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	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED BUILDING

SR. NO.	FLOOR	B/UP PROPOSED COMMERCIAL	B/UP PROPOSED RESIDENTIAL	TOTAL RESIDENTIAL UNIT
0	GROUND FLOOR	77.56	30.48	4 (COMM)
1	MEZZ./FIRST FL	42.78	206.91	2
2	SECOND FL	0.00	393.55	4
3	THIRD FL	0.00	393.55	4
4	FOURTH FL	0.00	393.55	4
5	FIFTH FL	0.00	393.55	4
6	SIXTH FL	0.00	393.55	4
7	SEVENTH FL	0.00	393.55	4
	TOTAL AREA	120.34	2598.69	26
	TOTAL AREA	2719.03		

PARKING STATEMENT

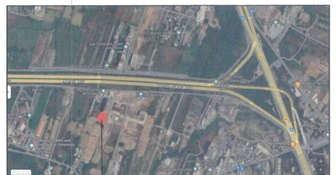
TYPE	CARPET AREA FSI/M2	TENEMENTS UNIT	TENEMENTS PROPOSED	CAR BY RULE	CAR REQD	SCOOTER BY RULE	SCOOTER REQD
RES.	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	2	26	1	13	2	26
RES.	For every tenement having carpet area equal to or above 60 sq.m. but less than 150 sq.m.	1	0	1	0	1	0
COMM.	100 sq.mt. carpet area	100	120.34	2	2	6	7
TOTAL REQUIRED					15		33
TOTAL REQUIRED AREA					193		66.44
TOTAL REQURED AREA						259.03	SQM.
VISITORS PARKING (5% ADDITIONAL)						10.73	

TABLE NO. 12-O Sanitation Requirements – Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit& Vegetable Markets

SR. NO.	Fixtures	Shop Owners MALE	Shop Owners FEMALE	Public Toilet for Floating Population MALE	Public Toilet for Floating Population FEMALE
	REQUIRED :				
1	WATER CLOSET	1 per 8 persons or part thereof		1 per 50	1 per 50
2	Urinals	-		1 per 50	-
	PROPOSED :				
1	WATER CLOSET	TOILET BLOCK PROVIDED		01	01
2	Urinals	-		02	-

WATER REQUIREMENT CALC.

	OVER HEAD WATER TANK CALCULATIONS		
	COMMERCIAL		
	COMM. AREA	120.34	SQ.M
	NO. OF PERSON (COMM. AREA / 3)	40.11	NOS.
	WATER REQUIRED FOR COMM. (PERSON X45)	1805.10	LIT.
	RESIDENTIAL		
1	NO. OF TENEMENTS	26	NOS.
2	NO.OF PERSON PER TENEMENTNT	5	NOS.
3	WATER REQUIRE PER PERSON	135	LIT.
4	WATER REQUIRED	17550	LIT.
5	TOTAL WATER REQUIRED	19355.10	LIT.
6	WATER REQUIRD FOR FIRE	25000.00	LIT.
7	TOTAL WATER REQUIRED FOR OVER HEAD WATER TANK	44355.10	LIT.
	UNDERGROUND WATER TANK CALCULATIONS		
8	WATER REQUIRED FOR UNDER GROUND WATER TANK (2.0 TIMES OF OVER HEAD)	88710.20	LIT.



PROPOSED SITE

LOCATION PLAN (NTS)

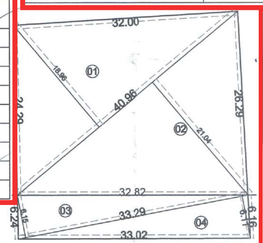
STAMP OF APPROVAL 1/2

Sanctioned No. B.P / KIWALE/ 113/ 2024
Subject to conditions mentioned in the
Office Order No.
given dated 12/12/2024
Pimpri
Date 12/12/2024

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

Ward Officer
: Ward
PCMC., Chinchwad.
Pune-411 033.

P.C.M.C. Chinchwad Municipal Corporation
E&TD.
11/1082
Pune-411 018.



