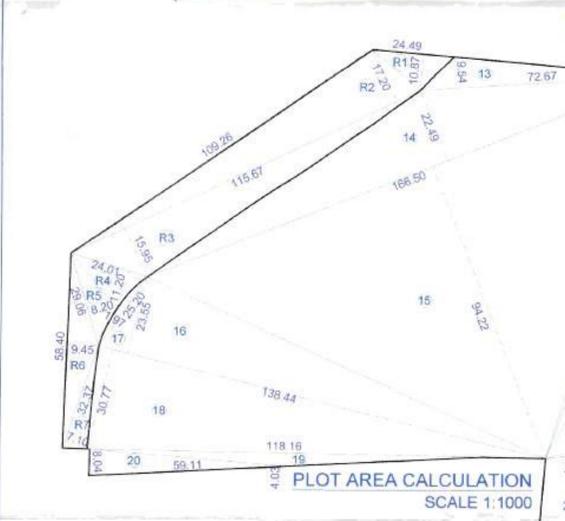


PREVIOUS SANCTION
 BP/PUNAWALE/15/2022
 DATED :- 23/02/2022
 BP/PUNAWALE/02/2020
 DATED :- 14/01/2020
 BP/PUNAWALE/15/2019
 DATED :- 30/03/2019

Sanctioned No. B.P/Punawale/94/2022
 Subject to conditions mentioned in the
 Office Order No. 113
 avon dated 28/12/2022
 Pimpri
 Date 28/11/2022

O.C. Signed by
 City Engineer
 Building Permission Dept.
 PCMC, Pimpri, Pune-18.



PLOT AREA CALCULATION BY TRIANGULATION METHOD

NO.	L	B	W	TOTAL
1	0.50	57.92	31.93	924.09
2	0.50	57.92	24.14	699.09
3	0.50	8.74	3.45	15.08
4	0.50	50.83	6.89	175.11
5	0.50	49.73	37.20	924.98
6	0.50	48.02	10.32	247.78
7	0.50	12.08	2.25	13.59
8	0.50	15.68	7.95	62.33
9	0.50	12.66	3.56	22.51
10	0.50	90.18	9.05	408.06
11	0.50	120.21	4.39	263.86
12	0.50	30.45	3.48	52.98
13	0.50	72.67	9.54	346.64
14	0.50	166.50	22.49	1872.39
15	0.50	166.50	94.22	7843.82
16	0.50	138.44	23.55	1630.13
17	0.50	25.20	1.97	24.82
18	0.50	138.44	30.77	2129.90
19	0.50	118.16	4.03	238.09
20	0.50	59.11	8.04	237.62
21	0.50	100.13	21.20	1061.38
22	0.50	104.56	24.25	1267.79
23	0.50	100.13	19.38	970.26
24	0.50	104.56	29.98	1567.35
TOTAL				23000.19

ROAD WIDENING AREA CALCULATION

ROAD	NO.	L	B	W	TOTAL
R1	0.50	24.49	10.87	133.10	133.10
R2	0.50	115.67	17.20	994.74	994.74
R3	0.50	115.67	15.95	922.45	922.45
R4	0.50	24.01	11.20	134.47	134.47
R5	0.50	29.07	8.20	119.27	119.27
R6	0.50	58.40	9.45	275.94	275.94
R7	0.50	32.37	7.10	114.99	114.99
TOTAL				2694.75	

OPEN SPACE AREA

OPEN SPACE	NO.	L	B	W	TOTAL
O1	0.50	63.98	23.84	762.64	762.64
O2	0.50	66.60	7.94	264.40	264.40
O3	0.50	8.52	1.86	7.92	7.92
O4	0.50	66.60	26.79	892.13	892.13
TOTAL				1927.07	

TOTAL PLOT AREA
 23000.19 + 2694.75 + 1927.07 = **27622.01**

TOTAL OPEN SPACE AREA
 1927.07 + 27622.01 = **2483.00**

COMMON GROUND FLOOR AREA STATEMENTS

FLOOR	TOTAL BUILT UP AREA
WATCHMAN CABIN - 1	5.00
WATCHMAN CABIN - 2	5.00
UTILITY ROOM - 1	20.00
UTILITY ROOM - 2	20.00
SOCIETY OFFICE - 2	40.30
TOTAL	90.30

PROPOSED TOTAL COVERAGE

BUILDING	PROPOSED COVERAGE
A-B	780.58
C-D	772.65
E-F-G	1181.59
H-I	1015.47
J-K	1015.47
L-M	772.65
MHADA(N)	414.08
TOTAL	5952.49

