Sanctioned No. B.P/charholi/57/2024
Subject to conditions mentioned in the Office Order No.
aven dated 27/03/2024
Pimpri
Date : 27/03/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 Pimpri-411 018

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

O. C. Signed by
City Engineer

FORM OF STATEMENT 2 [SR.NO. 9(a)]

PROPOSED BUILDING-A

BUILDING NO.	FLOOR NO.	TOTAL BUILT -UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE			
(1)	(2)	(3)			
		RESIDENTIAL	MHADA	TENAMENT MHADA	TENAMENT REGULAR
A	1) BASEMENT-2 FLOOR				
	2) BASEMENT-1 FLOOR	—	—	—	—
	3) GROUND PARKING FLOOR	408.61	0.00	—	—
	4) FIRST FLOOR	959.40	386.84	06	10
	5) SECOND FLOOR	1012.14	386.84	06	11
	6) THIRD FLOOR	1106.46	299.00	04	12
	7) FOURTH FLOOR	1106.46	299.00	04	12
	8) FIFTH FLOOR	1406.53	0.00	—	16
	9) SIXTH FLOOR	1423.77	0.00	—	16
	10) SEVENTH FLOOR	1423.77	0.00	—	16
	11)EIGHT FLOOR	402.27	0.00	—	05
	12) TERRACE FLOOR	—	0.00	—	—
	13) TOTAL	9249.41	1371.68	20	98
	14) GRAND TOTAL	12776.66 SQM.		118	

FORM OF STATEMENT 2 [SR.NO. 9(a)]

PROPOSED COMMERCIAL BUILDING

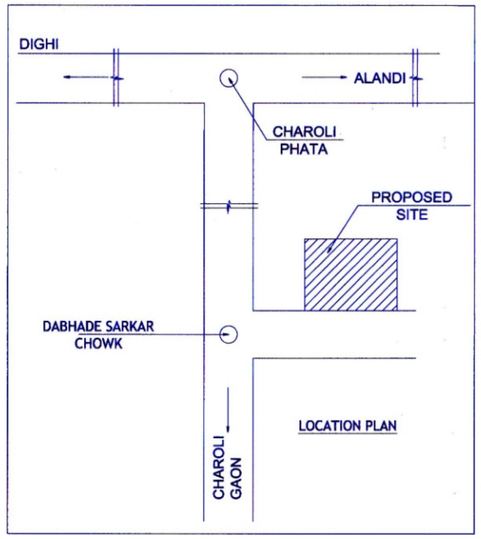
BLDG. NO.	FLOOR NO.	TOTAL BUILT -UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE		
(1)	(2)	(3)		
		COMMERCIAL	RESIDENTIAL	SHOP
COMM.	1) BASEMENT-2 FLOOR	—	—	
	2) BASEMENT-1 FLOOR	—	—	—
	3) GROUND FLOOR	654.51	—	15
	4) MEZZANINE FLOOR	349.87	—	—
	5) FIRST FLOOR	569.43		12
	6) SECOND FLOOR	569.43		12
	7) TERRACE FLOOR	—	—	—
	8) TOTAL	2143.24	—	39

SANITATION REQUIREMENTS (COMMERCIAL-1)

BUILDING USE	RULE NAME	BY RULE GROUND FLOOR	BY RULE FIRST & ABOVE FLOORS	TOTAL REQUIRED	TOTAL PROPOSED
COMMERCIAL	NO.OF PERSON	GROUND FLOOR- 654.50 /3 = 72.72 NOS, SAY=73 NOS; FIRST &ABOVE FLOOR - 1488.73 /6 = 248 NOS, SAY=248NOS			
	WATER CLOSET (1 PER 8 PERSON)	9	31	40	40

