

STAMP OF APPROVAL
LAYOUT & CALCULATIONS
Previous Sanction No.-B.P./RAVET/152/2024 DT. - 28/06/2024
Previous Sanction No.-B.P./RAVET/188/2025 DT. - 03/10/2025

Sanctioned No. B.P. / Rave+ / 32/2026
Subject to Conditions Mentioned in The
Office Order No. 04/03/2026
Even Dated 04/03/2026
Pimpri
Date: 04/03/2026



Executive Engineer
Building Permission Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411018

Joint City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18

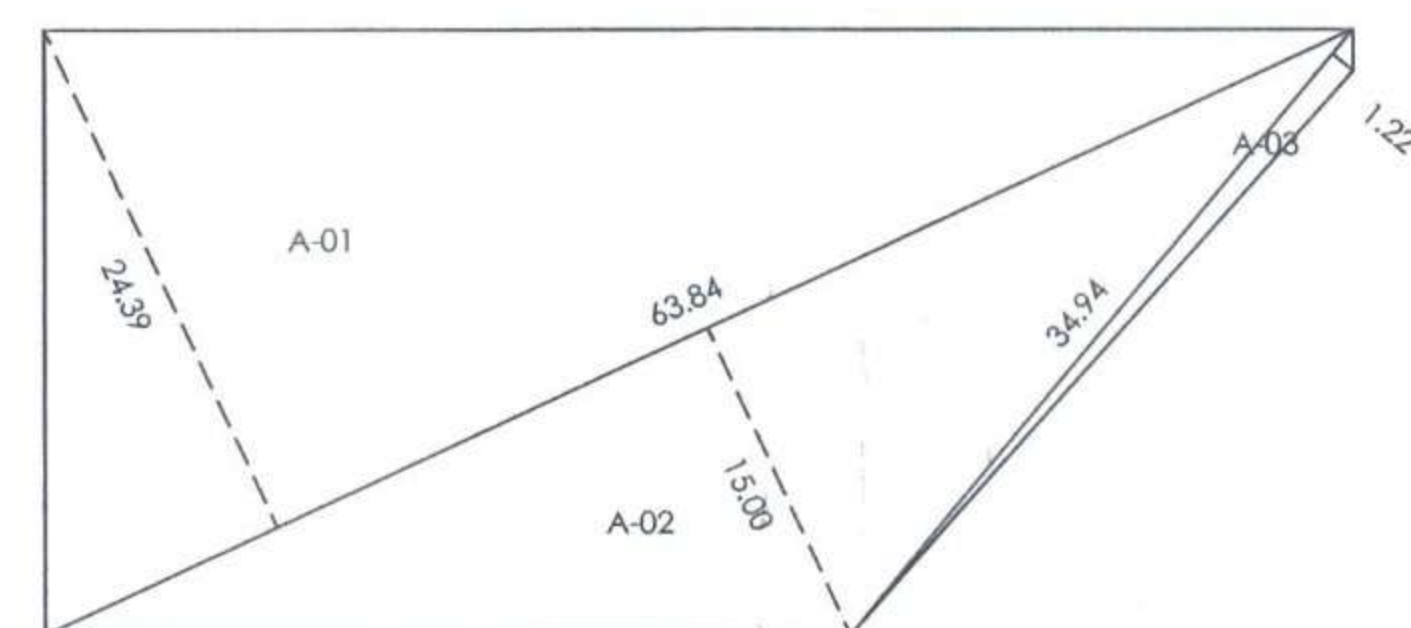
City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18

PROPOSED - BUILDING WISE FSI STATEMENT					
BUILDING/ WING	FSI AREA AS PER P-LINE	SURRENDER AREA	TENEMENTS	TOTAL P-LINE AREA	
WING - M1 (COMMERCIAL)	4151.33	0.00	0	4151.33	
WING - M (MHADA)	0.00	0.00	2568.90	34	2568.90
WING - A (ORCHID)	0.00	14132.81	0.00	115	14132.81
WING - B (SUNFLOWER)	0.00	12734.33	0.00	103	12734.33
WING - C (ROSE)	0.00	12789.83	0.00	103	12789.83
WING - D (JASMIN)	0.00	0.00	0.00	0.00	
TOTAL	4151.33	39656.97	2568.90	357	46377.20

