STATEMENT 2
PROPOSED BUILDING

FLOOR P.LINE AREA STATEMENT: -

FLOOR'S NAME	TOTAL BUILT- UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE AREA IN SQ.M.							
BLDG	M BLDG	L BLDG	K BLDG	J BLDG	I BLDG			TOTAL
	COMM.				MAHADA	COMM	RESI	
LOWER BASEMENT	-	-	-	-	-	-	-	-
UPPER BASEMENT	-	-	-	-	-	-	-	-
GR/PAR. FLOOR	35.17	49.26	54.64	55.76	-	69.26	242.41	506.50
FIRST FLOOR	112.52	-	702.49	717.81	229.53	-	-	1762.35
SECOND FLOOR	112.52	-	702.49	717.81	229.53	-	-	1762.35
THIRD FLOOR	-	-	702.49	717.81	229.53	-	-	1649.83
FOURTH FLOOR	-	-	702.49	717.81	229.53	-	-	1649.83
FIFTH FLOOR	-	-	702.49	717.81	229.53	-	-	1649.83
SIXTH FLOOR	-	-	702.49	717.81	229.53	-	-	1649.83
SEVENTH FLOOR	-	-	654.05	685.52	214.80	-	-	1554.37
EIGHTH FLOOR	-	-	702.49	717.81	229.53	-	-	1649.83
NINTH FLOOR	-	-	702.49	717.81	59.44	-	170.08	1649.83
TENTH FLOOR	-	-	702.49	717.81	-	-	-	1420.30
ELEVENTH FLOOR	-	-	-	-	-	-	-	-
TWELFTH FLOOR	-	-	-	-	-	-	-	-
P LINE AREA	260.21	49.26	7031.10	7201.57	1880.95	69.26	412.49	16904.84
					2362.70			
PROPOSED TENEMENT	0.00	0.00	99.00	99.00	32.00 +	03 = 35.00		233.00

TOTAL P LINE AREA = 16904.84 SQ.M.

MAHADA P LINE AREA = 1880.95 SQ.M.

PROPOSED P LINE AREA = 15023.89 SQ.M.

REQUIRED WATER TANK CAPACITY.

BLDG.	TOTAL TENEMENT	OVER HEAD REQ. WATER TANK CAP.	FIRE PROPOSED	OVER HEAD PROP. WATER TANK CAP.	U.GROUND REQ. WATER TANK CAP.	FIRE PROPOSED	U.GROUND PROPOSED WATER TANK CAP.
M BLDG	35.17/3 SAY-11.72 337.56/6 SAY-56.26	67.98 X 45.00 = 3059.10	–	3059.10	3059.10 X1.50 = 4,588.65	–	= 4,588.65 LIT.
K BLDG	99 NOS.	99 X 5 X 135 = 66825.00 LIT.	25,000.00	91825.00	66825.00 X 1.50 = 1,00,237.50	50,000.00	= 1,50,237.50 LIT.
J BLDG	99 NOS.	99 X 5 X 135 = 66825.00 LIT.	25,000.00	91825.00	66825.00 X 1.50 = 1,00,237.50	50,000.00	= 1,50,237.50 LIT.
I BLDG	69.26/3 35 NOS.	24 X 45 = 1080.00 LIT. 35 X 5 X 135 = 23625.00 LIT.	25,000.00	49705.00	24705 X 1.50 = 37057.50	50,000.00	= 87057.50 LIT.
TOTAL	233.00 NOS.						

PARKING STATEMENT.

FLAT CARPET AREA	NO. OF TENEMENT	CAR.	SCOOTER
UP TO 80.00 SQ.M. (2TEN.=1,5)	233.00	117	585
COMM. 292.97 SQ.M. (ONCARPET AREA100 SQ.M.=2,6)	-	6	18
TOTAL.	233.00	123	603.00
5% VISITERS PARKING		7.00	31.00
TOTAL NOS PARKING		130.00	634.00
		X12.50	X2.00
TOTAL.		1625.00	1268.00
TOTAL PARKING REQUIRED.	=	2893.00	SQ.M.
AREA OF PROVIDED COVERED PARKING.	=	4309.68 SQ.M.	

PROPOSED PARKING NOS

FLOOR	CAR	SCOTER
LOWER BAS.	58	180.00
UPPER BAS.	58	180.00
PARKING FL.	84	300.00
TOTAL	200.00	660.00

अट क्र.- ४ – भूधारकांनी बांधकामाचे क्षेत्र (Construction Area) FSI व Non FSI क्षेत्र मिळून २०,००० चौ.मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाकडून ना-हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.

अट क्र.- २३ सर्व सदनिकांच्या आणि एकत्रित विक्रय निर्देशक व प्रोत्साहन नियमावली अधिसूचना दिनांक २ सप्टेंबर २०२० अधिनियम ३७ (१) मधले मधुर कंपोस्टरद्वारे ४००० चौ. मी. व त्यापेक्षा बांधकाम क्षेत्र (Built up) असलेल्या निवासी व अनिवासी इमारतींमध्ये organic waste composter (O.W.C) बसविणे व कार्यान्वित ठेवणे बंधनकारक आहे.

