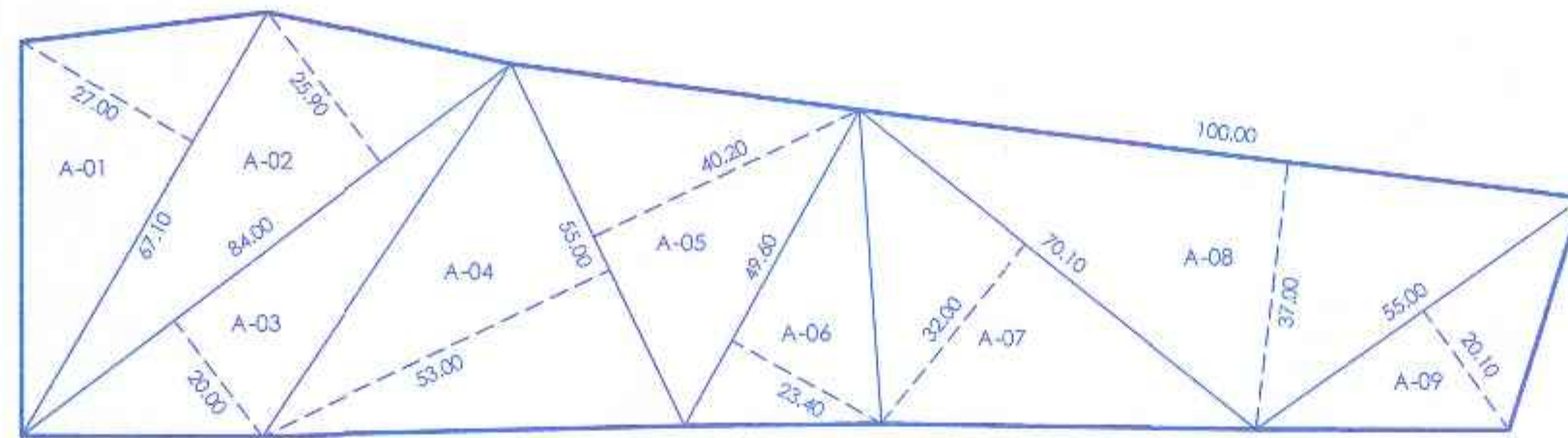


FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING - A	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	483.97	4
	SECOND FLOOR	0.00	483.97	4
	THIRD FLOOR	0.00	483.97	4
	FOURTH FLOOR	0.00	483.97	4
	FIFTH FLOOR	0.00	483.97	4
	SIXTH FLOOR	0.00	483.97	4
	SEVENTH FLOOR	0.00	457.22	4
	EIGHTH FLOOR	0.00	483.97	4
	NINTH FLOOR	0.00	483.97	4
	TENTH FLOOR	0.00	483.97	4
	ELEVENTH FLOOR	0.00	483.97	4
	TWELFTH FLOOR	0.00	457.22	4
	THIRTEENTH FLOOR	0.00	483.97	4
	FOURTEENTH FLOOR	0.00	483.97	4
	FIFTEENTH FLOOR	0.00	483.97	4
	SIXTEENTH FLOOR	0.00	483.97	4
	SEVENTEENTH FLOOR	0.00	457.22	4
	EIGHTEENTH FLOOR	0.00	483.97	4
	NINETEENTH FLOOR	0.00	483.97	4
	TWENTY FIRST FLOOR	0.00	483.97	4
	TWENTY SECOND FLOOR	0.00	252.48	2
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	10335.60	86