FORM OF STATEMENT - 2					
PROPOSED BUILDING					
BUILDING/ WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE	COMMERCIAL	RESIDENTIAL	TENEMENTS
WING - M1 (COMMERCIAL)	GROUND FLOOR	408.70	0.00	0	0
	MEZZANINE FLOOR	198.40	0.00	0	0
	FIRST FLOOR	578.72	0.00	0	0
	SECOND FLOOR	578.72	0.00	0	0
	THIRD FLOOR	578.72	0.00	0	0
	FOURTH FLOOR	578.72	0.00	0	0
	FIFTH FLOOR	517.01	0.00	0	0
	SIXTH FLOOR	517.01	0.00	0	0
	SEVENTH FLOOR	195.33	0.00	0	0
	TERRACE FLOOR	0.00	0.00	0	0
	TOTAL	4151.33	0.00	0	0

WATER REQUIREMENT			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
CALCULATION	COMM. (GR) - 408.70/3 x 45 = 6130.50		
	COMM. (UP) - 3742.63/6 x 45 = 28069.73		
	RESI. (D) - 357(1) x 5 x 135 = 240975.00		
OHWT	RESI. + COMM.	275175.23	
	FIRE REQ.	135000.00	
	TOTAL	410175.23	516787.00
UGWT	RESI. + COMM.	550350.46	
	FIRE REQ.	450000.00	
	TOTAL	1000350.46	1227000.00

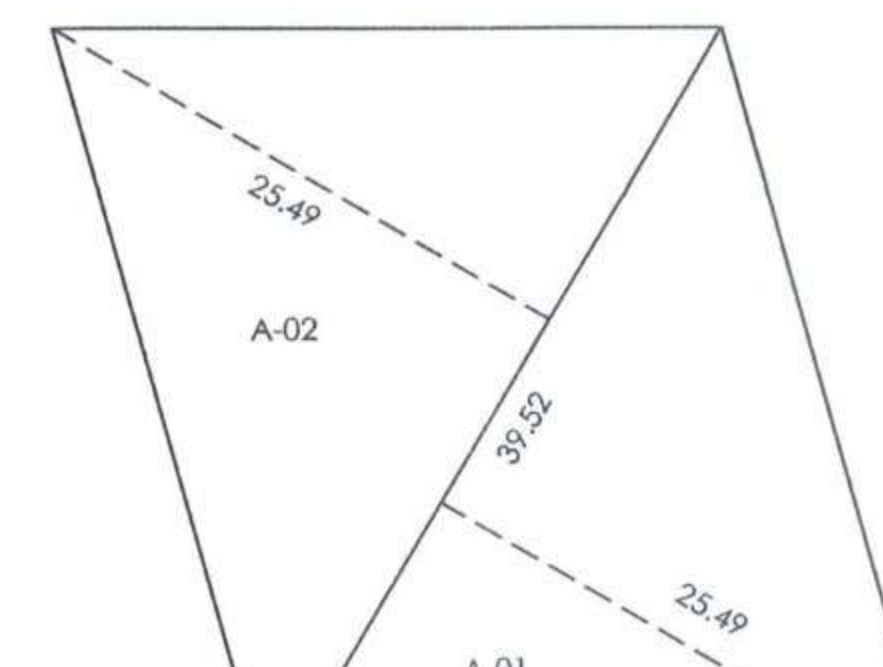
FORM OF STATEMENT - 2					
PROPOSED BUILDING					
BUILDING / WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE	COMMERCIAL	RESIDENTIAL	TENEMENTS
WING - M (MHADA)	PARKING FLOOR	0.00	0	0	0
	FIRST FLOOR	0.00	0	428.15	6
	SECOND FLOOR	0.00	0	428.15	6
	THIRD FLOOR	0.00	0	428.15	6
	FOURTH FLOOR	0.00	0	428.15	6
	FIFTH FLOOR	0.00	0	428.15	6
	SIXTH FLOOR	0.00	0	428.15	6
	TERRACE FLOOR	0.00	0	0.00	0
	TOTAL	0.00	0.00	2568.90	36



