

FORM OF STATEMENT - 01 (SR.NO. 8(A)(III))									
BUILDING TYPE	NO. OF FLOORS	BLDG. HEIGHT	UDCPR RULE	TOTAL AREA	NON F.S.I. AREA	GROSS B/U.P. AREA	TOTAL RESI. UNITS	TOTAL COMM. UNITS	
C BLDG.	GR. FL+1ST FL.	10.50 M.	1016.56	1855.94	0.00	1016.56	22		
D BLDG.	GR. FL+1ST FL.	10.50 M.	1855.94	1855.94	0.00	1855.94		22	
E BLDG./MHADA	1 BAS. PARK+GR. PARK+18TH FL.	56.25 M.	4,089.96	4089.96	415.32	4505.28	51		
COMM. BLDG.	2 BAS. PARK+GR. FL+1ST FL.	10.50 M.	5581.19	5581.19	6509.77	12090.96		31	
TOTAL AREA			8453.69	4089.96	6925.09	19468.74	51	75	
LESS MHADA AREA									
BALANCE BUILT-UP AREA									
			0.00	8453.69					

WATER STORAGE CAPACITY									
BUILDING TYPE	RESI. TENEMENT / COMM. B/U.P. AREA	OCCUPANT LOAD	NO. OF PERSON	CAPACITY PER PERSON	O/L WATER TANK CAPACITY (LITRS.)	O/L WATER TANK CAPACITY (LITRS.) FIRE FIGHTING	U/G WATER TANK CAPACITY (LITRS.)	U/G WATER TANK CAPACITY (LITRS.) FIRE FIGHTING	
C BLDG. COMM.	466.01	3	155	45	6975.00		13950.00		
	1ST FLOOR	6	92	45	4140.00		8280.00		
D BLDG. COMM.	919.96	3	307	45	13815.00		27630.00		
	1ST FLOOR	6	156	45	7020.00		14040.00		
E BLDG. MHADA	51	255	135	34425	25000.00		88850.00	75000.00	
COMM. BLDG.	2851.61	3	951	45	42795.00	25000.00	85590.00		
	1ST FLOOR	6	455	45	20475.00		40950.00		
TOTAL			2371		129645.00	50000.00	259290.00	75000.00	
TOTAL CAPACITY					179645.00		334290.00		

PARKING STATEMENT			
PARKING	PARKING REQUIRED	CAR	SCOOTER
FOR RESIDENTIAL			
E BLDG.			
2 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 51 TENEMENTS	26	51	
TOTAL PARKING REQUIRED	26	51	
ADD 5% VISITOR PARKING ON (RESI.)	1	3	
TOTAL PARKING PROVIDED	27	54	
FOR COMMERCIAL			
C BLDG.			
FOR COMM.(EVERY 100 SQ.M. CARPET AREA)	2	6	
COMM CARPET AREA = 803.50 SQ.M.	16	48	
D BLDG.			
FOR COMM.(EVERY 100 SQ.M. CARPET AREA)	2	6	
COMM CARPET AREA = 1532.66 SQ.M.	31	92	
COMMERCIAL BLDG.			
FOR COMM.(EVERY 100 SQ.M. CARPET AREA)	2	6	
COMM CARPET AREA = 5145.54 SQ.M.	103	310	
COMM. PARKING	150	450	
TOTAL REQUIRED (RESI.+COMM.)	177	504	
TOTAL PROVIDED	182	562	

PARKING AREA STATEMENT	
AREA REQUIRED	TOTAL SQ.M.
CAR	177 X 12.50 SQ.M. 2212.50
SCOOTER	504 X 2.00 SQ.M. 1007.10
TOTAL AREA	3223.35
PARKING AREA PROVIDED	
CAR	182 X 12.50 SQ.M. 2275.00
SCOOTER	562 X 2.00 SQ.M. 1124.00
TOTAL AREA	3399.00

E BLDG. MHADA PARKING STATEMENT			
RESIDENTIAL PURPOSE	PARKING REQUIRED	CAR	SCOOTER
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	1	2	
FOR 51 TENEMENTS	26	51	
TOTAL PARKING PROVIDED	26	51	

