

FORM OF STATEMENT - 1 (SR. NO. 8 (a)(ii))				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL	TENEMENT COMMERCIAL
A-WING	B.P.2+B.P.1+GR. P + 04 FLOOR	3486.95	40	00
	TOTAL B.U.P AREA =	3486.95	40	00



GOOGLE LOCATION PROPOSED SITE

LAYOUT
STAMP OF APPROVAL 01/05
Sanctioned No. B.P./Chikhal/143/2024
Subject to conditions mentioned in the Office Order No.
even dated 15/10/2024
Pimpri
Date: 15/10/2024
Executive Engineer
Building Construction and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

FLOORWISE FSI STATEMENT: BUILDING					
FLOORS NAME	FSI AREA			RESI TNMTS	COMM TNMTS
	COMM.	RESI.	TOTAL		
BASEMENT-02 PRK. FLOOR	0.00	0.00	0.00	0	0
BASEMENT-01 PRK. FLOOR	0.00	0.00	0.00	0	0
GROUND FLOOR	0.00	44.03	44.03	0	0
FIRST FLOOR	0.00	860.73	860.73	10	0
SECOND FLOOR	0.00	860.73	860.73	10	0
THIRD FLOOR	0.00	860.73	860.73	10	0
FOURTH FLOOR	0.00	860.73	860.73	10	0
TERRACE FLOOR	0.00	0.00	0.00	00	0
TOTAL	0.00	3486.95	3486.95	40	0

WATER CALCULATION	
OVER HEAD WATER TANK CALCULATION	
RESI. BUILDING	= 27,000.00 LTS
135 x 5 x 40	
FIRE FIGHTING	= 25,000.00 LTS
1 WING x 25000	
TOTAL OVER HEAD WATER TANK	= 52,000.00 LTS
UNDER GROUND WATER TANK CALCULATION	
U.G. WATER TANK (27,000.00x2.00)	= 54,000.00 LTS
FIRE FIGHTING	= 75,000.00 LTS
1 WING x 75,000.00	
TOTAL U.G. WATER TANK	= 1,29,000.00 LTS
(RESI.) BUILDING	
TOTAL O.H. WATER TANK	= 52,000.00 LTS
TOTAL U.G. WATER TANK	= 1,29,000.00 LTS

PARKING CALCULATION					
TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS) UNIT PROP.	CAR (NOS) BY RULE REQD.	SCOOTER (NOS.) BY RULE REQD.	
Residential	80-150	1 0	1 0	1 0	
Residential	40-80	2 40	1 20	2 40	
Residential	30-40	2 0	1 0	2 0	
Commercial (Shop)	0.00	100 0	0 0	0 0	
Commercial (Office)	0.00	200 0	0 0	0 0	
TOTAL REQD. (NOS.)		0 40	0 20	0 40	
AS PER UCPR 8.1.1- (i) TABLE NO. 8A & BELOW NOTE: PROVIDED PARKING					
CAR 1 (2.50X5.00)	0 0	0 0	10 0	0 0	
CAR 2 (2.30X4.50)	0 0	0 0	10 0	0 0	
TOTAL REQD. AREA			228.50	80.00	
TOTAL PROP. AREA			308.50 + 15.43 = 323.93		

CAR & SCOOTER TABLE		
CAR 1	CAR 2	SCOOTER
5.00	4.50	2.00
2.50	2.30	1.00
10	10	48

PROPOSED PARKING TABLE			
BUILDING	FLOOR	CARS	SCOOTER
BASEMENT-02 FL.		00	00
BASEMENT-01 FL.		13	00
GROUND FL.		00	48
SIDE MARGIN		07	00
TOTAL		20	48

