

PLOT AREA
 $A-01) 93.23 (45.10 + 45.04) 0.50 = 4201.87$
 $= 4201.87 \text{ SQ.M}$

---18 M WIDE DP ROAD---

FLOOR WISE FSI STATEMENT				
FLOORS	COMM. AREA	RESI. AREA	TENEMENTS	TOTAL AREA
LOWER BASEMENT	—	—	—	—
UPPER BASEMENT	—	—	—	—
GROUND FLOOR	395.16 Sqm.	89.89 Sqm.	—	485.05 Sqm.
FIRST FLOOR	219.51 Sqm.	524.70 Sqm.	05	744.21 Sqm.
SECOND FLOOR	—	950.19 Sqm.	10	950.19 Sqm.
THIRD FLOOR	—	950.19 Sqm.	10	950.19 Sqm.
FOURTH FLOOR	—	950.19 Sqm.	10	950.19 Sqm.
FIFTH FLOOR	—	746.19 Sqm.	10	746.19 Sqm.
TOTAL	614.67 Sqm.	4211.35 Sqm.	45	4826.02 Sqm.

TYPE	AR/PET AREA / FSI (M2)	TMTS.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 ~ 80	2	27	1	14	2	27
Residential	80 - 150	1	18	1	18	1	18
Residential	> 150	1	0		0	3	0
Commercial	556.00	100	6	2	12	6	36
TOTAL REQD.(NOS.)					44		81
TOTAL REQD.AREA					550		162
TOTAL PROP.AREA					712		
Add 5% visitors parking					712 + 35.60		=747.60

	REQUIRED PARKING	PROPOSED PARKING
CAR	$44 + 2 = 46$	46
SCOOTER	$81 + 6 = 87$	87

COMM. = 614.67 SQ.M. / 3 x 45 Ltr. / PERSON
204.89 SQ.M. X 45 Ltr.
= 9220.05 Ltr.
5 PERSON PER TENEMENTS
RESL. 45 TENEMENT =225 PERSON
135 Ltr. / PERSON
=30375.00 Ltr.
TOTAL 9220.05 + 30375.00 = 39595.05 Ltr.
FIRE FIGHTING = 25,000.00 Ltr.
TOTAL O.H. CAPACITY = 64595.05 Ltr.

SAY = 79200.00 Ltr.

M.S. MANHOLE COVER.
0.15 THK. R.C.C. SLAB
50 MM. OVERFLOW
0.20 THK. R.C.C. PARDI
0.20 THK. R.C.C. RAFT

SECTION

CHAMBER COVER

200 MM. PARDI
WITH 20 MM INTERNAL
CEMENT PLASTER

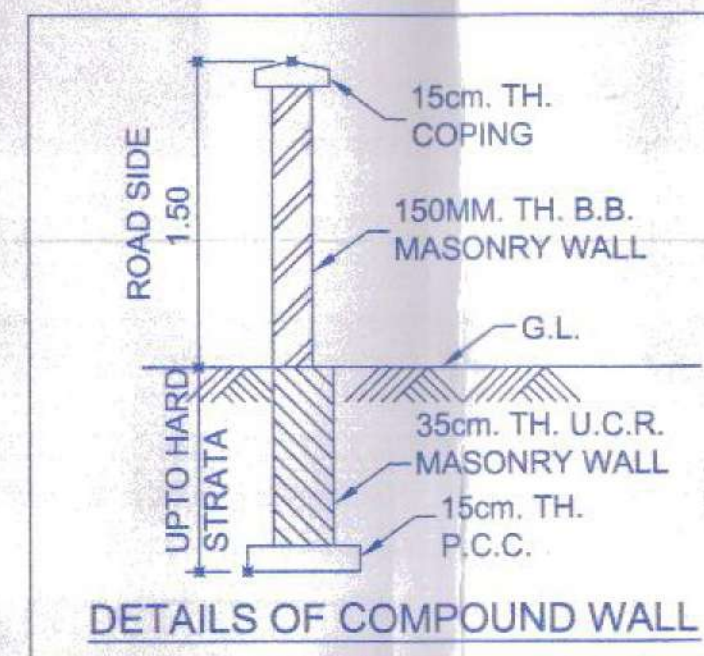
WATER TANK-

PLAN

MAIN HOLE
FREE BOARD G.L.