PLOT TRIANGULATION
(SCALE 1:200)

PLOT AREA CALCULATION	
01	388.33
02	430.76
03	102.36
04	101.64
TOTAL	1023.09

FORM OF STATEMENT - 3 [SR. NO. 9 (a)]
PROPOSED BUILDING (RESIDENTIAL)

RESIDENTIAL

FLOOR	FLAT NO.	CARPET AREA	BALCONY CARPET AREA	ENC BAL CARPET AREA
FIRST FLOOR	101	66.76	4.58	17.23
	102	66.76	4.58	17.23
TYPICAL FLOOR (2ND to 7TH FLOOR)	201 ,301 ,401,501,601,701	66.76	4.58	17.23
	202 ,302 ,402,502,602,702	66.76	4.58	17.23
	203 ,303 ,403,503,603,703	66.76	4.58	17.23
	204 ,304 ,404, 504,604,704	66.76	4.58	17.23

COMMERCIAL

FLOOR	FLAT NO.	CARPET AREA	CARPET AREA
GROUND +MEZZANINE FLOOR	SHOP-01	18.00	8.85
	SHOP-02	18.00	8.85
	SHOP-03	18.00	8.85
	SHOP-04	18.00	8.85

SANITATION REQUIREMENT FOR COMMERCIAL

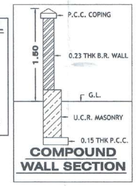
COMMERCIAL AREA
(GROUND FLOOR)
84.63/ 3 = 28.21 SAY 29 PERSONS

(MEZZ. FLOOR)
42.80/ 6 = 7.13 SAY 8 PERSONS

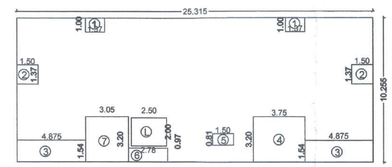
TOTAL PERSON 29+8 = 37 PERSONS

GENTS (2/3 OF 50) = 26 PERSONS
50 PERSONS = 1W.C. 1URINAL

LADIES (1/3 OF 50) = 13 PERSONS
50 = PERSONS = 1W.C.

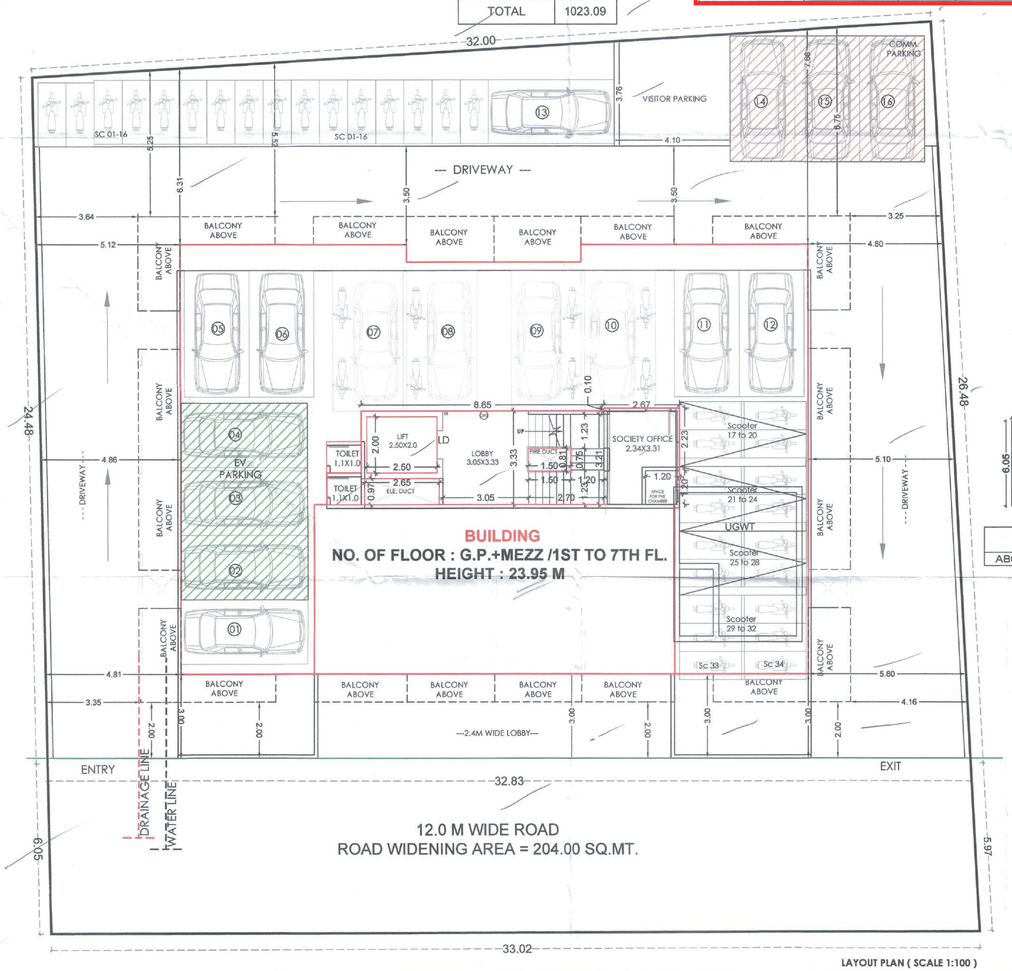


COMPOUND WALL SECTION



FIRST FLOOR KEY PLAN (RESI)

