FORM OF STATEMENT 2
to be printed on plan)
Sr. No. 9 (a)]
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line			TENT.
		COMM.	RESI.	TOTAL AREA	
A	BASEMENT 02	-			
	BASEMENT 01	-			
	GROUND FLOOR	359.99	104.19	464.18	
	MEZZANINE FLOOR	234.41	57.60	292.01	
	1ST	537.07	57.60	594.67	
	2ND		843.36	843.36	8
	3RD		843.36	843.36	8
	4TH		843.36	843.36	8
	5TH		843.36	843.36	8
	6TH (R)		826.57	826.57	8
	7TH		843.36	843.36	8
	8TH		843.36	843.36	8
	9TH		843.36	843.36	8
	10TH		576.94	576.94	5
	TOTAL	1131.47	7526.42	8657.89	69

PARKING STATEMENT

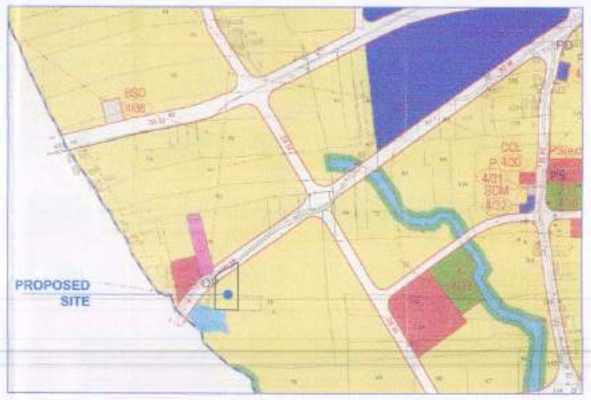
TYPE OF FLATS	NO. OF FLATS/ Area	PERM. PARKING		REQ. PARKING		PROPOSED PARKING	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR COMMERCIAL							
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	469.34	2	6	9	28	9	28
FOR OFFICES							
FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF	445.62	3	11	7	25	7	25
RESIDENTIAL							
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	18	1	1	18	18	18	18
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	51	1	2	26	51	26	51
TOTAL	69	2	3	44	69	44	69
IN ADDITION 5% VISITOR PARKING				2	3	2	3
TOTAL RESI.				46	72	46	72
TOTAL PARKING RESI+COMM				62	125	62	125

PROPOSED PARKING AREA CALCULATION

VEHICAL	NOS.				AREA REQUIRED
CARS	94	X	12.50	SQ.M	1175.00
SCOOTERS	188	X	2.00	SQ.M	376.00
TOTAL PARKING AREA					1551.00

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 Floors
-	-	-	-	-



LOCATION PLAN
Scale - NTS

GOOGLE LOCATION

DATE & STAMP OF APPROVAL
01/11

1ST SANCTION - CC.NO.:- B.P. / WAKAD / 107 / 2013 DATE:- 04/10/2013
2ND SANCTION - CC.NO.:- B.P. / WAKAD / 182 / 2015 DATE:- 06/11/2015
3RD SANCTION - CC.NO.:- B.P. / WAKAD / 49 / 2020 DATE:- 29/06/2020

Sanctioned No. B.P./Wakad/113/2022
Subject to conditions mentioned in the
Office Order No.
even dated 03/08/2022