TYPE'S	COLOR'S
EV. PKG	
VISITOR PKG	

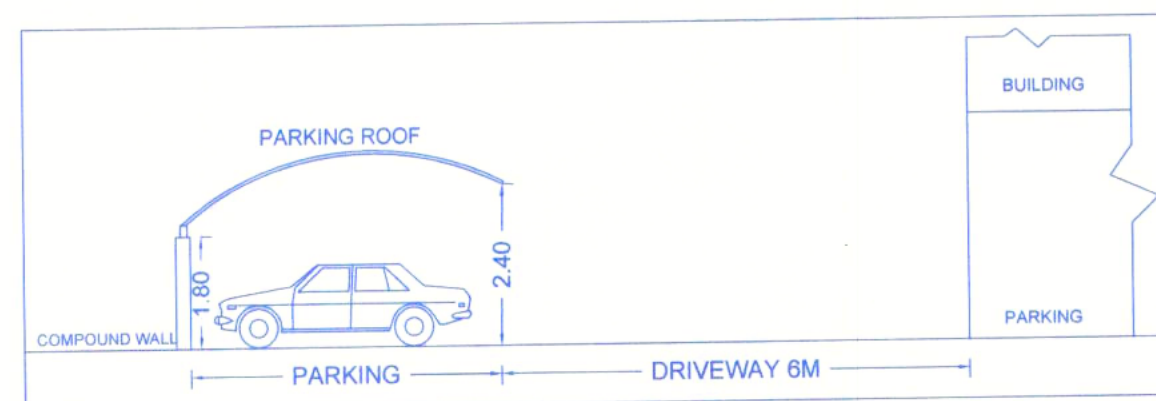
ANCILLARY AREA CALCULATION	
TOTAL PERMISSIBLE ENTITLEMENT = 3000.00 SQ.M.	
PERMISSIBLE RESIDENTIAL ANCILLARY = 3000.00 X 60 % = 1800.00 SQ.M.	
PERMISSIBLE RESIDENTIAL ANCILLARY = 1800.00 SQ.M.	
PROPOSED RESIDENTIAL ANCILLARY = 486.95 SQ.M.	

VISITOR PARKING AREA CALCULATION	
RESI. TOTAL CAR = 20	
CAR 1 = 10 X 12.50 = 125.00	
CAR 2 = 10 X 10.35 = 103.50	
SCOOTER = 40 X 2.00 = 80.00	
(TOTAL VISITOR PARKING AREA = 308.50 X 5% = 15.43)	

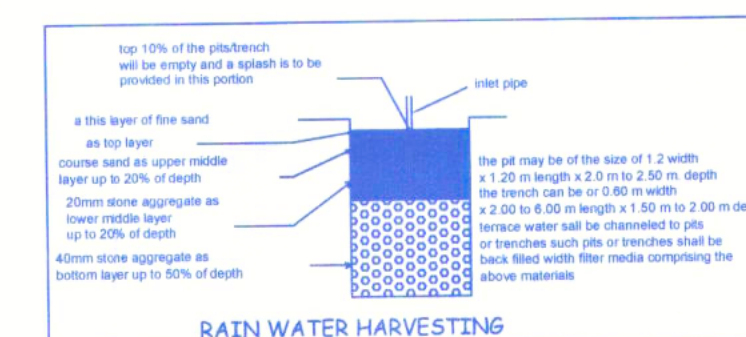
VISITOR PARKING AREA PROPOSED	
REQ. PARKING = 15.43 SQ.MT	
CAR 1 = 00 X 10.35 = 00.00	
CAR 2 = 00 X 12.50 = 00.00	
SCOOTER = 08 X 2.00 = 16.00	
(TOTAL VISITOR PARKING AREA = 16.00)	

EV PARKING CALCULATION	
RESI. TOTAL CAR = 20 X 20% EV PARKING = 4.00	
SAY = 4 EV PARKING	
TOTAL SCOOTER = 40 X 20% EV PARKING = 8.00	
SAY = 8 EV PARKING	

