

WING/BUILDING F.S.I. STATEMENT AREA IN SQ.M. (AS PER UDCPR)		
BUILDING	BUILT UP AREA	TENEMENT
A WING/BUILDING	5550.33	48
B WING/BUILDING	5683.10	48
C WING/BUILDING	4472.63	20
TOTAL	15706.06	116.00

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

FORM OF STATEMENT 3 AREA DETAILS OF APARTMENT				
BLDG. NAME	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF OPEN TERRACE ATTACHED TO FLAT
A WING/BUILDING	TYPICAL	101,201,301,401,501,601,701,801,901,1001,1101,1201	80.58 X 22 = 1772.76	6.00X22 = 132.00
	1st,2nd,3rd,4th,5th,6th,7th,8th,9th,10th,11th & 12th FLOOR	104,204,304,404,504,604,704,804,904,1004,1104,1204	102,202,302,402,502,602,702,802,902,1002,1102,1202	8.86X24 = 212.64
		103,203,303,403,503,603,703,803,903,1003,1103,1203	59.98 X 24 = 1439.52	9.48X10 = 94.80
		704,1204	59.87 X 02 = 119.74	11.01 X 02 = 22.02
				9.75X02 = 19.50
	TYPICAL	101,201,301,401,501,601,701,801,901,1001,1101,1201,104,204,304,404,504,604,704,804,904,1004,1104,1204	59.98 X 24 = 1439.52	8.86X24 = 212.64
	1st,2nd,3rd,4th,5th,6th,7th,8th,9th,10th,11th & 12th FLOOR	102,202,302,402,502,602,702,802,902,1002,1102,1202,103,203,303,403,503,603,703,803,903,1003,1103,1203	80.58 X 22 = 1772.76	6.00X22 = 132.00
		703,1203	59.91 X 02 = 119.82	11.01 X 02 = 22.02
				9.75X02 = 19.50
B WING/BUILDING	TYPICAL	101,201,301,401,501,601,701,801,901,1001,1101,1201,104,204,304,404,504,604,704,804,904,1004,1104,1204	59.98 X 24 = 1439.52	8.86X24 = 212.64
	1st,2nd,3rd,4th,5th,6th,7th,8th,9th,10th,11th & 12th FLOOR	102,202,302,402,502,602,702,802,902,1002,1102,1202,103,203,303,403,503,603,703,803,903,1003,1103,1203	80.58 X 22 = 1772.76	6.00X22 = 132.00
		703,1203	59.91 X 02 = 119.82	11.01 X 02 = 22.02
				9.75X02 = 19.50
C WING/BUILDING	TYPICAL	101,201,301,401,501,601,701,801,901,1001,1101,1201,104,204,304,404,504,604,704,804,904,1004,1104,1204	59.98 X 24 = 1439.52	8.86X24 = 212.64
	1st,2nd,3rd,4th,5th,6th,7th,8th,9th,10th,11th & 12th FLOOR	102,202,302,402,502,602,702,802,902,1002,1102,1202,103,203,303,403,503,603,703,803,903,1003,1103,1203	80.58 X 22 = 1772.76	6.00X22 = 132.00
		703,1203	59.91 X 02 = 119.82	11.01 X 02 = 22.02
				9.75X02 = 19.50

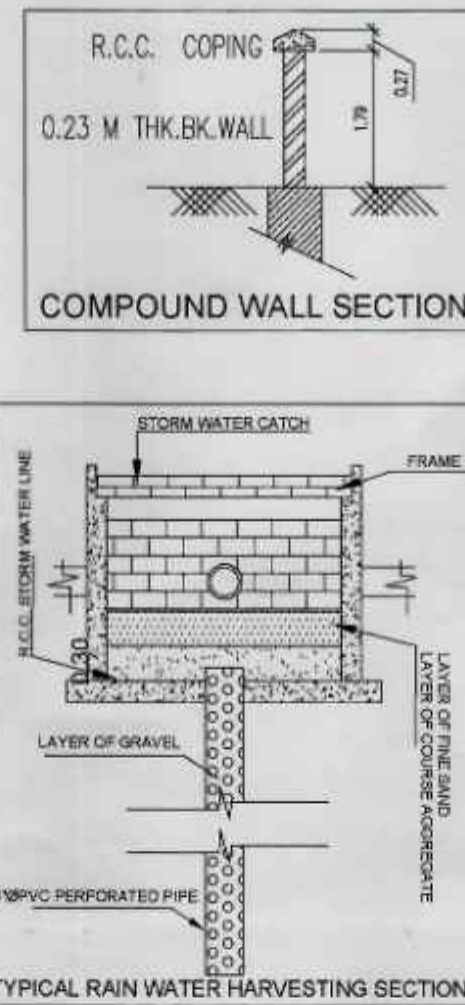
WATER STORAGE TANK CAPACITY CALCULATION Table No. 12 A Per Capita Water Requirements for Various Occupancies / Uses		
Sr. No.	Type of Occupancy	Consumption per head per day (in litres)
1	Residential	135
(a) In living units		