OPEN SPACE (Scale - 1:500)

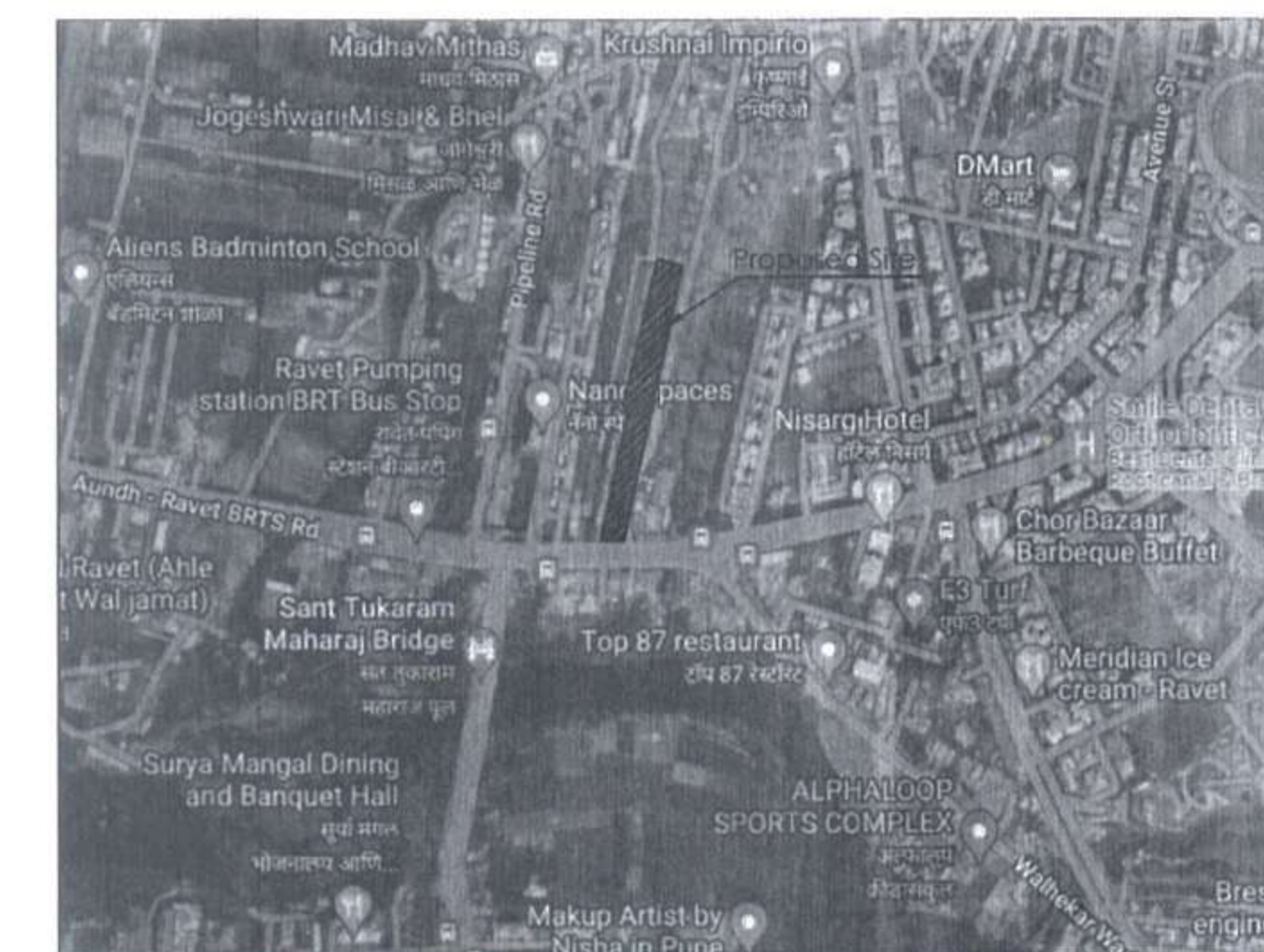
OPEN SPACE AREA CALCULATION		
TRIANGLE	AREA	
A-01	0.5 x 63.84 x 24.39	778.53
A-02	0.5 x 63.84 x 15.00	478.80
A-03	0.5 x 34.94 x 1.22	21.35
TOTAL		1278.68

