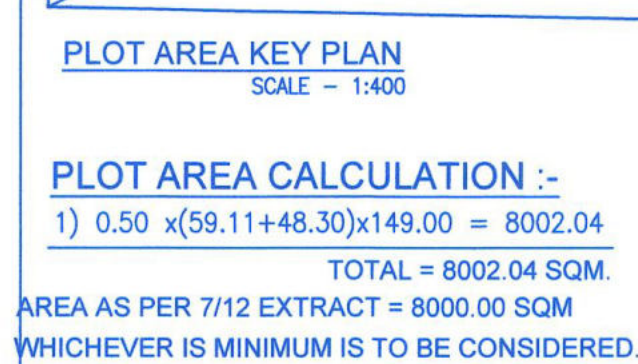




SANITATION REQUIREMENT STATEMENT :-					
TOTAL NO OF PERSON = 550 PERSON CONSIDER 50% GENTS & 50% LADIES NO OF PERSON = 275 GENTS & 275 LADIES					
PUBLIC & STAFF TOILET	FITMENTS	REQUIRED		PROPOSED	
		GENTS	LADIES	GENTS	LADIES
1W.C./2SPERSONS GENTS	W.C.	11	18	12	19
1W.C./1SPERSONS LADIES					
4 URINALS FOR 71-100 PERSONS (GENTS)		4		4	
2.5% OVER 200		4		4	
	URINALS				

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 = 2	
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 & POOLUM FL.	SHOP 01, 101	40.88	—	—	—
		SHOP 02, 102	40.97	—	—	—
		SHOP 03, 103	54.44	—	—	—
		SHOP 04, 104	39.53	—	—	—
		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			
	5,6,8,9,10,11,13,14,15,16 FL.	501,601,801,901, 1001,1101,1301, 1401,1501,1601, 502,602,702,802,902, 1002,1102,1202,1302, 1402,1502,1602	46.26	—	—	—
	7&12 FL.	701,1201	32.80	—	—	—
C BLDG.		101,104,105,108	66.98	10.40	—	27.50
		201,204,205,206 301,304,305,306 401,404,405,406 501,504,505,506 601,604,605,606 701,705,706 801,804,805,806 901,904,905,906 1001,1004,1005,1008 1101,1104,1105,1106 1201	66.98	10.40	—	—
		102,103 106,107	90.86 90.86	10.87 10.87	—	62.24 35.30
		202,203,206,207 302,303,306,307 402,403,406,407 502,503,506,507 602,603,606,607 702,703,706,707 802,803,806,807 902,903,906,907	90.86	10.87	—	—
		1002,1003,1006,1007 1102,1103,1106,1107 1202,1203 1204,1204	63.17	10.40	—	—

FORM OF STATEMENT - 2				
[SR. NO. 9 (a)]				
PROPOSED BUILDING				
BLDG	B.U.P AREA COMM.	B.U.P 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
B BLDG		116.63 (SERVICES)		23
C BLDG		10723.65		92
TOTAL	3586.61	10889.58	1792.88	93 FLAT 18 SHOP 20 OFFICE
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	930.00	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	592.00		
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

WATER REQUIREMENT STATEMENT :-
(FOR COMMERCIAL)
O.H.WATER TANK:-
628.09 / 3 = 209 PERSON
546.03 / 6 = 91 PERSON
2498.90 / 10 = 250 PERSON
550 PER X 45 LIT = 24,750.00 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.

<u>STAMP OF APPROVAL</u>		1 13
Sanctioned No. <u>B.F./Charholi/85/2025</u> Subject to conditions mentioned in the Office Order No. _____ aven dated <u>28/05/2025</u> Pimpri Date <u>28/05/2025</u>		
For _____ City Engineer		<u>SWIR</u> Building Permission Dept. PCMC., Pimpri, Pune-18.

AREA STATEMENT	SQ. MT
1. AREA OF PLOT	800.00
(minimum area of a.b.c to be considered)	
(a) As per ownership document (77/12, CTS extract)	800.00
(b) As per measurement sheet	8002.04
(c) As per site	8002.04
2. Deductions for	
(a) proposed P.T/P.O. 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 (1-2)	800.00
4. Amenity Space (if applicable)	0.00
(a) Required -	0.00
(b) Adjustment of 20.0, 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 (3-4+5)	800.00
7. Internal Road area	0.00
8. Plottable area (if applicable)	0.00
9. Built up area with reference to basic P.S.I. as per front road width (Sr.No.6xabc.FSI) (8000.00X1.10 = 8800.00)	8800.00
10. Addition of FSI on payment of premium	
(a) Minimum payable premium FSI based on road width / TCD 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-situ FSI / TOR loading	0.00
(a) in-situ against TOR loading, if any	0.00
(b) in-situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (a) and/or (c)].	0.00
(c) TOR Area 1x40	11200.00
(d) 5% GREEN F.S.I. (8800.00 x 0.05)	440.00
(e) Total In-situ TOR loading proposed (11)a)+(b)+(c)+(d)	0.00
12. Additional FSI area under Chapter No 7	0.00
13. Total entitlement of FSI in the proposal	0.00
(a) [*9+(10)(c)+(11)(d) or 12 whichever is applicable	8800.00
(i) Deduction :- Built-up area of FSI/Utilizes Area/FSI to be retained as per old Rules	0.00
(b) Balance entitlement for Ancillary Area (a - b1)	8800.00
(c) Ancillary Area FSI upto 80% with payment of charges, (8800.00 X 1.8 COMM. AREA) 8=1992.56	1594.05
(d) Ancillary Area FSI upto 80% with payment of charges, (8800.00 X 1.8 COMM. AREA) 8=1992.56	1594.05
(e) Ancillary Area FSI upto 80% with payment of charges, (8800.00 X 1.8 COMM. AREA) 8=1992.56	1594.05
(f) Total entitlement (a + b + c + d + e)	14478.51
14. Maximum utilization limit of F.S.I.(building potential permissible as per Road width [(as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable] x 1.6 or 1.8) [*9+(10)(a)+11.3(a1)]	4.40
15. Total Built-up Area in proposal(excluding area at Sr.No.17b)	0.00
(a) Entire Sample Area	0.00
(b) Proposed Built-up Area (as per 'P.Line')	
i) Residential+Comm. (WITH MHADA)	16289.07
ii) Residential+Comm. (WITHOUT MHADA)	14478.19
16. F.S.I. Consumed (15/13). (Should not be more than serial No 14 above)	1.00
17. Area for Inlets/Housing if any	0.00
(a) Proposed	1782.89
(b) Required	1782.89

