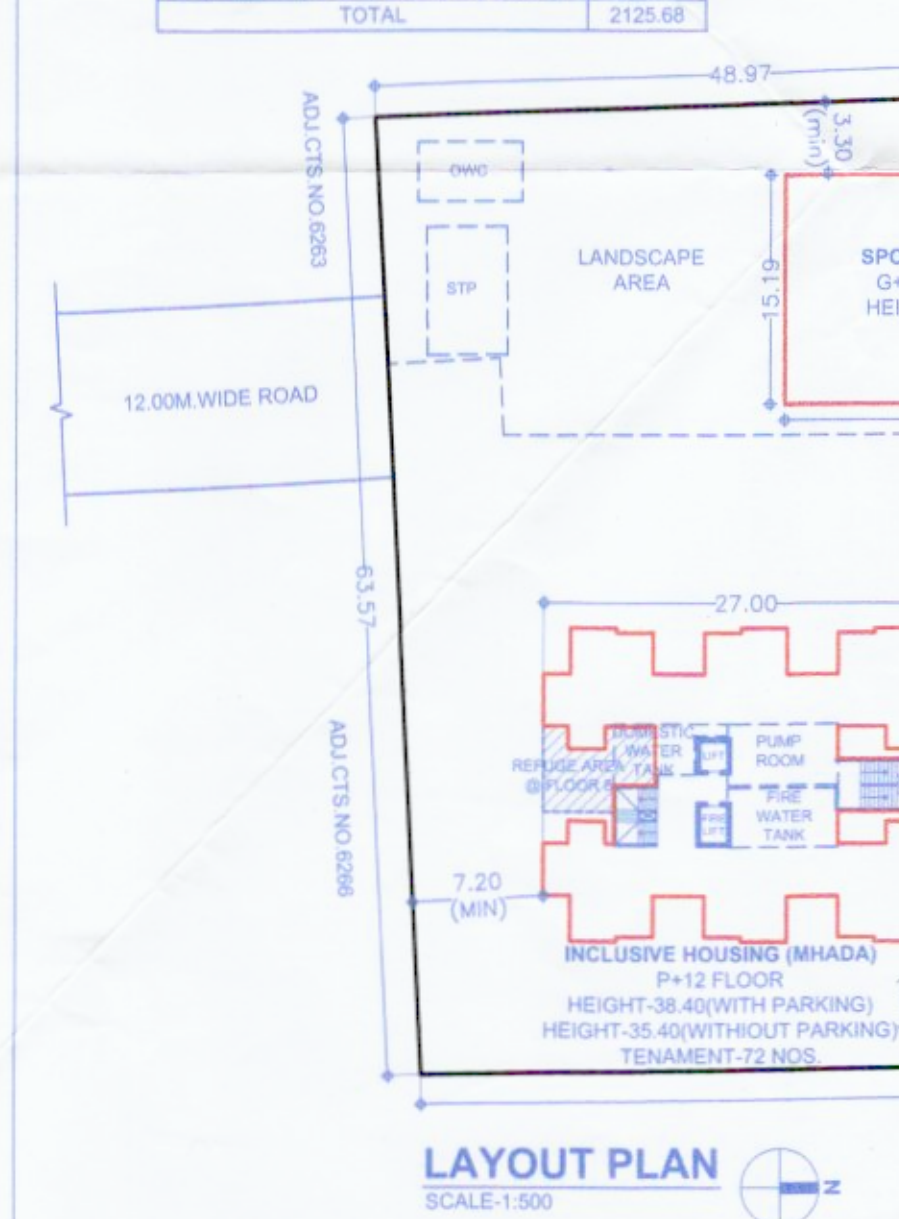
