

Sanctioned No. B.P./Punawale/05/2024
 Subject to conditions mentioned in the
 Office Order No.
 a/c dated 17/10/2024
 Pimpri
 Date: 17/10/2024

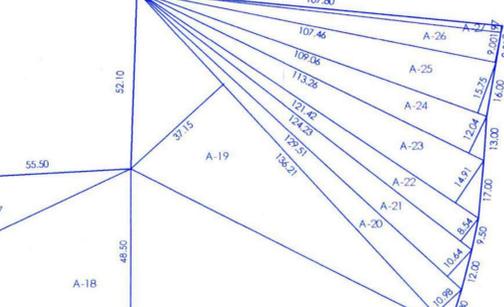
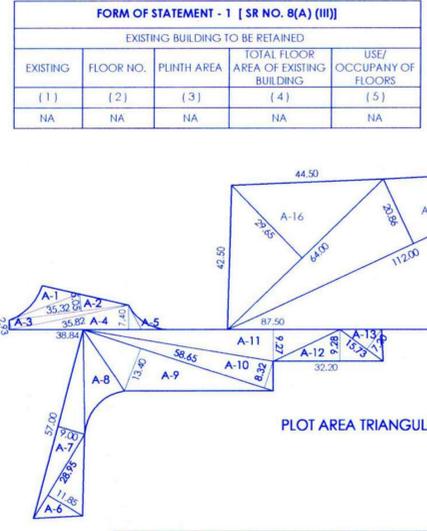


O. C. Signed by
 City Engineer

City Engineer
 Building Permission Dept.
 P.C.M.C. Pimpri, Pune-18.

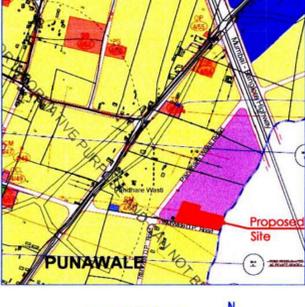
FORM OF STATEMENT - 2

BUILDING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING - A	GROUND FLOOR	501.35	0.00	
	MEZZANINE/ FIRST FLOOR	267.07	472.00	5
	SECOND FLOOR	536.02	471.97	5
	THIRD FLOOR	0.00	908.40	11
	FOURTH FLOOR	0.00	908.40	11
	FIFTH FLOOR	0.00	908.40	11
	SIXTH FLOOR	0.00	908.40	11
	SEVENTH FLOOR	0.00	908.40	11
	EIGHTH FLOOR (R)	0.00	843.66	10
	NINTH FLOOR	0.00	908.40	11
	TENTH FLOOR	0.00	908.40	11
	ELEVENTH FLOOR	0.00	908.40	11
	TWELFTH FLOOR	0.00	908.40	11
	THIRTEENTH FLOOR(R)	0.00	843.66	10
	FOURTEENTH FLOOR	0.00	908.40	11
	FIFTEENTH FLOOR	0.00	908.40	11
	SIXTEENTH FLOOR	0.00	908.40	11
	SEVENTEENTH FLOOR	0.00	908.40	11
	EIGHTEENTH FLOOR(R)	0.00	843.66	10
	NINETEENTH FLOOR	0.00	908.40	11
TWENTYTH FLOOR	0.00	908.40	11	
TWENTY FIRST FLOOR	0.00	908.40	11	
TERRACE FLOOR	0.00	0.00	0	
TOTAL		1304.44	18009.35	216



PLOT AREA CALCULATION

TRIANGLE	AREA
A-01	52.38
A-02	35.32 x 15.05 = 530.81
A-03	35.82 x 2.93 = 104.96
A-04	38.84 x 7.40 = 287.49
A-05	12.24
A-06	28.95 x 11.85 = 342.97
A-07	57.00 x 19.00 = 1083.00
A-08	130.74
A-09	58.65 x 13.40 = 785.91
A-10	58.65 x 8.32 = 488.00
A-11	87.50 x 9.27 = 810.12
A-12	32.20 x 9.28 = 298.82
A-13	15.73 x 7.20 = 113.26
A-14	40.47 x 15.57 = 629.63
A-15	40.47 x 16.67 = 674.33
TOTAL	948.80



