

STAMP OF APPROVAL

Sanctioned No. B.P./Tathawade/49/2023
Subject to conditions mentioned in the
Office Order No.
aven dated -04/05/2023
Pimpri
Date : 04/05/2023

O. C. Signed by
City Engineer

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

PROPOSED - BUILDING WISE FSI STATEMENT					
BUILDING	FSI AREA AS PER P-LINE		SURRENDER AREA	TENEMENTS (REGULAR + MHADA)	TOTAL P-LINE AREA
A-WING	0.00	230.58	1720.42	24(MHADA T.N.T.)	230.58
B-WING	0.00	4580.52	0.00	48	4580.52
C-WING	0.00	4708.82	0.00	48	4708.82
TOTAL	0.00	9517.92	1720.42	98 + 24(MHADA)	9517.92

FORM OF STATEMENT - 2					
PROPOSED BUILDING					
BUILDING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		SURRENDER AREA	TENEMENTS
		COMMERCIAL	RESIDENTIAL		
A WING	BASEMENT FLOOR	0.00	0.00	0.00	-
	GROUND FLOOR	0.00	0.00	0.00	-
	PODIUM FLOOR	0.00	230.58	0.00	-
	FIRST FLOOR	0.00	0.00	493.45	7
	SECOND FLOOR	0.00	0.00	493.45	7
	THIRD FLOOR	0.00	0.00	493.45	7
	FOURTH FLOOR	0.00	0.00	240.07	3
	TERRACE FLOOR	0.00	0.00	0.00	-
	TOTAL	0.00	230.58	1720.42	24

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
BUILDINGS NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
B WING	BASEMENT FLOOR	0.00	0.00	-
	GROUND FLOOR	0.00	0.00	-
	PODIUM FLOOR	0.00	0.00	-
	FIRST FLOOR	0.00	763.42	8
	SECOND FLOOR	0.00	763.42	8
	THIRD FLOOR	0.00	763.42	8
	FOURTH FLOOR	0.00	763.42	8
	FIFTH FLOOR	0.00	763.42	8
	SIXTH FLOOR	0.00	763.42	8
	TERRACE FLOOR	0.00	0.00	-
TOTAL		0.00	4580.52	48

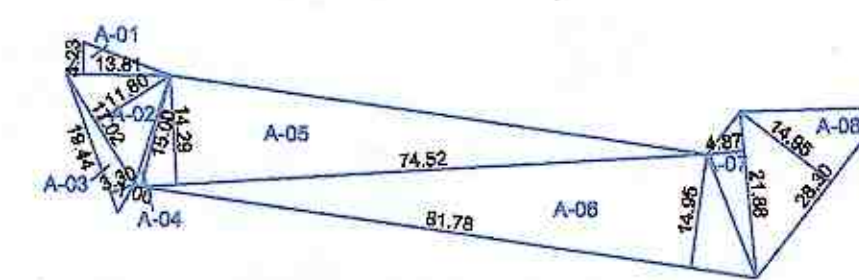
FORM OF STATEMENT - 2				
PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
C WING	BASEMENT FLOOR	0.00	0.00	-
	GROUND FLOOR	0.00	0.00	-
	PODIUM FLOOR	0.00	0.00	-
	FIRST FLOOR	0.00	784.47	8
	SECOND FLOOR	0.00	784.47	8
	THIRD FLOOR	0.00	784.47	8
	FOURTH FLOOR	0.00	784.47	8
	FIFTH FLOOR	0.00	784.47	8
	SIXTH FLOOR	0.00	784.47	8
	TERRACE FLOOR	0.00	0.00	-
TOTAL		0.00	4708.82	48

FORM OF STATEMENT - 3						
AREA DETAILS OF APARTMENT						
BUILDING NO.	FLOOR NO.	APARTMENT NO.	TYPE	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HT. TERRACE ATTACHED TO APARTMENT
A WING	Typical 1st to 4th Floor	101,102,106,107	1BHK	39.81	9.74	0.00
		201,202,206,207	1BHK	39.81	9.74	0.00
		301,302,306,307	1BHK	39.81	9.74	0.00
		103,203,303,403	1BHK	43.46	3.20	0.00
		104,204,304,404	1BHK	44.86	3.20	0.00
		105,205,305,405	1BHK	44.86	3.20	0.00

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B WING	TYPICAL 1ST TO 6TH FLOOR	101,201,301,401,501,601	2BHK	59.94	8.77	0.00
		102,202,302,402,502,602	3BHK	74.52	8.77	0.00
		103,203,303,403,503,603	3BHK	74.52	8.77	0.00
		104,204,304,404,504,604	2BHK	59.94	8.77	0.00
		105,205,305,405,505,605	2BHK	59.94	8.77	0.00
		106,206,306,406,506,606	3BHK	74.52	8.77	0.00
		107,207,307,407,507,607	3BHK	74.52	8.77	0.00
		108,208,308,408,508,608	2BHK	59.94	8.77	0.00

