

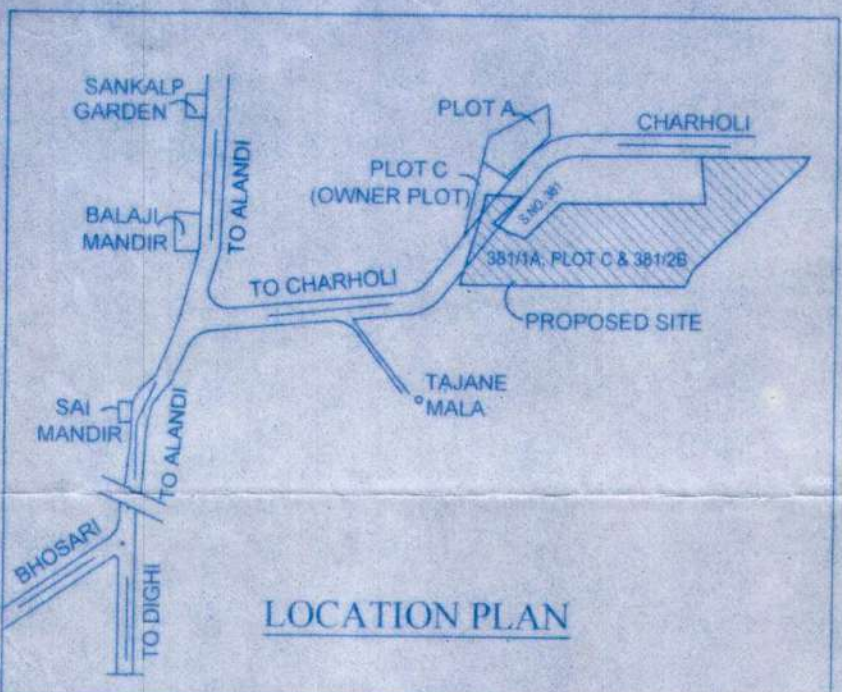
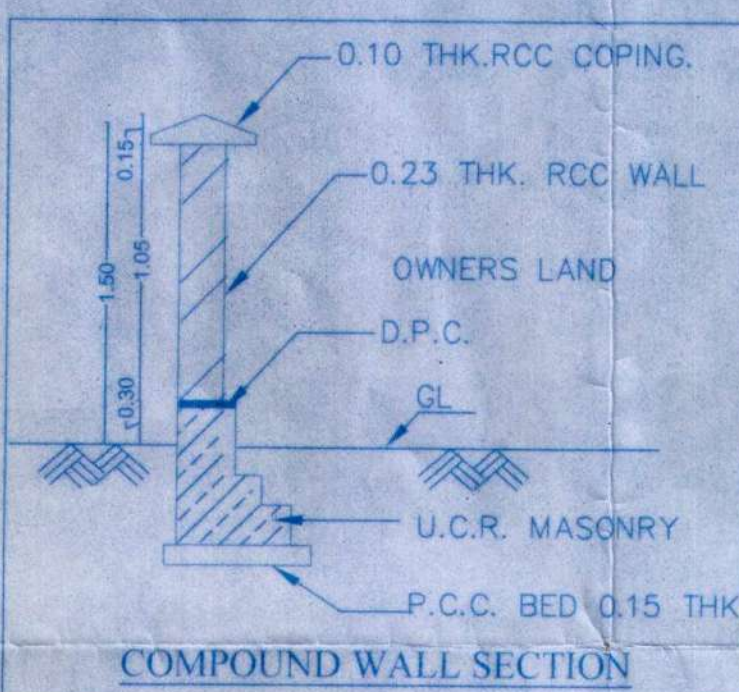
FORM OF STATEMENT - 01 (SR.NO. 8(A)(III))						
BLDG. NAME	NO. OF FLOORS	BLDG. HEIGHT	UDPR RULE	TOTAL AREA	TOTAL TENE.	
B BLDG.	B.P.+L.GR./PAR.+GR./PAR.+U. GR./PAR.+05 FL	20.65 M.	948.04	3861.43	4809.47	40
C BLDG.(WITH MHADA)	B.P.+L.GR./PAR.+12 FL	38.35 M.	-	6301.77	5301.77	93
TOTAL AREA				948.04	10163.20	11111.24
LESS MHADA AREA				-	2361.17	-
BALANCE BUILT-UP AREA				948.04	7802.03	8750.07

