

AS PER OLD SANCTION

AREA STATEMENT AS PER SANCTION PLAN (EXISTING)																					
FLOORS	F.S.I. AREA			ENCLOSE BALCONY			PASSAGE			STAIRCASE			LIFT			TERRACE			TENEMENT		
	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL
STILT	69.41	00.00	69.41	9.19	00.00	9.19	00.00	00.00	00.00	00.00	00.00	00.00	15.07	00.00	15.07	00.00	00.00	00.00	00.00	00.00	00.00
FIRST	00.00	300.35	300.35	00.00	95.64	95.64	00.00	25.37	25.37	14.72	19.98	34.700	14.58	56.91	08						
SECOND	00.00	300.35	300.35	00.00	95.64	95.64	00.00	25.37	25.37	14.72	19.98	34.700	00.00	44.87	08						
THIRD	00.00	300.35	300.35	00.00	95.64	95.64	00.00	25.37	25.37	14.72	19.98	34.700	00.00	56.91	08						
FOURTH	00.00	300.35	300.35	00.00	95.64	95.64	00.00	25.37	25.37	14.72	19.98	34.700	00.00	44.87	08						
FIFTH	00.00	300.35	300.35	00.00	95.64	95.64	00.00	25.37	25.37	14.72	19.98	34.700	00.00	56.91	08						
SIXTH	00.00	300.35	300.35	00.00	95.64	95.64	00.00	25.37	25.37	14.72	19.98	34.700	00.00	44.87	08						
SEVENTH	00.00	255.62	255.62	00.00	73.55	73.55	00.00	25.37	25.37	14.72	19.98	34.700	00.00	49.35	06						
EIGHTH	00.00	300.35	300.35	00.00	95.64	95.64	00.00	25.37	25.37	14.72	19.98	34.700	00.00	44.87	08						
NINTH	00.00	300.35	300.35	00.00	95.64	95.64	00.00	25.37	25.37	14.72	19.98	34.700	00.00	56.91	08						
TOTAL	69.41	2658.42	2727.83	9.19	838.67	847.86	0.00	228.33	228.33	147.55	179.82	327.37	14.58	456.47	70.00						
PERMISSIBLE BALCONY = 2727.83 X 15% = 409.174 SQ.M. PROPOSED - 847.86 SQ.M. EXCESS BALCONY = 438.686 SQ.M.																					
TOTAL F.S.I. CONSUMED = 2727.83 SQ.M. + EXCESS BALCONY = 438.686 SQ.M. = 3166.516 SQ.M.																					

"A" BUILDING - P LINE AS PER UDCR

FLOOR NO.	RESIDENTIAL AREANEMENT (SQ.M.)	NO.
TENTH FLOOR	501.60	8.0 NO.
TOTAL	501.60	8.0 NO.

"B" BUILDING - P LINE AS PER UDCR

FLOOR NO.	RESIDENTIAL AREANEMENT (SQ.M.)	NO.
GROUND FLOOR	47.348	0.0 NO.
FIRST FLOOR	496.22	8.0 NO.
SECOND FLOOR	496.22	8.0 NO.
THRD FLOOR	496.22	8.0 NO.
FOURTH FLOOR	496.22	8.0 NO.
FIFTH FLOOR	496.22	8.0 NO.
TOTAL	2528.44	40.0 NO.

OLD SANCTION PARKING STATEMENT "A" BUILDING

TYPE	CARP/ AREA / FSI (SQ.M.)	TENANT NO.		CAR (NOS.)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BYRULE	REQU.	BYRULE	REQU.	BYRULE	REQU.
RESIDENTIAL	0 --80	2	72	1	36	4	144	4	144
RESIDENTIAL	80 --150	1	0	1	0	2	0	2	0
RESIDENTIAL	>150	1	0	2	0	2	0	2	0
COMMERCIAL	62.97	100	1	2	2	6	6	2	2
TOTAL REQ. (NO.)					38		150		146
TOTAL REQ. AREA					475.00		490		204.40
TOTAL PROP. AREA									

FORM OF STATEMENT - 2:

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
A	TENTH FLOOR	501.60 SQM
B	GROUND FLOOR	47.348 SQM
	FIRST FLOOR	496.22 SQM
	SECOND FLOOR	496.22 SQM
	THIRD FLOOR	496.22 SQM
	FOURTH FLOOR	496.22 SQM
	FIFTH FLOOR	496.22 SQM
	TOTAL FLOOR	3030.05 SQM

