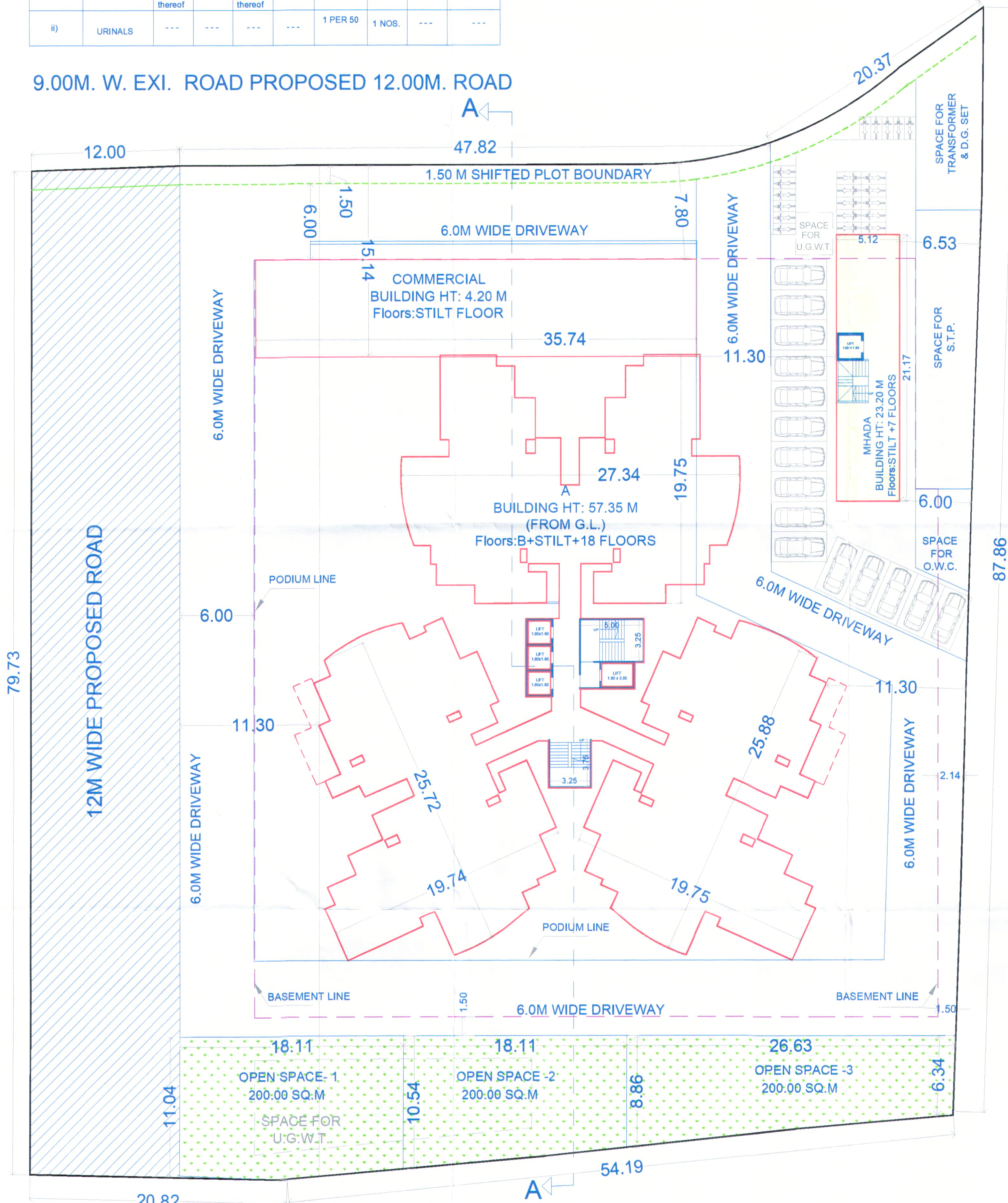


SANITATION REQUIREMENT AS PER TABLE NO-12 'O'

