

BUILDING WISE FSI STATEMENT :

BUILDING NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
A	0	10483.52	93	10483.52
B	0	0.00	0	0.00
C (MhAdp)	371.12	1934.38	24	2305.50
TOTAL	371.12	12417.90	117	12789.02

FLOOR WISE FSI STATEMENT : A BUILDING

FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	0.00	0.00	0	0.00
PODIUM FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	887.28	7	887.28
SECOND FLOOR	0.00	887.28	8	887.28
THIRD FLOOR	0.00	887.28	8	887.28
FOURTH FLOOR	0.00	887.28	8	887.28
FIFTH FLOOR	0.00	887.28	8	887.28
SIXTH FLOOR	0.00	805.36	7	805.36
SEVENTH FLOOR	0.00	887.28	8	887.28
EIGHTH FLOOR	0.00	887.28	8	887.28
NINTH FLOOR(RECREATIONAL)	0.00	0.00	0	0.00
TENTH FLOOR	0.00	805.36	7	805.36
ELEVENTH FLOOR	0.00	887.28	8	887.28
TWELFTH FLOOR	0.00	887.28	8	887.28
THIRTEENTH FLOOR	0.00	887.28	8	887.28
TERRACE FLOOR	0.00	0.00	0	0.0000
TOTAL	0.00	10483.52	93	10483.52

FLOOR WISE FSI STATEMENT : B BUILDING

FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	0.00	0.00	0	0.00
PODIUM FLOOR	0.00	0.00	0	0.00
TERRACE FLOOR	0.00	0.00	0	0.0000
TOTAL	0.00	0.00	0	0.00

FROM OF STATEMENT 2 (PROPOSED BUILDING) (Sr. No. 9(a))

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF TOTAL FLOOR AS PER OUTER CONSTRUCTION LINE	TOTAL TENEMENTS
BUILDING-A	B+P+PODIUM+13	10483.52	93
BUILDING-B	B+P+PODIUM+0	0.00	0
BUILDING-C	B+G+07	2305.50	24
TOTAL		12789.02	117

FLOOR WISE FSI STATEMENT : C BUILDING / MhAdp

FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	248.86	28.13	0	276.99
FIRST FLOOR	122.26	28.13	0	150.39
SECOND FLOOR	0.00	313.02	4	313.02
THIRD FLOOR	0.00	313.02	4	313.02
FOURTH FLOOR	0.00	313.02	4	313.02
FIFTH FLOOR	0.00	313.02	4	313.02
SIXTH FLOOR	0.00	313.02	4	313.02
SEVENTH FLOOR	0.00	313.02	4	313.02
TERRACE FLOOR	0.00	0.00	0	0.0000
TOTAL	371.12	1934.38	24	2305.50

PARKING AREA STATEMENT

SIZE OF TENEMENT	PROP. TENE.	PARKING REQ FOR EVERY		TOTAL REQ	CAR	SCOOTER
		BY RULE	TOTAL REQ			
30 - 40	0	1	2	0.00	0	0
40 - 80	69	1	2	34.50	35	69
80 - 150	48	1	1	48.00	48	48
ABOVE 150	0	1	3	0.00	0	0
TOTAL						
(FOR SHOP & OTHER COMM.) FOR EVERY 100.00 Sqm. CARPET	433.70	2	6	4.34	9	26
TOTAL VISITORS PARKING (5%)					5	6
TOTAL REQUIRED PARKING					97	149
TOTAL AREA (SQM.)				1212.50		298.00
TOTAL PROVIDED					142	275

E.V CAR PARKING 20 REQUIRED 26 PROVIDED
COMM. CAR PARKING. 09 REQUIRED 09 PROVIDED
VISITOR CAR PARKING. 05 REQUIRED 06 PROVIDED
MhADA CAR PARKING. 12 REQUIRED 12 PROVIDED

MhADA AREA STATEMENT
 MIN. REQUIRED AREA 1922.80
 PROPOSED AREA 1934.38
 MhADA TOTAL TEN. NO. 24

WATER REQUIREMENT

O.H.W. TANK	TENE.	PER-SON	TOTAL PERSON	REQ.	PROP.		
RESIDENTIAL	117	X	5	585	X 135	78975	78975
COMM.			104	X 45	4680	4680	
FOR FIRE					35000	35000	
TOTAL					118655	118655	
U.G.W. TANK			83655	X 2.0	167310	167310	
FOR FIRE					60000	60000	
TOTAL					217310	217310	