LOCATION MAP



DETAILS OF COMPOUND WALL

[Sr. No. 8 (a) (iii)] Existing Building to be retained				
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
—	—	—	—	—

[Sr No. 9 (a)] Proposed Building		
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
(1)	(2)	(3)
	LOWER BASEMENT	—
	UPPER BASEMENT	—
	GROUND FLOOR	473.05 Sqm.
	FIRST FLOOR	744.21 Sqm.
	SECOND FLOOR	950.19 Sqm.
	THIRD FLOOR	950.19 Sqm.
	FOURTH FLOOR	950.19 Sqm.
	FIFTH FLOOR	746.19 Sqm.
	TOTAL	4814.02 Sqm.

[Sr.No. 9 (a)]						
Area detail of Apartment						
Building No.	Floor No.	Flat No.	Carpet Area of Apartment	Area of Dry Balcony attached to Apartment	Area of End Close Balcony attached to Apartment	Area of Sit Out attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)
		COMMERCIAL	555.67 sq.m.	—	—	—
	1ST TO 14TH FLOOR		2598.20 sq.m.	109.35 sq.m.	146.54 sq.m.	369.00 sq.m.

BUILDING USE	Rule Name	By rule		Required		
		1st male gr.	1st Female gr.	Male	Female	Total
COMMERCIAL (GROUND)	No. of persons	(395.16 / 3) = 132 male = 88 Female = 44				
	Water Closet	2 for 16-35	1 for 12	5	4	9
	Urinal	2 for 21-45	—	4	—	4
	WashBasin	—	—	—	—	—

BUILDING USE	Rule Name	By rule		Required		
		1st male gr.	1st Female gr	Male	Female	TOTAL
COMMERCIAL (2nd & 3rd FLOOR)	No.of persons	(219.51/ 6) = 37 male =25 Female = 12				
	Water Closet	3 for 36-65	2 for 13-25	2	2	4
	Urinal	2 for 21-45	—	2	—	2
	WashBasin	—	—	—	—	—

	REQUIRED	PROPOSED
Water Closet	13	13
Urinal	06	07

The architectural site plan shows a building complex with the following features and dimensions:

- Overall Dimensions:** The site is bounded by 36.00m on the top, 39.00m on the right, 18.20m on the left, and 18.11m on the bottom. Internal horizontal dimensions include 32.42m, 73.64m, 27.36m, 13.87m, 12.22m, 11.61m, 11.42m, 10.05m, 6.86m, and 3.45m. Internal vertical dimensions include 18.57m, 15.30m, 37.30m, 20.73m, 6.00m, 1.50m, 6.00m, 1.50m, 22.83m, and 38.69m.
- Area Under Road Widening:** Located at the top center, with an area of 1323.57.
- Building:** Labeled "BUILDING LB+UB+G+ 5 FLOORS" with a "Building Height 18.35 M".
- Rooms and Spaces:**
 - OWC (Overhead Water Container):** Located on the left side.
 - STP AT UPPER BASEMENT LV. PUMP ROOM:** Located on the left side.
 - TRANSFORMER:** Located on the bottom left.
 - ENTRY:** Located on the right side.
 - AMENITY SPACE:** 150.00 sq.m, located on the right side.
 - OPEN SPACE:** 290.00 SQ.M, located on the bottom right.
 - SOCIETY OFFICER/CHIEF FITNESS CENTER:** 8.0 X 6.0, located in the center.
 - DRIVER ROOM:** 3.00 X 2.50, located in the center.
 - LIFT:** Two lifts are shown, one labeled "LIFT 1.00 X 2.00" and another "LIFT 1.00 X 2.00".
 - STAIRS:** Multiple staircases are indicated throughout the building.
- Other Features:**
 - EXIT:** Located on the left side.
 - 18 SLOPE 6 M WIDE RAMP TO UPPER BASEMENT:** Located on the bottom right.
 - ENCLOSURE ABOVE:** Multiple labels indicating areas above the ground level.
 - BASEMENT LINE:** Indicated on the left side.
 - GROUND LINE:** Indicated on the bottom left.

