FORM OF STATEMENT - 01 (SR.NO. 8(A)(III))

BLDG. NAME	NO. OF FLOORS	BLDG. HEIGHT	UDCPR RULE COMM.	UDCPR RULE RESI.	TOTAL AREA	TOTAL TENE.
A BLDG.	B.P.+L.GR./PAR.+GR./PAR.+U.GR./PAR.FL.	8.35 M.	–	150.87	150.87	–
B BLDG.	B.P.+L.GR./PAR.+GR./PAR.+U.GR./PAR.+11 FL	39.35 M.	875.57	8287.23	9162.80	87
C BLDG.(WITH MHADA)	B.P.+L.GR./PAR.+12 FL	39.35 M.	–	6331.56	6331.56	93
D BLDG.	B.P.+L.GR./PAR.+09 FL	34.10 M.	–	5534.00	5534.00	65
TOTAL AREA	–		–	875.57	20303.66	21179.23	245
LESS MHADA AREA				–	2370.46	2370.46	–
BALANCE BUILT-UP AREA				875.57	17933.20	18808.77	–
CLUB HOUSE	GROUND+1ST. FLOOR	7.45 M.	102.30	–	102.30	–

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
B BLDG.	87	–	435	135	58725.00	25000	117450.00	75000
C BLDG.	93	–	465	135	62775.00	25000	125550.00	75000
D BLDG.	65	–	325	135	43875.00	25000	87750.00	75000
'B' BLDG. COMM.	875.57	3	292	45	13140.00	0	0	0
CLUB HOUSE	68.20	3	23	45	1035.00	0	2070.00	0
	34.10	6	6	45	270.00	0	540.00	0
TOTAL AREA	–	0	1546	–	179820.00	75000.00	333360.00	225000.00

REFUGE AREA STATEMENT

BUILDING TYPE	REQUIRED REFUGE AREA	PROVIDED REFUGE AREA
B BLDG.	55.20	78.33
C BLDG.(WITH MHADA)	38.70	47.82
D BLDG.	48.60	71.03
TOTAL AREA	142.50	197.18

REQUIRED MHADA / E.W.S AREA STATEMENT

MHADA/E.W.S = BASIC F.S.I. X 20%
= 11,759.39 X 20% = 2,351.88 SQ.M
REQUIRED MHADA AREA = 2,351.88 SQ.M
PROPOSED MHADA AREA = 2,370.46 SQ.M

C BLDG. (MHADA)	PROPOSED TENEMENTS	PROPOSED MHADA AREA
8TH TO 12TH FLOOR	36 NOS	2,370.46 SQ.M

C BLDG. MHADA AREA STATEMENT

FLOOR	MHADA AREA	TENAMENT 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

PARKING STATEMENT

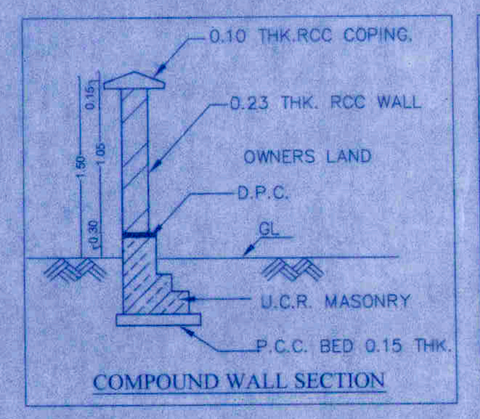
PARKING	PARKING REQUIRED CAR	PARKING REQUIRED SCOOTER
'B' BLDG		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 65 TENEMENTS	33	65
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01
FOR 22 TENEMENTS	22	22
'C' BLDG		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 93 TENEMENTS	47	93
'D' BLDG		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 65 TENEMENTS	33	65
TOTAL PARKING REQUIRED	135	245
ADD 5% VISITOR PARKING	07	12
'B' BLDG. COMM.		
REQUIRED BY RULE FOR EVERY SHOP 100 SQ.MT CARPET AREA	01	05
B/UP AREA = 875.57 X 12.50 % LESS CARPET AREA = 766.12 SQ.M.	08	38
TOTAL REQUIRED PARKING	150	295
TOTAL PROVIDED PARKING	150	295

