BUILDING WISE FSI STATEMENT

FLOOR	COMM. FSI	FSI	TENEMENTS	TOTAL FSI AREA
A WING	2431.02	5070.33	52	7501.35
B WING	0.00	5070.33	52	5070.33
MHADA WING	0.00	3175.74	30	3175.74
TOTAL	2431.02	13316.40	134	15747.42

WATER CALCULATIONS

TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	114772.95	114800.00
	Fire Requirement	50000	50000.00
	TOTAL	164772.95	164800.00
UGWT	2.00 Times OHWT	229545.90	229600.00
	Fire Requirement	200000	200000.00
	TOTAL	429545.90	429600.00

LOCATION PLAN N.T.S.

TABLE NO. 8B - PARKING CALCULATION -

TYPE	CARPET AREA / FSI(M2)	TEMTS.(NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	112	1	56	2	112
RESIDENTIAL	80-150	1	22	1	22	1	22
RESIDENTIAL	>150	1	0	2	0	1	0
COMMERCIAL	2431.02	100	24.31	2	49	6	146
TOTAL REQD.(NOS)					127		280
VISITORS PARKING 5%					4		7
TOTAL REQD.(NOS)					131		287
TOTAL PROP.(NOS)					179		68

Reg. No. 8.1(V) Page No. 158 COMPOSITE PARKING- 6 Scooter = 1Car

EV Charging Provision For 30% Of Total Parking = 131 * 0.20 = 26 Nos.

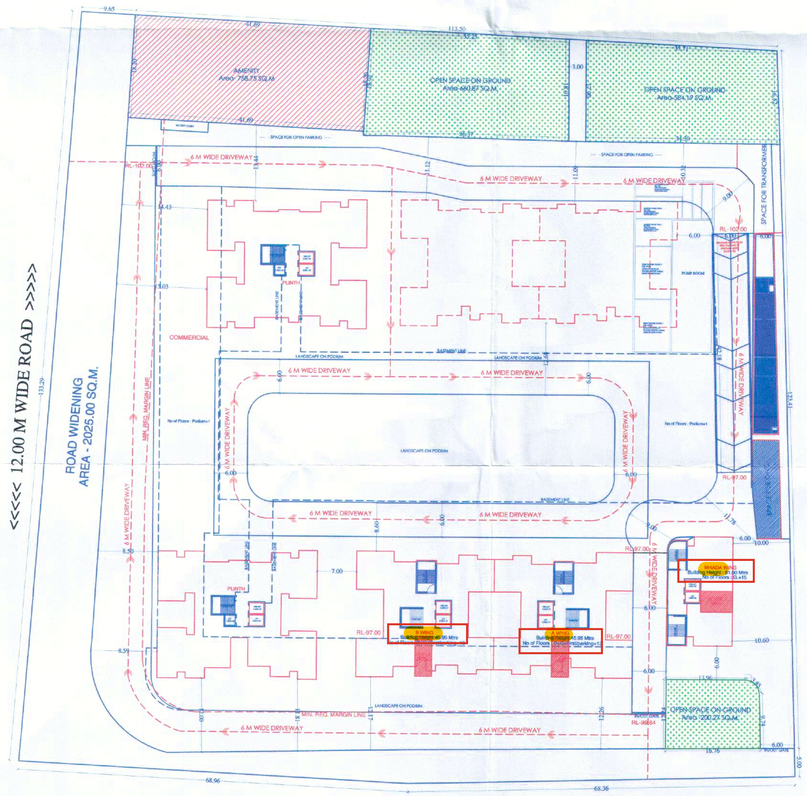
EV Charging Parking	
Regular Parking	
Mhada Parking	
Comm. Parking	
Visitors Parking	

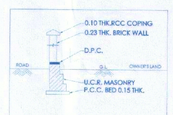
FSI AREA STATEMENT - A WING

FLOOR	COMM.FSI	FSI	TENEMENTS	TOTAL AREA
BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	812.04	20.67	0	832.71
First/Parking FLOOR	1618.98	0	0	1618.98
FIRST FLOOR	0.00	390.84	4	390.84
2nd FLOOR	0.00	390.84	4	390.84
3rd FLOOR	0.00	390.84	4	390.84
4th FLOOR	0.00	390.84	4	390.84
5th FLOOR	0.00	390.84	4	390.84
6th FLOOR	0.00	390.84	4	390.84
7th FLOOR	0.00	375.21	4	375.21
8th FLOOR	0.00	390.84	4	390.84
9th FLOOR	0.00	390.84	4	390.84
10th FLOOR	0.00	390.84	4	390.84
11th FLOOR	0.00	390.84	4	390.84
12th FLOOR	0.00	375.21	4	375.21
13th FLOOR	0.00	390.84	4	390.84
TOTAL	2431.02	5070.33	52	7501.35

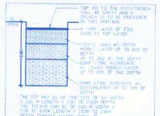
FSI AREA STATEMENT - B WING

FLOOR	COMM.FSI	FSI	TENEMENTS	TOTAL AREA
BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	0.00	20.67	0	20.67
First/Parking FLOOR	0.00	0	0	0.00
FIRST FLOOR	0.00	390.84	4	390.84
2nd FLOOR	0.00	390.84	4	390.84
3rd FLOOR	0.00	390.84	4	390.84
4th FLOOR	0.00	390.84	4	390.84
5th FLOOR	0.00	390.84	4	390.84
6th FLOOR	0.00	390.84	4	390.84
7th FLOOR	0.00	375.21	4	375.21
8th FLOOR	0.00	390.84	4	390.84
9th FLOOR	0.00	390.84	4	390.84
10th FLOOR	0.00	390.84	4	390.84
11th FLOOR	0.00	390.84	4	390.84
12th FLOOR	0.00	375.21	4	375.21
13th FLOOR	0.00	390.84	4	390.84
TOTAL	0.00	5070.33	52	5070.33