PLOT AREA CALCULATION		
TRIANGLE	AREA	
A-01	0.5 x 140.84 x 16.29	1147.14
A-02	0.5 x 145.59 x 22.72	1653.90
A-03	0.5 x 176.26 x 39.86	3512.86
A-04	0.5 x 54.55 x 4.24	115.61
A-05	0.5 x 165.90 x 27.68	2296.06
A-06	0.5 x 165.90 x 27.98	2320.94
A-07	0.5 x 42.99 x 14.19	305.01
A-08	0.5 x 42.15 x 26.76	563.97
A-09	0.5 x 42.15 x 27.74	584.52
TOTAL		12500.00

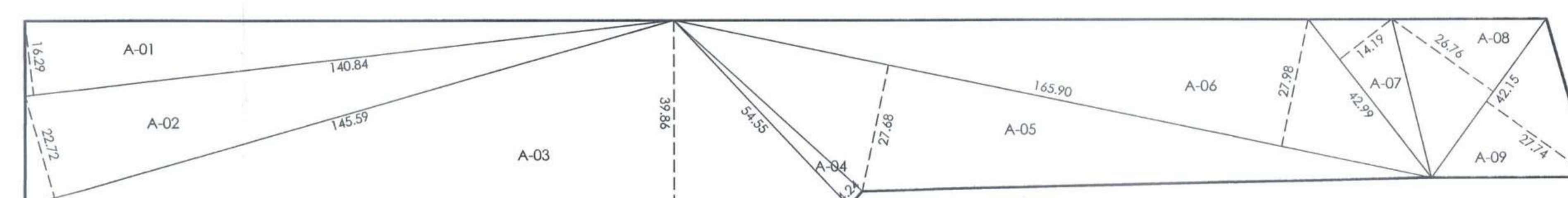


ROAD WIDENING (Scale - 1:500)

ROAD WIDENING AREA CALCULATION		
TRIANGLE	AREA	
A - 01	0.5 x 39.52 x 25.49	503.68
A - 02	0.5 x 39.52 x 25.49	503.68
TOTAL		1007.36



LOCATION MAP



PLOT AREA (Scale - 1:1000)

FORM OF STATEMENT - 2					
PROPOSED BUILDING					
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE	COMMERCIAL	RESIDENTIAL	TENEMENTS
WING - A (ORCHID)	GROUND FLOOR	0.00	0.00	0.00	0
	FIRST FLOOR	0.00	498.99	4	4
	SECOND FLOOR	0.00	498.99	4	4
	THIRD FLOOR	0.00	498.99	4	4
	FOURTH FLOOR	0.00	498.99	4	4
	FIFTH FLOOR	0.00	498.99	4	4
	SIXTH FLOOR	0.00	448.74	4	4
	SEVENTH FLOOR	0.00	498.99	4	4
	EIGHTH FLOOR	0.00	498.99	4	4
	NINTH FLOOR	0.00	498.99	4	4
	TENTH FLOOR	0.00	498.99	4	4
	ELEVENTH FLOOR	0.00	448.74	4	4
	TWELFTH FLOOR	0.00	498.99	4	4
	THIRTEENTH FLOOR	0.00	498.99	4	4
	FOURTEENTH FLOOR	0.00	498.99	4	4
	FIFTEENTH FLOOR	0.00	498.99	4	4
	SIXTEENTH FLOOR	0.00	448.74	4	4
	SEVENTEENTH FLOOR	0.00	498.99	4	4
	EIGHTEENTH FLOOR	0.00	498.99	4	4
	NINETEENTH FLOOR	0.00	498.99	4	4
	TWENTY FLOOR	0.00	362.09	3	3
WING - B (SUNFLOWER)	TWENTY FIRST FLOOR	0.00	498.99	4	4
	TWENTY SECOND FLOOR	0.00	498.99	4	4
	TWENTY THIRD FLOOR	0.00	498.99	4	4
	TWENTY FOURTH FLOOR	0.00	498.99	4	4
	TWENTY FIFTH FLOOR	0.00	448.74	4	4
	TWENTY SIXTH FLOOR	0.00	498.99	4	4
	TWENTY SEVENTH FLOOR	0.00	498.99	4	4
	TWENTY EIGHTH FLOOR	0.00	498.99	4	4
	TWENTY NINTH FLOOR	0.00	498.99	4	4
	TERRACE FLOOR	0.00	0	0	0
TOTAL		0.00	14132.81	115.00	

