. | SCOOTER (NOS) BY RULE | SCOOTER (NOS) REQD. |
|---|---|---|---|---|---|---|---|
| RESIDENTIAL For every TWO tenements with each tenement having carpet area less than 30 sq.m. | < 30 | 2 | 0 | 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 | 0 | 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 | 143 | 1 | 72 | 2 | 144 |
| RESIDENTIAL For every ONE tenements having carpet area equal to or above 80 sq.m.but less than 150sq.m. | 80 - 150 | 1 | 6 | 1 | 6 | 1 | 6 |
| RESIDENTIAL For every ONE tenements having carpet area above 150 sq.m. | > 150 | | 0 | 2 | 0 | 1 | 0 |
| TOTAL NOS. | | | 149 | | 78 | | 150 |
| VISITOR (5%) | | | | | 4 | | 8 |
| TOTAL REQD.(NOS.) | | | | | 82 | | 158 |
| REQD. AREA (IN SQ.M.) | | | | | 1023.75 | | 315.00 |
| TOTAL REQD. AREA (IN SQ.M.) | | | | 1338.75 | | | |
| TOTAL PROPOSED AREA (IN SQ.M.) | | | | 3240.47 | | | |

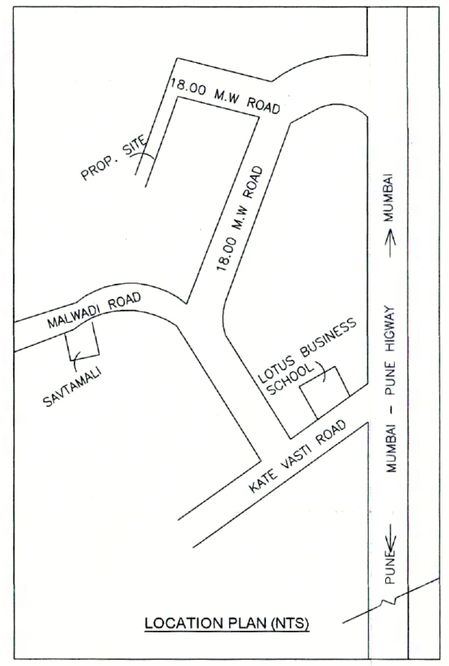


SECTION OF SUMP WELL(AA)



PLAN OF SUMP WELL



LOCATION PLAN (NTS)

