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FORM OF STATEMENT - 1

[SR. NO. 8 (a)(iii)]

EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXI. BUILDING	USE / OCCUPANCY OF FLOOR
NA	NA	NA	NA	NA

FORM OF STATEMENT - 2 : WING A & B

PROPOSED BUILDING

BLDG NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONST. LINE		TENET
		COMM.	RESI.	
A & B	PARKING FLOOR	--	--	--
	1ST FLOOR	--	460.22	4
	2ND FLOOR	--	460.22	4
	3RD FLOOR	--	460.22	4
	4TH FLOOR	--	460.22	4
	5TH FLOOR	--	460.22	4
	6TH FLOOR	--	460.22	4
	7TH FLOOR	--	334.50	3
	TOTAL BUP AREA	--	3215.82	27

PARKING STATEMENT : BLDG. A & B

PROPOSED BUILDING

FOR EVERY TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	UNITS	REQ. PROP.	CAR	REQ. BIKE	CAR	PROP. BIKE
	1	20	1	1	20	20
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	2	07	1	2	04	06
TOTAL REQ. NOS.					24	26
TOTAL REQ. AREA	24 X 12.50 = 300.00 SQ.M. 26 X 02.00 = 56.00 SQ.M.				= 356.00 SQ.M.	
ADDITION 5% PARKING VISITORS PARKING					= 17.80 SQ.M.	
TOTAL REQD. AREA					= 373.80 SQ.M.	
TOTAL PROP. AREA					=460.22 SQ.M.	

(AS PER UDCPR) PROPOSED FSI STATEMENT

BUILDING	FSI AREA COMM.	FSI AREA RESI.	TENEMS
A & B	0.00	3180.55	27
BAP AREA	0.00	3180.55	27

WATER REQUIREMENT CALCULATION : A & B

RESI. REQUIR. = 27 X 5 X 135 LTR. = 18,225.00 LTR.

	REQUIRED	PROPOSED
O.H.W.T.	18,225.00 LTR	20,000.00 LTR.
U.G.W.T. = 18,225.00 X 2 = 37,00.00 LTR.		
U.G.W.T.	36,000.00 LTR.	40,000.00 LTR.

FORM OF STATEMENT - 3 : BLDG. A

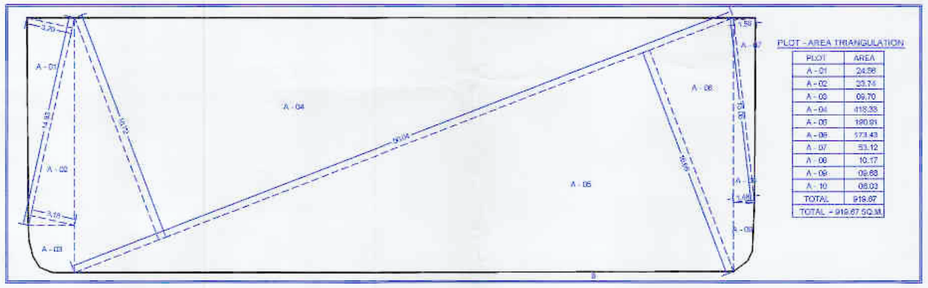
AREA DETAILS OF APARTMENT [SR. NO. 9 (a)]

BLDG NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF ENC. BALCONY ATTACHED TO APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	NO. OF TENET
A	TYP. 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH FLOOR	101,201,301,401 501,601	89.25 X 6	24.40 X 6	15.56 X 6	6
		102,202,302,402 502,602	85.03 X 6	6.85 X 6	13.50 X 6	6
		702	85.03 X 1	8.95 X 1	0	1
		701	88.15 X 1	19.80 X 1	0	1
		TOTAL :-				14

FORM OF STATEMENT - 3 : BLDG. B

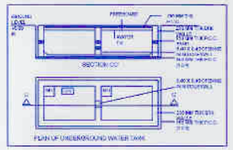
AREA DETAILS OF APARTMENT [SR. NO. 9 (a)]