Pimpri
Date : 03/08/2022

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

A AREA STATEMENT

			SQM
01		Area of Plot *(Minimum area of a, b, c to be considered)*	3998.33
	(a)	As per ownership document (7/12, CTS extract)	4000.00
	(b)	As per measurement sheet	4054.70
	(c)	As per site	3998.33
02		Deductions for:	
	(a)	Proposed 30.00M. W. D.P. Road widening Area	485.00
	(b)	Any Other Reservation area	0.00
		Total (a + b)	485.00
03		Balance area of plot (01-02)	3513.33
04		Amenity Space	
	(a)	Required	0.00
	(b)	Adjustment of 2(b), if any	0.00
	(c)	Balance proposed	0.00
05		Net Plot Area [(3-4c)]	3513.33
06		Recreational Open space (if applicable)	
	(a)	Required	0.00
	(b)	Proposed	0.00
07		Internal Road area	-
08		Plotable area (if applicable)	0.00
09		Built up area with reference to Basic F.S.I. as per front road width *(Sr.No.5 x 1.10)*	3864.66
10		Addition of FSI on payment of premium	-
	(a)	Maximum permissible premium FSI-based on road width/TOD Zone *(Sr.No.1X0.5)*	1999.17
	(b)	Proposed FSI on payment of premium	0.00
11		In-situ FSI / TDR loading	
	(a)	In-situ area against D.P. Road *[2.00 x Sr. No. 2 (a)], if any*	485.00
	(b)	In-situ area against Amenity Space *[2.00 or 1.85 x Sr.No.4(b) and/or (c)]*	0.00
	(c)	TDR area (As Per Previous sanction)	1022.37
	(d)	Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	1507.37
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	5372.03
	(b)	Ancillary Area FSI upto 60% on remaining potential Residential = 5372.01-628.59= 4743.42 x60%= 2846.05 Ancillary Area FSI upto 80% on remaining potential Commercial = 1131.47/1.80= 628.59x80%= 502.87 Total Permissible Ancillary Area=2846.05+502.87= 3348.92 Total Proposed Ancillary Area =3286.00	3286.00
	(c)	Total entitlement (a+b)	8658.03
14		Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width *((as per Regulation No.6.1 or 6.2 or 6.4 as applicable) x 1.6 or 1.80)*	3.80
15		Total Built-up Area in proposal. *(excluding area at Sr.No.17 b)*	
	(a)	Existing Built-up Area.	0.00
	(b)	Proposed Residential Built-up Area (as per 'P-line')	7526.42
	(c)	Proposed Commercial Built-up Area (as per 'P-line')	1131.47
	(d)	Total (a+b+c)	8657.89
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.999
17		Area for Inclusive Housing, if any	0.00
	(a)	Required *(20% of Sr.No.5)*	0.00
	(b)	Proposed	0.00

B CERTIFICATE OF AREA
Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned 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.

Sign of the Owner

D LEGEND

Plot Boundary : Black		Water line : Black Dotted	
Proposed Work : Red		Existing to be retained: Hatched	
Drainage Line: Red Dotted		Demolitions: Yellow hatched	

E PROJECT TEAM

01	Concept Designers	Vka: Architecture
02	Environment Consultant	Vka: Environment
03	Structural Consultant	Aniruddha Vanarse
04	Plumbing Consultant	Vka: Environment
05	Electrical Consultant	Vka: Environment
06	Fire Consultant	Vka: Environment
07	HVAC Consultant	Vka: Environment

OWNER'S NAME: Shri.A.K.Surana
OWNER'S SIGN:

PROJECT:
SURVEY NO : 71
HISSA NO : 1A/1
PLOT NO :
CTS NO :
DESCRIPTION : REGULAR TRACK,VILLAGE-WAKAD TAL.-MULSHI,DIST PUNE

ARCHITECT:
Vishwas Kulkarni : CA/84/8465
Hrishikesh Kulkarni : CA/2002/29235
ARCH.SIGN:

VK:a architecture
5th Floor,Nextgen Avenue,Sr.No.103(p), C.T.S No.2850,S.B.Road,Near ICC Trade Tower,Bahiratwadi, Pune:411016.
P +91 20 6626 8888
E mail@vkarch.com
W www.vkarch.com

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
1938	206	1:200	Chandrakant	Purva
INWARD NO.	INWD/WKD/0090/11		DATE	04-07-22
KEY NO.			SHEET NO.	1 / 11

Issue Copy

WATER CALCULATION

COMMERCIAL			
NO. OF PERSON	=	205	lts/day
WATER REQUIRED PER PERSONS	=	45	lts/day
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	9225	lts/day
RESIDENCIAL			
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675	lts/day
NO OF FLATS IN BLDG.	=	69	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	46575.00	lts/day
TOTAL WATER REQUIRED RESI.+COMM.	=	55800.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	50000.00	lts/day
TOTAL WATER REQUIRED FOR OHWT	=	105800.00	lts/day
TOTAL WATER PROVIDE FOR OHWT	=	105800.00	lts/day
REQUIRED CAPACITY OF UGWT	=	83700.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING FOR UGWT	=	100000.00	lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=	183700.00	lts/day
PROVIDE CAPACITY TO UNDER GROUND WATER TANK		184000.00	lts/day

PROPOSED REFUGE AREA STATEMENT

	6TH FLOOR
BUILDING-A	31.72

SANITARY CALCULATION (for SHOPS)
TOTAL NO. OF PERSONS = 131 NOS.

