

FORM OF STATEMENT - 01 (SR.NO. 8(A)(III))						
BLDG. NAME	NO. OF FLOORS	BLDG. HEIGHT	UDCPR RULE		TOTAL AREA	TOTAL TENE.
			COMM.	RESL.		
A BLDG.	B.P.+L.GR.PAR.+GR./PAR.+U.GR./PAR.+11 FL	39.00 M.	605.94	8290.23	8896.17	87
B BLDG.	B.P.+L.GR.PAR.+GR./PAR.+U.GR./PAR.+11 FL	39.00 M.	875.57	8245.95	9121.52	87
C BLDG.(WITH MHADA)	B.P.+L.GR.PAR.+PAR.+12 FL	39.00 M.	-	6282.84	6282.84	93
D BLDG.	B.P.+L.GR.PAR.+PAR.+12 FL	42.50 M.	-	7600.24	7600.24	70
COMM. BLDG.	L.GR.PAR.+GR.PAR.+U.GR.+1ST FL	7.20 M.	1162.00	-	1162.00	-
TOTAL AREA	-	-	2643.51	30419.26	33062.77	337
LESS MHADA AREA	-	-	-	2370.46	2370.46	-
BALANCE BUILT-UP AREA	-	-	2643.51	28048.80	30692.31	-
CLUB HOUSE	GROUND+1ST FLOOR	6.45 M.	102.30	-	102.30	-

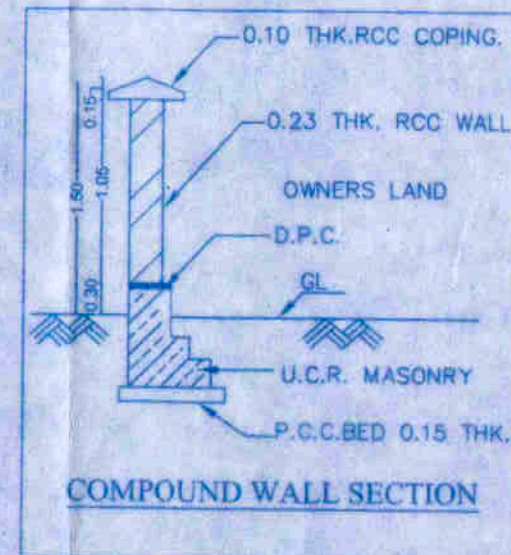
PARKING STATEMENT				
PARKING	PARKING REQUIRED	CAR	SCOOTER	
A' BLDG				
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02		
FOR 74 TENEMENTS	37	74		
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01		
FOR 13 TENEMENTS	13	13		
B' BLDG				
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02		
FOR 65 TENEMENTS	33	65		
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01		
FOR 22 TENEMENTS	22	22		
C' BLDG				
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02		
FOR 93 TENEMENTS	47	93		
D' BLDG				
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02		
FOR 44 TENEMENTS	22	44		
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01		
FOR 26 TENEMENTS	26	26		
TOTAL PARKING REQUIRED	200	337		
ADD 5% VISITOR PARKING	10	17		
A' BLDG. COMM.				
REQUIRED BY RULE FOR EVERY SHOP 100 SQ.MT CARPET AREA	01	05		
B/U.P. AREA = 605.94 X 12.50 % LESS CARPET AREA = 530.20 SQ.M.	06	27		
B' BLDG. COMM.				
REQUIRED BY RULE FOR EVERY SHOP 100 SQ.MT CARPET AREA	01	05		
B/U.P. AREA = 875.57 X 12.50 % LESS CARPET AREA = 766.12 SQ.M.	08	38		
COMM. BLDG.				
COMMERCIAL REQUIRED BY RULE FOR EVERY 100 SQ.MT CARPET AREA	01	05		
COMMERCIAL CARPET AREA = 872.55 SQ.M.	09	45		
TOTAL REQUIRED PARKING	223	447		
TOTAL PROVIDED PARKING	223	447		
PARKING AREA STATEMENT				
AREA REQUIRED				
CAR 223 X 12.50 SQ.M	2,787.50			
SCOOTER 447 X 2.00 SQ.M	894.00			
TOTAL	3,681.50			