अट क्र.२३: नि. वि. व्यवस्थापन विकास नियंत्रण नियमावलीतील मधुर क. ९.२०.२ (ब) सुधार २०.०० मी. उपनिविका जाळ उपलब्ध इमारतींच्या छतावरील सांडपाणी साठवण टाकी Mechanical Ventilation संयंत्रा बसविणे व कार्यान्वित ठेवणेची बाब विकास परवानगी बंधनकारक आहे.

अट क्र.४१:- भारतीय मानक सं 2309, 1989 रीती हाईटेन्सुसार ३१.०० मी. व त्यापेक्षा उंचीचे विद्युतदाब संरक्षण करण्यासाठी इमारतीवर Lightning Arrester बसविणे बंधनकारक आहे.

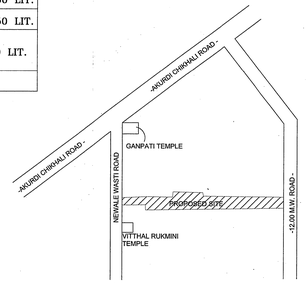
अट क्र. १५ :- सर्व साधारणता आणि एकत्रित नियंत्रण व प्रोत्साहन नियमावली (UDCPR) नियमावली क. ९.१.२ (ब) प्रमाणे बेसमेंट क्षेत्रा पासून २.०५ मीटर वरी सांडपाण Mechanical Ventilation Exaust Fan बसविणे व कार्यान्वित ठेवणे विकास परवानगी बंधनकारक आहे.

Sanctioned No. B.P. (Chikhali) 152/2022
Subject to conditions mentioned in the Office Order No.
dated 25/04/2022
Pimpri
Date: 25/04/2022

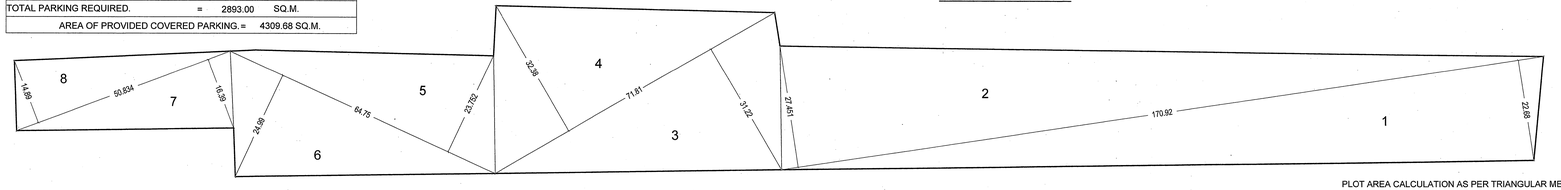
Pune Municipal Corporation ESTD. 15/08/1982

Dy. Jt. City Engineer
Building Permission Dept
PCMC, Pimpri, Pune-18.

O. C. Signed by
Joint City Engineer



LOCATION PLAN

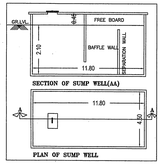


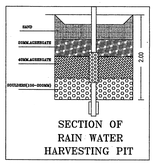
PLOT AREA CALCULATION AS PER TRIANGULAR METHOD

PLOT AREA CALCULATION AS PER TRIANGULAR METHOD

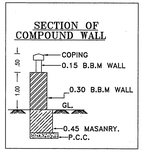
1)	22.68	X	170.92	X 0.50	=	1938.23	SQ.M.
2)	27.45	X	170.92	X 0.50	=	2345.88	SQ.M.
3)	31.22	X	71.81	X 0.50	=	1120.95	SQ.M.
4)	32.38	X	71.81	X 0.50	=	1162.60	SQ.M.
5)	23.752	X	64.75	X 0.50	=	768.97	SQ.M.
6)	24.99	X	64.75	X 0.50	=	809.05	SQ.M.
7)	16.39	X	50.834	X 0.50	=	416.58	SQ.M.
8)	14.89	X	50.834	X 0.50	=	378.46	SQ.M.

