

BUILDING WISE FSI STATEMENT					
BUILDING	COMM. FSI	RESI. FSI (MHADA)	RESI. FSI	TENEMENTS	TOTAL FSI AREA
A WING	0.00	0.00	4119.98	28	4119.98
B WING	0.00	0.00	39.49	0	39.49
C WING	0.00	0.00	8017.70	72	8017.70
D WING(MHADA)	0.00	2345.17	0.00	31	2345.17
TOTAL	0.00	2345.17	12177.17	131.00	14522.34

PARKING CALCULATION								
TYPE	CARPET AREA / FSI(M2)	TEMPS.(NOS)		CAR (NOS)		SCOOTER (NOS)		
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	
RESIDENTIAL	40-80	2	50	1	25	2	50	
RESIDENTIAL	80-150	1	50	1	50	1	50	
RESIDENTIAL	>150	1	0	1	0	1	0	
RESIDENTIAL (MHADA)	40-80	2	32	1	16	2	32	
COMMERCIAL-SHOP	0.00	100	0.00	2	0	6	0	
TOTAL REQD.(NOS)					91		132	
VISITORS PARKING 5%							5	7
TOTAL REQD.(NOS)					96		139	
TOTAL PROP.(NOS)					130		105	

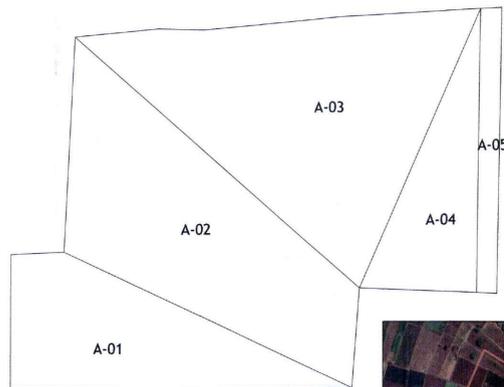
Reg. No. 8.1(V) Page No. 156 COMPOSITE PARKING- 6 Scooter = 1Car
EV Charging Provision For 30% Of Total Parking = 125 * 0.30 = 38 Nos.

EV Charging Parking	Regular Parking	Mhada Parking	VISITORS PARKING
38	105	105	7

FLOOR WISE FSI STATEMENT - D WING(MHADA)				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	0.00	0.00	0	0.00
1ST FLOOR	0.00	167.89	2	167.89
2ND FLOOR	0.00	167.89	2	167.89
3RD FLOOR	0.00	294.23	4	294.23
4TH FLOOR	0.00	294.23	4	294.23
5TH FLOOR	0.00	294.23	4	294.23
6TH FLOOR	0.00	294.23	4	294.23
7TH FLOOR	0.00	244.01	3	244.01
8TH FLOOR	0.00	294.23	4	294.23
9TH FLOOR	0.00	294.23	4	294.23
TOTAL	0.00	2345.17	31	2345.17

FLOOR WISE FSI STATEMENT - A WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	0.00	43.46	0	43.46
Pod. PARKING FLOOR	0.00	0.00	0	0.00
FIRST/ Pod. PARKING FLOOR	0.00	0.00	0	0.00
2ND/ Pod. PARKING FLOOR	0.00	0.00	0	0.00
3RD FLOOR	0.00	582.36	4	582.36
4TH FLOOR	0.00	582.36	4	582.36
5TH FLOOR	0.00	582.36	4	582.36
6TH FLOOR	0.00	582.36	4	582.36
7TH FLOOR	0.00	582.36	4	582.36
8TH FLOOR	0.00	582.36	4	582.36
9TH FLOOR	0.00	582.36	4	582.36
TOTAL	0.00	4119.98	28	4119.98

FLOOR WISE FSI STATEMENT - C WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	0.00	63.92	0	63.92
Pod. PARKING FLOOR	0.00	0.00	0	0.00
FIRST/ Pod. PARKING FLOOR	0.00	0.00	0	0.00
2ND/ Pod. PARKING FLOOR	0.00	0.00	0	0.00
3RD FLOOR	0.00	445.03	4	445.03
4TH FLOOR	0.00	445.03	4	445.03
5TH FLOOR	0.00	445.03	4	445.03
6TH FLOOR	0.00	445.03	4	445.03
7TH FLOOR	0.00	426.11	4	426.11
8TH FLOOR	0.00	445.03	4	445.03
9TH FLOOR	0.00	445.03	4	445.03
10TH FLOOR	0.00	445.03	4	445.03
11TH FLOOR	0.00	445.03	4	445.03
12TH FLOOR	0.00	426.11	4	426.11
13TH FLOOR	0.00	445.03	4	445.03
14TH FLOOR	0.00	445.03	4	445.03
15TH FLOOR	0.00	445.03	4	445.03
16TH FLOOR	0.00	445.03	4	445.03
17TH FLOOR	0.00	426.11	4	426.11
18TH FLOOR	0.00	445.03	4	445.03
19TH FLOOR	0.00	445.03	4	445.03
20TH FLOOR	0.00	445.03	4	445.03
TOTAL	0.00	8017.70	72	8017.70