WATER STORAGE CAPACITY									
BUILDING	TEN./COMM. AREA	OCCUPANT LOAD	NO. OF PERSON	PER DAY CAPACITY	OVER HEAD WATER CAPACITY	FIRE FIGHTING WATER CAPACITY	UNDER GROUND WATER CAPACITY	FIRE FIGHTING WATER CAPACITY	
A BLDG.	87	—	435	135	58725.00	25000	117450.00	75000	
B BLDG.	87	—	435	135	58725.00	25000	117450.00	75000	
C BLDG.	93	—	465	135	62775.00	25000	125550.00	75000	
D BLDG.	70	—	350	135	47250.00	25000	94500.00	75000	
COMM. BLDG.	616.24	3	206	45	9270.00	25000	26730.00	50000	
A BLDG. COMM.	545.76	6	91	45	4095.00	25000	26730.00	50000	
B BLDG. COMM.	875.57	3	292	45	13140.00	—	—	—	
CLUB HOUSE	68.20	3	23	45	1035.00	—	2070.00	—	
CLUB HOUSE	34.10	6	6	45	270.00	—	540.00	—	
TOTAL AREA	—	—	2505	—	264375.00	125000.00	484290.00	350000.00	

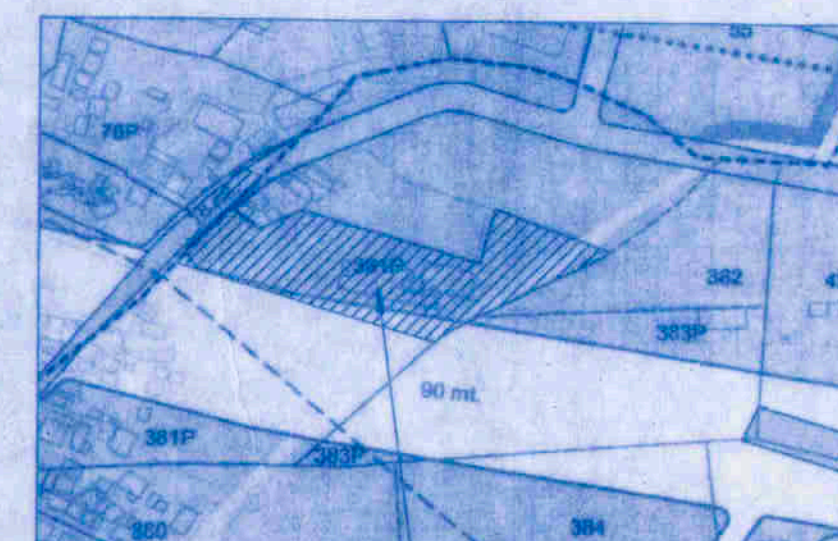
C BLDG. MHADA AREA STATEMENT			
FLOOR	MHADA AREA	TENEMENT NO.	NO. OF TENE.
EIGHTH	280.94	801,802,807,808	04
NINTH	522.38	901,902,903,904,905,906,907,908	08
TENTH	522.38	1001,1002,1003,1004,1005,1006,1007,1008	08
ELEVENTH	522.38	1101,1102,1103,1104,1105,1106,1107,1108	08
TWELFTH	522.38	1201,1202,1203,1204,1205,1206,1207,1208	08
TOTAL	2370.46		36

REQUIRED MHADA / E.W.S. AREA STATEMENT			
MHADA/E.W.S. = BASIC F.S.I. X 20%			
REQUIRED MHADA AREA = 11,759.36 X 20% = 2,351.88 SQ.M			
PROPOSED MHADA AREA = 2,370.46 SQ.M			
C BLDG. (MHADA)			
PARKING REQUIRED	CAR	SCOOTER	
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 36 TENEMENTS	18	36	

