

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	TENEMENTS	Use / Occupancy of Floors.
NA	NA	NA	NA	NA	NA

BUILDING WISE F.S.I. STATEMENT						
BLDG NO.	FLOOR NO.	F.S.I AREA	MHADA B/UP AREA (SQ.M.)	TOTAL B/UP AREA (SQ.M.)	TNMTS.	MHADA TNMTS.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
A	B+GR.+0FLOORS.	0.00	0.00	0.00	0	0
B	B+GR.+15FLOORS.	0.00	16539.52	16539.52	173	0
C	GR.+9FLOORS.	1044.23	0.00	2238.05	3282.28	0
	TOTAL	1044.23	16539.52	2238.05	19821.80	173.00
	TOTAL	17583.75				208.00

WATER REQUIREMENT			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
RESIDENTIAL	140400	150000.00	
COMMERCIAL	10336.12	10500.00	
FIRE REQUIREMENT	50000	50000	
TOTAL	200736.12	210500.0	
RESIDENTIAL	210600	225000	
FIRE REQUIREMENT	150000	150000	
TOTAL	360600	375000	

PARKING CALCULATION: BUILDING B AND C						
TYPE	CARPET AREA /FSI (M2)	TNMTS. (NOS)	CAR (NOS)	SCOOTER (NOS.)		
RESIDENTIAL(MHADA)	30-40	2	35	1	18	2
RESIDENTIAL	40-80	2	173	1	87.00	2.00
Total Required (Nos)	0	0	208	2	105	4
In Addition 5% Visitors Parking (Nos)	0	0	0	0	5	0
Commercial	1044.230000	100	0	2	21	6
Total Required (Nos)	0	0	0	0	131	0
Total Area Required	2325.00+788=3113.00					
Total Area Proposed	3200.00					

SANITATION REQUIREMENT AS PER TABLE NO-12 'C'					
NO. OF PERSONS - 380 M/PERSONS (LOWER GROUND) : 333.92/3 = 111.30 PERSONS.					
NO. OF PERSONS - 690 M/PERSONS (UPPER GROUND) : 710.31/6 = 118.36 PERSONS.					
TOTAL NO. OF PERSONS : 229.66 PERSONS SAY 230 PERSONS					
TOTAL NO. OF PERSONS - 230 PERSONS CONSIDERING 50% GENTS & 50% LADIES.					
NO. OF PERSONS - 115 GENTS & 115 LADIES					
	FITMENTS	REQUIRED	PROVIDED		
	G. TOILET	L. TOILET	G. TOILET	L. TOILET	
1 W.C. - PER 50 PERSONS AND PART THEREOF	W.C	3	3	4	6
1 URINALS - PER 50 PERSONS AND PART THEREOF	URINALS	3	--	2	--

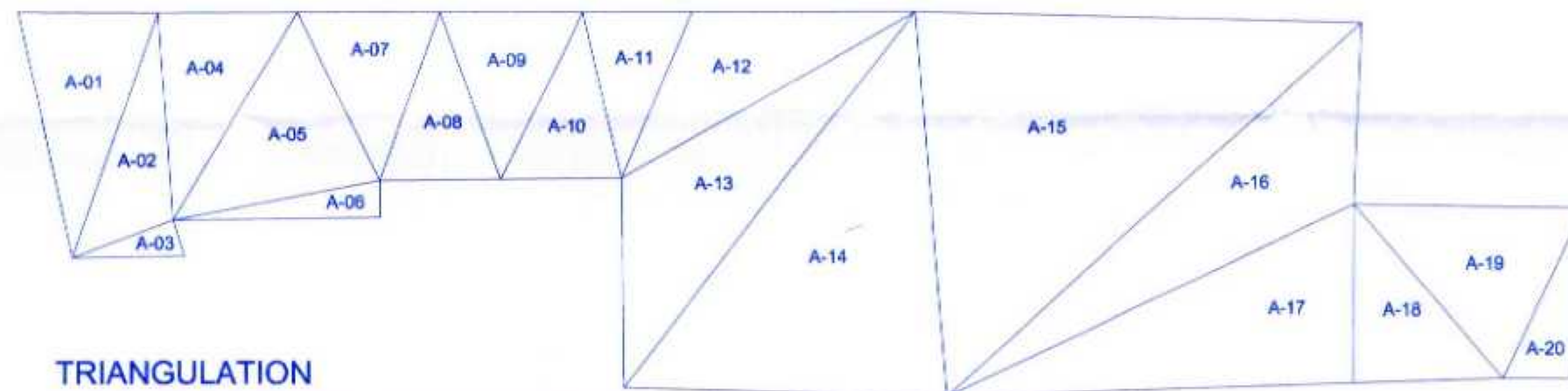
Form of Statement 2(Sr.No.9(a))			
Proposed Building			
Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.
(1)	(2)	(3)	(5)
A	BASEMENT FLOOR	0.00	0
	GROUND FLOOR	0.00	0
	TOTAL AREA=	0	0
REFUGEE AREA CALCULATIONS			
BUILDING NO.	REFUGEE AREA (REQUIRED)	REFUGEE AREA (PROVIDED)	
(1)	(2)	(3)	
B	57.25 X 2 = 114.50	136.560	
C	23.38	24.00	
TOTAL AREA=	137.880	160.56	

