

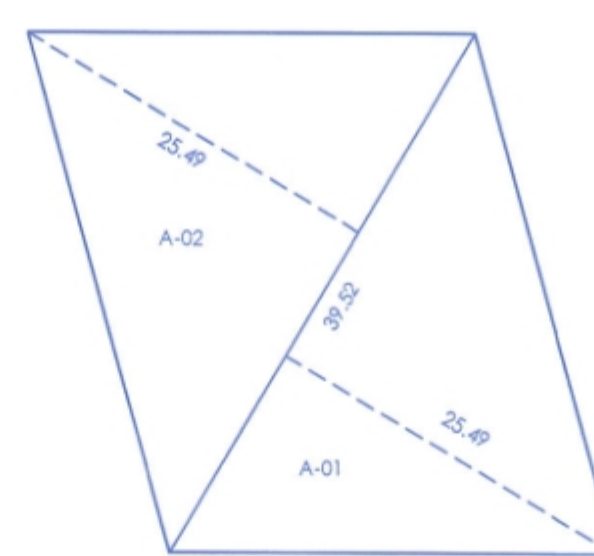
Sanctioned No. B.P / Raver / 152
Subject to conditions mentioned in the
Office Order No.
aven dated 28/06/2025
Pimpri
Date 28/06/2024

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

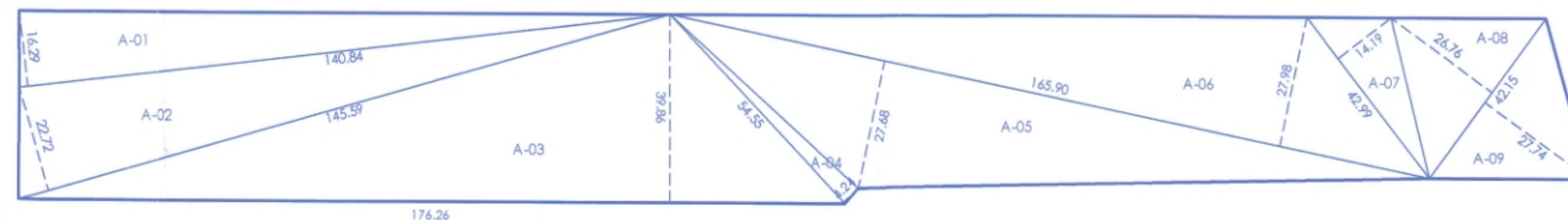
PROPOSED - BUILDING WISE FSI STATEMENT					
BUILDING/ WING	FSI AREA PER P-LINE		SURRENDER AREA	TENEMENTS	TOTAL P-LINE AREA
	COMMERCIAL	RESIDENTIAL			
WING M (ECONOMICAL)	4151.77	0.00	0.00	0	4151.77
WING M (MADAHA)	0.00	0.00	2568.90	36	2568.90
WING A (JORDHI)	0.00	4386.25	0.00	36	4386.25
WING B (BUNFLOWER)	0.00	3548.72	0.00	28	3548.72
WING C (ROSE)	0.00	4063.41	0.00	32	4063.41
WING D (JASMIN)	0.00	4386.25	0.00	36	4386.25
TOTAL	4151.77	16384.63	2568.90	168	23105.30

ADDITIONAL AREA REQUIRED AS PER 9.31				
	Required		Proposed	
	Tenement	Area(sq.m)	Tenement	Area(sq.m)
Society Office	upto 100	20.00	168	61.41
	101-400	40.00		
	401-700	60.00		
Creche	upto 100	20.00		61.41
	101-400	40.00		
	401-700	60.00		
Fitness Centre	upto 100	20.00		61.41
	101-400	40.00		
	401-700	60.00		
Sanitary Block	upto 100	3.00		14.16
	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		

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



ROAD WIDENING (Scale - 1:500)



PLOT AREA (Scale - 1:1000)

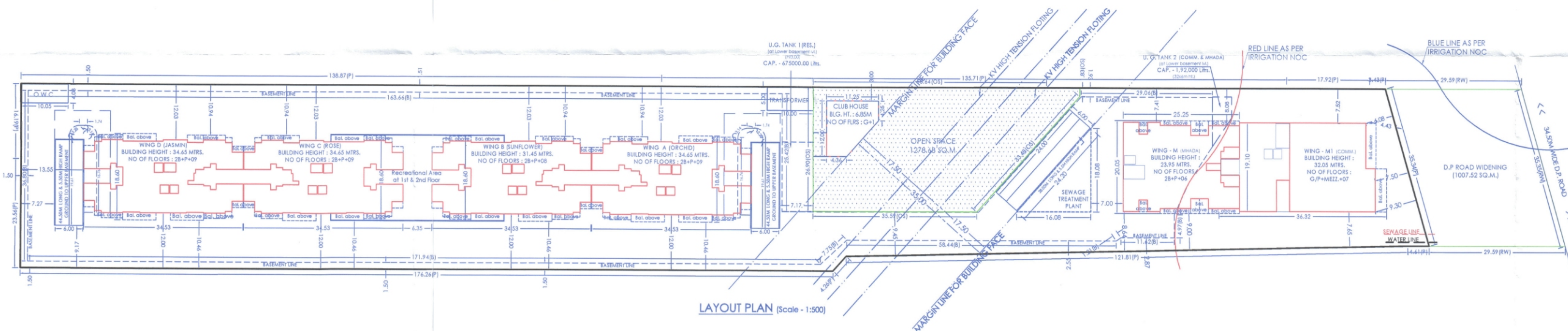
PLOT AREA CALCULATION				
TRIANGLE				AREA
A-01	0.5	x	140.84	x 16.29 1147.14
A-02	0.5	x	145.59	x 22.72 1653.90
A-03	0.5	x	176.26	x 39.86 3512.86
A-04	0.5	x	54.55	x 4.24 115.61
A-05	0.5	x	165.90	x 27.68 2296.06
A-06	0.5	x	165.90	x 27.98 2320.94
A-07	0.5	x	42.99	x 14.19 305.01
A-08	0.5	x	42.15	x 26.76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

WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
CALCULATION	COMM. (GR) - $582.25/3 \times 45 = 873.75$		
	FIRE. (CF) - $3569.52/6 \times 45 = 26771.40$		
	RESI. (D) - $16871 \times 5 \times 135 = 113400.00$		
OHWT	RESI. + COMM.	148915.00	428231.00
	FIRE REQ.	135000.00	
	TOTAL	283915.00	
UGWT	RESI. + COMM.	297830.00	675000.00
	FIRE REQ.	250000.00	
	TOTAL	547830.00	

PARKING CALCULATION (NON-CONGESTED)							
TYPE	CARPET AREA/ FS1	TENEMENT (NOS)		CAR (NOS)		SCOTTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	>150	1	0	2	0	3	0
RESIDENTIAL	80 - <150	1	0	1	0	3	0
RESIDENTIAL	40 - <80	2	168	1	84	5	420
RESIDENTIAL	30- <40	2	0	1	0	2	0
RESIDENTIAL	0 - <30	2	0	0	0	2	0
ADDITION 5% VISITORS PARKING					5		21
COMMERCIAL	100		4151.77	2	84	6	252
TOTAL REQD. (NOS)					173		693
TOTAL REQD. AREA					2162.50		1386.0
TOTAL PROP. (NOS)					200		695
TOTAL PROP. AREA					3890.00		

COMMERCIAL AREA = 4151.77
ANCILLARY FSI = 1.8
THEREFORE, 4151.77/1.8 = 2306.54
2306.54 X 0.8 = 1845.23
COMM. PERM. ANCILLARY = 1845.23
PERM. B.U.P. - (COMM. B.U.P./1.8)
12549.50 - 2306.54 = 10242.96
RESI. PERM. ANCILLARY = 10242.96 X 0.6 = 6145.78
RESI. PERM. ANCILLARY = 6145.78
TOTAL PERM. ANCILLARY = 1845.23 + 6145.78 = 7991.01

	 ELECTRICAL VEHICLES Electrical vehicles reqd. 20% of prop. cars $20\% \text{ of } 200 = 40$ Prop. electrical vehicle = 41
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LAYOUT PLAN (Scale - 1:500)

AREA STATEMENT		SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	1214.00
	(a) As per ownership document (7/12, CTS extract)	1214.00
	(b) As per measurement sheet	12500.00
	(c) As per site	12720.00
2	Deductions for	
	(a) Prop. D.P./D.P., Road widening Area/Service Road/ Highway widening	1007.36
	(b) Any D.P., Reservation area	0.00
	(Total area)	1007.36
3	Balance area of plot (1-2)	11408.64
4	Amenity Space (If applicable)	
	(a) Required	0.00
	(b) Adjustment of 2(b), if any -	0.00
	(c) Spillage Proposed -	0.00
5	Net Plot Area (3-4 (c))	11408.64
6	Recreational Open Space (If applicable)	
	(a) Required -	1140.86
	(b) Proposed -	1278.68
7	Internal Road area	0.00
8	Plotable area (If applicable)	
	Build up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X Basic FSI)	12549.50
9	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - 0.5 loaded on road width / TDR Zone.	0.00
	(b) Proposed FSI on payment of premium.	0.00
10	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 / Handover (2.00 or 1.85 x Sr. No. 4 (b) and /or (c)).	0.00
	(c) TDR area	0.00
	(d) Total In-situ / TDR loading proposed [(1) (a)+(b)+(c)]	0.00
12	Additional FSI area under Chapter No. 10	
13	Total entitlement of FSI in the proposal	
	(a) $[P + 10(a) + 11(d)]$ or 12 whichever is applicable.	12549.50
	(b) Ancillary Area FSI upto 60% or 80% with payment of charge	7991.01
	(c) Proposed Ancillary Area FSI	7986.50
	(d) Total entitlement (a+b)	20540.51
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]	1.70
	(a) Proposed Built-up Area in proposal, (excluding area of Sr.No.17(b))	
	(i) Residential	16384.63
	(ii) Commercial	4151.77
	(b) Total	20536.40
16	F.S.I. Consumed (15/13) (should not be more than said No.14 above)	1.70
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	2509.90
	(b) Proposed	2568.68

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/11/2017 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./ CITY SURVEYED RECORDS.

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY THE LOCAL 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.

PLOT BOUNDARY SHOWN BLACK PROPOSED WORK SHOWN RED DRAINAGELINE SHOWN RED DOTTED WATERLINE SHOWN BLACK DOTTED EXISTING TO BE RETAINED HATCHED DEMOLITION SHOWN HATCHED YELLOW	
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OWNER:
Mr. Nandkumar Bhalchandra Bhondve &
Samarth Chintamani Properties through its partner
Nandkumar Bhalchandra Bhondve (POAH).

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ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANT
KEDAR APPT., 284/1A/1, SUDARSHANNAGAR, CHINCHWAD, PUNE-33
CONTACT : 09422045344, 09370712824, e-mail:staff.kalparachana@gmail.com

	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED
			1:100	SHRUTI	
	INWARD NO.	DATE			20-05-2022
	KEY NO.	SHEET NO.			01 / 18