PARKING AREA STATEMENT

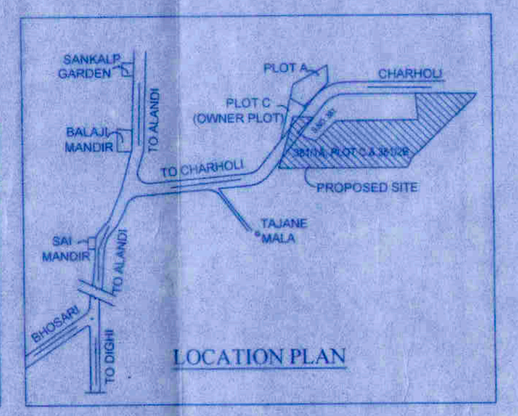
	AREA REQUIRED	
CAR	685 X 12.50 SQ.M	1,875.00
SCOOTER	295 X 2.00 SQ.M	590.00
TOTAL	–	2,465.00

'C' BLDG MHADA

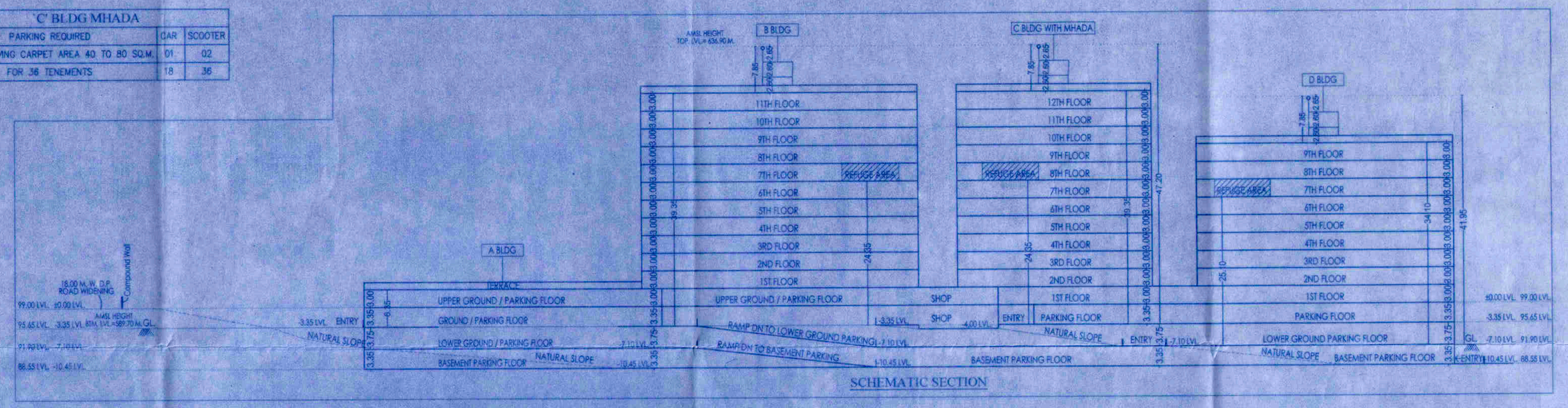
PARKING REQUIRED	CAR	SCOOTER
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 36 TENEMENTS	18	36



COMPOUND WALL SECTION



LOCATION PLAN



SCHEMATIC SECTION

AREA UNDER 18.00 M.W.D. 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 4.16 X 0.50 =	22.96
R4) 28.25 X 9.31 X 0.50 =	131.50
R5) 41.04 X 3.59 X 0.50 =	73.67
R6) 13.51 X 2.00 X 0.50 =	13.51
TOTAL AREA =	582.85

