

Sanctioned No. B.P./Punawale/124/2024
 Subject to conditions mentioned in the
 Office Order No. 2810312024
 Dated 28/03/2024

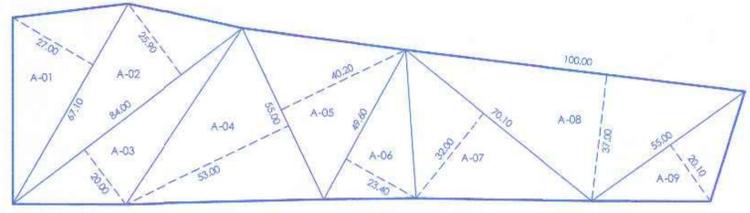


O. C. Signed by
 City Engineer

for City Engineer
 Building Permission Dept.
 P.C.M.C., Pimpri, Pune-18.

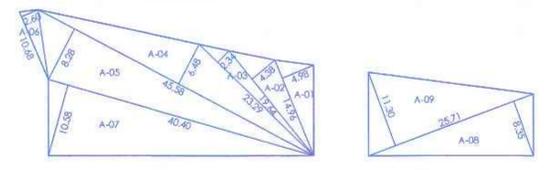
FORM OF STATEMENT - 2
 PROPOSED BUILDING

WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING - A	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	483.97	4
	SECOND FLOOR	0.00	483.97	4
	THIRD FLOOR	0.00	483.97	4
	FOURTH FLOOR	0.00	483.97	4
	FIFTH FLOOR	0.00	483.97	4
	SIXTH FLOOR	0.00	483.97	4
	SEVENTH FLOOR	0.00	457.22	4
	EIGHTH FLOOR	0.00	483.97	4
	NINTH FLOOR	0.00	483.97	4
	TENTH FLOOR	0.00	483.97	4
	ELEVENTH FLOOR	0.00	483.97	4
	TWELFTH FLOOR	0.00	457.22	4
	THIRTEENTH FLOOR	0.00	483.97	4
	FOURTEENTH FLOOR	0.00	483.97	4
	FIFTEENTH FLOOR	0.00	483.97	4
	SIXTEENTH FLOOR	0.00	483.97	4
	SEVENTEENTH FLOOR	0.00	457.22	4
	EIGHTEENTH FLOOR	0.00	483.97	4
	NINETEENTH FLOOR	0.00	483.97	4
	TWENTY FIRST FLOOR	0.00	483.97	4
	TWENTY SECOND FLOOR	0.00	252.48	2
TERRACE FLOOR	0.00	0.00	0	
TOTAL	0.00	10335.60	86	



PLOT AREA CALCULATION

TRIANGLE	AREA
A-01	904.50
A-02	1087.80
A-03	840.00
A-04	1457.80
A-05	1105.50
A-06	580.32
A-07	1121.60
A-08	1850.00
A-09	552.76
TOTAL	9500.00



OPEN SPACE AREA CALCULATION

TRIANGLE	AREA
A-01	37.25
A-02	43.01
A-03	27.25
A-04	147.68
A-05	188.70
A-06	13.88
A-07	213.72
A-08	107.34
A-09	145.26
TOTAL	924.09



LOCATION MAP

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

अट नं १३. विकासनाचा ठिकाणी धुकू प्रतिबंधक उपाययोजना मनापने वेळोवेळी दिलेल्या निर्देशानुसार करणे विकसकावर बंधनकारक राहिल.
 अट नं १५. पकल्याचे इमारतीचे प्रवेश दाराजवळ, रस्त्याचे बाजूने ०.१० मी. अंतरावर सी. सी. टी. वी. याप्रमाणे बसवणे बंधनकारक राहिल.
 अट नं १६. इमारतीचा पाकिंगला पोहोच रस्ता (RAMP) कोणत्याही परिस्थितीमध्ये राहत्या जागेमध्ये (फुटपाथच्या जागेवर येणार नाही), जागेच्या सीमा भिंतीच्या आतील बाजूस राहिल या अटीवर मंजुरी दिली आहे.