OPEN SPACE - 01	
1) 44.17 X 14.28 X 0.50 =	315.37
2) 44.17 X 8.94 X 0.50 =	197.44
3) 24.30 X 4.63 X 0.50 =	56.25
4) 9.48 X 1.87 X 0.50 =	8.86
TOTAL	577.93

OPEN SPACE - 02	
1) 48.73 X 40.57 X 0.50 =	947.98
2) 47.35 X 5.80 X 0.50 =	137.32
3) 47.35 X 14.76 X 0.50 =	349.44
4) 5.17 X 0.71 X 0.68 =	2.50
TOTAL	1437.10

OPEN SPACE CALCULATION	
OPEN SPACE - 01	577.93
OPEN SPACE - 02	1437.10
TOTAL	2015.03

AMENITY SPACE	
1) 70.10 X 34.53 X 0.50 =	1210.35
2) 70.10 X 30.49 X 0.50 =	1068.16
TOTAL	2278.51

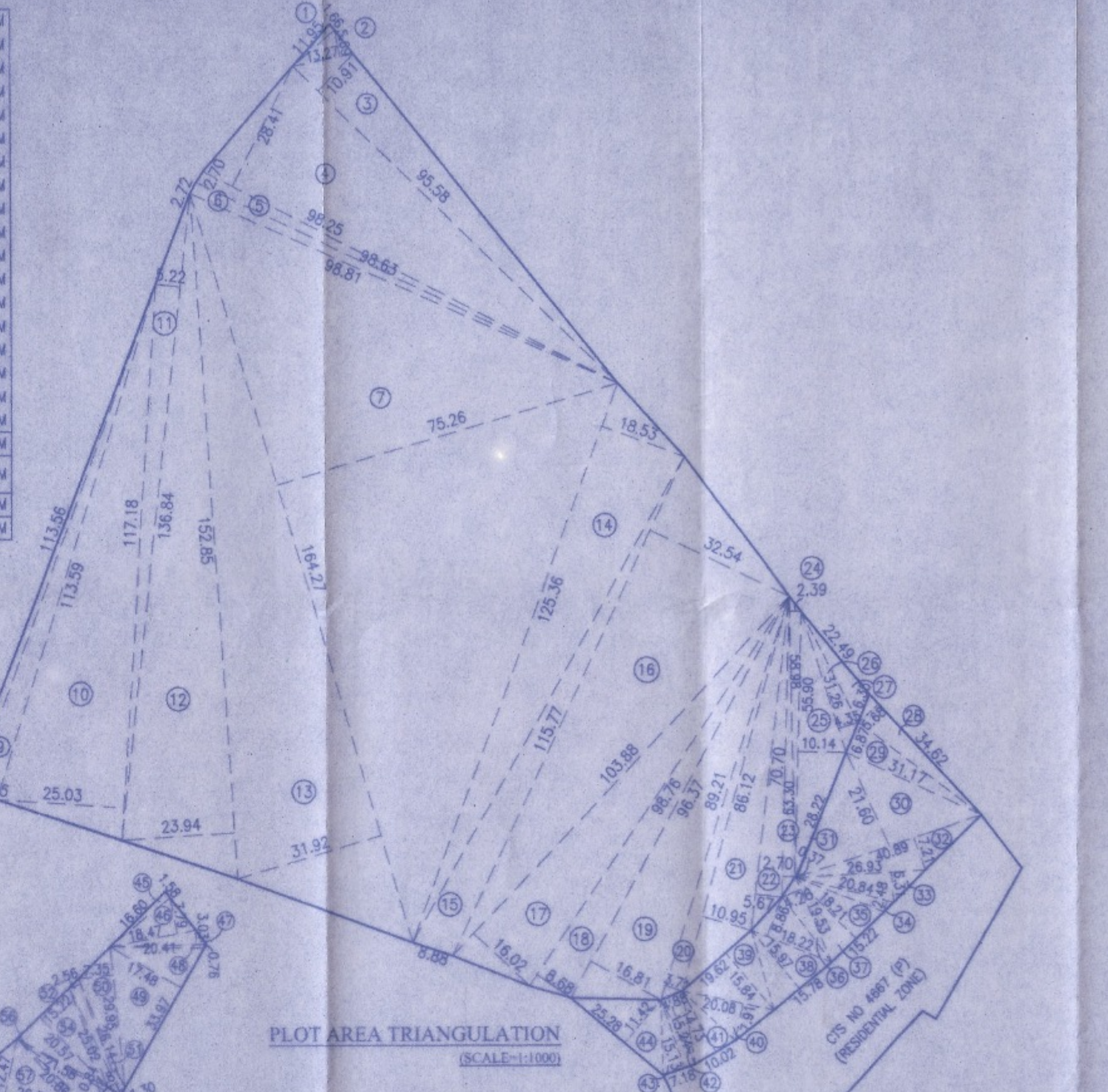
REFUGE AREA STATEMENT			
BUILDING TYPE	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	
E BLDG./MHADA 18.44 X 3	55.32	44.95 X 3	134.85
TOTAL	55.32	TOTAL	134.85