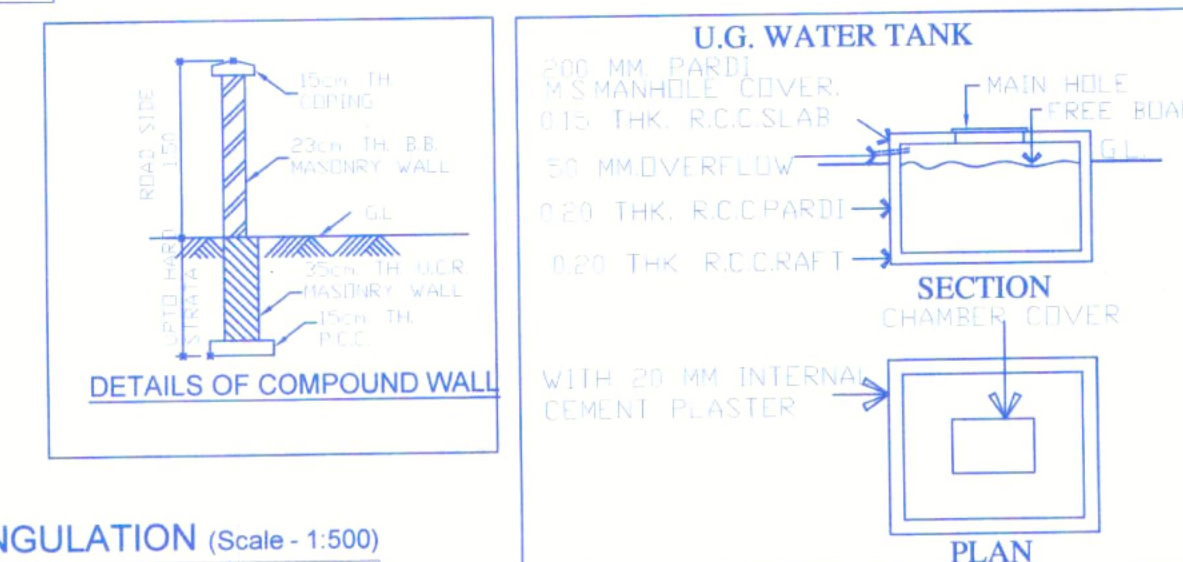
(9.31) ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES			
BUILDING	FLOOR	Req. Sq.mt	Proposed Sq.mt
FITNESS CENTER			
SOCIETY OFFICE	GROUND FLOOR	20.00	20.02
CRECHE			
DRIVER ROOM	GROUND FLOOR	12.00	12.00
SANITARY BLOCK	GROUND FLOOR	3.00	3.00
ENT. LOBBY	GROUND FLOOR	9.00	9.01
METER ROOM	GROUND FLOOR		8.20



