

BUILDINGWISE STATEMENT						
BUILDING NO.	FLOOR NO.	COMMERCIAL AREA	RESIDENTIAL AREA	MHADA	TOTAL	TENEMENTS
WING-A	3P+03	332.75	1974.16	0.00	2306.91	20
WING-B	3P+12	0.00	9807.14	802.12	10609.26	119
WING-C	P+11	0.00	3826.86	535.96	4362.84	86
TOTAL		332.75	15608.18	1338.08	17279.01	225

PROPOSED PARKING A & B WING		
	CAR	SCOOTER
PODIUM FLOOR	36	00
GROUND FLOOR	52	00
BASEMENT FLOOR	24	158
TOTAL	112	158

Parking
Car - 112
A Wing - 64
B Wing - 54
Scooter - 158
A Wing - 64
B Wing - 94

PARKING AREA STATEMENT AS PER UDOPR A & B WING						
AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	CAR	SCOOTER	
30 - 40	00	2	00/2=00	00	00	
40 - 80	139	1	139/2=69.5	70	139	
80 - 150	00	1	00/1=00	00	00	
COMM.	205.36	100	205.36/100=2.05	04	12	
TOTAL				74	151	
VISITORS PARKING (5%)				04	07	
TOTAL REQUIRED PARKING				78	158	
REQUIRED AREA				975.00	316.00	



LOCATION PLAN
N.T.S

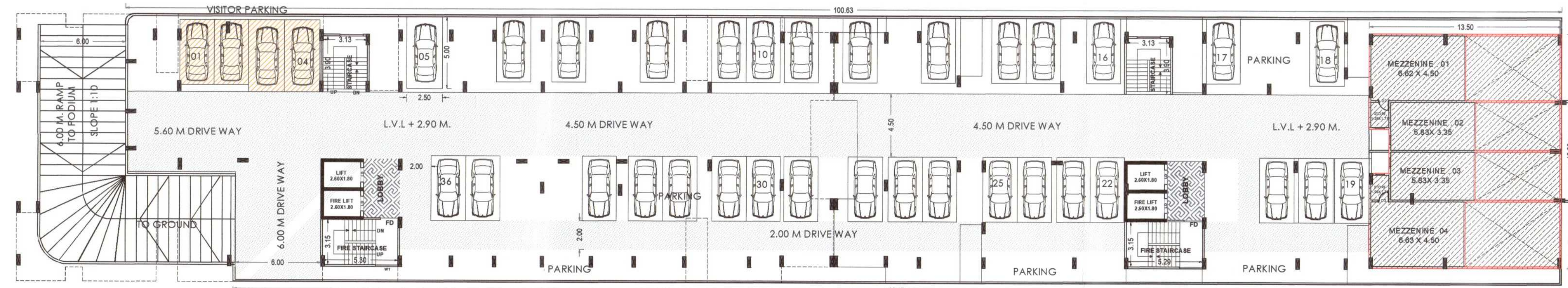
MAHADA AREA STATEMENT		
MIN. REQ. AREA	1324.67	
PROP. AREA	1338.08	
PERM. BALC. AREA	0.00	
1) PROP. OPEN BALC. AREA	0.00	
2) PROP. ENCL. BALC. AREA	0.00	
TOTAL BALC. AREA (1+2)	0.00	
MAHADA TOTAL TEN. NO.	17	

WATER REQUIREMENT A & B WING

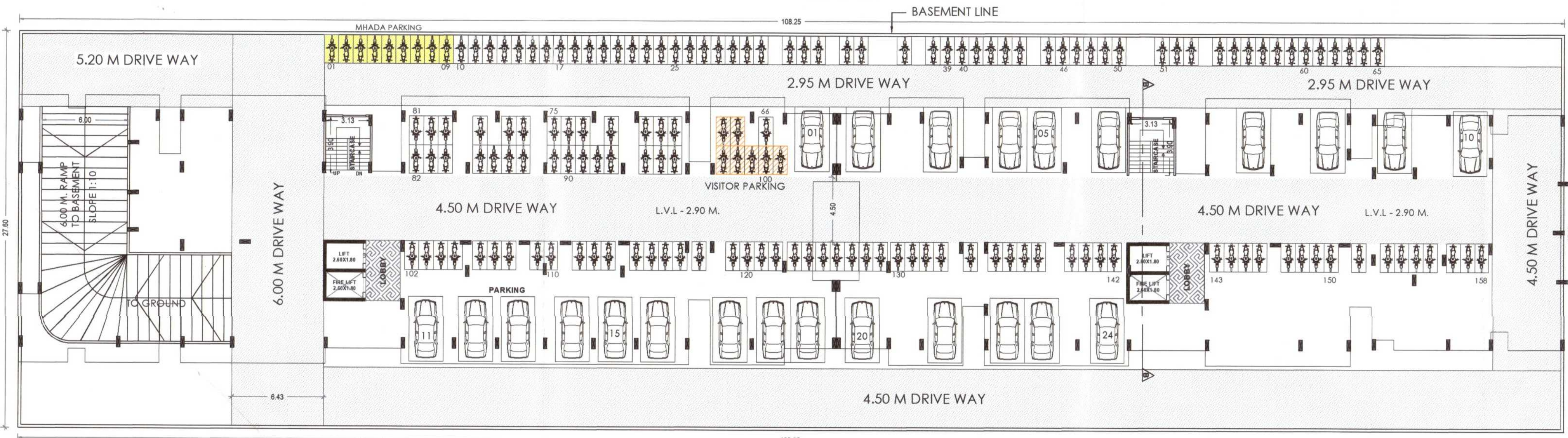
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT		
Resi+Comm.	98825.00	132500
FIRE REQUIREMENT	35000.00	25200
TOTAL	133825.00	157700
UGWT		
FIRE REQUIREMENT	197650.00	265000
TOTAL	75000	75000
TOTAL	373882.50	340200

