

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	TENEMENTS	Use / Occupancy of Floors.
N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

BUILDING-WISE AREA STATEMENT					
BUILDING NO.	FLOOR	Total Built-up area (SQ.M)	TOTAL MHADA(SQ.M)	TNMTS (NO.S)	MHADA TNMTS (NO.S)
(1)	(2)	(3)	(4)	(5)	(6)
A1	GROUND + PO1+PO2+24 FLOORS	9919.19	0.00	96	
A2	GROUND + PO 1+PO 2+19 FLOORS	7859.19	0.00	76	
A3	GROUND + PO 1+PO 2 + 24 FLOOR	9311.37	0.00	96	
A4	GROUND +PO1+PO 2 + 18 FLOOR	1608.90	2946.02	23	46
B1	GROUND + PO 1+PO 2 + 27 FLOORS	13728.51	0.00	108	
B2	GROUND + PO 1+PO 2 + 27 FLOORS	13840.87	0.00	108	
TOTAL AREA=		56268.03	2946.02	507.00	46.00

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential (A1+A2+A3+A4+B1+B2)	3,73,275.00	3,75,000.00
FIRE REQUIREMENT	1,50,000.00	1,50,000.00
TOTAL	5,23,275.00	5,25,000.00
UGWT	7,46,550.00	7,50,000.00
FIRE REQUIREMENT	5,50,000.00	5,50,000.00
TOTAL	12,96,550.00	13,00,000.00

PARKING CALCULATION-

TYPE	CARPET AREA TENMTS/FSI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS.)
UNIT	PROP. BY RULE	REQD.	BY RULE	REQD.
Residential	40 - 80	2	280	140
Residential	80 - 150	1	273	1
Total Required (Nos)		553	413	553
Area Required			5163.50	1106
In Addition 5% Visitors Parking			6268.50 x 5% = 313.42	
Total Area Required			6268.50+313.42 = 6581.92	
Total Area Proposed			8000.00	

Form of statement 2 [Sr. No. 9(a)] Proposed Building				
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)	TNMTS	
(1)	(3)	(4)	(5)	(6)
BUILDING - B1	GROUND FLOOR	135.98		
	PODIUM 1	71.54		
	PODIUM 2	0.00		
	1ST FLOOR	504.12	4	
	2ND FLOOR	504.12	4	
	3RD FLOOR	504.12	4	
	4TH FLOOR	504.12	4	
	5TH FLOOR (REFUGE)	486.07	4	
	6TH FLOOR	504.12	4	
	7TH FLOOR	504.12	4	
	8TH FLOOR	504.12	4	
	9TH FLOOR	504.12	4	
	10TH FLOOR (REFUGE)	486.07	4	
	11TH FLOOR	504.12	4	
	12TH FLOOR	504.12	4	
	13TH FLOOR	504.12	4	
	14TH FLOOR	504.12	4	
	15TH FLOOR (REFUGE)	486.07	4	
	16TH FLOOR	504.12	4	
	17TH FLOOR	504.12	4	
	18TH FLOOR	504.12	4	
	19TH FLOOR	504.12	4	
	20TH FLOOR (REFUGE)	486.07	4	
	21ST FLOOR	504.12	4	
	22ND FLOOR	504.12	4	
	23RD FLOOR	504.12	4	
	24TH FLOOR	504.12	4	
	25TH FLOOR (REFUGE)	486.07	4	
	26TH FLOOR	504.12	4	
	27TH FLOOR	504.12	4	
TOTAL		13728.51	108.00	

Form of statement 2 [Sr. No. 9(a)] Proposed Building				
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)	TNMTS	
(1)	(3)	(4)	(5)	(6)
BUILDING - B2	GROUND FLOOR	185.89		
	PODIUM 1	133.99		
	PODIUM 2	0.00		
	1ST FLOOR	504.12	4	
	2ND FLOOR	504.12	4	
	3RD FLOOR	504.12	4	
	4TH FLOOR	504.12	4	
	5TH FLOOR (REFUGE)	486.07	4	
	6TH FLOOR	504.12	4	
	7TH FLOOR	504.12	4	
	8TH FLOOR	504.12	4	
	9TH FLOOR	504.12	4	
	10TH FLOOR (REFUGE)	486.07	4	
	11TH FLOOR	504.12	4	
	12TH FLOOR	504.12	4	
	13TH FLOOR	504.12	4	
	14TH FLOOR	504.12	4	
	15TH FLOOR (REFUGE)	486.07	4	
	16TH FLOOR	504.12	4	
	17TH FLOOR	504.12	4	
	18TH FLOOR	504.12	4	
	19TH FLOOR	504.12	4	
	20TH FLOOR (REFUGE)	486.07	4	
	21ST FLOOR	504.12	4	
	22ND FLOOR	504.12	4	
	23RD FLOOR	504.12	4	
	24TH FLOOR	504.12	4	
	25TH FLOOR (REFUGE)	486.07	4	
	26TH FLOOR	504.12	4	
	27TH FLOOR	504.12	4	
TOTAL		13840.87	108.00	