PARKING STATEMENT			
PARKING	PARKING REQUIRED	CAR	SCOOTER
'B' BLDG			
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 30 TENEMENTS	15	30	
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01	
FOR 10 TENEMENTS	10	10	
'C' BLDG			
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 93 TENEMENTS	47	93	
TOTAL PARKING REQUIRED	72	133	
ADD 5% VISITOR PARKING	04	07	
'B' BLDG. COMM.			
REQUIRED BY RULE FOR EVERY SHOP 100 SQ.MT CARPET AREA	01	05	
B/UP AREA = 948.04 X 12.50 % LESS CARPET AREA = 829.54 SQ.M.	09	42	
TOTAL REQUIRED PARKING	85	182	
TOTAL PROVIDED PARKING	159	196	

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			
PROPOSED MHADA AREA			
= 2,361.17 SQ.M			

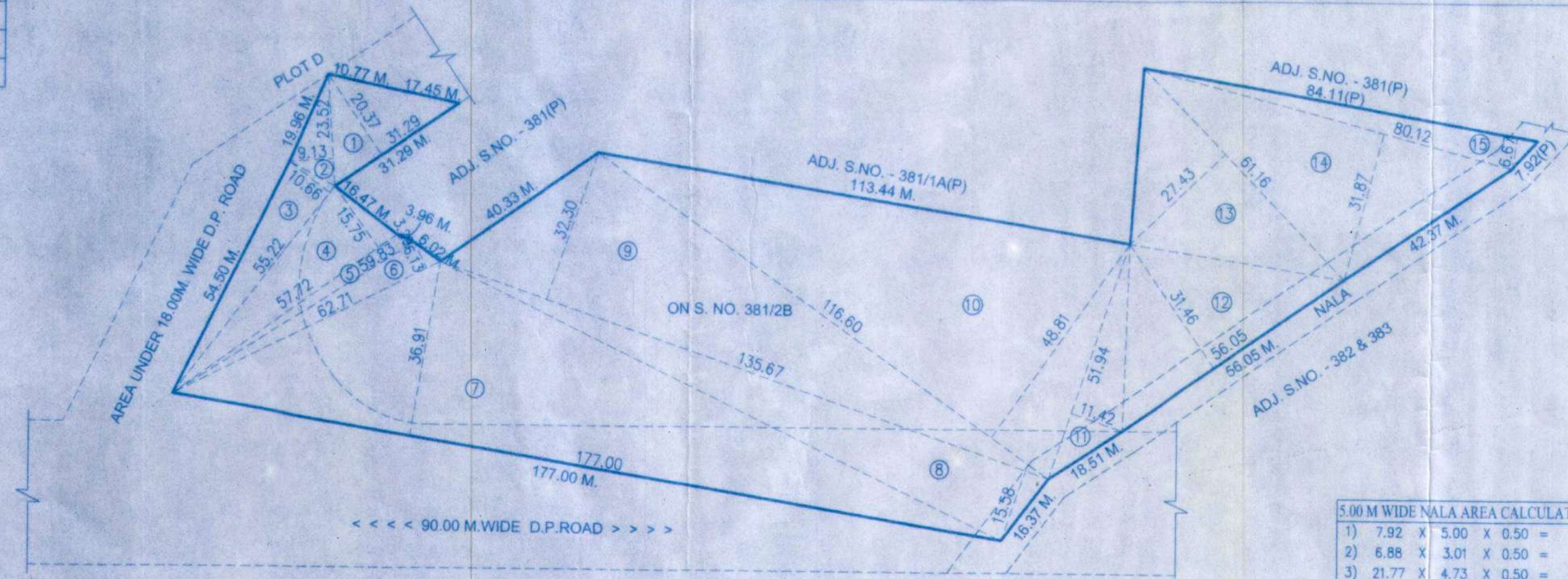
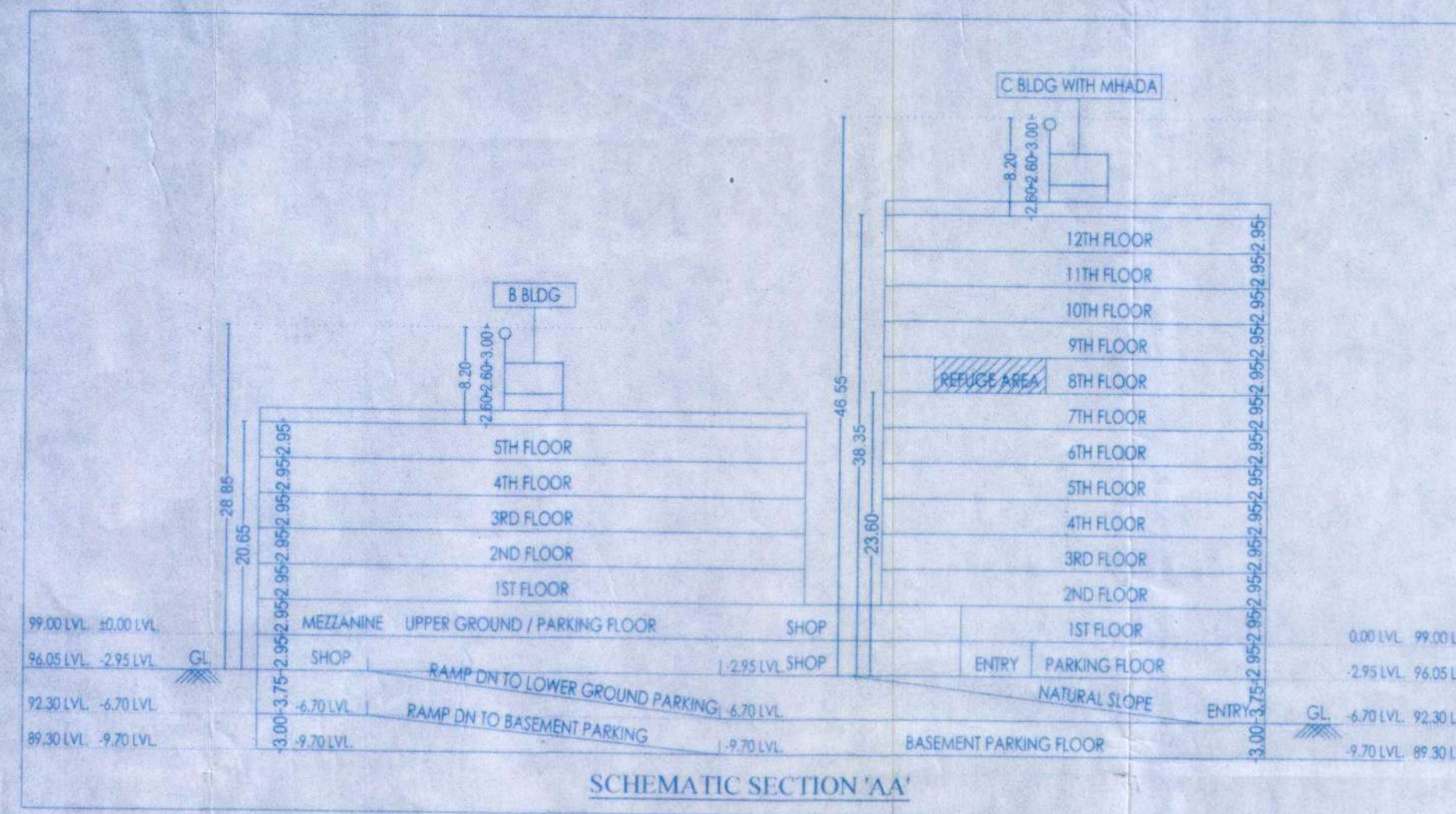
C BLDG. MHADA AREA STATEMENT				
FLOOR	MHADA AREA	TENAMENT NO.	NO. OF TENE.	
EIGHTH	284.97	801,802,807,808	04	
NINTH	519.05	901,902,903,904,905,906,907,908	08	
TENTH	519.05	1001,1002,1003,1004,1005,1006,1007,1008	08	
ELEVENTH	519.05	1101,1102,1103,1104,1105,1106,1107,1108	08	
TWELFTH	519.05	1201,1202,1203,1204,1205,1206,1207,1208	08	
TOTAL	2361.17		36	