FORM OF STATEMENT - 2

BUILDING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING - B	GROUND FLOOR	385.75	0.00	
	MEZZANINE/ FIRST FLOOR	200.95	375.79	1
	SECOND FLOOR	421.05	373.48	3
	THIRD FLOOR	0.00	702.71	7
	FOURTH FLOOR	0.00	702.71	7
	FIFTH FLOOR	0.00	702.71	7
	SIXTH FLOOR	0.00	702.71	7
	SEVENTH FLOOR	0.00	702.71	7
	EIGHTH FLOOR (R)	0.00	637.06	6
	NINTH FLOOR	0.00	702.71	7
	TENTH FLOOR	0.00	702.71	7
	ELEVENTH FLOOR	0.00	702.71	7
	TWELFTH FLOOR	0.00	702.71	7
	THIRTEENTH FLOOR(R)	0.00	637.06	6
	FOURTEENTH FLOOR	0.00	702.71	7
	FIFTEENTH FLOOR	0.00	702.71	7
	SIXTEENTH FLOOR	0.00	702.71	7
	SEVENTEENTH FLOOR	0.00	702.71	7
	EIGHTEENTH FLOOR(R)	0.00	637.06	6
	NINETEENTH FLOOR	0.00	702.71	7
TWENTYTH FLOOR	0.00	702.71	7	
TWENTY FIRST FLOOR	0.00	702.71	7	
TERRACE FLOOR	0.00	0.00	0	
TOTAL		1007.75	13903.81	134

FORM OF STATEMENT - 2

BUILDING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING - C	GROUND FLOOR	406.60	0.00	
	MEZZANINE/ FIRST FLOOR	215.17	373.96	3
	SECOND FLOOR	450.08	373.99	3
	THIRD FLOOR	0.00	707.32	7
	FOURTH FLOOR	0.00	707.32	7
	FIFTH FLOOR	0.00	707.32	7
	SIXTH FLOOR	0.00	707.32	7
	SEVENTH FLOOR	0.00	707.32	7
	EIGHTH FLOOR (R)	0.00	642.04	6
TERRACE FLOOR	0.00	0.00	0	
TOTAL		1071.85	4926.59	47

PARKING CALCULATION (NON-CONGESTED)

TYPE	CARPET AREA/FSI	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	>150	1	0	2	0	1	0
RESIDENTIAL	80 - <150	1	38	1	38	1	38
RESIDENTIAL	40 - <80	2	359	1	180	2	359
RESIDENTIAL	30 - <40	2	0	1	0	2	0
RESIDENTIAL	0 - <30	2	0	0	0	2	0
COMMERCIAL	100		3384.04	2	68	6	203
TOTAL REQD. (NOS)					297	620	
ADDITION 5% VISITORS PARKING					11	20	
TOTAL REQD. AREA					4450.00	1426.00	
TOTAL PROP. (NOS)					312	802	
TOTAL PROP. AREA					4354.00		

OPEN SPACE AREA 01 TRIANGULATION (SCALE - 1:1000)

TRIANGLE	AREA
A-01	34.26 x 10.15 = 347.87
A-02	42.04 x 9.33 = 392.32
A-03	42.04 x 10.16 = 426.52
A-04	42.87 x 6.11 = 261.94
A-05	42.87 x 16.00 = 685.92
TOTAL	1057.48

OPEN SPACE AREA 02 TRIANGULATION (SCALE - 1:1000)