BLDG NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF ENC. BALCONY ATTACHED TO APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	NO. OF TENET
B	TYP. 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH FLOOR	101,201,301, 401,501,601	86.08 X 6	7.07 X 6	13.50 X 6	6
		102,202,302, 402,502,602	75.90 X 6	18.09 X 6	13.66 X 6	6
		701	65.91 X 1	4.75 X 1	0	1
		TOTAL :-				13



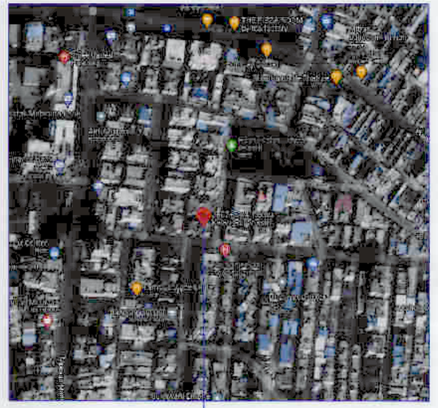
PLOT - AREA TRIANGULATION

PLOT	AREA
A - 01	24.56
A - 02	23.74
A - 03	09.70
A - 04	419.35
A - 05	189.91
A - 06	173.43
A - 07	53.12
A - 08	10.17
A - 09	09.88
A - 10	06.03
TOTAL	919.07
TOTAL = 919.67 SQ.M.	

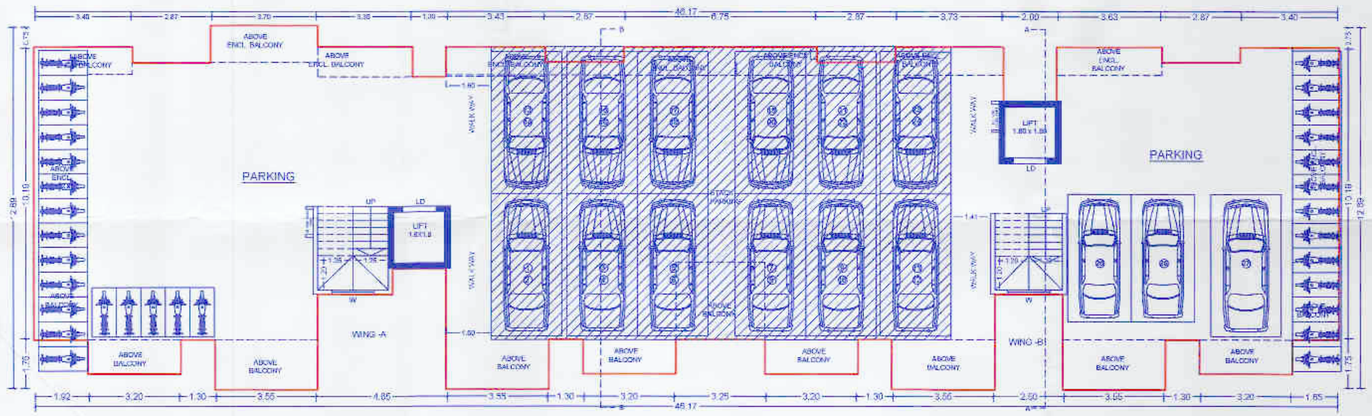


SCHEDULE OF OPENING

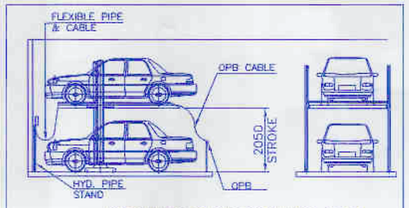
DOORS		
D	1.00	2.10
D1	0.90	2.10
D2	0.75	2.10
SD	1.50	2.10
FD	1.50	2.10
DP	0.90	2.10
WINDOW		
W	1.50	1.20
W1	1.00	0.90
V	0.60	1.50



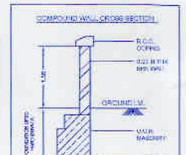
PRO. SITE — GOOGLE LOCATION — scale : n.t.s.