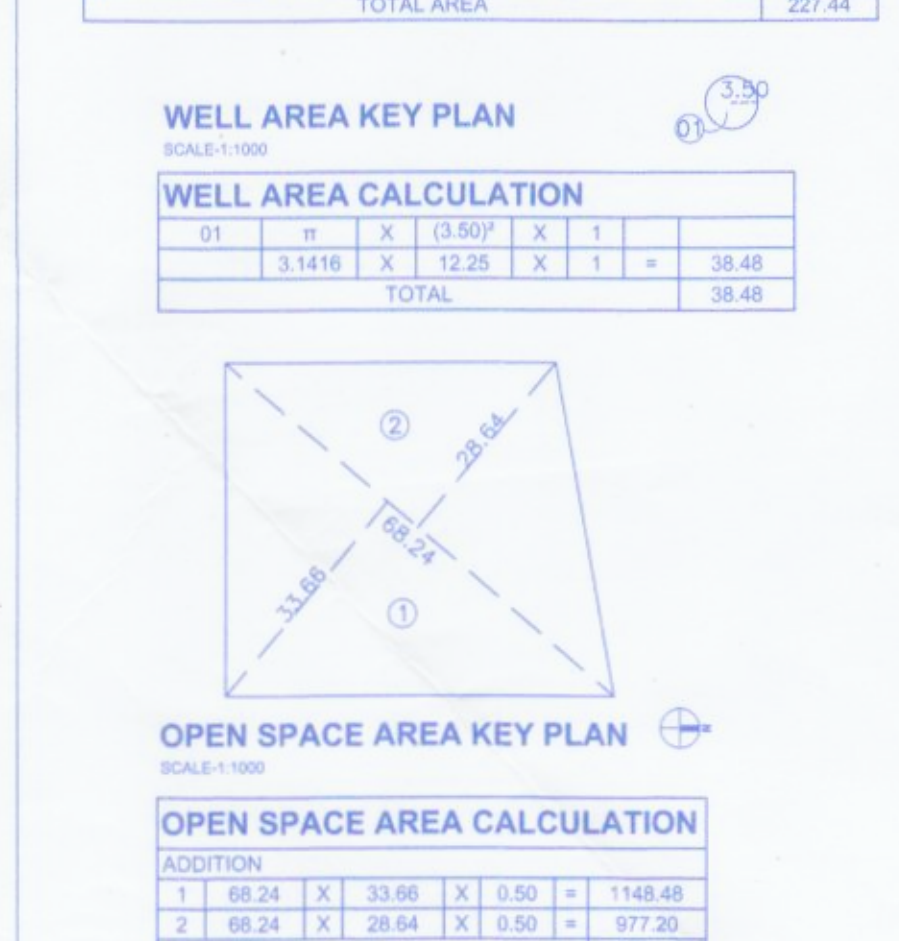
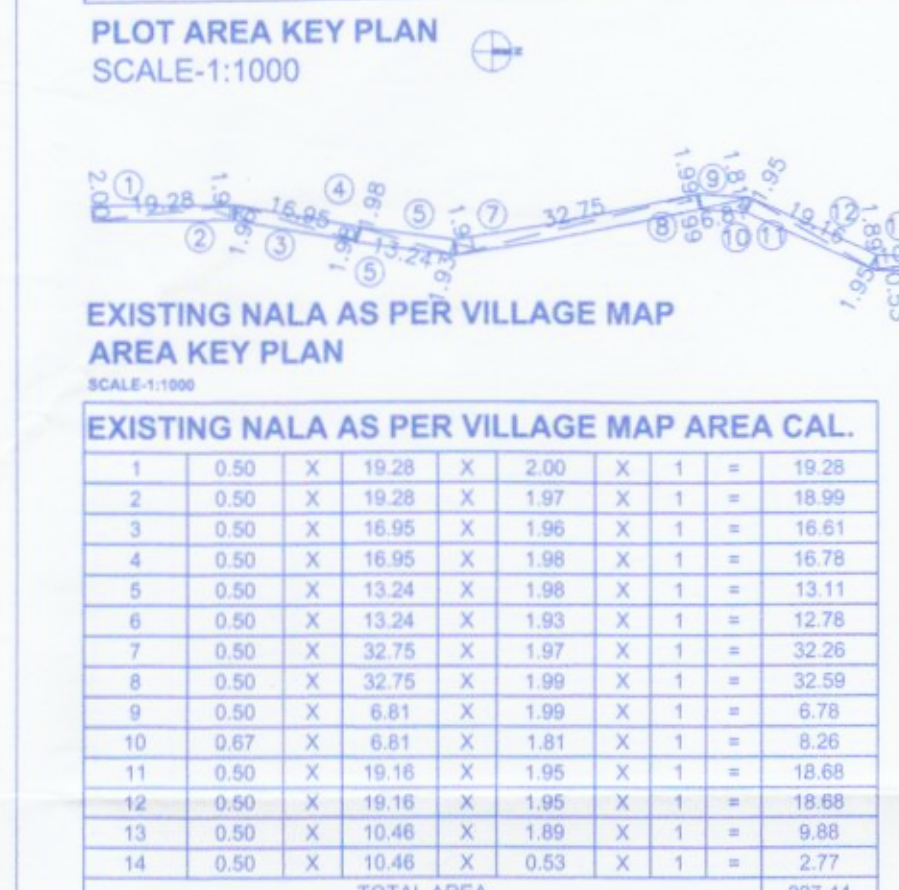
