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.(WITH MHADA)	2B.P.+GR./PARK.+17 FLOOR	53.60 M.	318.64	9625.08	9943.72	132
B BLDG.(WITH MHADA)	2B.P.+GR.PARK.+16 FLOOR	50.65 M.	–	15445.14	15445.14	188
C BLDG.	2B.P.+GR.PARK.+03 FLOOR	12.30 M.	–	3026.32	3026.32	33
D BLDG.	2B.P.+GR.PARK.+01 FLOOR	5.95 M.	–	559.67	559.67	4
TOTAL AREA	–	–	318.64	28656.21	28974.85	357
LESS MHADA AREA			–	10547.68	10547.68	–
BALANCE BUILT-UP AREA			318.64	18108.53	18427.17	–

WATER STORAGE CAPACITY

BUILDING	TEN./COMM. AREA	OCCUPAINT LOAD	NO. OF PERSON	PER DAY CAPACITY	OVER HEAD WATER CAPACITY	FIRE FIGHTING WATER CAPACITY	UNDER GROUND WATER CAPACITY	FIRE FIGHTING WATER CAPACITY
A BLDG.	132	–	660	135	89100.00	25000	178200.00	150000
B BLDG.	188	–	940	135	126900.00	40000	253800.00	150000
C BLDG.	33	–	165	135	22275.00	10000	44550.00	N.A
D BLDG.	4	–	20	135	2700.00	25000	5400.00	N.A
A BLDG. COMM.	318.64	3	107	45	4815.00	0	9630.00	0
TOTAL AREA	–	0	1892	–	245790.00	100000.00	491580.00	300000.00

REFUGE AREA STATEMENT

BUILDING TYPE	REQUIRED REFUGE AREA				PROVIDED REFUGE AREA			
A BLDG.(WITH MHADA)	45.38	X	2	90.76	51.18	X	2	102.36
B BLDG.	76.37	X	2	152.74	79.80	X	2	159.60
TOTAL AREA	243.50				261.96			

STAMP OF APPROVAL

LAYOUT

FOR SANCTION PURPOSE

Sanctioned No. B.P | Punawale/23/2025
Subject to conditions mentioned in the Office Order No.
aven dated 24/03/25
Pimpri
Date :21/3/2025

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/92 Pimpri-411 018

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

O. C. Signed by
City Engineer

PARKING STATEMENT

PARKING	PARKING REQUIRED CAR	PARKING REQUIRED SCOOTER
'A' BLDG (WITH MHADA)		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 132 TENEMENTS	66	132
B' BLDG (WITH MHADA)		
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01
FOR 04 TENEMENTS	04	04
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 184 TENEMENTS	92	184
'C' BLDG		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 33 TENEMENTS	17	33
'D' BLDG		
PER TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	01
FOR 04 TENEMENTS	04	04
TOTAL PARKING REQUIRED	183	357
ADD 5% VISITOR PARKING	10	18
TOTAL REQUIRED PARKING FOR RESIDENTIAL	193	375
'A' BLDG. (COMM.)		
COMMERCIAL REQUIRED BY RULE FOR EVERY 100 SQ.MT CARPET AREA	02	06
B/UP AREA = 318.64 X 12.50 % LESS CARPET AREA = 278.81 SQ.M.	06	17
TOTAL REQUIRED PARKING (RESI.+COMM)	199	392
TOTAL PROVIDED PARKING	199	392