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

DESCRIPTION	PROP. NO. OF TENEMENT	REQUIRED AREA	PROPOSED AREA
SOCIETY OFFICE		40.00 sqm	A Build 1ST FLOOR 40.00 sqm
SANITARY BLOCK	117	09.00 sqm	A Build 1ST FLOOR 09.00 sqm
DRIVER ROOM		22.00 sqm	A Build 1ST FLOOR 22.00 sqm

FROM OF STATEMENT 1 (EXISTING BUILDING TO BE RETAINED) (Sr. No. 8(a) (iii))

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCY OF FLOORS.
NA	NA	NA	NA	NA

FORM OF STATEMENT 3 (SR. NO. 9(g))
 AREA DETAILS OF APARTMENT

BLDG. NAME	FLOOR NO.	FLAT NO.	CARPET AREA (Sq.m.)	AREA OF MEZZANIN E/FIS/ ENCL. BAL C (Sq.m.)	AREA OF OPENDRY BALC./SIT-OUT (Sq.m.)
C	GROUND FLOOR	Shop 01	56.70	27.54	0.00
		Shop 02	35.18	17.08	0.00
		Shop 03	59.06	28.69	0.00
		Shop 04	35.18	17.08	0.00
		Shop 05	32.03	15.55	0.00
	Typical- 2nd, 3rd, 4th, 5th, 6th, 7th floor	201,301,401,501,601,701	49.86	6.82	8.37
		202,302,402,502,602,702	49.86	6.82	8.37
		203,303,403,503,603,703	49.94	6.74	8.37
		204,304,404,504,604,704	49.94	6.74	8.37

Table No. 12-O- SANITATION FOR BUILDING C (AS PER NEW RULE)

BUILDING USE	RULE NAME	Public Toilet for Floating Population		Required		Proposed
		Male	Female	Male	Female	
COMMERCIAL	No. Of Persons	(248.86/3)+(228.86/6)= 121.09 Total =121 persons, Male = 60 Female =61				
	Water Closet	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)	2	2	4
	Urinal	1 per 50		2	-	2

REFUGE AREA STATEMENT

BUILDING NAME	REQ.	PRPO.
A (6th,10th FLOOR)	68.07	79.70

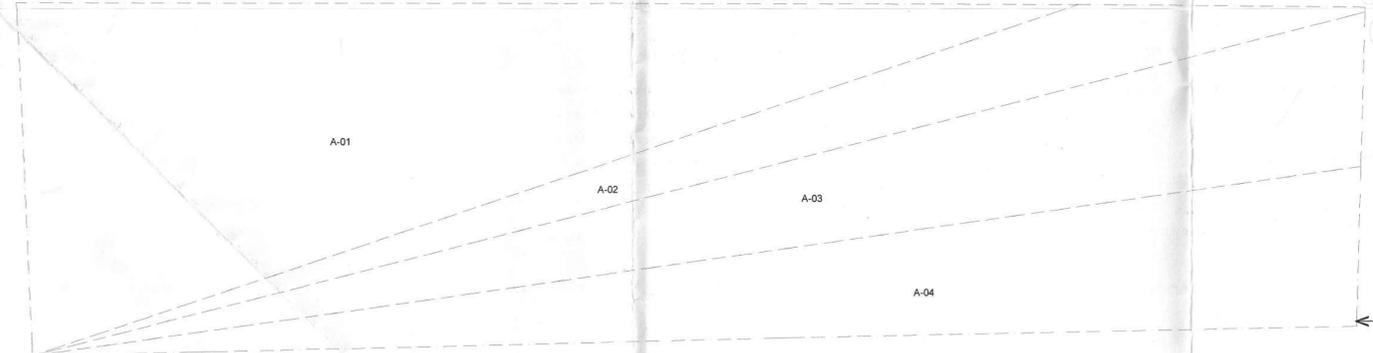
REQUIRED REFUGE AREA:-
 REFUGE AREA OF 15 SQ M OR AN AREA EQUIVALENT TO 0.30 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS

OCCUPANT LOAD:- Building-A
 Three Consecutive Floors B-up Area / 12.50 = 887.28 x 3 (Floors) = 2661.84 Sqm.
 = 2661.84 / 12.50 = 212.94(Person)
 = 212.94 x 0.30 = 63.88 Sqm.
 For Handicapped Person= 1.00 Sqm. For 200 Person = 10483.52/12.50 = 838.68(Person)
 = 838.68 - 200 = 4.19 Sqm.
 Reqd. Refuge Area = 63.88 + 4.19 = 68.07 Sqm.
 Provided Refuge Area = 79.70 Sqm.