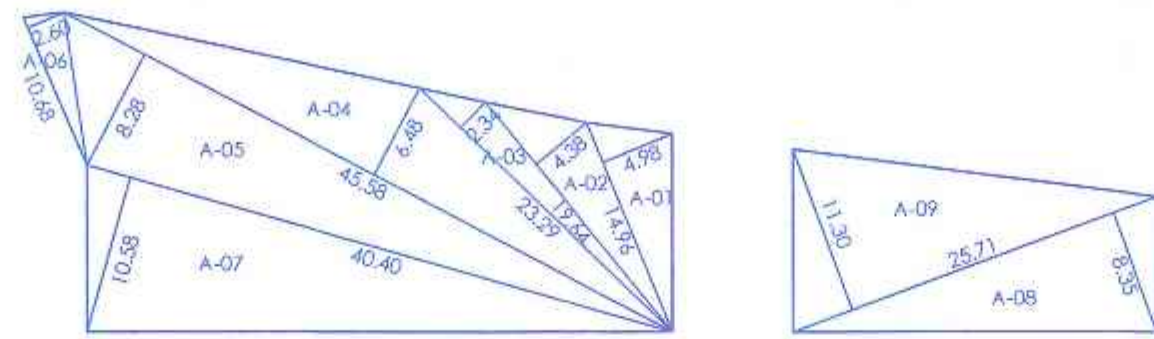
FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-B	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	723.83	8
	SECOND FLOOR	0.00	723.83	8
	THIRD FLOOR	0.00	723.83	8
	FOURTH FLOOR	0.00	723.83	8
	FIFTH FLOOR	0.00	723.83	8
	SIXTH FLOOR	0.00	723.83	8
	SEVENTH FLOOR	0.00	723.83	8
	EIGHTH FLOOR	0.00	678.52	7
	NINTH FLOOR	0.00	723.83	8
	TENTH FLOOR	0.00	723.83	8
	ELEVENTH FLOOR	0.00	723.83	8
	TWELFTH FLOOR	0.00	723.83	8
	THIRTEENTH FLOOR	0.00	678.52	7
	FOURTEENTH FLOOR	0.00	723.83	8
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	10043.00	110

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-C	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	716.45	8
	SECOND FLOOR	0.00	716.45	8
	THIRD FLOOR	0.00	716.45	8
	FOURTH FLOOR	0.00	716.45	8
	FIFTH FLOOR	0.00	716.45	8
	SIXTH FLOOR	0.00	716.45	8
	SEVENTH FLOOR	0.00	716.45	8
	EIGHTH FLOOR	0.00	671.11	7
	NINTH FLOOR	0.00	716.45	8
	TENTH FLOOR	0.00	716.45	8
	ELEVENTH FLOOR	0.00	716.45	8
	TWELFTH FLOOR	0.00	716.45	8
	THIRTEENTH FLOOR	0.00	671.11	7
	FOURTEENTH FLOOR	0.00	716.45	8
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	9939.62	110

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-D	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	722.91	8
	SECOND FLOOR	0.00	722.91	8
	THIRD FLOOR	0.00	722.91	8
	FOURTH FLOOR	0.00	722.91	8
	FIFTH FLOOR	0.00	722.91	8
	SIXTH FLOOR	0.00	722.91	8
	SEVENTH FLOOR	0.00	722.91	8
	EIGHTH FLOOR	0.00	677.50	7
	NINTH FLOOR	0.00	722.91	8
	TENTH FLOOR	0.00	722.91	8
	ELEVENTH FLOOR	0.00	722.91	8
	TWELFTH FLOOR	0.00	722.91	8
	THIRTEENTH FLOOR	0.00	677.50	7
	FOURTEENTH FLOOR	0.00	722.91	8
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	10029.92	110



PLOT AREA (Scale - 1:1000)



OPEN SPACE (Scale - 1:500)

PLOT AREA CALCULATION						
TRIANGLE					AREA	
A-01	0.5	X	67.00	X	27.00	904.50
A-02	0.5	X	84.00	X	25.90	1087.80
A-03	0.5	X	84.00	X	20.00	840.00
A-04	0.5	X	55.00	X	53.00	1457.50
A-05	0.5	X	55.00	X	40.20	1105.50
A-06	0.5	X	49.60	X	23.40	580.32
A-07	0.5	X	70.10	X	32.00	1121.60
A-08	0.5	X	100.00	X	37.00	1850.00
A-09	0.5	X	55.00	X	20.10	552.75
TOTAL						9500.00

OPEN SPACE AREA CALCULATION						
TRIANGLE						AREA
A-01	0.5	x	14.96	x	4.98	37.25
A-02	0.5	x	19.64	x	4.38	43.01
A-03	0.5	x	23.29	x	2.34	27.25
A-04	0.5	x	45.58	x	6.48	147.68
A-05	0.5	x	45.58	x	8.28	188.70
A-06	0.5	x	10.68	x	2.60	13.88
A-07	0.5	x	40.40	x	10.58	213.72
A-08	0.5	x	25.71	x	8.35	107.34
A-09	0.5	x	25.71	x	11.30	145.26
TOTAL						924.09



LOCATION MAP

FORM OF STATEMENT - 1 [Sr no. B(a) (iii)]				
EXISTING BUILDING TO BE RETAINED				
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/ Occupancy of Floors
[1]	[2]	[3]	[4]	[5]
NA	NA	NA	NA	NA