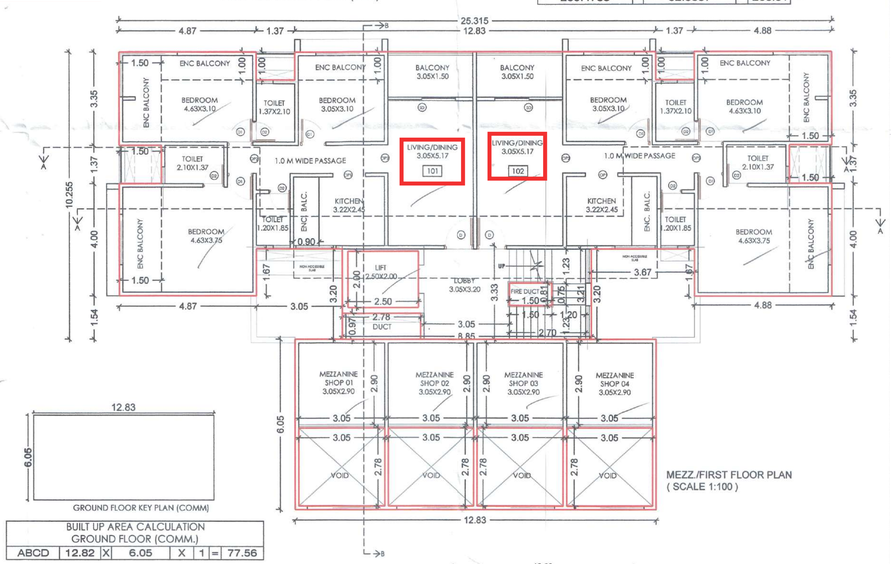
BUILT UP AREA CALCULATION MEZZ./FIRST FLOOR (RESI.)							
ABCD	25.315	X	10.25	X	1	=	259.48
DEDUCTION							
1	1.37	X	1.00	X	2	=	2.74
2	1.50	X	1.37	X	2	=	4.11
3	4.875	X	1.54	X	2	=	15.02
4	3.75	X	3.20	X	1	=	12.00
5	1.50	X	0.81	X	1	=	1.22
6	2.81	X	0.97	X	1	=	2.73
7	3.05	X	3.20	X	1	=	9.76
L	2.50	X	2.00	X	1	=	5.00
TOTAL							52.57
TOTAL BUILT UP AREA							
259.4788		-	52.5657			=	206.91



LAYOUT PLAN (SCALE 1:100)

PERMISSIBLE ANCILLARY AREA CALCULATION

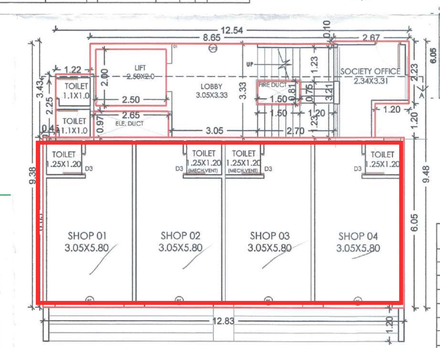
= COMM B/UP / 1.8 X 0.80
= 120.34/1.80 = 66.86 X0.80 = 53.48 SQ.MT.
= TOTAL POTENTIAL - COMM B/UP X 0.60
= 1691.21- 66.86 = 1624.35 X 0.60 = 974.61 SQ.MT.
TOTAL PERMISSIBLE ANCILLARY AREA = 1028.09 SQ.MT.



