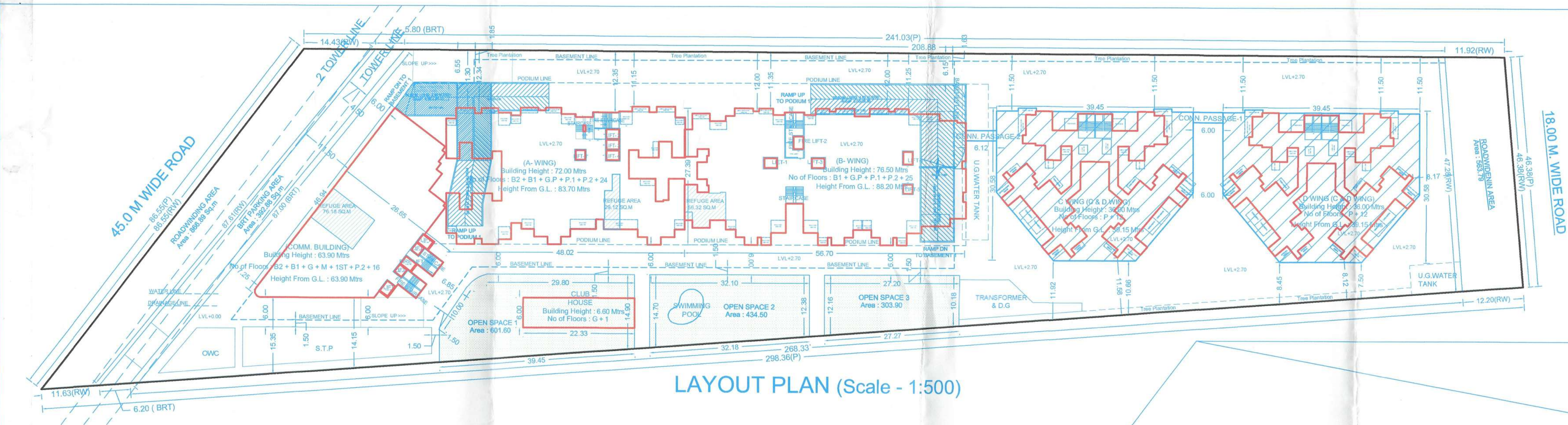




LAYOUT PLAN (Scale - 1:500)

Triangulation (Scale - 1:1000)

FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING						
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE			TENANT	
(COMM. BUILDING)		COMM. FSI AREA	RESI. FSI AREA	TOTAL FSI AREA	SHOP	OFFICE
(COMM. BUILDING)	BASEMENT-2 FLOOR	0.00	0.00	0.00	0	0
	BASEMENT-1 FLOOR	0.00	0.00	0.00	0	0
	GROUND FLOOR	754.33	0.00	754.33	09	0
	MEZZANINE FLOOR	310.88	0.00	310.88	0	0
	FIRST FLOOR	795.07	0.00	795.07	08	02
	PODIUM-2 FLOOR	0.00	0.00	0.00		
	SECOND FLOOR	795.07	0.00	795.07	0	11
	THIRD FLOOR	718.46	0.00	718.46	0	11
	FOURTH FLOOR	642.22	0.00	642.22	0	09
	FIFTH FLOOR	718.46	0.00	718.46	0	11
	SIXTH FLOOR	718.46	0.00	718.46	0	11
	SEVENTH FLOOR	718.46	0.00	718.46	0	11
	EIGHTH FLOOR	527.69	0.00	527.69	0	09
	NINTH FLOOR	451.74	0.00	451.74	0	07
	TENTH FLOOR	527.69	0.00	527.69	0	09
	ELEVENTH FLOOR	527.69	0.00	527.69	0	09
	TWELFTH FLOOR	527.69	0.00	527.69	0	09
	THIRTEENTH FLOOR	451.74	0.00	451.74	0	07
	FOURTEENTH FLOOR	527.69	0.00	527.69	0	09
	FIFTEENTH FLOOR	527.69	0.00	527.69	0	09
	SIXTEENTH FLOOR	527.69	0.00	527.69	0	09
	TERRACE FLOOR	0.00	0.00	0.00	0	0
	TOTAL	10768.72	0.00	10768.72	17	143

FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING						
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE			TENANT	
(A-WING)		COMM. FSI AREA	RESI. FSI AREA	TOTAL FSI AREA	SHOP	OFFICE
(A-WING)	BASEMENT-2 FLOOR	0.00	0.00	0.00	0	0
	BASEMENT-1 FLOOR	0.00	0.00	0.00	0	0
	GROUND PARKING FLOOR	0.00	62.47	62.47	0	0
	PODIUM-1 FLOOR	0.00	0.00	0.00	0	0
	PODIUM-2 FLOOR	0.00	0.00	0.00	0	0
	FIRST FLOOR	0.00	894.61	894.61	6	0
	SECOND FLOOR	0.00	894.61	894.61	6	0
	THIRD FLOOR	0.00	894.61	894.61	6	0
	FOURTH FLOOR	0.00	894.61	894.61	6	0
	FIFTH FLOOR	0.00	870.44	870.44	6	0
	SIXTH FLOOR	0.00	894.61	894.61	6	0
	SEVENTH FLOOR	0.00	894.61	894.61	6	0
	EIGHTH FLOOR	0.00	894.61	894.61	6	0
	NINTH FLOOR	0.00	894.61	894.61	6	0
	TENTH FLOOR	0.00	870.44	870.44	6	0
	ELFTH FLOOR	0.00	894.61	894.61	6	0
	TWELFTH FLOOR	0.00	894.61	894.61	6	0
	THIRTEENTH FLOOR	0.00	894.61	894.61	6	0
	FOURTEENTH FLOOR	0.00	894.61	894.61	6	0
	FIFTEENTH FLOOR	0.00	870.44	870.44	6	0
	SIXTEENTH FLOOR	0.00	894.61	894.61	6	0
	SEVENTEENTH FLOOR	0.00	894.61	894.61	6	0
	EIGHTEENTH FLOOR	0.00	894.61	894.61	6	0
	NINETEENTH FLOOR	0.00	870.44	870.44	6	0
	TWENTY-ONE FLOOR	0.00	894.61	894.61	6	0
	TWENTY-TWO FLOOR	0.00	894.61	894.61	6	0
	TWENTY-THREE FLOOR	0.00	894.61	894.61	6	0
	TWENTY-FOURTH FLOOR	0.00	894.61	894.61	6	0
	TERRACE FLOOR	0.00	0.00	0.00	0	0
	TOTAL	0.00	21436.43	21436.43	144	

FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING						
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE			TENANT	
(B-WING)		COMM. FSI AREA	RESI. FSI AREA	TOTAL FSI AREA	SHOP	OFFICE
(B-WING)	BASEMENT-1 FLOOR	0.00	0.00	0.00	0	0
	GROUND PARKING FLOOR	0.00	109.62	109.62	0	0
	PODIUM-1 FLOOR	0.00	0.00	0.00	0	0
	PODIUM-2 FLOOR	0.00	0.00	0.00	0	0
	FIRST FLOOR	0.00	1098.84	1098.84	9	0
	SECOND FLOOR	0.00	1098.84	1098.84	9	0
	THIRD FLOOR	0.00	1098.84	1098.84	9	0
	FOURTH FLOOR	0.00	1098.84	1098.84	9	0
	FIFTH FLOOR	0.00	1042.95	1042.95	8	0
	SIXTH FLOOR	0.00	1098.84	1098.84	9	0
	SEVENTH FLOOR	0.00	1098.84	1098.84	9	0
	EIGHTH FLOOR	0.00	1098.84	1098.84	9	0
	NINTH FLOOR	0.00	1098.84	1098.84	9	0
	TENTH FLOOR	0.00	1042.95	1042.95	8	0
	ELFTH FLOOR	0.00	1098.84	1098.84	9	0
	TWELFTH FLOOR	0.00	1098.84	1098.84	9	0
	THIRTEENTH FLOOR	0.00	1098.84	1098.84	9	0
	FOURTEENTH FLOOR	0.00	1042.95	1042.95	8	0
	FIFTEENTH FLOOR	0.00	1098.84	1098.84	9	0
	SEVENTEENTH FLOOR	0.00	1098.84	1098.84	9	0
	EIGHTEENTH FLOOR	0.00	1098.84	1098.84	9	0
	NINETEENTH FLOOR	0.00	1042.95	1042.95	8	0
	TWENTY-ONE FLOOR	0.00	1098.84	1098.84	9	0
	TWENTY-TWO FLOOR	0.00	1098.84	1098.84	9	0
	TWENTY-THREE FLOOR	0.00	1098.84	1098.84	9	0
	TWENTY-FOURTH FLOOR	0.00	1098.84	1098.84	9	0
	RECREATIONAL FLOOR	0.00	0.00	0.00	0	0
	TERRACE FLOOR	0.00	0.00	0.00	0	0
	TOTAL	0.00	26258.22	26258.22	212	