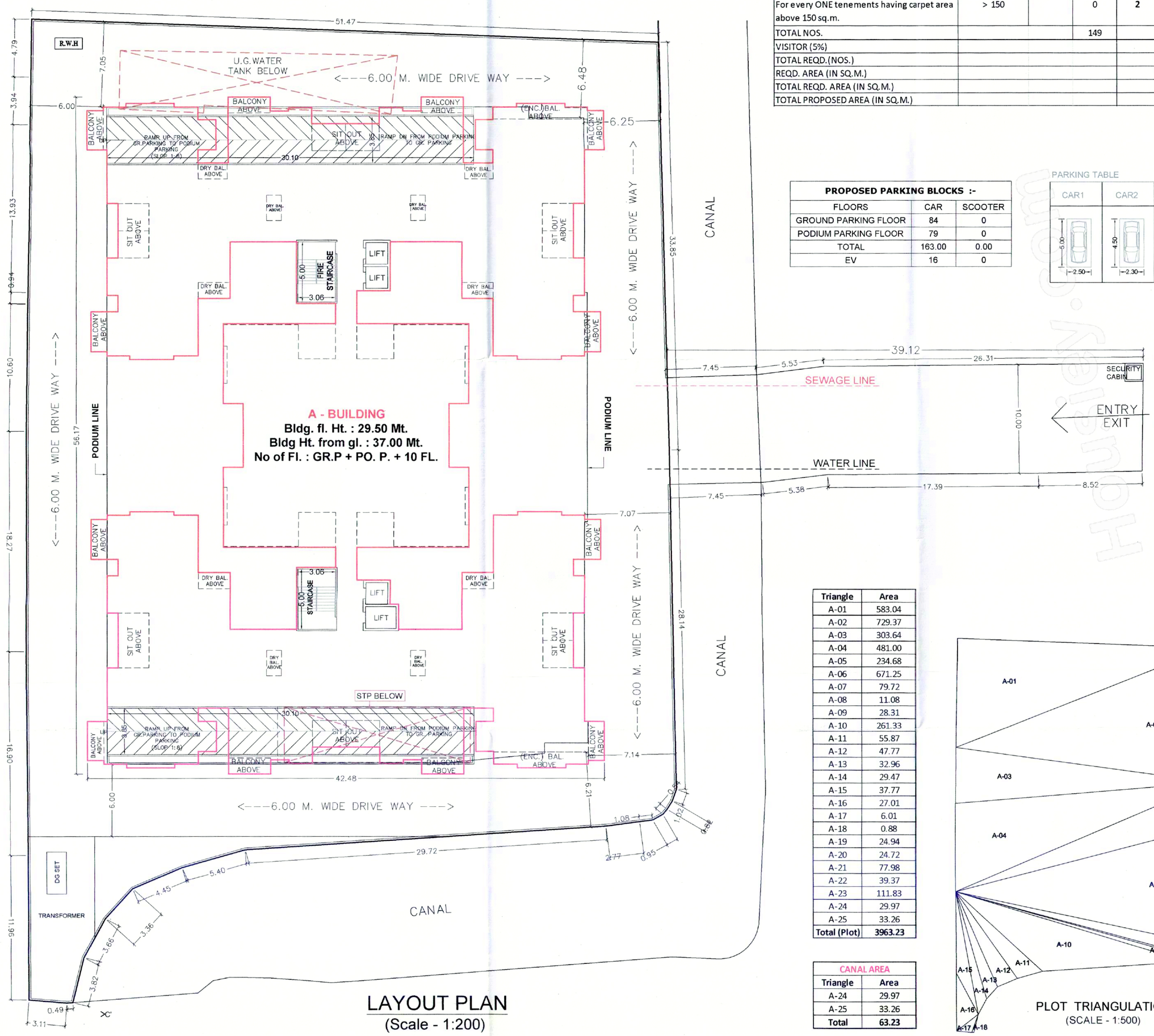
LAYOUT

## STAMP OF APPROVAL

Sanctioned No. B.P./Punavale/83/2023
Subject to conditions mentioned in the Office Order No.
even dated 01/12/2023

Pimpri
Date : 01 / 12 /2023

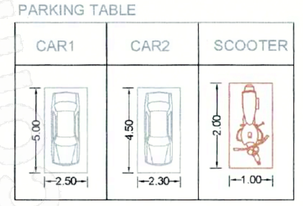
Executive Engineer
Building Permission and Unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.



LAYOUT PLAN
(Scale - 1:200)

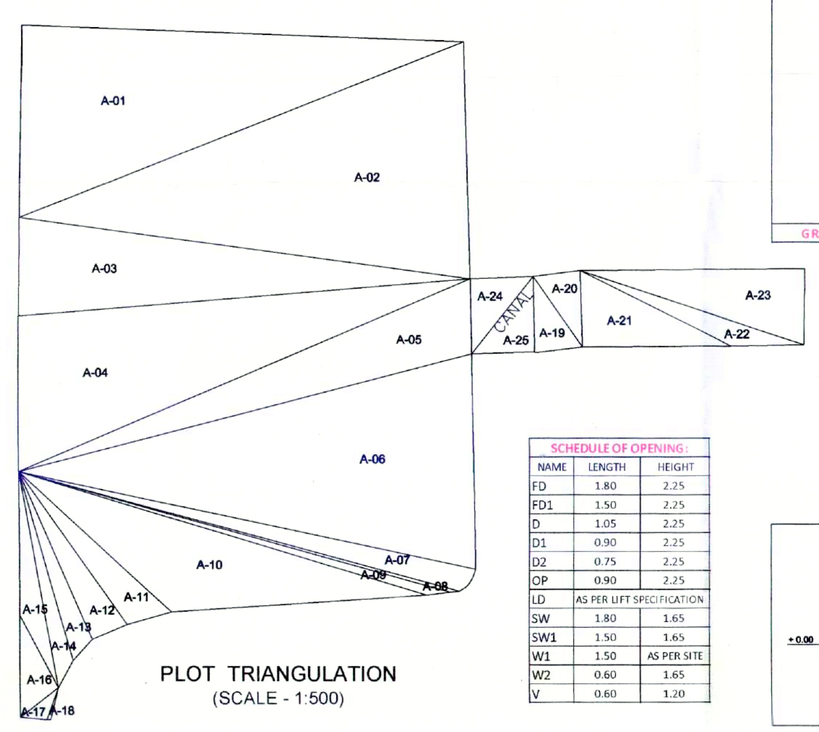
| PROPOSED PARKING BLOCKS :- | | |
|---|---|---|
| FLOORS | CAR | SCOOTER |
| GROUND PARKING FLOOR | 84 | 0 |
| PODIUM PARKING FLOOR | 79 | 0 |
| TOTAL | 163.00 | 0.00 |
| EV | 16 | 0 |