PARKING AREA STATEMENT

	AREA REQUIRED		
CAR	199 X 12.50 SQ.M	2,487.50	–
SCOOTER	392 X 2.00 SQ.M	784.00	
TOTAL	–	3,271.50	

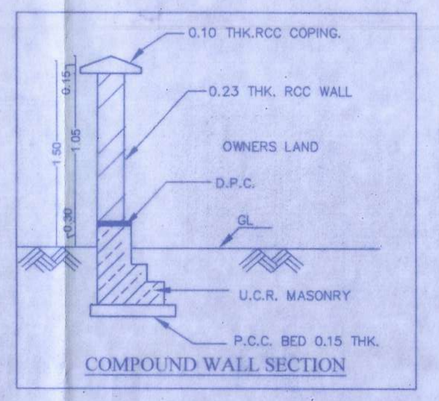
REQUIRED MHADA / E.W.S AREA STATEMENT

MHADA/E.W.S
BASIC F.S.I. X 20% =11,590.83 X 20% = 2,318.17 SQ.M
Required(20%) Consider With S.NO.11
(Net Plot Area 31,009.52 sq.m.)
BASIC F.S.I. = 34,110.47 X 20% = 6,822.09 SQ.M
Affordable Housing tenements to be constructed on such alternative plot shall be increased in proportion to the land rate of the respective lands for that year.
REQUIRED FOR S.NO.11= 6,822.09 X 1.2054 = 8,223.35
TOTAL REQUIRED MHADA AREA = 10,541.52 SQ.M
TOTAL PROPOSED MHADA AREA = 10,547.68 SQ.M

A+B BLDG. (MHADA)	PROPOSED TENEMENTS	PROPOSED MHADA AREA
(A BLDG.) 1ST TO 17TH FLOOR	132 NOS	9,615.00 SQ.M
(B BLDG.) 1ST FLOOR	12 NOS	932.68 SQ.M
TOTAL	144 NOS	10,547.68 SQ.M

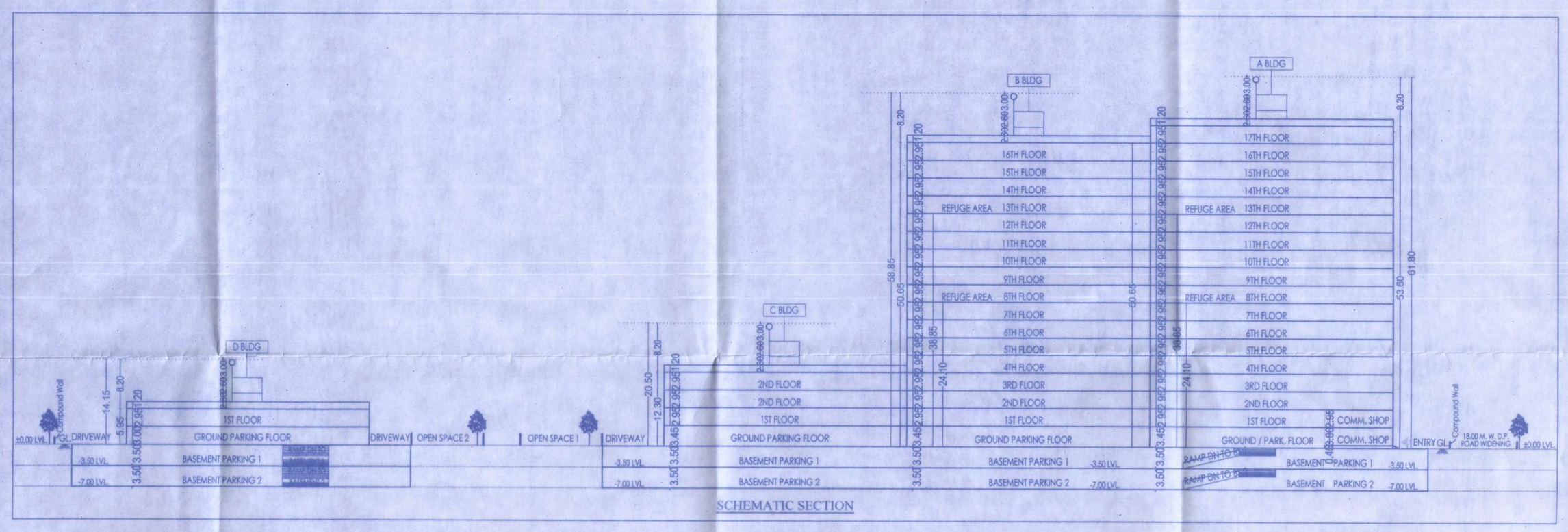
'A' BLDG MHADA PARKING

PARKING REQUIRED	CAR	SCOOTER
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 132 TENEMENTS	66	132
'B' BLDG MHADA PARKING		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 12 TENEMENTS	06	12
TOTAL	72	144