FORM OF STATEMENT - 2					
PROPOSED BUILDING					
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE	COMMERCIAL	RESIDENTIAL	TENEMENTS
WING - C (ROSE)	GROUND FLOOR	0.00	0.00	0.00	0
	FIRST FLOOR	0.00	332.34	2	2
	SECOND FLOOR	0.00	301.57	2	2
	THIRD FLOOR	0.00	494.68	4	4
	FOURTH FLOOR	0.00	494.68	4	4
	FIFTH FLOOR	0.00	494.68	4	4
	SIXTH FLOOR	0.00	444.42	4	4
	SEVENTH FLOOR	0.00	494.68	4	4
	EIGHTH FLOOR	0.00	494.68	4	4
	NINTH FLOOR	0.00	494.68	4	4
	TENTH FLOOR	0.00	494.68	4	4
	ELEVENTH FLOOR	0.00	444.42	4	4
	TWELFTH FLOOR	0.00	494.68	4	4
	THIRTEENTH FLOOR	0.00	494.68	4	4
	FOURTEENTH FLOOR	0.00	494.68	4	4
	FIFTEENTH FLOOR	0.00	494.68	4	4
	SIXTEENTH FLOOR	0.00	444.42	4	4
	SEVENTEENTH FLOOR	0.00	494.68	4	4
	EIGHTEENTH FLOOR	0.00	494.68	4	4
	NINETEENTH FLOOR	0.00	494.68	4	4
	TWENTY FLOOR	0.00	159.05	1	1
WING - D (JASMIN)	TWENTY FIRST FLOOR	0.00	270.09	2	2
	TWENTY SECOND FLOOR	0.00	494.68	4	4
	TWENTY THIRD FLOOR	0.00	494.68	4	4
	TWENTY FOURTH FLOOR	0.00	494.68	4	4
	TWENTY FIFTH FLOOR	0.00	444.42	4	4
	TWENTY SIXTH FLOOR	0.00	494.68	4	4
	TWENTY SEVENTH FLOOR	0.00	494.68	4	4
	TWENTY EIGHTH FLOOR	0.00	494.68	4	4
	TWENTY NINTH FLOOR	0.00	494.68	4	4
	TERRACE FLOOR	0.00	0.00	0.00	0
TOTAL		0.00	12734.33	103.00	

FORM OF STATEMENT - 2					
PROPOSED BUILDING					
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE	COMMERCIAL	RESIDENTIAL	TENEMENTS
WING - E (ORCHID)	GROUND FLOOR	0.00	0.00	0.00	0
	FIRST FLOOR	0.00	346.48	2	2
	SECOND FLOOR	0.00	342.93	2	2
	THIRD FLOOR	0.00	494.68	4	4
	FOURTH FLOOR	0.00	494.68	4	4
	FIFTH FLOOR	0.00	494.68	4	4
	SIXTH FLOOR	0.00	444.42	4	4
	SEVENTH FLOOR	0.00	494.68	4	4
	EIGHTH FLOOR	0.00	494.68	4	4
	NINTH FLOOR	0.00	494.68	4	4
	TENTH FLOOR	0.00	494.68	4	4
	ELEVENTH FLOOR	0.00	444.42	4	4
	TWELFTH FLOOR	0.00	494.68	4	4
	THIRTEENTH FLOOR	0.00	494.68	4	4
	FOURTEENTH FLOOR	0.00	494.68	4	4
	FIFTEENTH FLOOR	0.00	494.68	4	4
	SIXTEENTH FLOOR	0.00	444.42	4	4
	SEVENTEENTH FLOOR	0.00	494.68	4	4
	EIGHTEENTH FLOOR	0.00	494.68	4	4
	NINETEENTH FLOOR	0.00	494.68	4	4
	TWENTY FLOOR	0.00	159.05	1	1
WING - F (ORCHID)	TWENTY FIRST FLOOR	0.00	270.09	2	2
	TWENTY SECOND FLOOR	0.00	494.68	4	4
	TWENTY THIRD FLOOR	0.00	494.68	4	4
	TWENTY FOURTH FLOOR	0.00	494.68	4	4
	TWENTY FIFTH FLOOR	0.00	444.42	4	4
	TWENTY SIXTH FLOOR	0.00	494.68	4	4
	TWENTY SEVENTH FLOOR	0.00	494.68	4	4
	TWENTY EIGHTH FLOOR	0.00	494.68	4	4
	TWENTY NINTH FLOOR	0.00	494.68	4	4
	TERRACE FLOOR	0.00	0.00	0.00	0
TOTAL		0.00	12789.83	103.00	