PARKING TABLE



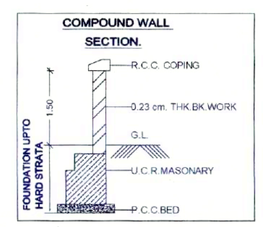

| Triangle | Area |
|---|---|
| A-01 | 583.04 |
| A-02 | 729.37 |
| A-03 | 303.64 |
| A-04 | 481.00 |
| A-05 | 234.68 |
| A-06 | 671.25 |
| A-07 | 79.72 |
| A-08 | 11.08 |
| A-09 | 28.31 |
| A-10 | 261.33 |
| A-11 | 55.87 |
| A-12 | 47.77 |
| A-13 | 32.96 |
| A-14 | 29.47 |
| A-15 | 37.77 |
| A-16 | 27.01 |
| A-17 | 6.01 |
| A-18 | 0.88 |
| A-19 | 24.94 |
| A-20 | 24.72 |
| A-21 | 77.98 |
| A-22 | 39.37 |
| A-23 | 111.83 |
| A-24 | 29.97 |
| A-25 | 33.26 |
| Total (Plot) | 3963.23 |

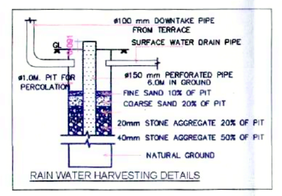
| CANAL AREA | |
|---|---|
| Triangle | Area |
| A-24 | 29.97 |
| A-25 | 33.26 |
| Total | 63.23 |

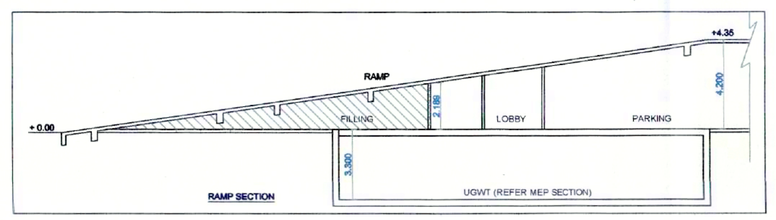


PLOT TRIANGULATION
(SCALE - 1:500)

| SCHEDULE OF OPENING : | | |
|---|---|---|
| NAME | LENGTH | HEIGHT |
| FD | 1.80 | 2.25 |
| FD1 | 1.50 | 2.25 |
| D | 1.05 | 2.25 |
| D1 | 0.90 | 2.25 |
| D2 | 0.75 | 2.25 |
| OP | 0.90 | 2.25 |
| LD | AS PER LIFT SPECIFICATION | |
| SW | 1.80 | 1.65 |
| SW1 | 1.50 | 1.65 |
| W1 | 1.50 | AS PER SITE |
| W2 | 0.60 | 1.65 |
| V | 0.60 | 1.20 |




## FORM OF STATEMENT 3 [Sr. No.9 (g)]

AREA DETAILS OF APARTMENT ( SQ.M.)