Triangle	Area
A-01	5634.82
A-02	6135.42
A-03	530.20
A-04	479.67
A-05	358.33
A-06	336.82
A-07	86.85
A-08	282.79
A-09	428.53
A-10	402.60
A-11	129.89
Total (PLOT)	14805.92

PARKING STATEMENT						
PARKING		VISITOR PARKING		TOTAL PARKING		
Required	Proposed	Required	Proposed	Required	Proposed	
CAR	413	416	21	434	437	
SCOOTER	553	555	28	581	1136	

ADJ.153(P)

Triangulation



LOCATION PLAN

Form of statement 2 [Sr. No. 9(a)] Proposed Building				
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)	TNMTS	
(1)	(3)	(4)	(7)	
BUILDING - A1	GROUND FLOOR	121.83	0	
	PODIUM 1	0.00	0	
	PODIUM 2	0.00	0	
	1ST FLOOR	410.86	4	
	2ND FLOOR	410.86	4	
	3RD FLOOR	410.86	4	
	4TH FLOOR	410.86	4	
	5TH FLOOR (REFUGE)	395.09	4	
	6TH FLOOR	410.86	4	
	7TH FLOOR	410.86	4	
	8TH FLOOR	410.86	4	
	9TH FLOOR	410.86	4	
	10TH FLOOR (REFUGE)	395.09	4	
	11TH FLOOR	410.86	4	
	12TH FLOOR	410.86	4	
	13TH FLOOR	410.86	4	
	14TH FLOOR	410.86	4	
	15TH FLOOR (REFUGE)	395.09	4	
	16TH FLOOR	410.86	4	
	17TH FLOOR	410.86	4	
	18TH FLOOR	410.86	4	
	19TH FLOOR	410.86	4	
	20TH FLOOR (REFUGE)	395.09	4	
	21ST FLOOR	410.86	4	
	22ND FLOOR	410.86	4	
	23RD FLOOR	410.86	4	
	24TH FLOOR	410.86	4	
TOTAL		9919.19	96.00	

STAMP OF APPROVAL

REVISION NO:
1) B.P./WAKAD/26/2020, DATED: 06/03/2022
2) B.P./WAKAD/10/2022, DATED: 19/07/2022
3) B.P./WAKAD/18/2022, DATED: 12/12/2022
Sanctioned No. B.P./WAKAD/134/2023
Subject to conditions mentioned in the
Office Order No.
aven dated 30/08/2023
Pimpri
Date 30/08/2023



O. C. Signed by
City Engineer

Building Permission Dept.
Pimpri, Pune-18.

