

Buildingwise F.S.I Statement			
Bldg no.	Floor	RESI. AREA (SQ.M)	TNMT S.
(1)	(2)	(4)	(6)
WING- A	B+G+PODIUM FLOOR	0.00	0
WING- B	B+G+PODIUM FLOOR+4 FLOORS	1184.58	13
WING-C	B+G+PODIUM FLOOR+11 FLOORS	3778.96	44
TOTAL AREA		4963.54	57

Form of Statement 2[Sr.No.9(a)] Proposed Building			
Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.) RESI.	TNMTS.
(1)	(2)	(3)	(4)
WING -B	BASEMENT	0.00	0.00
	GROUND FLOOR	44.39	0.00
	PODIUM FLOOR	0.00	0.00
	1ST FLOOR	339.31	4.00
	2ND FLOOR	339.31	4.00
	3RD FLOOR	339.31	4.00
WING -C	4TH FLOOR	122.26	1.00
	TOTAL AREA=		1184.58 13.00

Form of Statement 2[Sr.No.9(a)] Proposed Building			
Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.) RESI.	TNMTS.
(1)	(2)	(3)	(4)
WING -B	BASEMENT	0.00	0.00
	GROUND FLOOR	47.38	0.00
	PODIUM FLOOR	0.00	0.00
	1ST FLOOR	340.66	4.00
	2ND FLOOR	340.66	4.00
	3RD FLOOR	340.66	4.00
	4TH FLOOR	340.66	4.00
	5TH FLOOR	340.66	4.00
	6TH FLOOR	340.66	4.00
	7TH FLOOR	340.66	4.00
	8TH FLOOR(REFUGE)	324.99	4.00
WING -C	9TH FLOOR	340.66	4.00
	10TH FLOOR	340.66	4.00
	11TH FLOOR	340.66	4.00
TOTAL AREA=		3778.96	44

PARKING CALCULATION:

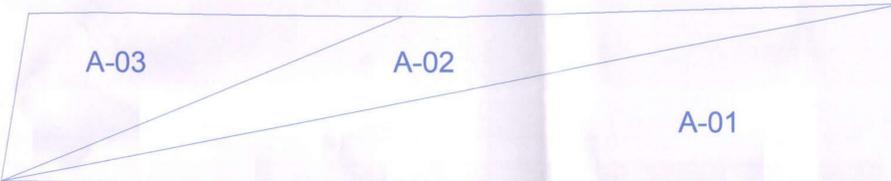
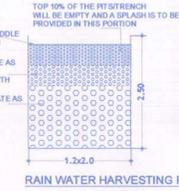
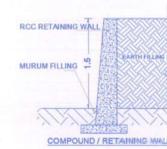
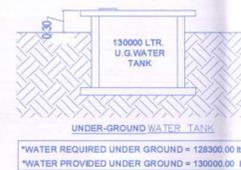
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT PROP.	CAR (NOS) BY RULE	SCOOTER (NOS.) BY RULE
Residential	40 - 80	2 57	1 29	2 57
Total Required (Nos)		57	29	57
In Addition 5% Visitors Parking(Nos)			2	3
Total Required (Nos)			31	60
Total Area Required			387.50+120.00=507.50	
Total Area Proposed			520.00	

WATER REQUIREMENT:

TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
RESIDENTIAL	38475	40000.000000
OHWT FIRE REQUIREMENT	25000	25000
TOTAL	63475.00	65000
UGWT FIRE REQUIREMENT	76950	80000
TOTAL	126950	130000