PARKING STATEMENT "A" BUILDING

TYPE	CARPET AREA / FSI (SQ.M.)	TENAMENT NO.		CAR (NOS.)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP	BYRULE	REQU.	BYRULE	REQU.	BYRULE	REQU.
COMMERCIAL	0 --100								
RESIDENTIAL	30 --40	2	4	1	2	2	4		
	40 --80	2	4	1	2	5	10		
TOTAL			12			4	14		
PARK AREA REQ.				4X12.50=50.00		14X2.00=28.00			
TOTAL AREA				50.00 + 28.00 = 78.00 SQM					
5% VISITORS PARK		CAR = 4 X 5%=1.0 NO				SCOOTER = 14 X 5%=1.0 NO			
VISITORS PARK AREA		CAR = 1.0 X 12.50 = 12.50				SCOOTER = 1.0X2.0 = 2.0 SQM			
TOTAL AREA REQ.				78.00 + 12.50 + 2.0 = 92.50 SQM					

PARKING STATEMENT "B" BUILDING

TYPE	CARPET AREA / FSI (SQ.M.)	TENANT NO.		CAR (NOS.)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP	BYRULE	REQ.	BYRULE	REQ.	BYRULE	REQ.
COMMERCIAL	0 —100								
RESIDENTIAL	30 —40	2	25	1	13	2	28		
	40 —80	2	15	1	8	5	40		
TOTAL			40		21		68		
PARK AREA REQ.				21X12.50=262.5 68X2.00=132.00					
TOTAL AREA				262.50 + 132.00 = 394.500 SQM					
5% VISITORS PARK				CAR = 21 X 5% = 1.05 NO		SCOOTER = 68 X 5% = 3.3		SAY 4.0 NO	
VISITORS PARK AREA				CAR = 1.0 X 12.50 = 12.50		SCOOTER = 4.0X2.0 = 8.0 SQM			
TOTAL AREA REQ.				394.50 + 12.50 + 8.0 = 415.00 SQM					

FORM OF STATEMENT - 3: "A" BUILDING

FLOOR NO.	FLAT NO	CARPET AREA OF APPTMENT	AREA OF BALCONY ATTACH TO APRT	AREA OF DOUBLE HT TERR. ATTACH TO FLAT
TENTH FLOOR	1001, 1002	49.23 SQM	12.11 SQM	10.00 SQM
	1007, 1008	51.05 SQM	04.01 SQM	5.34 SQM
	1003, 1004, 1005, 1006	30.05 SQM	05.42 SQM	3.45 SQM
	8.00 NO	320.76 SQM	53.92 SQM	44.48 SQM
TOTAL				

FORM OF STATEMENT - 3: "B"

FLOOR NO.	FLAT NO	CARPET AREA OF APPTMENT	AREA OF BALCONY ATTACH TO APRT
GROUND FLOOR		---	---
FIRST FLOOR	101, 102	46.39 SQM	12.11 SQM
	103, 104, 107, 108	33.97 SQM	07.42 SQM
	105	33.09 SQM	07.38 SQM
	106	53.24 SQM	07.97 SQM
SECOND FLOOR	201, 202	46.39 SQM	12.11 SQM
	203, 204, 207, 108	33.97 SQM	07.42 SQM
	205	33.09 SQM	07.38 SQM
	206	53.24 SQM	07.97 SQM
THIRD FLOOR	301, 302	46.39 SQM	12.11 SQM
	303, 304, 307, 308	33.97 SQM	07.42 SQM
	305	33.09 SQM	07.38 SQM
	306	53.24 SQM	07.97 SQM
FOURTH FLOOR	401, 402	46.39 SQM	12.11 SQM
	403, 404, 407, 408	33.97 SQM	07.42 SQM
	405	33.09 SQM	07.38 SQM
	406	53.24 SQM	07.97 SQM
FIFTH FLOOR	501, 502	46.39 SQM	12.11 SQM
	503, 504, 507, 508	33.97 SQM	07.42 SQM
	505	33.09 SQM	07.38 SQM
	506	53.24 SQM	07.97 SQM
TOTAL	40.00 NO	1574.92 SQM	311.88 SQM

STAMP OF APPROVAL 01/07

LAYOUT OF BUILDINGS

Sanctioned No. B.P. (WAKAD) 199A/2021

Subject to conditions mentioned in the

Office Order No.

even dated 14/10/2021

Pimpri

Date: 14/10/2021

Building Forming part of the sanctioned Building Construction Control Department
Pimpri-Chinchwad Municipal Corporation
Pimpri-411 018.

