

PLOT AREA KEY PLAN
SCALE - 1:400

PLOT AREA CALCULATION :-

AREA AS PER 7/12 EXTRACT = 8000.00 SQM
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

SANITATION REQUIREMENT STATEMENT :-

TOTAL NO OF PERSON = 550 PERSON CONSIDER 50% GENTS & 50% LADIES
NO OF PERSON = 275 GENTS & 275 LADIES

PUBLIC & STAFF TOILET	FITMENTS	REQUIRED		PROPOSED	
1W.C./25PERSONS GENTS 1W.C./15PERSONS LADIES	W.C.	GENTS	LADIES	GENTS	LADIES
4 URINALS FOR 71-100 PERSONS (GENTS)	URINALS	4		4	
2.5% OVER 200		4		4	

ELECTRIC POINT REQUIREMENT STATEMENT :-
AS PER UDCPR 2020 -

DESCRIPTION
(FOR RESIDENTIAL PARKING)
TOTAL PROPOSED CAR PARKING = 299 NOS
REQUIREMENT ELECTRIC POINT - 20% ON 299 NOS
299 X 20% = 60 POINT
PROPOSED ELECTRIC POINT - 60 POINT
REQUIREMENT ELECTRIC POINT FOR COMMON PARKING
REQUIREMENT COMMON ELECTRIC POINT - 30% ON
PROPOSED ELECTRIC POINT - 60 X 30% = 18 POINTS
PROPOSED ELECTRIC POINT FOR COMMON PARKING = 20
TOTAL PROPOSED ELECTRIC POINT = 60 + 18 = 78

FROM OF STATEMENT 3 (SR. NO. 9(g))							
AREA DETAILS OF APARTMENT							
BUILDING NAME	FLOOR NO	SHOP/ OFFICE/ FLAT NO	CARPET AREA (SQ.M)	AREA OF ENC BALCONY (SQ.M)	AREA OF OPEN BALCONY (SQ.M)	AREA OF ATTACHED TERRACE	
A BLDG.	GROUND & PODIUM FL.	SHOP_01_101	40.88	—	—	—	
		SHOP_02_102	40.97	—	—	—	
		SHOP_03_103	54.44	—	—	—	
		SHOP_04_104	39.33	—	—	—	
		SHOP_05_105	24.43	—	—	—	
		SHOP_06_106	45.61	—	—	—	
		SHOP_07_107	39.48	—	—	—	
		SHOP_08_108	46.73	—	—	—	
		SHOP_09_109	43.66	—	—	—	
	1ST TO 4TH FL.	OFFICE_01,02,03,04,05,06,07,08,09,10,11,12,13,14,15,16,17,18,19,20	100.33	—	—	—	
		501,601,801,901,1001,1101,1301,1401,1501,1601	46.26	—	—	—	
	5,6,8,9,10,11,13,14,15,16 FL.	502,602,702,802,902,1002,1102,1202,1302,1402,1502,1602	—	—	—	—	
		7&12 FL.	701,1201	32.80	—	—	
	C BLDG.	7&12 FL.	101,104,105,108	66.98	10.40	—	27.50
			201,204,205,208	—	—	—	—
301,304,305,308			—	—	—	—	
401,404,405,408			—	—	—	—	
501,504,505,508			—	—	—	—	
601,604,605,608			—	—	—	—	
701,705,708			66.98	10.40	—	—	
801,804,805,808			—	—	—	—	
901,904,905,908			—	—	—	—	
1001,1004,1005,1008			—	—	—	—	
1101,1104,1105,1108			—	—	—	—	
1201			—	—	—	—	
1201 FL.			102,103	90.86	10.87	—	62.24
			106,107	90.86	10.87	—	35.30
		202,203,206,207	—	—	—	—	
	302,303,306,307	—	—	—	—		
	402,403,406,407	—	—	—	—		
	502,503,506,507	—	—	—	—		
	602,603,606,607	—	—	—	—		
	702,703,706,707	90.86	10.87	—	—		
	802,803,806,807	—	—	—	—		
	902,903,906,907	—	—	—	—		
1202 FL.	1002,1003,1006,1007	—	—	—	—		
	1102,1103,1106,1107	—	—	—	—		
	1202,1203	—	—	—	—		
	704,1204	63.17	10.40	—	—		

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

BLDG	B.UP AREA COMM.	B.UP AREA RESI.		TENAMENT SHOP/OFF.	
		WITH-OUT MHADA	WITH MHADA		MHADA
A BLDG	3586.61	49.30	1792.88	1 FLAT 18 SHOP 20 OFFICE	23
B BLDG		116.63 (SERVICES)		-	
C BLDG		10723.65		92	
TOTAL	3586.61	10889.58	1792.88	93 FLAT 18 SHOP 20 OFFICE	23
GRAND TOTAL (3586.61 + 10889.58) = 14476.19 SQ.M					

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	40 - 80	2	70	1	35	2	70	0	0
Residential	80 - 150	1	46	1	46	1	46	0	0
Commercial shops	9300.00	100	9	2	18	6	56	0	0
Commercial offices	2000.00	200	10	3	30	11	110	0	0
REQ. VISITORS PARK.					06		14	-	-
REQ. TOTAL PARKING					135		296		
REQ. AREA				12.50 SQ.M	1687.50	2.00 SQ.M	582.00		
REQ. TOTAL PARK. AREA					2279.50 SQ.M				
TOTAL PROPOSED AREA					4858.50 SQ.M				

PROPOSED PARKING

FLOOR	CAR	SCOOTER
BASEMENT	100	573
GROUND	118	—
PODIUM	81	—
TOTAL	299	573



GOOGLE LOCATION

PROP. PLOT

WATER REQUIREMENT STATEMENT :-

(FOR COMMERCIAL)

O.H.WATER TANK:-

$628.09 / 3 = 209 \text{ PERSON}$

$546.03 / 6 = 91 \text{ PERSON}$

$2498.90 / 10 = 250 \text{ PERSON}$

$550 \text{ PER} \times 45 \text{ LIT} = 24,750.00 \text{ LIT.}$

TOTAL O.H.WATER TANK CAPACITY = 24,750.00 LIT.