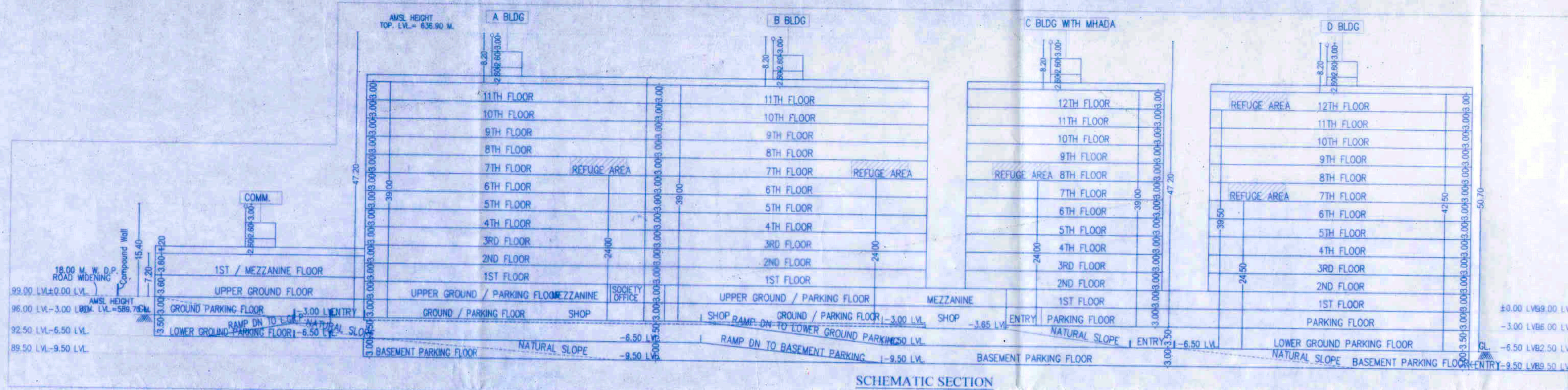
REFUGEE AREA STATEMENT			
BUILDING TYPE	REQUIRED REFUGEE AREA	PROVIDED REFUGEE AREA	
A BLDG.	57.56 X 1	57.56 X 1	77.47
B BLDG.	57.95 X 1	57.95 X 1	78.33
C BLDG. (WITH MHADA)	40.31 X 1	40.31 X 1	47.82
D BLDG.	49.24 X 2	98.48 X 2	106.90
TOTAL AREA	254.30	310.52	



LOCATION PLAN



LOCATION PLAN



SCHEMATIC SECTION

AREA UNDER 18.00 M.W.D.P. ROAD AREA CALCULATION	
R1) 28.866 X 18.37 X 0.50 = 265.13	
R2) 21.59 X 7.05 X 0.50 = 76.10	
R3) 11.04 X 4.18 X 0.50 = 22.96	
R4) 28.25 X 3.59 X 0.50 = 73.67	
R5) 41.04 X 3.59 X 0.50 = 133.51	
R6) 13.51 X 2.00 X 0.50 = 13.51	
TOTAL AREA = 582.88	

AREA UNDER 90.00 M.W.D.P. ROAD AREA CALCULATION	
R1) 50.79 X 7.83 X 0.50 = 198.84	
R2) 32.36 X 1.49 X 0.50 = 24.11	
R3) 18.43 X 2.46 X 0.50 = 22.87	
R4) 53.11 X 24.12 X 0.50 = 640.52	
R5) 17.37 X 3.22 X 0.50 = 278.91	
R6) 124.17 X 18.47 X 0.50 = 1022.54	
R7) 135.83 X 6.41 X 0.50 = 435.34	
TOTAL = 2619.92	
DEDUCTION AREA	
a) 19.36 X 1.11 X 0.67 = 14.40	
b) 39.55 X 7.68 X 0.67 = 203.77	
TOTAL AREA = 2401.75	

OPEN SPACE - 01 AREA CALCULATION	
O1) 25.14 X 6.58 X 0.50 = 82.72	
O2) 38.59 X 18.46 X 0.50 = 375.87	
O3) 29.81 X 13.58 X 0.50 = 203.24	
O4) 15.83 X 2.37 X 0.50 = 18.52	
O5) 4.24 X 0.83 X 0.50 = 1.70	
TOTAL AREA = 682.04	
OPEN SPACE - 02 AREA CALCULATION	
O1) 37.52 X 20.58 X 0.50 = 387.96	
TOTAL AREA = 387.96	
OPEN SPACE - 03 AREA CALCULATION	
O1) 25.80 X 7.97 X 0.50 = 102.81	
O2) 25.80 X 11.10 X 0.50 = 143.19	
TOTAL AREA = 246.00	