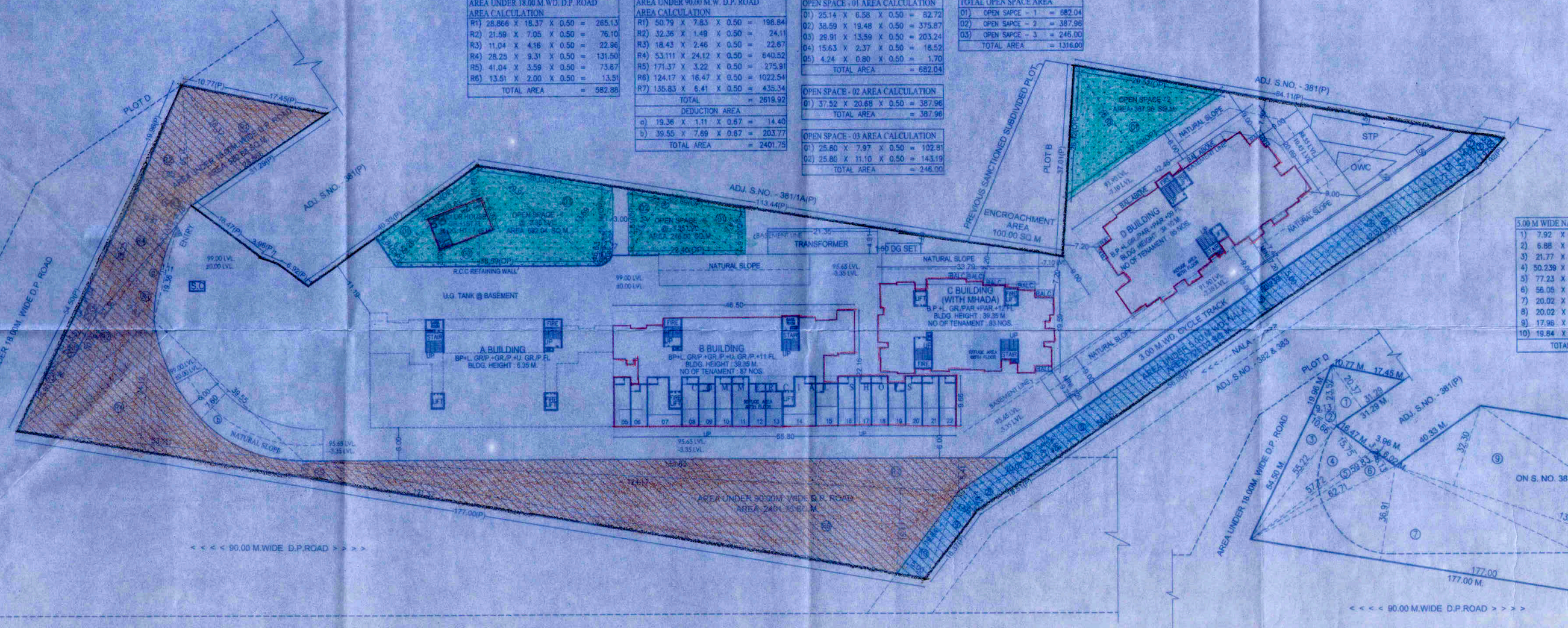
AREA UNDER 90.00 M.W. D.P. ROAD AREA CALCULATION	
R1) 50.79 X 7.83 X 0.50 =	198.84
R2) 32.36 X 1.49 X 0.50 =	24.11
R3) 18.43 X 2.46 X 0.50 =	22.67
R4) 53.111 X 24.12 X 0.50 =	640.52
R5) 171.37 X 3.22 X 0.50 =	275.91
R6) 124.17 X 16.47 X 0.50 =	1022.54
R7) 135.83 X 6.41 X 0.50 =	435.34
TOTAL =	2619.92
DEDUCTION AREA	
a) 19.36 X 1.11 X 0.67 =	14.40
b) 39.55 X 7.69 X 0.67 =	203.77
TOTAL AREA =	2401.75