Form of Statement no: 3			
WING B (RESIDENTIAL) - CARPET AREA STATEMENT AS PER RERA			
FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	TOTAL (SQ.M)
101,201,301,401,501,601,701, 801,901,1001,1101,1201,1301,1401	77.69	14.550	92.24
102,202,302,402,502,602,702, 802,902,1002,1102,1202,1302,1402	77.69	14.550	92.24
103,203,303,403,503,603,703, 803,903,1003,1103,1203,1303,1403	56.19	7.660	63.85
104,204,304,404,504,604,704, 804,904,1004,1104,1204,1304,1404	56.19	7.660	63.85
105,205,305,405,505,605,705, 805,905,1005,1105,1205,1305,1405	60.07	13.200	73.27
106,206,306,406,506,606,706,806,906, 1006,1106,1206,1306,1406	74.66	7.560	82.22
107,207,307,407,507,607,707,807, 907,1007,1107,1207,1307,1407,1507	71.53	11.530	83.06
108,208,308,408,508,608,708,808, 908,1008,1108,1208,1308,1408,1508	71.53	11.530	83.06
109,209,309,409,509,609,709,809, 909,1009,1109,1209,1309,1409,1509	71.53	11.530	83.06
110,210,310,410,510,610,710, 910,1010,1110,1210,1410,1510	58.39	11.320	69.71
111,211,311,411,511,611,711,811, 911,1011,1111,1211,1311,1411,1511	58.39	11.320	69.71
112,212,312,412,512,612,712,812, 912,1012,1112,1212,1312,1412,1512	71.53	11.530	83.06

Form of Statement 2(Sr.No.9(a))			
Proposed Building			
Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M)	TNMTS.
(1)	(2)	(3)	(5)
B	BASEMENT FLOOR	139.53	0
	1ST FLOOR	1137.38	12
	2ND FLOOR	1137.38	12
	3RD FLOOR	1137.38	12
	4TH FLOOR	1137.38	12
	5TH FLOOR	1137.38	12
	6TH FLOOR	1137.38	12
	7TH FLOOR	1137.38	12
	8TH FLOOR (REFUGE)	1064.61	11
	9TH FLOOR	1137.38	12
	10TH FLOOR	1137.38	12
	11TH FLOOR	1137.38	12
	12TH FLOOR	1137.38	12
	13TH FLOOR (REFUGE)	1064.61	11
	14TH FLOOR	1137.38	12
	15TH FLOOR	622.21	6
	TOTAL AREA=	16539.52	172.00

Form of Statement no: 3	
WING C (COMMERCIAL)GROUND FLOOR AND 1ST FLOOR - CARPET AREA STATEMENT AS PER RERA	
SHOP NO.	CARPET AREA (SQ.M)
01,101	57.89
02,102	23.23
03,103	19.25
04,104	19.04
05,105	22.45
06,106	35.95
07,107	20.30
08,108	20.30
09,109	24.22

