Table No. 12 O - Sanitation's Calculations (Wing - A & B)

Floor	Built-Up Area	Occupant Load Floor Area in sq.m per person	No Persons			Required Sanitation's			Proposed Sanitation's		
	0.00	0	Total	Male	Female	Male	Female		Male	Female	Shop / OFFICE
Ground Floor(shop)	874.24	3	324.75	162	162	6	11		2	2	28
MEZZANINE FLOOR	509.60	-	-	-	-	-	-		-	-	-
Total	1483.84	-	-	162	162	6	11		2	2	28

NOTE : PER SHOP 1 W.C. IS ADDITIONAL PROVISION

Table No. 12 O - Sanitation's Calculations (Commercial.)

Floor	Built-Up Area	Occupant Load Floor Area in sq.m per person	No Persons			Required Sanitation's			Proposed Sanitation's		
	0.00	0	Total	Male	Female	Male	Female		Male	Female	Shop / OFFICE
Ground Floor(shop)	757.21	3	252.40	126	126	5	8		2	2	26
MEZZANINE Floor (Shop)	418.22	6	69.70	35	35	3	4		0	0	0
1st Floor (Shop)	1046.16	6	174.36	87	87	3	4		0	0	16
2nd Floor (Shop)	1046.16	6	174.36	87	87	3	4		0	0	16
3rd Floor (Shop)	1046.16	6	174.36	87	87	3	4		0	0	16
4th Floor (Shop)	965.94	6	160.99	80	80	3	4		0	0	14
5TH Floor (Shop)	1046.16	6	174.36	87	87	3	4		0	0	16
6th Floor (Shop)	319.00	10	31.90	16	16	3	4		3	3	0
Total	6640.01			608	608	26	36		5	5	103

NOTE : PER SHOP 1 W.C. IS ADDITIONAL PROVISION

PARKING CALCULATION - COMMERCIAL & RESIDENTIAL

TYPE	CARPET AREA / FSI(M2)	TEMTS (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD.
RESIDENTIAL	40-80 (mhada)	2	16	1	8	2	16
RESIDENTIAL	40-80	2	192	1	96	2	192
RESIDENTIAL	80-150	1	0	1	0	1	0
COMMERCIAL SHOP	2378.14	100	24	2	48	6	143
RESTAURANT	164.50	50	3	1	3	8	26
COMMERCIAL OFFICE	2930.00	200	15	3	44	11	161
TOTAL REQD (NOS)			250		199		538
VISITORS PARKING 5%					5		10
TOTAL REQD (NOS)					204	549 / 6	549
Regular Total Prop (Nos)					301	91.50	0
Mhada Total Prop (Nos)					8		16

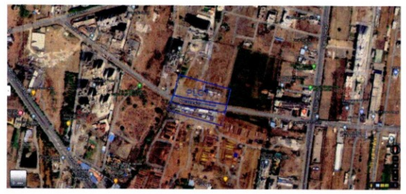
NOTE :- Reg. No. 8.1(v) Page No. 243 Composite Parking - 6 Scooter = 1 Car

EV CHARGING PROVISION FOR 20% OF TOTAL PARKING = 204+(549/6) X 0.20 = 60 NOS.

