

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 - 2
[SR. NO. 9 (a)]

PROPOSED B BUILDING (COMMERCIAL)

SR. NO.	FLOOR	B/UP PROPOSED COMM.	HEIGHT
1	BASEMENT 01	0	-
2	BASEMENT 02	0	-
3	LOWER GROUND FLOOR	0.00	-
3	UPPER GROUND FLOOR	1177.06	2.45
6	MEZZANINE FLOOR	328.45	2.83
7	FIRST	1603.47	4.28
35	TOTAL AREA	3108.98	9.56

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]

TOTAL AREA STATEMENT (A,B BUILDING)

SR. NO.	FLOOR	B/UP PROPOSED MHADA	B/UP PROPOSED COMM.	B/UP PROPOSED RESIDENTIAL	LOBBY AREA	TOTAL RESIDENTIAL UNITS	HEIGHT
1	A BUILDING (WING-A1,A2,A3)	1710.61	0	4037.15	474.70	56	18.45
2	B BUILDING (COMMERCIAL)	0	3108.98	0	-	-	9.56
3	TOTAL AREA	1710.61	3108.98	4037.15	474.70	-	-
0		0.00	0.00	4511.85	-	-	-
				7620.83			

PROPOSED PLOT



LOCATION PLAN

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]

PROPOSED A BUILDING (WING-A1,A2,A3)

SR. NO.	FLOOR	B/UP PROPOSED MHADA	B/UP PROPOSED RESIDENTIAL	LOBBY AREA	TOTAL RESIDENTIAL UNIT	HEIGHT
1	BASEMENT 02	0.00	0	0	0	3.85
2	BASEMENT 01	0.00	0	0	0	3.85
3	LOWER GROUND	0.00	0.00	0.00	0	1.05+2.85
4	UPPER GROUND	0.00	0.00	474.70	0	3.20
5	FIRST FLOOR	513.31	599.29	0.00	12	3.00
6	SECOND	598.65	596.96	0.00	12	3.00
7	THIRD	598.65	596.96	0.00	12	3.00
8	FOURTH	0.00	1613.38	0.00	14	3.00
9	FIFTH	0.00	630.56	0.00	6	3.00
	TOTAL	1710.61	4037.15	474.70	56	18.20
	TOTAL	0.00	4511.85	-	-	-

A-BUILDING WATER REQUIREMENT CALC.

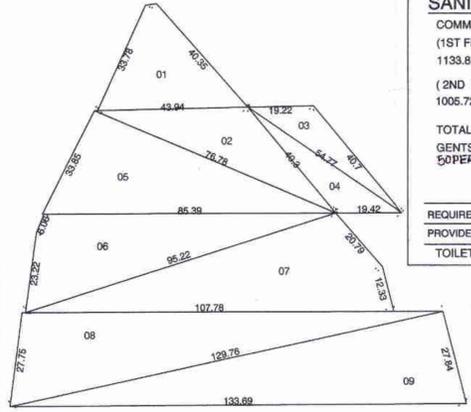
OVER HEAD WATER TANK CALCULATIONS

COMMERCIAL	
COMM. AREA	3108.98 SQ.M
NO. OF PERSON (COMM. AREA / 3)	1036.33 NOS.
WATER REQUIRED FOR COMM. (PERSON X45)	46634.70 LIT.

RESIDENTIAL	
NO. OF TENEMENTS	56 NOS.
NO. OF PERSON PER TENEMENT	5 NOS.
WATER REQUIRE PER PERSON	135 LIT.
WATER REQUIRED	37800 LIT.
TOTAL WATER REQUIRED	84434.70 LIT.
WATER REQUIRED FOR FIRE	150000 LIT.
TOTAL WATER REQUIRED FOR OVER HEAD WATER TANK	234434.70 LIT.

UNDERGROUND WATER TANK CALCULATIONS

WATER REQUIRED FOR UNDER GROUND WATER TANK IS 1.5 TIMES OF OVER HEAD	126662.05 LIT.
WATER REQUIRED FOR FIRE	800000.00 LIT.
TOTAL WATER REQUIRED FOR UNDER GROUND WATER TANK	926662.05 LIT.