Form of Statement no: 3			
WING C (MHADA) - CARPET AREA STATEMENT AS PER RERA			
FLAT NO.	CARPET AREA (SQ.M)	BALCONY (SQ.M)	TOTAL (SQ.M)
301,401,501,601,701,801,901,302,402, 502,602,702,802,902,303,403,503,603, 703,803,903,304,404,504,604,704,804, 904,305,405,505,605,705,805,905	38.829	6.014	44.84



TRIANGLE	AREA		
A-01	408.28	A-11	216.10
A-02	256.60	A-12	443.92
A-03	47.33	A-13	725.25
A-04	518.75	A-14	1484.50
A-05	268.88	A-15	2026.50
A-06	91.31	A-16	866.38
A-07	289.15	A-17	850.05
A-08	243.23	A-18	315.30
A-09	285.52	A-19	462.02
A-10	241.85	A-20	135.11
		TOTAL	10155.00



LOCATION

STAMP OF APPROVAL

Sanctioned No. B.P/Tathawade/47/2023

Subject to conditions mentioned in the

Office Order No.

aven dated 28/04/2023

Pimpri

Date: 28/04/2023

O. C. Signed by

City Engineer

for City Engineer

Building Permission Dept.

PCMC, Pimpri, Pune-18.

AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	10155.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	10484.00 SQ.M.
(b) As per measurement sheet	10155.00 SQ.M.
(c) As per site	10155.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	212.34 SQM
b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	212.34 SQ.M.
3. Balance area of plot (1-2)	9942.66 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	0.00 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	0.00 SQ.M.
5. Net Plot Area (3 - 4 (c))	9942.66 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	994.26 SQ.M.
(b) Proposed -	1109.74 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plotable area (if required)	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1:10)	10936.92 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ.M.
b) Proposed FSI on payment of premium.(0.5)	0.00 SQ.M.
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 SQ.M.
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0.00 SQ.M.
(c) TDR area	0.00 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	0.00 SQ.M.
12. Additional FSI area under Chapter No.7 (Internal Road F.S.I)	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	10936.92 SQ.M.
(b) Ancillary Area FSI (60%) (10936.92 - (1044.23/1.8) = 10356.79 sq.m. (Resi. - 60% of 10356.79) = 6214.07 SQ.M.	6214.07 SQ.M.
(c) Proposed Comm.=1044.23/1.8 = 580.13 sq.m (Comm. - 80% of 580.13 sq.m) = 464.10 SQ.M.	464.10 SQ.M.
(c) Total entitlement (a+b)	17615.09 SQ.M.
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]	1.98
15. Total B'up Area in proposal.(excluding area at Sr.No.17 b)	0.00 SQ.M.
(a) Proposed Built-up Area (as per 'P-line') (COMMERCIAL)	1044.23 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')(RESIDENTIAL)	16539.52 SQ.M.
(c) Total (a+b)	17583.75 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	1.766
17. Area for Inclusive Housing, if any	
(a) Required (20% of basic f.s.i.)	2187.38 SQ.M.
(b) Proposed	2238.05 SQ.M.



CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO.136 TATHAWADE, M.S.H. AND THE DIMENSION OF SIZES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/TP SCHEME RECORD/ LAND RECORD DEPT./CITY SURVEYED RECORDS.

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.

OWNER'S NAME :-

M/S GRAND REALITY THROUGH

MR. SHRIKANT HANUMANT PAWAR

PROJECT :-

SURVEY NO. :- 139(P)

DESCRIPTION :- REGULAR TRACK, VILLAGE -TATHAWADE, PUNE

INWARD NO. :-

PATIL & BUGADE ASSOCIATES

ARCHITECT INTERIOR DESIGNER

Plot No. 26/1, D-1 Block, Kalyan, Near: Near to St. Andrew's School, K.D.C. Chowdhan, Pune 411 004

archi2008@gmail.com

982 350 4380 / 902 870 2748

SHEET NO :- 01/09

DATE :-

21 MAR 2023

KEY NO :-

ARCHITECT SIGN :-

MR. AMOL BUGADE

SCALE :- 1:100