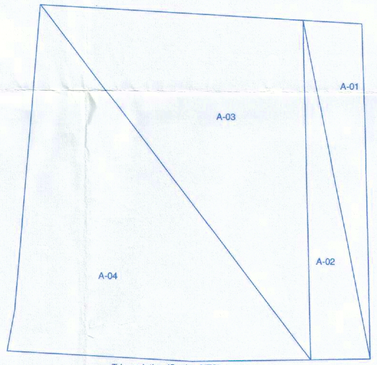




COMPOUND WALL SECTION (NTS)



RAINWATER HARVESTING TANK SECTION (NTS)



Triangulation (Scale - NTS)

Triangle	Area
A-01	1454.61
A-02	1482.47
A-03	6525.05
A-04	7738.71
Total (PLOT)	17200.84

FSI AREA STATEMENT - MHADA WING

FLOOR	COMM.FSI	FSI	TENEMENTS	TOTAL AREA
GROUND FLOOR	0.00	26.50	0	26.50
FIRST FLOOR	0.00	212.90	2	212.90
2nd FLOOR	0.00	212.90	2	212.90
3rd FLOOR	0.00	212.90	2	212.90
4th FLOOR	0.00	212.90	2	212.90
5th FLOOR	0.00	212.90	2	212.90
6th FLOOR	0.00	212.90	2	212.90
7th FLOOR	0.00	190.77	2	190.77
8th FLOOR	0.00	212.90	2	212.90
9th FLOOR	0.00	212.90	2	212.90
10th FLOOR	0.00	212.90	2	212.90
11th FLOOR	0.00	212.90	2	212.90
12th FLOOR	0.00	190.77	2	190.77
13th FLOOR	0.00	212.90	2	212.90
14th FLOOR	0.00	212.90	2	212.90
15th FLOOR	0.00	212.90	2	212.90
TOTAL	0.00	3175.74	30	3175.74

LAYOUT PLAN Scale(1:500)

STAMP OF APPROVAL

Sanctioned No. B.P /Punawale/141/2025
Subject to conditions mentioned in the
Office Order No.
aven dated 18/02/2025
Pimpri
Date : 18/02/2025

Pimpri Chinchwad Municipal Corporation ESTD 1978 Pune-411 018

O. C. Signed by
City Engineer

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

1. Area of plot *(Minimum area of a, b, c to be considered)*	17200.00
(a) As per ownership document (7/12, CTS extract)	17200.00
(b) as per measurement sheet	17200.84
(c) as per site	17200.84
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road /	2025.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	2025.00
3. Balance area of plot (1-2)	15175.00
4. Amenity Space (if applicable)	
(a) Required -	758.75
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	758.75
5. Net Plot Area (3-4 (c))	14416.25
6. Recreational Open space (if applicable)	
(a) Required -	1441.63
(b) Proposed -	1445.33
7. Internal Road area	0.00
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width *(Sr. No. 5xbasic FSI 1.1)*	15857.88
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	8600.00
(b) Proposed FSI on payment of premium.	0.00
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 /or(c)],*	
(c)TDR area	0.00
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(a)+11(d)] or 12 whichever is applicable.	15857.88
(b) Ancillary Area FSI upto 80%with payment of charges.	1080.45
(c) Ancillary Area FSI upto 60% with payment of charges.	8704.39
(d) Ancillary Area FSI upto 60% or 80 % with payment of charges.	9784.84
Proposed Ancillary Area	0.00
(e) Total entitlement (a+d)	15857.88
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]*	
TOTAL PERMISSIBLE AREA	15857.88
15. Total Built-up Area in proposal *(excluding area at Sr No.17 b)*	
(a) Existing Built-up Area /As Per OLD Rule	
(i) Completed	0.00
(ii) Residential	0.00
(iii) Commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
(i) Residential	10140.66
(ii) Commercial	2431.02
(c) Total (a+b)	12571.68
16. F.S.I. Consumed (15/13) *(should not be more than serial No.14*	0.7928
17. Area for Inclusive Housing, if any	
(a) Required *(20% of Sr.No.5)*	3171.58
(b) Proposed	3175.74

Certificate of Area:
Certified that the plot under reference was surveyed by me on_____and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
AR.USHA RANGRAJAN

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 personnel as to ensure the quality and safety at the work site.

Signature
Mr. Pandurang B. Kate & Others Through POAH
M/s. AUM Ventures through its partner
Mr. Heero Motwani

LEGEND

PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGELINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

OWNER'S NAME:	OWNER'S SIGN:
Mr. Pandurang B. Kate & Others Through POAH M/s. AUM Ventures through its partner Mr. Heero Motwani	

PROJECT:
SURVEY NO : 20/2/2(P)
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : VILLAGE - PUNAWALE

ARCHITECT:	ARCHITECT'S SIGN:
Usha Rangarajan LIC.NO. - CA/90/13423. PLOT NO.32 SECTOR NO.28/29/CON TEMPLE ROAD. RAVET / PRADHIKARAN, PUNE 411061	

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO.	PCMC/03/10032/ZONE B/PUNAWALE/PRB/PLOT/LITREEL/	DATE	02.12.2024
KEY NO.		SHEET NO.	1/11