FORM OF STATEMENT - 2					
PROPOSED BUILDING					
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE	COMMERCIAL	RESIDENTIAL	TENEMENTS
WING - D (JASMIN)	GROUND FLOOR	0.00	0.00	0.00	0
	TERRACE FLOOR	0.00	0	0	0
	TOTAL	0.00	0.00	0.00	0

Wing	FSI
Wing - M1 COMM	4151.33 Sq-m
Wing - M MHADA	2568.9 Sq-m
Wing - A ORCHID	14132.81 Sq-m
Wing - M1 SUNFLOWER	12734.33 Sq-m
Wing - M1 ROSE	12789.83 Sq-m
TOTAL CARPET	46377.20 Sq-m

PARKING CALCULATION (NON-CONGESTED)					
TYPE	CARPET AREA/ FSI	TENEMENT (NOS)	BY RULE	BY RULE	BY RULE
RESIDENTIAL	>150	1	0	2	0
RESIDENTIAL	80 - <150	1	211	1	3
RESIDENTIAL	40 - <80	2	146	1	73
RESIDENTIAL	30 - <40	2	0	1	0
RESIDENTIAL	0 - <30	2	0	0	2
ADDITION 5% VISITORS PARKING					
COMMERCIAL	100	4151.33	2	83	6
TOTAL REQD. (NOS)				382	1297
TOTAL REQD. AREA				4775.00	2594.00
TOTAL PROP. (NOS)				613	1665
TOTAL PROP. AREA				10992.50	

ELECTRICAL VEHICLES
Electrical vehicles reqd. 20% of prop. cars
20% of 613 = 123
Prop. electrical vehicle = 136

ANCILLARY FSI CALCULATION :
COMMERCIAL AREA = 4151.33 ✓
ANCILLARY FSI = 1.8 ✓
THEREFORE, 4151.33/1.8 = 2306.29 ✓
2306.29 x 0.8 = 1845.03 ✓
COMM. PERM. ANCILLARY = 1845.03 ✓
PERM. B.U.P. - (COMM. B.U.P./1.8)
27221.75 - 2306.29 = 24915.46 ✓
RESI. PERM. ANCILLARY = 24915.46 x 0.6 = 14949.27 ✓
RESI. PERM. ANCILLARY = 14949.27 ✓
TOTAL PERM. ANCILLARY = 1845.03 + 14949.27 = 16794.30 ✓

ADDITIONAL AREA REQUIRED AS PER 9.31				
	Required		Proposed	
	Tenement	Area[sq.m.]	Tenement	Area[sq.m.]
Society Office	upto 100	20.00	472	61.68
	101-400	40.00		
	401-700	60.00		
Creche	upto 100	20.00		61.68
	101-400	40.00		
	401-700	60.00		
Fitness Centre	upto 100	20.00		61.68
	101-400	40.00		
	401-700	60.00		
Sanitary Block	upto 100	3.00		14.09
	101-300	6.00		
	301-500	9.00		
Driver's room	upto 100	12.00	25.39	
	101-400	22.00		
	401-700	32.00		