

BUILDINGWISE STATEMENT						
BUILDING NO.	FLOOR NO.	COMMERCIAL AREA	RESIDENTIAL AREA	MHADA	TOTAL	TENEMENTS
WING-A	3P+02	326.83	0.00	868.63	1195.46	09
WING-B	3P+07	0.00	5716.31	0.00	5716.31	63
WING-C	P+11	0.00	3826.88	535.96	4362.84	86
TOTAL		326.83	9543.19	1404.59	11274.61	158

- Building B is to be developed under this project.
- Sanctioned FSI of the current project is 5716.31 Sqr Mtr
- Net Plot Area to be developed under this project is 1754.65 Sqr Mtr

MAHADA AREA STATEMENT	
MIN. REQ. AREA	1324.67
PROP. BALC. AREA	1494.59
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

PROPOSED PARKING A & B		
	CAR	SCOOTER
PODIUM FLOOR	08	00
GROUND FLOOR	53	00
BASEMENT FLOOR	00	123
TOTAL	61	123

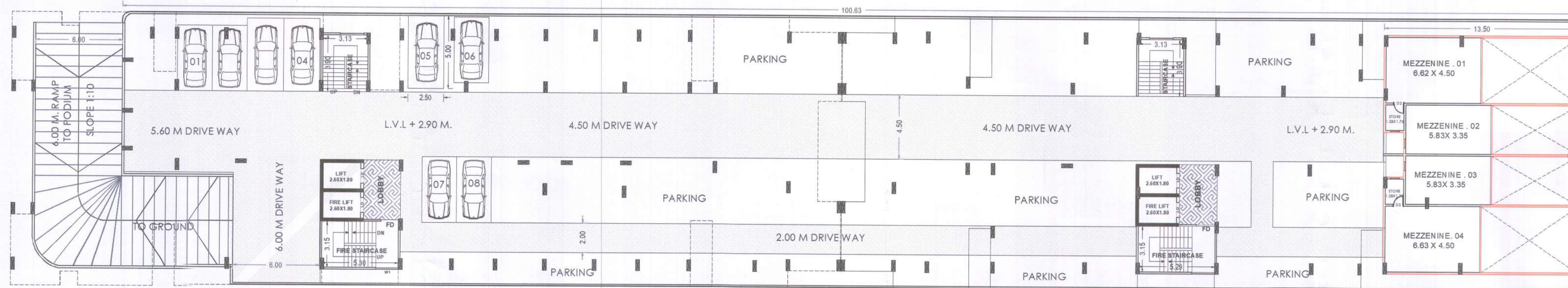
PARKING AREA STATEMENT AS PER UDCPR, A&B - WING						
AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	SCOOTER	
30 - 40	00	1/2	00/2=00	00	00	
40 - 80	72	1/2	72/2=36	36	72	
80 - 150	00	1/2	00/1=00	00	00	
COMM.	205.36	1/100	205.36/100=2.05	04	12	
TOTAL				40	84	
VISITORS PARKING (5%)				02	06	
TOTAL REQUIRED PARKING				42	90	
REQUIRED AREA				525.00	180.00	