PROPOSED TOTAL U.G.W. TANK STORAGE

RESIDENTIAL	PROVIDED	REQUIRED
TOTAL MHADA(N)	51300	106000
TOTAL	48510	80000

PROPOSED TOTAL U.G.W. TANK STORAGE

RESIDENTIAL	PROVIDED	REQUIRED
TOTAL MHADA(N)	51300	106000
TOTAL	48510	80000

PROPOSED TOTAL O.H.W. TANK STORAGE

BUILDING	CHWT	FIRE	TOTAL
A-B	84375	25000	109375.0 ltr.
C-D	37125	25000	62125.0 ltr.
E-F-G	166050	50000	216050.0 ltr.
H-I	20925	25000	45925.0 ltr.
J-K	20925	25000	45925.0 ltr.
L-M	20925	25000	45925.0 ltr.
TOTAL	350325	175000	525325.0 ltr.

TOTAL MHADA(N) 51300 + 25000 = 76300.0 ltr.

H-I & J-K 48510 = 48510.0 ltr.

L-M BUILDING AREA STATEMENT GP+P1+P2+P3+4 FLOORS

FLOOR	BUILT UP AREA	TENEMENT
GROUND	69.16	-
1st	759.10	8
2nd	772.65	8
3rd	759.10	8
4th R	707.86	7
TOTAL	3067.87	31

C-D BUILDING AREA STATEMENT GP+P1+P2+P3+7TH FLOORS

FLOOR	BUILT UP AREA	TENEMENT
GROUND	69.16	-
1st	759.10	8
2nd	772.65	8
3rd	759.10	8
4th R	707.86	7
5th	759.10	8
6th	772.65	8
7th	759.10	8
TOTAL	5357.63	55

A-B, C-D, E-F-G, H-I, J-K, L-M, & MHADA(N) BUILDING TOTAL AREA STATEMENT

BUILDING	COMMERCIAL AREA	BUILT UP AREA	TOTAL BUILT UP AREA	TENEMENT	RESTAURANT	FLOOR	BUILDING HEIGHT
A-B	-	12296.09	12296.09	125	-	GP + P1 + P2 + 16 FLOORS	56.10
C-D	-	5357.63	5357.63	55	-	GP + P1 + P2 + P3 + 7TH FLOORS	84.30
E-F-G	-	24542.77	24542.77	246	-	GP + P1 + P2 + P3 + 22ND FLOORS	77.80
H-I	1614.56	3010.62	4625.18	31	5	B+G + UPPER G. + P2 + P3 + 4TH FLOORS	25.60
J-K	1614.56	3010.62	4625.18	31	5	B+G + UPPER G. + P2 + P3 + 4TH FLOORS	25.60
L-M	-	3067.87	3067.87	31	-	GP + P1 + P2 + P3 + 4TH FLOORS	25.60
TOTAL	3229.12	51375.90	54605.02	519	10		
MHADA(N)	-	5473.58	5473.58	76	-	GP + P1 + P2 + 13 FLOORS	47.55
TOTAL	3229.12	56849.48	60078.60	595	10		

AB - PREVIOUS SANCTION A-B BUILDING - AREA STATEMENT GP+P1+P2+16 FLOORS

FLOOR	BUILT UP AREA	TENEMENT
GROUND	65.13	-
1st	767.49	8
2nd	780.58	8
3rd	767.49	8
4th	780.58	8
5th	767.49	8
6th R	740.36	7
7th	767.49	8
8th	780.58	8
9th	767.49	8
10th R	740.36	7
11th	767.49	8
12th	780.58	8
13th	767.49	8
14th	780.58	8
15th R	694.33	7
16th	780.58	8
TOTAL	12296.09	125

E-F-G BUILDING AREA STATEMENT GP+P1+P2+P3+22 FLOORS

FLOOR	BUILT UP AREA	TENEMENT
GROUND	103.68	-
1st	1167.35	12
2nd	1181.59	12
3rd	1167.35	12
4th R	1049.83	10
5th	1167.35	12
6th	1181.59	12
7th	1167.35	12
8th	1181.59	12
9th R	1035.64	10
10th	1181.59	12
11th	1167.35	12
12th	1181.59	12
13th	1167.35	12
14th R	1049.83	10
15th	1167.35	12
16th	1181.59	12
17th	1167.35	12
18th	1181.59	12
19th R	1035.64	10
20th	1181.59	12
21st	1167.35	12
22nd	309.28	2
TOTAL	24542.77	246