FOR RESIDENTIAL
WATER REQ. IN O.H. WATER TANK CAP.
116 TENA X 135 Ltrs. X 5.0 = 78,300.00 Ltrs.
SAY = 78,000.00 Ltrs.
U/G. WATER TANK CAP. = 79,000.00 Ltrs. X 2.00
U/G. WATER TANK CAP. = 1,60,000.00 Ltrs.

FOR FIRE REQUIREMENT
RESIDENTIAL
O.H. WATER TANK CAP.
78,000.00 + 78,000.00 (EACH BUILDING 25,000.00 FOR FIRE)
U/G. WATER TANK CAP.
1,60,000.00 + 2,25,000.00 (EACH BUILDING 75,000.00 FOR FIRE)

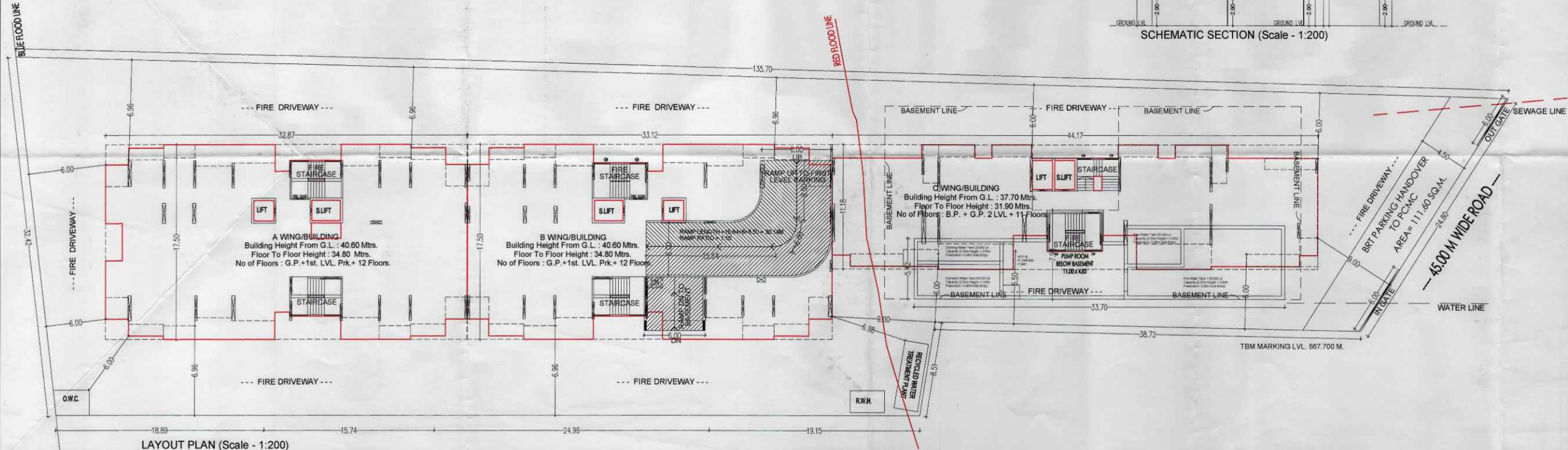
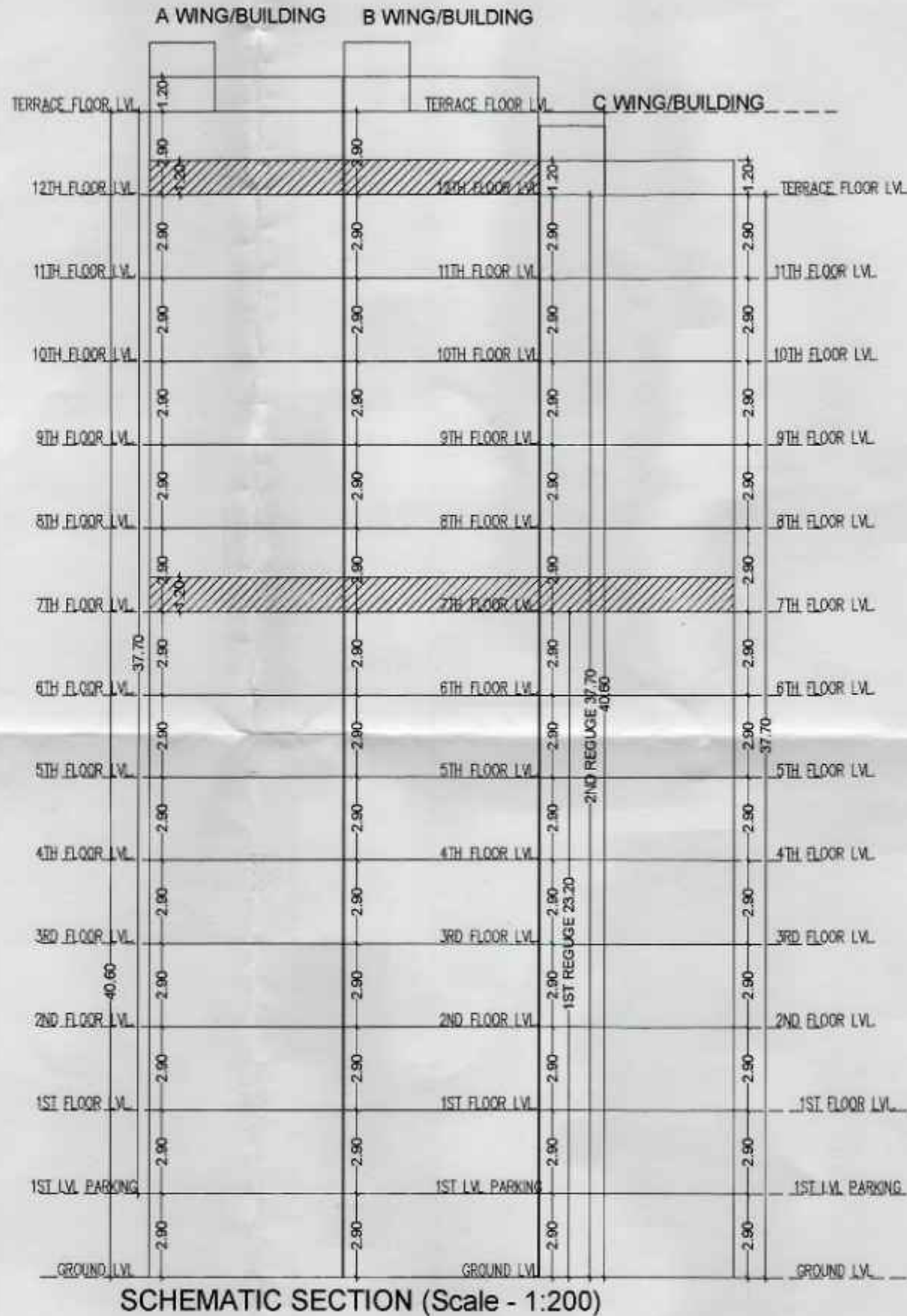
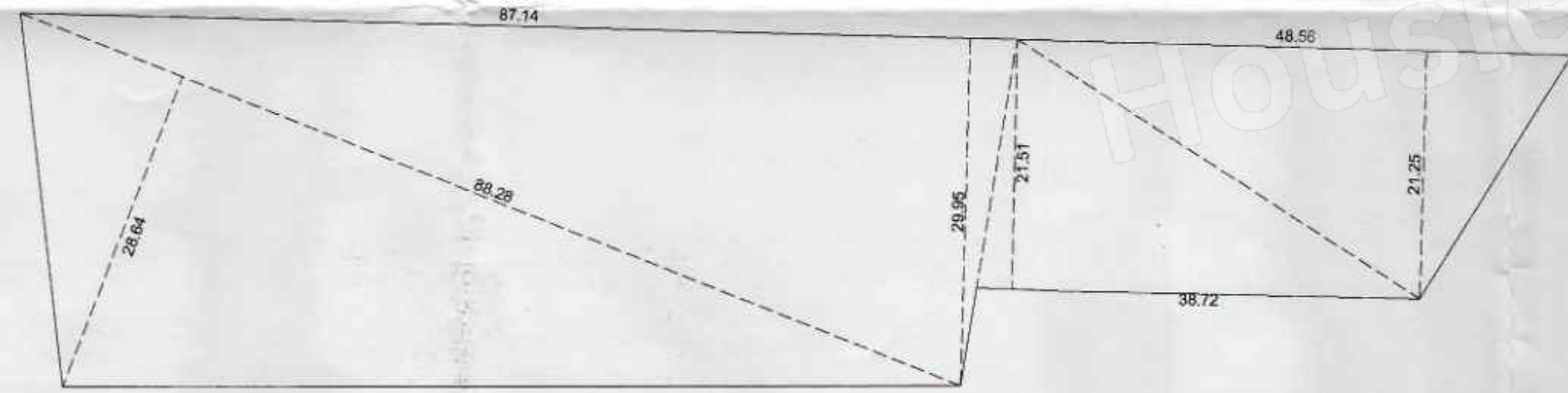
FORM OF STATEMENT 2 PROPOSED BUILDING			
BUILDING NAME	FLOOR	BUILT UP AREA RESIDENTIAL	TENEMENT
A WING/BUILDING	GROUND PARKING FLOOR	9.00	0
	1ST LVL. PARKING FLOOR	59.53	0
	FIRST FLOOR	460.47	4
	SECOND FLOOR	460.47	4
	THIRD FLOOR	460.47	4
	FOURTH FLOOR	460.47	4
