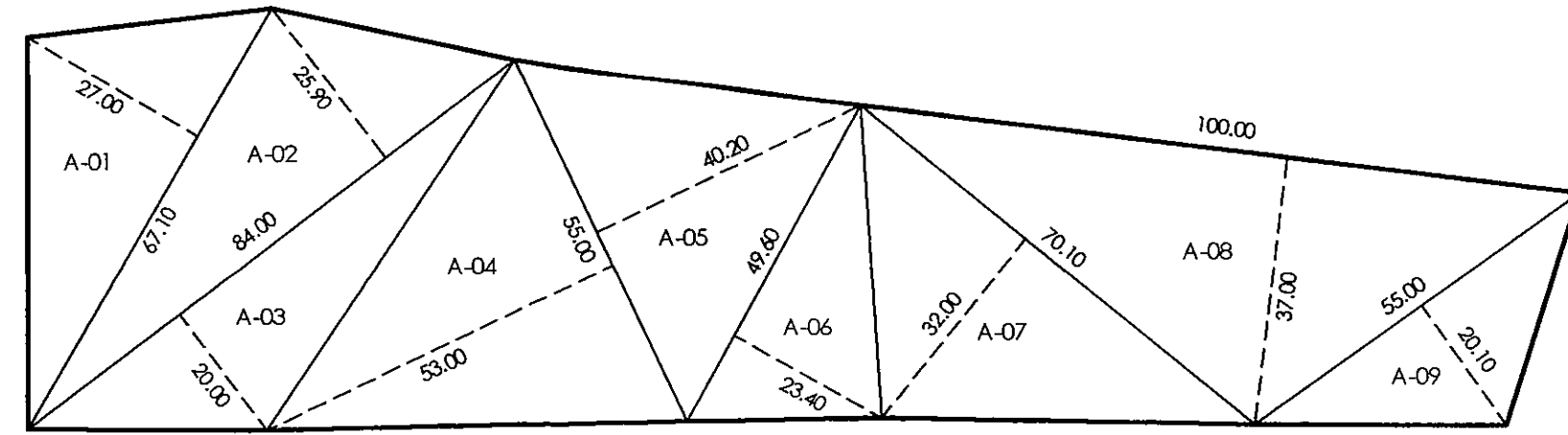


FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-A	PARKING FLOOR	0.00	0.00	
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	0.00	0

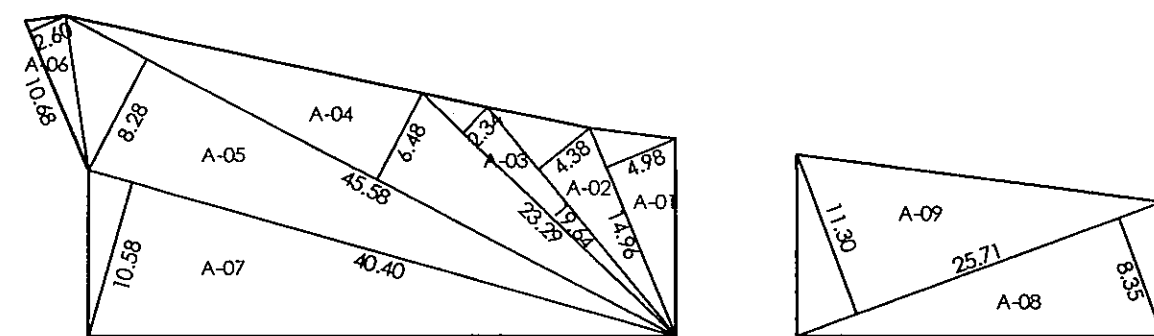
FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-B	GROUND FLOOR	0.00	122.25	
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	122.25	0