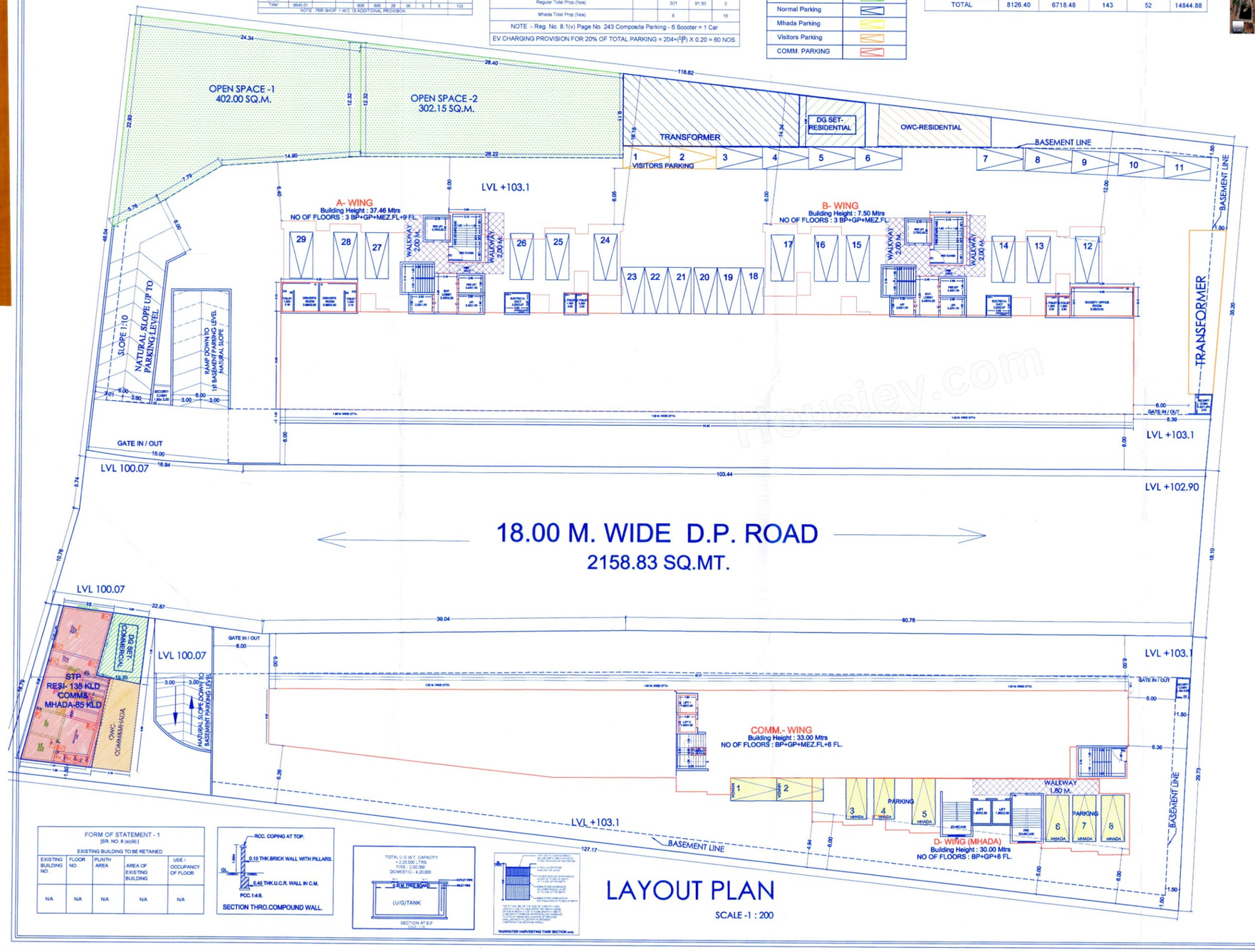
EV Charging Parking	
Normal Parking	
Mhada Parking	
Visitors Parking	
COMM. PARKING	

For of Statement 2
[Sr. No. 9 (a)] Proposed Building
BUILDING WISE FSI STATEMENT

FLOOR	COMM. FSI	RESI. FSI	SHOPS/ OFFICE	TENEMENTS	TOTAL FSI AREA
WING - A	741.92	5165.67	13	36	5907.59
WING - B	741.92	0.00	13	0	741.92
COMMERCIAL	6642.56	0.00	117	0	6642.56
WING - C (MHADA)	0.00	1552.81	0	16	1552.81
TOTAL	8126.40	6718.48	143	52	14844.88



LOCATION PLAN N.T.S.



LAYOUT PLAN

SCALE -1 : 200

Form of Statement 2
[Sr. No. 9 (a)] Proposed Building
FLOOR WISE FSI STATEMENT - A WING

FLOOR	COMM. FSI	RESI. FSI	SHOPS /OFFICE	TENEMENTS	TOTAL FSI AREA
2ND BASEMENT FLOOR	0.00	0.00	0	0	0.00
1ST BASEMENT FLOOR	0.00	0.00	0	0	0.00
GROUND FLOOR	487.12	102.09	13	0	589.21
MEZZANINE FLOOR	254.80	0.00	0	0	254.80
1st FLOOR	0.00	562.62	0	4	562.62
2nd FLOOR	0.00	562.62	0	4	562.62
3rd FLOOR	0.00	562.62	0	4	562.62
4th FLOOR	0.00	562.62	0	4	562.62
5th FLOOR	0.00	562.62	0	4	562.62
6th FLOOR	0.00	562.62	0	4	562.62
7th FLOOR	0.00	562.62	0	4	562.62
8th FLOOR	0.00	562.62	0	4	562.62
9th FLOOR	0.00	562.62	0	4	562.62
TOTAL	741.92	5165.67	13	36	5907.59

Form of Statement 2
[Sr. No. 9 (a)] Proposed Building
FLOOR WISE FSI STATEMENT - B WING

FLOOR	COMM. FSI	RESI. FSI	SHOPS /OFFICE	TENEMENTS	TOTAL FSI AREA
2ND BASEMENT FLOOR	0.00	0.00	0	0	0.00
1ST BASEMENT FLOOR	0.00	0.00	0	0	0.00
GROUND FLOOR	487.12	0.00	13	0	487.12
MEZZANINE FLOOR	254.80	0.00	0	0	254.80
TOTAL	741.92	0.00	13	0	741.92

For of Statement 2
[Sr. No. 9 (a)] Proposed Building
FLOOR WISE FSI STATEMENT - COMMERCIAL