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AREA DETAILS OF APARTMENT						
BUILDING NO.	FLOOR NO.	APARTMENT NO.	TYPE	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HT. TERRACE ATTACHED TO APARTMENT
C WING	TYPICAL 1ST TO 6TH FLOOR	101,201,301,401,501,601	4BHK	102.99	8.85	0.00
		102,202,302,402,502,602	2BHK	59.94	8.77	0.00
		103,203,303,403,503,603	3BHK	74.52	8.77	0.00
		104,204,304,404,504,604	2BHK	59.94	8.77	0.00
		105,205,305,405,505,605	2BHK	59.41	5.88	0.00
		106,206,306,406,506,606	3BHK	73.99	5.88	0.00
		107,207,307,407,507,607	3BHK	73.99	5.88	0.00
		108,208,308,408,508,608	2BHK	59.41	5.88	0.00

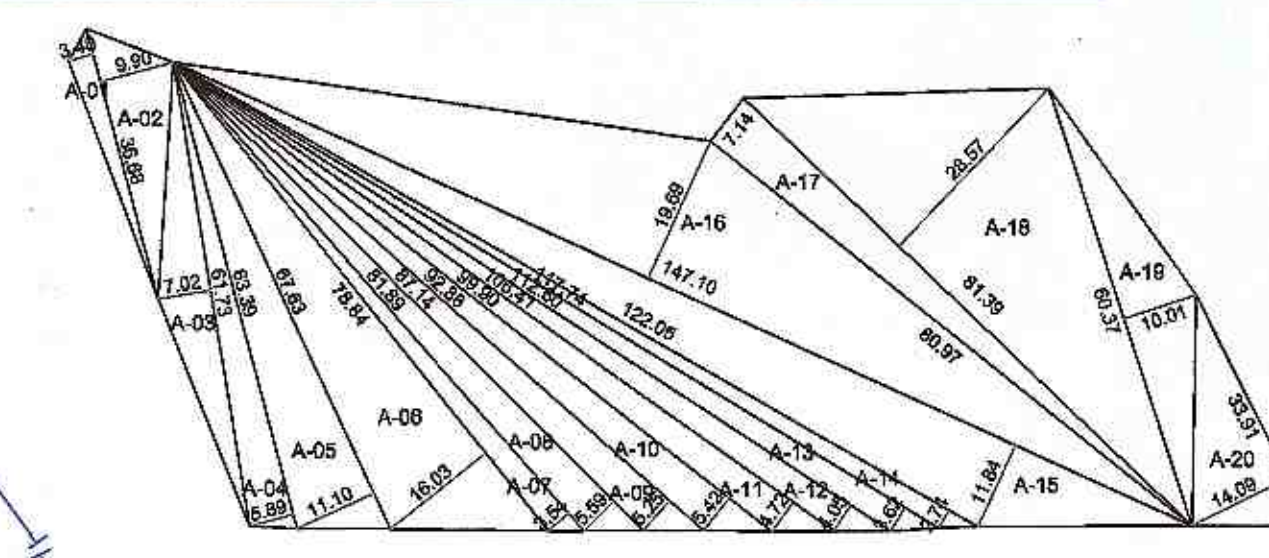
WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
O-HWT	RESI. (D) - 120(T) x 5 x 135 = 81000.00		
	RESI.	81000.00	
	FIRE REQ.	10000.00	109250.00
UGWT	TOTAL	91000.00	
	RESI.	121500.00	
	FIRE REQ.	10000.00	168300.00
TOTAL		131500.00	



Green Zone Triangulation (Scale - 1:100)