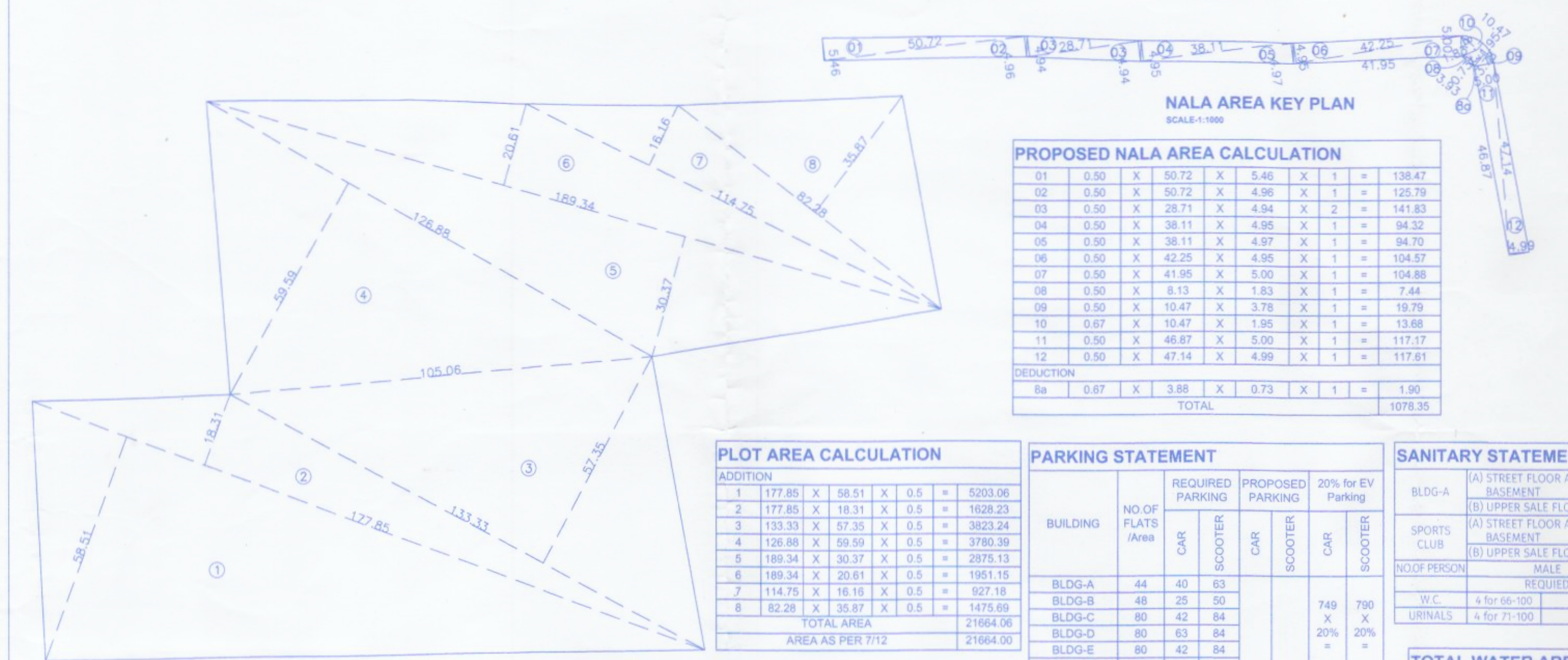