ROAD WIDENING (Scale - 1:1000)

ROAD WIDENING AREA CALCULATION

TRIANGLE	AREA
A - 01	144.00
A - 02	144.00
TOTAL	288.00

FORM OF STATEMENT - 2
 PROPOSED BUILDING

WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-B	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	723.83	8
	SECOND FLOOR	0.00	723.83	8
	THIRD FLOOR	0.00	723.83	8
	FOURTH FLOOR	0.00	723.83	8
	FIFTH FLOOR	0.00	723.83	8
	SIXTH FLOOR	0.00	723.83	8
	SEVENTH FLOOR	0.00	723.83	8
	EIGHTH FLOOR	0.00	678.52	7
	NINTH FLOOR	0.00	723.83	8
	TENTH FLOOR	0.00	723.83	8
	ELEVENTH FLOOR	0.00	723.83	8
	TWELFTH FLOOR	0.00	723.83	8
	THIRTEENTH FLOOR	0.00	678.52	7
FOURTEENTH FLOOR	0.00	723.83	8	
TERRACE FLOOR	0.00	0.00	0	
TOTAL	0.00	10043.00	110	

FORM OF STATEMENT - 2
 PROPOSED BUILDING

BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		SURRENDER AREA	TENEMENTS (REGULAR)	TENEMENTS (MHADA)
		COMMERCIAL	RESIDENTIAL			
WING-E	GROUND FLOOR	288.33	0.00	0.00	—	—
	FIRST FLOOR	137.50	177.33	0.00	2	—
	SECOND FLOOR	0.00	522.47	0.00	10	—
	THIRD FLOOR	0.00	522.47	0.00	9	—
	FOURTH FLOOR	0.00	522.47	0.00	9	—
	FIFTH FLOOR	0.00	522.47	0.00	9	—
	SIXTH FLOOR	0.00	0.00	520.56	—	7
	SEVENTH FLOOR	0.00	0.00	481.22	—	6
	EIGHTH FLOOR	0.00	0.00	520.56	—	7
	NINTH FLOOR	0.00	0.00	520.56	—	7
	TERRACE FLOOR	0.00	0.00	0.00	—	—
	TOTAL	405.83	2267.21	2042.90	39	27

PARKING CALCULATION (NON-CONGESTED)

TYPE	CARPET AREA / FS	TENEMENT (NOS)		CAR (NOS)		SCOTTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	>150	1	0	2	0	1	0
RESIDENTIAL	80 - <150	1	68	1	68	1	68
RESIDENTIAL	40 - <80	2	378	1	189	2	378
RESIDENTIAL	30 - <40	2	33	1	17	2	33
RESIDENTIAL	0 - <30	2	3	0	0	2	3
ADDITION SVS VISITORS PARKING					14		25
COMMERCIAL	100		405.83	2	9	6	25
TOTAL REQD. (NOS)					297		532
TOTAL REGD. AREA					3712.50		1064.00
TOTAL PROP. (NOS)					363		546
TOTAL PROP. AREA					5629.50		

PROPOSED - BUILDING WISE FSI STATEMENT

BUILDING/ WING	FSI AREA AS PER P-LINE		SURRENDER AREA	TENEMENTS (REGULAR)	TENEMENTS (MHADA)	TOTAL P-LINE AREA
	COMMERCIAL	RESIDENTIAL				
A-WING	0.00	10335.60	0.00	86	0	10335.60
B-WING	0.00	10043.00	0.00	110	0	10043.00
C-WING	0.00	9939.62	0.00	110	0	9939.62
D-WING	0.00	10029.92	0.00	110	0	10029.92
E-WING	405.83	2267.21	2042.90	39	27	4715.94
TOTAL	405.83	42615.35	2042.90	455	27	45064.08

ANCILLARY FSI CALCULATION :
 COMMERCIAL AREA IN BLDG. = 405.83
 ANCILLARY FSI = 1.8
 THEREFORE, 405.83/1.8 = 225.46
 225.46 X 0.8 = 180.37
 COMM. PERM. ANCILLARY = 180.37
 PERM. B.U.P. - (COMM. B.U.P./1.8)
 26640.23 - 225.46 = 26634.77
 RESL. PERM. ANCILLARY = 26634.77 X 0.6 = 15980.86
 RESL. PERM. ANCILLARY = 15980.86
 TOTAL PERM. ANCILLARY = 180.37 + 15980.86 = 16161.23