TOTAL OPEN SPACE AREA	
O1) OPEN SPACE - 1 = 682.04	
O2) OPEN SPACE - 2 = 387.96	
O3) OPEN SPACE - 3 = 246.00	
TOTAL AREA = 1316.00	

PLOT AREA CALCULATION	
1) 31.28 X 20.37 X 0.50 = 318.69	
2) 23.52 X 9.13 X 0.50 = 107.37	
3) 55.22 X 10.66 X 0.50 = 294.32	
4) 57.72 X 15.75 X 0.50 = 454.55	
5) 58.83 X 3.29 X 0.50 = 96.42	
6) 62.71 X 6.13 X 0.50 = 192.21	
7) 177.00 X 36.91 X 0.50 = 3266.54	
8) 135.67 X 15.58 X 0.50 = 1056.87	
9) 135.67 X 32.30 X 0.50 = 2191.15	
10) 116.60 X 48.81 X 0.50 = 2845.62	
11) 51.84 X 15.42 X 0.50 = 398.62	
12) 56.08 X 31.46 X 0.50 = 881.67	
13) 61.16 X 27.43 X 0.50 = 838.81	
14) 80.12 X 31.87 X 0.50 = 1276.71	
15) 84.11 X 6.67 X 0.50 = 280.51	
AS PER MEASUREMENT SHEET = 14400.00	
AS PER SITE = 14400.00	
AS PER OWNERSHIP DOCUMENT = 14400.00	

5.00 M. WIDE NALA AREA CALCULATION	
1) 7.82 X 5.00 X 0.50 = 19.55	
2) 6.88 X 3.07 X 0.50 = 10.39	
3) 21.77 X 4.73 X 0.50 = 51.49	
4) 50.239 X 5.00 X 0.50 = 125.60	
5) 77.23 X 5.00 X 0.50 = 193.08	
6) 56.05 X 4.98 X 0.50 = 139.56	
7) 20.02 X 4.63 X 0.50 = 46.35	
8) 20.02 X 4.62 X 0.50 = 46.25	
9) 17.80 X 4.56 X 0.50 = 40.26	
10) 19.84 X 5.00 X 0.50 = 49.60	
TOTAL AREA = 725.02	

STAMP OF APPROVAL
FOR SANCTION PURPOSE

Sanctioned No. B.P. 106/2025
Subject to conditions mentioned in the
Office Order No. 06/08/2025
Pimpri
Date 06.08.2025

