

Sanctioned No. B.P / Rave/152/2024
 Subject to conditions mentioned in the
 Office Order No. 28106/2023
 Pimpri
 Date 28/06/2024



O. C. Signed by
 City Engineer

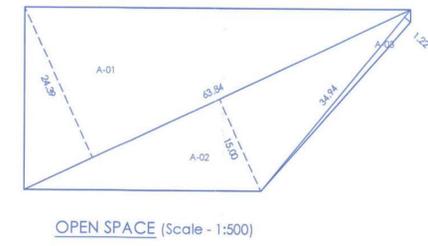
(Signature)
 City Engineer
 Building Permission Dept.
 P.C.M.C., Pimpri, Pune-18.



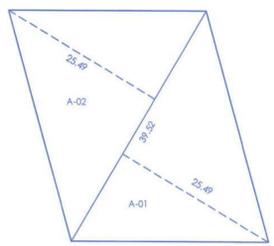
LOCATION MAP

FORM OF STATEMENT - 2				
BUILDING/ WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
		WING - M1 (COMMERCIAL)	GROUND FLOOR	
	MEZZANINE FLOOR	191.15	0.00	0
	FIRST FLOOR	586.50	0.00	0
	SECOND FLOOR	586.50	0.00	0
	THIRD FLOOR	586.50	0.00	0
	FOURTH FLOOR	586.50	0.00	0
	FIFTH FLOOR	524.70	0.00	0
	SIXTH FLOOR	524.70	0.00	0
	SEVENTH FLOOR	174.12	0.00	0
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	4151.77	0.00	0

FORM OF STATEMENT - 2					
BUILDING/ WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE			TENEMENTS
		COMMERCIAL	RESIDENTIAL	MHADA	
		WING - M (MHADA)	PARKING FLOOR	0.00	
	FIRST FLOOR	0.00	0	428.15	6
	SECOND FLOOR	0.00	0	428.15	6
	THIRD FLOOR	0.00	0	428.15	6
	FOURTH FLOOR	0.00	0	428.15	6
	FIFTH FLOOR	0.00	-	428.15	6
	SIXTH FLOOR	0.00	-	428.15	6
	TERRACE FLOOR	0.00	-	0.00	0
	TOTAL	0.00	0.00	2568.90	36



OPEN SPACE (Scale - 1:500)



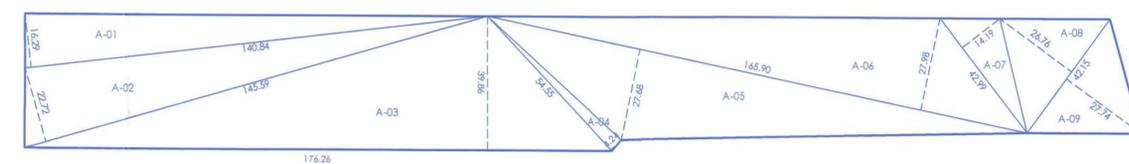
ROAD WIDENING (Scale - 1:500)

OPEN SPACE AREA CALCULATION				
TRIANGLE	BASE	HEIGHT	AREA	TOTAL
A-01	0.5 x 63.84	24.39	778.53	
A-02	0.5 x 63.84	15.00	478.80	
A-03	0.5 x 34.94	1.22	21.35	
TOTAL			1278.68	

ROAD WIDENING AREA CALCULATION				
TRIANGLE	BASE	HEIGHT	AREA	TOTAL
A-01	0.5 x 39.52	25.49	503.68	
A-02	0.5 x 39.52	25.49	503.68	
TOTAL			1007.36	

FORM OF STATEMENT - 2				
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
		WING A (ORCHID)	GROUND FLOOR	
	FIRST FLOOR	0	492.83	4
	SECOND FLOOR	0	492.83	4
	THIRD FLOOR	0	492.83	4
	FOURTH FLOOR	0	492.83	4
	FIFTH FLOOR	0	492.83	4
	SIXTH FLOOR	0	443.61	4
	SEVENTH FLOOR	0	492.83	4
	EIGHTH FLOOR	0	492.83	4
	NINTH FLOOR	0	492.83	4
	TERRACE FLOOR	0	0	0
	TOTAL	0.00	4386.25	36

FORM OF STATEMENT - 2					
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE			TENEMENTS
		COMMERCIAL	RESIDENTIAL	MHADA	
		WING C (ROSE)	GROUND FLOOR	0	
	FIRST FLOOR	0	331.41	2	
	SECOND FLOOR	0	331.41	2	
	THIRD FLOOR	0	492.83	4	
	FOURTH FLOOR	0	492.83	4	
	FIFTH FLOOR	0	492.83	4	
	SIXTH FLOOR	0	443.61	4	
	SEVENTH FLOOR	0	492.83	4	
	EIGHTH FLOOR	0	492.83	4	
	NINTH FLOOR	0	492.83	4	
	TERRACE FLOOR	0	0	0	
	TOTAL	0.00	4063.41	32	