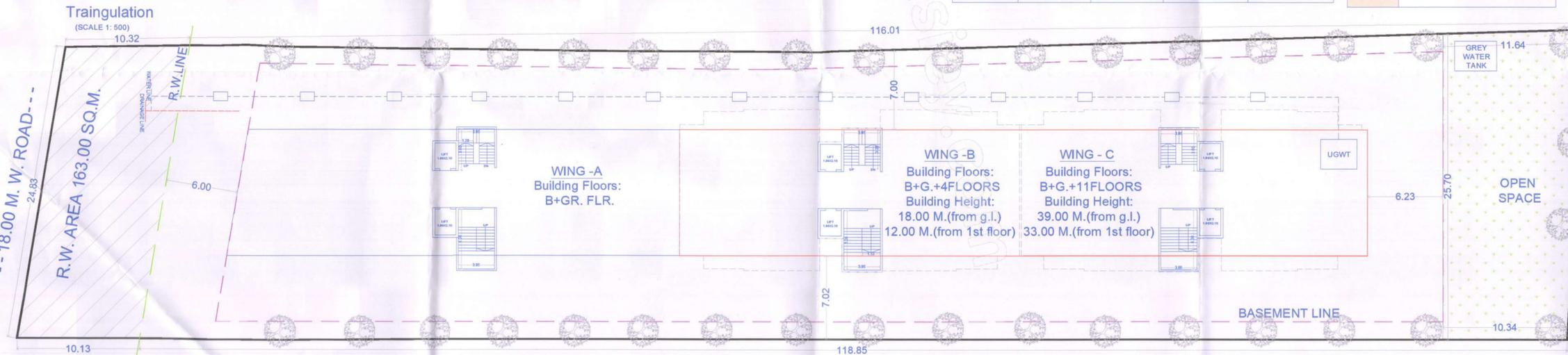
LOCATION PLAN



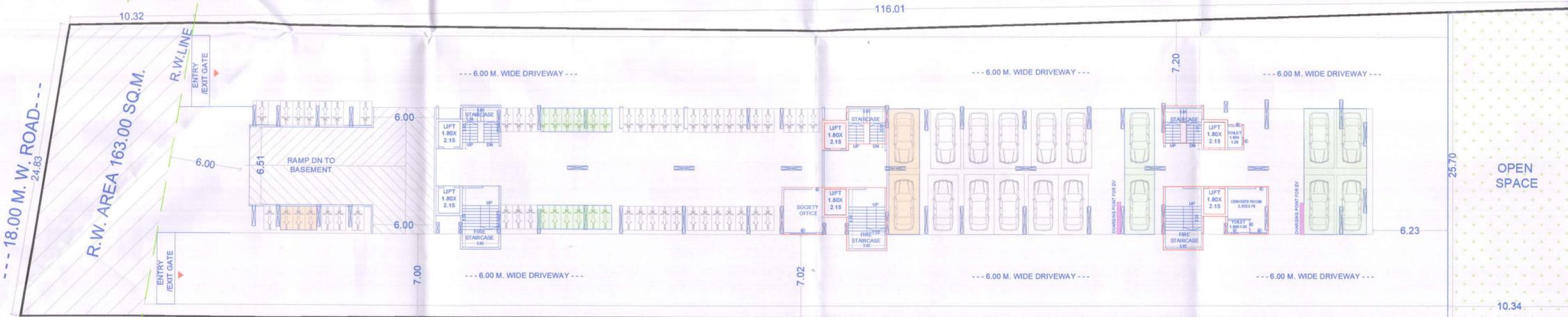
POLYLINE	AREA
A-01	1632.22
A-02	758.95
A-03	616.83
TOTAL	3008.00

	REQUIRED	PROVIDED	20% E.V. PARKING PROPOSED	5% VISITER PARKING PROPOSED
CAR	39	0	6	2
SCOOTER	57	0	12	3

LEGEND	
[Green Box]	REGULAR EV PARKING
[Red Box]	CHARGING STATIONS FOR ELECTRIC VEHICLES
[Blue Box]	VISITOR PARKING



LAYOUT PLAN (scale 1:200)



GROUND FLOOR PLAN (scale 1:200)

STAMP OF APPROVAL

Sanctioned No. B.P. Tathwade/Bshory
Subject to conditions mentioned in the
Office Order No. 10/9/2024
even dated 10/9/2024



Pimpri
Date: 10/09/2024

Executive Engineer
Building Permissions and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 013.

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	
(a) As per ownership documents (7/12, CTS extract)	3008.00 SQ.M.
(b) As per measurement sheet	3047.59 SQ.M.
(c) As per site	3047.59 SQ.M.
(d) As per P.A.H.	3006.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	161.00 SQ.M.
(b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	161.00 SQ.M.
3. Balance area of plot (1-2)	2845.00 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	0.00 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	0.00 SQ.M.
5. Net Plot Area (3 - 4 (c))	2845.00 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	284.30 SQ.M.
(b) Proposed -	284.99 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Platable area (if required)	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic F.S.I.) (1.10)	3120.50 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ.M.
b) Proposed FSI on payment of premium.(0.5)	0.00 SQ.M.
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 SQ.M.
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0.00 SQ.M.
(c) TDR area (0.9)	0.00 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	0.00 SQ.M.
(e) GRHA seven star/IGBC Platinum or equivalent rating-7% Incentive FSI(Sr. no. 9)	0.00 SQ.M.
12. Additional FSI area under Chapter No.7 UGWT	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	3120.50 SQ.M.
(b) Ancillary Area FSI (60%)	1872.30 SQ.M.
(c) Total entitlement (a+b)	4992.80 SQ.M.
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)	0.00
15. Total B'up Area in proposal.(excluding area at Sr.No.17 b)	0.00 SQ.M.
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per 'P'-line)	4963.54 SQ.M.
(c) Total (a+b)	4963.54 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	0.00
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	0.00 SQ.M.
(b) Proposed	0.00 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. --- TATHWADE PUNE 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/IT.P.S. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

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.

OWNER'S NAME :-
M/S. NP LIFE SPACES THROUGH
MR. NITIN TUKARAM PATIL.

OWNER SIGN :-

PROJECT :-

SURVEY NO. :- 40/4,40/5,40/6 A, 40/6 B PLOT NO. :-
DESCRIPTION : REGULAR TRACK, VILLAGE - TATHWADE,PUNE

SHEET NO :- 02/04
DRAWN BY :-
KEY NO :-

DATE :-
26 JUL 2024

ARCHITECT + INTERIOR DESIGNER
PATIL HA, Jadhav & D'S. Block, Sector: Hapur, near 100 ft
St. Andrews School, HSI D.C. Chhatrapati, Pune 411 013
992 350 4392 | 992 870 2748

ARCHITECT SIGN
MR. AMOL BUGADE



SCALE :- 1:100