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-C	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	716.45	8
	SECOND FLOOR	0.00	716.45	8
	THIRD FLOOR	0.00	716.45	8
	FOURTH FLOOR	0.00	716.45	8
	FIFTH FLOOR	0.00	716.45	8
	SIXTH FLOOR	0.00	716.45	8
	SEVENTH FLOOR	0.00	716.45	8
	EIGHTH FLOOR	0.00	671.11	7
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	5686.26	63

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-D	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	722.91	8
	SECOND FLOOR	0.00	722.91	8
	THIRD FLOOR	0.00	722.91	8
	FOURTH FLOOR	0.00	722.91	8
	FIFTH FLOOR	0.00	722.91	8
	SIXTH FLOOR	0.00	722.91	8
	SEVENTH FLOOR	0.00	722.91	8
	EIGHTH FLOOR	0.00	677.50	7
	NINTH FLOOR	0.00	722.91	8
WING-E	TENTH FLOOR	0.00	722.91	8
	ELEVENTH FLOOR	0.00	722.91	8
	TWELFTH FLOOR	0.00	722.91	8
	THIRTEENTH FLOOR	0.00	677.50	7
WING-F	FOURTEENTH FLOOR	0.00	722.91	8
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	10029.92	110



PLOT AREA (Scale - 1:1000)

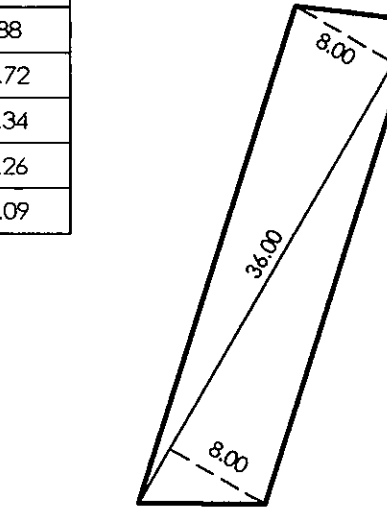


OPEN SPACE (Scale - 1:500)

FORM OF STATEMENT - 1 [Sr no. 8(a) (iii)]				
EXISTING BUILDING TO BE RETAINED				
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/ Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
NA	NA	NA	NA	NA

PLOT AREA CALCULATION				
TRIANGLE				AREA
A-01	0.5	67.00	27.00	904.50
A-02	0.5	84.00	25.90	1087.80
A-03	0.5	84.00	20.00	840.00
A-04	0.5	55.00	53.00	1457.50
A-05	0.5	55.00	40.20	1105.50
A-06	0.5	49.60	23.40	580.32
A-07	0.5	70.10	32.00	1121.60
A-08	0.5	100.00	37.00	1850.00
A-09	0.5	55.00	20.10	552.78
TOTAL				9500.00

OPEN SPACE AREA CALCULATION				
TRIANGLE				AREA
A-01	0.5	14.96	4.98	37.25
A-02	0.5	19.64	4.38	43.01
A-03	0.5	23.29	2.34	27.25
A-04	0.5	45.58	6.48	147.68
A-05	0.5	45.58	8.28	188.70
A-06	0.5	10.68	2.60	13.88
A-07	0.5	40.40	10.58	213.72
A-08	0.5	25.71	8.35	107.34
A-09	0.5	25.71	11.30	145.26
TOTAL				924.09



ROAD WIDENING (Scale - 1:1000)

ROAD WIDENING AREA CALCULATION				
TRIANGLE				AREA
A - 01	0.5	36.00	8.00	144.00
A - 02	0.5	36.00	8.00	144.00
TOTAL				288.00

PARKING CALCULATION (NON-CONGESTED)						
TYPE	CARPET AREA/FSI	TENEMENT (NOS)	CAR (NOS)	SCOTTER (NOS)	BY RULE	REQD.
RESIDENTIAL	>150	1	0	2	1	0
RESIDENTIAL	80 - <150	1	3	1	3	1
RESIDENTIAL	40 - <80	2	194	1	97	2
RESIDENTIAL	30 - <40	2	3	1	2	3
RESIDENTIAL	0 - <30	2	0	0	0	2
COMMERCIAL	100		268.33	2	6	17
TOTAL REQD. (NOS)					114	227
ADDITION 5% VISITORS PARKING					6	10
TOTAL REQD. AREA					1425.00	454.00
TOTAL PROP. (NOS)					138	305
TOTAL PROP. AREA					2385.00	

