

BUILDING WISE AREA STATEMENT				
BUILDING NO	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE			SHOP / OFFICE
	RES.	MHADA	COMM.	
A BUILDING	10102.20	-	-	127
B BUILDING	15321.34	-	-	190
C BUILDING	4920.75	1774.92	-	118
SHOPPING	-	1948.84	-	38
TOTAL	30394.41	1774.92	1948.84	435

FORM OF STATEMENT - 2 (IN NO. 104) PROPOSED BUILDING				
BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (SQ.M)	SHOP / OFFICE	
B BUILDING	GROUND FLOOR	628.11	-	28
	1ST PODIUM FLOOR	671.42	-	-
	2ND PODIUM FLOOR	454.13	-	10
	3RD PODIUM FLOOR	---	-	0
	TERRACE FLOOR	---	-	0
	TOTAL	1948.84	-	38

FORM OF STATEMENT - 2 (IN NO. 104) PROPOSED BUILDING				
BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (SQ.M)	SHOP / OFFICE	
A BUILDING	GROUND FLOOR	36.78	-	-
	1st PODIUM FLOOR	36.78	-	-
	2nd PODIUM FLOOR	36.78	-	-
	3rd PODIUM FLOOR	0.00	-	-
	4th PODIUM FLOOR	0.00	-	-
	1ST FLOOR	1017.70	-	12
	2ND FLOOR	1016.57	-	13
	3RD FLOOR	1016.57	-	13
	4TH FLOOR	949.63	-	12
	5TH FLOOR	1016.57	-	13
	6TH FLOOR	1016.57	-	13
	7TH FLOOR	1016.57	-	13
	8TH FLOOR	1016.57	-	13
	9TH FLOOR	949.63	-	12
	10TH FLOOR	1016.57	-	13
	TERRACE FLOOR	---	-	0
	TOTAL	10162.20	-	127

FORM OF STATEMENT - 2 (IN NO. 104) PROPOSED BUILDING				
BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (SQ.M)	SHOP / OFFICE	
B BUILDING	GROUND FLOOR	95.70	-	-
	1st PODIUM FLOOR	94.46	-	-
	2nd PODIUM FLOOR	94.46	-	-
	3rd PODIUM FLOOR	0.00	-	-
	4th PODIUM FLOOR	0.00	-	-
	1ST FLOOR	867.65	-	07
	2ND FLOOR	855.39	-	11
	3RD FLOOR	855.39	-	11
	4TH FLOOR	793.22	-	10
	5TH FLOOR	855.39	-	11
	6TH FLOOR	855.39	-	11
	7TH FLOOR	855.39	-	11
	8TH FLOOR	855.39	-	11
	9TH FLOOR	793.22	-	10
	10TH FLOOR	855.39	-	11
	11TH FLOOR	855.39	-	11
	12TH FLOOR	855.39	-	11
	13TH FLOOR	855.39	-	11
	14TH FLOOR	793.22	-	10
	15TH FLOOR	855.39	-	11
	16TH FLOOR	855.39	-	11
	17TH FLOOR	855.39	-	11
	18TH FLOOR	793.22	-	10
	TERRACE FLOOR	---	-	0
	TOTAL	15321.34	-	190

FORM OF STATEMENT - 2 (IN NO. 104) PROPOSED BUILDING				
BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (SQ.M)	SHOP / OFFICE	
C BUILDING	GROUND FLOOR	37.27	-	-
	1st PODIUM FLOOR	37.27	-	-
	2nd PODIUM FLOOR	37.27	-	-
	3rd PODIUM FLOOR	0.00	-	-
	4th PODIUM FLOOR	0.00	-	-
	1ST FLOOR	113.43	553.94	2
	2ND FLOOR	0.00	867.35	-
	3RD FLOOR	113.69	553.63	2
	4TH FLOOR	622.54	-	11
	5TH FLOOR	667.35	-	12
	6TH FLOOR	667.35	-	12
	7TH FLOOR	667.35	-	12
	8TH FLOOR	667.35	-	12
	9TH FLOOR	622.54	-	11
	10TH FLOOR	667.35	-	12
	TERRACE FLOOR	---	-	0
	TOTAL	4920.75	1774.92	38

PROPOSED PARKING CALCULATION									
TYPE	CARPET AREA SQ.M		TENEMENTS (NOS)		CAR (NOS)		SCOOTER (NOS)		REMARKS
	UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.	
RESIDENTIAL	0-30	2	0	0	0	0	0	0	50% EV PARKING FOR RES. & 25% EV PARKING FOR COMM. REQD.
RESIDENTIAL	30-40	2	118	1	98	2	118	3	
RESIDENTIAL	40-80	2	317	1	159	2	317	8	
RESIDENTIAL	80-150	1	0	1	0	1	0	0	
RESIDENTIAL	150 AND ABOVE	1	0	2	0	2	0	0	50% EV PARKING FOR RES. & 25% EV PARKING FOR COMM. REQD.
COMMERCIAL	1445.87	100	15	2	30	6	90	25	
TOTAL REQUIRED (NOS)					248		528	11	
TOTAL PROVIDED AREA			0.00	3093.75	1050.00	135.94	43.50	0	
TOTAL PROPOSED AREA				15215.89					

PROPOSED PARKING				
FLOOR NO.	CARS	SCOOTERS		
GROUND FLOOR	100	100		
1ST PODIUM FLOOR	85	65		
2ND PODIUM FLOOR	82	122		
3RD PODIUM FLOOR	86	111		
4TH PODIUM FLOOR	81	127		
TOTAL	434	525		

= Electrical Car
 = Visitors Car Park
 = Commercial Car Park
 = Mhada Car Park

WATER REQUIREMENT				
OVER HEAD WATER REQUIREMENT				
TENEMENT	PERSONS	LTRS	TOTAL	
435	4	3	253625.00	LTRS
COMMERCIAL	401	4	20745.00	LTRS
			TOTAL = 274370.00	LTRS
ADDITION REQUIRED FOR FIRE CHNL. TANK (PER BLDG. 25000 LTRS)				
OVER HEAD WATER REQUIREMENT			= 389370.00	LTRS
OVER HEAD WATER PROVIDED			= 389370.00	LTRS
UNDER GROUND WATER TANK CAPACITY				
OVER HEAD WATER TANK X 2.00			= 628740.00	LTRS
314370.00 X 2.00			= 628740.00	LTRS
TOTAL			= 1257480.00	LTRS
ADDITION FIRE PURPOSE (A TO C PER BLDG. 50000 LTRS)				
UNDER GROUND WATER REQUIREMENT			= 778740.00	LTRS
UNDER GROUND WATER PROVIDED			= 778740.00	LTRS



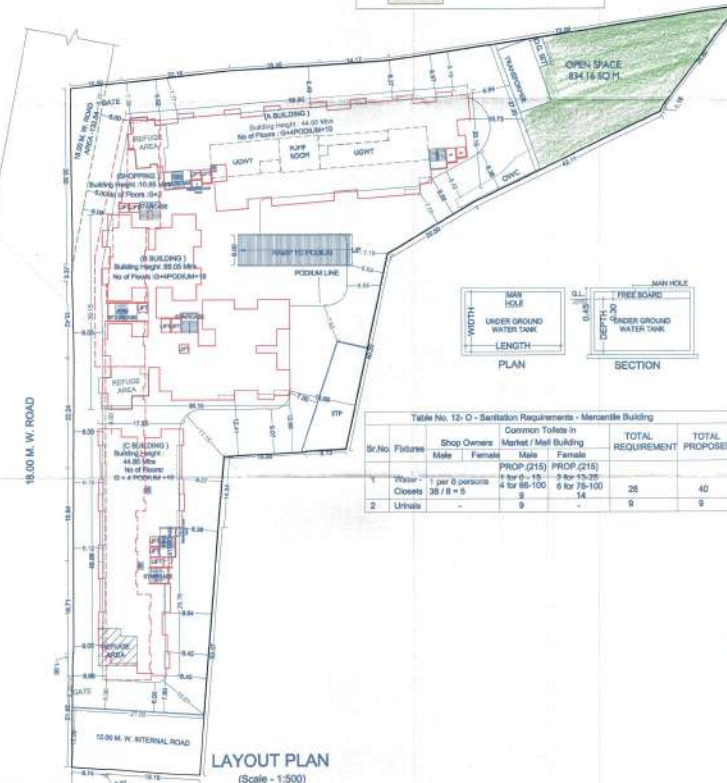
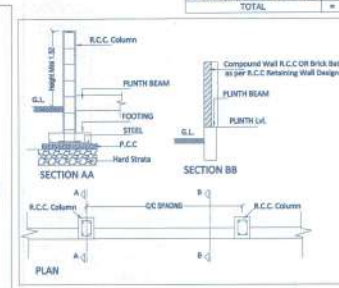
LOCATION PLAN

PLOT AREA BY TRIANGULATION				
1	0.5 X 36.02	X 6.78	=	185.54
2	0.5 X 36.02	X 8.58	=	152.73
3	0.5 X 10.45	X 2.98	=	15.37
4	0.5 X 22.05	X 6.87	=	72.63
5	0.5 X 35.29	X 8.53	=	150.51
6	0.5 X 22.24	X 8.32	=	91.45
7	0.5 X 20.60	X 8.58	=	80.80
8	0.5 X 18.84	X 7.78	=	73.29
9	0.5 X 25.83	X 7.65	=	98.80
10	0.5 X 21.15	X 8.20	=	87.26
11	0.5 X 7.28	X 1.02	=	3.71
12	0.5 X 1.02	X 0.16	=	0.08
13	0.5 X 23.36	X 6.06	=	61.53
14	0.5 X 23.36	X 6.50	=	76.62
15	0.5 X 72.97	X 31.78	=	784.64
16	0.5 X 72.97	X 22.14	=	807.78
17	0.5 X 28.72	X 15.87	=	227.89
18	0.5 X 28.72	X 15.19	=	218.13
19	0.5 X 21.86	X 1.57	=	17.15
20	0.5 X 22.88	X 7.18	=	81.19
21	0.5 X 27.98	X 19.69	=	279.48
22	0.5 X 27.98	X 0.50	=	7.63
23	0.5 X 27.48	X 12.23	=	167.82
24	0.5 X 20.48	X 4.38	=	44.85
25	0.5 X 29.90	X 13.19	=	197.16
26	0.5 X 29.90	X 14.21	=	213.44
27	0.5 X 78.57	X 19.27	=	717.74
28	0.5 X 78.57	X 15.13	=	594.38
29	0.5 X 17.06	X 8.94	=	48.17
30	0.5 X 40.80	X 13.63	=	278.98
31	0.5 X 78.00	X 15.15	=	590.85
32	0.5 X 43.08	X 7.31	=	157.48
33	0.5 X 36.19	X 17.81	=	345.07
34	0.5 X 34.88	X 24.16	=	440.63
35	0.5 X 36.89	X 15.44	=	284.79
36	0.5 X 30.70	X 15.75	=	217.82
37	0.5 X 27.59	X 1.18	=	16.24
38	0.5 X 38.37	X 17.77	=	340.30
39	0.5 X 13.87	X 3.73	=	63.13
			TOTAL	= 6320.33

OCCUPANT LOAD
 MERCANTILE
 1) STREET FLOOR / 3
 650.37 / 3 = 216.79
 TOTAL PERSON = 273.45
 = SAY 274 PERSONS
 2) 1ST PODIUM FLOOR / 8
 670.77 / 8 = 83.85
 TOTAL PERSON = 111.79
 = SAY 112 PERSONS
 3) 2ND PODIUM FLOOR / 8
 448.37 / 8 = 56.05
 TOTAL PERSON = 74.71
 = SAY 75 PERSONS
 TOTAL = 274 + 112 + 75 = 461

OPEN SPACE AREA TRIANGULATION (Scale - 1:500)

OPEN SPACE AREA BY TRIANGULATION				
1	0.5 X 21.36	X 1.26	=	136.51
2	0.5 X 36.40	X 1.18	=	21.48
3	0.5 X 50.16	X 17.79	=	448.17
			TOTAL	= 654.16