PARKING CALCULATION

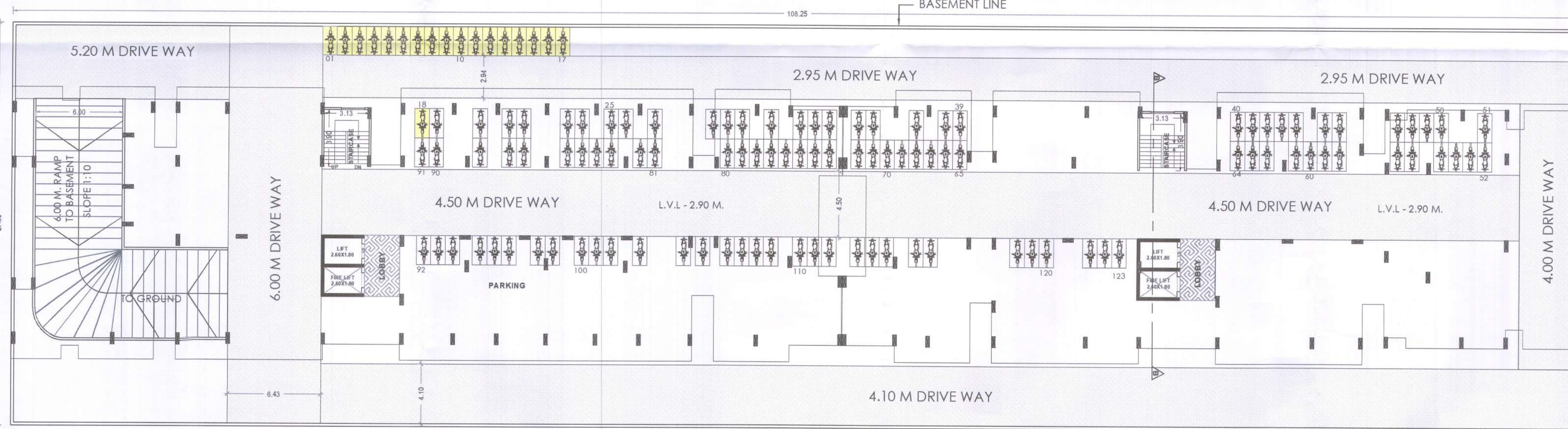
TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	78	1	39	4	156	4	156
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	0.00	0.00	0	2	0	6	0	2	0
TOTAL REQD.(NOS.)					39		156		156
TOTAL REQD. AREA					487.50		312		218.40
TOTAL PROP. AREA							1122.30		



