

Table No.8-B - PARKING CALCULATION - COMMERCIAL & RESIDENTIAL							
TYPE	CARPET AREA / FSI(M2)	TEMPS (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-85 (mhade)	2	24	1	12	2	24
RESIDENTIAL	85-100	1	258	1	258	1	258
COMMERCIAL	1805.54	100	18	2	36	6	108
TOTAL REQD.(NOS)					306		360
VISITORS PARKING 5%					14		14
TOTAL REQD.(NOS)					320		404
Regular Total Prop.(Nos)					369	COMPOSITE PARKING 404/10 = 07	101
Mhade Total Prop.(Nos)					12		24
NOTE :- Reg. No. 8.1(v) Page No. 156 Composite Parking - 6 Scooter = 1 Car							
EV CHARGING PROVISION FOR 30% OF TOTAL PARKING = 320*(30%) X 0.30 = 117 NOS.							

Table No. 12 O - Sanitation's Calculations									
Floor	Build-Up Area	Occupant Load	No. Persons	Required Sanitation's		Proposed Sanitation's			
				Male	Female	Male	Female	Shop / Office	
Ground Floor	732.34	3	244.11	122	122	5	8	1	14
MEZZANINE FLOOR	367.01	-	-	-	-	-	-	1	2
1st Floor	751.87	10	75.17	38	38	2	3	1	14
2nd Floor (Office)	751.87	10	75.17	38	38	2	3	1	14
Total	2622.69			197	197	8	13	4	44

NOTE: PER SHOP 1 W.C. IS ADDITIONAL PROVISION

PARKING STATEMENT							
	REGULAR CAR	EV CAR	MHADA CAR	COMM. CAR	VISITOR CAR	TOTAL CAR	DEPENDENT CAR / SCOOTER
2nd BASEMENT FLOOR	81	52	0	0	0	133	40
1st BASEMENT FLOOR	88	39	0	0	0	127	41
GROUND FLOOR	40	26	12	37	14	129	20
TOTAL CAR NOS.	209	117	12	37	14	389	101

EV Charging Parking	
Normal Parking	117
Mhade Parking	24
Visitors Parking	14
Comm. Parking	37

Form of Statement 1 (To be printed on plot) (Sr. No. 9 (a))					
Building No.	Floor No.	Area of Apartment	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height terrace attached to Apt.
WING-A	GROUND FLOOR	SHOP - 1,2,3,4,5,6,7,8,9,10,11,12,13,14	596.17	0.00	0.00
	MEZZANINE FLOOR	SHOP MEZZANINE - 1,2,3,4,5,6,7,8,9,10,11,12,13	233.05	0.00	0.00
	FIRST FLOOR	OFFICE - 101,102,103,104,105,106,107,108,109,110,111,112,113,114	488.16	0.00	0.00
	SECOND FLOOR	OFFICE - 201,202,203,204,205,206,207,208,209,210,211,212,213,214	488.16	0.00	0.00
TOTAL			1805.54	0.00	0.00

MAHADA AREA STATEMENT				
MIN. REQ. AREA	1631.32			
PROP. AREA	1640.04			
MAHADA TOTAL TEN. NO.	24			
FLOOR WISE FSI STATEMENT - (MHADA)				
FLOOR	RESI. FSI WING-A	RESI. FSI WING-B	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	0.00	0.00	0	0.00
MEZZANINE FLOOR	273.34	273.34	8	546.68
FIRST FLOOR	273.34	273.34	8	546.68
SECOND FLOOR	273.34	273.34	8	546.68
TOTAL	820.02	820.02	24	1640.04

WATER CALCULATIONS (WING - A)				
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)	
CHWT	Resi. + Comm.	111039.60	146000.00	
	Fire Requirement	50000.00	50000.00	
TOTAL		161039.60	194000.00	
2.00 Times CHWT		222079.20	288000.00	
UGWT	Fire Requirement	200000.00	200000.00	
TOTAL		422079.20	488000.00	