| BUILDING NO. | FLOOR NO. | SHOWROOM NO./ APARTMENT NO. | CARPET AREA OF APARTMENT (SQ.M.) | AREA OF UTILITY / BALCONY / SIT-OUT ATTACHED TO APARTMENT (SQ.M.) | AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT (SQ.M.) |
|---|---|---|---|---|---|
| A BUILDING | 1ST FLOOR | 101, 106, 109, 114 | 74.72 X 4 = 298.88 | 11.87 X 4 = 47.48 | 0.00 X 0 = 0.00 |
| | | 102, 105, 110, 113 | 79.61 X 4 = 318.44 | 11.87 X 4 = 47.48 | 0.00 X 0 = 0.00 |
| | | 103, 104, 111, 112 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | TOTAL | 12 | 860.00 | 142.24 | 0.00 |
| | 2ND FLOOR | 201, 206, 209, 214 | 74.72 X 4 = 298.88 | 11.87 X 4 = 47.48 | 0.00 X 0 = 0.00 |
| | | 202, 205, 210, 213 | 79.61 X 4 = 318.44 | 11.87 X 4 = 47.48 | 0.00 X 0 = 0.00 |
| | | 203, 204, 211, 212 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | | 207, 208, 215, 216 | 58.45 X 4 = 233.80 | 7.39 X 4 = 29.56 | 0.00 X 0 = 0.00 |
| | TOTAL | 16 | 1093.80 | 171.80 | 0.00 |
| | 3RD FLOOR | 301, 306, 309, 314 | 74.72 X 4 = 298.88 | 11.87 X 4 = 47.48 | 0.00 X 0 = 0.00 |
| | | 302, 305, 310, 313 | 79.61 X 4 = 318.44 | 11.87 X 4 = 47.48 | 0.00 X 0 = 0.00 |
| | | 303, 304, 311, 312 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | | 307, 308, 315, 316 | 58.45 X 4 = 233.80 | 7.39 X 4 = 29.56 | 0.00 X 0 = 0.00 |
| | TOTAL | 16 | 1093.80 | 171.80 | 0.00 |
| | 4TH FLOOR | 401, 406, 409, 414 | 74.72 X 4 = 298.88 | 11.87 X 4 = 47.48 | 0.00 X 0 = 0.00 |
| | | 402, 405, 410, 413 | 79.61 X 4 = 318.44 | 11.87 X 4 = 47.48 | 0.00 X 0 = 0.00 |
| | | 403, 404, 411, 412 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | | 407, 408, 415, 416 | 58.45 X 4 = 233.80 | 7.39 X 4 = 29.56 | 0.00 X 0 = 0.00 |
| | TOTAL | 16 | 1093.80 | 171.80 | 0.00 |
| | 5TH FLOOR | 501, 506, 509 | 74.72 X 3 = 224.16 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 502, 505, 510 | 79.61 X 3 = 238.83 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 503, 504, 511, 512 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | | 507, 508, 515, 516 | 58.45 X 4 = 233.80 | 7.39 X 4 = 29.56 | 0.00 X 0 = 0.00 |
| | | 514 | 143.57 X 1 = 143.57 | 17.45 X 1 = 17.45 | 0.00 X 0 = 0.00 |
| | TOTAL | 15 | 1083.04 | 165.51 | 0.00 |
| | 6TH FLOOR | 601, 606, 609 | 74.72 X 3 = 224.16 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 602, 605, 610 | 79.61 X 3 = 238.83 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 603, 604, 611, 612 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | | 607, 608, 615, 616 | 58.45 X 4 = 233.80 | 7.39 X 4 = 29.56 | 0.00 X 0 = 0.00 |
| | | 614 | 143.57 X 1 = 143.57 | 17.45 X 1 = 17.45 | 0.00 X 0 = 0.00 |
| | TOTAL | 15 | 1083.04 | 165.51 | 0.00 |
| | 7TH FLOOR | 701, 706, 709 | 74.72 X 3 = 224.16 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 702, 705, 710 | 79.61 X 3 = 238.83 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 703, 704, 711, 712 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | | 707, 708, 715 | 58.45 X 3 = 175.35 | 7.39 X 3 = 22.17 | 0.00 X 0 = 0.00 |
| | | 714 | 143.57 X 1 = 143.57 | 17.45 X 1 = 17.45 | 0.00 X 0 = 0.00 |
| | TOTAL | 14 | 1024.59 | 158.12 | 0.00 |
| | 8TH FLOOR | 801, 806, 809 | 74.72 X 3 = 224.16 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 802, 805, 810 | 79.61 X 3 = 238.83 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 803, 804, 811, 812 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | | 807, 808, 815, 816 | 58.45 X 4 = 233.80 | 7.39 X 4 = 29.56 | 0.00 X 0 = 0.00 |
| | | 814 | 143.57 X 1 = 143.57 | 17.45 X 1 = 17.45 | 0.00 X 0 = 0.00 |
| | TOTAL | 15 | 1083.04 | 165.51 | 0.00 |
| | 9TH FLOOR | 901, 906, 909 | 74.72 X 3 = 224.16 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 902, 905, 910 | 79.61 X 3 = 238.83 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 903, 904, 911, 912 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | | 907, 908, 915, 916 | 58.45 X 4 = 233.80 | 7.39 X 4 = 29.56 | 0.00 X 0 = 0.00 |
| | | 914 | 143.57 X 1 = 143.57 | 17.45 X 1 = 17.45 | 0.00 X 0 = 0.00 |
| | TOTAL | 15 | 1083.04 | 165.51 | 0.00 |
| | 10TH FLOOR | 1001, 1006, 1009 | 74.72 X 3 = 224.16 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 1002, 1005, 1010 | 79.61 X 3 = 238.83 | 11.87 X 3 = 35.61 | 0.00 X 0 = 0.00 |
| | | 1003, 1004, 1011, 1012 | 60.67 X 4 = 242.68 | 11.82 X 4 = 47.28 | 0.00 X 0 = 0.00 |
| | | 1007, 1008, 1015, 1016 | 58.45 X 4 = 233.80 | 7.39 X 4 = 29.56 | 0.00 X 0 = 0.00 |
| | | 1014 | 143.57 X 1 = 143.57 | 17.45 X 1 = 17.45 | 0.00 X 0 = 0.00 |
| | TOTAL | 15 | 1083.04 | 165.51 | 0.00 |
| GRAND TOTAL | | 149 | 10581.19 | 1643.31 | 0.00 |