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

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 SIGN	
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	NORTH
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	

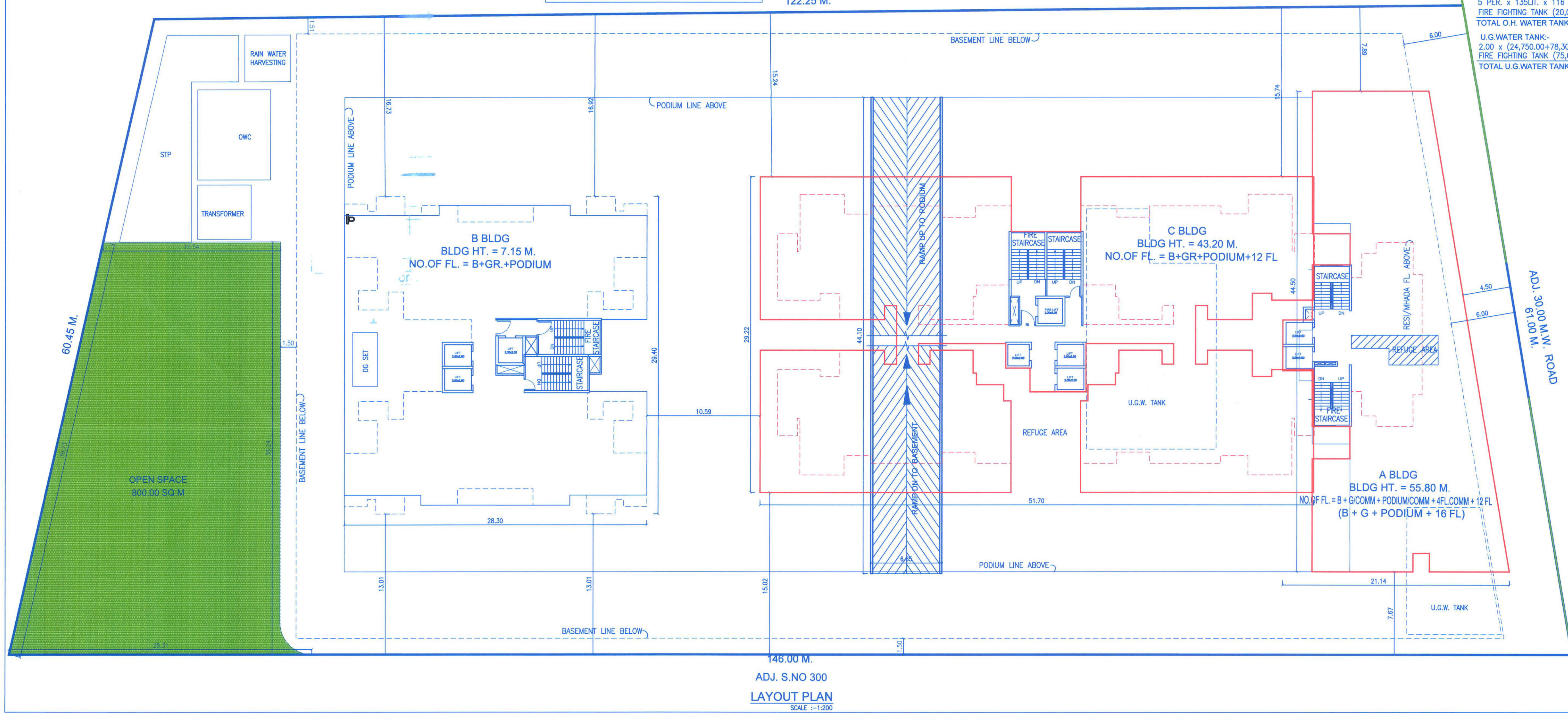
OWNER'S NAME, SIGNATURE :-
M/S WINSOME SK BUILDERS THROUGH PARTNER MR. SANJEEV KUMAR

PROJECT :-
PROPOSED RESIDENTIAL BUILDING
S.NO 299, PLOT NO 4 AT CHARHOLI PUNE

ARCHITECT :-

Aditi, Office no. 301/A01, Plot no. 4/22
S. No. 88, near Sahakar Udyan,
Erandwane, Pune, 411004
020 - 29952054 / 29952055,
adesignstudio1@gmail.com

DATE	DEALT BY	REVISD BY	CHECKED BY	SCALE
03/04/2025	PRAJAKTA		SIDDHARTH	1:100



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