TYPICAL SECTION FOR COVERED PARKING AT SIDE MARGIN (SIDE MARGIN) COVERED PARKING SECTION X-X



RAIN WATER HARVESTING



DETAILS OF COMPOUND WALL

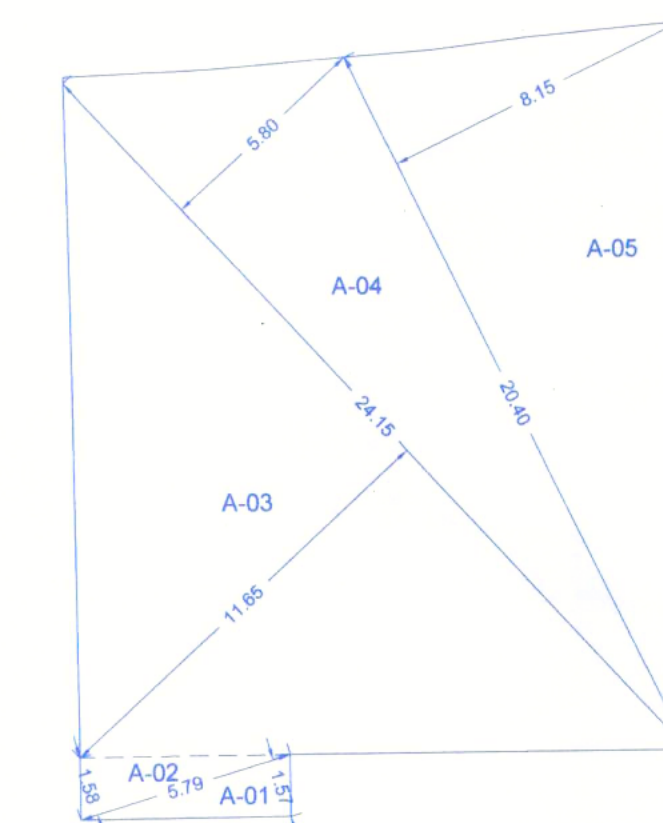
U.G. WATER TANK

TRIANGULATION (Scale - 1:500)

Polygon	Area
A-01 68.80x32.32x0.50	1111.81
A-02 68.80x3.84x0.50	132.10
A-03 64.35x18.60x0.50	598.46
A-04 53.15x1.22x0.50	32.42
A-05 29.30x0.60x0.50	8.79
A-06 29.30x0.67x0.50	9.82
A-07 53.08x28.18x0.50	747.90
A-08 52.78x1.41x0.50	37.20
A-09 52.78x12.36x0.50	326.06
TOTAL PLOT AREA	3004.56

OPEN SPACE (Scale - 1:200)

Polygon	Area
A-01 5.79x1.57x0.50	4.54
A-02 5.79x1.58x0.50	4.57
A-03 24.15x11.65x0.50	140.67
A-04 24.15x5.80x0.50	70.03
A-05 20.40x8.15x0.50	83.13
TOTAL	302.94



AREA STATEMENT		SQ. MT
1. AREA OF PLOT		3000.00
(minimum area of a,b,c to be considered)		
(a) As per ownership document (7/12, CTS extract)		3000.00
(b) As per measurement sheet		3004.56
(c) As per site		3004.56
2. Deductions for		
(a) proposed D.P./D.P. Road widening Area / Service Road /Highway widening		00.00
(b) Any D.P. Reservation area		00.00
(Total a+b)		00.00
3. Balance area of plot (1-2)		3000.00
4. Amenity Space (if applicable)		0.00
(a) Required -		00.00
(b) Adjustment of 2(b),if any -		0.00
(c) Proposed Amenity Area		00.00
5. Net Plot Area (3-4 (c))		3000.00
6. Recreational Open space (if applicable)		0.00
(a) Required -		300.00
(b) Proposed -		302.94
7. Internal Road area / Green Zone		0.00
8. Plottable area (if applicable)		3000.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5basic FSI)	(3000.00X1.00)	3000.00
10. Addition of FSI on payment of premium		
(a)Maximum permissible premium FSI -based on road width / TOD Zone.		0.00
(b) proposed FSI on payment of premium.		0.00
(c) proposed FSI on payment of premium. (Table No.6G)		0.00
11. In-situ FSI / TDR loading		
(a)In- situ against D.P. road [2.0 x sr.No.2 (a)], if any		0.00
(b)In- situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and/or (c)].		0.00
(c) TDR area		0.00
(d) Total in-situ/ TDR loading proposed (11)(a)+(b)+(c)		0.00
12. Additional FSI area under Chapter No.7		0.00
13. Total entitlement of FSI in the proposal		-
(a) [9+10(b)+11(d)] or 12 whichever is applicable		3000.00
(b) Ancillary Area FSI upto 60% or 80% with payment of charges		486.95
(c) Total entitlement (a + b)		3486.95
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 1.0 or 1.8 } (9+10(a)+11-13(a))		3.10
15. Total Built-up Area in proposal(excluding area at Sr.No.17b)		
(a) Existing Built-up Area		0.00
(b) Proposed Built-up Area (as per 'P-Line')		
i) Residential		3486.95
ii) Commercial		0.00
(c) Total (a+b)		3486.95
16. F.S.I. Consumed (15/15) (should not be more than serial No.14 above)		0.999
17. Area for Inclusive Housing if any		N.A
(a) Required (20%of Sr.no.5)		0.00
(b) Proposed		0.00
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.		