| A] | | AREA STATEMENTS | SQ.M. |
|---|---|---|---|
| 1 | | AREA OF PLOT (Minimum area of a,b,c to be considered) | 3963.23 |
| | (a) | As per ownership documents (7/12, CTS extract) | 4290.00 |
| | (b) | As per measurement sheet | 3963.23 |
| | (c) | As per site | 3963.23 |
| 2 | | DEDUCTION FOR: | |
| | (a) | Proposed D.P./D.P. Road widening Area/ Service Road/ Highway winding / Canal | 63.23 |
| | (b) | Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA) | 0.00 |
| | | Total (a + b) | 63.23 |
| 3 | | GROSS AREA OF THE PLOT (01 - 02) | 3900.00 |
| 4 | | AMENITY SPACE (if Applicable) | 0.00 |
| | (a) | Required 10% | 0.00 |
| | (b) | Adjustment of 2(b), if any | 0.00 |
| | (c) | Balanced Proposed | 0.00 |
| 5 | | NET PLOT AREA (3-4(c)) | 3900.00 |
| 6 | | RECREATION OPEN SPACE (if Applicable) | 0.00 |
| | (a) | Required | 0.00 |
| | (b) | Proposed | 0.00 |
| 7 | | Internal Road Area | 0.00 |
| 8 | | **Plotable Area (if Applicable)** | 0.00 |
| 9 | | Built up area with refrence to Basic F.S.I. as per front road (Sr. No. 5a)basic FSI) (Sr.No.05a1.10 FSI) | 4290.00 |
| 10 | | Addition of FSI on payment of premium | |
| | (a) | Maximum permissible premium FSI -based on road width / TOD zone.(Sr.05x50%) | 1950.00 |
| | (b) | Proposed FSI on payment of premium | 1849.58 |
| 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 ) | 3510.00 |
| | (d) | TDR area | 3436.09 |
| | (e) | Total in-situ / TDR loading proposed (11(a)+(b)+(d)) | 3436.09 |
| 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 | 9575.67 |
| | | 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) | 9575.67 |
| | (b) | Permissible Ancillary Area FSI upto 60% or 80% with payment of charges.(on a2) whichever applicable) | 5745.40 |
| | (c) | Proposed Ancillary area FSI | 5745.40 |
| | (d) | Total entitlement (a+c) | 15321.07 |
| 14 | | Maximum utilization limit of FSI (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) | |
| 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 | 15321.07 |
| | | ii) Commercial | 0.00 |
| | (c) | Total Built up area(a+b) | 15321.07 |
| 16 | | FSI Consumed (15(c)/5) (should not be more than Sr. no. 14 above) | 3.928 |
| 17 | | Area for inclusive Housing, if any | |
| | (a) | Required (20% of Sr.no.9) | N.A. |
| | (b) | Proposed | 0.00 |

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 | DEMOLISHION 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.

SIGN OF ARCHITECT

**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 APPORROVED PLANS ALSO I / WE WOULD EXECUTE THE WORK UDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SIGN OF OWNER'S

**OWNER'S NAME:** Ms. V TOP SPACES PVT. LTD. THROUGH Mr. RITESH DEEPAK KOSHATWAR

**OWNER'S SIGN:**

**PROJECT:**

**SURVEY NO :** 43/12/1/A

**HISSA NO :**

**PLOT NO :**

**CTS NO :** VILLAGE - PUNAVALE

**DESCRIPTION :** REGULAR TRACK,

**ARCHITECT:** Sachin sutar

**ARCHITECT'S SIGN:**

| JOB NO. | DRG.NO. | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| | | 1:100 | | |
| INWARD NO. | PCMC/00025/2022/UDNE BY PUNAVALE/PRB/PA/32 | DATE | 12 Oct 2023 | |
| KEY NO. | | SHEET NO. | 01 / 08 | |