	FIFTH FLOOR	460.47	4
	SIXTH FLOOR	460.47	4
	SEVENTH FLOOR (REFUGE)	438.55	4
	EIGHTH FLOOR	460.47	4
	NINTH FLOOR	460.47	4
	TENTH FLOOR	460.47	4
B WING/BUILDING	GROUND PARKING FLOOR	9.00	0
	1ST LVL. PARKING FLOOR	167.46	0
	FIRST FLOOR	462.54	4
	SECOND FLOOR	462.54	4
	THIRD FLOOR	462.54	4
	FOURTH FLOOR	462.54	4
	FIFTH FLOOR	462.54	4
	SIXTH FLOOR	462.54	4
	SEVENTH FLOOR (REFUGE)	440.62	4
	EIGHTH FLOOR	462.54	4
	NINTH FLOOR	462.54	4
	TENTH FLOOR	462.54	4
C WING/BUILDING	GROUND PARKING FLOOR	9.00	0
	1ST LVL. PARKING FLOOR	167.46	0
	FIRST FLOOR	462.54	4
	SECOND FLOOR	462.54	4
	THIRD FLOOR	462.54	4
	FOURTH FLOOR	462.54	4
	FIFTH FLOOR	462.54	4
	SIXTH FLOOR	462.54	4
	SEVENTH FLOOR (REFUGE)	440.62	4
	EIGHTH FLOOR	462.54	4
	NINTH FLOOR	462.54	4
	TENTH FLOOR	462.54	4