AREA STATEMENT

- AREA OF PLOT (Minimum area of a,b,c to be considered) 14805.00 SQ.M.
- (a) As per ownership documents (7/12, CTS extract) 14805.00 SQ.M.
- (b) As per measurement sheet 14805.00 SQ.M.
- (c) As per site 14805.00 SQ.M.
- Deduction for
 - Proposed D.P./Road Widening Area/ Service Road/Highway widening 1415.60 SQ.M.
 - Any D.P. Reservation area 0.00 SQ.M.
 - Total a+b) 0.00 SQ.M.
- Balance area of plot (1-2) 13389.40 SQ.M.
- Amenity Space (if applicable)
 - Required - 0.00 SQ.M.
 - Adjustment of 2(b), if any - 0.00 SQ.M.
 - Balance Proposed - 0.00 SQ.M.
- Net Plot Area (3 - 4 (c)) 13389.40 SQ.M.
- Recreational Open space (if applicable)
 - Required - 1338.94 SQ.M.
 - Proposed - 1441.93 SQ.M.
- Internal Road Area 0.00 SQ.M.
- Plotable area (if required) 0.00 SQ.M.
- Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1-10) 14728.34 SQ.M.
- Addition of FSI on payment of premium
 - Maximum perm. premium FSI- Based on road / TOD Zone 7402.50 SQ.M.
 - Proposed FSI on payment of premium (0.5x14805=7402.50) 7051.95 SQ.M.
- In-situ FSI/TDR loading
 - In-situ area against D.P. road [2.0 x Sr. No. 2(a)] if any. 2831.20 SQ.M.
 - 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.
 - TDR area (0.9x14805.00x0.90=13324.50) 9862.32 SQ.M.
 - Total in-situ / TDR loading prop.(11 (a)+(b)+(c)) 12693.52 SQ.M.
 - GRHA/GBC or equivalent GOLD-Incentive FSI(5%) 736.41 SQ.M.
- Additional FSI area under Chapter No.7 (Internal Road F.S.I.) 0.00 SQ.M.
- Total entitlement of FSI in the proposal
 - (a) [9+10(b)+11(f)] or 12 whichever is applicable. 35210.23 SQ.M.
 - (b) Ancillary Area FSI (60%) (28136.88x 60%=16882.13 SQ.M.) 21126.14 SQ.M.
 - (c) Total entitlement (a+b) 56336.36 SQ.M.
- 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) 4.00
- Total B'up Area in proposal (excluding area at Sr.No.17 b) 0.00 SQ.M.
- Existing built-up area. 0.00 SQ.M.
- Proposed Built-up Area (as per 'P-line') 56268.03 SQ.M.
- Total (a+b) 56268.03 SQ.M.
- F.S.I. Consumed (15/6) (should not be more than serial No.14 above.) 3.339
- Area for Inclusive Housing, if any
 - Required (20% of Sr.No.9) (14728.34 X 20%) 2945.66 SQ.M.
 - Proposed 2946.02 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. 153/1(A/P), 153/20, 21, 22, 24, 27, 31, 33, 34, 35, WAKAD 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/7 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 :-
M/S. MIHR HOMES REALTY
(FORMERLY KNOWN AS MIHR SYNTHETICS)
THROUGH PARTNERS
MR. AMIT SUGANCHAND SANCHETTI &
MR. MAHENDRA PANDURCHAND SABADRA