O. C. Signed by
City Engineer

For City Engineer,
Building Permission Dept.
PCM, Pimpri, Pune-18

AREA STATEMENT		SQ.M.
01. AREA OF PLOT		
a) AS PER PREVIOUS SUBDIVIDED SANCTIONED LAYOUT		14,500.00
b) AS PER OWNERSHIP DOCUMENT		14,400.00
c) AS PER MEASUREMENT SHEET		14,400.00
d) AS PER SITE		14,400.00
02. DEDUCTIONS FOR		
a) AREA UNDER 90.00M WIDE ROAD		2,401.75
b) AREA UNDER 18.00M WIDE ROAD		582.88
c) AREA UNDER 5.00 M WIDE NALA		725.02
(TOTAL a+b+c)		3,709.65
03. BALANCE AREA OF PLOT (1-2)		10,690.35
04. AMENITY SPACE (IF APPLICABLE)		
a) REQUIRED -		0.00
b) ADJUSTMENT OF 2(B), IF ANY -		0.00
c) BALANCE PROPOSED -		0.00
05. NET PLOT AREA (3-4 (C))		10,690.35
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)		
a) REQUIRED - 10% (10,690.35 - 1,069.035 = 9,621.315) (Not To Be Deducted)		1,315.04
b) PROPOSED (Not To Be Deducted)		1,316.00
07. INTERNAL ROAD AREA		0.00
08. PLOTABLE AREA (IF APPLICABLE)		10,690.35
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.10)		11,759.39
10. ADDITION OF FSI ON PAYMENT OF PREMIUM		
a) MAXIMUM PERMISSIBLE PREMIUM FSI (14,400.00 - 725.02 = 13,674.98 X 50% = 6,837.49)		1,905.36
b) PROPOSED FSI ON PAYMENT OF PREMIUM		1,905.36
11. IN-SITU FSI / TDR LOADING		
a) 18.00 & 90.00 M.W. D.P. ROAD (2,667.50 X 2 = 5,335.00)		5,335.00
b) AMENITY SPACE IF HANDED OVER		0.00
c) TDR AREA - 14,400.00 - 725.02 = 13,674.98 X 1.40 (19,144.97 - 5,969.26 = 13,175.71) (13,175.71 X 30% = 3,952.71) (13,175.71 - 3,952.71 = 9,223.00)		9,223.00
d) TOTAL TDR LOADING PROPOSED (a+b+c)		5,335.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		18,999.75
a) [9 + 10(B) + 11(D)] WHICHEVER IS APPLICABLE		18,999.75
b) PREVIOUSLY SANCTION B/U.P. AREA		0.00
c) BALANCE PERMISSIBLE FLOOR AREA (13(a-b))		18,999.75
d) ANCILLARY AREA FOR COMMERCIAL (2,643.51/1.80 = 1,468.62 F.S.I. & 1,749.90 Ancillary)		1,749.90
ANCILLARY AREA FOR RESIDENTIAL (18,999.75 - 1,468.62 = 17,531.13 X 0.60% = 10,518.68 Ancillary)		10,518.68
TOTAL COMM. + RES. ANCILLARY AREA (1,749.90 + 10,518.68 = 12,268.58)		12,268.58
e) TOTAL ENTITLEMENT (b+c+d)		30,693.33
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.		
15. TOTAL BUILT-UP AREA IN PROPOSAL		0.00
a) EXISTING BUILT-UP AREA		0.00
b) PROPOSED COMMERCIAL AREA		2,643.51
c) PROPOSED RESIDENTIAL AREA (WITHOUT MHADA)		28,048.80
d) TOTAL BUILT-UP AREA (a+b+c)		30,692.31
16. F.S.I. CONSUMED (15d/05)		
17. AREA FOR MHADA		2.87
a) Required (20%)		2,351.88
b) Proposed		2,370.46

CERTIFICATE OF SURVEY
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY EXTERNAL AGENCY APPOINTED BY DEVELOPER ON THE DIMENSION OF THE SITES ETC. OF PLOT STATED ON PLAN CAN BE LESS OR MORE THAN THAT MEASURED ON SITE AND AREA SO WORKED OUT ARE AS PER AREA STATED IN THE DOCUMENT OF OWNERSHIP / P.S. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS

OWNER'S DECLARATION
THIS P.C.M.C. DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATION AND LEGAL DOCUMENTS GIVEN BY ME THE OWNER/P.O.A. HOLDER TO THE ARCHITECT.
I THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL DRAWINGS ALONG WITH THIS DRAWING FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY ME THE OWNER/P.O.A. HOLDER.
M/S LUNKAD VISHWA DEVELOPERS THROUGH ITS PARTNERS
1) Mr. RAVINDRA RAMANLAL LUNKAD
2) Mr. SANJAY DHANRAJ GATAGAT

OWNER (S) NAME
PROJECT:
PROPOSED LAYOUT ON S.NO. 381/1A, PLOT C & 381/2B OF VILLAGE MAJJE - CHARHOLI, TAL. HAVELI, DIST. PUNE
ARCHITECT:
VIKAS ACHALKAR
1221, B/1 WRANGLAR PARANAJPE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD, PUNE - 411004.
REG. NO. CA/94/1606
DATE 04.08.2025 INWARD NO. SCALE 1:500 S.A.K. M.S. 01/20

LAYOUT
SCALE (1:500)

Area of Plot by Triangulation : PLOT

SCALE : 1:1000