PARKING STATEMENT "A+B" BUILDING

TYPE	TENANT NO. PROPOSED	CAR (NOS.)	SCOOTER (NOS.)
"A" BUILDING	8.00 NO	4.00 NO	14.00 NO
"B" BUILDING	40.00 NO	21.00 NO	68.00 NO
TOTAL	48.00 NO	25.00 NO	82.00 NO
PARK AREA REQ.		25X12.50=312.50 SQM	80X2.00=160.00 SQM
VISITORS PARK 5%		2.00 NO	4.00 NO
VISITORS PARK AREA		2 X 12.50=25.0 SQM	4X2.00=8.00 SQM
PARK AREA REQ.		=337.50 SQM	=168.00 SQM =505.50 SQM

AREA STATEMENT		AREA IN SQ.M.
A	AS PER OWNERSHIP DOCUMENTS (7/12 Extract, G.T.S. Extract)	3585.71
B	AS PER MEASUREMENT SHEET	3585.71
C	AS PER SITE	3585.71
D	MINIMUM AREA TO BE CONSIDERED	3585.71
E	DEDUCTION FOR	
1	PROPOSED D.P.R. P.C. CLASSIFIED ROAD WIDENING	329.40
2	ANY D.P.R. RESERVATION AREA	329.40
3	NET PLOT AREA (S-40C)	329.40
4	BALANCE AREA OF PLOT (1-2)	3295.310
5	AMENITY SPACE (IF APPLICABLE)	
6	A REQUIRED	
7	B ADJUSTMENT OF 2B, IF ANY	
8	C BALANCE PROPOSED	3295.310
9	NET PLOT AREA (S-40C)	3295.310
10	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
11	A REQUIRED	329.13
12	B PROPOSED	329.13
13	INTERNAL ROAD AREA	
14	PLOT AREA (IF APPLICABLE)	
15	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. 5 X Basic F.S.I.)	3581.941
16	ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM	
17	MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH (Sr. No. 1X permissible as per regulation no 5.16.26.36.4 as applicable) / 100 ZONE	1528.155
18	PROPOSED F.S.I. ON PAYMENT OF PREMIUM	1628.155
19	IN-SITU F.S.I. D.R. LOADING	0.000
20	IN-SITU AREA AGAINST D.P. ROAD (2.0 X Sr. No. 200), IF ANY	0.000
21	IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.0 or 1.65 X Sr. No. 4b) and/or (c)	0.000
22	T.D.R. AREA (Sr. No. 1 X F.S.I. as per regulation no 1.16.26.36.4 as applicable) (11A+11B)	0.000
23	TOTAL IN-SITU AREA / T.D.R. LOADING PROPOSED (11A)+(B)+(C)	0.000
24	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO 7 + GREEN BUILDING AS PER STAR RATING (IF ANY)	0.000
25	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	5210.098
26	A 100%+11B+12 OR 12 WHICHEVER IS APPLICABLE	5210.098
27	ANCILLARY AREA F.S.I. UPTO 60% OR 80% WITH PAYMENT OF CHARGES (Sr. No. 13a) X 0.60 OR 0.80 (COMMERCIAL - 0.00080%+)+ RESIDENTIAL - (5210.098-3168.516) = 2043.58 X 0.00% = 1226.148 SQ.M.	1199.950
28	C TOTAL ENTITLEMENT (13a + 13b)	6410.056
29	MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential)	
30	PERMISSIBLE (Sr. No. 9+10a+11a+12+13b) OR PERMISSIBLE AS PER ROAD WIDTH (as per regulation no 5.16.26.36.4 as applicable) X 1.8 OR 1.8	14731.754
31	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT Sr.No. 17B)	
32	A EXISTING BUILT-UP AREA	3168.516
33	B PROPOSED BUILT-UP AREA (AS PER P-LINE)	3030.05
34	C TOTAL (A+B)	6198.56
35	F.S.I. CONSUMED (15/3) (SHOULD NOT BE MORE THAN Sr.No.14 ABOVE)	
36	AREA FOR INCLUSIVE HOUSING (IF ANY)	
37	A REQUIRED (20% OF Sr.No. 9)	
38	B PROPOSED	

SCHEDULE OF OPENINGS

1) D - 1.05 X 2.10	1) W - 0.90 X 0.90 X 1.50
2) D1 - 0.90 X 2.10	2) W1 - 1.50 X 1.50
3) D2 - 0.75 X 2.10	3) W2 - 0.90 X 0.90
4) OP - X 2.10	4) W3 - 0.90 X 1.50
5) F.D. - 1.50 X 2.10	5) W4 - 1.50 X 0.90
	6) W5 - X 0.90
	7) W6 - 1.25 X 1.50
	8) V - 0.60 X 0.90

CERTIFICATE OF AREA
I, THE ARCHITECT, HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLANS 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 DEPTT / CITY SURVEY RECORDS.