ANCILLARY AREA STATEMENT

COMMERCIAL ANCILLARY AREA	RESIDENTIAL ANCILLARY AREA
A = 2143.24 SQM (COMM. FSI) /1.8 = 1190.68 SQM.	C = 6980.30 SQM (FSI) - 1190.68 SQM (A)
B = 1190.68 SQM. X 0.80 = 952.54 SQM	C = 5789.62 SQM X 0.60 = 3473.77 SQM.
TOTAL PERMISSIBLE ANCILLARY AREA (B+C)= 952.54 + 3473.77 = 4426.31 SQM	
TOTAL PROPOSED ANCILLARY AREA = 4426.31 SQM	

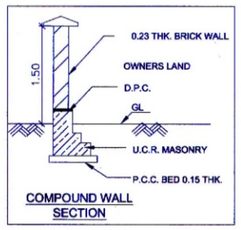


LOCATION PLAN

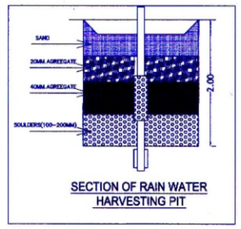
FORM OF STATEMENT 2 [SR.NO. 9(a)]

TOTAL FSI STATEMENT

BUILDING NAME	COMM. FSI	MHADA	RESI. FSI	TOTAL FSI AREA	TENAMENTS
(1)	(2)	(3)	(4)	(5)	(6)
A	—	1371.68	9249.41	9249.41	98+20(MHADA)
COMMERCIAL	2143.24	0.00	0.00	2143.24	39
TOTAL		1371.68	9249.41	11392.65	157



COMPOUND WALL SECTION



SECTION OF RAIN WATER HARVESTING PIT

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	RESI. + COMM.	97425.00	100000.00
	FIRE REQUIREMENT	25000.00	25000.00
	TOTAL	122425.00	125000.00
UGWT	RESIDENTIAL	146150.00	150000.00
	FIRE REQUIREMENT	0.00	0.00
	TOTAL	146150.00	150000.00

PROPOSED PARKING CALCULATION

TYPE	CARPET AREA SQM	TENEMENT (NOS) UNIT	TENEMENT (NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS) BY RULE	SCOOTER (NOS) REQD.	IN ADDITION 5% VISITOR PARKING CAR (NOS) REQD.	IN ADDITION 5% VISITOR PARKING SCOOTER (NOS) REQD.
RESIDENTIAL	0 - 30 SQM	0	0	0	0	0	0	0	0
RESIDENTIAL	30 - 40 SQM	2	09	1	05	2	10	0	0
RESIDENTIAL	40 - 80 SQM	2	109	1	55	2	110	3	6
RESIDENTIAL	80 - 150 SQM	1	0	1	0	3	0	0	0
RESIDENTIAL	150 AND ABOVE								
COMMERCIAL									
FOR COMMERCIAL (100SQM:1CAR,1CARPET 2 CAR & 6 SCOOTER)	1621.25 /100= 16.21 UNITS	100	16	2	32	6	96	0	0
TOTAL REQUIRED (NOS)					87		216	3	6
					X		X	X	X
AREA REQUIRED FOR CAR & SCOOTER					12.50		2	12.50	2
TOTAL REQUIRED AREA					1087.50		432.00	37.50	12.00

FORM OF STATEMENT 3 (COMMERCIAL-2) [SR.NO. 9(g)]

AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO	SHOPS NO.	CARPET AREA OF APARTMENT
	2	3	4
			CARPET AREA
COMM-2	1) BASEMENT-2 FLOOR	NIL	0.00
	2) BASEMENT-1 FLOOR	NIL	0.00
	3) GROUND & MEZZ. FLOOR	01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15	82.02, 89.46, 110.1, 69.51, 62.94, 51.37, 103.62, 56.89, 35.41, 30.96, 30.95, 30.96, 30.90, 30.97, 30.93
	4) FIRST FLOOR	101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112	42.63, 45.40, 42.51, 22.86, 18.19, 20.62, 39.81, 35.74, 15.88, 36.24, 38.63, 30.65
	5) SECOND FLOOR	201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212	42.63, 45.40, 42.51, 22.86, 18.19, 20.62, 39.81, 35.74, 15.88, 36.24, 38.63, 30.65
	6) TERRACE FLOOR	NIL	0.00
	7) TOTAL	39 SHOPS	1621.25

५३) प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ रस्त्याचे बाजुने प्रत्येकी ५०मी. अंतरावर एक CCTV याप्रमाणे बसविणे विकसकास बंधनकारक राहील.