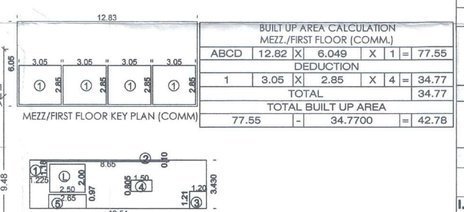
MEZZ./FIRST FLOOR PLAN
(SCALE 1:100)

GROUND FLOOR KEY PLAN (COMM)

BUILT UP AREA CALCULATION GROUND FLOOR (COMM.)							
ABCD	12.82	X	6.05	X	1	=	77.56



GROUND FLOOR PLAN
(SCALE 1:100)



MEZZ./FIRST FLOOR KEY PLAN (COMM)

GROUND FLOOR KEY PLAN (RESI)

BUILT UP AREA CALCULATION MEZZ./FIRST FLOOR (COMM.)							
ABCD	12.82	X	6.049	X	1	=	77.55
DEDUCTION							
1	3.05	X	2.85	X	4	=	34.77
TOTAL							34.77
TOTAL BUILT UP AREA							
77.55		-	34.7700			=	42.78

BUILT UP AREA CALCULATION GROUND FLOOR (RESI.)							
ABCD	12.54	X	3.43	X	1	=	43.01
DEDUCTION							
1	1.225	X	1.180	X	1	=	1.45
2	8.65	X	0.10	X	1	=	0.87
3	1.20	X	1.205	X	1	=	1.45
4	1.50	X	0.805	X	1	=	1.21
5	2.65	X	0.97	X	1	=	2.57
L	2.50	X	2.00	X	1	=	5.00
TOTAL							12.53
TOTAL BUILT UP AREA							
43.01		-	12.53			=	30.48

AREA STATEMENT

1	AREA OF PLOT (minimum area of a,b,c to be considered)	1000.00
	(a) As per ownership document (7/12, CTS extract)	1000.00
	(b) As per measurement sheet	1023.09
	(c) As per site	1028.00
2	DEDUCTION FOR	
	(a) proposed D.P / D.P.Road widening Area / Service Road /Highway widening	204.00
	(b) Any D.P Reservation area	0.00
	(c) Other	
	TOTAL (a+b+c)	204.00
3	Balance area of plot (1-2)	796.00
4	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b),if any -	0.00
	(c) Balance Proposed	0.00
5	Net Plot Area (3-4 (c)	796.00
6	Recreational Open space (if applicable)	0.00
	(a) Required -	0.00
	(b) Proposed -	0.00
7	Internal Road area	0.00
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.5xbasic FSI) (796.00 x 1.10)	875.60
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI -based on road width / TOD Zone	500.00
	(b) proposed FSI on payment of premium.	354.61
	(c) proposed FSI on payment of premium.(Table No.6G)	
11	In-situ FSI / TDR loading	
	(a)In- situ against D.P road [2.0 x sr.No.2 (a)], if any (SITE ROAD AREA=186.00 X2 =372.00)	372.00
	(b)In- situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and /or (c)].	
	(c) TDR area (PERMISSIBLE)	650.00
	(d) Total in-situ/ TDR loading proposed (11)a)+(b)+(c))	89.00
12	Additional FSI area Green building certification 5%	
13	Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable	1691.21
	(a1) Deduction :- Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules	0.00
	(a2) Balance entitlement for Ancillary Area (a - a1)	1691.21
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges(on a2 whichever applicable	1028.09
	(c) Total entitlement (a + b)	2719.30
14	Maximium 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} (9+10(a)+11-13(a1)	2.25
15	Total Built-up Area in proposal(excluding area at Sr.No.17b)	
	(a) Existing Built-up Area	00
	(b) Proposed Built-up Area (as per 'P-Line') i) Residential - 2598.69 sq.mt ii) Commercial - 120.34 sq.mt	2719.03
	(c) Total (a+b)	2719.03
16	F.S.I. Consumed (15/13) (shouid not be more than serial No.14 above)	0.999
17	Area for Inclusive Housing if any	
	(a) Required (20%of Sr.no.5)	
	(b) Proposed mhada	

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.

- ARCON ASSOCIATES

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.

H. OWNER'S NAME & SIGN :-

Mr.SANJAY SURESH JAIN

Owner's SIGN.

I.PROJECT NAME :- SUYOG SIYONA (RESIDENTIAL& COMM)

VILLAGE :-KIWALE, TAL:-HAVELI, DIST:-PUNE
S.NO :- 11/3/1 H.No :- ——,
C.T.S.No :- —— Plot No : —
Discrepation :- REGULAR TRACK

AR.SHEKHAR NAHAR

ARCON ASSOCIATES
architects + planners + interior designers
Saphalya bunglow sector no- 24
plot no- 157 kachghar chowk, nigadi pradhikaran ,
pune-44 hello : 020-27650921 | 9767978037 | 9890723478

ARCHITECT's SIGN.

SCALE	DRG.NO.	DRAWN BY	CHECKED BY
1:100			AR.SHEKHAR
INWARD NO.		DATE	15.10.2024
KEY NO.	——	SHEET NO.	01/02