Building wise F.S.I Statement			
Bldg no	Floors	Area (Sq.m.)	TNMNTS
(1)	(2)	(3)	(4)
BUILDING 'A'	B+G+3 FLOORS	1266.74	12
BUILDING 'B'	B+G+3 FLOORS	1318.08	15
	TOTAL BUILT-UP AREA	2584.82	27

Form of statement 1					
Existing Building to be Retained					
Existing Building No.	Floor No.	Plinth Area	Total floor Area of Existing Building	TENEMENTS	Use / Occupancy of Floors.
N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Form of statement 2
Proposed Building - A

Building No.	Floor No.	Total Built-up Area of floor,as per outer const. line (SQ.M.)		TENEMENTS
(1)	(2)	(3)		(4)
		COMM.	RESI.	
A	GROUND FLOOR	184.13	--	00
	FIRST FLOOR	--	360.67	04
	SECOND FLOOR	--	360.67	04
	THIRD FLOOR	--	360.67	04
		184.13	1052.61	12
	TOTAL	1266.74		

PARKING CALCULATION:

TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP	BY RULE	REQD	BY RULE	REQD
Residential	40 - 90	2	28	01	14	5	70
Commercial	115.75 SQ.M.	100	02	02	02	6	06
Total Required (Nos)					16		76
Area Required					200.00		152.00
In Addition 5% Visitors Parking		352.0 x 5% = 17.6					
Total Area Required		352.0 + 17.6 = 369.6					
Total Area Proposed		639.50					

Form of statement 2
Proposed Building - B

Building No.	Floor No.	Total Built-up Area of floor,as per outer const. line (SQ.M.)		TENEMENTS
(1)	(2)	(3)		(4)
		COMM.	RESI.	
B	GROUND FLOOR	--	235.47	03
	FIRST FLOOR	--	360.67	04
	SECOND FLOOR	--	360.67	04
	THIRD FLOOR	--	360.67	04
	TOTAL	--	1318.08	15

SANITATION REQUIREMENT AS PER TABLE NO-12 'C'

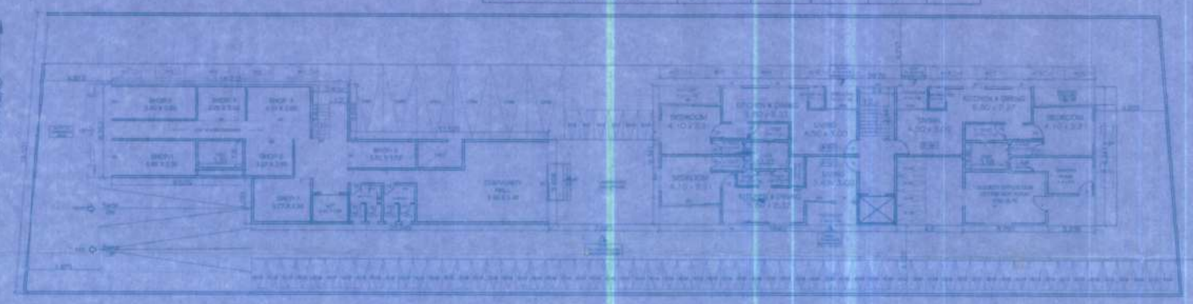
NO. OF PERSONS - 35SQM/PERSONS (GROUND FLOOR) :184.14/3 =61.38 PERSONS
TOTAL NO. OF PERSONS - 61.38 PERSONS SAY 62 PERSONS
TOTAL NO. OF PERSONS - 62 PERSONS CONSIDERING 50% GENTS & 50% LADIES.
NO. OF PERSONS -31 GENTS & 31 LADIES

	FITMENTS	REQUIRED		PROVIDED	
		G.TOILET	L.TOILET	G.TOILET	L.TOILET
2 W.C -UPTO 35 PERSONS GENTS 2 W.C -UPTO 25 PERSONS LADIES	W.C.	02	02	02	02
1 URINALS - 7-20 PERSONS	URINALS	01	--	01	--