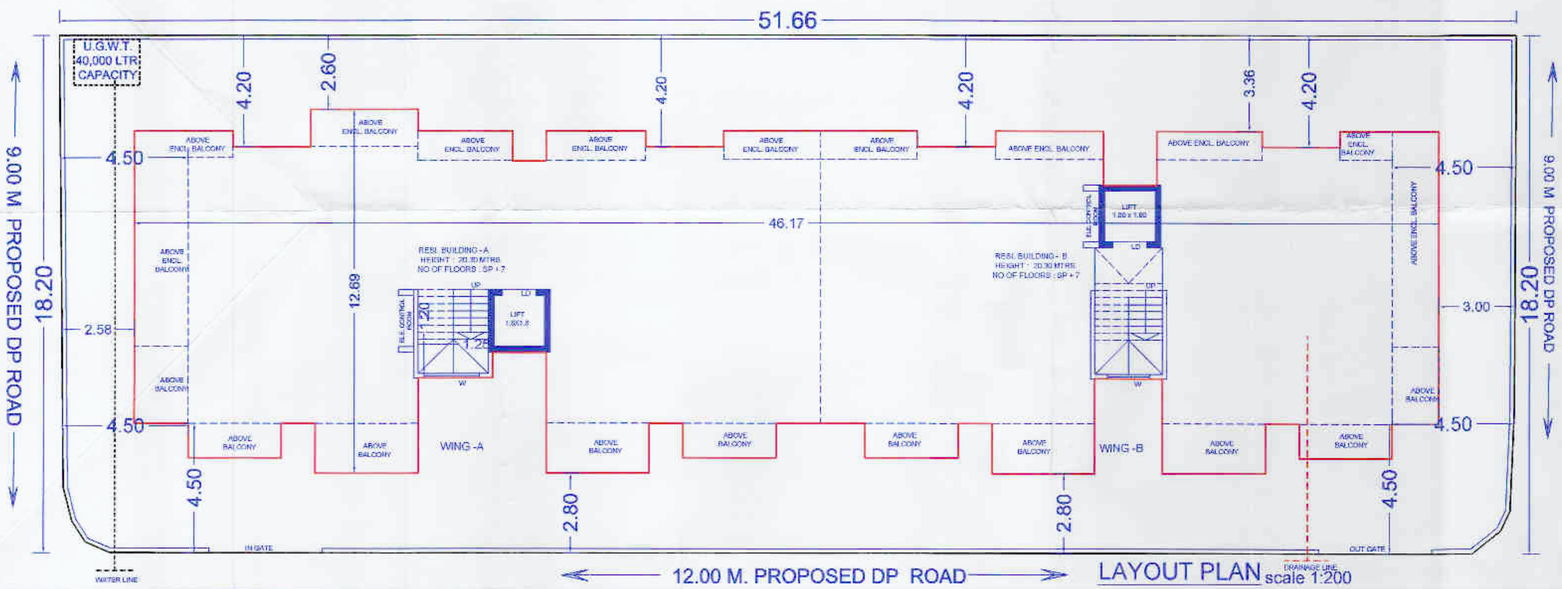
PARKING FLOOR PLAN



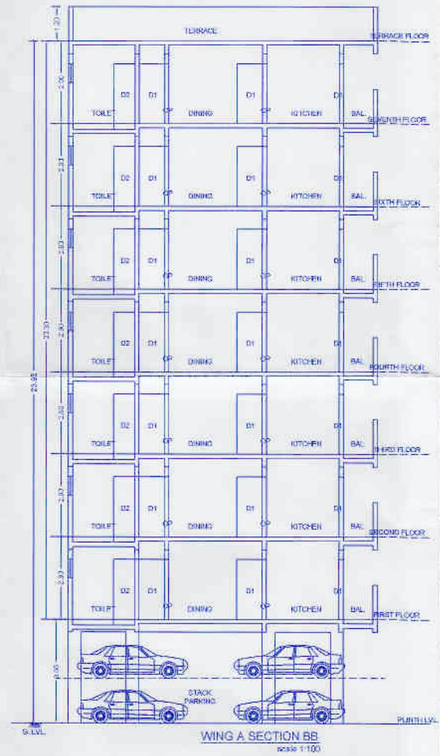
HYDRAULIC STACK SYSTEM(02 CARS)



PARKING SCHEDULE	
REGULAR	14 nos.
MECHANICAL	24 nos.
TOTAL	38 nos.