FORM OF STATEMENT - 2						
PROPOSED BUILDING						
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		SURRENDER AREA	TENEMENTS (REGULAR)	TENEMENTS (MHADA)
		COMMERCIAL	RESIDENTIAL			
WING-E	GROUND FLOOR	268.33	0.00	0.00	—	—
	FIRST FLOOR	137.50	177.33	0.00	2	—
	SECOND FLOOR	0.00	522.47	0.00	10	—
	THIRD FLOOR	0.00	522.47	0.00	9	—
	FOURTH FLOOR	0.00	522.47	0.00	9	—
	FIFTH FLOOR	0.00	522.47	0.00	9	—
	SIXTH FLOOR	0.00	0.00	520.56	—	7
	SEVENTH FLOOR	0.00	0.00	481.22	—	6
	EIGHTH FLOOR	0.00	0.00	520.56	—	7
	NINTH FLOOR	0.00	0.00	520.56	—	7
	TERRACE FLOOR	0.00	0.00	0.00	—	—
	TOTAL	405.83	2267.21	2042.90	39	27

PROPOSED - BUILDING WISE FSI STATEMENT						
BUILDING/ WING	FSI AREA AS PER P-LINE		SURRENDER AREA	TENEMENTS (REGULAR)	TENEMENTS (MHADA)	TOTAL P-LINE AREA
	COMMERCIAL	RESIDENTIAL				
A-WING	0.00	10335.60	0.00	86	0	10335.60
B-WING	0.00	10043.00	0.00	110	0	10043.00
C-WING	0.00	9939.62	0.00	110	0	9939.62
D-WING	0.00	10029.92	0.00	110	0	10029.92
E-WING	405.83	2267.21	2042.90	39	27	4715.94
TOTAL	405.83	42615.35	2042.90	455	27	45064.08

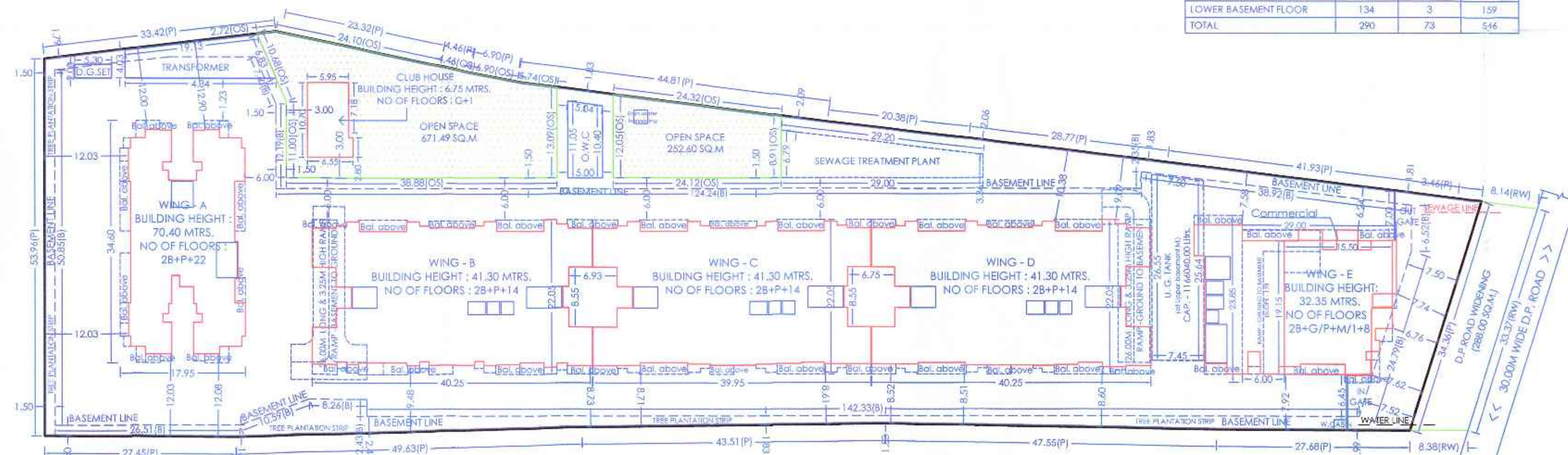
ANCILLARY FSI CALCULATION :	
COMMERCIAL AREA IN BLDG. = 405.83	
ANCILLARY FSI = 1.8	
THEREFORE, 405.83/1.8 = 225.46	
225.46 x 0.8 = 180.37	
COMM. PERM. ANCILLARY = 180.37	
PERM. B.U.P. = (COMM. B.U.P./1.8)	
26860.23 - 225.46 = 26634.77	
RESL. PERM. ANCILLARY = 26634.77 x 0.6 = 15980.86	
RESL. PERM. ANCILLARY = 15980.86	
TOTAL PERM. ANCILLARY = 180.37 + 15980.86 = 16161.23	