REQUIRED MHADA / E.S. AREA STATEMENT			
MHADA/E.S. = BASIC F.S.I. X 20%			
20.032.36 X 20% =	4006.47 SQ.M.		
REQUIRED MHADA AREA =	4006.47 SQ.M.		
PROPOSED MHADA AREA =	4089.96 SQ.M.		
PROPOSED TENEMENTS		PROPOSED MHADA AREA	4089.96 SQ.M.
51 NOS			

E BLDG. MHADA AREA STATEMENT			
FLOOR	MHADA AREA	TENEMENT UNITS	NO. OF UNITS
1ST FLOOR	234.71	101,102,103	03
2ND FLOOR	234.71	201,202,203	03
3RD FLOOR	234.71	301,302,303	03
4TH FLOOR	234.71	401,402,403	03
5TH FLOOR	234.71	501,502,503	03
6TH FLOOR	234.71	601,602,603	03
7TH FLOOR	234.71	701,702,703	03
8TH FLOOR	189.77	802,803	02
9TH FLOOR	234.71	901,902,903	03
10TH FLOOR	234.71	1001,1002,1003	03
11TH FLOOR	234.71	1101,1102,1103	03
12TH FLOOR	234.71	1201,1202,1203	03
13TH FLOOR	189.77	1302,1303	02
14TH FLOOR	234.71	1401,1402,1403	03
15TH FLOOR	234.71	1501,1502,1503	03
16TH FLOOR	234.71	1601,1602,1603	03
17TH FLOOR	234.71	1701,1702,1703	03
18TH FLOOR	189.77	1802,1803	02
TOTAL	4089.96		51

