AREA STATEMENT AS PER UDCPR

Form Of Statement 2 [Sr. No. 8(a)]

Building No.	PLINE AREA IN SQM. COMM.	RESI.	MHADA	L.M.SQM. AREA	TENEMENTS NO
A1		11002.08		30.70	112
A2		11002.08		30.70	112
E	208.84	8258.53		34.86	82
Total	208.84	22262.16			316
Grand Total	34868.80	6258.53	69.38		316

PARKING STATEMENT AS PER UDCPR

AS PER TABLE NO 8B 8R NO. 1

COMMERCIAL AREA (Gross Area 207.26 SQM.) (2/3)	CAR	SCOOTER
2 FLATS AREA 30 TO 45 SQM. (NOS. OF FLAT) (1/2)	4	12
2 FLATS AREA 30 TO 45 SQM. (NOS. OF FLAT) (1/2)	-	-
2 FLATS AREA 45 TO 60 SQM. (NOS. OF FLAT) (1/2)	-	-
1 FLAT AREA 60 TO 100 SQM. (NOS. OF FLAT) (1/2)	56	280
1 FLAT AREA 60 TO 100 SQM. (NOS. OF FLAT) (1/2) (1/3)	112	336
1 FLAT AREA ABOVE 100 SQM. (NOS. OF FLAT) (2/3)	-	-
REQUIRED	172	628

PARKING STATEMENT AS PER UDCPR

AS PER TABLE NO 8B 8R NO. 1 (MHADA)

	CAR	SCOOTER
2 FLATS AREA 30 TO 45 SQM. (NOS. OF FLAT) (1/2)	-	-
2 FLATS AREA 45 TO 60 SQM. (NOS. OF FLAT) (1/2)	46	230
1 FLAT AREA 60 TO 100 SQM. (NOS. OF FLAT) (1/2)	-	-
1 FLAT AREA ABOVE 100 SQM. (NOS. OF FLAT) (2/3)	-	-
REQUIRED	46	230

TOTAL PARKING STATEMENT

	CAR	SCOOTER
TOTAL RESIDENTIAL	172	628
TOTAL MHADA	46	230
TOTAL	218	858
ADDITION 8% VISITOR PARKING	11	43
REQUIRED	229	901
PROPOSED	229	901

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK: COMMERCIAL
208.84 / 3 = 69.56
/ 5 = 0
SAY = 69
69 x 45 = 3105

RESIDENTIAL
= 316 TENEMENTS x 135 LTS. x 5 PERSONS
= 213300 LTRS.
= 213300 - 3100
= 210200 - 70000 (FIRE FIGHTING)
REQUIRED = 201400 LTS. | 2100 x 30M | 0.6 x 7 = 30M | MIN = 30M
PROPOSED = 300000 LTS. | 5.00 x 30M
U.G. WATER TANK : 210400 + 1.50
= 324575 + 150000 (FIRE FIGHTING)
REQUIRED = 474975 LTS. | 7.00 x 30M | 0.6 x 7 = 30M | MIN = 30M
PROPOSED = 475000 LTS. | 5.00 x 30M

SANITATION REQUIREMENT STATEMENT

AS PER TABLE NO-5 G

NO OF PERSONS - 3UT PERSON (DR. FL)	208.84 / 3 = 69.56 PERSONS
NO OF PERSONS - 8M / PERSON (UPPER FL)	0 = PERSONS
TOTAL NO OF PERSONS = 69.56 PERSONS	SAY = 69 PERSONS
TOTAL NO OF PERSONS = 69 PERSONS CONSIDERING 50% GAIN. NO. OF PERSONS = 34 GENTS & 35 LADIES	

	FITMENTS	REQUIRED		PROVIDED	
		W.C.	L.TOILET	G.TOILET	L.TOILET
W.C. - 50 PERSONS GENTS W.C. - 15 PERSONS LADIES	W.C	01	02	01	02
KOD @2.5% OVER 200	URINALS	04		04	

OPEN SPACE 2 AREA CALCULATION

(1) 40.694 x 5.53 =0.50 = 112.32 SQM.
(2) 37.64 x 2.72 =0.50 = 51.19 SQM.
(3) 36.40 x 14.20 =0.50 = 258.44 SQM.
(4) 30.51 x 12.62 =0.50 = 192.52 SQM.
(5) 17.02 x 1.12 =2/3 = 12.71 SQM.
TOTAL = 627.38 SQM.

OPEN SPACE 1 AREA CALCULATION

(1) 76.30 x 29.53 =0.50 = 1126.37 SQM.
(2) 76.30 x 22.42 =0.50 = 852.95 SQM.
TOTAL = 1980.32 SQM.

OPEN SPACE 3 AREA CALCULATION

(1) 39.79 x 9.848 =0.50 = 197.54 SQM.
(2) 39.79 x 15.33 =0.50 = 304.99 SQM.
TOTAL = 502.53 SQM.