(FOR RESIDENTIAL)
O.H. WATER TANK :-
 5 PER. x 135LIT. x 116 TEN. = 78,300.00 LIT.
 FIRE FIGHTING TANK (20,000.00x3 BLDG) = 60,000.00 LIT.
 TOTAL O.H. WATER TANK = 1,63,050.00 LIT. (INCL. COMM.)

U.G. WATER TANK:-
 2.00 x (24,750.00+78,300.00) LIT. = 2,06,100.00 LIT.
 FIRE FIGHTING TANK (75,000.00x3 BLDG) = 2,25,000.00 LIT.
 TOTAL U.G. WATER TANK CAPACITY= 4,31,100.00 LIT.

STAMP OF APPROVAL

Sanctioned No. B.P/Charholi/85
Subject to conditions mentioned in the
Office Order No.
aven dated 28/05/2025
Pimpri
Date 28/05/2025

O. C. Signed by
City Engineer

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

AREA STATEMENT		SCQ.MT
1. AREA OF PLOT	8000.00	
(minimum area of a,b,c to be considered)		
(a) As per ownership document (7/12: CTS extract)	8000.00	
(b) As per measurement sheet	8002.04	
(c) As per site	8002.04	
2. Deductions for		
(a) proposed D.P./D.P. Road widening Area / Service Road/Highway widening	0.00	
(b) any D.P./Reservation area	0.00	
(Total a+b)	0.00	
3. Balance area of plot (1-a-b)	8000.00	
4. Amenity Space (if applicable)	0.00	
(a) Required -	0.00	
(b) Adjustment of 2(0), if any -	0.00	
(c) Balance Proposed	0.00	
5. Recreational Open space (if applicable)	0.00	
(a) Required -	800.00	
(b) Proposed -	800.00	
6. Net Plot Area [(c4+5)]	8000.00	
7. Internal Road Area	0.00	
8. Plottable area (if applicable)	0.00	
9. Build up area with reference to basic F.S.I. as per front road width (SR No Exbastic FSI) (8000.00X1.10 = 8800.00)	8800.00	
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI -based on road width / YOD Zone	4000.00	
(b) proposed FSI on payment of premium.	0.00	
(c) proposed FSI on payment of premium (Table No 6G)	0.00	
11. In-lieu FSI/TDR loading	0.00	
(a) In-lieu against D.P. Road, if any	0.00	
(b) In-lieu against Amenity Space / handed over (2.00 or 1.85 x Sr.No (a) and b) and/or (c).	0.00	
(c) TDR Area 1.40	11200.00	
(d) 5% GREEN F.S.I. (8800.00 x 0.05)	440.00	
(e) Total In-lieu TDR loading proposed [(11a)+(b)+(c)+(d)]	0.00	
12. Additional FSI area under Chapter No 7	0.00	
(Total entitlement of FSI in the proposal)		
13. (a) 8*10(b)(c)(1+10d) or 12 whichever is applicable	8800.00	
(a1) Deduction - Build-up area / FSI/Utilizes Area (a-S1) to be retained as per OD Decrees	0.00	
(a2) Balance entitlement for Ancillary Area (a-S1)	8800.00	
(b) Ancillary Area FSI upto 80% with payment of charges	1594.05	
(c) Ancillary Area FSI upto 60% with payment of charges	4084.46	
(d) Total entitlement (a + b + c)	14479.51	
14. Maximum utilization limit of F.S.I.(building potential) permissible as per Road width ((as per Regulation No 5.1, 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8) (10+10a(1)+13(a1))	4.40	
15. Total Build-up Area in proposal (excluding area at Sr.No.17b)		
(a) Earlier Sanction Area	0.00	
(b) Proposed Build-up Area (as per P-Line)		
(i) Residential+Comm. (WITH MHADA)	16269.07	
(ii) Residential+Comm. (WITHOUT MHADA)	14479.19	
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	1.00	
17. Area for In-lieu Housing if any	N/A	
(a) Required (20%of Sr.No 8)	1792.08	
(b) Proposed	1792.88	

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

[CA/2004/34707](#)

AR.SIDDARTH HARISCHANDRAKAR

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.

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK, INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME, SIGNATURE :-

M/S WINSOME SK BUILDERS THROUGH PARTNER
MR. SANJEEV KUMAR

PROJECT :-

PROPOSED RESIDENTIAL BUILDING

S.NO 299, PLOT NO 4 AT CHARHOLI PUNE

ARCHITECT :-

AR.SIDDARTH HARISCHANDRAKAR
CA/2004/34707

Aditri, Office no. 301/401, Plot no. 4/22,
S.no.88, near Sahakar Udyan,
Erandwane, Pune, 411004
020 - 29952054 / 29952055,
adesignstudio1@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
03/04/2025	PRAJAKTA		SIDDARTH	1:100

P:\SERVER DATA DRIVE\W104-WINSOME S\C01-CHARHUI\SD\SANCTION 2\UDCPR SD 2025.04.03.dwg