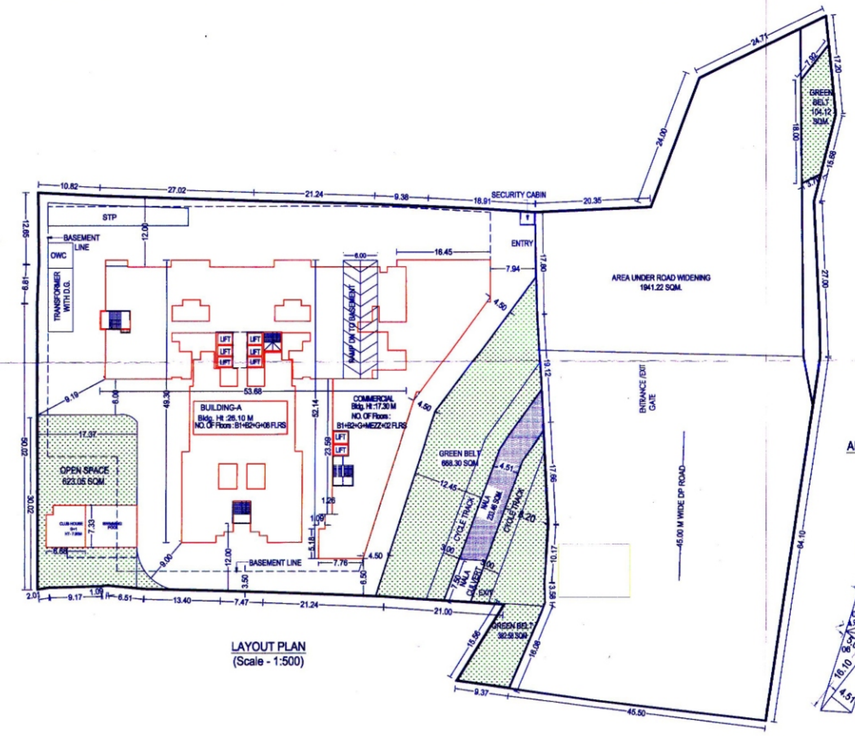
५४)सर्वसमावेश आणि एकात्मिक नियंत्रण व प्रोत्साहन नियमावली (UDCPR) नियमावली क्र. ६.५नुसार विकास आराखड्यात दर्शविलेल्या हरित पट्ट्यातील क्षेत्राचे रहिवासी घटई निर्देशांक देण्यासाठी किमान १०० वृक्ष/हेक्टरी लागवड करून भोगवटा दाखला मिळणेपूर्वी जतन करणेच्या अटीवर सदर सर्वात बांधकाम परवानगी देण्यात येत आहे.

५५) विकसनाच्या ठिकाणी पुळ्प्रतिबंधक उपाययोजना मनपाने वेळोवेळी दिलेल्या निर्देशाप्रमाणे करणे विकसकांवर बंधनकारक आहे .

FORM OF STATEMENT 3 [SR.NO. 9(g)]