FLOOR	COMM. FSI	SHOPS/OFFICE /RESTAURANT	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0	0.00
GROUND FLOOR	818.48	28	818.48
MEZZANINE FLOOR	451.77	0	451.77
1st FLOOR	1046.16	18	1046.16
2nd FLOOR	1046.16	18	1046.16
3rd FLOOR	1046.16	18	1046.16
4th FLOOR	965.94	16	965.94
5th FLOOR	1046.16	18	1046.16
6th FLOOR	221.73	1	221.73
TOTAL	6642.56	117	6642.56

For of Statement 2
[Sr. No. 9 (a)] Proposed Building
FLOOR WISE FSI STATEMENT - WING - D (MHADA)

FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0	0.00
GROUND FLOOR	0.00	0	0.00
MEZZANINE FLOOR	0.00	0	0.00
1st FLOOR	195.79	2	195.79
2nd FLOOR	195.79	2	195.79
3rd FLOOR	195.79	2	195.79
4th FLOOR	195.79	2	195.79
5th FLOOR	195.79	2	195.79
6th FLOOR	182.28	2	182.28
7th FLOOR	195.79	2	195.79
8th FLOOR	195.79	2	195.79
TOTAL	1552.81	16	1552.81

FORM OF STATEMENT - 1
[SR. NO. 8 (a)(ii)]
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

SECTION THRO.COMPOUND WALL.

RAINWATER HARVESTING TANK SECTION

LAYOUT

STAMP OF APPROVAL

SANCTION NO. - 1) BP/RAVET/27/2024 Date - 02/02/2024
2) BP/RAVET/32/2025 Date - 24/02/2025

sanctioned No. B.P/Ravet/60/2025
Subject to conditions mentioned in the Office Order No.
even dated 24/02/2025
Pimpri
Date 24/03/2025

Executive Engineer
Building Permission And Development Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

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

ESTD. 11/10/82 Pimpri Chinchwad Municipal Corporation Pimpri-411 018. Maharashtra

Proforma I: Area Statement

PROPOSED COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. / GAT	Drawing Sheet No.:
Stamps of Approval of Plans:	
AREA STATEMENT	
1. Area of plot (Minimum area of **a, b, c** to be considered)	
(a) As per ownership document (7/12, CTS extract)	9200.00
(b) as per measurement sheet	10034.75
(c) as per site	9200.00
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road /	2158.83
(b) Any D.P. Reservation area	0.00
(Total a+b)	2158.83
3. Balance area of plot (1-2)	7041.17
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	7041.17
6. Recreational Open space (if applicable)	
(a) Required -	704.12
(b) Proposed -	704.15
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width *(Sr. No. 8a basic FSI 1.10)*	7745.29
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone	4600.00
(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 or1.85 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) 10 = 10(a)+11(d) or 12 whichever is applicable	7745.29
i) Ancillary Area FSI upto 60% with payment of charges	3938.29
ii) Ancillary Area FSI upto 80% with payment of charges	3611.84
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	5550.13
Proposed Ancillary Area	5550.13
(c) Total entitlement (a+b)	13295.42
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width *(tas per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8*)	13295.42
TOTAL PERMISSIBLE AREA	13295.42
15. Total Built-up Area in proposal *(excluding area at Sr.No.17 b)*	
(i) Composed	0.00
(ii) Residential	0.00
(iii) Commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
(i) Residential	5165.67
(ii) Commercial	8126.64
(c) Total (a+b)	13292.31
16. F.S.I. Consumed (15/13) *(should not be more than serial No.14*	1.00
17. Area for 'Inclusive Housing, if any	
(a) Required *(20% of Sr.No.5)*	1549.06
(b) Proposed	1552.81

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. MOTI UDHARAM PUNJABI & OTHER 3, THROUGH (POAH)
M/S KNEST CONSTRUCTIONS LLP THROUGH
MR. SWAPNDEEP M. GOYAL & MR. SURENDRA J. MITTAL

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. MOTI UDHARAM PUNJABI & OTHER 3, THROUGH (POAH) M/S KNEST CONSTRUCTIONS LLP THROUGH MR. SWAPNDEEP M. GOYAL & MR. SURENDRA J. MITTAL.	

PROJECT:
SURVEY NO : 93/1/2
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION :
REGULAR TRACK, VILLAGE - RAVET

ARCHITECT:	ARCH.SIGN:
AR. USHA RANGARAJAN LANDMARK DESING GROUP LIC.NO :- CA/90/13423. PLOT NO 32 SECTOR NO 29,ISKCON TEMPLE ROAD. RAVET PRADHIKARAN PUNE 411001	

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	PCMC/0085/2023/ZONE	DATE	14-11-2024	
KEY NO.	BRAVETPRB-191/FRESH	SHEET NO.	1 / 14	

housiey.com