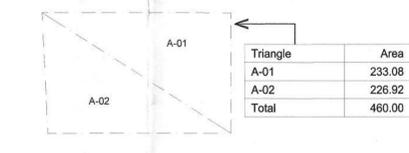
FORM OF STATEMENT 3 (SR. NO. 9(g))
 AREA DETAILS OF APARTMENT

BLDG. NAME	FLOOR NO.	FLAT NO.	CARPET AREA (Sq.m.)	AREA OF ENCL. BALCONY (Sq.m.)	AREA OF OPENDRY BALC./TERRACE (Sq.m.)
A	TYPICAL- 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH FLOOR	101,201,301,401,501,601,701,801,1001,1101,1201,1301	92.83	7.15	10.18
		102,202,302,402,502,602,702,802,1002,1102,1202,1302	92.83	7.15	10.18
		203,303,403,503,603,703,803,1003,1103,1203,1303	66.64	2.78	10.15
		704,804,1004,1104,1204,1304	59.96	2.78	7.92
		105,205,305,405,505,605,705,805,1005,1105,1205,1305	83.67	5.78	9.40
	TYPICAL- 12TH, 13TH FLOOR	106,206,306,406,506,606,706,806,1006,1106,1206,1306	83.67	5.78	9.40
		107,207,307,407,507,607,707,807,1007,1107,1207,1307	59.96	2.78	7.92
		108,208,308,408,508,608,708,808,1008,1108,1208,1308	66.64	2.78	10.15

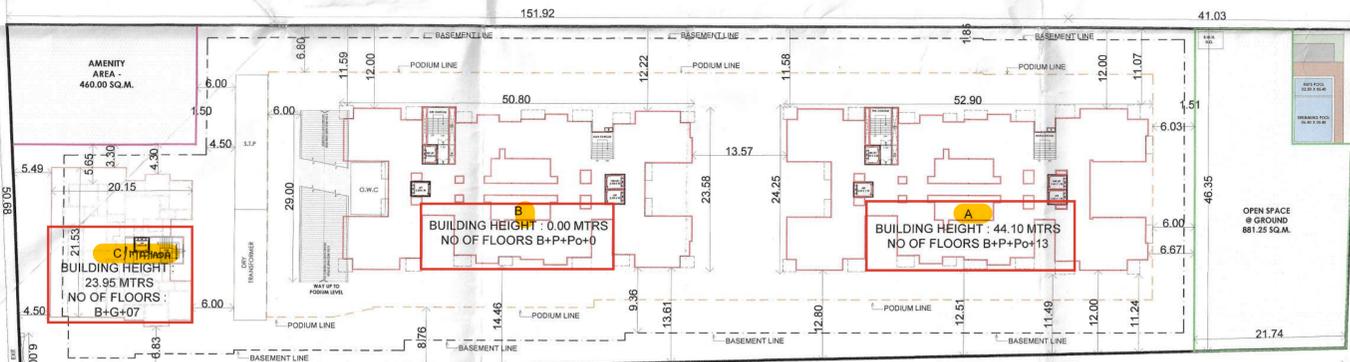
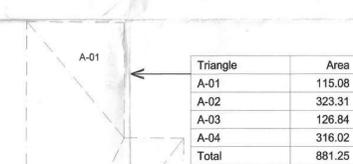
TRIANGULATION FOR PLOT



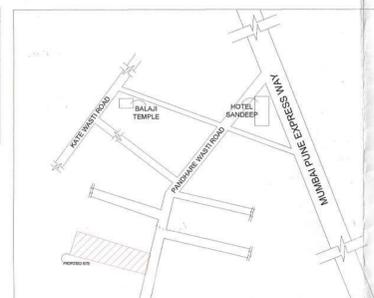
TRIANGULATION FOR AMENITY SPACE



TRIANGULATION FOR OPEN SPACE



LAYOUT PLAN
 (SCALE - 1:500)



LOCATION PLAN
 (SCALE - N.T.S.)