AREA DETAILS OF APARTMENT

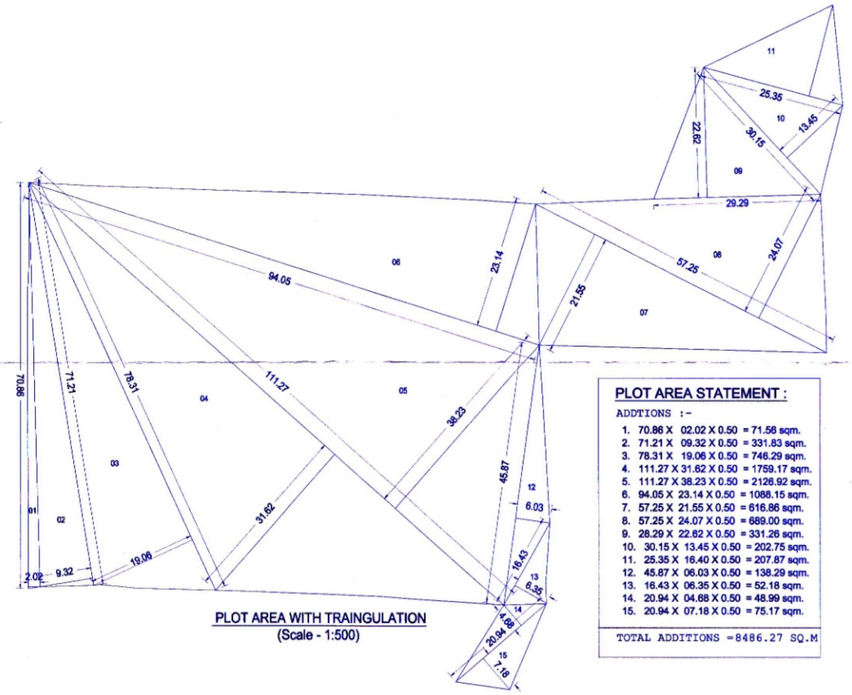
BUILDING NO.	FLOOR NO	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF (ENC.) BALCONY ATTACHED TO APARTMENT	AREA OF OPEN BALCONY ATTACHED TO APARTMENT	AREA OF SITOUT/DRY BAL. ATTACHED TO FLAT
	2	3	4	5	6	7
B	1) BASEMENT FLOOR		NIL	NIL	NIL	NIL
	2) GROUND/PARKING	NIL	NIL	NIL	NIL	NIL
	3) FIRST FLOOR	101, 102, 103,104,105, 106, (107, 108, 109, 110, 111, 112 (MHADA)), 113, 114, 115, 116, 117	37.42, 60.48, 58.58, 0.00, 77.25, 78.45, (49.54, 46.70, 49.42, 48.45, 34.27, 41.46 (MHADA)), 74.71, 56.63, 66.20, 52.75, 41.02	3.37, 4.27, 3.89, 0.00, 7.77,6.19,(8.80,5.97,8.76,7.09,3.12,2.82(MHADA)),7.34,3.76,0.00,0.00,0.00	NIL	3.91, 9.48, 9.48, 0.00, 9.48, 9.40, (2.52, 9.48, 5.49, 7.61,3.76, 2.87(MHADA)),10.77, 7.61, 5.49, 9.90, 6.23
	4) SECOND FLOOR	201, 202, 203, 204, 205, 206, (207, 208, 209, 210, 211, 212 (MHADA)), 213, 214, 215, 216, 217	37.42, 60.48, 58.58, 58.56,58.56, 78.45, (49.54, 46.70, 49.42, 48.45, 34.27, 41.46 (MHADA)), 74.71, 56.63, 66.20, 52.75, 41.02	3.37, 4.27, 3.89, 3.89,3.89 ,6.19,(8.80,5.97,8.76,7.09,3.12,2.82(MHADA)),7.34,3.76,0.00,0.00,0.00	NIL	3.91, 9.48, 9.48, 9.48, 9.48, 9.40, (2.52, 9.48, 5.49, 7.61,3.76, 2.87(MHADA)),10.77, 7.61, 5.49, 9.90, 6.23
	5) THIRD FLOOR	301, 302, 303, 304, 305, 306, (307, 308, 309, 310 (MHADA)), 311, 312, 313, 314, 315, 316	37.42, 60.48, 58.56, 58.56, 58.56, 78.45, (49.90, 46.70, 49.42, 48.45(MHADA)), 74.71, 74.71, 56.63, 66.20, 52.75, 41.02	3.37, 4.27, 3.89, 3.89 ,3.89 ,6.19,(8.80,5.97,8.76,7.09(MHADA)),7.34,7.34,3.76,0.00,0.00,0.00	NIL	3.91, 9.48, 9.48, 9.48, 9.48, 9.40, (9.61, 9.48, 5.49, 7.61(MHADA)), 10.77, 10.77, 7.61, 5.49, 9.90, 6.23