OPEN SPACE - 01 AREA CALCULATION	
01) 25.14 X 6.58 X 0.50 =	82.72
02) 38.59 X 19.48 X 0.50 =	375.87
03) 26.91 X 13.59 X 0.50 =	203.24
04) 15.63 X 0.37 X 0.50 =	16.52
05) 4.24 X 0.80 X 0.50 =	1.70
TOTAL AREA =	682.04

OPEN SPACE - 02 AREA CALCULATION	
01) 37.52 X 20.68 X 0.50 =	387.96
TOTAL AREA =	387.96

OPEN SPACE - 03 AREA CALCULATION	
01) 25.80 X 7.97 X 0.50 =	102.81
02) 25.86 X 11.10 X 0.50 =	143.19
TOTAL AREA =	246.00

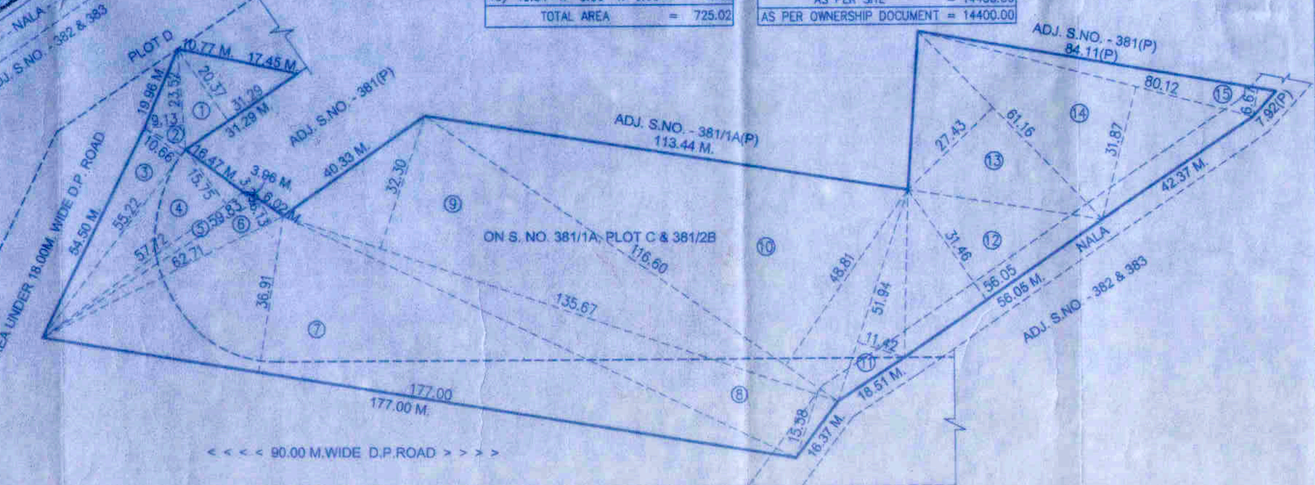
TOTAL OPEN SPACE AREA	
01) OPEN SAPCE - 1 =	682.04
02) OPEN SAPCE - 3 =	387.96
03) OPEN SAPCE - 3 =	246.00
TOTAL AREA =	1316.00



LAYOUT
SCALE (1: 500)

PLOT AREA CALCULATION	
1) 31.29 X 20.37 X 0.50 =	318.69
2) 23.52 X 9.13 X 0.50 =	107.37
3) 55.22 X 10.86 X 0.50 =	299.32
4) 57.72 X 15.75 X 0.50 =	454.59
5) 56.83 X 3.29 X 0.50 =	93.42
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 =	2845.63
11) 51.94 X 11.42 X 0.50 =	296.58
12) 56.05 X 31.46 X 0.50 =	881.67
13) 61.16 X 27.43 X 0.50 =	838.85
14) 80.12 X 31.67 X 0.50 =	1276.76
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