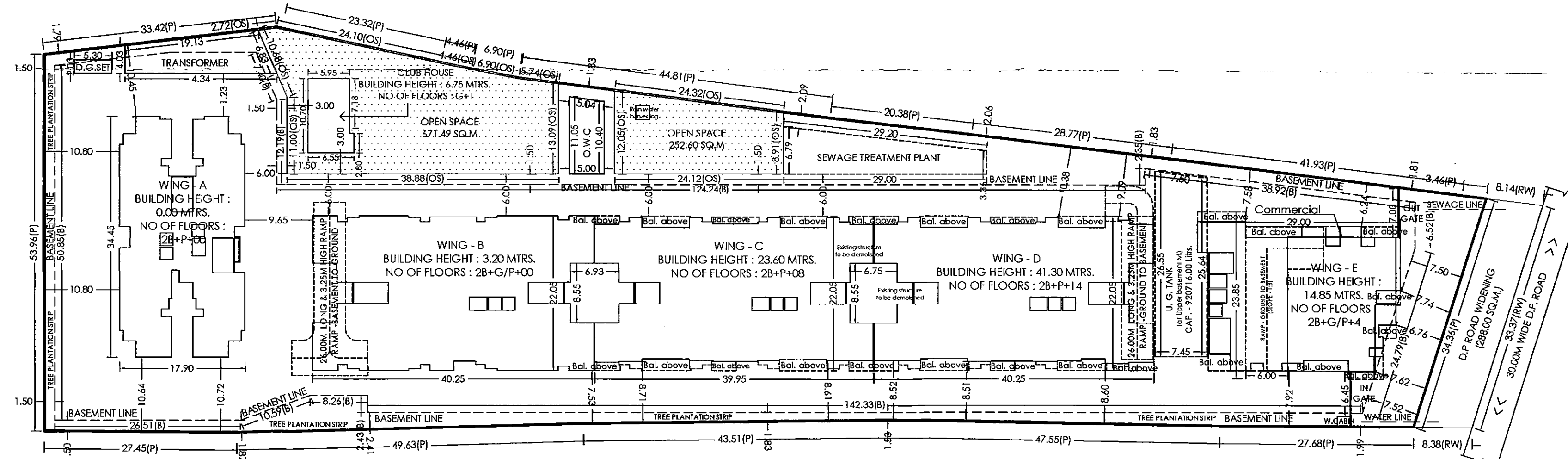
WATER REQUIREMENT		
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
CALCULATION	COMM. (GR) - 268.33/3 x 45 = 4024.95	
	RESI. (D) - 200(1) x 5 x 135 = 135000.00	
OHWT	RESI. + COMM. 139024.95	244000.00
	FIRE REQ. 45000.00	
	TOTAL 184024.95	
UGWT	RESI. + COMM. 278049.90	
	FIRE REQ. 75000.00	
	TOTAL 353049.90	920716.00

ELECTRICAL VEHICLES		
Electrical vehicles reqd. 20% of prop. cars	20% of 138 = 27.6 say 28	
Prop. electrical vehicle = 28		

PROPOSED PARKING STATEMENT :				
FLOOR	CAR Regular	CAR Electrical	SCOOTER (SC)	
GROUND FLOOR	A_WING 12	0	0	
	B_WING 12	1	70	
	C_WING 11	12	34	
	D_WING 11	12	39	
	E_WING 0	0	3	
UPPER BASEMENT FLOOR	65	0	135	
LOWER BASEMENT FLOOR	11	3	27	
TOTAL	110	28	308	