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



WATER STORAGE CAPACITY			
BUILDING TYPE	O./H. WATER TANK CAPACITY (LITRS.)	U./G. WATER TANK CAPACITY (LITRS.)	
B BLDG.	42000.00 + 10000.00	63000.00 + -	
C BLDG.(WITH MHADA)	63000.00 + 25000.00	94500.00 + 50000.00	
CLUB HOUSE	1400.00 + -	2100.00 + -	
TOTAL	106400.00 + 35000.00	159600.00 + 50000.00	
TOTAL CAPACITY	141400.00	209600.00	

REFUGE AREA STATEMENT		
BUILDING TYPE	REQUIRED REFUGE AREA	PROVIDED REFUGE AREA
C BLDG.(WITH MHADA)	26.10	47.22
TOTAL AREA	26.10	47.22



Area of Plot by Triangulation : PLOT

SCALE : 1:1000



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	582.88	

AREA UNDER 90.00 M.W.D. 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) 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		
O1) 25.14 X 6.58 X 0.50 =	82.72	
O2) 36.59 X 19.48 X 0.50 =	375.87	
O3) 29.81 X 13.59 X 0.50 =	203.24	
O4) 15.83 X 2.37 X 0.50 =	18.52	
O5) 4.24 X 0.80 X 0.50 =	1.70	
TOTAL AREA	682.04	

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	

OPEN SPACE - 02 AREA CALCULATION		
O1) 37.52 X 20.68 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	

5.00 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) 57.72 X 15.75 X 0.50 =	454.55	
5) 59.83 X 3.29 X 0.50 =	98.42	
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) 51.94 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 =	838.81	
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	
SLUM T.D.R 30% - 13,175.71 X 30% = 3,952.71		
RESERVATION TDR - 13,175.71 X 3.952.71 = 9,223.00		
TOTAL AREA	725.02	

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 10.66 X 0.50 =	294.32	
4) 57.72 X 15.75 X 0.50 =	454.55	
5) 59.83 X 3.29 X 0.50 =	98.42	
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) 51.94 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 =	838.81	
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	
SLUM T.D.R 30% - 13,175.71 X 30% = 3,952.71		
RESERVATION TDR - 13,175.71 X 3.952.71 = 9,223.00		
TOTAL AREA	725.02	

Sanction Build-up Area

STAMP OF APPROVAL
FOR SANCTION PURPOSE

Sanctioned No. B.P./Charholi/71/2023
Subject to conditions mentioned in the
Office Order No.
aven dated 30/05/2023
Pimpri
Date 30/05/2023

O. C. Signed by
City Engineer

ESTD. 11/10/82
Pune City Municipal Corporation
Pune-411 005

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 90.00 M WIDE ROAD	2,401.75
b) AREA UNDER 18.00 M 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% (10,690.35-1,960-500-13,130.35) (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	
c) TDR AREA - 14,400.00 - 725.02 = 13,674.98 X 1.10 = 15,042.48	
d) SLUM T.D.R 30% - 13,175.71 X 30% = 3,952.71	
e) RESERVATION TDR - 13,175.71 X 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 (11,759.39 X 60% = 7,055.63)	
e) TOTAL ENTITLEMENT (b+c+d)	11,759.39
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	948.04
c) PROPOSED RESIDENTIAL AREA	10,163.20
d) TOTAL (a+b+c) (WITH MHADA)	11,111.24
e) TOTAL (WITHOUT MHADA)	8,750.07
16. F.S.I. CONSUMED (15d/05)	1.03
17. AREA FOR MHADA	
a) Required (20%)	2,351.88
b) Proposed	2,361.17

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 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

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.

M/S LUNKAD VISHWA DEVELOPERS PROJECT

THROUGH ITS PARTNERS

1) Mr. RAVINDRA RAMANLAL LUNKAD

2) Mr. SANJAY DHANRAJ ATAGAT

OWNER (S) NAME

SIGN

PROJECT:

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

ARCHITECT:

VIKAS ACHALKAR

1221, B.I. WRANGLAR PARANAJPE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD, PUNE - 411004.

PH: 25531675/76 REG. NO. CA/94/7606

DATE INWARD NO. SCALE: DRAWN BY CHECKED BY SHEET NO.

06.03.2023 INWD/CHA/0001/3 REVU 1:500 S.A.K. M.S.T. 01.10

PLOT LAYOUT
SCALE (1: 500)