PLOT AREA (Scale - 1:1000)

FORM OF STATEMENT - 2				
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
		WING B (SUNFLOWER)	GROUND FLOOR	
	FIRST FLOOR	0	284.16	2
	SECOND FLOOR	0	492.83	4
	THIRD FLOOR	0	492.83	4
	FOURTH FLOOR	0	492.83	4
	FIFTH FLOOR	0	492.83	4
	SIXTH FLOOR	0	443.61	4
	SEVENTH FLOOR	0	492.83	4
	EIGHTH FLOOR	0	492.83	4
	TERRACE FLOOR	0	0	0
	TOTAL	0.00	3548.72	28

FORM OF STATEMENT - 2					
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE			TENEMENTS
		COMMERCIAL	RESIDENTIAL	MHADA	
		WING D (JASMINE)	GROUND FLOOR	0	
	FIRST FLOOR	0	492.83	4	
	SECOND FLOOR	0	492.83	4	
	THIRD FLOOR	0	492.83	4	
	FOURTH FLOOR	0	492.83	4	
	FIFTH FLOOR	0	492.83	4	
	SIXTH FLOOR	0	443.61	4	
	SEVENTH FLOOR	0	492.83	4	
	EIGHTH FLOOR	0	492.83	4	
	NINTH FLOOR	0	492.83	4	
	TERRACE FLOOR	0	0	0	
	TOTAL	0.00	4386.25	36	

FORM OF STATEMENT - 1 [Sr no. 8(a) (iii)]				
EXISTING BUILDING TO BE RETAINED				
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/ Occupancy of floors
(1)	(2)	(3)	(4)	(5)
NA	NA	NA	NA	NA

PLOT AREA CALCULATION				
TRIANGLE	BASE	HEIGHT	AREA	TOTAL
A-01	0.5 x 140.84	16.29	1147.14	
A-02	0.5 x 145.59	22.72	1653.90	
A-03	0.5 x 176.26	39.86	3512.86	
A-04	0.5 x 54.55	4.24	116.61	
A-05	0.5 x 166.90	27.68	2296.06	
A-06	0.5 x 166.90	27.98	2320.94	
A-07	0.5 x 42.99	14.19	305.01	
A-08	0.5 x 42.15	26.76	563.97	
A-09	0.5 x 42.15	27.74	584.52	
TOTAL			12500.00	

ANCILLARY FSI CALCULATION :
 COMMERCIAL AREA = 4151.77
 ANCILLARY FSI = 1.8
 THEREFORE, 4151.77 x 1.8 = 7473.19
 2306.54 x 0.8 = 1845.23
 COMM. PERM. ANCILLARY = 1845.23
 PERM. B.U.P. - (COMM. B.U.P./1.8)
 12549.50 - 2306.54 = 10242.96
 RESI. PERM. ANCILLARY = 10242.96 x 0.6 = 6145.78
 RESI. PERM. ANCILLARY = 6145.78
 TOTAL PERM. ANCILLARY = 1845.23 + 6145.78 = 7991.01

WATER REQUIREMENT				
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)		
COMM. (GR) - 582.25/3 x 45 = 8733.75				
COMM. (UF) - 3569.52/6 x 45 = 26771.40				
RESI. (D) - 168(7) x 5 x 135 = 113400.00				
RESI. + COMM.	148915.00			
FIRE REG.	135000.00	428231.00		
TOTAL	283915.00			
RESI. + COMM.	297830.00			
FIRE REG.	250000.00	675000.00		
TOTAL	547830.00			