PLOT TRIANGULATION SCALE (1:500)

Triangle	Area
A-01	722.24
A-02	707.00
A-03	306.22
A-04	301.47
A-05	1297.00
A-06	1239.50
A-07	1611.17
A-08	1696.32
A-09	1804.90
Total (PLOT)	9685.82

SANITATION REQUIREMENT FOR COMMERCIAL

COMMERCIAL CARPET AREA (1ST FLOOR + MEZZ.)
1133.81 / 3 = 377.94 SAY 378 PERSONS

(2ND FLOOR)
1005.72 / 6 = 167.62 SAY 168 PERSONS

TOTAL PERSON 378 + 168 = 546 PERSONS

GENTS (50% OF 546) = 273 PERSONS
50 PERSONS 1W.C. 1W.H.B. 1URINAL
REQUIRED 11 Nos. 11 Nos. 16 Nos.

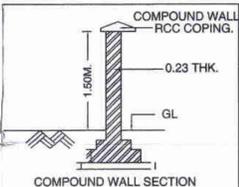
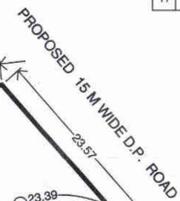
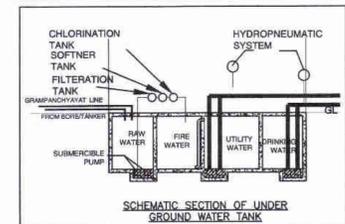
LADIES (50% OF 546) = 273 PERSONS
50 PERSONS 1W.C. 1W.H.B. 1URINAL
REQUIRED 16 Nos. 16 Nos. 20 Nos.

TOILET BLOCK PROVIDED FOR EACH SHOP

TABLE NO. 12-O Sanitation Requirements - Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets

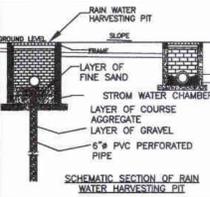
SR. NO.	Fixtures	Shop Owners		Public Toilet for Floating Population	
		MALE	FEMALE	MALE	FEMALE
1	WATER CLOSET	1 per 8 persons or part thereof	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)
2	Urinals	-	1 per 50	-	-
1	WATER CLOSET	TOILET BLOCK PROVIDED FOR EACH SHOP	08	16	-
2	Urinals	-	20	-	-

अथ ४८ सटर भुवंगणे एकिकरण (Amalgamation) केन्नाप्रमाणे सुधारित बांधकाम परवानगी पूर्वी संपूर्ण भुवंगणाची एकिकृत मोजणी सादर करणे शिक्कक यांना बंधनकारक राहिल.



MAHADA AREA STATEMENT

MIN. REQ. AREA	1667.98
PROP. AREA	1710.61
MAHADA TOTAL TEN. NO.	24



FORM OF STATEMENT-3
SR.NO.9 (g) - PROPOSED BUILDING

RESIDENTIAL

FLOOR	FLAT NO.	CARPET AREA (IN SQ.MT.)	BALCONY CARPET AREA (IN SQ.MT.)	ENCLOSED BALCONY (SQ.M.)
FIRST FLOOR	101	88.55	8.38	2.52
	102	64.82	6.60	2.46
	105 (MHADA)	43.76	7.56	0.00
	106 (MHADA)	43.76	7.56	0.00
SECOND FLOOR AND THIRD FLOOR	201, 301	88.55	8.38	2.52
	202, 302	64.82	6.60	2.46
	205, 305 (MHADA)	47.93	7.56	7.19
	206, 306 (MHADA)	47.93	7.56	7.19
FOURTH FLOOR	401	88.55	8.38	2.52
	402	64.82	6.60	2.46
	403	64.82	6.60	2.46
	405	60.82	6.53	2.28
5TH FLOOR	501	88.55	8.38	2.52
	502	64.82	6.60	2.46
	503	64.82	6.60	2.46
	504	88.55	8.38	2.52
FIRST FLOOR	101 (MHADA)	43.76	7.56	0.00
	102 (MHADA)	43.76	7.56	0.00
	105 (MHADA)	43.76	7.56	0.00
	106 (MHADA)	43.76	7.56	0.00