Triangulation (Scale - NTS)

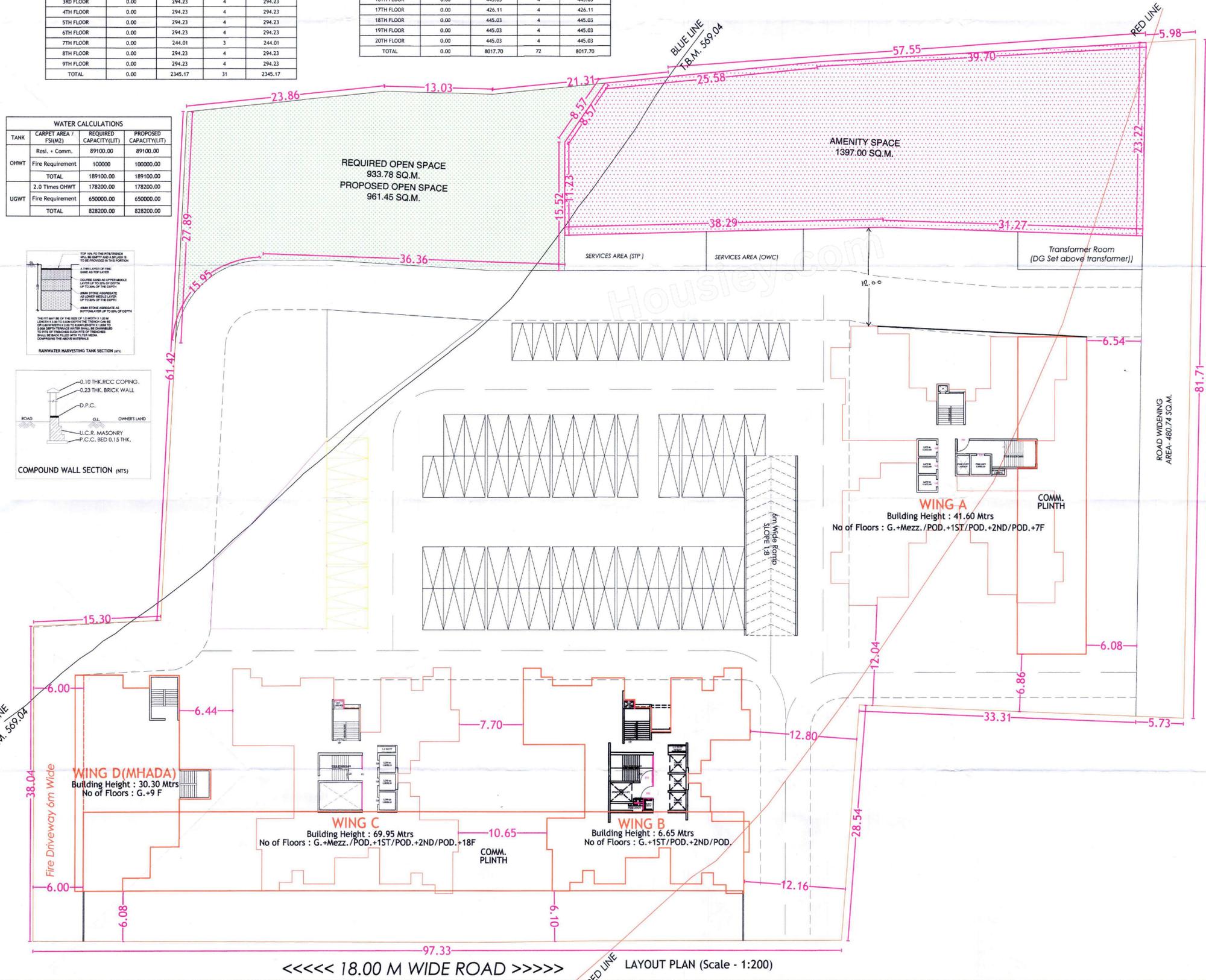
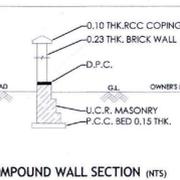
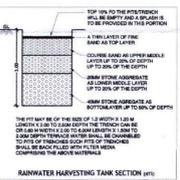
Triangle	Area
A-01	2183.72
A-02	3801.58
A-03	4476.88
A-04	1346.80
A-05	480.74
Total	12289.91