TRIANGLE	AREA
A-01	31.06 x 14.96 = 464.82
A-02	31.06 x 14.60 = 453.48
TOTAL	918.30

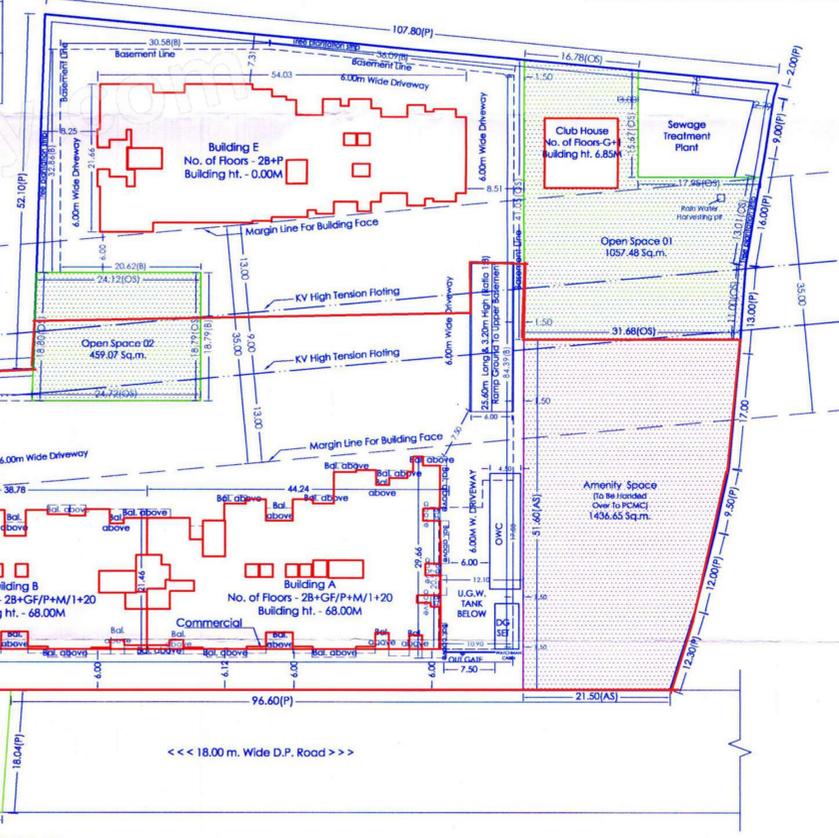
PROPOSED - BUILDING WISE FSI STATEMENT

BUILDING/ WING	COMMERCIAL	RESIDENTIAL	SURRENDER AREA	TENEMENTS	TOTAL P-LINE AREA
A-WING	1304.44	18009.35	N.A.	216	19313.79
B-WING	1007.75	13903.81	N.A.	134	14911.56
C-WING	1071.85	4926.59	N.A.	47	5998.44
TOTAL	3384.04	36839.75	N.A.	397	40223.79

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
COMM. (GR+M)	1976.89/3 x 45 = 29653.35Ltrs.	
COMM. (UF)	1407.15/6 x 45 = 10553.63Ltrs.	
RESIDENTIAL - 397(1) x 5 x 135 = 267975.00Ltrs		
RESL. + COMM.	308181.98	383700.00
FIRE REQ.	75000.00	
TOTAL	383181.98	
RESL. + COMM.	462272.97	844725.00
FIRE REQ.	100000.00	
TOTAL	562272.97	

APPLIED UNDER THIS APPLICATION
WING A, B, C & D (PROPOSED)



