

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
BUILDING/ WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING - M1 (COMMERCIAL)	GROUND FLOOR	391.10	0.00	0
	MEZZANINE FLOOR	191.15	0.00	0
	FIRST FLOOR	586.50	0.00	0
	SECOND FLOOR	586.50	0.00	0
	THIRD FLOOR	586.50	0.00	0
	FOURTH FLOOR	586.50	0.00	0
	FIFTH FLOOR	524.70	0.00	0
	SIXTH FLOOR	524.70	0.00	0
	SEVENTH FLOOR	174.12	0.00	0
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	4151.77	0.00	0

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		COMMERCIAL	RESIDENTIAL	
WING A (ORCHID)	GROUND FLOOR	0		
	FIRST FLOOR		492.83	4
	SECOND FLOOR		492.83	4
	THIRD FLOOR		492.83	4
	FOURTH FLOOR		492.83	4
	FIFTH FLOOR		492.83	4
	SIXTH FLOOR		443.61	4
	SEVENTH FLOOR		492.83	4
	EIGHTH FLOOR		492.83	4
	NINTH FLOOR		492.83	4
	TERRACE FLOOR		0	0
	TOTAL	0.00	4386.25	36

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		COMMERCIAL	RESIDENTIAL	
WING B (SUNFLOWER)	GROUND FLOOR	0		
	FIRST FLOOR		356.80	2
	SECOND FLOOR		284.16	2
	THIRD FLOOR		492.83	4
	FOURTH FLOOR		492.83	4
	FIFTH FLOOR		492.83	4
	SIXTH FLOOR		443.61	4
	SEVENTH FLOOR		492.83	4
	EIGHTH FLOOR		492.83	4
	TERRACE FLOOR		0	0
	TOTAL	0.00	3548.72	28

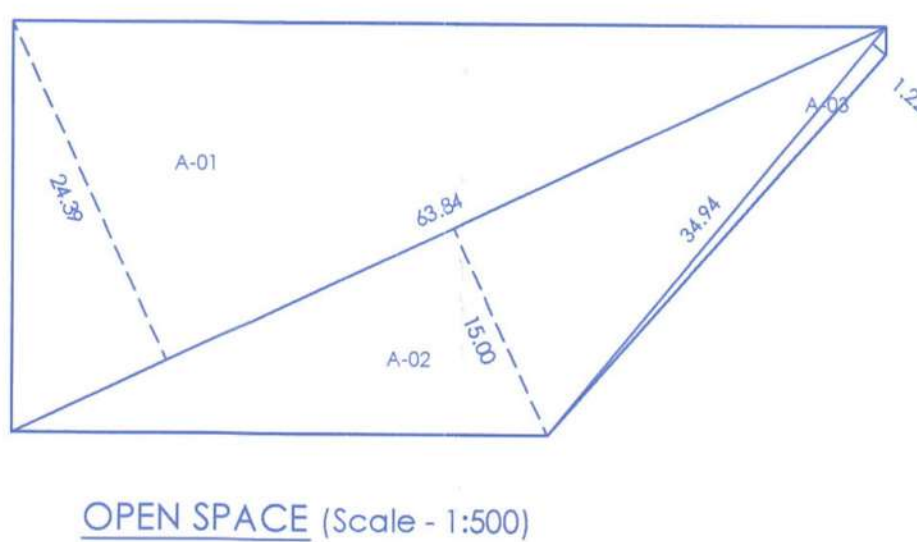
PROPOSED - BUILDING WISE FSI STATEMENT				
BUILDING/ WING	FSI AREA AS PER P-LINE	SURRENDER AREA	TENEMENTS	TOTAL P-LINE AREA
	COMMERCIAL	RESIDENTIAL		
WING M1 (COMMERCIAL)	4151.77	0.00	0	4151.77
WING M (MHADA)	0.00	0.00	2568.90	2568.90
WING A (ORCHID)	0.00	4386.25	0.00	4386.25
WING B (SUNFLOWER)	0.00	3548.72	0.00	3548.72
WING C (ROSE)	0.00	4063.41	0.00	4063.41
WING D (JASMINE)	0.00	4386.25	0.00	4386.25
TOTAL	4151.77	16384.63	2568.90	16810.50

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		COMMERCIAL	RESIDENTIAL	
WING - M (MHADA)	PARKING FLOOR	0.00	0	-
	FIRST FLOOR	0.00	0	428.15
	SECOND FLOOR	0.00	0	428.15
	THIRD FLOOR	0.00	0	428.15
	FOURTH FLOOR	0.00	0	428.15
	FIFTH FLOOR	0.00	-	428.15
	SIXTH FLOOR	0.00	-	428.15
	TERRACE FLOOR	0.00	-	0.00
	TOTAL	0.00	0.00	2568.90
				36