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
COMM. (GR)	405.83/3 x 45 = 6087.45	
RESL. (D) - 482(P) x 5 x 135 = 325350.00		
RESL. + COMM.	331437.45	
FIRE REQ.	125000.00	456437.45
TOTAL	456437.45	
RESL. + COMM.	662874.90	
FIRE REQ.	475000.00	1160404.00
TOTAL	1137874.90	

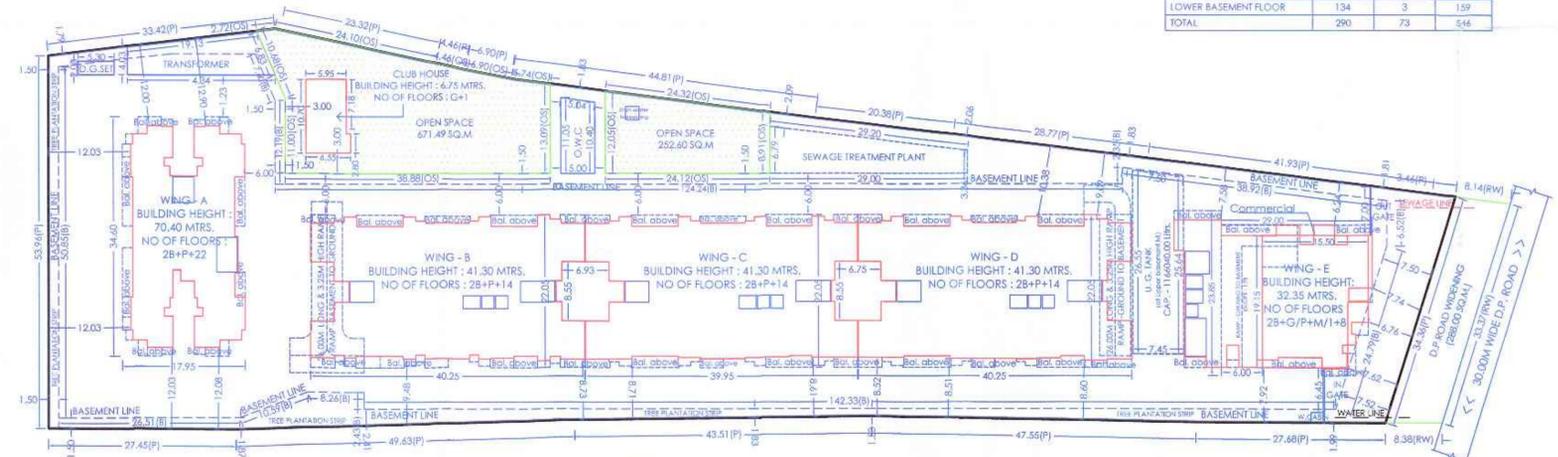
ELECTRICAL VEHICLES
 Electrical vehicles read. 20% of prop. cars
 20% of 363 = 73
 Prop. electrical vehicle = 73

PROPOSED PARKING STATEMENT :

FLOOR	CAR Regular	CAR Electrical	SCOTTER
A-WING	16	0	0
B-WING	0	22	41
C-WING	0	23	34
D-WING	17	6	39
E-WING	0	0	0
UPPER BASEMENT FLOOR	123	19	273
LOWER BASEMENT FLOOR	134	3	159
TOTAL	290	73	616

FORM OF STATEMENT - 2
 PROPOSED BUILDING

WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-C	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	716.45	8
	SECOND FLOOR	0.00	716.45	8
	THIRD FLOOR	0.00	716.45	8
	FOURTH FLOOR	0.00	716.45	8
	FIFTH FLOOR	0.00	716.45	8
	SIXTH FLOOR	0.00	716.45	8
	SEVENTH FLOOR	0.00	716.45	8
	EIGHTH FLOOR	0.00	671.11	7
	NINTH FLOOR	0.00	716.45	8
	TENTH FLOOR	0.00	716.45	8
	ELEVENTH FLOOR	0.00	716.45	8
	TWELFTH FLOOR	0.00	716.45	8
	THIRTEENTH FLOOR	0.00	671.11	7
FOURTEENTH FLOOR	0.00	716.45	8	
TERRACE FLOOR	0.00	0.00	0	
TOTAL	0.00	9939.62	110	