COMMERCIAL

FLOOR	SHOP NO.	CARPET AREA (IN SQ.MT.)	MEZZANINE CARPET AREA (IN SQ.MT.)
FIRST FLOOR	101	88.55	8.38
	102	64.82	6.60
	105 (MHADA)	43.76	7.56
	106 (MHADA)	43.76	7.56
SECOND FLOOR AND THIRD FLOOR	201, 301 (MHADA)	47.93	7.56
	202, 302 (MHADA)	47.93	7.56
	205, 305 (MHADA)	47.93	7.56
	206, 306 (MHADA)	47.93	7.56
4TH FLOOR	401	60.82	6.53
	402	60.82	6.53
	403	60.82	6.53
	404	60.82	6.53

RESIDENTIAL

FLOOR	FLAT NO.	CARPET AREA (IN SQ.MT.)	BALCONY CARPET AREA (IN SQ.MT.)	ENCLOSED BALCONY (SQ.M.)
FIRST FLOOR	101 (MHADA)	43.76	7.56	0.00
	102 (MHADA)	43.76	7.56	0.00
	105	64.82	6.60	2.46
	106	88.55	8.38	2.52
SECOND FLOOR AND THIRD FLOOR	201, 301 (MHADA)	47.93	7.56	7.19
	202, 302 (MHADA)	47.93	7.56	7.19
	205, 305	64.82	6.60	2.46
	206, 306	88.55	8.38	2.52
FOURTH FLOOR	401	60.82	6.53	2.28
	402	60.82	6.53	2.28
	403	64.82	6.60	2.46
	405	64.82	6.60	2.46
FIRST FLOOR	101	88.55	8.38	2.52
	102	64.82	6.60	2.46
	105	64.82	6.60	2.46
	106	88.55	8.38	2.52

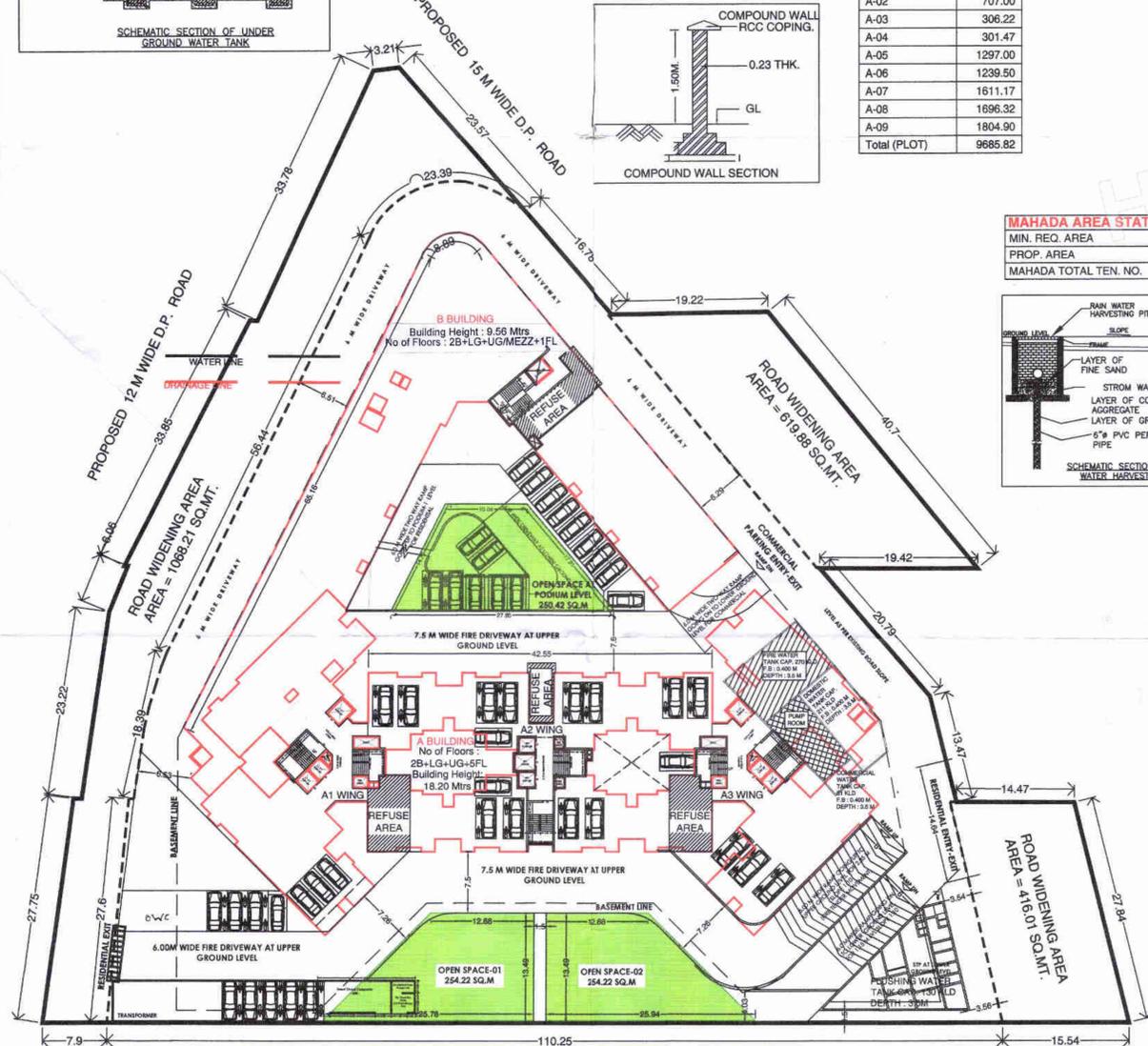
FORM OF STATEMENT-3
SR.NO.9 (g) - PROPOSED BUILDING