STAMP OF APPROVAL 01/08

Sanctioned No. B.P. / Puna/val/15/10
 Subject to conditions mentioned in the Office Order No. 21/02/2025
 Pimpri
 Date: 21/02/2025

(Signature)
 Building Permission and Unauthorised Building Construction Control Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri-411 016

(Signature)
 City Engineer
 Building Permission Dept
 P.C.M.C., Pimpri-411 016

A. AREA STATEMENTS

AREA OF PLOT (MINIMUM CONSIDERED)	SQ.MT.
1. AREA OF PLOT (MINIMUM CONSIDERED)	9200.00
A) AS PER OWNERSHIP DOCUMENT (712 CTS EXTRACT)	9200.00
B) AS PER DEMARCATION SHEET	9212.66
C) AS PER SITE	9212.66
2. DEDUCTIONS FOR:-	
(a) Proposed D.P./D.P. RW Area /Service Road/Highway	0
(b) Any DP Reservation	0
TOTAL (a+b)	0.00
3. BALANCE AREA OF PLOT (1-2)	9200.00
4. AMENITY SPACE (if applicable)	0.00
(a) REQUIRED	460.00
(b) ADJUSTMENT OF 2(B), IF ANY-	0.00
(c) BALANCE PROPOSED	460.00
5. NET AREA OF THE PLOT (3-4(c))	8740.00
6. RECREATIONAL OPEN SPACE	
(a) OPEN SPACE (REQUIRED)	874.00
(b) OPEN SPACE (PROPOSED)	881.25
7. INTERNAL ROAD AREA	0.00
8. PLOTTABLE AREA (if applicable)	0.00
BUILTUP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (Sr.No.5x Basic F.S.I x 1.10)	9614.00
10. ADDITION OF FSI ON PAYMENT PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI-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. ROAD(2.0 X Sr.No.2(a))	0.00
(b) IN-SITU AREA AGAINST AMENITY SPACE HAND OVER (2.00 or 1.85 X Sr.No.4(b) and/or (c))	0.00
(c) IN-SITU F.S.I/TDR LOADING	0.00
(e) TOTL IN-SITU /TDR LOADING PROPOSED	0.00
(11 (a)+(b)+(c)+(d))	0.00
12. ADDITIONAL FSI UNDER CHAPTER 7	
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) (9+10(b) +11(d) or 12) WHICHEVER APPLICABLE	9614.00
(b) ANCILLARY AREA FSI (60% FOR COMM.)	164.94
(c) ANCILLARY AREA FSI (60% FOR RESI) (PER. 5615.83)	1076.53
(d) TOTAL ENTITLEMENT (a+b+c)	10855.48
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)x1.6 or 1.8)	2.5X Ancillary
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
(a) EXISTING AREA	0.00
(b) PROPOSED RESIDENTIAL AREA	12417.90
(c) PROPOSED COMMERCIAL AREA	371.12
TOTAL PROPOSED AREA (a+b+c) With Mhada	12789.02
TOTAL PROPOSED AREA (a+b+c) Without Mhada F.S.I. CONSUMED (151/3) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.)	10854.64
16. AREA FOR INCLUSIVE HOUSING, IF ANY	
(A) REQUIRED (20% OF SR.NO.5)	1922.80
(B) PROPOSED	1934.38

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT 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.

LEGEND

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

OWNER'S DECLARATION
 I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY P.M.H.A. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

H. OWNER'S /DEVELOPER NAME AND SIGNATURE :-

Shri. Harilal Lakhmichand Hinduja & Others 4,
 Through P.O.A.H. M/s. Shri. Balaji Associates,
 Through Shri. Harilal Lakhmichand Hinduja & Others 4

I. PROJECT :- RESIDENTIAL & COMMERCIAL

VILLAGE :- PUNAVALE , TAL :- MULASHI
 S.NO. :- 15/2 (P)

Discrepancy :- REGULAR TRACK

Mahendra Thakur
 24/2024/24949
 Office No. 3 & 4, Ground Floor,
 MSR Capital Building,
 Sankar Chawl, Pimpri Court Road,
 Pimpri, Pimpri Chinchwad,
 Maharashtra - 411016
 Email :- info@search.in

SCALE	DRG.NO.	DRAWN BY	CHECKED BY
1:100	0057-B	SAYALI	MAHENDRA
INWARD NO.	DATE		
	12.12.2024		
KEY NO.	SHEET NO.		
	01/08		

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