LAYOUT PLAN (Scale - 1:500)

FORM OF STATEMENT - 2
 PROPOSED BUILDING

WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-D	PARKING FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	722.91	8
	SECOND FLOOR	0.00	722.91	8
	THIRD FLOOR	0.00	722.91	8
	FOURTH FLOOR	0.00	722.91	8
	FIFTH FLOOR	0.00	722.91	8
	SIXTH FLOOR	0.00	722.91	8
	SEVENTH FLOOR	0.00	722.91	8
	EIGHTH FLOOR	0.00	677.50	7
	NINTH FLOOR	0.00	722.91	8
	TENTH FLOOR	0.00	722.91	8
	ELEVENTH FLOOR	0.00	722.91	8
	TWELFTH FLOOR	0.00	722.91	8
	THIRTEENTH FLOOR	0.00	677.50	7
FOURTEENTH FLOOR	0.00	722.91	8	
TERRACE FLOOR	0.00	0.00	0	
TOTAL	0.00	10029.92	110	

AREA STATEMENT

Sl. No.	Description	SQ. M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	9500.00
(a)	As per ownership document (7/12, CTS extract)	9800.00
(b)	As per measurement sheet	9500.00
(c)	As per site	9548.00
2	Deductions for	
(a)	Prop. D.P./D.P., Road widening Area/Service Road/ Highway widening	288.00
(b)	Any D.P./Reservation area	288.00
(Total (a+b))		576.00
3	Balance area of plot (1-2)	9212.00
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))	9212.00
6	Recreational Open space (If applicable)	
(a)	Required -	921.20
(b)	Proposed -	924.09
7	Internal Road area	
8	Plottable area (If applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 & basic FSI)	10133.20
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - 0.5 based on road width / TOD Zone.	4750.00
(b)	Proposed FSI on payment of premium.	4401.85
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 2(c)].	0.00
(c)	TDR area	12325.18
(d)	Total In-situ / TDR loading proposed [(1)+(b)+(c)]	12325.18
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in this proposal	
(a)	[7 + 10(b) + 11 (d)] or 12 whichever is applicable.	26860.23
(b)	Ancillary Area FSI upto 60% or 80% with payment of charge	16161.23
(c)	Proposed Ancillary Area FSI	16160.95
(d)	Total entitlement (a+c)	43021.18
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)	
(a)	Proposed Built-up Area (as per P-Line)	42615.35
(b)	Residential	405.83
(c)	Commercial	43021.18
15	Area for inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	2026.64
(b)	Proposed	2042.90

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 MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / P.SICHEME RECORD / LAND RECORD DEPT. / CITY SURVEY 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 AT THE WORK SITE.

MR. MRIGENDRA S. GOWARDHAN

LEGEND

Plot Boundary Shown Black	Proposed Work Shown Red
Drainage Line Shown Red Dotted	Water Line Shown Black Dotted
Existing to be Retained Hatched	Demolition Shown Hatched Yellow

TITLE
 PROPOSED RESIDENTIAL BUILDING AT S. NO. 28/7, AT PUNAWALE, PUNE.

OWNER :
 MR. LAHU KESHAVARAO NAWALE & OTHERS 1 through
 GD SQUARE SPACES through its partners
 MR. MRIGENDRA SURYAKANT GOWARDHAN

Architect VISHAL N. BAFNA
 ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANT
 REGD. APPL. 2841/A71, BUDHARSHANAKAR, CHENCHAD, PUNE-33
 CONTACT: 09428043344, 0937012824, e-mail: vishal@vishalbafna.com

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	Shruti	Aniket
RNWARD NO.	PCMC/0347/2023/ZONE B/PUNAWALE/PER-PV53/REV12			
KEY NO.				

DATE: 15-03-2024
 SHEET NO. 01 / 18