PARKING CALCULATION

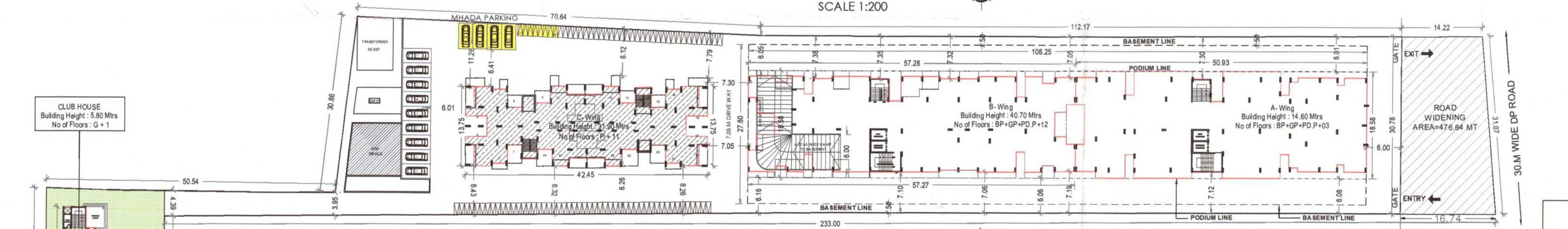
TYPE	CARPET AREA	TENEMENTS	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	1.80	2	78	1	35	1	158	1	158
Commercial	35.150	0	0	0	0	0	0	0	0
Commercial	3.00	0.80	0	0	0	0	0	0	0
TOTAL REQD. (M ²)					35		158		158
TOTAL REQD. AREA					457.35		316		316.00



PODIUM FLOOR PLAN
SCALE 1:200

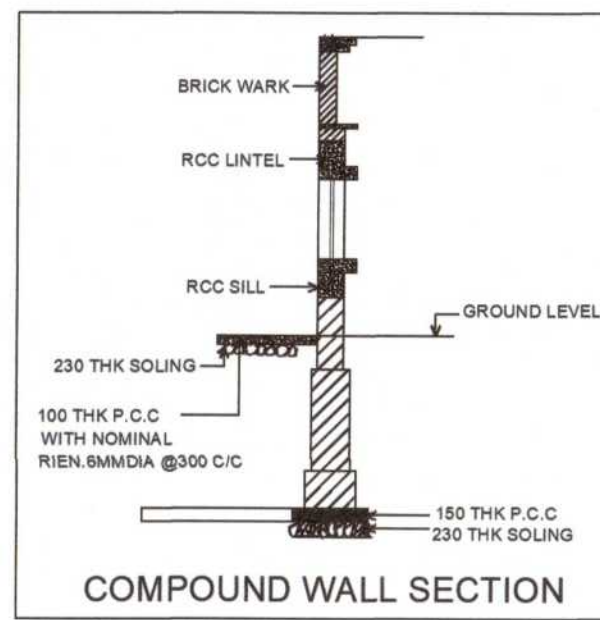
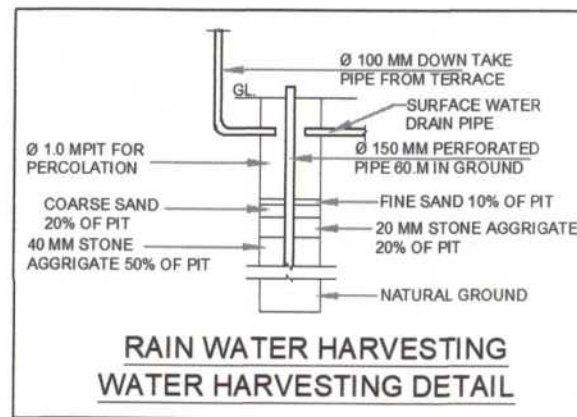