PROPOSED F.S.I. STATEMENT									
BLDG	FLOOR	BLDG HEIGHT (M)	PLINE BUILT UP AREA (M ²)	COMM	RESI	LIFT	FIRE LIFT	GROUND COVERAGE AREA	SHOP TENT
BLDG-A	GR+MEZZA+PO+LPO+11	43.85	314.34	4463.31	3.98	4.72	403.16	5	44
BLDG-B	GP+PO1+PO2+LPO+12	48.75	-	4358.43	3.61	4.72	362.00	-	48
BLDG-C	GP+PO1+PO2+LPO+20	69.95	-	7248.29	3.61	4.63	361.30	-	80
BLDG-D	GP+PO1+PO2+LPO+20	69.95	-	8185.94	3.98	4.63	407.16	-	80
BLDG-E	GP+PO1+PO2+LPO+20	69.95	-	7659.03	3.61	4.63	379.98	-	80
BLDG-F	GP+PO1+PO2+LPO+20	69.95	-	7593.03	3.61	4.63	379.33	-	70
BLDG-G	GP+PO1+PO2+LPO+20	69.95	-	7388.58	10.26	5.13	367.68	-	40
BLDG-H	GP+PO1+PO2+LPO+01	14.85	-	444.28	3.61	4.63	368.11	-	04
BLDG-I	GP+PO1+PO2+LPO+01	14.85	-	415.58	3.61	4.63	344.38	-	04
BLDG-J	GP+PO1+PO2+LPO+01	11.95	-	61.41	3.98	4.63	74.92	-	-
SPORTS CLUB	G+2	16.45	812.37	-	5.36	5.36	812.37	-	-
TOTAL			1126.71	47774.88	49.22	52.34	4280.39	5	458