NO. OF PERSONS - 3 SQ.M./PERSONS (GROUND FLOOR) : 276.99 /3 =92.33 PERSONS.									
TOTAL NO. OF PERSONS - 92.33 PERSONS SAY 94 PERSONS									
TOTAL NO. OF PERSONS - 94 PERSONS CONSIDERING 50% GENTS & 50% LADIES.									
NO. OF PERSONS -47 GENTS & 47 LADIES									
SR.NO	FIXTURES	SHOP OWNERS				PUBLIC TOILET FOR FLOTING POPULATION			
(1)	(2)	MALE		FEMALE		MALE		FEMALE	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
		REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
i)	W.C.	1 per 8 persons /part thereof	6 NOS.	1 per 8 persons /part thereof	6 NOS.	1 PER 50 (MINI. 2)	2 NOS.	1 PER 50 (MINI. 2)	2 NOS.
ii)	URINALS	---	---	---	---	1 PER 50	1 NOS.	---	---

9.00M. W. EXI. ROAD PROPOSED 12.00M. ROAD



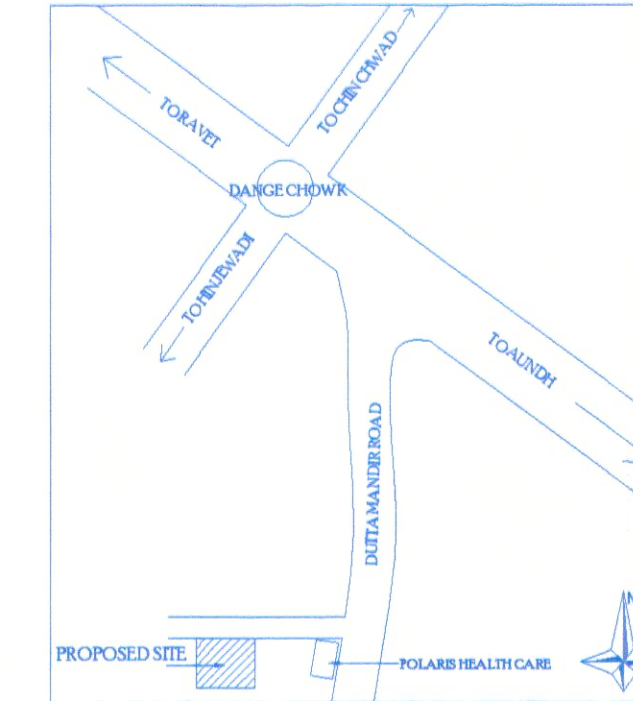
LOCATION PLAN
(SCALE:1:200)

BUILDING WISE F.S.I. STATEMENT						
WING NO.	FLOOR NO.	F.S.I. AREA (M)		MHADA (SQ.M.)	TNMTS.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
		COMM.	RESI.		RESI.	MHADA
A	B+STILT+PO+18 FLOORS	276.99	20943.91	0.00	209.00	0.00
MHADA	STILT+7 FLOORS	0.00	0.00	1321.46	0.00	28.00
	TOTAL	276.99	20943.91	1321.46	209.00	28.00
	TOTAL BUILT UP		21220.90	1321.46		237

Form of Statement 2[Sr.No.9(a)]				
Proposed Building- A				
Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)		TNMTS.
(1)	(2)	COMM.	RESI.	RESI (4)
	BASEMENT	0	0	0
	STILT FLOOR	276.99	0.00	0.00
	1ST FLOOR(PODIUM)	0.00	950.14	8.00
	2ND FLOOR	0.00	1174.01	12.00
	3RD FLOOR	0.00	1174.01	12.00
	4TH FLOOR	0.00	1174.01	12.00
	5TH FLOOR	0.00	1174.01	12.00
	6TH FLOOR	0.00	1174.01	12.00
	7TH FLOOR	0.00	1174.01	12.00
	8TH FLOOR(REFUGE)	0.00	1137.09	11.00
	9TH FLOOR	0.00	1174.01	12.00
	10TH FLOOR	0.00	1190.33	12.00
	11TH FLOOR	0.00	1190.33	12.00
	12TH FLOOR(REFUGE)	0.00	1153.15	11.00
	13TH FLOOR	0.00	1190.33	12.00
	14TH FLOOR	0.00	1190.33	12.00
	15TH FLOOR	0.00	1190.33	12.00
	16TH FLOOR(REFUGE)	0.00	1153.15	11.00
	17TH FLOOR	0.00	1190.33	12.00
	18TH FLOOR	0.00	1190.33	12.00
	TOTAL AREA=	276.99	20943.91	209.00
			21220.90	