J-K BUILDING AREA STATEMENT B+G + UPPER G. + P2 + P3 + 4 FLOORS

FLOOR	RESTAURANT	RESIDENTIAL B/U/P	TOTAL BUILT UP AREA	RESTAURANT	TENEMENT
GROUND	1015.47	-	1015.47	5	-
U.GROUND	599.09	-	599.09	-	-
P3	-	3.60	3.60	-	-
1st	-	761.45	761.45	-	8
2nd	-	775.00	775.00	-	8
3rd	-	761.45	761.45	-	8
4th R	-	709.12	709.12	-	7
TOTAL	1614.56	3010.62	4625.18	5	31

H-I BUILDING AREA STATEMENT B+G + UPPER G. + P2 + P3 + 4 FLOORS

FLOOR	RESTAURANT	RESIDENTIAL B/U/P	TOTAL BUILT UP AREA	RESTAURANT	TENEMENT
GROUND	1015.47	-	1015.47	5	-
U.GROUND	599.09	-	599.09	-	-
P3	-	3.60	3.60	-	-
1st	-	761.45	761.45	-	8
2nd	-	775.00	775.00	-	8
3rd	-	761.45	761.45	-	8
4th R	-	709.12	709.12	-	7
TOTAL	1614.56	3010.62	4625.18	5	31

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED HATCHED YELLOW
- DEMOLITION SHOWN HATCHED YELLOW

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 SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TP SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER 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.

PROJECT

PROPOSED RESIDENTIAL-COMMERCIAL BUILDING AT 45/56/A/2/A PLOT B, 45/56/A/3 PUNAWALE, TAL. MULSHI, DIST. PUNE

NAME OF THE OWNER
 MR. ARUN. P. SHETH

SIGNATURE
 Anupama

PIANKH
 Designing Spaces
 ARCHITECT ANUPAMA ARUN SHETH

SIGNATURE
 Anupama

Scale Date North Drawn By Checked By Approved by
 1:100 DECEMBER 2022 SANTOSH MAYURESH ANUPAMA

A AREA STATEMENT SQ M

NO.	DESCRIPTION	AREA (SQ M)
1	PLOT AREA	27622.01
a)	As per ownership document (7/12 , CTS extract)	27619.80
b)	As per measurement sheet	27622.01
2	DEDUCTIONS FOR	-
a)	18.00 D.P. Road widening Area	2694.75
b)	Reservation area	-
Total (a+b)		2694.75
3	BALANCE AREA OF PLOT (1 - 2)	24925.05
4	AMENITY SPACE	-
5	Net plot Area (3 - 4)	24925.05
6	Recreational Open space	-
a)	Required	2482.50
b)	Proposed	2483.00
7	Internal Road area	-
8	Plot area	-
9	Built up area with reference to Basic F.S.I as per front road width (or No. 5 x basic F.S.I road width 18.00 M (5 x 1.10)	27307.555
10	Addition of F.S.I on payment of premium	-
a)	Proposed F.S.I on payment of premium FSI - based on road width (1 x 0.50)	13759.90
b)	Proposed F.S.I on payment of premium	400.00
11	In-situ FSI / TDR loss	-
a)	In-situ area against D.P. road [1.0 X sr no 2 (a)]	2694.75
b)	In-situ area against Amenity Space handed over	-
c)	permissible TDR area (1 x 0.90 - 11 e)	22073.07
d)	Total In-situ / TDR losing proposed	3529.22
12	Additional F.S.I area under Chapter No.7	-
13	Total entitlement of F.S.I in the proposal	-
a)	[9*100] + 11 (a) + 11(d)] or 12 whichever is applicable	33931.525
b)	Ancillary Area F.S.I upto 80% with payment of charges (3229.12 / 1.80 = 1793.96 x 80% = 1435.168	1435.168
c)	Ancillary Area F.S.I upto 90% with payment of charges (33931.525 - 1793.96 = 32137.565 x 90%)	19282.539
14	Total ancillary area (a, b, c)	20717.707
15	Total entitlement (13 a + 14)	54649.232
16	Maximum utilization limit of F.S.I (building potential) Permissible as Road width (l as per Regulation No.8 for B.20r/3or B.41 x 1.50 or 1.80)	3.20
17	Total Built-up Area in proposal (excluding area at Sr.No. 16 b)	-
a)	Existing Built-up Area	-
b)	Proposed Built-up Area (as per P-line)	54605.02
c)	Total (a + b)	54605.02
18	F.S.I Consumed (15/13) (should not be more than serial No.16 above)	-
a)	Required (B X 20%)	5461.51
b)	Proposed	5473.58
19	Area for Inclusive Housing , if any	-
a)	Required	60078.60
b)	Proposed built-up area (as per p-line) 17c + 19b	60078.60