COMMERCIAL

FLOOR	SHOP NO.	CARPET AREA (IN SQ.MT.)	MEZZANINE CARPET AREA (IN SQ.MT.)
GROUND FLOOR AND FIRST MEZZANINE FLOOR	Shop 01	18.61	9.12
	Shop 02	31.13	14.88
	Shop 03	34.07	16.29
	Shop 04	19.98	9.34
	Shop 05	32.12	14.95
	Shop 06	21.55	16.55
	Shop 07	30.87	15.83
	Shop 08	32.12	16.42
	Shop 09	32.12	16.35
	Shop 10	32.12	16.28
	Shop 11	32.12	16.21
	Shop 12	32.12	16.14
	Shop 13	30.09	15.03
	Showroom 14	196.78	0.00
	Shop 15	35.40	0.00
	Shop 16	32.20	0.00
Shop 17	32.18	0.00	
Shop 18	32.18	0.00	
Shop 19	45.82	0.00	
Shop 20	87.08	0.00	
Shop 21	32.06	0.00	
Shop 22	25.83	0.00	
Shop 23	22.55	0.00	
Shop 24	19.32	0.00	

FIRST FLOOR COMMERCIAL

FLOOR	SHOP NO.	CARPET AREA (IN SQ.MT.)	MEZZANINE CARPET AREA (IN SQ.MT.)
FIRST FLOOR	Shop 01	18.61	0.00
	Shop 02	31.13	0.00
	Shop 03	34.07	0.00
	Shop 04	19.98	0.00
	Shop 05	29.96	0.00
	Shop 06	29.43	0.00
	Shop 07	27.46	0.00
	Shop 08	32.12	0.00
	Shop 09	30.87	0.00
	Shop 10	32.12	0.00
	Shop 11	32.12	0.00
	Shop 12	32.12	0.00
	Shop 13	32.12	0.00
	Shop 14	32.12	0.00
	Shop 15	30.09	0.00
	Showroom 16	196.78	0.00
Shop 17	35.40	0.00	
Shop 18	32.20	0.00	
Shop 19	32.18	0.00	
Shop 20	32.18	0.00	
Shop 21	45.82	0.00	
Shop 22	87.08	0.00	
Shop 23	32.07	0.00	
Shop 24	25.82	0.00	
Shop 25	22.55	0.00	
Shop 26	19.32	0.00	



LAYOUT PLAN (Scale - 1:400)

STAMP OF APPROVAL

Sanctioned No. B/P/kiwate/105/2022
Subject to conditions mentioned in the Office Order No. dated 30/9/2022
Pimpri
Date: 30/9/2022

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

City Engineer
Building Permission Dept.
P.C.M.C., Pimpri, Pune-18.