[illegible]

1/5

STAMP OF APPROVAL

Sanctioned No. B/R/Dudulgean/02/2024

Subject to conditions mentioned in the Office Order No.

aven dated: 02/01/2024

Pimpri

Date: 02/04/2024

O. C. Signed by
City Engineer

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

PROFORMA - I AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX ON S.NO. 99 (P) NO. / P.P. NO. 334 - OF VILLAGE-DUDULGEAN		DRAWING SHEET NO. X/Y			
STAMPS OF APPROVAL OF PLANS					
AREA STATEMENT					
1 AREA OF PLOT					
(MINIMUM AREA OF a, b, c to be CONSIDERED)	4200.00 SQM	100M			
a) AS PER OWNERSHIP DOCUMENT	0.00 SQM	0.00 SQM			
b) AS PER MEASUREMENT SHEET	4200.00 SQM	100M			
c) AS PER SITE	4200.00 SQM	100M			
2 DEDUCTIONS FOR					
a) PROPOSED D.P./D.P. ROAD WIDENING AREA SERVICE ROAD / HIGHWAY WIDENING	1323.57 SQM	100M			
b) ANY D.P. RESERVATION AREA (TOTAL a +b)	0.00 SQM	0.00 SQM			
3 BALANCE AREA OF PLOT (1-2)	2876.43 SQM	100M			
4 AMENITY SPACE (IF APPLICABLE)					
a) REQUIRED -	143.82 SQM	100M			
b) PROPOSED -	150.00 SQM	100M			
c) BALANCE PROPOSED -	0.00 SQM	0.00 SQM			
5 NET PLOT AREA (3 - 4 c)	2726.43 SQM	100M			
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)					
a) REQUIRED -	287.64 SQM	100M			
b) PROPOSED -	290.00 SQM	100M			
7 INTERNAL ROAD AREA	0.00 SQM	0.00 SQM			
8 PLOTTABLE AREA (IF APPLICABLE)	N.A	0.00 SQM			
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI) (1/10) 2726.43 X 1.10 =2999.07	2999.07 SQM	100M			
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	---	0.00 SQM			
a) MAXIMUM PERMISSIBLE PAYMENT FSI - BASED ON ROAD WIDTH / TOZ ZONE	---	0.00 SQM			
b) PROPOSED FSI ON PAYMENT OF PREMIUM	---	0.00 SQM			
11 IN SITU FSI / TOR LOADING	---	0.00 SQM			
a) IN SITU AREA AGAINST P.O. ROAD (2.2 X SR. NO. 3a) IF ANY	---	0.00 SQM			
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER C) TOR AREA	---	0.00 SQM			
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	---	0.00 SQM			
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	2999.07 SQM	100M			
a) (100%) WHICH EVER IS APPLICABLE	---	0.00 SQM			
a1) DEDUCTION - BUILT UP AREA / FSI / UTILIZED AREA / FSI TO BE RETAINED AS PER OLD DC RULE	---	0.00 SQM			
a2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-e1)	---	0.00 SQM			
b) RESI. ANCILLARY AREA FSI UPTO 60% 1594.55 COMM. ANCILLARY AREA FSI UPTO 80% 273.18 PAYMENT OF CHARGES	1867.73 SQM	100M			
b1) ANCILLARY AREA FSI REQUIRED	1827.93 SQM	100M			
c) TOTAL ENTITLEMENT (a+b)	4827.00 SQM	100M			
14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8)	---	0.00 SQM			
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17 b)	---	0.00 SQM			
a) Existing Built-Up Area./As per old rule					
i) Completed	---	0.00 SQM			
ii) Residential	---	0.00 SQM			
iii) Commercial	---	0.00 SQM			
b) Proposed Built-Up Area (as per 'P-Line')	---	0.00 SQM			
i) Residential	4211.35 SQM	100M			
ii) Commercial	614.67 SQM	100M			
c) Total (a+b)	4826.02 SQM	100M			
16 FSI CONSUMED (15 / 13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	---	0.00 SQM			
a) REQUIRED (20% OF SR.NO. 5)	NA	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/P.P.Scheme Records/Land Records Department City Survey records.					
Date	North	Scale	Drawn by	Checked by	Registration No of Architect/Licensee No of Licensed Engineer / Supervisor
30.10.2023		1:100	SMITA	Ar/SHRADHA	Lic.No.CA/03/32518