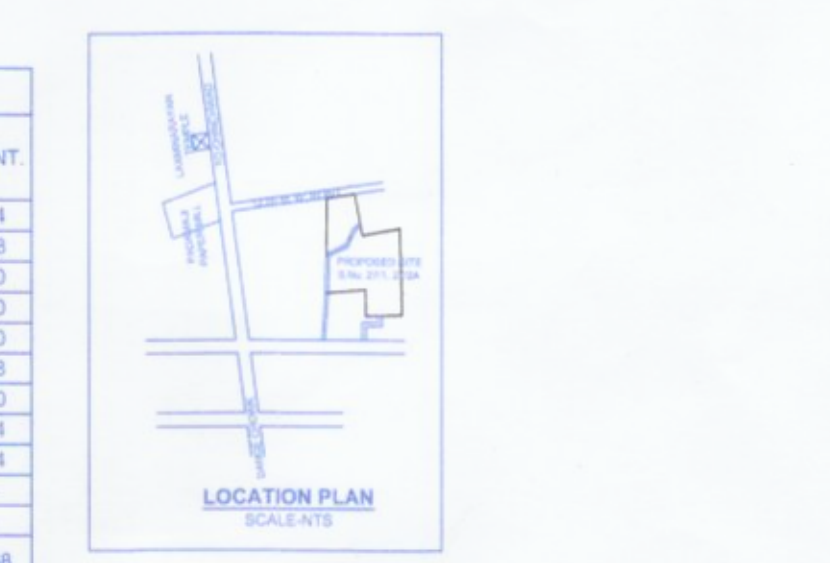
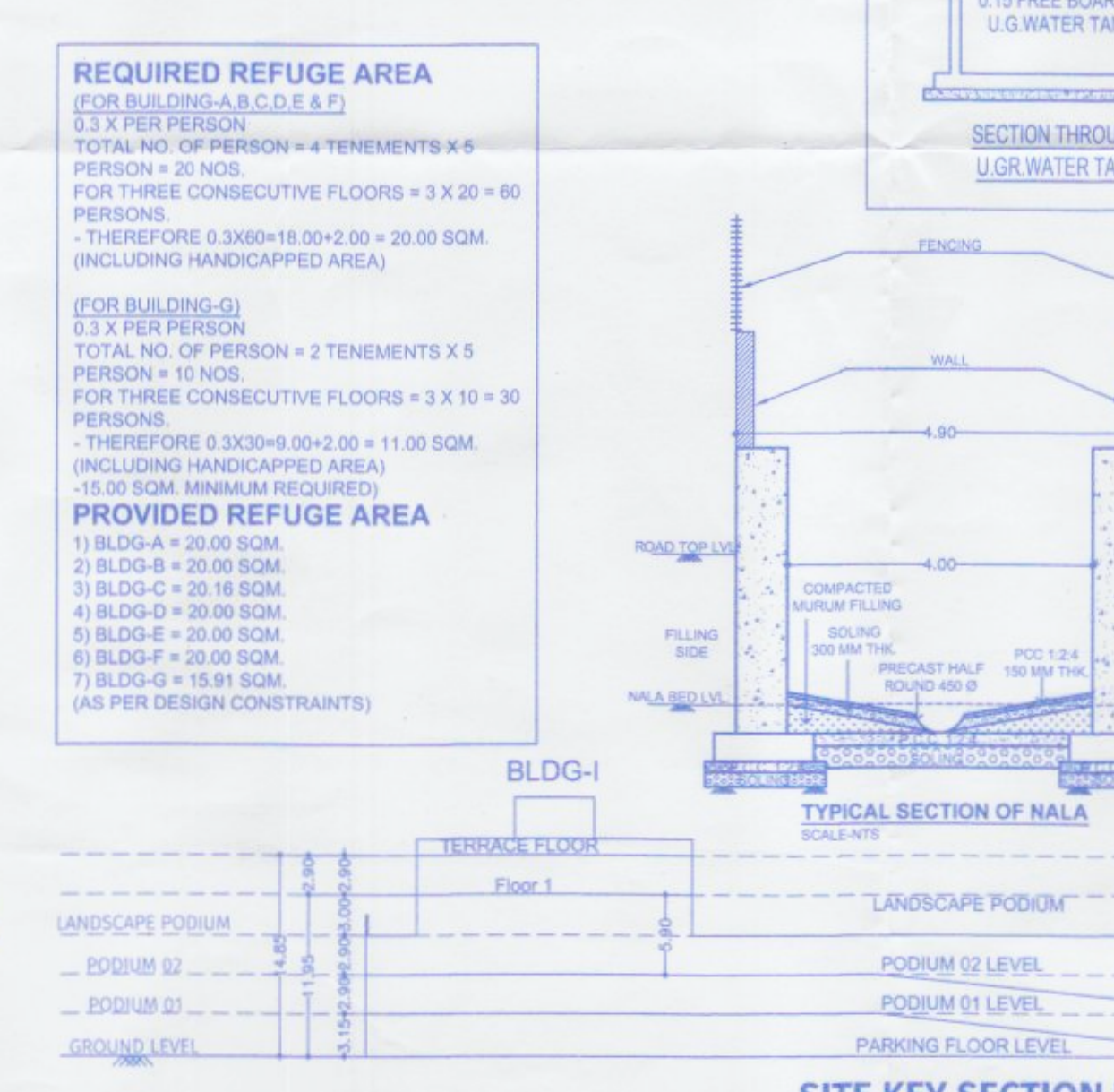
DIFFERENCE STATEMENT FOR PREMIUM AREA				
BLDG	FLOOR	BLDG HEIGHT (M)	BUILT UP AREA (M ²)	COMM RESI
PROPOSED AREA			1126.71	47774.88
PREVIOUS SANCTIONED			1093.70	39496.00
DIFFERENCE AREA			33.01	8278.88