Form of statement 3 [Sr. No. 9(g)]					
Area details of Apartment					
Bldg No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony/ Sitout Attached to Apartment	Area of Double height terrace attached to flat.
MHADA	Typical - 2ND TO 7TH FLOOR	401, 501, 601,701	31.94	2.68	0.00
		202, 302, 402, 502, 602,702	31.94	2.68	0.00
		203, 303, 403, 503, 603,703	31.94	2.68	0.00
		404, 504, 604,704	31.94	2.68	0.00

Form of statement 3 [Sr. No. 9(g)]					
Area details of Apartment					
Bldg No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony/ Sitout Attached to Apartment	Area of Double height terrace attached to flat.
MHADA	Typical - STILT & 1ST FLOOR	001, 101	37.70	0.00	0.00
		002, 102	37.70	0.00	0.00
		201, 301	31.94	2.68	0.00
		204, 304	31.94	2.68	0.00

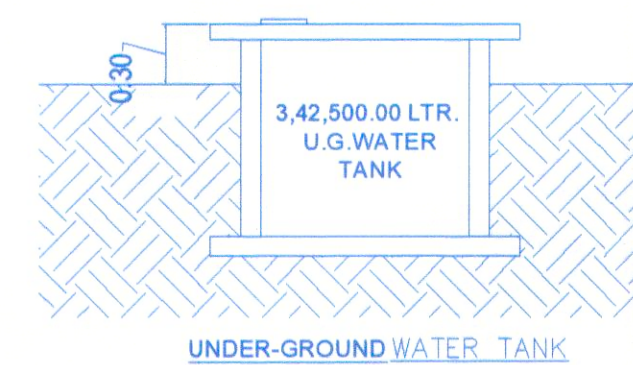
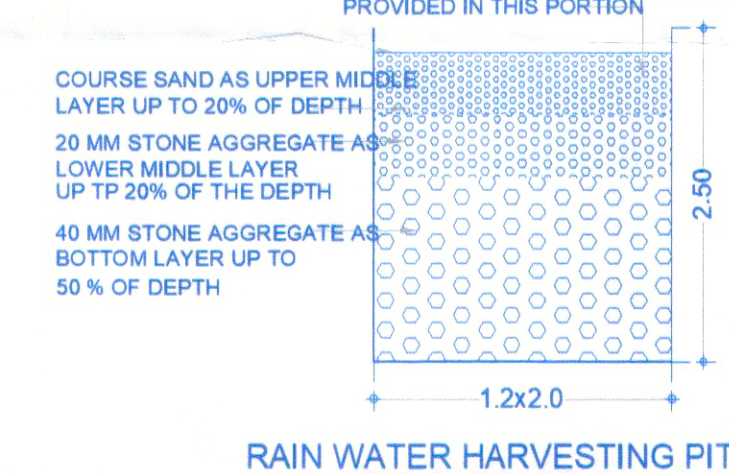
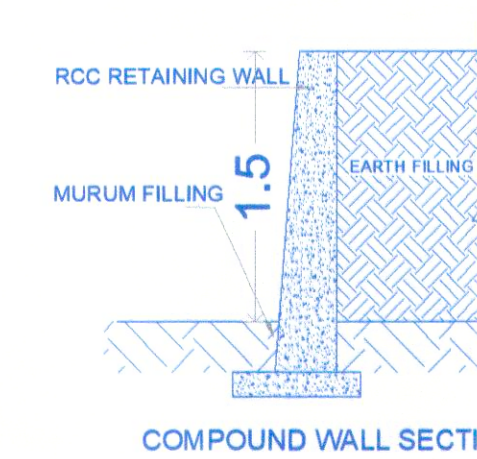


