

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.
NA	NA	NA	NA	NA	NA

WATER REQUIREMENT:			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
RESIDENTIAL	202500	210000	
OHWT FIRE REQUIREMENT	75000	75000	
TOTAL	277500	285000	
RESIDENTIAL	303750	315000	
UGWT FIRE REQUIREMENT	225000	225000	
TOTAL	528750	540000	

PARKING CALCULATION:-

TYPE	CARPET AREA TENEMENTS/ FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS.)
Residential	40 - 80	2	192	1
MHADA	40 - 80	2	32	1
Total Required (Nos)		300	188	300
Area Required			2350.00	600.00
In Addition 5% Visitors Parking			2950.00 x 5% = 147.50	
Total Area Required			2950.00+147.50 = 3097.50	
Total Area Proposed			3100.00	

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)	MHADA (SQ.M)	TNMTS.	MHADA TNMTS.
(1)	(2)	(3)	(4)	(5)	(6)
BUILDING A	BASEMENT-2	0.00	0.00	0	0
	BASEMENT-1	0.00	0.00	0	0
	GROUND FLOOR	52.06	0.00	0	0
	PODIUM FLOOR	0.00	0.00	0	0
	1ST FLOOR	767.59	0.00	8	0
	2ND FLOOR	190.54	577.05	2	6
	3RD FLOOR	190.54	577.05	2	6
	4TH FLOOR	190.54	577.05	2	6
	5TH FLOOR	190.54	577.05	2	6
	6TH FLOOR(REFUGE)	762.36	0.00	8	0
	7TH FLOOR	767.59	0.00	8	0
	8TH FLOOR	767.59	0.00	8	0
	9TH FLOOR	767.59	0.00	8	0
	10TH FLOOR	767.59	0.00	8	0
	11TH FLOOR(REFUGE)	762.36	0.00	8	0
	12TH FLOOR	767.59	0.00	8	0
	13TH FLOOR	767.59	0.00	8	0
	14TH FLOOR	767.59	0.00	8	0
	15TH FLOOR	767.59	0.00	8	0
	16TH FLOOR(REFUGE)	762.36	0.00	8	0
	17TH FLOOR	767.59	0.00	8	0
	18TH FLOOR	767.59	0.00	8	0
	19TH FLOOR	767.59	0.00	8	0
	20TH FLOOR	767.59	0.00	8	0
	21TH FLOOR(REFUGE)	762.36	0.00	8	0
	22TH FLOOR	767.59	0.00	8	0
	23TH FLOOR	767.59	0.00	8	0
	24TH FLOOR	767.59	0.00	8	0
	25TH FLOOR	767.59	0.00	8	0
	26TH FLOOR(REFUGE)	762.36	0.00	8	0
	27TH FLOOR	767.59	0.00	8	0
	28TH FLOOR	767.59	0.00	8	0
	29TH FLOOR	767.59	0.00	8	0
	30TH FLOOR	767.59	0.00	8	0
	31TH FLOOR(REFUGE)	762.36	0.00	8	0
	32TH FLOOR	767.59	0.00	8	0
	33TH FLOOR	871.85	0.00	6	0
	34TH FLOOR	767.59	0.00	6	0
	TOTAL AREA=	23914.80	2308.20	244	24

BUILDING A - REFUGE AREA CALCULATION

NO. OF OCCUPANTS CONSIDERED FOR REFUGE AREA i.e. ACCORDING TO RESIDENTIAL BUILDING, A) OCCUPANT LOAD=5 PERSON/TENEMENT B) REFUGE AREA = 0.3 SQ.M./TENEMENT C) NO. OF TENEMENTS FOR 2 CONSECUTIVE FLRS.+1 REFUGE FLR. = 16+8= 24 TENEMENTS REFUGE AREA REQUIRED (A)X(B)X(C) = 24 X 0.3 X 5 = 36.00 SQ.M. (REQ.) D) REFUGE AREA FOR HANDICAPPED= 272 X 5/200 = 6.8 = 7 SQ.M. TOTAL REFUGE AREA REQUIRED= 36.00+ 7.00 = 43.00 SQ.M. REFUGE AREA PROVIDED = 43.49 SQ.M.