PROJECT :-

SURVEY NO. :- 153/1(A/P), 153/20, 21, 22, 24, 27, 31, 33, 34, 35

DESCRIPTION :- REGULAR TRACK, VILLAGE - WAKAD, PUNE

INWARD NO. :-

SHEET NO. :- 01/11

DRAWN BY :-

DATE :- 25 JUL 2022

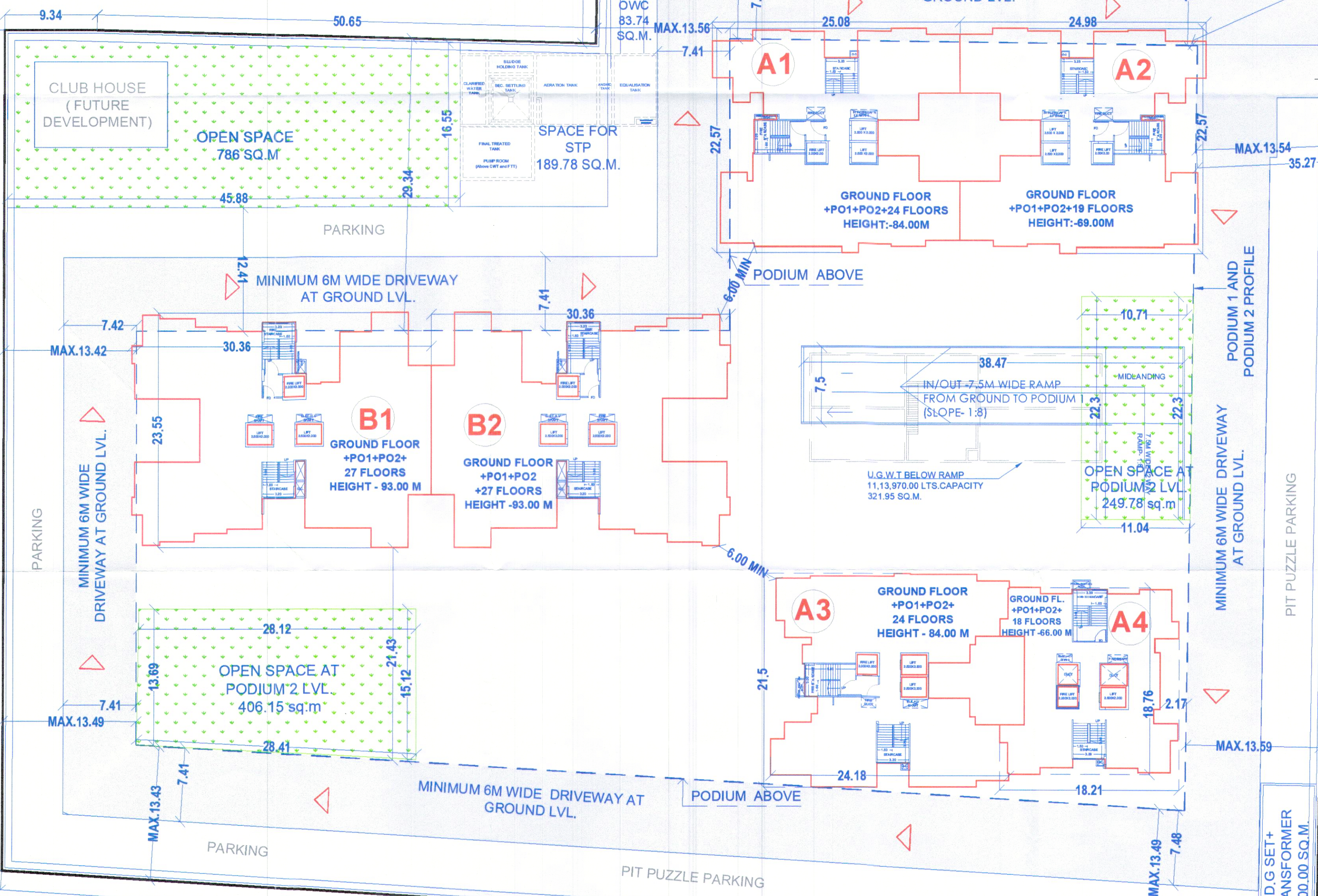
KEY NO. :-

ARCHITECT INTERIOR DESIGNER

MR. AMOL BAGUDE

982 350 4590 | 982 870 2948

SCALE :- 1:100



LAYOUT PLAN

(SCALE:-1:1000)

Form of statement 2 [Sr. No. 9(a)] Proposed Building				
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)	TNMTS	
(1)	(3)	(4)	(7)	
BUILDING - A2	GROUND FLOOR	122.23		
	PODIUM 1	0.00		
	PODIUM 2	0.00		
	1ST FLOOR	409.70	4	
	2ND FLOOR	409.70	4	
	3RD FLOOR	409.70	4	
	4TH FLOOR	409.70	4	
	5TH FLOOR (REFUGE)	393.92	4	
	6TH FLOOR	409.70	4	
	7TH FLOOR	409.70	4	
	8TH FLOOR	409.70	4	
	9TH FLOOR	409.70	4	
	10TH FLOOR (REFUGE)	393.92	4	
	11TH FLOOR	409.70	4	
	12TH FLOOR	409.70	4	
	13TH FLOOR	409.70	4	
	14TH FLOOR	409.70	4	
	15TH FLOOR (REFUGE)	393.92	4	
	16TH FLOOR	409.70	4	
	17TH FLOOR	409.70	4	
	18TH FLOOR	409.70	4	
	19TH FLOOR	409.70	4	
	20TH FLOOR (REFUGE)	371.57	4	
	21TH FLOOR	385.37	4	
	22TH FLOOR	385.37	4	
	23TH FLOOR	385.37	4	
	24TH FLOOR	385.37	4	
TOTAL		7859.19	76.00	

Form of statement 2 [Sr. No. 9(a)]					
Proposed Building					
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)	MHADA (SQ.M)	TNMNTS	MHADA TNMNTS
(1)	(3)	(4)	(5)	(6)	(7)
BUILDING - A4	GROUND FLOOR	135.89			
	PODIUM 1				
	PODIUM 2				
	1ST FLOOR		253.49		4
	2ND FLOOR		253.49		4
	3RD FLOOR		253.49		4
	4TH FLOOR		253.49		4
	5TH FLOOR		205.56		3
	(REFUGE)				
	6TH FLOOR		253.49		4
	7TH FLOOR		253.49		4
	8TH FLOOR		253.49		4
	9TH FLOOR		253.49		4
	10TH FLOOR		205.56		3
	(REFUGE)				
	11TH FLOOR		253.49		4
	12TH FLOOR		253.49		4
	13TH FLOOR	253.49	0.00		
	14TH FLOOR	253.49		4	
	15TH FLOOR	205.56		3	
(REFUGE)					
16TH FLOOR	253.49		4		
17TH FLOOR	253.49		4		
18TH FLOOR	253.49		4		
	TOTAL	1808.90	2946.02	23.00	46.00