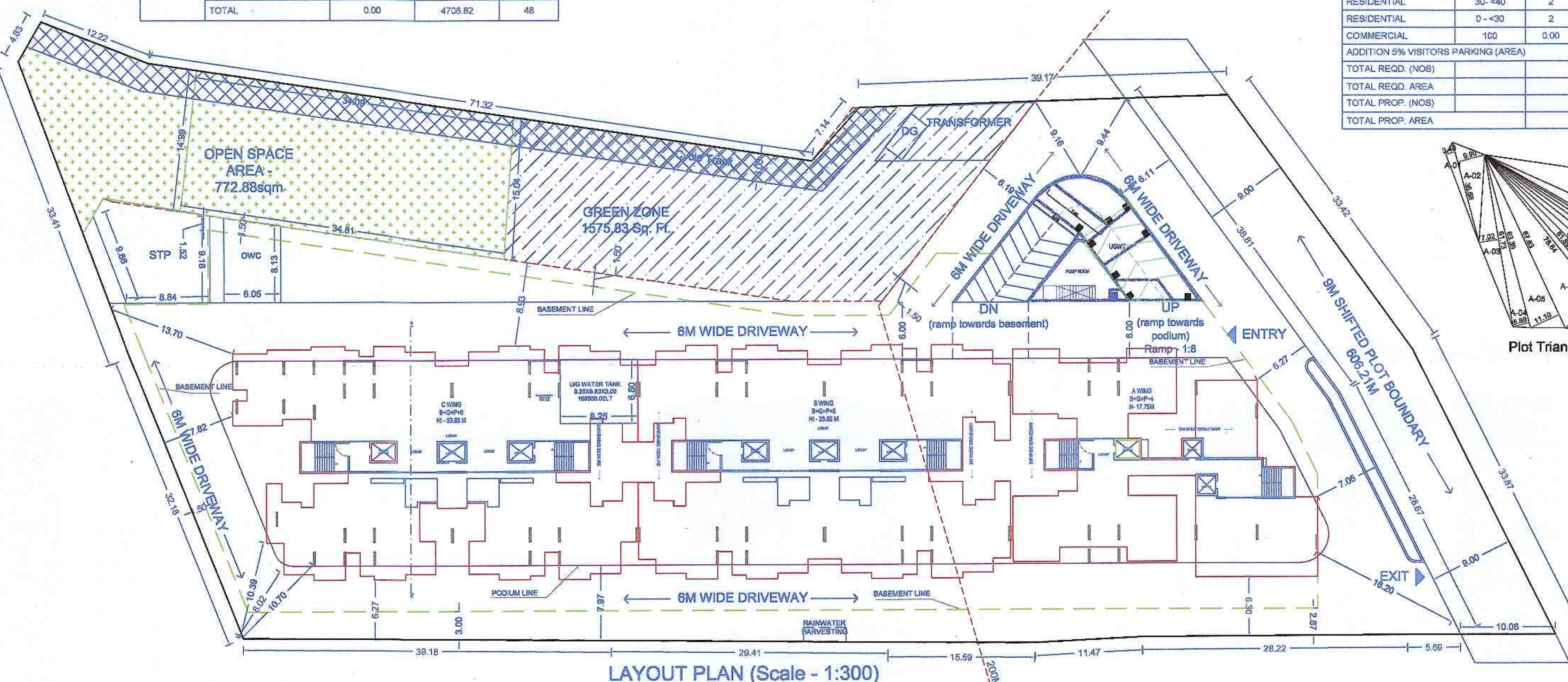
GREEN ZONE TRIANGULATION AREA									
ADDITIONS	1	2	3	4	5	6	7	8	TOTAL AREA
1	13.81	X	4.23	X	0.50	X	1	=	29.21 SQ.M
2	11.60	X	17.62	X	0.50	X	1	=	56.72 SQ.M
3	3.30	X	19.44	X	0.50	X	1	=	32.08 SQ.M
4	1.00	X	15.00	X	0.50	X	1	=	7.50 SQ.M
5	14.29	X	74.62	X	0.50	X	1	=	532.48 SQ.M
6	14.94	X	81.78	X	0.50	X	1	=	611.06 SQ.M
7	4.87	X	21.88	X	0.50	X	1	=	53.26 SQ.M
8	14.95	X	28.30	X	0.50	X	1	=	211.53 SQ.M
TOTAL AREA									1675.83 SQ.M

PARKING CALCULATION (NON-CONGESTED)									
TYPE	CARPET AREA/ FSI	TENEMENT (NOS)	UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	SCOTTER (NOS)
RESIDENTIAL	>150	1	0	2	0	3	0	0	
RESIDENTIAL	80 - <150	1	6	1	6	3	16		
RESIDENTIAL	40 - <80	2	102	1	61	5	255		
RESIDENTIAL	30 - <40	2	12	1	6	2	12		
RESIDENTIAL	0 - <30	2	0	0	0	4	0		
COMMERCIAL	100	0.00	0.00	2	0	6	0		
ADDITION 5% VISITORS PARKING (AREA)					4		17		
TOTAL REQD. (NOS)					61		290		
TOTAL REQD. AREA					762.50		580.00		
TOTAL PROP. (NOS)					124		363		
TOTAL PROP. AREA					2278.0000				



Plot Triangulation (Scale - 1:1000)