COMPOUND WALL SECTION

LOCATION PLAN



SCHEMATIC SECTION

A BLDG. MHADA AREA STATEMENT

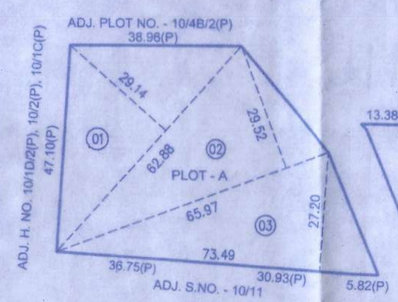
FLOOR	MHADA AREA	TENAMENT NO.	NO. OF TENE.
GROUND	48.25	COMMON AREA	–
FIRST	462.03	101,102,103,106,107,108	06
SECOND	575.49	201,202,203,204,205,206,207,208	08
THIRD	575.49	301,302,303,304,305,306,307,308	08
FOURTH	575.49	401,402,403,404,405,406,407,408	08
FIFTH	575.49	501,502,503,504,505,506,507,508	08
SIXTH	575.49	601,602,603,604,605,606,607,608	08
SEVENTH	575.49	701,702,703,704,705,706,707,708	08
EIGHTH	523.93	801,803,804,805,806,807,808	07
NINTH	575.49	901,902,903,904,905,906,907,908	08
TENTH	575.49	1001,1002,1003,1004,1005,1006, 1007,1008	08
ELEVENTH	575.49	1101,1102,1103,1104,1105,1106,1107,1108	08
TWELFTH	575.49	1201,1202,1203,1204,1205,1206,1207,1208	08
THIRTEENTH	523.93	1301,1303,1304,1305,1306,1307,1308	07
FOURTEENTH	575.49	1401,1402,1403,1404,1405,1406,1407,1408	08
FIFTEENTH	575.49	1501,1502,1503,1504,1505,1506,1507,1508	08
SIXTEENTH	575.49	1601,1602,1603,1604,1605,1606,1607,1608	08
SEVENTEENTH	575.49	1701,1702,1703,1704,1705,1706,1707,1708	08
TOTAL	9615.00	–	132

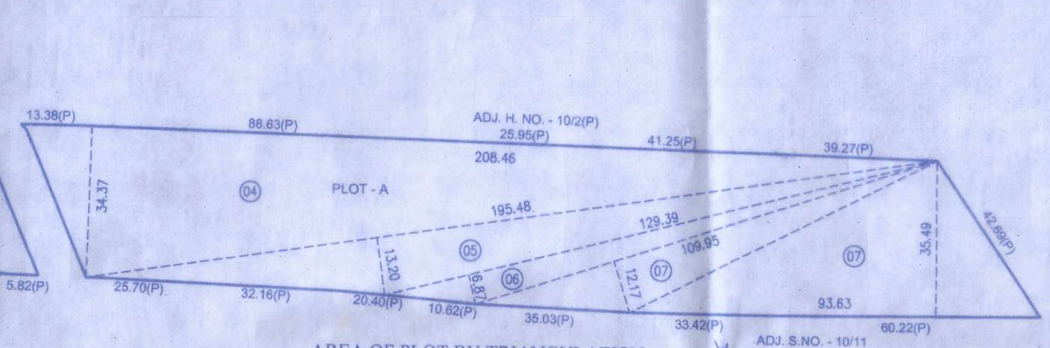
B BLDG. MHADA AREA STATEMENT

FLOOR	MHADA AREA	TENAMENT NO.	NO. OF TENE.
FIRST	932.68	101,102,103,104,105,106,107,108, 109,110,111,112	12
TOTAL	932.68	–	12

TOTAL MHADA AREA STATEMENT (A+B BLDG.)