PROPOSED F.S.I. STATEMENT FOR INCLUSIVE HOUSING (MHADA)									
BLDG	FLOOR	BLDG HEIGHT (M)	BUILT UP AREA (M ²)	COMM	RESI	LIFT	FIRE LIFT	TEN	
PROPOSED BUILDING	P+12	38.40	0	4687.98	3.61	4.63	72		
PREVIOUS SANCTIONED	P+12	38.40	0	4687.98	3.61	4.63	72		
DIFFERENCE AREA			0	0.00	0.00	0.00	0.00		

TOTAL WATER AREA CALCULATION				
BLDG	FLOOR	BLDG HEIGHT (M)	BUILT UP AREA (M ²)	COMM RESI
PROPOSED AREA			1126.71	47774.88
PREVIOUS SANCTIONED			1093.70	39496.00
DIFFERENCE AREA			33.01	8278.88

PARKING STATEMENT PER BLDG.				
BLDG	FLOOR	BLDG HEIGHT (M)	BUILT UP AREA (M ²)	COMM RESI
PROPOSED AREA			1126.71	47774.88
PREVIOUS SANCTIONED			1093.70	39496.00
DIFFERENCE AREA			33.01	8278.88

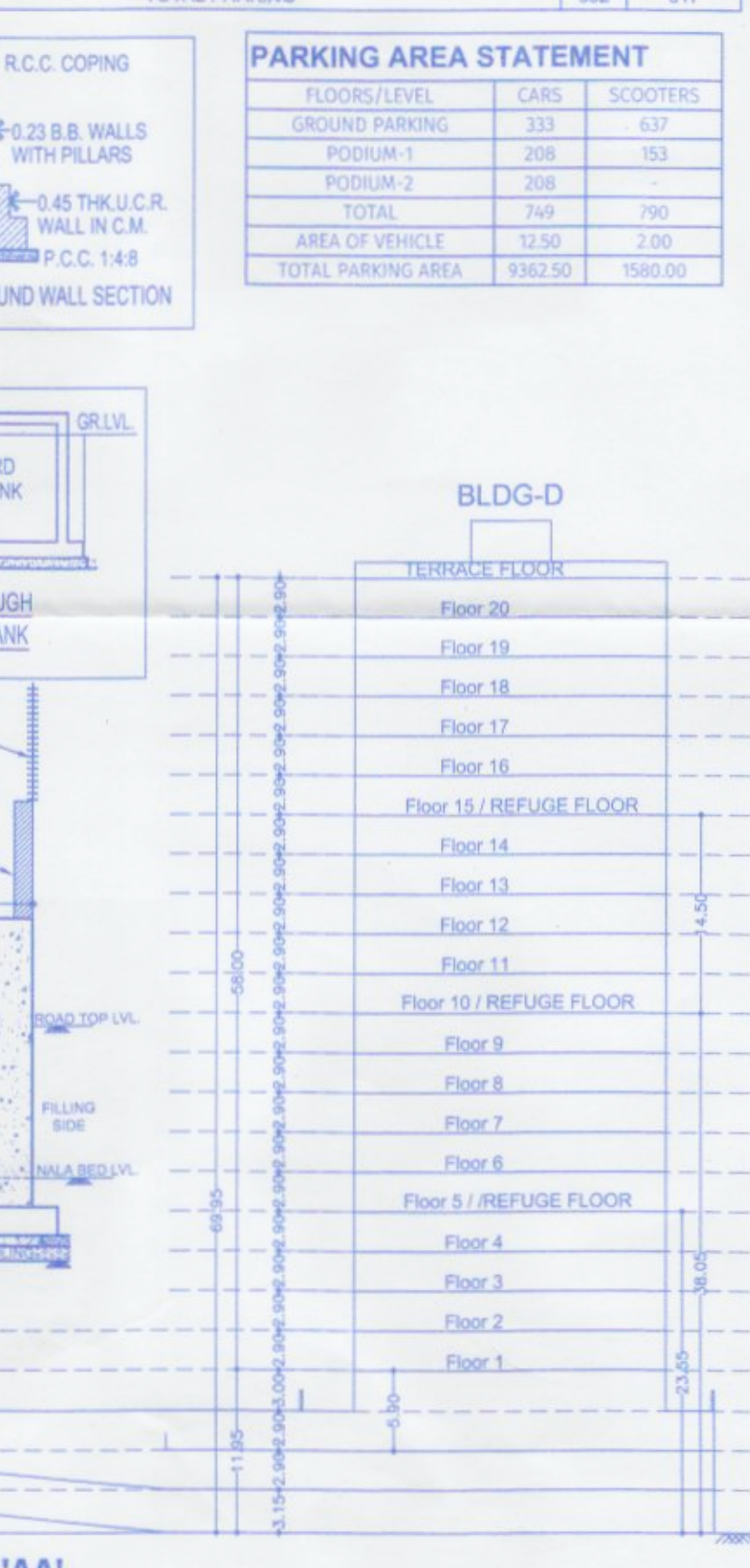
PARKING STATEMENT FOR INCLUSIVE HOUSING (MHADA)				
BLDG	FLOOR	BLDG HEIGHT (M)	BUILT UP AREA (M ²)	COMM RESI
PROPOSED AREA			1126.71	47774.88