AS PER NEW UDCPR Table No. 8B - Parking Requirements PARKING AREA STATEMENT (BUILDING)			
PARKING REQUIRED	CAR	SCOOTER	VISITOR PARKING
1 TENA HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M.	01	01	5%
2 TENA HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M.	01	02	5%
PARKING REQUIRED FOR RESIDENTIAL			
BETWEEN 80 TO 150 SQ.M.	64	64	
TOTAL TENEMENT 64			
BETWEEN 40 TO 80 SQ.M.	28	52	
TOTAL TENEMENT 82			
TOTAL PARKING	90	116	
REQUIRED 5% OF VISITOR PARKING	5	6	
TOTAL PARKING REQUIRED FOR RESIDENTIAL	95	122	
PARKING AREA PROPOSED:			
AREA REQUIRED	AREA PERMI.		
CAR 95 NOS. X 12.50 SQ.M	1187.50 SQ.M.		
SCOOTER 122 NOS. X 3.00 SQ.M	366.00 SQ.M.		
TOTAL	1553.50 SQ.M.		
ELECTRIC VEHICLE PARKING 20%:			
REQUIRED	PROPOSED		
CAR 95 X 0.20	19		
SCOOTER 122 X 0.20	24		



SCHEDULE OF OPENING:			
NAME	LENGTH	HEIGHT	NOS
D	1.07	2.40	45
D1	0.91	2.40	106
D2	0.76	2.40	147
FD	3.35	2.40	42
FD1	1.83	2.40	38
FD2	1.52	2.40	20
FD3	6.55	2.40	4
FD4	2.44	2.40	4
LD	1.05	2.40	36
FIRE DOOR	1.50	2.40	21
W	1.83	1.55	72
W1	1.22	1.55	20
KW	1.52	1.25	42
V	0.76	0.91	166
SV	1.50	1.50	72