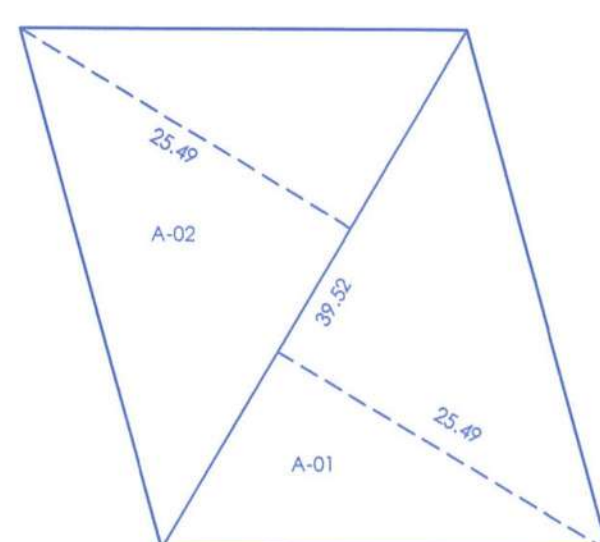
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BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING C (ROSE)	GROUND FLOOR	0		
	FIRST FLOOR		331.41	2
	SECOND FLOOR		331.41	2
	THIRD FLOOR		492.83	4
	FOURTH FLOOR		492.83	4
	FIFTH FLOOR		492.83	4
	SIXTH FLOOR		443.61	4
	SEVENTH FLOOR		492.83	4
	EIGHTH FLOOR		492.83	4
	TERRACE FLOOR		0	0
	TOTAL	0.00	4063.41	32

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		COMMERCIAL	RESIDENTIAL	
WING D (JASMINE)	GROUND FLOOR	0		
	FIRST FLOOR		492.83	4
	SECOND FLOOR		492.83	4
	THIRD FLOOR		492.83	4
	FOURTH FLOOR		492.83	4
	FIFTH FLOOR		492.83	4
	SIXTH FLOOR		443.61	4
	SEVENTH FLOOR		492.83	4
	EIGHTH FLOOR		492.83	4
	TERRACE FLOOR		492.83	4
	TOTAL	0.00	4386.25	36

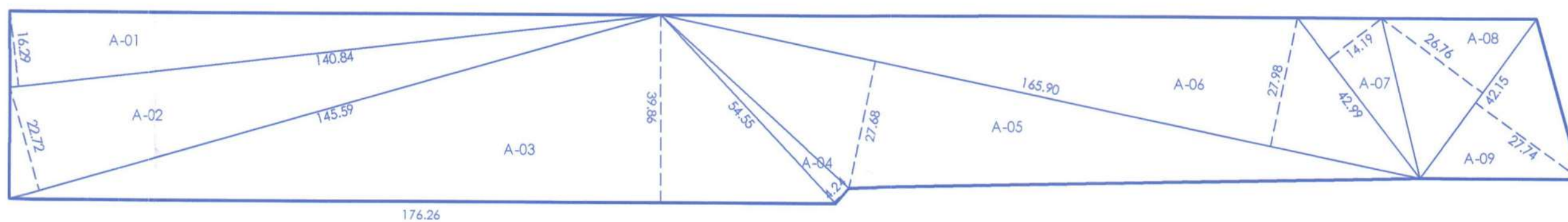
ADDITIONAL AREA REQUIRED AS PER 9.31				
	Required	Proposed		
	Tenement	Area(sq.m.)	Tenement	Area(sq.m.)
Society Office	upto 100	20.00		
	401-700	60.00		61.41
	upto 100	20.00		
	401-700	60.00		61.41
Creche	upto 100	20.00		
	401-700	60.00		61.41
	upto 100	20.00		
	401-700	60.00		61.41
Fitness Centre	upto 100	20.00		
	401-700	60.00		61.41
	upto 100	20.00		
	401-700	60.00		61.41
Sanitary Block	upto 100	20.00		
	401-700	60.00		61.41
	upto 100	20.00		
	401-700	60.00		61.41
Driver's room	upto 100	20.00		
	401-700	60.00		61.41
	upto 100	20.00		
	401-700	60.00		61.41



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



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



PLOT AREA (Scale - 1:1000)

FORM OF STATEMENT - 1 [Sr no. 8(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