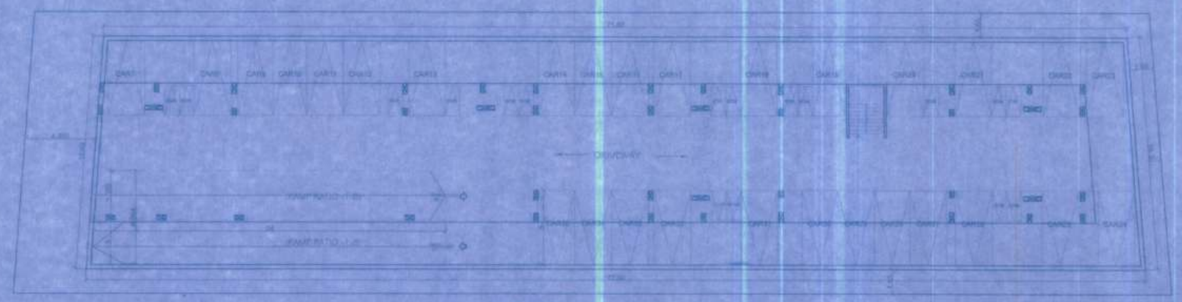
Area Details					
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony Attached to Apartment	Area of Double height terrace attached to flat.
A	Ground floor	SHOP-01,02,03, 04,05,06,07	111.80	0.00	0.00
	Typical-1, 2,3 Floor	101 ,201,301	65.48	12.88	0.00
		102 ,202,302	65.48	12.88	0.00
		103 ,203,303	65.48	12.88	0.00
		104 ,204,304	65.48	12.88	0.00

Area Details					
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony Attached to Apartment	Area of Double height terrace attached to flat.
B	Ground floor	101 ,102,103	46.42	12.61	0.00
	Typical-1, 2,3 Floor	201,301,401	65.48	12.88	0.00
		202,302,402,	65.48	12.88	0.00
		203,303,403	65.48	12.88	0.00
		204,304,404	65.48	12.88	0.00

LOCATION MAP
(N.T.S)

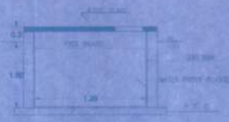


GROUND FLOOR PLAN

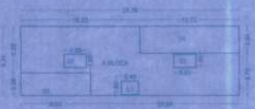


BASEMENT LEVEL PLAN

PLAN
U.G. WATER TANK

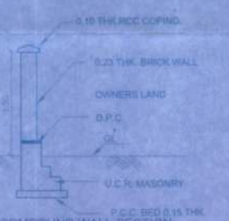


SECTION U. G.WATER TANK



AREA DIAGRAM-GROUND FLOOR (BLDG-"A")

AREA DIAGRAM-GROUND FLOOR (BLDG-"B")



COMPOUND WALL SECTION

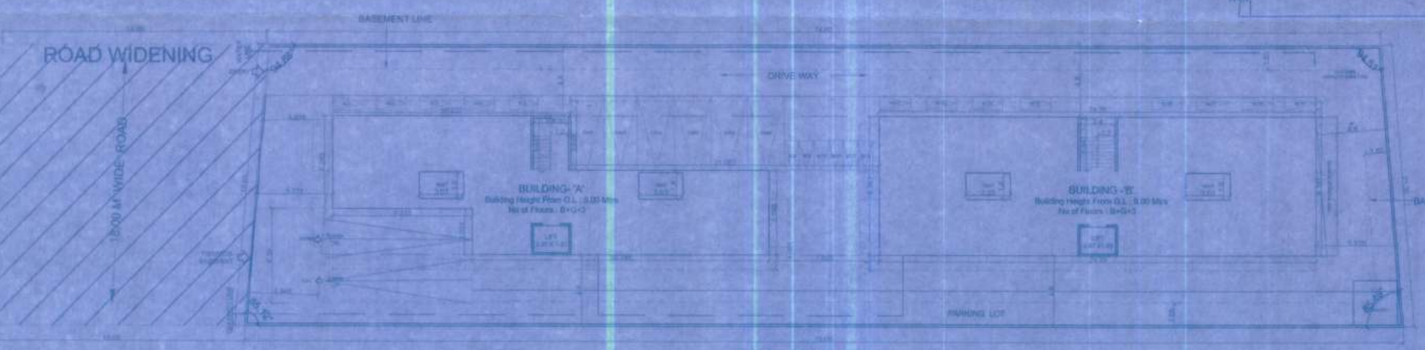
WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
OHWT	RESIDENTIAL	18250	
	COMMERCIAL-SHOPS (184.14/3 SQM)	2790	
	FIRE REQUIREMENT	0.00	
	TOTAL	21040	22000.00
UGWT	RESIDENTIAL	27375	
	COMMERCIAL-SHOPS (184.14/3 SQM)	4185	
	FIRE REQUIREMENT	0.00	
	TOTAL	31560	32000.00

U.G WATER TANK - 32,000 Liters
CAPACITY CALCULATIONS
SIZE = L x B x H
5.00m x3.00m x2. 15m
= 32.25 cum = 32,250 liters
TANK SIZE = L x B x H
5.00m x3.00 x2.45m
(0.3 M - FREE BOARD)

NO OF TENEMENTS -33
27 X5 (PERSONS) X135 (PER PERS REQT)
=18,250 LTRS(RESIDENTIAL)
184.14/3X45 =2790 LTRS (COMMERCIAL)