TOTAL(A+B)	10547.68	–	144





AREA OF PLOT BY TRIANGULATION
SCALE : 1:1000

PLOT A - AREA CALCULATION

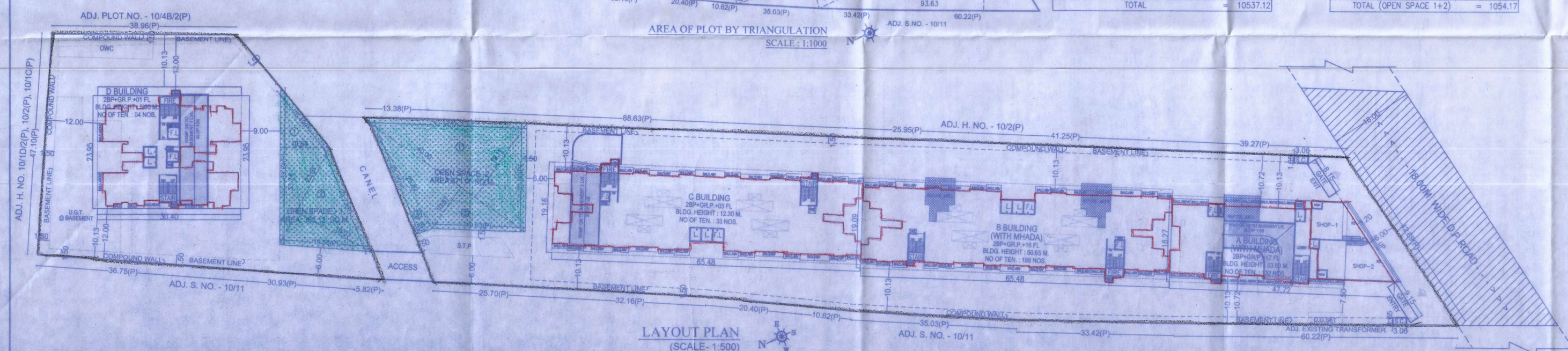
1)	62.88	X	29.14	X	0.50	X	1	= 916.16
2)	65.97	X	29.52	X	0.50	X	1	= 973.72
3)	73.49	X	27.20	X	0.50	X	1	= 999.46
4)	208.46	X	34.37	X	0.50	X	1	= 3582.87
5)	195.48	X	13.20	X	0.50	X	1	= 1290.17
6)	129.39	X	6.87	X	0.50	X	1	= 444.45
7)	109.95	X	12.17	X	0.50	X	1	= 669.05
8)	93.63	X	35.49	X	0.50	X	1	= 1661.23
			TOTAL					= 10537.12

OPEN SPACE 01 - AREA CALCULATION

1)	33.24	X	10.54	X	0.50	X	1	= 175.17
2)	23.01	X	18.07	X	0.50	X	1	= 207.94
			TOTAL					= 383.12

OPEN SPACE 2 - AREA CALCULATION

1)	40.00	X	20.35	X	0.50	X	1	= 407.00
2)	40.00	X	10.70	X	0.50	X	1	= 214.00
3)	25.82	X	3.88	X	0.50	X	1	= 50.05
			TOTAL					= 671.05
			TOTAL (OPEN SPACE 1+2)					= 1054.17



LAYOUT PLAN
(SCALE- 1:500)