WATER REQUIREMENT				
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
CALCULATION	COMM. (GR) - 582.25/3 x 45 = 6733.75			
	COMM. (UF) - 3569.52/6 x 45 = 26771.40			
	RESI. (D) - 168(1) x 5 x 135 = 113400.00			
	RESI. + COMM. - 148915.00			
OHWT	FIRE REQ.	135000.00		428231.00
	TOTAL	283915.00		
	RESI. + COMM.	297830.00		
	FIRE REQ.	250000.00		675000.00
	TOTAL	547830.00		

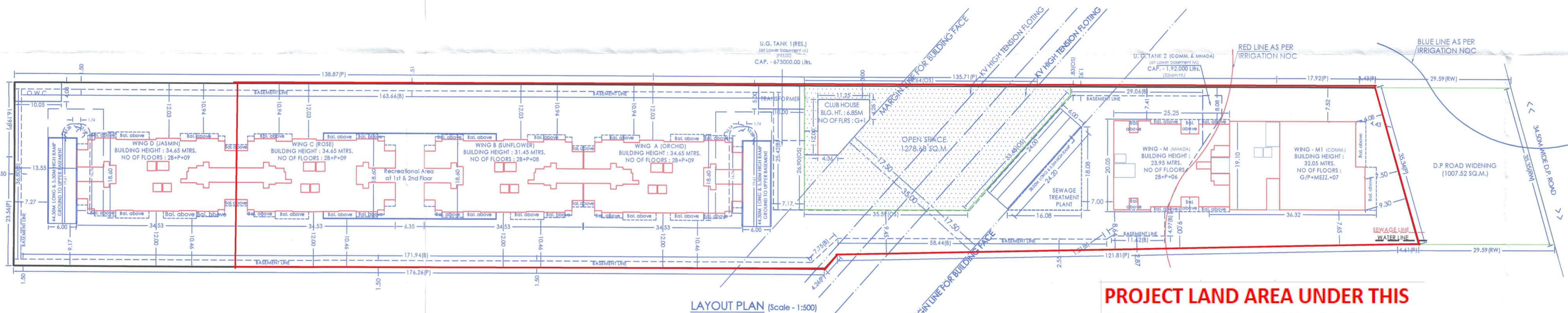
ELECTRICAL VEHICLES	
Electrical vehicles reqd. 20% of prop. cars	20% of 200 = 40
Prop. electrical vehicle = 41	

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

ANCILLARY FSI CALCULATION :				
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				

PARKING CALCULATION (NON-CONGESTED)									
TYPE	CARPET AREA/ FSI	TENEMENT (NOS)	BY RULE	REQD.	SCOTTER (NOS)	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									
TOTAL REQD. (NOS)			4151.77	2	84	6	252		
TOTAL REQD. AREA					173		693		
TOTAL PROP. (NOS)					2162.50		1386.00		
TOTAL PROP. AREA					200		695		
TOTAL PROP. AREA					3890.00				

FSI DETAILS		
Wing M 1(Comm)	4151.77	Sq-m
Wing M (Mhada)	2568.90	Sq-m
Wing A (Orchids)	4386.25	Sq-m
Wing B (Sunflower)	3548.72	Sq-m
Wing C (Rose)	4063.41	Sq-m
TOTAL	18719.05	Sq-m



LAYOUT PLAN (Scale - 1:500)

PROJECT LAND AREA UNDER THIS REGISTRATION - 7525.13 SQ-M MAKR IN RED

STAMP OF APPROVAL

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

O. C. Signed by
City Engineer

for City Engineer
Building Permission Dept.
PMC, Pimpri, Pune-18.

AREA STATEMENT		SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	12416.00
(a)	As per ownership document (7/12, CTS extract)	12416.00
(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 a+b)		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)	Balance 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)	
9	Built up area with reference to Basic F.S.I. as per internal road width (Sr. No. 5 X basic FSI)	12549.50
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - 0.5 based on road width / TDR Zone.	0.00
(b)	Proposed FSI on payment of premium.	0.00
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/or (a)], if any	0.00
(c)	TDR area	0.00
(d)	Total In-situ / TDR loading proposed [11 (a)+(b)+(c)]	0.00
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable.	12549.50
(b)	Annual Area FSI upto 60% or 80% with payment of charge	7991.01
(c)	Proposed Annual Area FSI	7986.90
(d)	Total entitlement (a+b)	20540.51
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per 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
15	Total Built-Up Area In Proposal, (excluding area of Sr.No.17 b)	
(a)	Proposed Built-up Area (as per P-Line)	16384.63
(i)	Residential	4151.77
(ii)	Commercial	
(b)	Total	20536.40
16	F.S.I. Consumed [15/13] (should not be more than serial No.14 above)	1.70
17	Area for Inclusive Housing, If any	
(a)	Required (20% of Sr.No.5)	2509.90
(b)	Proposed	2568.90