REFUGE AREA CALCULATIONS		
BUILDING NO.	REFUGE AREA (REQUIRED)	REFUGE AREA (PROVIDED)
(1)	(2)	(3)
A	42.00 X 6 = 252.00	260.94
TOTAL AREA=	252.00	260.94

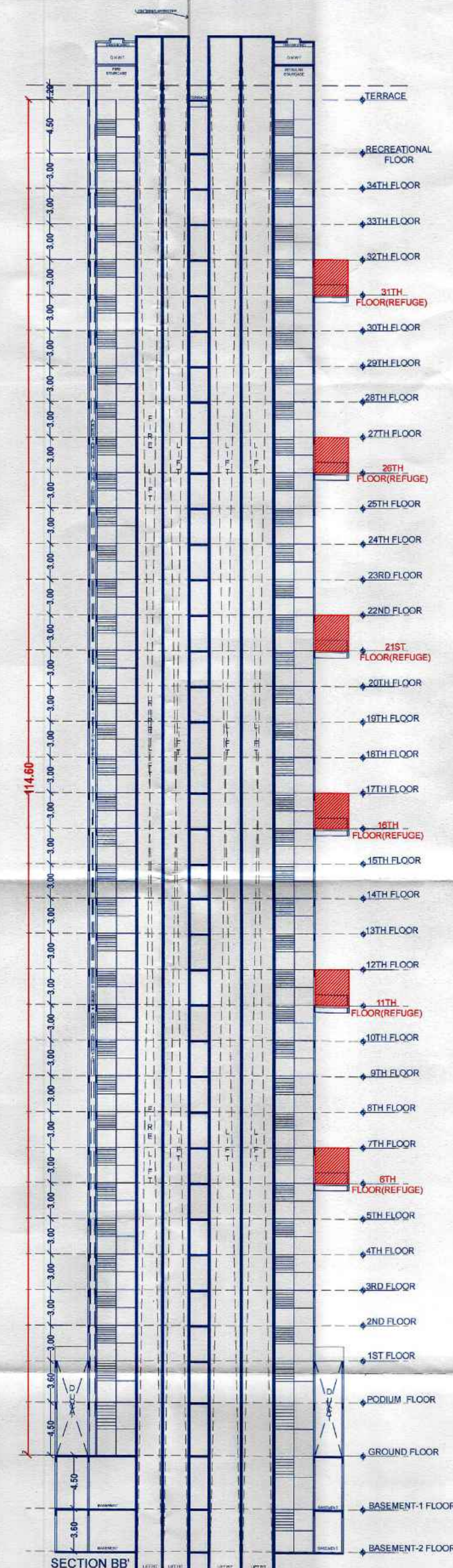
Form of Statement no. 3					
BUILDING B - CARPET AREA STATEMENT AS PER RERA					
FLAT NO.	CARPET AREA (SQ.M)	BALC. (SQ.M)	DRY BALC. (SQ.M)	TOTAL	OPEN TERRACE (SQ.M)
101,104,105,108	60.84	4.86	1.8	67.50	25.80
102,103	63.11	7.14	1.80	72.05	22.47
106,107	79.53	8.73	1.92	90.18	22.47
201,204,205,208	60.84	4.86	1.80	67.50	0.00
202,203	63.11	7.14	1.80	72.05	0.00
206,207	79.53	8.73	1.92	90.18	0.00
301,304,305,308	60.84	4.86	1.80	67.50	0.00
302,303	63.11	7.14	1.80	72.05	0.00
306,307	79.53	8.73	1.92	90.18	0.00
401,404,405,408	60.84	4.86	1.80	67.50	0.00
402,403	63.11	7.14	1.80	72.05	0.00
406,407	79.53	8.73	1.92	90.18	0.00

Buildingwise F.S.I Statement						
Bldg no.	Floor	Building Height from ground level(M)	RESI. AREA (SQ.M)	MHADA (SQ.M)	TNMTS.	MHADA TNMTS.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
BLDG-A	B2+B1+GR.+PO.+34 FLOORS+RECREATIONAL FLOOR	114.60	23914.80	2308.20	244.00	24.00
BLDG-B	B1+GR.+PO.+4 FLOORS	20.10	2273.76	848.50	24.00	8.00
BLDG-C	B1+GR.+PO.	8.10	0.00	0.00	0.00	0.00
	TOTAL AREA		26188.56	3156.70	268.00	32.00
	TOTAL AREA =		26188.56		300	