TRIANGULATION

Triangle	Area
A-01	771.35
A-02	771.35
A-03	115.31
A-04	115.31
A-05	10.92
A-06	3.11
A-07	12.65
Total (PLOT)	1800.00



LAYOUT PLAN

RAIN WATER HARVESTING PIT

STAMP OF APPROVAL 1/2

Sanctioned No. B.P. / Mamuedi / 05 / 2022
Subject to conditions mentioned in the Office Order No.
even dated 09/02/2022

Pimpri
Date : 09/02/2022

Deputy Engineer
Building Permission and Unauthorised Construction Encroachment Control & Demolition Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018

BRIEF SPECIFICATIONS

* FOUNDATION UP TO HARD STRATA. * R.C.C. FRAME STRUCTURE
* EXTERNAL AND INTERNAL WALL 0.15 THK. * EXTERNAL SAND FACED PLASTER. & INTERNAL NEERU FINISHED CEMENT PLASTER.
* M.S.FRAMED FLUSH DOORS & ALUMINIUM SLIDING WINDOWS.
* GLAZZED TILE DADO IN BATH, W.C. & TOILET * VETRIFIED TILE FLOORING IN ALL ROOMS.

NOTES

DRAWINGS ARE PREPARED ON BASIS OF DOCUMENTS PRODUCED/SUBMITTED BY OWNER / P.A.H. THE PROCUREMENT AND GENUINITY OF DOCUMENTS PRODUCED IS SOLE RESPONSIBILITY OF THE OWNER/P.A.H. THE LIABILITY OF ARCHITECT IS RESTRICTED TO PURELY ARCHITECTURAL ASSIGNMENTS ONLY.

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AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	1300.0	SQM
(a) As per ownership document (7/12, CTS extract)	1800.00	SQM
(b) as per measurement sheet	1885.12	SQM
(c) as per site	1828.94	SQM
2. Deductions for		
(a) Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening	339.30	SQM
(b) Any D.P. Reservation area	0.00	SQM
Total a+b)	0.00	SQM
3. Balance area of plot (1-2)	1460.7	SQM
4. Amenity Space (if applicable)	0.00	SQM
(a) Required -	0.00	SQM
(b) Adjustment of 20% (if any -	0.00	SQM
(c) Balance Proposed -	0.00	SQM
5. Net Plot Area (3-4 (c))	1460.7	SQM
6. Recreational Open space (if applicable)		
(a) (a) Required -	0.00	SQM
(b) (b) Proposed -	0.00	SQM
7. Internal Road area	0.00	SQM
8. Plotable area (if applicable)	0.00	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic F.S.I.) 1.1)	1606.77	SQM
10. Addition of FSI on payment of premium		SQM
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	0.00	SQM
(b) Proposed FSI on payment of premium	0.00	SQM
11. In-situ FSI / TDR loading		
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	0.00	SQM
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and (c)(c)]	0.00	SQM
(c) TDR area	0.00	SQM
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00	SQM
12.Additional FSI area under Chapter No. 7	0.00	SQM
13. Total entitlement of FSI in the proposal	0.00	
(a) (9 + 10(b)+11 (d)) or 12 whichever is applicable.	1606.77	SQM
(b) Ancillary Area (If up to 60% or 60%with payment of charges. 556.71+556.69 =1113.40 sqm) Rate 60% of 765=459	902.89	SQM
(c) Proposed Cellar= 184.13/1.3 sq m=102.29 sq m Cellar=50% of 102.29=	51.83	
(d) Total entitlement (a+b+c)	2561.28	SQM
14. Maximum permissible FSI 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 1.8 or 1.8)	4	
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	0.00	
(a) Existing Built-up Area	0.00	SQM
(b) Proposed Built-up Area (as per 'P-line') (RESIDENTIAL)	2400.69	SQM
(c) Proposed Built-up Area (as per 'P-line') (COMMERCIAL)	184.13	
(d) Total (a+b+c)	2584.82	SQM
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.769	SQM
17. Area for 'Inclusive Housing', if any	0.00	SQM
(a) Required (20% of Sr.No.5)	0.00	SQM
(b) Proposed	0.00	SQM

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: Ar. Madhura P. Merukar
(Name of Architect Licensed Engineer Supervisor)

Owner's Declaration:

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We will not execute the structure as per approved plans. And 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

OWNER'S NAME: OWNER'S SIGN
FOR SAIKRUSHNA DEVELOPERS

PROJECT:
SURVEY NO : S.No.13/1A/1P HISSA NO :
PLOT NO : CTS NO :
DESCRIPTION :

ARCHITECT: ARCHITECT'S SIGN
Madhura Parag Merukar

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:200	MMV	MPM
INWARD NO.			DATE	22-12-2021
KEY NO.			SHEET NO.	