BASEMENT FLOOR PLAN
SCALE 1:200



LAYOUT PLAN
SCALE 1:500

Triangle	Area
A-01	30.03
A-02	3014.47
A-03	3107.34
A-04	108.43
A-05	59.23
A-06	56.71
A-07	64.38
A-08	339.44
A-09	336.20
Total (PLOT)	7117.23



STAMP OF APPROVAL LAYOUT

Sanctioned No. B.P. / Moshi / 46 / 2026
Subject to conditions mentioned in the
Office Order No. 106 / 2026
Pimpri
Date: 09/06/2026



O. C. Signed by
City Engineer
for City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-411 007

AREA STATEMENT SQ. MT.

1	AREA OF PLOT (Minimum area of a, b, c to be considered)	
(a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	7100.00
(b)	AS PER MEASUREMENT SHEET	7117.23
(c)	PLOT AREA AS PER SITE	7117.23
(d)	MINIMUM AREA OF PLOT	7100.00
2	DEDUCTIONS FOR	
(a)	PROPOSED D.P. ROAD WIDENING	476.64
(b)	ANY D.P. RESERVATION AREA	0.00
(TOTAL a+b)		476.64
3	BALANCE AREA OF PLOT (1-2)	6623.36
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))	6623.36
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A)	REQUIRED	662.34
(B)	PROPOSED	680.18
7	INTERNAL ROAD AREA	0.00
8	PLOTTABLE AREA (IF APPLICABLE)	---
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (as per 50th Edition) - 6623.36 x 1.00	6623.36
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE (7100.00X0.50)=3550.00	3550.00
(B)	PROPOSED FSI ON PAYMENT OF PREMIUM (29.75%)	1056.44
11	IN-SITU FSI / TDR LOADING	
(A)	IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO.2(A)], IF ANY	977.11
(B)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
(C)	TDR AREA (7100.00 X 1.75 = 12425.00 (29.75%))	2720.45
(D)	TOTAL IN-SITU / TDR LOADING PROPOSED (1) (A)+(B)+(C)	3697.56
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A)	[9+10(B)+11(A)] OR 12 WHICHEVER IS APPLICABLE	11377.36
(A1)	DEDUCTION-BUILT UP AREA/FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE (4218.18 - 391.30 = 3826.88)	3826.88
(A2)	BALANCE ENTITLEMENT FOR ANCILLARY (A-A1)	7550.48
(B)	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES, (ON A2 WHICHEVER APPLICABLE)= 2264.15	0.00
(b1)	AREA FSI UPTO 80% WITH PAYMENT - (332.75/1.8) = 184.86 (184.86X80%=147.88)	147.88
(b2)	AREA FSI UPTO 60% WITH PAYMENT (7550.48-184.86=7365.62X80%=4419.37)	4419.37
(C)	TOTAL ENTITLEMENT (A+B)	15944.61
14	MAXIMUM UTILIZATION LIMIT OF FSI (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	4.00
15	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no. 17B)	
(A)	EXISTING BUILT-UP AREA/AS PER OLD RULE	
(i)	COMPLETED (Building - 'C' (Old Rules))	3826.88
(ii)	RESIDENTIAL	
(iii)	COMMERCIAL	0.00
(B)	PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	
(i)	RESIDENTIAL	11781.30
(ii)	COMMERCIAL (EXISTING AS PER UDOPR)	332.75
(C)	TOTAL (A+B) (WITHOUT MHADA)	15940.93
(D)	TOTAL (WITH MHADA)	17279.01
16	F.S.I. CONSUMED (15C/13) (should not be more than sr. no. 14 above)	0.996
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
(A)	REQUIRED	1324.67
(B)	PROPOSED	1338.08

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on _____ and the dimension of sides, etc. of plot stated on plan area as measured on site and the area worked out tallies with the area stated in document of ownership / 1:1 scheme record / and record dept. / city surveyed records. I

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.

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON GAT NO.- 245 (P), AT-MOSHI, PUNE.

OWNER / P.A.H. NAME :
M/S. Goodwill Infraco

ARCHITECT:
AR.NITIN R. PATEL
LIC.NO.-CA/2007/39428

PRECISION ARCHITECTS & PLANNER
OFFICE NO. 1224/123, G WING, FIRST FLOOR, JAY GANESH SAMAJARA, SPINE ROAD, BHOSARI, PUNE - 411039
E-mail : precisionap_pune@rediffmail.com

DRG NO. : _____ SCALE : 1 : 100
INWARD NO. : _____ INWD/ZONE/MOS/PRB6/008516 DATE : 01/04/2026
KEY NO. : _____ SHEET NO. : 01 / 09