WATER CALCULATIONS (WING - B)				
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)	
CHWT	Resi. + Comm.	103900.00	123000.00	
	Fire Requirement	25000.00	25000.00	
TOTAL		128900.00	148000.00	
2.00 Times CHWT		257800.00	296000.00	
UGWT	Fire Requirement	200000.00	200000.00	
TOTAL		457800.00	496000.00	

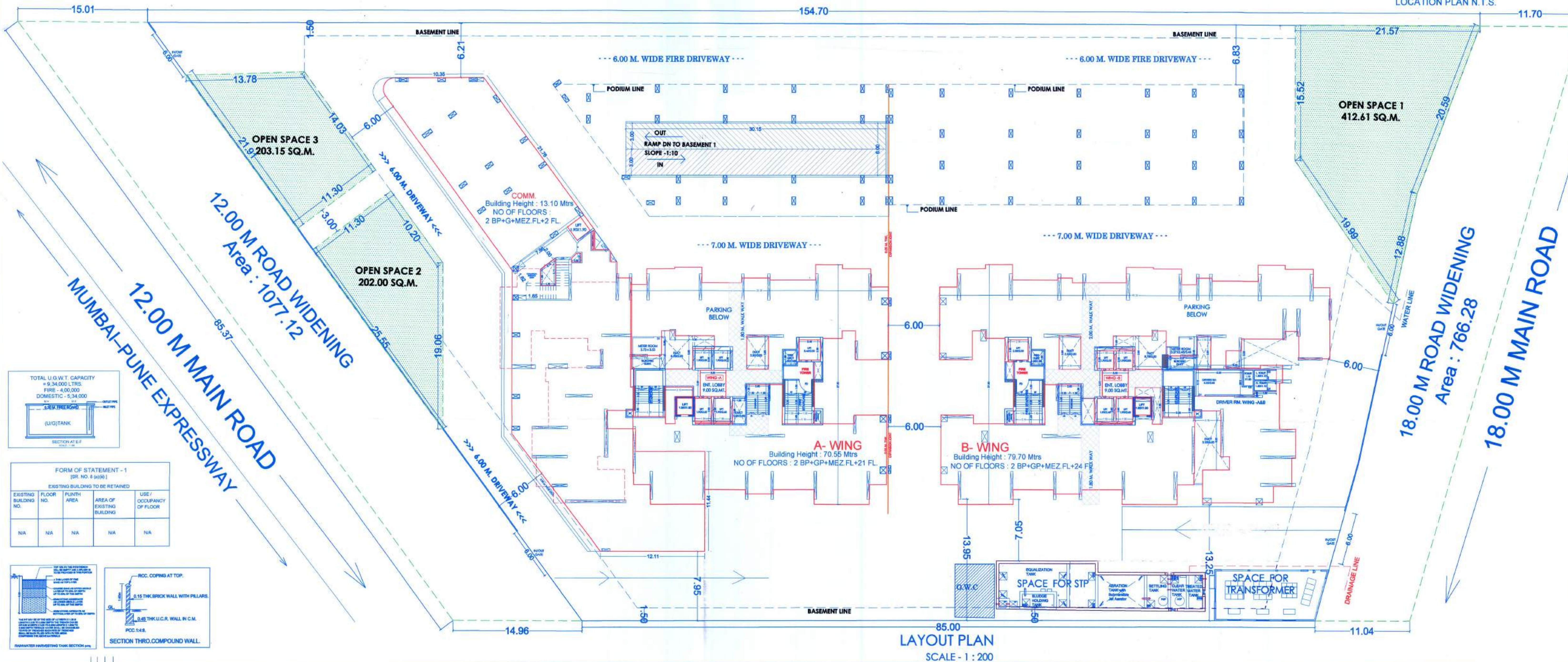
Form of Statement 2 (Sr. No. 9 (a)) Proposed Building FLOOR WISE FSI STATEMENT - A - WING					
FLOOR	COMM. FSI	MHADA AREA	RESI. FSI	TENEMENTS	TOTAL FSI AREA
2nd BASEMENT FLOOR	0.00	0.00	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0.00	0.00	0	0.00
GROUND FLOOR	741.74	0.00	48.50	0	788.24
MEZZANINE FLOOR	595.74	273.34	0.00	4	869.08
1st FLOOR	861.21	273.34	311.70	6	1446.25
2nd FLOOR	744.26	273.34	330.64	6	1348.44
3rd FLOOR	0.00	0.00	827.91	6	827.91
4th FLOOR	0.00	0.00	827.91	6	827.91
5th FLOOR	0.00	0.00	827.91	6	827.91
6th FLOOR	0.00	0.00	788.74	6	788.74
7th FLOOR	0.00	0.00	827.91	6	827.91
8th FLOOR	0.00	0.00	827.91	6	827.91
9th FLOOR	0.00	0.00	827.91	6	827.91
10th FLOOR	0.00	0.00	827.91	6	827.91
11th FLOOR	0.00	0.00	788.74	6	788.74
12th FLOOR	0.00	0.00	827.91	6	827.91
13th FLOOR	0.00	0.00	827.91	6	827.91
14th FLOOR	0.00	0.00	827.91	6	827.91
15th FLOOR	0.00	0.00	827.91	6	827.91
16th FLOOR	0.00	0.00	788.74	6	788.74
17th FLOOR	0.00	0.00	827.91	6	827.91
18th FLOOR	0.00	0.00	827.91	6	827.91
19th FLOOR	0.00	0.00	827.91	6	827.91
20th FLOOR	0.00	0.00	827.91	6	827.91
21st FLOOR	0.00	0.00	788.74	6	788.74
TOTAL	2942.95	820.02	16262.85	130	20025.82