SIGN OF ARCHITECT

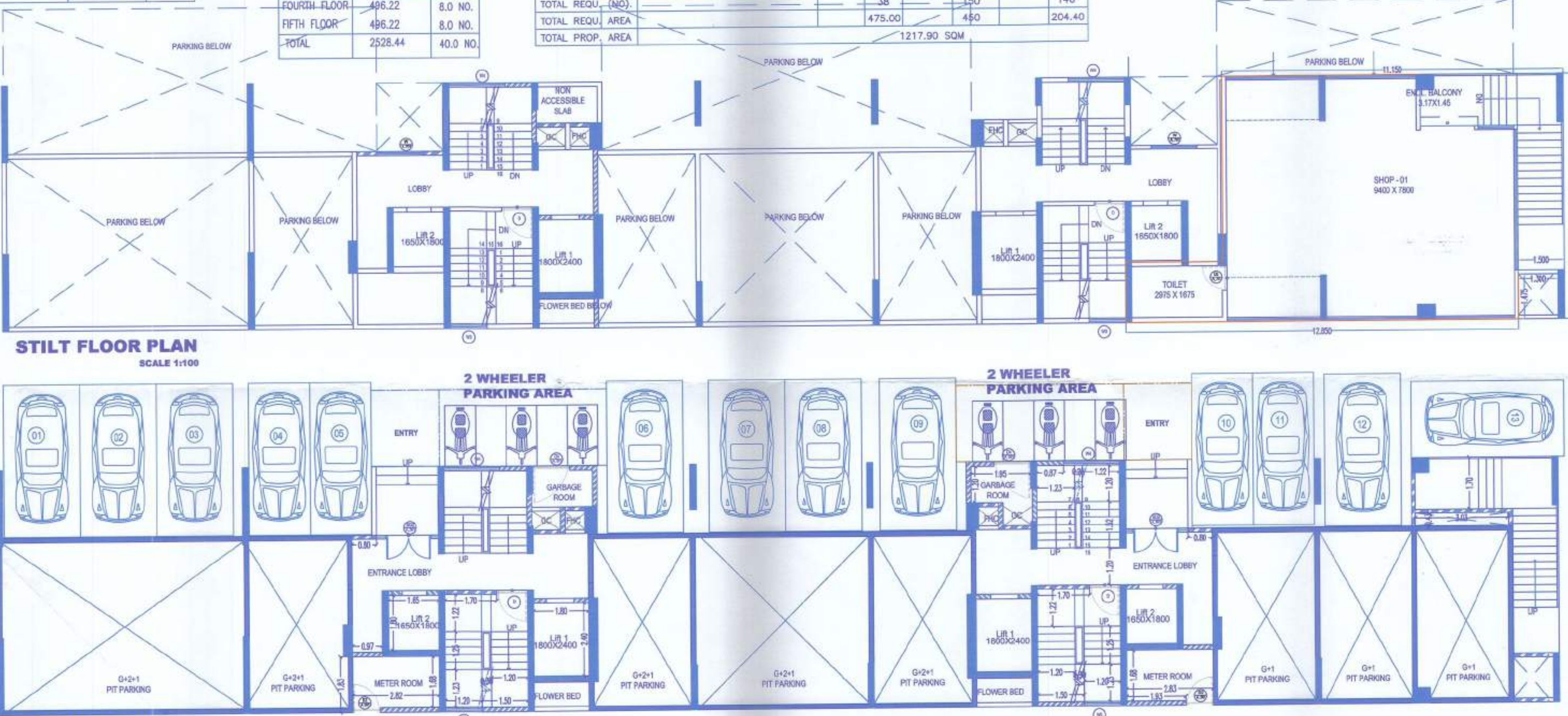
OWNERS DECLARATION
WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLAN APPROVED BY AUTHORITY. WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER
SAI SNEH MANASI CO. OP. HSG. SOC. th. P.A.H. M/s SNEH CONSTRUCTIONS OF PARTNER Mr. NITIN K. BHANSALI

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED P LINE SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNER NAME & SIGNATURE -
SAI SNEH MANASI CO. OP. HSG. SOC. th. P.A.H. M/s SNEH CONSTRUCTIONS OF PARTNER Mr. NITIN K. BHANSALI
PROPOSED BUILDING ON S.NO. 168/2 (PART) & 168/4 (PART) AT WAKAD, PUNE.

AR. VIVEK GARODE
LIC. NO. CA99/24888
ARCHITECT
INTERIOR DESIGNER
TOWN PLANNER
D-402, Pimpri Chinchwad, Chhatrapati, New State Bank Nagar, Bhamburda, Pune. 411 037
Email: vivek_garode@hotmail.com
vivekgarode41@gmail.com
Cell: 94 223 223 19



AREA CALCULATION FOR STILT FLOORS

FLOORS						
A	12.850	X	8.050	X	1	= 103.44
DEDUCTION						
01	3.200	X	6.076	X	1	= 19.44
02	3.170	X	1.450	X	2	= 9.19
03	3.175	X	1.700	X	1	= 5.40
TOTAL DEDUCTION						= 34.03
NET B.O.P	103.44	-	34.03			= 69.41