REFUGEE AREA STATEMENT (NEW)				
BUILDING NAME	FLOOR	REQ.	PROP.	
(COMM. BLDG.)	4TH FLOOR	47.70	76.18	
	9TH FLOOR	47.70	76.18	
	14TH FLOOR	47.70	76.18	
	14TH FLOOR	47.70	76.18	
(A-WING)	5TH FLOOR	27.00	29.12	
	10TH FLOOR	27.00	29.12	
	15TH FLOOR	27.00	29.12	
	20TH FLOOR	27.00	29.12	
(B-WING)	5TH FLOOR	40.50	56.32	
	10TH FLOOR	40.50	56.32	
	15TH FLOOR	40.50	56.32	
	20TH FLOOR	40.50	56.32	

REFUGEE AREA STATEMENT (C & D WING)				
BUILDING NAME	FLOOR	REQ.	PROP.	
(C WING)	7TH FLOOR	105.17	109.20	
	7TH FLOOR	105.17	109.20	
(D WING)	7TH FLOOR	105.17	109.20	
	7TH FLOOR	105.17	109.20	

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Res+Comm	424980.00
	FIRE REQUIREMENT	245000.00
	TOTAL	669980.00
UGWT	Res+Comm	637470.00
	FIRE REQUIREMENT	450000.00
	TOTAL	1087470.00

WATER REQUIRED STATEMENT

FOR COMMERCIAL GROUND FLOOR = 1065.21 / 3 = 355.07	
270.88 sq.m	
355 X 45 Lit = 16020.00 Lit	
REMAINING FLOOR = 9703.51 / 6 = 1617.25	
1618 X 45 Lit = 72810.00 Lit	
TOTAL COMM. REQUIRED = 16020 + 72810 = 88830.00 Lit	
FOR RESIDENTIAL TENEMENTS = 498 NOS	
498 X 5 (Person) = 2490 Persons	
2490 Persons X 135 Lit/Person / Day = 336150.00 Lit	
Total Comm + Resi = 88830 + 336150 Lit	
Total Overhead Water Tank Capacity Req = 424980.00 Lit	
U.G.Water Tank Capacity Req = 424980 X 1.50 = 637470.00 Lit	
Total Underground W. Tank Capacity Req = 637470.00 Lit	

PARKING CALCULATION (NEW)

TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS)
RESIDENTIAL	30-40	2	0	1
	40-80	2	114	1
RESIDENTIAL	80-150	1	242	1
	150-200	1	242	1
COMMERCIAL (SHOP)	1221.18	100	12	2
	COMMERCIAL (OFFICE)	5911.76	200	30
5% VISITORS PARKING (5417.50 RESI.)				
TOTAL REQD. (NOS.)				
TOTAL REQD. AREA				
TOTAL PROPOSED AREA				

REQUIRED ELECTRICAL VEHICLE PARKING	
COMM. CAR 114 X 25% = 28.50	RESI. CAR 314 X 20% = 62.80
TOTAL REQUIRED CAR = 29 CAR	
TOTAL REQUIRED CAR = 63 CAR	

PARKING CALCULATION (OLD)

TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS)
RESIDENTIAL	30-40	2	0	1
	40-80	2	114	1
RESIDENTIAL	80-150	1	242	1
	150-200	1	242	1
COMMERCIAL (SHOP)	1221.18	100	12	2
	COMMERCIAL (OFFICE)	5911.76	200	30
5% VISITORS PARKING (5417.50 RESI.)				
TOTAL REQD. (NOS.)				
TOTAL REQD. AREA				
TOTAL PROPOSED AREA				