AREA STATEMENT

DESCRIPTION	SQ.MT
1. AREA OF PLOT (minimum area of a,b,c to be considered)	9685.82
(a) As per ownership document (7/12, CTS extract)	9685.82
(b) As per measurement sheet	9685.82
(c) As per site	9685.82
2. Deductions for:	
(a) proposed D.P./D.P. Road widening Area / Service Road / Highway widening	2104.10
(b) Any D.P. Reservation Area	0.00
(Total a+b)	2104.10
3. Balance area of plot (1-2)	7581.72
4. Amenity Space (if applicable)	0.00
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed	0.00
5. Net Plot Area (3-4 (c))	7581.72
6. Recreational Open space (if applicable)	0.00
(a) Required -	0.00
(b) Proposed -	758.86
7. Internal Road area	0.00
8. Plottable area (if applicable)	0.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5x basic FSI)	8339.89
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI based on road width / TOD Zone.	
(b) proposed FSI on payment of premium.	0.00
11. In-situ TDR loading	
(a) In-situ against D.P. road [2.0 x Sr.No.2 (a)], if any	0.00
(b) In-situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and/or (c)].	0.00
(c) TDR area	0.00
(d) Total in-situ/ TDR loading proposed (11a)+(b)+(c)	0.00
12. Additional FSI area Green building certification 5%	
13. Total entitlement of FSI in the proposal	8339.89
(a) [9+10(b)+11(d)] or 12 whichever is applicable	8339.89
(a1) Deduction - Built-up area / FSI/Utilizes Area/FSI to be retained as per old DC Rules	0.00
(a2) Balance entitlement for Ancillary Area (a - a1)	0.00
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable (60% RESI. + 80% COMM.))	
(c) Total entitlement (a + b)	8339.89
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 6.3 or 6.4 as applicable) x 1.6 or 1.8 (9+10(a)+11-13(a1))	4.0
15. Total Built-up Area in proposal (excluding area at Sr.No.17b)	0.00
(a) Proposed Built-up Area (as per 15-Line)	
(i) Residential + (ii) commercial	7620.83
(c) Total (a+b)	7620.83
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.97
17. Area for Inclusive Housing if any	N/A
(a) Required (20% of Sr.No.5)	1667.98
(b) Proposed	1710.61

Certificate of Area
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of 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 Records Department / City Survey records.

Signature: *Sankar*
ARCHITECT - ARCON ASSOCIATES

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.

H. OWNER'S / DEVELOPER NAME AND SIGNATURE :-
M/s. SIDDHIVINAYAK LANDMARKS THROUGH ITS PARTNER'S MR PRAKASH H. GADIYA & OTHER 2 (Pvt) Ltd.
Owner's SIGN.

I. PROJECT :- RESIDENTIAL / COMMERCIAL
VILLAGE :- KIWALE, TAL :- HAVELI, DIST :- PUNE
SR NO :- 40/1/4/3(P)
H.No :- _____ P.No :- _____
Description :- REGULAR TRACK

AR.SHEKHAR NAHAR
ARCHITECT'S SIGN.

ARCON ASSOCIATES
Architects + Planners + Interior Designers
saphalya bungalow, sector no- 24, plot no- 157, kachghar chowk, nigdi-pradhikaran, pune-411044, haveli :- 020-27650921 | 9767978037 | 9890723478

SCALE 1:100
DRG. NO. AR.NITIN WAGHULE
CREATED BY AR.SHEKHAR NAHAR
INWARD NO. _____ DATE 08/08/2022
KEY NO. _____ SHEET NO. 01/16