OPEN SPACE 1	1980.32
OPEN SPACE 2	627.38
OPEN SPACE 3	502.53
TOTAL	3110.93

REFUGE AREA STATEMENT

TYPE OF BUILDING	REQUIRED AREA	PROPOSED AREA
A1	24.00	26.20
A2	24.00	26.20
E	24.00	24.72
Total	68.00	76.13

AMENITY AREA CALCULATION

		NIL
UP TO 4000 SQM.		300.00 SQM.
ABOV TO 10000 SQM.	(5%)	2088.70 SQM.
ABOVE 10000 SQM.	(10%)	2087.00 SQM.
Total		2688.70 SQM.

Form Of Statement 1 [Sr. No. 8(a) (ii)]

Existing Building No.	Floor No.	Plinth Area	Total Floor Area Of Existing Building	Use/Occupancy Of Floors
(1)	(2)	(3)	(4)	(5)
NA	NA	NA	NA	NA

CALCULATION FOR TELECOM CENTRE RESERVATION

(1) 77.34 x 37.30 =0.30 = 1442.39 SQM.
(2) 77.34 x 18.10 =0.30 = 699.93 SQM.
(3) 69.62 x 12.127 =0.30 = 543.86 SQM.
(4) 69.62 x 29.32 =0.30 = 1313.82 SQM.
TOTAL = 4000.00 SQM.

CALCULATION FOR PMC ZONAL OFFICE RESERVATION

(1) 67.66 x 30.70 = 0.30 = 651.08 SQM.
(2) 67.66 x 33.33 = 0.30 = 564.87 SQM.
(3) 47.79 x 13.00 = 0.30 = 374.20 SQM.
(4) 47.79 x 13.361 = 0.30 = 383.88 SQM.
TOTAL = 2974.03 SQM.

FORMULA = 4/3xa/(1/l+sec+2/b+sn)
1.333 x 2.00 x (1/0.00+0.00+0.00 + 2.00 + 2.00 + 0.70
= 2.00 x 0.70
= 2.00
= 2.00 SQM.
TOTAL = 2003.00 SQM.

CALCULATION FOR ENGINEERING STORE RESERVATION

(1) 45.23 x 22.100 = 0.60 = 601.11 SQM.
(2) 45.23 x 22.00 = 0.30 = 298.80 SQM.
TOTAL 1000.00 SQM.

AMENITY SPACE AREA CALCULATION

(1) 41.24 x 30.40 = 0.30 = 1125.34 SQM.
(2) 70.20 x 7.331 = 0.30 = 257.32 SQM.
(3) 70.20 x 37.289 = 0.30 = 785.18 SQM.
TOTAL = 2167.70 SQM.

GREEN ZONE AREA CALCULATION

(1) 115.24 x 3.43 =0.30 = 126.41 SQM.
(2) 76.30 x 3.80 =0.30 = 145.11 SQM.
(3) 47.41 x 2.84 =0.30 = 40.63 SQM.
(4) 47.41 x 13.41 =0.30 = 179.04 SQM.
(5) 16.99 x 10.00 =0.30 = 204.10 SQM.
(6) 52.41 x 10.31 =0.30 = 323.87 SQM.
(7) 27.64 x 13.12 =0.30 = 363.39 SQM.
(8) 27.14 x 15.13 =0.30 = 356.88 SQM.
TOTAL = 1739.43 SQM.

(9) 4/3 x 3.14/4 (1/1+1/1.37+1/1.77 + 2/3+3.84 x 3.84
= 7.52 x 1.08
= 111.01 SQM.
(9-9A) = 206.00 - 111.01
NET = 117.02 SQM.

(10) 34.63 x 3.39 =0.30 = 41.82 SQM.
(11) 26.31 x 12.66 =0.30 = 83.33 SQM.
(12) 40.81 x 10.12 =0.30 = 248.03 SQM.
(13) 40.29 x 12.42 =0.30 = 306.10 SQM.
(14) 42.61 x 11.20 =0.30 = 344.06 SQM.
(15) 6.38 x 8.30 =0.30 = 171.41 SQM.
(16) 100.52 x 3.00 =0.30 = 300.15 SQM.
TOTAL = 1495.12 SQM.

Triangle	Area
A-01	35.85
A-02	35.91
A-03	36.00
A-04	35.71
A-05	1889.27
A-06	806.43
A-07	4016.48
A-08	1455.39
A-09	1168.11
A-10	3551.71
A-11	8073.32
A-12	8546.87
A-13	1286.34
A-14	1931.87
A-15	12.64
A-16	1072.01
A-17	305.33
A-18	4826.49
A-19	1420.57
A-20	1348.63
A-21	356.91
Total (PLOT)	46622.08
Road Widening - SASPVT	
TOTAL PLOT - 46382.9 SQ.	