PARKING STATEMENT			
REQUIRED PARKING	COVERED	OPEN	TOTAL
CAR	428	463	891
SCOOTER	776	562	1338

COMPOSITE PARKING

NOTE: 6 SCOOTER CONVERT IN 1 CAR	
REQUIRED SCOOTER = 214 + 6 = 35.68	
SCOOTER CONVERT IN CAR = 36	

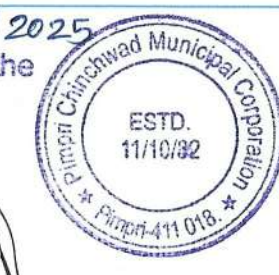
Triangle	Area
A-01	9652.48
A-02	5567.99
Total (PLOT)	15220.47

ANCILLARY F.S.I. STATEMENT

BASIC FSI (13396.91 X 1.00) = 13396.91 Sq.m	
PROPOSED PAID FSI = 6800.00 Sq.m	
TDR AREA = 24099.39 Sq.m	
PERMISSIBLE FSI = 44296.30 Sq.m	
Deduction - Old Built-up area = 8401.32 Sq.m	
PERMISSIBLE FSI for Ancillary = 35894.98 Sq.m	
COMMERCIAL FSI = 10768.72 ÷ 1.80 = 5982.62 Sq.m	
ENTITLEMENT OF FSI = 35894.98 - 5982.62 = 29912.36 Sq.m	
COMM. ANCILLARY FSI = 5982.62 X 0.80 = 4786.09 Sq.m	
RESI. ANCILLARY FSI = 29912.36 X 0.80 = 23929.89 Sq.m	
TOTAL PERMISSIBLE ANCILLARY FSI = 22733.50 Sq.m	

STAMP OF APPROVAL

Sanctioned No. B.P. / 31 / 2025
Subject to conditions mentioned in the
Office Order No.
aven dated 24/02/2025
Pimpri
Date 24/02/2025



O. C. Signed by
City Engineer

For City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18.
Signature of City Engineer

AREA STATEMENT		SQ. M.
1. AREA OF PLOT (minimum area of a, b, c to be considered)		15220.47
(a) As per ownership document (7/12, cts extract)		15220.47
(b) As per measurement sheet		15220.47
(c) As per site		15220.47
2. DEDUCTIONS FOR		
(a) Proposed D.P./ Road Widening Area/ Service Road / Highway Widening		1430.68
(b) Any D.P. Reservation Area (BRT AREA)		392.88
TOTAL (a+b)		1823.56
3. BALANCE AREA OF PLOT (1-2)		13396.91
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))		13396.91
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)		
(a) Required -		1339.69
(b) Proposed -		1340.00
7. INTERNAL ROAD AREA		0.00
8. PLOTABLE AREA (If Applicable)		0.00
9. BUILT-UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (13396.91 X 1.10)		13396.91
10. ADDITION OF FSI ON PAYMENT OF PREMIUM		
(a) Maximum Permissible Premium FSI - Based On Road Width / TOD Zone		7610.20
(b) Proposed FSI On Payment of Premium.		6800.00
11. IN-SITU FSI / TDR LOADING		
(a) In-Situ Area Against D.P. Road [2.0 x sr. no. 2.a)] if any		1155.77
(b) In-Situ Area Against Amenity Space If Handled Over [2.00 x 1.85 x Sr. No. 4 (b) and for (c)]		0.00
(c) TDR Area		22943.63
(d) Total In-Situ / TDR Loading Proposed [11 (a)+(b)+(c)]		24093.63
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
(a) [9 + 10(b)+11(d)] of 12 whichever is Applicable.		44296.33
(i) Deduction - Built-up area / FSI / utilized Area / FSI to be retained as per old DC Rule		8401.33
(a2) Balance entitlement for Ancillary Area (a1-a2)		35894.99
(b) Ancillary Area FSI Up To 60% Or 80% (Sr.No. 13a-Sr.No.15a)		22733.55
(c) Total Entitlement (a+b)		67628.98
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) is 1.8 or 1.8.		3.21
15. TOTAL BUILT-UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17 B)		
(a) Existing Built-Up Area		
i) Completed		8399.18
ii) Residential		0.00
iii) Commercial		0.00
iv) Excess Balcony Area		2.14
(b) Proposed Built-Up Area (As Per 'P-Line')		
i) Completed,		0.00
ii) Residential		47694.65
iii) Commercial		10768.72
(c) Total (a+b)		66864.65
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.)		0.997
17. AREA FOR INCLUSIVE HOUSING, IF ANY		
(a) Required (20% of sr.no.5)		0.00
(b) Proposed		0.00