Form of Statement 2 (Sr. No. 9 (a)) Proposed Building FLOOR WISE FSI STATEMENT - B - WING					
FLOOR	MHADA AREA	RESI. FSI	TENEMENTS	TOTAL FSI AREA	
2nd BASEMENT FLOOR	0.00	0.00	0	0.00	
1st BASEMENT FLOOR	0.00	0.00	0	0.00	
GROUND FLOOR	0.00	74.52	0	74.52	
MEZZANINE FLOOR	273.34	578.58	8	851.92	
1st FLOOR	273.34	588.17	8	861.51	
2nd FLOOR	273.34	826.97	6	826.97	
3rd FLOOR	0.00	826.97	6	826.97	
4th FLOOR	0.00	826.97	6	826.97	
5th FLOOR	0.00	826.97	6	826.97	
6th FLOOR	0.00	789.28	6	789.28	
7th FLOOR	0.00	826.97	6	826.97	
8th FLOOR	0.00	826.97	6	826.97	
9th FLOOR	0.00	826.97	6	826.97	
10th FLOOR	0.00	826.97	6	826.97	
11th FLOOR	0.00	789.28	6	789.28	
12th FLOOR	0.00	826.97	6	826.97	
13th FLOOR	0.00	826.97	6	826.97	
14th FLOOR	0.00	826.97	6	826.97	
15th FLOOR	0.00	826.97	6	826.97	
16th FLOOR	0.00	789.28	6	789.28	
17th FLOOR	0.00	826.97	6	826.97	
18th FLOOR	0.00	826.97	6	826.97	
19th FLOOR	0.00	826.97	6	826.97	
20th FLOOR	0.00	826.97	6	826.97	
21st FLOOR	0.00	789.28	6	789.28	
22nd FLOOR	0.00	826.97	6	826.97	
23rd FLOOR	0.00	826.97	6	826.97	
24th FLOOR	0.00	826.97	6	826.97	
TOTAL	820.02	19283.85	152	20103.87	

Form of Statement 2 (Sr. No. 9 (a)) Proposed Building BUILDING WISE FSI STATEMENT				
FLOOR	MHADA AREA	COMM. FSI	RESI. FSI	TOTAL FSI AREA
A - WING	820.02	2942.95	16262.85	19205.80
B - WING	820.02	0.00	19283.85	19283.85
TOTAL	1640.04	2942.95	35546.50	38489.45



LOCATION PLAN N.T.S.



