

Form of statement 1 [Sr. No. 8(a)(iii)]

Existing Building to be Retained					
Existing Building No.	Floor No.	Plinth Area	Total floor Area of Existing Building	TENEMENTS	Use / Occupancy of Floors.
N.A	N.A	N.A	N.A	N.A	N.A

BUILDING WISE F.S.I. STATEMENT

BLDG NO.	FLOOR NO.	F.S.I. AREA (SQ.M.)	MHADA AREA (SQ.M.)	TNMTS.
(1)	(2)	(4)		(5)
A	B2+B1+G+14 FLOORS.	6801.38		RESI 56 MHADA
B	B2+B1+G+13+ RECREATIONAL FLOOR.	4720.60		50
C	B2+B1+G FLOOR.	0.00		0
D	B2+B1+G FLOOR.	0.00		0
E	B2+B1+G+2 FLOOR.		764.98	0 8
F	B3+B2+B1+G+2 FLOOR.		1044.96	0 8
	TOTAL	11521.98	1809.94	106.00 16.00
				122.00

PARKING CALCULATION:

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT	PROP. BY RULE	REQD	SCOOTER (NOS.) BY RULE	REQD.
Residential	40-80	2	58	1	29	2
Residential	80-150	1	60	1	60	1
Total Required (Nos)			118		89	118
In Addition 5% Visitors Parking(Nos)					05	06
Total Required (Nos)					94	124
Total Area Required		1175.00+248.00=1423.00				
Total Area Proposed		1450.00				

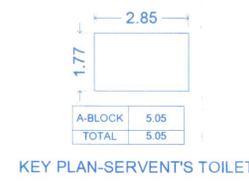
WATER REQUIREMENT:FOR WING A,B,C,D,E,&F

TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
RESIDENTIAL	82350.00	82350.00
OHWT	FIRE REQUIREMENT TOTAL 100000	100000.00
	182350.00	182350.00
	164700.00	164700.00
UGWT	FIRE REQUIREMENT TOTAL 150000	150000.00
	314700.00	314700.00

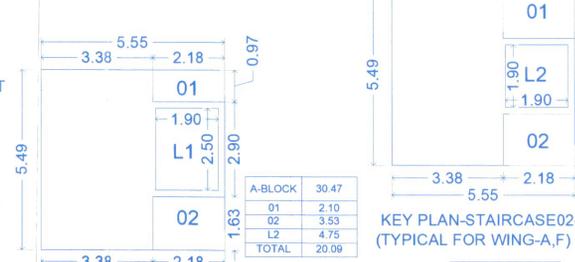
अ. सं. पि. चि. म. न. पा. का विकास विभाग नियंत्रण निरमावलीद्वारा Mechanical Ventilation योजना वमविषये व कार्यान्वित क्षेत्रोंकी दाव विकसक शायर संघनकारक आहे.

REFUGE AREA CALCULATIONS

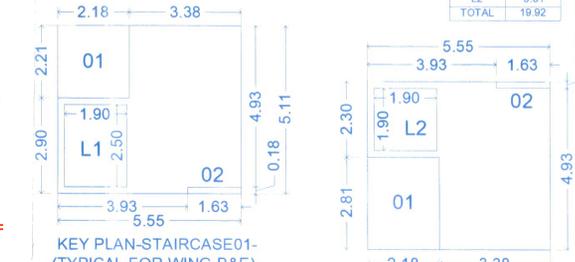
BUILDING NO.	REFUGE AREA (REQUIRED)	REFUGE AREA (PROVIDE D)
(1)	(2)	(3)
A	37.04 X 2 = 74.08	74.80
B	27.66 X 2 = 55.32	60.68
TOTAL AREA=	129.400000	135.48