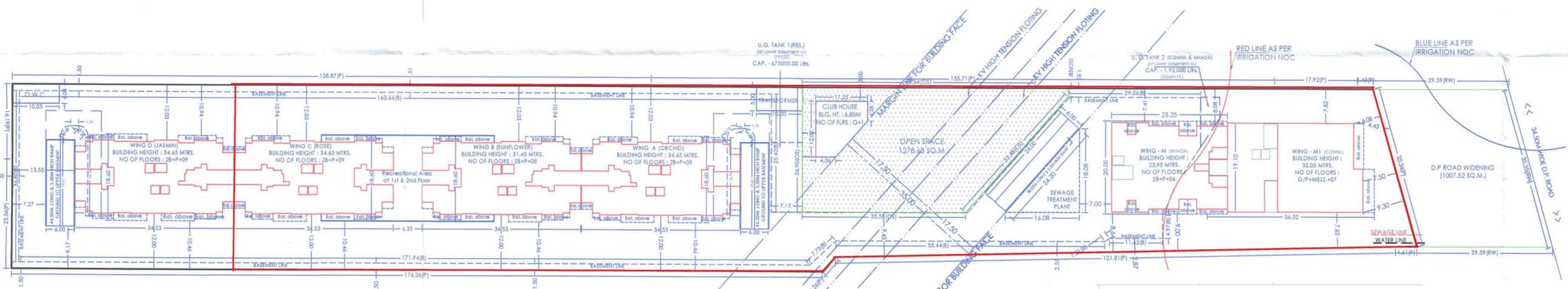
PARKING CALCULATION (NON-CONGESTED)						
TYPE	CARPET AREA/ UNIT	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	BY RULE	REQD.
RESIDENTIAL	>150	1	0	2	0	3
RESIDENTIAL	80 - <150	1	0	1	0	3
RESIDENTIAL	40 - <80	2	168	1	84	5
RESIDENTIAL	30 - <40	2	0	1	0	2
RESIDENTIAL	0 - <30	2	0	0	0	2
ADDITIONAL VISITORS PARKING					5	21
TOTAL REQD. (NOS)					173	693
TOTAL REQD. AREA			2162.50			1386.00
TOTAL PROP. (NOS)			200			695
TOTAL PROP. AREA			3890.00			

PROPOSED - BUILDING WISE FSI STATEMENT					
BUILDING/ WING	FSI AREA AS PER P-LINE		SURRENDER AREA	TENEMENTS	TOTAL P-LINE AREA
	COMMERCIAL	RESIDENTIAL			
WING M1 (COMMERCIAL)	4151.77	0.00	0.00	0	4151.77
WING M (MHADA)	0.00	0.00	2568.90	36	2568.90
WING A (ORCHID)	0.00	4386.25	0.00	36	4386.25
WING B (SUNFLOWER)	0.00	3548.72	0.00	28	3548.72
WING C (ROSE)	0.00	4063.41	0.00	32	4063.41
WING D (JASMINE)	0.00	4386.25	0.00	36	4386.25
TOTAL	4151.77	16384.63	2568.90	168	23105.30

ADDITIONAL AREA REQUIRED AS PER 9.31				
	Required	Proposed		
	Tenement	Area(sq.m.)	Tenement	Area(sq.m.)
Society Office	upto 100	20.00		
	401-700	40.00		61.41
	upto 100	20.00		
Creche	101-400	40.00		61.41
	401-700	60.00		
	upto 100	20.00	168	61.41
	101-400	40.00		
	401-700	60.00		
	upto 100	3.00		
Sanitary Block	101-300	6.00		14.16
	301-500	9.00		
	upto 100	12.00		
Driver's room	101-400	22.00		25.39
	401-700	32.00		

ELECTRICAL VEHICLES
 Electrical vehicles reqd. 20% of prop. cars
 20% of 200 = 40
 Prop. electrical vehicle = 41

FSI DETAILS		
Wing M1 (Comm)	4151.77	Sq-m
Wing M (Mhada)	2568.90	Sq-m
Wing A (Orchids)	4386.25	Sq-m
Wing B (Sunflower)	3548.72	Sq-m
Wing C (Rose)	4063.41	Sq-m
TOTAL	18719.05	Sq-m



LAYOUT PLAN (Scale - 1:500)

PROJECT LAND AREA UNDER THIS REGISTRATION - 7525.13 SQ-M MAKR IN RED

AREA STATEMENT		SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	12416.00
(a)	As per ownership document (7/12, CTS extract)	12416.00
(b)	As per measurement sheet	12500.00
(c)	As per site	12720.00
2	Deductions for	
(a)	Prop. D.P./ D.P. Road widening Area/Service Road/ Highway widening	1007.36
(b)	Any D.P. Reservation area	0.00
(Total a+b)		1007.36
3	Balance area of plot (1-2)	11408.64
4	Amenity space (if applicable)	
(a)	Required -	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	0.00
5	Net Plot Area (3-4 (c))	11408.64
6	Recreational Open space (if applicable)	
(a)	Required -	1140.86
(b)	Proposed -	1278.68
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 (Sr. No. 5 & basic FSI)	12549.50
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - 0.5 based on road width / TOD zone.	0.00
(b)	Proposed FSI on payment of premium.	0.00
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. read [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)).	0.00
(c)	TDR area	0.00
(d)	Total In-situ / TDR loading proposed [(1) (a)+(b)+(c)]	0.00
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+11(a)] or 12 whichever is applicable.	12549.50
(b)	Ancillary Area FSI upto 60% or 80% with payment of charge	7991.01
(c)	Proposed Ancillary Area FSI	7986.90
(d)	Total entitlement (a+b)	20540.51
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	1.70
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a)	Proposed Built-up Area (as per P-Line)	16384.63
(i)	Residential	4151.77
(ii)	Commercial	20536.40
(b)	Total	1.70
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.70