AREA STATEMENT

Sl. No.	DESCRIPTION	SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	17176.22
(a)	As per ownership document (7/12, CTS extract)	17223.00
(b)	As per measurement sheet	17176.22
(c)	As per site	17245.45
2	Deductions for	
(a)	Prop. D.P./D.P. Road widening Area/Service Road/ Highway widening	2809.67
(b)	Any D.P. Reservation area	0.00
(c)	Total a+b	2809.67
3	Balance area of plot (1-2)	14366.55
4	Amenity Space (if applicable)	
(a)	Required -	1436.65
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	1436.65
5	Net Plot Area (3-4)	12929.90
6	Recreational Open space (if applicable)	
(a)	Required -	1292.99
(b)	Proposed -	1516.55
7	Internal Road area	
8	Plotable area (if applicable)	
9	Build up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI)	14222.89
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - 0.5 based on road width / 100 Zone.	8588.11
(b)	Proposed FSI on payment of premium.	3919.53
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road (2.0 X Sr. No. 2 (a)), if any	5618.50
(b)	In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr. No. 4 (b) and for (c)).	1436.65
(c)	TDR area	0.00
(d)	Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	7055.15
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	
(a)	9 + 10(b)+11(d) or 12 whichever is applicable.	25187.57
(b)	Ancillary Area FSI upto 60% or 80% with payment of charge	15494.55
(c)	Proposed Ancillary Area FSI	15026.22
(d)	Total entitlement (a+c)	40223.79
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	
(a)	Proposed Built-up Area (as per P-Line)	36839.75
(b)	Residential	3384.04
(c)	Commercial	40223.79
(d)	Total	40223.79
15	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.00
16	Area for inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	0.00
(b)	Proposed	0.00

PROPOSED BUILDING FSI

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSION OF SIDES, ETC. OF PLOT IS STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME 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.

MR. NARESHKUMAR R. PATEL

LEGEND

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

TITLE
 PROPOSED COMMERCIAL & RESIDENTIAL BUILDING
 AT S.NO. 14/4(P), 14/6(P), 14/10(P), 14/12 & 15/2(P), PUNAWALE, PUNE.

OWNER
 PRAKASH R. PANDHARE OTHERS THROUGH P.O.A.H. NEXUS INFRASTRUCTURE THROUGH MR. NARESHKUMAR PATEL

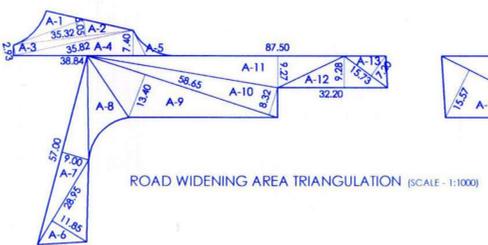
Architect VISHAL N. BAFNA
 ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANT
 REDAR APT., 28/1(A/1), SUDARSHANNAGAR, CHENNAI-600 033
 CONTACT: 0942204344, e-mail:staff@kaparachona@gmail.com

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

INWARD NO. INWD/WDB/PV/PR852/0009/21 **DATE** 04-10-2023
KEY NO. **SHEET NO.** 01 / 16

AMENITY AREA CALCULATION

TRIANGLE	AREA
A-01	0.5 x 31.68 x 2.16 = 34.21
A-02	0.5 x 35.60 x 15.09 = 268.60
A-03	0.5 x 39.92 x 7.94 = 158.48
A-04	0.5 x 47.28 x 8.66 = 204.72
A-05	0.5 x 55.71 x 8.22 = 228.97
A-06	0.5 x 51.60 x 21.00 = 541.80
TOTAL	1436.79



ROAD WIDENING - AREA CALCULATION

TRIANGLE	AREA
A-01	52.38
A-02	0.5 x 35.32 x 5.05 = 89.18
A-03	0.5 x 35.82 x 2.93 = 52.48
A-04	0.5 x 38.84 x 7.40 = 143.71
A-05	12.24
A-06	0.5 x 28.95 x 11.85 = 171.53
A-07	0.5 x 57.00 x 9.00 = 256.50
TOTAL	2809.67

A-08	0.5 x 58.65 x 13.40 = 392.96
A-09	0.5 x 58.65 x 8.32 = 243.98
A-10	0.5 x 87.50 x 9.27 = 405.56
A-11	0.5 x 32.20 x 9.28 = 149.41
A-12	0.5 x 15.73 x 7.20 = 56.63
A-13	0.5 x 40.47 x 15.57 = 315.06
A-14	0.5 x 40.47 x 16.67 = 337.32
TOTAL	2809.67