	6) FOURTH FLOOR	401, 402, 403, 404, 405, 406, (407, 408, 409, 410 (MHADA)), 411, 412, 413, 414, 415, 416	37.42, 60.48, 58.58, 58.56, 58.56, 78.45, (49.90, 46.70,49.42, 48.45 (MHADA)), 74.71, 74.71, 56.63, 66.20, 52.75, 41.02	3.37, 4.27, 3.89, 3.89 ,3.89 ,6.19,(8.80,5.97,8.76,7.09(MHADA)),7.34,7.34,3.76,0.00,0.00,0.00	NIL	3.91, 9.48, 9.48, 9.48, 9.48, 9.40, (9.61, 9.48, 5.49, 7.61(MHADA)), 10.77, 10.77, 7.61, 5.49, 9.90, 6.23
	7) FIFTH FLOOR	501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516	37.42, 60.48, 58.56, 58.56, 58.56, 78.45, 58.70, 52.69, 66.34, 56.63, 74.71, 74.71, 56.63, 66.20, 52.75, 41.02	3.37, 4.27, 3.89, 3.89 ,3.89 ,6.19,0.00,0.00,0.00,3.76,7.34,7.34,3.76,0.00,0.00,0.00	NIL	3.91, 9.48, 9.48, 9.48, 9.48, 9.40, 9.61, 9.48, 5.49, 7.61, 10.77, 10.77, 7.61, 5.49, 9.90, 6.23
	8) SIXTH FLOOR	601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616	37.42, 60.48, 58.56, 58.56, 58.56, 78.45, 75.52, 52.69, 66.34, 56.63, 74.71, 74.71, 56.63, 66.20, 52.75, 41.02	3.37, 4.27, 3.89, 3.89 ,3.89 ,6.19,0.00,0.00,0.00,3.76,7.34,7.34,3.76,0.00,0.00,0.00	NIL	3.91, 9.48, 9.48, 9.48, 9.48, 9.40, 9.61, 9.48, 5.49, 7.61, 10.77, 10.77, 7.61, 5.49, 9.90, 6.23
	9) SEVENTH FLOOR	701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716	37.42, 60.48, 58.56, 58.56, 58.56, 78.45, 75.52, 52.69, 66.34, 56.63, 74.71, 74.71, 56.63, 66.20, 52.75, 41.02	3.37, 4.27, 3.89, 3.89 ,3.89 ,6.19,0.00,0.00,0.00,3.76,7.34,7.34,3.76,0.00,0.00,0.00	NIL	9.48, 9.48, 9.48, 9.48, 9.60
	10) EIGHT FLOOR	802, 803, 805, 806, 815	60.48, 58.56, 58.56, 52.69, 52.75	4.27, 3.89, 3.89,0.00,0.00		
	11) TERRACE FLOOR	NIL	NIL	NIL	NIL	NIL
	12) TOTAL	118 FLATS	6791.44	450.18	—	955.21