Form of Statement 2[Sr.No.9(a)]				
Proposed Building-				
Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)		TNMTS.
(1)	(2)	(3)	(4)	(5)
MHADA	STILT FLOOR	105.19	2.00	
	1ST FLOOR	105.19	2.00	
	2ND FLOOR	185.18	4.00	
	3RD FLOOR	185.18	4.00	
	4TH FLOOR	185.18	4.00	
	5TH FLOOR	185.18	4.00	
	6TH FLOOR	185.18	4.00	
	7TH FLOOR	185.18	4.00	
	TOTAL AREA=	1321.46	28	

PARKING CALCULATION: BUILDING-A					
TYPE	CARPET AREA / FBI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS.)	
Residential	40 - 80	2	136	68	2
Commercial	80-150	1	73	1	73
Total Required (Nos)	276.99	100	2	68	19
Area Required		209	147	237	454.00
In Addition 5% Visitors Parking		2291.50 x 5% = 114.58			
Total Area Required		2291.50+114.58 = 2406.08			
Total Area Proposed		2410.00			

PARKING CALCULATION: MHADA					
TYPE	CARPET AREA / FBI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS.)	
Residential	35 - 40	2	24	12	2
Commercial	40 - 80	2	4	1	4
Total Required (Nos)		28	14	28	56
Area Required		28	175	56	
In Addition 5% Visitors Parking		231.00 x 5% = 11.55			
Total Area Required		231.00+11.55 = 242.55			
Total Area Proposed		414.82			

WATER REQUIREMENT:			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
RESIDENTIAL	159975	160000.00	
COMMERCIAL	4154.85	4200.00	
OHWT	FIRE REQUIREMENT	35000	
	TOTAL	199129.85	
UGWT	FIRE REQUIREMENT	319950	
	TOTAL	75000.00	
	TOTAL	394950	



*WATER REQUIRED UNDER GROUND = 3,28,800.00 LTR.
*WATER PROVIDED UNDER GROUND = 3,35,000.00 LTR.

STAMP OF APPROVAL

Sanctioned No. B.P /Wakad/ 109 / 2025
Subject to conditions mentioned in the
Office Order No.
aven dated 10/09/2025
Pimpri
Date : 10/09/2025

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)	6000.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	6000.00 SQ.M.
(b) As per measurement sheet	6065.08 SQ.M.
(c) As per site	6065.08 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	0.00 SQ.M.
b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	0.00 SQ.M.
3. Balance area of plot (1-2)	6000.00 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))	6000.00 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	600.00 SQ.M.
(b) Proposed -	600.00 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plottable 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)	6600.00 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. (0.50)	2998.75 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 (0.65 OF sr.no. 1)	3645.14 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	3645.14 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	0.00 SQ.M.
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	13243.89 SQ.M.
(b) Ancillary Area FSI upto 60% or 80%with (13243.89 - (276.99/1.8) = 13090.01 sq.m. (Resi - 80% of 13090.01)=7854.00 SQ.M.	7854.00 SQ.M.
(c) Proposed Comm.=276.99/1.8 = 153.88 sq.m (Comm - 80% of 153.88 sq.m) = 123.10 SQ.M.	123.10 SQ.M.
(c) Total entitlement (a+b)	21220.99 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)	3.20
15. Total B'up Area in proposal(excluding area at Sr.No.17 b)	
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per "P-line")	21220.90 SQ.M.
(c) Total (a+b)	21220.90 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	3.200
17. Area for Inclusive Housing, if any	
(a) Required (6600.00X 20%)	1320.00 SQ.M.
(b) Proposed	1321.46 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO.173/11/A, WAKADI,PUNE. AND THE DIMENSION OF SIDES, 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 / T.P.S. 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 :-

MR. SHARAD SUBRAO KOKATE

PROJECT :-

SURVEY NO. :- 173/11/A

DESCRIPTION : REGULAR TRACK, WAKAD, PUNE.

PATIL & BUGADE ASSOCIATES ARCHITECT - INTERIOR DESIGNER Plot No. 10/10, D-3 Block, Kharber, Nagar, Near to St. Andrews School, H.D.C. Chhatrapati, Pune-411 009 962 350 4590 / 962 870 2249	SHEET NO. :- 01 /09	DATE :-
	DRAWN BY :- IFT/JA	06 AUG 2024
KEY NO. :-		ARCHITECT SIGN :- MR. AMOL BUGADE

SCALE : 1:100