LAYOUT PLAN scale 1:200



WING A SECTION BB scale 1:100

STAMPS OF APPROVAL OF PLANS

Sanctioned No. B.P. Pimpri/84/2024
Subject to conditions mentioned in the Office Order No.
given dated: 18/12/2024
Pimpri
Date : 18/12/2024

Ward Officer
G : Ward
PCMC., Chinchwad, Pune-411 033

O. C. Signed by Ward Officer

AREA STATEMENT

	SQ.M.
1. Area of plot (Minimum area of a, b, c to be considered)	893.30
(a) As per ownership document (7/12, C.T.S. extract)	893.30
(b) as per measurement sheet	919.67
(c) as per site	919.67
2. Deductions for:	
(a) Proposed D.P./ D.P. Road widening Area Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	
(Total a+b)	0.00
3. Balance area of plot (1-2)	893.30
4. Amenity Space (if applicable)	
(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))	893.30
6. Recreational Open space (if applicable)	
(a) (a) Required -	0.00
(b) (b) Proposed -	0.00
7. Internal Road area	0.00
8. Plotable area (if applicable)	0.00
9. Built up area with reference to Basic F.S.I. as per front road width (893.30X1.1)	982.63
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone. (893.30X0.5)	446.65
10. Addition of FSI on payment of premium	288.10
(b) Proposed FSI on payment of premium.	0.00
11. In-situ FSI / TDR loading	0.00
(a) In-situ area against D.P. road [2.0 or Sr. No. 2 (a)], if any UDCPR-2020/35	
(b) In-situ area against Amenity Space if handed over	0.00
[2.00 or1.86 x Sr. No. 4 (b)and (c)].	0.00
(c) TDR area (893.30X0.65)	580.64
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	559.19
12. Additional FSI area under Chapter No. 7	180.00
13. Total entitlement of FSI in the proposal	
(a) 9 + 10(a) + 11(a) or 12 whichever is applicable.	2009.92
(b) Ancillary Area FSI up to 60% or 80%with pay of charges	1205.95
(c) Proposed Ancillary Area	1205.99
(d) Total entitlement (a+c).	3215.87
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (i)as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8)	3.60
15. Total built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	0.00
(b) Proposed Built-up Area (as per 'P-line')	3215.82
(c) Total (a+b)	3215.82
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	0.99
17. Area for Inclusive Housing, if any (a) Required (20% of Sr.No.5) (b) Proposed	00
18. PROPOSED TENEMENTS	27

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, SIZE OF PLOT STATED ON PLAN ARE ASCERTAINED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TP SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEY RECORDS.

AR. TRUPTI PRAVIN BHOIR
REGD. ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED DOTTED	
WATER LINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

OWNER'S DECLARATION –

I/We undersigned hereby confirm that I/We would abide by plans approved by Assistant / Collector. I/We do not exercise the discretion as per approved plans. Also I/We abide applicable rules & regulation of Development Control and not to create nuisance to the society in general.

OWNER'S NAME AND SIGN

OWNER'S NAME:
RACHNA CO-OP HOUSING SOCIETY THROUGH
M/S GURUKRUPA CONSTRUCTION THROUGH
ITS DILIP REVACHAND WADHIYA & OTHERS

OWNER'S SIGN:

PROJECT:

SURVEY NO :
HISSA NO :
PLOT NO : 321, 322
CTS NO : 1399,1399/1, 13992
DESCRIPTION : VILLAGE - PIMPRI, PUNE 13993, 13994, 13995, 13995/1

ARCHITECT:
Trupti Vikram Bhoir
Shop no 508,504, RSV Central, sector chowk, Nahunal Near Kalewadi Phata, pune - 411017

ARCH.SIGN:

JOB NO.	ORG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	RAHUL	AR. TRUPTI
INWARD NO.			DATE	20/12/2024
KEY NO.			SHEET NO.	1/2

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT