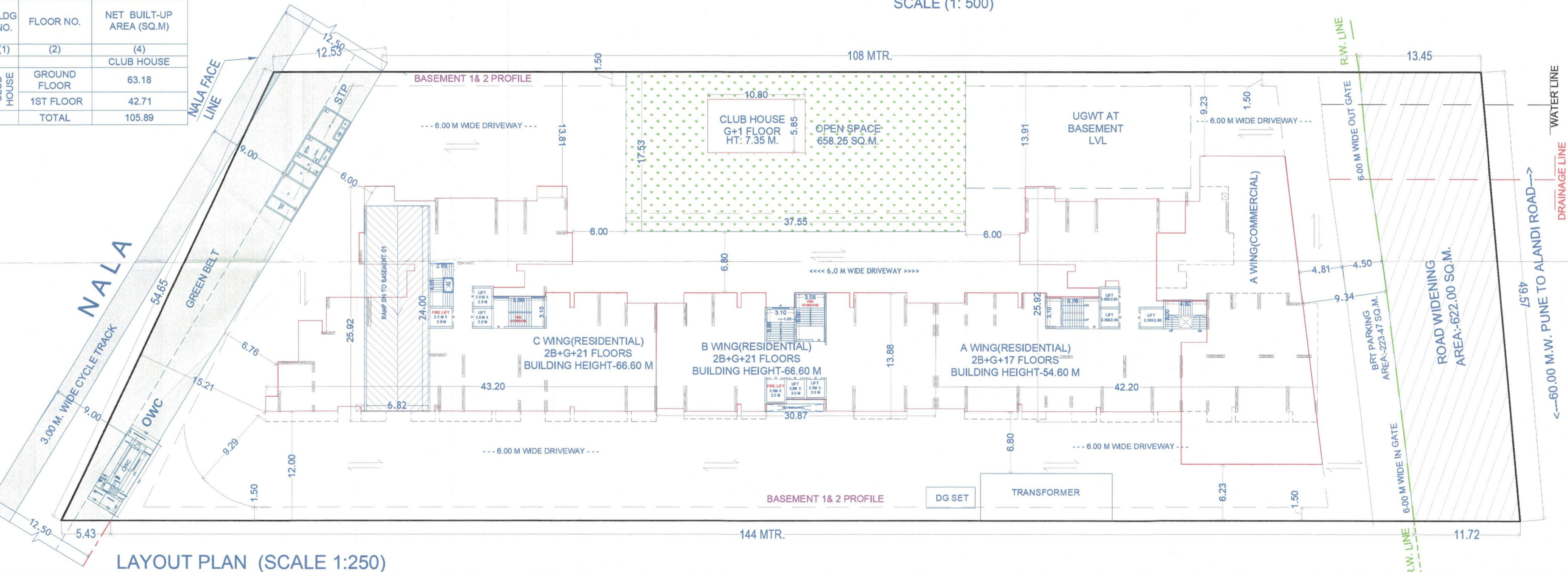


Form of statement 2 [Sr. No. 9(a)] Proposed Building:						
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)			TNMNTS	
(1)	(2)	(4)			(5)	
		COMM.	RESI.	MHADA	RESI.	MHADA
A WING	BASEMENT-1	0.00	0.00	0.00	0	0
	BASEMENT-2	0.00	0.00	0.00	0	0
	GROUND FLOOR	456.27	86.27	0.00	0	0
	1ST FLOOR	249.50	0.00	299.16	0	3
	2ND FLOOR	0.00	519.38	177.84	5	2
	3RD FLOOR	0.00	707.40	0.00	7	0
	4TH FLOOR	0.00	707.40	0.00	7	0
	5TH FLOOR	0.00	707.40	0.00	7	0
	6TH FLOOR	0.00	707.40	0.00	7	0
	7TH FLOOR	0.00	707.40	0.00	7	0
	8TH FLOOR (REFUGE)	0.00	686.09	0.00	7	0
	9TH FLOOR	0.00	707.40	0.00	7	0
	10TH FLOOR	0.00	707.40	0.00	7	0
	11TH FLOOR	0.00	707.40	0.00	7	0
	12TH FLOOR	0.00	707.40	0.00	7	0
	13TH FLOOR (REFUGE)	0.00	686.09	0.00	7	0
	14TH FLOOR	0.00	707.40	0.00	7	0
	15TH FLOOR	0.00	707.40	0.00	7	0
	16TH FLOOR	0.00	707.40	0.00	7	0
	17TH FLOOR	0.00	707.40	0.00	7	0
	TOTAL	705.77	11174.03	477.00	110.00	5.00
		11879.80			115.00	

WATER REQUIREMENT: For WING A,B&C			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
OHWT	RESIDENTIAL	213975	214000.00
	COMMERCIAL	10586.25	11000.00
	FIRE REQUIREMENT	25000.00	25000.00
UGWT	TOTAL	249561.25	250000.00
	RESIDENTIAL	320962.50	321000.00
	FIRE REQUIREMENT	200000.00	200000.00
	TOTAL	520962.50	521000.00

NEW FIRE CALCULATIONS			
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)	
(1)	(2)	(4)	
CLUB HOUSE		CLUB HOUSE	
	GROUND FLOOR	63.18	
	1ST FLOOR	42.71	
	TOTAL	105.89	



LAYOUT PLAN (SCALE 1:250)

Form of statement 2 [Sr. No. 9(a)] Proposed Building:						
BLDG NO.	FLOOR NO.	Total Built-up Area offloor, as per outerconst. line (SQ.M.)			TNMNTS	
(1)	(2)	(3)			(4)	
		RESI.	MHADA	RESI.	MHADA	
B WING	BASEMENT-1	0.00	0.00	0	0	
	BASEMENT-2	0.00	0.00	0	0	
	GROUND FLOOR	100.82	0.00	0	0	
	1ST FLOOR	277.14	0.00	0	0	
	2ND FLOOR	0.00	338.32	0	4	
	3RD FLOOR	359.16	0.00	4	0	
	4TH FLOOR	359.16	0.00	4	0	
	5TH FLOOR	359.16	0.00	4	0	
	6TH FLOOR	359.16	0.00	4	0	
	7TH FLOOR	359.16	0.00	4	0	
	8TH FLOOR (REFUGE)	338.65	0.00	3	0	
	9TH FLOOR	359.16	0.00	4	0	
	10TH FLOOR	359.16	0.00	4	0	
	11TH FLOOR	359.16	0.00	4	0	
	12TH FLOOR	359.16	0.00	4	0	
	13TH FLOOR (REFUGE)	338.65	0.00	3	0	
	14TH FLOOR	359.16	0.00	4	0	
	15TH FLOOR	359.16	0.00	4	0	
	16TH FLOOR	359.16	0.00	4	0	
	17TH FLOOR	359.16	0.00	4	0	
	18TH FLOOR (REFUGE)	338.65	0.00	3	0	
	19TH FLOOR	359.16	0.00	4	0	
	20TH FLOOR	359.16	0.00	4	0	
	21ST FLOOR	359.16	0.00	4	0	
	TOTAL	7140.47	338.32	73.00	4.00	

Form of statement 2 [Sr. No. 9(a)] Proposed Building:						
BLDG NO.	FLOOR NO.	Total Built-up Area offloor, as per outerconst. line (SQ.M.)			TNMNTS	
(1)	(2)	(3)			(4)	
		RESI.	MHADA	RESI.	MHADA	
C WING	BASEMENT-1	0.00	0.00	0	0	
	BASEMENT-2	0.00	0.00	0	0	
	GROUND FLOOR	101.19	0.00	0	0	
	1ST FLOOR	0.00	453.55	0	5	
	2ND FLOOR	698.42	0.00	6	0	
	3RD FLOOR	698.42	0.00	6	0	
	4TH FLOOR	698.42	0.00	6	0	
	5TH FLOOR	698.42	0.00	6	0	
	6TH FLOOR	698.42	0.00	6	0	
	7TH FLOOR	698.42	0.00	6	0	
	8TH FLOOR (REFUGE)	677.11	0.00	6	0	
	9TH FLOOR	698.42	0.00	6	0	
	10TH FLOOR	698.42	0.00	6	0	
	11TH FLOOR	698.42	0.00	6	0	
	12TH FLOOR	698.42	0.00	6	0	
	13TH FLOOR (REFUGE)	677.11	0.00	6	0	
	14TH FLOOR	698.42	0.00	6	0	
	15TH FLOOR	698.42	0.00	6	0	
	16TH FLOOR	698.42	0.00	6	0	
	17TH FLOOR	698.42	0.00	6	0	
	18TH FLOOR (REFUGE)	677.11	0.00	6	0	
	19TH FLOOR	698.42	0.00	6	0	
	20TH FLOOR	698.42	0.00	6	0	
	21ST FLOOR	698.42	0.00	6	0	
	TOTAL	14005.66	453.55	120.00	5.00	

BUILDING WISE F.S.I. STATEMENT						
BLDG NO.	FLOOR NO.	F.S.I. AREA (SQ.M)			TNMNTS.	
(1)	(2)	(4)			(5)	
		COMM.	RESI.	MHADA	RESI.	MHADA
A	B2+B1+G+17 FLOORS.	705.77	11174.03	477.00	110	5
B	B2+B1+G+21 FLOORS.	0.00	7140.47	338.32	73	4
C	B2+B1+G+21 FLOORS.	0.00	14005.66	453.55	120	5
TOTAL		705.77	32320.16	1268.87	303.00	14.00
TOTAL FSI AREA		33025.93		1268.87	317.00	



LOCATION PLAN

Form of statement 2 [Sr. No. 9(a)] Proposed Building:						
MHADA - FLOOR WISE & BUILDING WISE AREA STATEMENT						
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)	MHADA TENEMENT UNIT NO (75 %)	SERVICE QUARTER TENEMENT UNIT NO (25%)	TOTAL TENEMENTS	
A WING	1ST FLOOR	299.16	A-105, A-106,	A-107	3	
	2ND FLOOR	177.84	A-206	A-207	2	
	TOTAL	477.00	3	2	5	
B WING	2ND FLOOR	338.32	B-201, B-202, B-204	B-203	4	
	TOTAL	338.32	3	1	4	
C WING	1ST FLOOR	453.55	C-102, C-103, C-104, C-105	C-101	5	
	TOTAL	453.55	4	1	5	
TOTAL MHADA		1268.87	10	4	14	

PARKING CALCULATION: WING A,B&C

TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS.)
Residential	40 - 80	2 160	1 80	2 160
Residential	80-150	1 157	1 157	1 157
Total Required (Nos)		317	237	317
In Addition 5% Visitors Parking(Nos)			12	16
Commercial		665.35	100	2 13 6 40
Total Area Required		3275.00+746.00=4021.00		
Total Area Proposed		4100.00		

DOOR SCHEDULE	
DOOR	SIZES
RS	2.4X2.40
D	0.75X2.10
LD	1.10X2.10
FD	1.50X2.10
WINDOW SCHEDULE	
WINDOW	SIZES
W	1.80X1.80
V	0.60X0.90

TRAINGULATION	
01	720.23
02	3696.36
03	233.73
04	2523.68
TOTAL	7174.00

TRAINGULATION SCALE (1: 500)

STAMP OF APPROVAL

REVISION NO:
1) B.P./WADMUKHWADI/44/2024 DATED: 24/05/24
Sanctioned No. B.P./Wadmukhwadi/62/2025
Subject to conditions mentioned in the Office Order No. 02/09/2025
Pimpri
Date: 03/09/2025



O. C. Signed by
City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	7174.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	7174.00 SQ.M.
(b) As per measurement sheet	7174.00 SQ.M.
(c) As per site	7174.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	622.00 SQ.M.
b) Any D.P. Reservation area-B.R.T. PARKING	223.47 SQ.M.
(Total a+b)	845.47 SQ.M.
3. Balance area of plot (1-2)	6328.53 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	0.00 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	0.00 SQ.M.
5. Net Plot Area (3 - 4 (c))	6328.53 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	632.85 SQ.M.
(b) Proposed -	558.25 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plottable area (if required)	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1.00)	6328.53 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	3587.00 SQ.M.
b) Proposed FSI on payment of premium.(0.5)	3190.16 SQ.M.
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 SQ.M.
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0.00 SQ.M.
(c) TDR area (1.75)	11165.56 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	11165.56 SQ.M.
(e) GRIHA seven star/ IGBC Platinum or equivalent rating-7% incentive FSI(Sr. no. 9)	0.00 SQ.M.
12. Additional FSI area under Chapter No.7	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	20684.25 SQ.M.
(b) Ancillary Area FSI (60%) (20684.25-705.77(1.8))=20292.16 sq.m. (Resi.- 60% of 20187.34) = 12175.29 SQ.M.	12175.29 SQ.M.
(c) Proposed Comm.= 705.77/1.8 = 392.09 sq.m (Comm.- 80% of 392.09 sq.m) = 313.68 SQ.M.	313.68 SQ.M.
(d) Total entitlement (a+b)	33173.22 SQ.M.
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) x 1.6 or 1.8)	0.00
15. Total B'up Area in proposal.(excluding area at Sr.No.17 b)	0.00 SQ.M.
(a) Proposed Built-up Area (as per 'P-line') (COMMERCIAL)	705.77 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')(RESIDENTIAL)	32319.80 SQ.M.
(c) Total (a+b)	33025.57 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	0.00
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	1265.70 SQ.M.
(b) Proposed	1268.87 SQ.M.

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO.143/1 WADMUKHWADI,PUNE AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P.SCHEME RECORD / LAND RECORD DEPT. /GITY SURVEYED RECORDS.

OWNER'S DECLARATION
I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED 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.
OWNER'S NAME :-

M/S. VISION CREATIVE ENTERPRISE L.L.P., THROUGH PARTNER, MR. NITESHKUMAR SURESHBHAI PATEL & MR. VIPULKUMAR CHIMANLAL BHAVANI.

PROJECT :- VISION 24DEGREE

SURVEY NO.:143/1 PLOT :-

DESCRIPTION :- REGULAR TRACK, VILLAGE -WADMUKHWADI, PUNE

INWARD NO. :

SHEET NO. :- 01 /09 DATE :
DRAWN BY :- IFTIJA 14 JUN 2024
KEY NO. :-
ARCHITECT SIGN :-
MR. AMOL BUGADE
ARCHITECT - INTERIOR DESIGNER
PLOT NO. P-14/5, D-3 Block, 14th floor, Near, Head to St. Andrews School, H.I.D.C., Chinchwad, Pune 411 019
arch3200@gmail.com
982 350 4890 / 982 870 2749