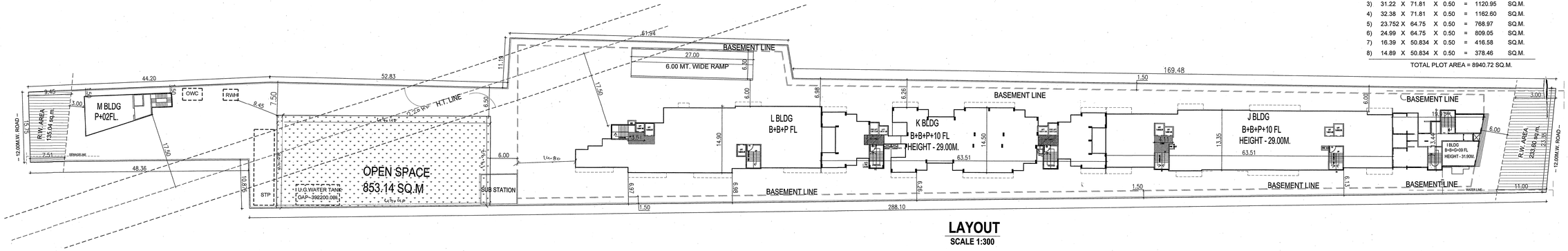
TOTAL PLOT AREA = 8940.72 SQ.M.





SECTION OF RAIN WATER HARVESTING PIT





LAYOUT
SCALE 1:300

LAYOUT PLAN

1/12

PROPOSED COMM+RESI. BUILDING
G.NO. –: 998,1001,1002,1003,1004
AT. –: CHIKHALI,PUNE
OWNER–: S.B.PATIL SPACES AND INFRA LTD.
THROUGH MR.GANESH S. PATIL

STAMPS OF APPROVAL OF PLANS:

A) AREA STETEMENT	TOTAL PLOT SQ.M.
1. AREA OF PLOT (minimum area of S.R.A. to be considered)	8900.00
(A) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	8900.00
(B) AS PER MEASUREMENT SHEET	8900.00
(C) AS PER SITE	– –
2. DEDUCTIONS FOR	– –
(A) PROPOSED D.P./S.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	368.64
(B) ANY D.P. RESERVATION AREA	–
(TOTAL A+B)	–
3. BALANCE AREA OF PLOT (1-2)	8531.36
4. AMENITY SPACE (IF APPLICBIBLE)	– –
(A) REQUIRED=	– –
(B) ADJUSTMENT OF 2(B)(IF ANY=	– –
(C) BALANCE PROPOSED=	– –
5. NET PLOT AREA (3-4 (C))	8531.36
6. RECREATIONAL OPEN SPASE (IF APPLICABLE)	– –
(A) REQUIRED=	853.14
(B) PROPOSED=	853.14
7. INTERNAL ROAD AREA	– –
8. PLOTABLE AREA (IF APPLICABLE)	8531.36
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. no. 5xbasic FSI) 8531.36X1.10	9384.50
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	– –
(A) MAXIMUM PERMISSISIBLE PREMIUM FSI–BASED ON ROAD WIDTH/TOD ZONE.	4450.00
(B) PROPOSED FSI ON PAYMENT OF PREMIUM. 41.89%	– –
11. IN-SITU FSI/TDR LOADING	– –
(A) IN–SITU AREA AGAINST D.P. ROAD [2.0x sr.NO.3 (A)]LF ANY	– –
(B) IN–SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85x Sr.NO. 4 (B) and/or(C)].	– –
(C) TDR AREA	– –
(D) TOTAL IN–STU/TDR LOADING PROPOSED (11(a)+(b)+(c))	– –
12. ADDITIONAL FSI AREA UNDER CHAPTER NO.7	– –
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
A) [9+10(b)+11(d)]or 12 WHICHEVER IS APPLICABLE.	9384.50
(B) ANCILLARY AREA FSI UPTO 60% or 80% WITH PAYMENT OF CHARGES. 9201.46 X 60% RESI. = 5520.88 329.47/1.80 = 183.04 X 80% COMM. = 146.43	5667.31
(C) TOTAL ENTITLEMENT (a+b)	15051.81
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (building potential)(PERMISSIBLE AS PER ROAD WITH [AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABL]x1.8 OR 1.8]	3.60
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area of Sr.no 17b)	–
(A) EXISTING BUILT–UP AREA.	– –
(B) PROPOSED BUILT–UP AREA.(as per 7–line)	15023.89
(C) TOTAL (a+b)	15023.89
16. F.S.I. CONSUMED (15/13)(should not be more than serial NO.14 above)	1.76
17. AREA FOR INCLUSIVE HOUSING,IF ANY	– –
(A) REQUIRED (20% of Sr.No.5)	1876.90
(B) PROPOSED	1880.95

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 tallieswith the area stated in document of Ownership/T.P.Scheme Records/land Records Department/city Survey records.

(Name of Architect/ Licensed Engineer/ Supervisor.)

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 ofproper technical person so as to ensure the quality and safety at the work site

M/S - S.B.PATIL SPACES AND INFRA LTD.
THROUGH MR.GANESH S. PATIL
(Owners name and signature)

'DESIGNS ASSOCIATES'
G.NO.111 GK PALACE,D BLDG
FLAT NO –106, AT.BORHADEWADI,
PUNE.–412105.

LE. AVINASH WAGHMARE- LE / 0865 LE. BALAJI GAIKWAD - LE/0538

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.			DATE	24/03/2021
KEY NO.			SHEET NO.	