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS (MHADA)
		COMMERCIAL	RESIDENTIAL	
WING-E	GROUND FLOOR	268.33	0.00	
	FIRST FLOOR	0.00	480.67	0
	SECOND FLOOR	0.00	519.34	0
	THIRD FLOOR	0.00	519.34	0
	FOURTH FLOOR	0.00	519.34	0
	TERRACE FLOOR	0.00	0.00	-
	TOTAL	268.33	2038.69	0

PROPOSED - BUILDING WISE FSI STATEMENT					
BUILDING/ WING	FSI AREA AS PER PLINE	SURRENDER AREA	TENEMENTS (REGULAR)	TENEMENTS (MHADA)	TOTAL PLINE AREA
A-WING	0.00	0.00	0	0	0.00
B-WING	0.00	122.25	0.00	0	122.25
C-WING	0.00	5686.26	0.00	63	5686.26
D-WING	0.00	10029.92	0.00	110	10029.92
E-WING	268.33	0.00	2038.69	0	2307.02
TOTAL	268.33	15838.43	2038.69	173	18145.45



LAYOUT PLAN (Scale - 1:500)

STAMP OF APPROVAL

Previous Sanction No.: B.P./PUNAWALE/53/2023 DT. - 24/07/2023

Sanctioned No. B.P. Punawale/53/2023
Subject to conditions mentioned in the
Office Order No.
even dated 4/10/2023

Pimpri
Data : 4/10/2023

Q. C. Signed by
City Engineer

For City Engineer
Building Permission Dept.
P.C.M.C. Pimpri, Pune-18

AREA STATEMENT		SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	9500.00
(a)	As per ownership document (7/12, CTS extract)	9800.00
(b)	As per measurement sheet	9500.00
(c)	As per site	9548.00
2	Deductions for	
(a)	Prop. D.P./ D.P. Road widening Area/Service Road/ Highway widening	288.00
(b)	Any D.P. Reservation area	0.00
(Total a+b)		288.00
3	Balance area of plot (1-2)	9212.00
4	Amenity Space (if applicable)	
(a)	Required	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	0.00
5	Net Plot Area (3-4 (c))	9212.00
6	Recreational Open space (if applicable)	
(a)	Required -	921.20
(b)	Proposed -	924.09
7	Internal Road area	
8	Potable area (if applicable)	
9	Build up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI)	10133.20
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - 0.5 based on road width / TDR zone.	0.00
(b)	Proposed FSI on payment of premium.	0.00
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
(b)	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c)),	0.00
(c)	TDR area	0.00
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
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.	10133.20
(b)	Ancillary Area FSI upto 60% or 80% with payment of charge	4079.92
(c)	Proposed Ancillary Area FSI	5973.56
(d)	Total entitlement (a+c)	16106.76
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	
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a)	Proposed Built-up Area (as per P-Line)	
(i)	Residential	15838.43
(ii)	Commercial	268.33
(b)	Total	16106.76
16	F.S.I. Consumed (15/13) (should not be more than setd No.14 above)	1.00
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	2026.64
(b)	Proposed	2038.69

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 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. 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.

MR. MRIGENDRA S. GOWARDHAN

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				
TITLE				
PROPOSED RESIDENTIAL BUILDING AT S. NO. 28/7, AT PUNAWALE, PUNE.				
OWNER :				
MR. LAHU KESHAVARAO NAWALE & OTHERS 1 through				
GD SQUARE SPACES through its partners				
MR. MRIGENDRA SURYAKANT GOWARDHAN				
Architect VISHAL N. BAFNA				
ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANT				
FEDER APPT. : 28/7/11, 11, SUDASHANNAGAR, CHINCHWAD, PUNE - 41				
CONTACT : 09422045344, 093070712824, e-mail: stall.koparchohane@gmail.com				
SIGNATURE				
JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	Ganesh	
INWARD NO.	PCMC/0549/2023/TONE B/PUNAWALE/PRB-PV162/REV1	DATE	09-09-2023	
KEY NO.		SHEET NO.	01 / 14	