PREVIOUS SANCTIONED			1093.70	39496.00
DIFFERENCE AREA			33.01	8278.88



TOTAL WATER AREA CALCULATION				
BLDG	FLOOR	BLDG HEIGHT (M)	BUILT UP AREA (M ²)	COMM RESI
PROPOSED AREA			1126.71	47774.88
PREVIOUS SANCTIONED			1093.70	39496.00
DIFFERENCE AREA			33.01	8278.88

PARKING STATEMENT PER BLDG.				
BLDG	FLOOR	BLDG HEIGHT (M)	BUILT UP AREA (M ²)	COMM RESI
PROPOSED AREA			1126.71	47774.88
PREVIOUS SANCTIONED			1093.70	39496.00
DIFFERENCE AREA			33.01	8278.88

PARKING STATEMENT FOR INCLUSIVE HOUSING (MHADA)				
BLDG	FLOOR	BLDG HEIGHT (M)	BUILT UP AREA (M ²)	COMM RESI
PROPOSED AREA			1126.71	47774.88
PREVIOUS SANCTIONED			1093.70	39496.00
DIFFERENCE AREA			33.01	8278.88



DATE & STAMP OF APPROVAL

01/29

LAYOUT PLAN

PREVIOUS SANCTIONED NO. 1) BPTHERGAON/2016 DATED 30/09/2016, 2) BPTHERGAON/2022 DATED 30/09/2022, 3) BPTHERGAON/2022 DATED 30/09/2022, 4) BPTHERGAON/2022 DATED 30/09/2022.