AS PER ORDER NO. TPS/1815/428/138/15/TP-13 DATED:20-01-2021 AMENITY CALCULATIONS	
S.NO.	GREEN TO R
43/12/1/A	8431.88
43/14/1	
43/16/1	
43/16/2	
43/10/2	
43/12/1/A	400.00
43/9/2	288.75
43/12/1/A	189.75
TOTAL	9310.38
REQUIRED AMENITY AREA 15%	1396.56
PROPOSED AMENITY AREA	1397.00



LOCATION PLAN (Scale - NTS)

WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	89100.00	89100.00
	Fire Requirement	100000	100000.00
	TOTAL	189100.00	189100.00
	2.0 Times OHWT	178200.00	178200.00
UGWT	Fire Requirement	650000.00	650000.00
	TOTAL	828200.00	828200.00



18.00 M WIDE ROAD LAYOUT PLAN (Scale - 1:200)

STAMP OF APPROVAL

Sanctioned No. B.P./Punawale/76/2024
Subject to conditions mentioned in the Office Order No. even dated 22/10/2024
Date 22/10/2024

ESTD. 11/08/82

Building Permission and Unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pune-411 018

Building Permission Dept
PCMC, Pimpri, Pune-18

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	12200.00
(a) As per ownership document (7/12, CTS extract)	12200.00
(b) As per measurement sheet	12289.91
(c) As per site	12289.91
(d) Plot under Blue line Area (Green zone)	1969.01
(e) Plot under blue line Area (Green zone) consider for sanction 50% for FSI /TDR etc.	984.51
(Minimum area of a, b, c = Addition e)	11215.50
2. Deductions for	
(a) Proposed 18.00 M Road widening Area	480.74
(b) Proposed Road widening Area	0.00
(Total a+b)	10734.76
3. Balance area of plot (1-2)	10734.76
4. Amenity Space (if applicable)	
(a) Required -	1397.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	1397.00
5. Net Plot Area (3-4 (c))	9337.76
6. Recreational Open space (if applicable)	
(a) Required -	933.78
(b) Proposed	961.45
7. Internal Road area	0.00
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width	10271.53
a. Addition of FSI on payment of premium (IGBC)	0.00
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	5607.75
(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))	0.00
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.	10271.53
(b) Ancillary Area FSI upto 80% with payment of charges.	0.00
(c) Ancillary Area FSI upto 80% with payment of charges.	6162.92
(d) Ancillary Area FSI upto 80% or 80% with payment of charges.	6162.92
Proposed Ancillary Area	1910.00
(c) Total entitlement (a+d)	12181.53
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	12181.53
TOTAL PERMISSIBLE AREA	12181.53
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	12177.17
(ii) Commercial	0.00
(c) Total (a+b)	12177.17
16. F.S.I. Consumed (15/13) (should not be more than serial No.14	0.9996
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	2054.31
(b) Proposed	2345.17

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 RANGARAJAN

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.

Signature
Mr. Shivaji R. Mohite & Others Through POAH
M/S. TULIP INFRA Through Its Partner
Mr. Sanjay H. Varma

LEGEND

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

OWNER'S NAME: Mr. Shivaji R. Mohite & Others Through POAH
OWNER'S SIGN: M/S. TULIP INFRA Through Its Partner
Mr. Sanjay H. Varma

PROJECT: SURVEY NO : 43/10/2,43/12/1/A(P),43/14/1,43/16/1,43/16/2,43/9/2 (P), HISSA NO :
PLOT NO : CTS NO :
DESCRIPTION : VILLAGE - PUNAWALE

ARCHITECT: Usha Rangarajan
LIC. NO. - CA/90/13423,
LANDMARK DESIGN GROUP,
PLOT NO. 25, SECTOR NO. 29, SACON TEMPLE ROAD,
RAVET PRADHARBAN PUNE 412101

ARCH. SIGN:

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

INWARD NO.: **DATE:** 22 Oct. 2024
KEY NO.: **SHEET NO.:** 1 / 12