	REQUIRED.		PROVIDED	
	MALE-66 50% of 131	FEMALE-65 50% of 131	MALE-66 50% of 131	FEMALE-65 50% of 131
WC 3 for 36-65 Male 5 for 56-77 Female	3	5	3	5
URINALS 3 for 46-70 Male	3	--	3	--
W.H.B.	3	5	3	5

OCCUPANCY LOAD CALCULATIONS

Carpet Area = Ground Floor (SHOPS)
Carpet Area = 314.40 SQ.M.
= 314.40 / 3
= 104.80 PERSONS
SAY 105 PERSONS
Carpet Area = Mezzanine Floor
Carpet Area = 154.94 SQ.M.
= 154.94 / 6
= 25.82 PERSONS
SAY 26 PERSONS
Total No.of PERSONS =105+26= 131

Carpet Area = 1st Floor (OFFICES)
Total Carpet Area = 445.62 SQ.M.
= 445.62 / 6
= 74.27 PERSONS
SAY 75 PERSONS

TOTAL = 206 (131+75)

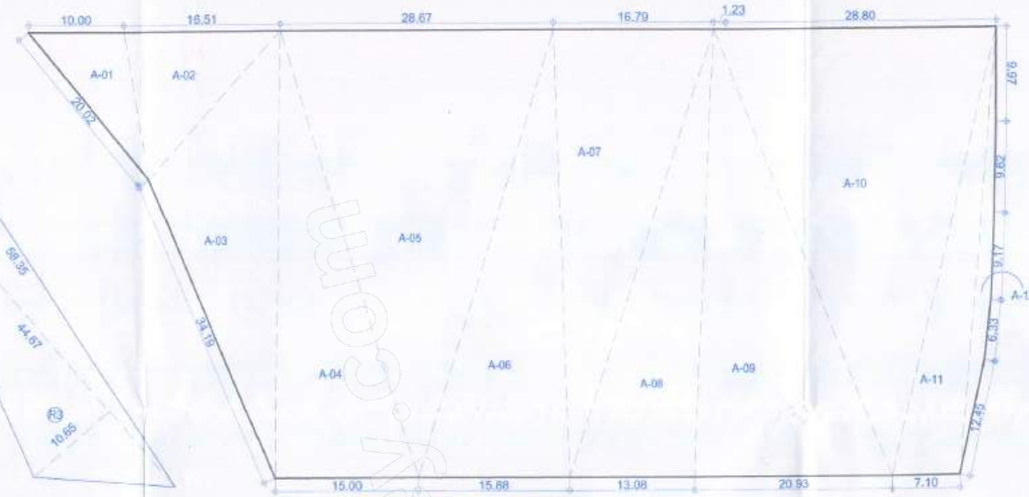
SANITARY CALCULATION (for OFFICE)
TOTAL NO. OF PERSONS = 75 NOS.

	REQUIRED.		PROVIDED	
	MALE-38 50% of 75	FEMALE-37 50% of 75	MALE-38 50% of 75	FEMALE-37 50% of 75
WC 1 for 25 Male 1 for 15 Female	2	3	2	3
URINALS 2 for 21-45 Male	2	--	2	--
W.H.B.	2	3	2	3