PLOT AREA CALCULATION		
1	88.28 X 26.84 X 0.50	= 1264.17
2	87.14 X 29.95 X 0.50	= 1304.92
3	38.72 X 21.510 X 0.50	= 416.43
4	48.56 X 21.250 X 0.50	= 515.95
TOTAL AREA		= 3501.47
PLOT AREA AS PER TRIANGULATION DEMARCATION		= 3501.47
PLOT AREA AS PER 7/12		= 3500.00
PLOT AREA MINIMUM CONSIDERED		= 3500.00



STAMP OF APPROVAL

01/08

1ST SANC. -BP/TATHWADE/48/2023 DATED 02/05/2023.
2ND SANC. -BP/TATHWADE/76/2023 DATED 22/08/2023.
3RD SANC. -BP/TATHWADE/31/2024 DATED 28/03/2024.

Sanctioned No. B.P. Tathawade/107/2024
Subject to conditions mentioned in the Office Order No. even dated 02/12/2024
Pimpri
Date 02/12/2024

By: *[Signature]*
Project Engineer
Building Permits and Sanctioned Building
Construction Control Department
Pimpri-Chinchwad Municipal Corporation
Pimpri-411 018

AREA STATEMENT	SQ. M.
1. AREA OF PLOT	
(a) MINIMUM AREA OF A, B, C TO BE CONSIDERED	3500.00
(b) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	3500.00
(c) AS PER MEASUREMENT SHEET	3501.47
(d) AS PER SITE	3501.47
2. Deductions for	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING (45.00 M. D.P. ROAD WIDENING AREA)	0.00
(b) ANY D.P. RESERVATION AREA (GROUND & PARKING RESERVATION)	0.00
(c) BRT PARKING AREA	111.60
(TOTAL a+b+c)	111.60
3. BALANCE AREA OF PLOT (1-2)	3388.40
4. AMENITY SPACE (IF APPLICABLE)	
(a) REQUIRED -	0.00
(b) ADJUSTMENT OF 2(B), IF ANY -	0.00
(c) BALANCE PROPOSED -	0.00
5. NET PLOT AREA (3-4)	3388.40
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED -	0.00
(b) PROPOSED -	0.00
7. INTERNAL ROAD AREA	
(a) PLOTABLE AREA (IF APPLICABLE)	0.00
8. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.00) (BRT CORRIDOR)	3388.40
9. ADDITION OF FSI ON PAYMENT OF PREMIUM (0.50)	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / T.O. ZONE	1750.00
(b) PROPOSED FSI ON PAYMENT OF PREMIUM	1428.42
10. TOTAL IN-SITU / TDR LOADING	
(a) IN-SITU AREA AGAINST RESERVATION	0.00
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
(c) TDR AREA	4999.47
(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	4999.47
11. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
(a) 9 + 10(b)+(11(d)) or 12 whichever is applicable.	9816.29
(b) Deduction - Built-up area / FSI/Utilizes Area/FSI to be retained as per old DC Rules	0.00
(c) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable)	9816.29
(d) Residential Area = 9816.29 X 60% (Ancillary) = 5889.77 SQ.M.	5889.77
12. TOTAL ENTITLEMENT (a+b)	15706.06
13. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (3500.00 X 4.50 = 15750.00 (Ancillary))	18200.00
14. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR NO. 17 B)	15706.06
(a) EXISTING BUILT-UP AREA (AS PER DC RULE)	0.0000
(b) PROPOSED BUILT-UP AREA (AS PER P-LINE)	15706.06
(c) TOTAL (a+b)	15706.06
15. F.S.I. CONSUMED (15/13)	1.00
16. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) REQUIRED (20% OF SR NO.5)	NILL
(b) PROPOSED	NILL

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 VALUES 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 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
DRAINAGE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

PROPOSED LAYOUT AT S.No. 6/28.6/11.6/12.6/13.6/14.6/15.6/16 (P) AT VILLAGE :-TATHWADE, TAL.-MULSHI, DIST.-PUNE

ARCHITECT/ L. ENGINEER. OWNERS SIGN.

AR. SANGRAM SALUNKE CA/18/91601 M/S. TRIO SPACES THR. IT'S PARTNERS CHAHAT RATAN PAMNANI & OTHER'S 2

ARCHITECT

PROJECTION STUDIO

ARCHITECTURAL DESIGN SOLUTIONS

DATE 30/10/2024 1:100 Jyoti Sangram Sir

INWARD NO. - PCMC/TAT0057/2022/ZONE B/TATHWADE/PRB-THT-52/REV/2