AREA STATEMENT

		SQ.M
01.	AREA OF PLOT - PLOT A AS PER SUBDIVISION	
	a) AS PER OWNERSHIP DOCUMENT	10,537.12
	b) AS PER MEASUREMENT SHEET	10,537.12
	c) AS PER SITE	10,537.12
02.	DEDUCTIONS FOR	
	a) 18.00 M.W. D.P. ROAD WINDING AREA	-
	b) ANY D.P. RESERVATION AREA	-
	(TOTAL A+B)	-
03.	BALANCE AREA OF PLOT (1-2)	10,537.12
04.	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED -	-
	b) ADJUSTMENT OF 2(B), IF ANY -	-
	c) BALANCE PROPOSED -	-
05.	NET PLOT AREA (3-4 (C))	10,537.12
06.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED - (Not to be deducted)	1,053.71
	b) PROPOSED - (Not to be deducted)	1,054.17
07.	INTERNAL ROAD AREA	-
08.	PLOTABLE AREA (IF APPLICABLE)	10,537.12
09.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.10)	11,590.83
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI (10,537.12 X 50% = 5,268.56)	5,268.56
	b) PROPOSED FSI ON PAYMENT OF PREMIUM.	0.00
11.	IN-SITU FSI / TDR LOADING	
	a) D.P. ROAD	-
	b) AMENITY SPACE IF HANDED OVER	-
	c) TDR AREA- 0.90 % = 10,537.12X 0.90 = 9,483.41 SLUM T.D.R 30% = 9,483.41 X 30% = 2,845.02 RESERVATION TDR = 9,483.41 - 2,845.02 = 6,638.39	- - -
	d) TOTAL TDR LOADING PROPOSED (a+b+c)	-
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (GREEN BUILDING)	
	a) GREEN BUILDING FSI (11,590.83 X 0.07 =811.36)	-
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) {9 + 10(B)+11(D)+12(a)} WHICHEVER IS APPLICABLE.	11,590.83
	b) PREVIOUSLY SANCTION B/UP AREA	-
	c) BALANCE PERMISSIBLE FLOOR AREA (13(a-b)	11,590.83
	d) ANCILLARY AREA FOR COMMERCIAL (318.64/1.80 = 177.02 F.S.I. & 141.62 Ancillary) ANCILLARY AREA FOR RESIDENTIAL (11,590.83-177.02 = 11,413.81 X 0.60% = 6,848.29 Ancillary)	141.62 6,848.29
	e) TOTAL ENTITLEMENT (b+c+d)	18,580.74
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I.	2.50
15.	TOTAL BUILT-UP AREA IN PROPOSAL.	
	a) EXISTING BUILT-UP AREA	-
	b) PROPOSED COMMERCIAL AREA	318.64
	c) PROPOSED RESIDENTIAL AREA (WITHOUT MHADA)	18,108.53
	d) TOTAL BUILT-UP AREA (a+b+c)	18,427.17
16.	F.S.I. CONSUMED (15d/05)	1.75
17.	AREA FOR MHADA	
	a) Required(20%)[Consider With S.No.11 Net Plot Area 31,009.52 sq.m.] (Basic F.S.I = 34,110.47 sq.m.) X 0.20 = 6,822.09 sq.m.) Affordable Housing tenements to be constructed on such alternative plot shall be increased in proportion to the land rate of the respective lands for that year. Required For S.No.11= 6,822.09 X 1.2054 = 8,223.35 S.NO.10 Required (20%) = 11,590.83 X 0.20 = 2,318.17 sq.m.) Total Required (8,223.35+2,318.17) = 10,541.52 sq.m.)	10,541.52
	b) PROPOSED	10,547.68

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

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	SIGN
1) M/S ESSEN LANDMARKS THROUGH MR. SATISH AGARWAL	
2) M/S ESVEE DREAM HOMES L.L.P. THROUGH MR. VINOD CHANDWANI & MR. SATISH AGARWAL	
3) M/S PARAS MULTISPACE L.L.P. THROUGH MR. ~~RAHUL~~ SIDDHARTH KUNKULOL.	

PROJECT:

PROPOSED LAYOUT ON S.NO. 10(P), HISSA NO. 10/1A+10/1B+10/1C(P)+10/1D/2(P)+10/2(P), PLOT NO. :- A
MAUJE - PUNAVALE, PUNE.

ARCHITECT:
MANOJ TATOOSKAR
1221, B/1 WRANGLAR PARANJAPE ROAD,
BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD,
PUNE - 411004.
PH: 25531675/76
REG. NO. CA/91/13744

ARCHITECT'S SIGN

DATE	INWARD NO.	SCALE	DRAWN BY	CHECKED BY	SHEET NO.
12.02.2025	PCMC/1140262/ZONE III PUNAVALE/PBP/PO/131/2025	1:500	S.A.K.	M.S.T.	01 / 17