PLOT AREA CALCULATION BY TRIANGULATION METHOD (INDUSTRIAL-RESIDENTIAL ZONE)			
ADDITIONS			
1) 11.95 X 1.66 X 0.5 X 1 =	9.82 SQ.M.	25) 55.90 X 10.14 X 0.5 X 1 =	283.41 SQ.M.
2) 13.27 X 5.69 X 0.5 X 1 =	37.75 SQ.M.	26) 31.26 X 4.35 X 0.5 X 1 =	67.89 SQ.M.
3) 95.56 X 10.91 X 0.5 X 1 =	521.39 SQ.M.	27) 22.49 X 8.35 X 0.5 X 1 =	71.41 SQ.M.
4) 98.25 X 28.41 X 0.5 X 1 =	1395.64 SQ.M.	28) 34.82 X 5.66 X 0.5 X 1 =	98.32 SQ.M.
5) 98.63 X 2.70 X 0.5 X 1 =	133.15 SQ.M.	29) 31.17 X 6.87 X 0.5 X 1 =	107.07 SQ.M.
6) 98.61 X 2.72 X 0.5 X 1 =	134.38 SQ.M.	30) 40.88 X 21.60 X 0.5 X 1 =	441.61 SQ.M.
7) 164.27 X 75.26 X 0.5 X 1 =	6181.50 SQ.M.	31) 28.22 X 0.37 X 0.5 X 1 =	5.32 SQ.M.
8) 113.98 X 1.94 X 0.5 X 1 =	110.15 SQ.M.	32) 40.88 X 7.21 X 0.5 X 1 =	147.41 SQ.M.
9) 113.99 X 5.45 X 0.5 X 1 =	309.83 SQ.M.	33) 26.93 X 6.31 X 0.5 X 1 =	84.96 SQ.M.
10) 117.18 X 25.03 X 0.5 X 1 =	1466.51 SQ.M.	34) 20.84 X 2.48 X 0.5 X 1 =	25.84 SQ.M.
11) 136.84 X 3.22 X 0.5 X 1 =	220.15 SQ.M.	35) 15.22 X 18.21 X 0.5 X 1 =	138.58 SQ.M.
12) 152.85 X 23.94 X 0.5 X 1 =	1829.60 SQ.M.	36) 19.53 X 4.26 X 0.5 X 1 =	41.60 SQ.M.
13) 164.27 X 31.92 X 0.5 X 1 =	2621.75 SQ.M.	37) 18.22 X 8.86 X 0.5 X 1 =	80.71 SQ.M.
14) 125.36 X 18.53 X 0.5 X 1 =	1161.46 SQ.M.	38) 15.78 X 15.97 X 0.5 X 1 =	126.00 SQ.M.
15) 115.77 X 8.88 X 0.5 X 1 =	514.02 SQ.M.	39) 15.84 X 19.62 X 0.5 X 1 =	155.39 SQ.M.
16) 115.77 X 32.54 X 0.5 X 1 =	1883.58 SQ.M.	40) 20.08 X 7.91 X 0.5 X 1 =	79.42 SQ.M.
17) 103.88 X 16.02 X 0.5 X 1 =	832.08 SQ.M.	41) 10.02 X 14.73 X 0.5 X 1 =	73.80 SQ.M.
18) 98.76 X 8.68 X 0.5 X 1 =	428.62 SQ.M.	42) 15.24 X 4.88 X 0.5 X 1 =	37.19 SQ.M.
19) 96.37 X 16.81 X 0.5 X 1 =	809.99 SQ.M.	43) 15.13 X 7.18 X 0.5 X 1 =	54.32 SQ.M.
20) 89.21 X 3.71 X 0.5 X 1 =	165.48 SQ.M.	44) 25.28 X 11.42 X 0.5 X 1 =	144.41 SQ.M.
21) 86.12 X 10.95 X 0.5 X 1 =	471.51 SQ.M.	45) 16.60 X 1.58 X 0.5 X 1 =	13.11 SQ.M.
22) 70.70 X 5.67 X 0.5 X 1 =	200.43 SQ.M.	46) 18.47 X 7.79 X 0.5 X 1 =	71.94 SQ.M.
23) 63.30 X 2.70 X 0.5 X 1 =	85.46 SQ.M.	47) 20.41 X 3.05 X 0.5 X 1 =	30.92 SQ.M.
24) 58.98 X 2.39 X 0.5 X 1 =	70.48 SQ.M.	48) 20.41 X 0.76 X 0.5 X 1 =	7.76 SQ.M.
		49) 33.67 X 17.48 X 0.5 X 1 =	296.90 SQ.M.
		50) 29.95 X 7.35 X 0.5 X 1 =	110.07 SQ.M.
		51) 26.14 X 1.30 X 0.5 X 1 =	16.99 SQ.M.

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18) 98.76 X 8.68 X 0.5 X 1 =	428.62 SQ.M.	42) 15.24 X 4.88 X 0.5 X 1 =	37.19 SQ.M.
19) 96.37 X 16.81 X 0.5 X 1 =	809.99 SQ.M.	43) 15.13 X 7.18 X 0.5 X 1 =	54.32 SQ.M.
20) 89.21 X 3.71 X 0.5 X 1 =	165.48 SQ.M.	44) 25.28 X 11.42 X 0.5 X 1 =	144.41 SQ.M.
21) 86.12 X 10.95 X 0.5 X 1 =	471.51 SQ.M.	45) 16.60 X 1.58 X 0.5 X 1 =	13.11 SQ.M.
22) 70.70 X 5.67 X 0.5 X 1 =	200.43 SQ.M.	46) 18.47 X 7.79 X 0.5 X 1 =	71.94 SQ.M.
23) 63.30 X 2.70 X 0.5 X 1 =	85.46 SQ.M.	47) 20.41 X 3.05 X 0.5 X 1 =	30.92 SQ.M.
24) 58.98 X 2.39 X 0.5 X 1 =	70.48 SQ.M.	48) 20.41 X 0.76 X 0.5 X 1 =	7.76 SQ.M.
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STAMP OF APPROVAL LAYOUT