PARKING CALCULATION (NON-CONGESTED)							
TYPE	CARPET AREA/ FSI	TENEMENT (NOS)		CAR (NOS)		SCOTTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	>150	1	0	2	0	1	0
RESIDENTIAL	80 - <150	1	68	1	68	1	68
RESIDENTIAL	40 - <80	2	378	1	189	2	378
RESIDENTIAL	30 - <40	2	33	1	17	2	33
RESIDENTIAL	0 - <30	2	3	0	0	2	3
ADDITION 5% VISITORS PARKING					14		25
COMMERCIAL	100		405.83	2	9	6	25
TOTAL REQD. (NOS)					297		532
TOTAL REQD. AREA					3712.50		1064.00
TOTAL PROP. (NOS)					363		546
TOTAL PROP. AREA					5629.50		

WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
CALCULATION	COMM. (GR) = 405.83/3 x 45 = 6087.45		
	RESL. (D) - 4821/7 x 5 x 135 = 37535.00		
	RESL. + COMM. = 331437.45		
OHWT	FIRE REQ. = 125000.00		456693.00
	TOTAL = 456437.45		
	RESL. + COMM. = 662874.90		
UGWT	FIRE REQ. = 475000.00		1166040.00
	TOTAL = 1137874.90		

ELECTRICAL VEHICLES	
Electrical vehicles read, 20% of prop. cars	20% of 363 = 73
Prop. electrical vehicle = 73	

PROPOSED PARKING STATEMENT :				
FLOOR	CAR Regular	CAR Electrical	SCOOTER (SC)	
GROUND FLOOR	A-WING	16	0	0
	B-WING	0	22	41
	C-WING	0	23	34
	D-WING	17	6	39
	E-WING	0	0	0
UPPER BASEMENT FLOOR	123	19	273	
LOWER BASEMENT FLOOR	134	3	159	
TOTAL	290	73	516	



LAYOUT PLAN (Scale - 1:500)

STAMP OF APPROVAL

Previous Sanction No:-B.P./PUNAWALE/53/2023 DT. - 24/07/2023
Previous Sanction No:-B.P./PUNAWALE/69/2023 DT. - 04/10/2023
Previous Sanction No:-B.P./PUNAWALE/10/2024 DT. - 09/02/2024

Sanctioned No. B.P./Punawale/124/2024
Subject to conditions mentioned in the
Office Order No.
aven dated 28/10/2024
Pimpri
Date: 28/10/2024



O. C. Signed by
City Engineer

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

AREA STATEMENT		SQ. M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	9500.00
(a)	As per ownership document (7/12, CTS extract)	9800.00
(b)	As per measurement sheet	9500.00
(c)	As per site	9548.00
2	Deductions for	
(a)	Prop. D.P./D.P., Road widening Area/Service Road/ Highway widening	288.00
(b)	Any D.P./Reservation area	0.00
(Total a+b)		288.00
3	Balance area of plot (1-2)	9212.00
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))	9212.00
6	Recreational Open space (If applicable)	
(a)	Required -	921.20
(b)	Proposed -	924.09
7	Internal Road area	
8	Platobable area (If applicable)	
9	Built up area with reference to basic F.S.I. as per front road width (Sr. No. 5 & basic FSI)	10133.20
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - 0.5 based on road width / TOD zone.	4750.00
(b)	Proposed FSI on payment of premium.	4401.85
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 [2.00 or 1.85 x Sr. No. 4 (b) and for (c)].	0.00
(c)	TDR area	13235.18
(d)	Total in-situ / TDR loading proposed [(1) (a)+(b)+(c)]	13235.18
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in this proposal	
(a)	[7] + [10] + [(1) (d)] or 12 whichever is applicable.	26862.20
(b)	Ancillary Area FSI upto 60% or 80% with payment of charge	1611.23
(c)	Proposed Ancillary Area FSI	16160.99
(d)	Total entitlement (a+c)	43021.18
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) i.e. 1 or 1.8	
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(i)	Proposed Built-up Area (as per P-Line)	42615.53
(ii)	Residential	42615.53
(iii)	Commercial	42615.53
(b)	Total	43021.18
16	F.S.I. Consumed [(15)/3] (should not be more than serial No.14 above)	1.00
17	Area for Inclusive Housing, if any	
(a)	Required [20% of Sr.No.5]	2026.40
(b)	Proposed	2026.40