TRIANGULATION PLOT AREA									
ADDITIONS	1	2	3	4	5	6	7	8	TOTAL AREA
1	3.40	X	38.68	X	0.50	X	1	=	82.38 SQ.M
2	0.90	X	38.68	X	0.50	X	1	=	181.57 SQ.M
3	7.02	X	81.73	X	0.50	X	1	=	216.87 SQ.M
4	5.88	X	63.39	X	0.50	X	1	=	186.68 SQ.M
5	11.10	X	87.65	X	0.50	X	1	=	975.35 SQ.M
6	16.03	X	78.84	X	0.50	X	1	=	631.80 SQ.M
7	3.54	X	81.88	X	0.50	X	1	=	144.95 SQ.M
8	5.59	X	87.14	X	0.50	X	1	=	243.58 SQ.M
9	5.25	X	92.85	X	0.50	X	1	=	243.81 SQ.M
10	5.42	X	99.90	X	0.50	X	1	=	270.73 SQ.M
11	4.72	X	108.41	X	0.50	X	1	=	251.13 SQ.M
12	4.05	X	112.60	X	0.50	X	1	=	228.02 SQ.M
13	3.62	X	117.74	X	0.50	X	1	=	213.11 SQ.M
14	2.74	X	122.05	X	0.50	X	1	=	167.21 SQ.M
15	11.84	X	147.10	X	0.50	X	1	=	670.83 SQ.M
16	19.80	X	147.10	X	0.50	X	1	=	1448.20 SQ.M
17	7.14	X	80.97	X	0.50	X	1	=	289.08 SQ.M
18	28.57	X	81.36	X	0.50	X	1	=	1162.58 SQ.M
19	10.01	X	60.37	X	0.50	X	1	=	302.15 SQ.M
20	14.08	X	33.91	X	0.50	X	1	=	238.90 SQ.M
TOTAL AREA									7728.83 SQ.M



LAYOUT PLAN (Scale - 1:300)

अ.क्र. ५५ एकाधिक विषयक व प्रोजेक्ट विषयक (UDCPR) २००० मधील नियम व.६.६ हॉल पट्ट्याच्या F.S.I वापर देण्यात आला आहे. यात लक्षात घ्यावी की पूर्णतः नवीन विषयक विषयक एक नवीन मालकी असावी.

A) AREA STATEMENT		820.41
1. Area of plot (Minimum area of a.b.c. to be considered)		7728.83
(a) As per ownership documents (7/12, CTS extract)		8000.00
(b) as per measurement sheet		7728.83
(c) as per site		7728.83
2. Deduction for		
(a) Proposed D.P. / D.P. Road widening Area/Service Road/ Highway Widening		-
(b) Any D.P. Reservation area (GREEN ZONE)		1575.83
(c) Other area		-
TOTAL (a+b+c)		1575.83
3. Balance area of plot (1-2)		6153.00
4. Green Space (if applicable)		1575.83
(a) Required		-
(b) Adjustment of 2(b), if any		-
(c) Balance Proposed		-
5. Net plot area (3-4 (c))		7728.83
6. Recreational open space (if applicable)		-
(a) Required		772.88
(b) Proposed		772.8800
7. Internal Road area		605.18
8. Plottable area (if applicable)		-
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subsidiary F.S.I. 1.10)		8501.71
		(7728.83 x 1.10)
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width / TOD Zone. (7728.83 x 0.5)		0.00
(b) Proposed FSI on payment of premium		0.00
11. In-situ FSI / TDR loading		-
(a) In-situ area against D.P. road [2.0 x sr. no. 2 (a)], if any		0.00
(b) In-situ area against amenity space if handed over [2.0 x sr. no. 4 (b) and (c)]		0.00
(c) TDR area (As per page no 112) Max permissible (TDR 0.65%) (7728.83 x 0.65)		0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		0.00
12. Additional FSI area under Chapter No. 7		
13. Total entitlement of FSI in the proposal		8501.71
(a) $[B \times 100] / 11[10]$ or 12 whichever is applicable.		
(b) Deduction Built-up area / FSI/ Utilizes area FSI to be retained as per old DC Rules		
(c) Balance entitlement for Ancillary Area (a - b)		
(d) Ancillary Area FSI upto 60% or 60% (whichever is less)		6101.00
(e) Proposed Ancillary Area FSI		1012.71
(f) Total entitlement (a+c+d)		8513.71
14. Maximum utilization level of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) 1:5 or 1:3 $[B \times 100] / (1 - 13[10])$		2.25
15. Total Built-up Area in proposal (excluding area at Sr.No.17.b)		
(a) Existing Built-up Area		0.00
(b) Old sanctioned Built-up Area		0.00
(c) Proposed Built-up Area (as per Pt-4 line)		8513.71
(d) TOTAL (a+b+c)		8513.71
16. F.S.I. Consumed (19/13) (should not be more than safal No.14 above.)		1.23
17. Area for Inclusive Highway, if any		
(a) Required (20% of Sr.No.5)		1709.33
(b) Proposed		1720.40