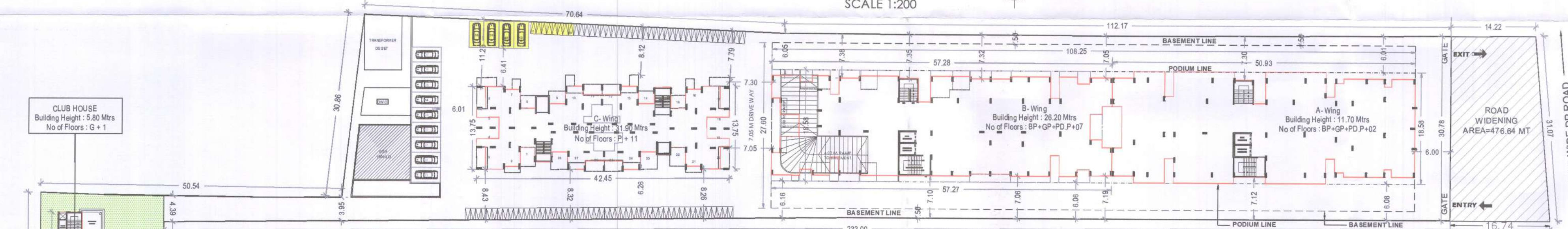
LOCATION PLAN
N.T.S



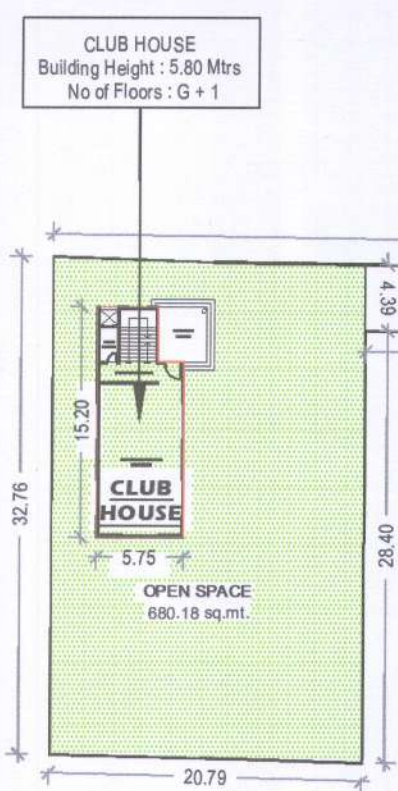
PODIUM FLOOR PLAN
SCALE 1:200



BASEMENT FLOOR PLAN
SCALE 1:200

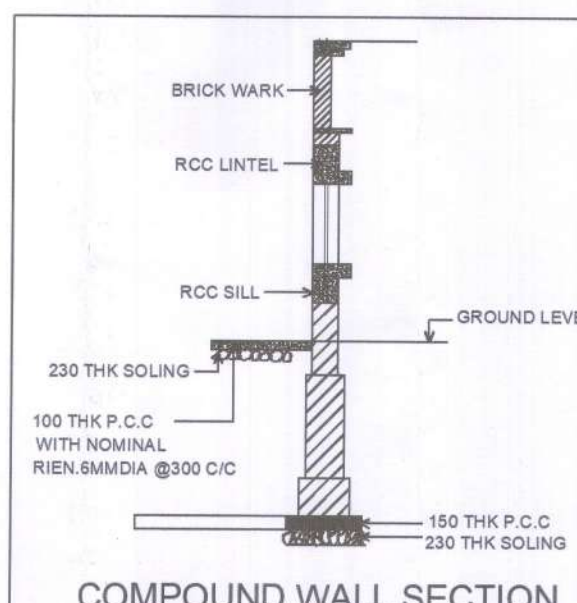
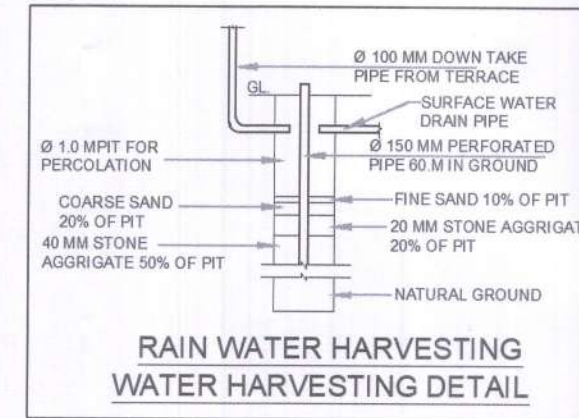


LAYOUT PLAN
SCALE 1:500



Triangulation (Scale - 1:1000)

Triangle	Area
A-01	30.03
A-02	3014.47
A-03	3107.34
A-04	109.43
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
Sanctioned No. B.P./msh/35/2024
Subject to conditions mentioned in the Office Order No. dated 28/05/2024
Pimpri
Date: 28/05/2024

O. C. Signed by
City Engineer

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	PLOTABLE AREA (IF APPLICABLE)	---
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no. 5, basic fsi) - 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	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	977.11
(B)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
(C)	TDR AREA	0.00
(D)	TOTAL IN-SITU / TDR LOADING PROPOSED [(11)+(B)+(C)]	0.00
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.	7600.47
(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)	3773.59
(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 - (328.83*1.8) = 181.57 (81.57X80%=145.25)	145.25
(b2)	AREA FSI UPTO 60% WITH PAYMENT (3773.59-181.57=3592.02X60%=2155.21)	2155.21
(C)	TOTAL ENTITLEMENT (A+B)	9900.93
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	5716.31
(II)	COMMERCIAL	326.83
(C)	TOTAL (A+B) (WITHOUT MHADA)	9670.02
(D)	TOTAL (WITH MHADA)	11274.61
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	1404.59

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:pscheme record / land record dept. / city 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 of the work site.

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

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

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

PRECISION ARCHITECTS & PLANNER
OFFICE NO. 122X123, G.WING, FIRST FLOOR, JAY GANESH SAMARAJYA, SPIRE ROAD, BHOSARI, PUNE - 411039
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DRG NO. : SCALE : 1 : 100
INWARD NO. : INWD/ZONE/MOS/PRB/008516 DATE : 01/11/2023
KEY NO. : -2A ±± SHEET NO. : 01 / 13