LAYOUT PLAN (Scale - 1:500)

Sanctioned No. B.P./MOS/10/2025
 Subject to conditions mentioned in the
 Office Order No.
 even dated 07/11/2025
 Mpn/1
 Date: 27/02/2025

O.C. Signed by
 City Engineer
 Building Permission Dept.
 PCMC, Pune-411 004

- A) AREA STATEMENT** SQ.M.
1. AREA OF PLOT (MINIMUM AREA OF 6 TO BE CONSIDERED) 8102.00
 - (a) AS PER OWNERSHIP DOCUMENT (7/12) 8102.00
 - (b) AS PER OWNERSHIP DOCUMENT (POA) 8102.00
 - (c) AS PER MEASUREMENT SHEET 8200.33
 - (d) AS PER SITE 8200.33
 2. DEDUCTIONS FOR
 - (a) PROPOSED D.P./D.P. ROAD WITHIN AREA 0.00
 - (b) ANY 0.00
 - (c) TOTAL (a+b) 0.00
 3. BALANCE AREA OF PLOT (1-2) 132.64
 4. AMENITY SPACE (IF APPLICABLE) 7989.18
 - (a) REQUIRED 0.00
 - (b) ADJUSTMENT OF 2 (b) IF ANY 0.00
 - (c) BALANCE PROPOSED 0.00
 5. NET PLOT AREA (3-4) 7989.18
 6. RECREATIONAL OPEN SPACE (IF APPLICABLE) 7989.18
 - (a) REQUIRED 0.00
 - (b) ADJUSTMENT OF 2 (b) IF ANY 0.00
 - (c) BALANCE PROPOSED 0.00
 7. INTERNAL ROAD AREA (IF APPLICABLE) 0.00
 8. PLOT AREA (A) (IF APPLICABLE) 0.00
 9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WITH (SR. NO. 5 X BASIC FSI) 7989.18 X 1.10 8789.07
 10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM
 - (a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH 4051.00
 - (b) PROPOSED FSI ON PAYMENT OF PREMIUM 4051.00
 11. (a) IN-SITU FSI: TOR LOADING 285.68
 - (b) IN-SITU AREA AGAINST D.P. ROAD (SR.NO.30) IF ANY 0.00
 - (c) IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER 0.00
 - (d) TOTAL IN-SITU TOR LOADING (11 (a) + (b) + (c)) 285.68
 12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 7291.81
 13. TOTAL ESTABLISHMENT OF FSI IN THE PROPOSAL 20094.87
 - (a) (3 + 10.50 + 11) (10% OF 12 WHOEVER IS APPLICABLE) 20094.87
 - (b) ANGLICULAR AREA FSI UPTO 80 % WITH PAYMENT OF CHARGES 866.05
 - (c) ANGLICULAR AREA FSI UPTO 80 % WITH PAYMENT OF CHARGES 11382.38
 - (d) ANGLICULAR AREA FSI UPTO 80 % WITH PAYMENT OF CHARGES 20094.87 - 1082.67 = 19012.20 X 90 % = 17110.98
 - (e) TOTAL ENTITLEMENT (a + b + c) 32343.30
 14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) 4.50
 - PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 6.3 OR 6.4 AS APPLICABLE) X 1.5 OR 1.8 2.50 X 1.80
 15. PROPOSED AREA
 - (a) EXISTING BUILT UP AREA 0.00
 - (b) PROPOSED COMMERCIAL BUILT UP AREA 1948.84
 - (c) PROPOSED RESIDENTIAL BUILT UP AREA (AS PER PLANE) 30394.41
 - (d) TOTAL (a + b + c) 32343.30
 16. FSI CONSUMED (15 (b) / 15) SHOULD NOT BE MORE THAN SR. NO. 14 3.99
 17. AREA FOR INCLUSIVE HOUSING, IF ANY 1763.21
 - (a) REQUIRED 8789.07 X 20 %
 - (b) PROPOSED 1774.92

CERTIFICATE OF AREA
 I HEREBY CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR AND THE DIMENSION OF SECTORS, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP (1/7) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221