PROPOSED SANCTION PURPOSE

Sanctioned No. B.P./Akurdi/29/2024

Subject to conditions mentioned in the Office Order No. 22/11/24

Date: 22/11/2024

O. C. Signed by City Engineer

for City Engineer Building Permission Dept. Pimpri, Pune-18.

AREA STATEMENT	SQ.M.
01. AREA OF PLOT	
a) AS PER MEASUREMENT SHEET	23,988.52
b) AREA PER SITE	23,619.00
c) AS PER OWNERSHIP DOCUMENT	23,619.00
02. DEDUCTIONS FOR	
a) D.P. ROAD / ROAD WIDENING -18.00M & 9.00M	464.98
b) AREA UNDER RESERVATION (B.R.T. Parking area)	853.15
(TOTAL a+b)	1,318.13
03. BALANCE AREA OF PLOT (1-2)	22,300.87
04. AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED - 05%	-
b) ADJUSTMENT OF 2(B), IF ANY.	2,268.51
c) BALANCE PROPOSED -	2,268.51
05. NET PLOT AREA (3-4 (C))	20,032.36
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED - 10% (Not deducted)	2,003.24
b) PROPOSED - (Not deducted)	2,015.03
07. INTERNAL ROAD AREA (Not deducted)	-
08. PLOTABLE AREA (IF APPLICABLE)	20,032.36
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.00)	20,032.36
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI (23,619.00 X 50% = 11,809.50)	
b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11. IN-SITU FSI / TDR LOADING	
a) AREA UNDER 18.00 M.W. D.P. ROAD (464.98X2=929.96)	0.00
b) AMENITY SPACE (2,268.51 X 2 = 4,537.02)	0.00
c) ANY D.P. RESERVATION AREA (B.R.T. Parking area)	0.00
d) T.D.R AREA 23,619.00 X 1.75 = 41,333.25 = 41,333.25 - (929.96 + 4,537.02 + 853.15) = 35,013.12 SLUM T.D.R. 30% = 35,013.12 X 30% = 10,503.94 RESERVATION TDR = (35,013.12 - 10,503.94) = 24,509.18	0.00
e) GREEN FSI IGBC GOLD 7% ON BASIC FSI	0.00
f) TOTAL TDR LOADING PROPOSED (a+b+c+d+e)	0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) [9 - 10(B) - 11(D)] WHICHEVER IS APPLICABLE.	20,032.36
b) PREVIOUSLY SANCTIONED UP AREA	-
c) BALANCE PERMISSIBLE FLOOR AREA (13(a+b))	20,032.36
04. ANCILLARY AREA ANCILLARY AREA FOR COMMERCIAL (8,453.69X1.80 = 4,696.49 F.S.I & 1,757.19 Ancillary) ANCILLARY AREA FOR RESIDENTIAL (20,032.36 - 4,696.49 = 15,335.87 F.S.I X 0.60 = 9,201.52 Total Ancillary Comm.+Resi. = 3,757.19 + 9,201.52 = 12,958.71	0.00
d) TOTAL ENTITLEMENT (a+c+d)	20,032.36
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.	
15. TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING BUILT-UP AREA	8,453.69
b) PROPOSED COMMERCIAL AREA	0.00
c) PROPOSED RESIDENTIAL AREA (WITHOUT MHADA)	0.00
d) TOTAL (a+b+c)	8,453.69
16. F.S.I. CONSUMED (15/13)	0.42
17. AREA FOR MHADA	
a) Required (20%)	4,006.47
b) Proposed	4,089.96