LAYOUT PLAN
(Scale - 1:500)

AREA DIAGRAM FOR NALA
(Scale - 1:500)

PLOYGON	SIZE	AREA (SQM)
ADDITIONS		
01	16.24 x 6.22 x 0.50	50.50
02	10.89 x 4.65 x 0.50	25.31
03	7.94 x 4.71 x 0.5	18.70
04	12.67 x 6.06 x 0.50	38.39
05	12.67 x 6.06 x 0.50	23.93
06	16.10 x 5.01 x 0.50	40.33
07	16.10 x 4.51 x 0.50	36.30
TOTAL AREA		233.46



PLOT AREA WITH TRAINGULATION
(Scale - 1:500)

PLOT AREA STATEMENT :

ADDTIONS :-

1. 70.86 X 02.02 X 0.50 = 71.56 sqm.
2. 71.21 X 09.32 X 0.50 = 331.83 sqm.
3. 78.31 X 19.06 X 0.50 = 746.29 sqm.
4. 111.27 X 31.62 X 0.50 = 1759.17 sqm.
5. 111.27 X 38.23 X 0.50 = 2126.92 sqm.
6. 94.05 X 23.14 X 0.50 = 1088.15 sqm.
7. 57.25 X 21.55 X 0.50 = 616.86 sqm.
8. 57.25 X 24.07 X 0.50 = 689.00 sqm.
9. 28.29 X 22.82 X 0.50 = 331.26 sqm.
10. 30.15 X 13.45 X 0.50 = 202.75 sqm.
11. 25.35 X 16.40 X 0.50 = 207.87 sqm.
12. 45.87 X 06.03 X 0.50 = 138.29 sqm.
13. 16.43 X 06.35 X 0.50 = 52.18 sqm.
14. 20.94 X 04.68 X 0.50 = 48.99 sqm.
15. 20.94 X 07.18 X 0.50 = 75.17 sqm.

TOTAL ADDITIONS =8486.27 SQ.M

AREA STATEMENT

1. AREA OF PLOT (Minimum Plot Considered)	8400.00
a) As Per ownership document	8400.00
b) As Per mesurement sheet	8500.00
c) As per Site	8400.00
2. Deduction for	
a) proposed D.P / D.P Road widening Area/ Service Road / Highway widening	1941.22
b) Any D.P Reservation area (NALA)	233.46
Total (a+b)	2174.68
3. Balance area of plot (1-2)	6225.32
4. Amenity Space (If applicable)	0.00
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))	6225.32
6. Recreational Open Space (If applicable)	
a) Required-	622.53
a) Proposed-	623.05
7. Internal Road area	0.00
8. Plotable area (If applicable)	0.00
9. Builtup area with reference to Basic F.S.I(1.1)as per front road width	6847.85
10. Addition of FSI on payment of premium	
a) Maximum permissible premium FSI - based on road width /TOD Zone	0.00
b)Proposed FSI on payment of premium	34.23
11. In-situ FSI / TDR Loading	
a) In-situ area against D.P. road	0.00
b) In-situ area against Amenity Space in handed over	0.00
c) TDR area	98.22
d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlment of FSI in the proposal	6980.30
a) (9+10(b)+11(d)) or 12 whichever is applicable	
a1) Deduction:-Built-up area/FSI/Utilized Area/FSI to be retained as per DC Rule	0.00
a2) Balance entitlement for Ancillary Area (a1-a2)	6980.30
b) Ancillary Area fsi upto 60% or 80% with payment of charges . Permissible Ancillary Area = 4426.31Sqm.	4426.31
c) Total entitlement (a+b)	11406.61
14. Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width	3.00
15. Total Built-up Area in Proposal. (Excluding area at Sr.No-17b)	
a) Existing Built-up Area/As per old rule	
i) Completed	0.00
ii) Residential	0.00
iii) Commercial	0.00
b) Proposed Built-up Area	
i) Residential	9249.41
ii) Commercial	2143.24
c) Total (a+b)	11392.65
16. F.S.I Consumed (15/13)	0.999
17. Area for Inclusive Housing, if any	
a) Required(20%)	1389.57
a) PROPOSED	1371.68

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 PLANS RECORD DEPT. / CITY SURVEYED RECORDS.

ARCHITECT NAME AND SIGNATURE:- Ar. Anjali B. Arbat

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.

OWNER (S) NAME AND SIGNATURE - M/S Swastik Diamond Developers Through Partner Mr.Jagdishbhai Patel and others

OWNER'S NAME: M/S SWASTIK DIAMOND DEVELOPERS THROUGH PARTNER MR.JAGDISHBHAI PATEL AND OTHERS

OWNER'S SIGN:

PROJECT:
SURVEY NO : 534/1 (P), 535/2(P)
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : VILLAGE-CHARHOLI

ARCHITECT: AR.ANJALI B. ARBAT

ARCHITECT'S SIGN:

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.		DATE	13-03-2024	
KEY NO.		SHEET NO.	01/18	