30. M. W. ROAD WIDENING AREA CALCULATIONS

R1	20.02	X	7.34	X	0.50	=	73.47
R2	58.35	X	5.96	X	0.50	=	173.88
R3	44.67	X	10.65	X	0.50	=	237.87
					TOTAL		485.22

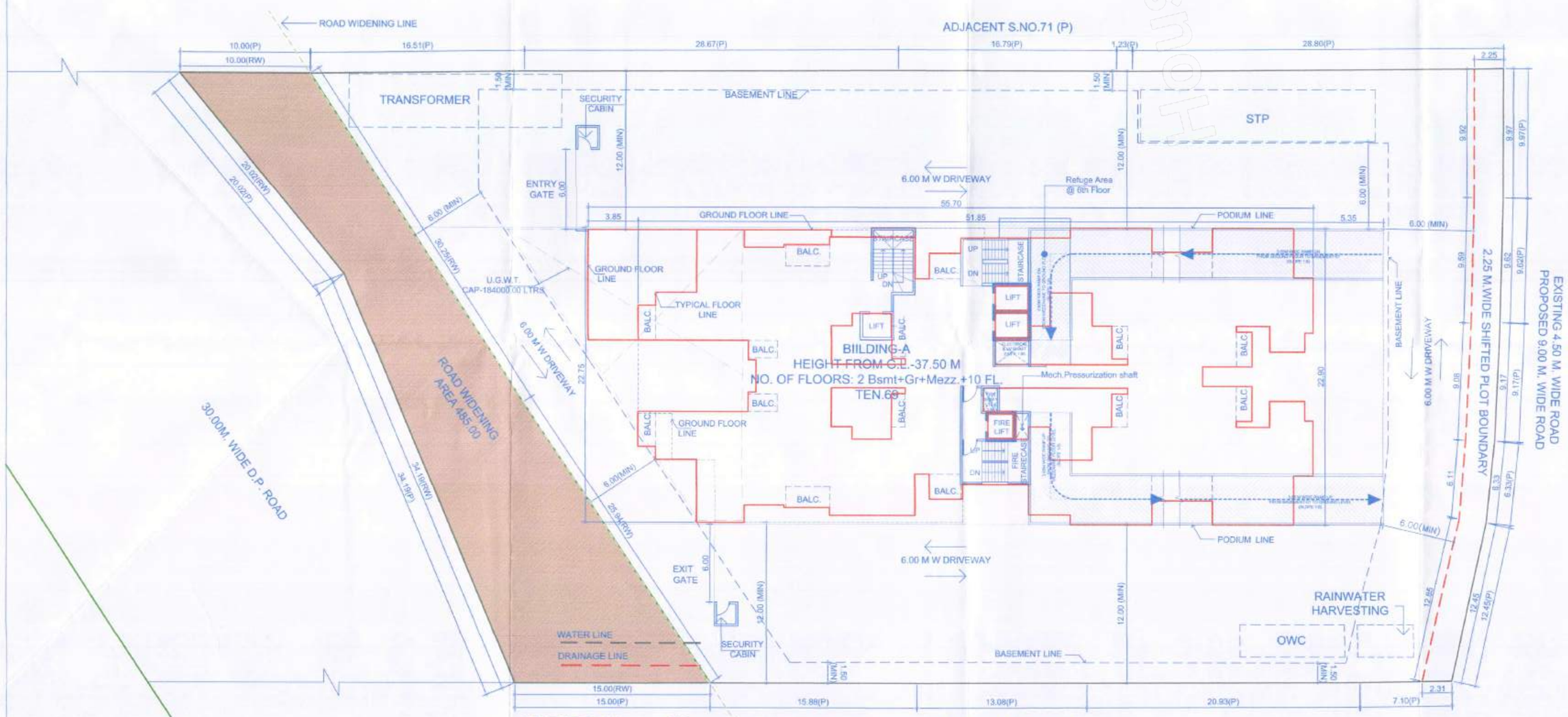
30.00 M.W. ROAD WIDENING AREA KEY PLAN
SCALE-1:400



PLOT AREA KEY PLAN
SCALE-1:400

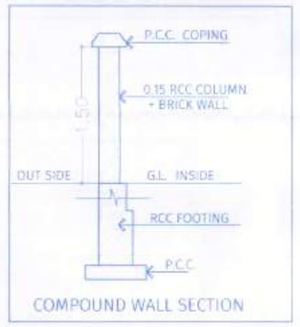
PLOT AREA CALCULATIONS

Triangle		Area
A-01	=	77.79
A-02	=	128.47
A-03	=	321.68
A-04	=	354.22
A-05	=	675.92
A-06	=	374.61
A-07	=	396.10
A-08	=	307.52
A-09	=	492.12
A-10	=	707.13
A-11	=	167.41
A-12	=	51.72
Total (PLOT)		4054.69



LAYOUT PLAN
Scale - 1:200

SECTION THROUGH U.G.WATER TANK



COMPOUND WALL SECTION