3.00 M WIDE NALA AREA CALCULATION	
1) 7.92 X 5.00 X 0.50 =	19.80
2) 6.88 X 3.01 X 0.50 =	10.35
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 4.83 X 0.50 =	48.30
8) 20.02 X 4.62 X 0.50 =	46.25
9) 17.98 X 4.56 X 0.50 =	40.95
10) 19.64 X 5.00 X 0.50 =	49.10
TOTAL AREA =	725.02



Area of Plot by Triangulation : PLOT
SCALE : 1:1000

STAMP OF APPROVAL | LAYOUT

FOR SANCTION PURPOSE

Sanctioned No: B.P Chorholi/561/2024
Subject to conditions mentioned in the Office Order No.
ven dated 27/03/2024
Pimpri
Date 27/03/2024

Pimpri Chinchwad Municipal Corporation ESTD. 1/11/1982 Pune-411018

O. C. Signed by City Engineer

For City Engineer
Building Permission Dept.
PCMC., 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 3.00 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+1,980+500=13,170.35) (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)	
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	-
11.	IN-SITU FSI / TDR LOADING	
	a) 18.00 & 90.00 M.W. D.P. ROAD (2,984.63 X 2 = 5,969.26)	-
	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 SLUM T.D.R 30% - 13,175.71 X 30% = 3,952.71 RESERVATION TDR - 13,175.71 - 3,952.71 = 9,223.00	- - -
	d) TOTAL TDR LOADING PROPOSED (a+b+c)	-
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + 10(B)+11(D)] WHICHEVER IS APPLICABLE.	11,759.39
	b) PREVIOUSLY SANCTION B/UP AREA	0.00
	c) BALANCE PERMISSIBLE FLOOR AREA (13(a-b)	11,759.39
	d) ANCILLARY AREA FOR COMMERCIAL (875.57/1.80 = 486.43 F.S.I. & 389.14 Ancillary) ANCILLARY AREA FOR RESIDENTIAL (17,933.20/1.60 = 11,208.25 F.S.I. & 6,724.95 Ancillary)	389.14 6,724.95
	e) TOTAL ENTITLEMENT (b+c+d)	18,873.48
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I.	
15.	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) EXISTING BUILT-UP AREA	0.00
	b) PROPOSED COMMERCIAL AREA	875.57
	c) PROPOSED RESIDENTIAL AREA (WITHOUT MHADA)	17,933.20
	d) TOTAL BUILT-UP AREA (a+b+c)	18,808.77
16.	F.S.I. CONSUMED (15/05)	1.76
17.	AREA FOR MHADA	
	a) Required (20%)	2,351.88
	b) Proposed	2,370.46

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY EXTERNAL AGENCY APPOINTED BY DEVELOPER ON..... THE DIMENSION OF THE SIDES 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/T.P.SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGN OF ARCHITECT

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 DRAWINGS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY ME THE OWNER/P.O.A. HOLDER.

M/S LUNKAD VISHWA DEVLOPERS
THROUGH ITS PARTNERS
1) Mr. RAVINDRA RAMANLAL LUNKAD
2) Mr. SANJAY DHANRAJ GATAGAT

OWNER (S) NAME | SIGN

PROJECT:
PROPOSED LAYOUT ON S. NO. 381/1A, PLOT C & 381/2B OF VILLAGE MAUJE - CHARHOLI, TAL. HAVELI, DIST. PUNE

ARCHITECT: | ARCHITECT'S SIGN
VIKAS ACHALKAR
1221, B/1 WRANGLAR PARANJAPE ROAD,
BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD,
PUNE - 411004.
PH: 25531675/76 REG. NO. CA/94/17606

DATE	INWARD NO.	SCALE	DRAWN BY	CHECKED BY	SHEET NO.
12.01.2024	NWDCIA/0001/15/REV/0	1:500	S.A.K	M.S.T	01 / 16