LOCATION

Form of Statement no. 3					
BUILDING A - CARPET AREA STATEMENT AS PER RERA					
FLAT NO.	CARPET AREA (SQ.M)	BALC. (SQ.M)	DRY BALC. (SQ.M)	TOTAL	OPEN TERRACE (SQ.M)
101,104,105,108	60.84	4.86	1.8	67.50	25.80
102,103	79.53	8.73	1.92	90.18	22.47
106,107	63.11	7.14	1.80	72.05	23.85
201,301,401,501	60.84	4.86	1.80	67.50	0.00
202,302,402,502	79.53	8.73	1.92	90.18	0.00
203,303,403,503	79.53	8.73	1.92	90.18	0.00
204,304,404,504	60.84	4.86	1.8	67.50	0.00
205,305,405,505	60.84	4.86	1.80	67.50	0.00
206,306,406,506	63.11	7.14	1.8	72.05	0.00
207,307,407,507	63.11	7.14	1.8	72.05	0.00
208,308,408,508	60.84	4.86	1.8	67.50	0.00
701,801,901,1001,1201,1301,1401,1501,1701,1801,1901,2001,2201,2301,2401,2501,2701,2801,2901,3001,3201,3401	60.84	4.86	1.8	67.50	0.00
702,802,902,1002,1202,1302,1402,1502,1702,1802,1902,2002,2202,2302,2402,2502,2702,2802,2902,3002,3202,3402	79.53	7.58	1.92	89.03	0.00
703,803,903,1003,1203,1303,1403,1503,1703,1803,1903,2003,2203,2303,2403,2503,2703,2803,2903,3003,3203,3403	79.53	7.58	1.92	89.03	0.00
704,804,904,1004,1204,1304,1404,1504,1704,1804,1904,2004,2204,2304,2404,2504,2704,2804,2904,3004,3204,3404	60.84	4.86	1.80	67.50	0.00
705,805,905,1005,1205,1305,1405,1505,1705,1805,1905,2005,2205,2305,2405,2505,2705,2805,2905,3005,3205	60.84	4.86	1.80	67.50	0.00
706,806,906,1006,1206,1306,1406,1506,1706,1806,1906,2006,2206,2306,2406,2506,2706,2806,2906,3006,3206	63.11	7.14	1.80	72.05	0.00
707,807,907,1007,1207,1307,1407,1507,1707,1807,1907,2007,2207,2307,2407,2507,2707,2807,2907,3007,3207	63.11	7.14	1.80	72.05	0.00
708,808,908,1008,1208,1308,1408,1508,1708,1808,1908,2008,2208,2308,2408,2508,2708,2808,2908,3008,3208	60.84	4.86	1.80	67.50	0.00
604,605,1104,1105,1604,1605,2104,2105,2604,2605,3104,3105	60.84	4.86	1.80	67.50	8.92
601,1101,1601,2101,2601,3101	60.84	4.86	1.80	67.50	8.92
608,1108,1608,2108,2608,3108	44.04	4.86	1.80	50.70	0.00
602,603,1102,1103,1602,1603,2102,2103,2602,2603,3102,3103	79.53	8.73	1.92	90.18	0.00
606,607,1106,1107,1606,1607,2106,2107,2606,2607,3106,3107	63.11	7.14	1.80	72.05	0.00
3301,3304	60.84	4.86	1.80	67.50	12.55
3302,3303	79.53	7.58	1.92	89.03	6.22
3330A,3330B	130.22	12.38	1.80	144.40	23.00
3420A,3420B	129.19	12.38	1.80	143.37	0.00



STAMP OF APPROVAL

Sanctioned No. B.P./Ravet/71/23
Subject to conditions mentioned in the Office Order No. :
aven dated 31/03/23
Pimpri
Date: 31/03/2023

O. C. Signed by
City Engineer

AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	15700.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	15700.00 SQ.M.
(b) As per measurement sheet	15700.00 SQ.M.
(c) As per site	15700.00 SQ.M.
2. Deduction for	
(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)	15700.00 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))	15700.00 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	1570.00 SQ.M.
(b) Proposed -	1583.68 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) (1.00)	15700.00 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 (0.5)	0.00 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	0.00 SQ.M.
(c) GRH/AVGBC or equivalent GOLD - Incentive FSI(5%)	785.00 SQ.M.
(d) Total In-situ / TDR loading prop. (11 (a)+(b)+(c)+(d))	0.00 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	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	16485.00 SQ.M.
(b) Ancillary Area FSI (60%) (16485.00 X 60%)=9891.00 SQ.M.)	9891.00 SQ.M.
(c) Total entitlement (a+b)	26376.00 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	1.60
15. Total Bup Area in proposal (excluding area at Sr.No.17 b)	0.00 SQ.M.
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')	26188.56 SQ.M.
(c) Total (a+b)	26188.56 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No. 14 above)	1.60
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9) (15700 X 20%)	3140.00 SQ.M.
(b) Proposed	3156.70 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. 351/352, 351/352, 351/352 AND THE DIMENSION OF SITES ETC. OF PLOT DATED ON PLANS ARE AS SHOWN ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/PS/CHURN 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 / COLLECTION. 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 :
MRS. GERATEE CONSTRUCTION THROUGH
MR. ANAND DAYANAND AGARWAL

OWNER SIGN :
[Signature]

PROJECT :-

SURVEY NO. :- 351/352, 351/352, 351/352
DESCRIPTION :- REGULAR TRACK, VILLAGE - RAVET, PUNE

INWARD NO. :-

NEBULA ARCHITECTURE

SHEET NO. :- 01 / 09
DRAWN BY :-
KEY NO. :-
ARCHITECT SIGN :- AR. PRAMOD CHAVAN
SCALE :- 1:100