STAMP OF APPROVAL

Sanctioned No. B.P. 1402/13/25
 Subject to conditions mentioned in the Office Order No. 07/02/25
 even dated 07/02/25
 Pimpri
 Date 07/02/25

Building Permission and Uninterrupted Building Construction Control Department
 Pimpri Chinchwad Municipal Corporation
 (P.C.M.C.) Pimpri, Pune-18

DATE: 8/07/2019
 DATE: 12/04/2021
 DATE: 30/09/2022
 DATE: 19/01/2023
 DATE: 23/06/2024
 DATE: 30/03/2024

PROPOSED COMPLEX ON C.T.S. NO./PLOT

NO. / S. NO. / GAT

Stamp of Approval of Plans:

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)

(a) As per ownership document (712, CTS extract)

(b) as per measurement sheet

(c) as per site

2. Detachments for

(a) Proposed D.P. / D.P. Road widening Area/Service Road /

(b) Any D.P. Reservation area

(Total a+b)

3. Balance area of plot (1-2)

4. Amenity Space (if applicable)

(a) Required -

(b) Adjustment of 2(b), if any -

(c) Balance Proposed -

5. Net Plot Area (3-4 (c))

6. Recreational Open space (if applicable)

(a) Required -

(b) Proposed -

7. Internal Road area

8. Plottable area (if applicable)

9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Scheme FSI 2.0)

10. Addition of FSI on payment of premium

(a) Maximum permissible premium FSI - based on road width / TOD Zone

(b) Proposed FSI on payment of premium

11. In-situ FSI / TDR loading

(a) In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)] / front

(b) In-situ area against Amenity Space if loaded over [2.00 or 0.5 x Sr. No. 4 (b) and (c)]

(c) TDR area

(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))

12. Additional FSI area under Chapter No. 7

(a) [P = 10(a)-11(d)] or 12 whichever is applicable

i) Ancillary Area FSI upto 60% with payment of charges.

ii) Ancillary Area FSI upto 80% with payment of charges.

(b) Ancillary Area FSI upto 60% or 80% with payment of charges.

Proposed Ancillary Area

(c) Total entitlement (a+b)

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 1.5 or 1.8

TOTAL PERMISSIBLE AREA

15. Total Built-up Area in proposal (excluding area of Sr. No. 17 b)

(i) Completed

(ii) Residential

(b) Proposed Built-up Area (as per 'P' line)

(i) Residential

(ii) Commercial

(c) Total (a+b)

16. F.S.I. Consumed (15/13) (should not be more than serial No. 14)

17. Area for Inclusive Housing, if any

(a) Required (20% of Sr. No. 5)

(b) Proposed

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.

Signature
 AR. USHA RANGARAJAN

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plan approved by Authority / Collector. I/We would execute the structure as per approved plan. 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.

Signature
 N.S. NAKODA BUILDCON THROUGH ITS PARTNERS MR. YOGESH N. JAIN & OTHER 2 THROUGH POAH MRS. SHREE SAI KUBER THROUGH MR. SANDEEP DINDAYAL AGARWAL & OTHER.

LEGEND

PLOT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

DRAINAGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME:
 N.S. NAKODA BUILDCON THROUGH ITS PARTNERS MR. YOGESH N. JAIN & OTHER 2 THROUGH POAH MRS. SHREE SAI KUBER THROUGH MR. SANDEEP DINDAYAL AGARWAL & OTHER.

PROJECT:
 SURVEY NO: 78(P) HISSA NO:
 PLOT NO: CTS NO:
 DESCRIPTION: REGULAR TRACK, VILLAGE - KIVALE

ARCHITECT:
 USHA RANGARAJAN
 LIC. NO. - CANN/1402
 LANDSCAPE DESIGNER GROUP
 PLOT NO 32 SECTOR NO 20 KURUK TEMPLE ROAD,
 RAJIV PRASAD NAGAR PUNE 411001

ARCH. SIGN.

JOB NO. **DRG. NO.** **SCALE** **DRAWN BY** **CHECKED BY**

INWARD NO. **DATE** **07-12-2024**

KEY NO. **SHEET NO.** **1/23**