STAMP OF APPROVAL

1 / 14

Sanctioned the B.P. [illegible] / [illegible] / 2021
Subject to compliance mentioned in the Office Order No.
dated 6/3/2021

Joint City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c, d to be considered)	46382.90	SQM.
2. Gr. Zone (TOTAL (25 acres))	61739.00	SQM.
3. As per development plan	41391.53	SQM.
4. As per site		SQM.
5. Deductions for:		
a) Proposed (R.P.) Road widening Area/ Service Road/Highway widening	-	SQM.
b) Any D.P. Reservation Area (Specify details of reservation) • 4000.00 • 2088.70 • 2087.00	7955.00	SQM.
Total area	73.00-00	SQM.
6. Balance area of plot (1-2)	32557.00	SQM.
7. Area deducted (if applicable)		
a) Become	3998.70	SQM.
b) Adjacent at 30% if any		SQM.
c) Balance area (PROVIDED)	7998.70	SQM.
8. Net plot area (3-4)(c)	31198.30	SQM.
9. Permissible Open space (if applicable)		
a) Required	3119.83	SQM.
b) Provided	3119.83	SQM.
10. Internal Road area (if applicable)		
11. Plotable area (if applicable)	28078.47	SQM.
12. Built up area allowable (Specify FSI) (Specify details of FSI) 1.00 F.S.I. (as per SRT)	31198.30	SQM.
13. Addition of FSI on payment of premium		SQM.
a) Maximum permissible premium FSI which is over and above FSI 2	-	SQM.
b) Proposed FSI on payment of premium	-	SQM.
14. Insetive FSI/TDR loading		
a) Insetive FSI against L.P. fee [2.0 x 'a' (in Sq.)] if any	-	SQM.
b) Insetive FSI against loading area [2.0 x 'a' (in Sq.) (2.00 or 1.00) x 3x(in.A)(c) and/or b)]	-	SQM.
c) TDR area	-	SQM.
d) Total (a+b+c)/TDR loading proposed (1+2+3+4+5+6)	-	SQM.
15. Additional FSI area under Chapter No.7	-	SQM.
16. Total permissible FSI to be proposed	6.2	
a) (1+15)+(14) or 12 whichever is applicable	31198.30	SQM.
b) Holding Area 75 upto 500 sq. m. and 50 upto 2 acres		
c) Total entitlement (a+b)		
17. Maximum utilisation limit of FSI (Building potential) for the proposed plot (Max. 2.5 and 2.0 or as applicable) (2 x 16)	6.2	
18. Total Built up area proposed (totally see 8 b. (b)(i))	224755.00	SQM.
a) Existing Built-up Area		SQM.
b) Proposed Built-up Area (as per 7-b)		SQM.
c) Total (a+b)	2 UNITS	SQM.
19. FSI consumed (15/16) (Select not to exceed Sr. 3 (b) of item)	6.2	SQM.
20. Area for Tenement Housing, if any		
a) Required (30% of S. No.3)	31198.30 x 30%	9359.49
b) Provided	9258.53	SQM.
PROJECT		

PROPOSED BUILDING ON S.NO 39 P1
AT SEWALI PUNE

Owner's Declaration

I/We undersigned hereby declare that I/We would abide by plans approved by Authority/Commissioner. We would execute the structure as per approved plans. I/We would maintain the work under supervision of proper building/structural engineer. I/We would not use/ allow to use the work after.

OWNERS NAME & SIGN.

MRUDUL VIJAY SAWARGAUNE
MRUBHASHAN VIJAY SAWARGAUNE
THROUGH UNIQUE AND SPICES LLP PARTNER
MR.AJAY AUBHARAY TATAL & OTHER (PAR)

ARCHITECT'S NAME & SIGN.

SHASHANK PRAKASH PHADNIS

Reg. No.	1 / 9000		
Date of Reg.	16-10-2000	Date	16-03-2021
Valid upto	31-12-2021	Place	PUNE
Phone		Email	
Office Address		Pin Code	
Flat No.	8-2		

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Designing & consulting
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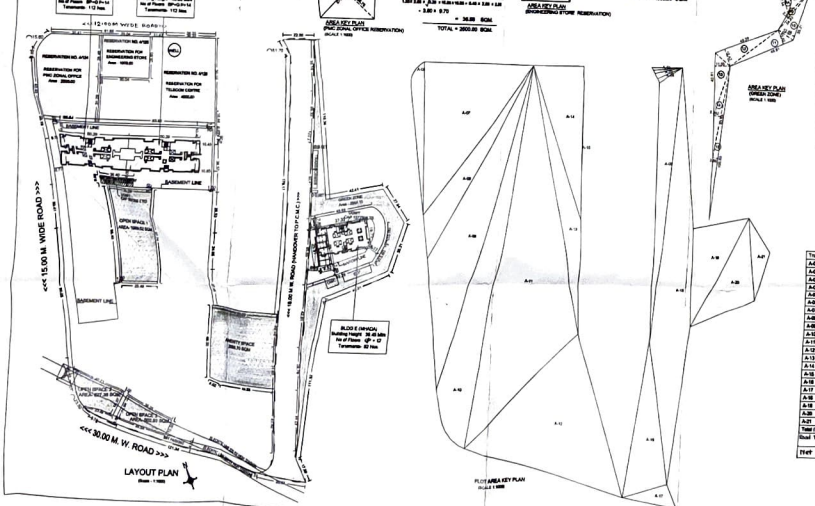
Website: www.solespace.in



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ANALYSIS OF PROPERTIES IN WORK BY DESIGNER PROFESSIONALS IN ARCHITECTURE, THE ENGINEERING, THE ENGINEERING, THE ENGINEERING