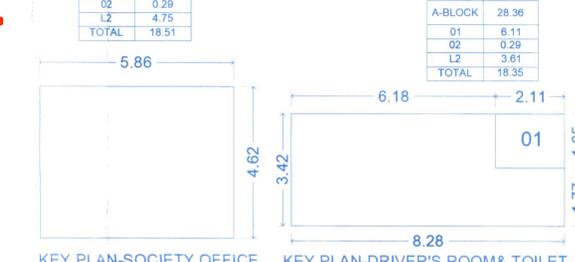
LOCATION PLAN



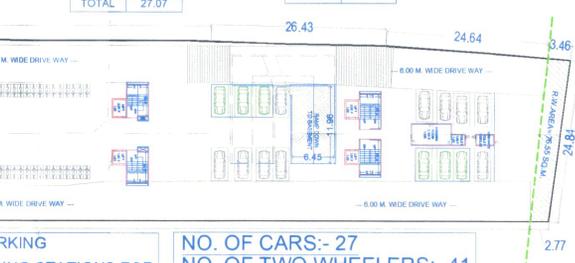
KEY PLAN-STAIRCASE01- (TYPICAL FOR WING-A,F)



KEY PLAN-STAIRCASE02- (TYPICAL FOR WING-B&E)



KEY PLAN-SOCIETY OFFICE (TYPICAL FOR WING-C&D)



KEY PLAN-DRIVER'S ROOM & TOILET

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.)	TNMTS.
(1)	(2)	(3)	(4)
WING-A	BASEMENT-2	0.00	0
	BASEMENT-1	0.00	0
	GROUND FLOOR	40.00	0
	1ST FLOOR	487.69	4
	2ND FLOOR	487.69	4
	3RD FLOOR	487.69	4
	4TH FLOOR	487.69	4
	5TH FLOOR	487.69	4
	6TH FLOOR	487.69	4
	7TH FLOOR(REFUGE)	454.55	4
	8TH FLOOR	487.69	4
	9TH FLOOR	487.69	4
	10TH FLOOR	487.69	4
	11TH FLOOR	487.69	4
12TH FLOOR(REFUGE)	454.55	4	
13TH FLOOR	487.69	4	
14TH FLOOR	487.69	4	
TOTAL AREA	6801.38	56.00	

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.)	TNMTS.
(1)	(2)	(3)	(4)
WING-B	RESI.		
	BASEMENT-2	0.00	0
	BASEMENT-1	0.00	0
	GROUND FLOOR	36.86	0
	1ST FLOOR	364.08	4
	2ND FLOOR	364.08	4
	3RD FLOOR	364.08	4
	4TH FLOOR	364.08	4
	5TH FLOOR	364.08	4
	6TH FLOOR	364.08	4
	7TH FLOOR(REFUGE)	339.43	3
	8TH FLOOR	364.08	4
	9TH FLOOR	364.08	4
	10TH FLOOR	364.08	4
11TH FLOOR	364.08	4	
12TH FLOOR (REFUGE)	339.43	3	
RECREATIONAL FLOOR	0.00	0	
TOTAL AREA	4720.60	50.00	

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.)	TNMTS.
(1)	(2)	(3)	(4)
WING-C	BASEMENT-2	0.00	0
	BASEMENT-1	0.00	0
	GROUND FLOOR	36.86	0
	1ST FLOOR	364.06	4
	2ND FLOOR	364.06	4
	TOTAL AREA	764.98	8.00

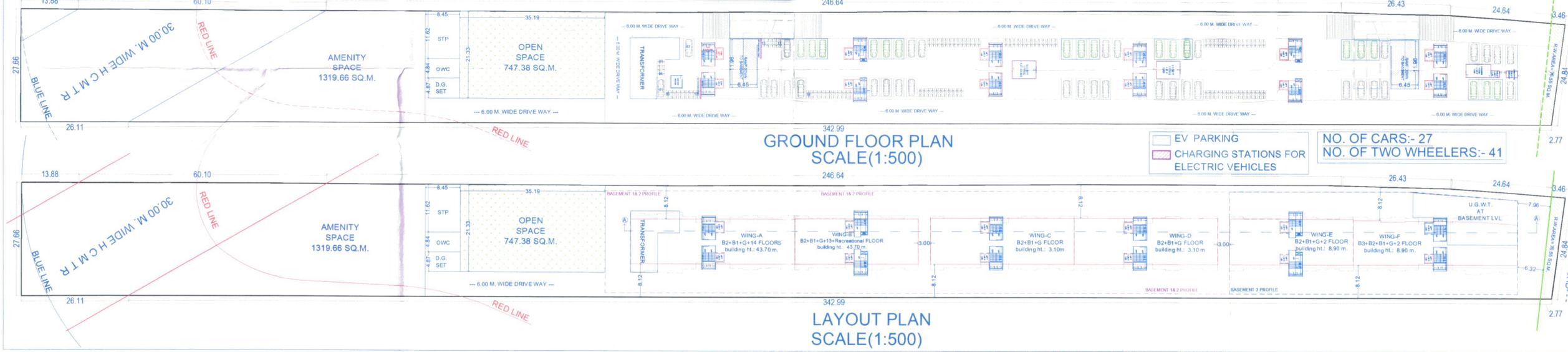
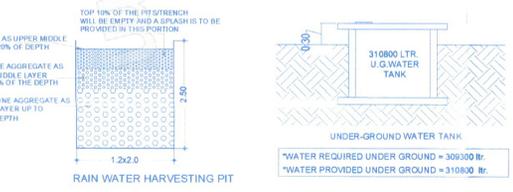
Form of Statement 2[Sr.No.9(a)] Proposed Building-

Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)	TNMTS.
(1)	(2)	(3)	(4)
WING-F	BASEMENT-3	0.00	0
	BASEMENT-2	0.00	0
	BASEMENT-1	0.00	0
	GROUND FLOOR	70.10	0
	1ST FLOOR	487.43	4
	2ND FLOOR	487.43	4
TOTAL AREA=	1044.96	8.00	

- Permissible Built-up Area as per IOD*? - A Wing 7,371.10+ B Wing 5,631.85= 13,002.95
- Sanctioned Built-up Area of the Project applied for Registration *? - A wing 6,801.38 + B Wing 4,720.60= 11,521.98
- Aggregate area(in sq. mts) of recreational open space as per Layout / DP Remarks*? - 747.24



POLYLINE	AREA
A-01	608.73
A-02	716.59
A-03	4394.91
A-04	4479.77
TOTAL	10200.00



STAMP OF APPROVAL

Sanctioned No. B.P / Chinchwad / 67 / 2025
 Subject to conditions mentioned in the Office Order No. 17/07/2025
 Pimpri
 Date: 17/07/2025

C. C. Signed by
 City Engineer

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

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c,d to be considered)	10200.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract.)	10200.00 SQ.M.
(b) As per ownership documents (P.A.H.)	10200.00 SQ.M.
(c) As per measurement sheet	10200.00 SQ.M.
(d) As per site	10200.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	76.55 SQ.M.
b) Any D.P. Reservation area (area under 30.00 M hcmt road)	1332.36 SQ.M.
(Total a+b)	1408.91 SQ.M.
3. Balance area of plot (1-2)	8791.09 SQ.M.
4. Amenity Space (if applicable)	
(a) Required - (15% of Sr. no. 3)	1318.66 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	1318.66 SQ.M.
5. Net Plot Area (3 - 4 (c))	7471.43 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	747.24 SQ.M.
(b) Proposed -	747.38 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plotable 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)	8218.57 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 (0.50)	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 30.00 M.HCMTR. road [2.0 x Sr. No. 2(b)] if any.	0.00 SQ.M.
c) 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.
(d) TDR area (1.40)	0.00 SQ.M.
(e) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	0.00 SQ.M.
(f) GRIHA seven star /GBC Platinum or equivalent rating incentive FSI(Sr. no. 9)	0.00 SQ.M.
12. Additional FSI area under Chapter No.7 (Internal Road F.S.I.)	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	8218.57 SQ.M.
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (8218.57x60%)=4931.14 SQ.M.	3303.41 SQ.M.
(d) Total entitlement (a+b)	11521.98 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	1.76
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')	11521.98 SQ.M.
(c) Total (a+b)	11521.98 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	1.5419
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	1643.93 SQ.M.
(b) Proposed	1809.94 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO 172B, 172C, 172D, CHINCHWAD, 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 / TP/SCHHEME 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 AT THE WORK SITE.

OWNER'S NAME: MR. PRASHANT PANDURANG CHINCHWADE AND OTHERS
 PROJECT: SURVEY NO. - 172B, 172C, 172D
 DESCRIPTION: REGULAR TRACK, VILLAGE -CHINCHWAD, PUNE

PATIL & BUGADE ASSOCIATES

ARCHITECT - INTERIOR DESIGNER
 MR. AMOL BUGADE

SHEET NO. - 01 / 05
 DRAWN BY -
 KEY NO. -

DATE: 11 JUL 2025