Sanctioned No. B.P./Thergaon/25/2024

Subject to conditions mentioned in the Office Order No. even dated 13/08/2024

Pimpri

Date: 13/08/2024

Building Permission and Unauthorised Building Construction Control Department Pimpri Chinchwad Municipal Corporation Page-411 of 18

City Engineer Building Permission Dept P.C.M.C., Pimpri, Pune-18

A AREA STATEMENTS

01 Area of Plot (Minimum area of a, b, c to be considered)

a As per ownership document (77/12, CTS extract)

b As per measurement sheet

c As per site

02 Deductions for:

a Proposed 12.00M Wide Road widening Area

b Well Area

c EXISTING NALA AS PER VILLAGE MAP

Total (a+b+c)

03 Balance area of plot (1-2)

04 Amenity Space (if applicable)

a Required

b Adjustment of 2(b), if any

c Balance proposed

05 Net Plot Area (3-4c)

06 Recreational Open space (if applicable)

a Required

b Proposed

07 Internal Road area

08 Plotable area (if applicable)

09 Built up area with reference to Basic F.S.I. as per front road width (area x 1.10)

10 Addition of FSI on payment of premium

a Maximum permissible premium FSI-based on road width/TOD Zone (0.3)

b Proposed FSI on payment of premium (102972-2191.12)

11 In-situ FSI / TOD loading

a In-situ area against D.P. road (2.0 x Sr. No. 2 (a), if any (Perm.+741.44 sq.m.)

b In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (bland / or c),

c TOD area (Sr.No.300.65)-(Road DR) (Perm.+1330.16 sq.m./XPrp.+1338.63-2848.46)

d Total in-situ / TOD loading proposed (11 (a)+(b)+(c))

12 Additional FSI area under Chapter No. 7

a [9 + 10(b)+(11d)] or 12 whichever is applicable

b Ancillary Area FSI upto 60% (Residential) [(Sr.No.15b/1.60)x0.60] (Perm.+1795.57)

c Ancillary Area FSI upto 80% (Commercial) [(Sr.No.15c/1.80)x0.80] (Perm.+500.76)

d Total entitlement (a+b+c)

14 Maximum utilization limit of FSI (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

15 Total Built-up Area in proposal (excluding area at Sr.No.17 b)

a Existing Built-up Area

b Proposed Residential Built-up Area (as per 'P-line')

c Proposed Commercial Built-up Area (as per 'P-line')

d Total (a+b+c)

16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above)

17 Area for Inclusive Housing, if any

a Required (20% of Sr.No.9)

b Proposed

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions 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 document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned 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.

Sign of the Owner

D LEGEND

Plot Boundary: Black

Proposed Work: Red

Drainage Line: Red Dotted

Water line: Black Dotted

Existing to be retained: Hatched

Demolitions: Yellow hatched

E PROJECT TEAM

01 Concept Designers AB Architect

02 Environment Consultant VKE Environment

03 Structural Consultant VKE

04 Plumbing Consultant VKE MEP

05 Electrical Consultant VKE MEP

06 Fire Consultant VKE

07 HVAC Consultant VKE

F JOB TITLE / SITE ADDRESS

PROPOSED & REVISED BUILDING ON 27/1, 27/2A, CTS.NO.6260(P) TO 6266(P) AT THERGAON, TAL.-MULSHI, DIST.- PUNE

G OWNER NAME AND SIGNATURE

Owner's Name SUKHWANI CHAWLA

CONSTRUCTION

Owner's Sign

H ARCHITECT

Architect's Name Hrishikesh Kulkarni

CA/2002/29235

Raksha Bisen

CA/2005/36014

Architect's Sign

VK:a architecture

5th Floor, Neelganga, Sr.No. 1039, C.T. No. 2850, S.B. Road, Near P.C.C. Trade Tower, Bhatnagar, Pune-411016

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Scale 1:500

at A1-600x900

Date 04/07/2024

Sheet 2072

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Revision A

FOR BP-PCMC-UDCPR20