

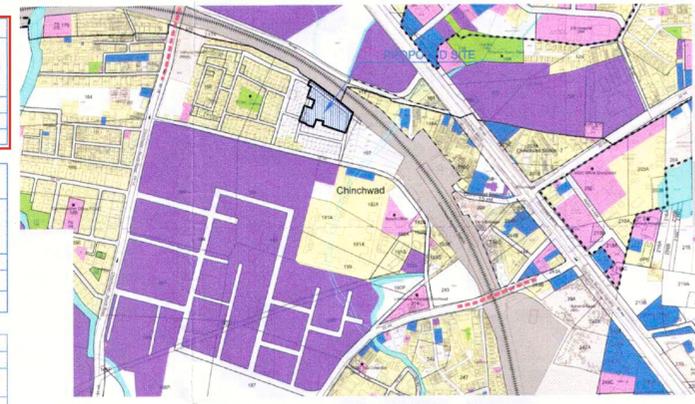
Sanctioned No. B.P. Chinchwad/3/2025  
 Subject to conditions mentioned in the  
 Office Order No. 29/3/2025  
 Pimpri  
 Date 29/3/2025

  
 O. C. Signed by  
 City Engineer

BUILDING WISE F.S.I. STATEMENT					
BUILDING / TOWER	FSI AREA			TENEMENTS	
	RESIDENTIAL AREA	LIFT	FIRE LIFT		
TOWER - A	11902.39	14.25	5.29	171.20	102
TOWER - B	18005.97	14.25	5.29	220.76	98
<b>TOTAL</b>	<b>29908.36</b>	<b>28.50</b>	<b>10.58</b>	<b>391.96</b>	<b>200</b>

9.31 : ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

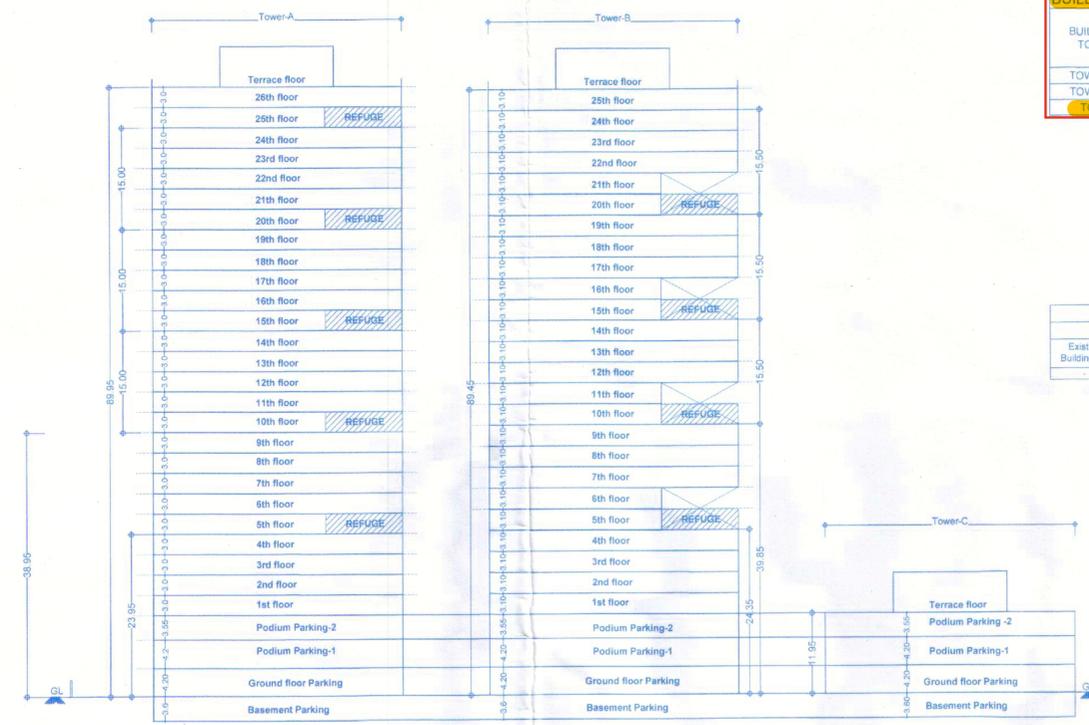
BUILDING NAME	AREA OF FITNESS CENTRE, CRÈCHE, SOCIETY OFFICE + SERVANTS TOILET + DRIVERS ROOM + ENTRANCE LOBBY
TOWER - A	238.53
TOWER - B	342.52
<b>TOTAL</b>	<b>581.05</b>



LOCATION PLAN

Form of Statement 1 [Sr. No. 8 (a) (iii)]

Existing Building To Be Retained				
Existing Building no.	Floor NO.	Plinth Area	Total Floor Area of Existing Building	Use/Occupancy of Floors



SCHEMATIC SECTION

FORM OF STATEMENT - 2 [Sr. No. 9 (a)] TOWER - A

FLOOR NAME	RESI. BUILT UP AREA	LIFT	FIRE LIFT	REFUGE	TENEMENTS
BASEMENT FLOOR	-	-	-	-	-
GROUND FLOOR	68.77	-	-	-	-
PODIUM-01	-	-	-	-	-
PODIUM-02	-	-	-	-	-
1ST FLOOR	634.92	14.25	5.29	-	2
2ND FLOOR	457.56	-	-	-	4
3RD FLOOR	457.56	-	-	-	4
4TH FLOOR	457.56	-	-	-	4
5TH FLOOR	409.50	-	-	34.24	4
6TH FLOOR	457.56	-	-	-	4
7TH FLOOR	457.56	-	-	-	4
8TH FLOOR	457.56	-	-	-	4
9TH FLOOR	457.56	-	-	-	4
10TH FLOOR	409.50	-	-	34.24	4
11TH FLOOR	457.56	-	-	-	4
12TH FLOOR	457.56	-	-	-	4
13TH FLOOR	457.56	-	-	-	4
14TH FLOOR	457.56	-	-	-	4
15TH FLOOR	409.50	-	-	34.24	4
16TH FLOOR	457.56	-	-	-	4
17TH FLOOR	457.56	-	-	-	4
18TH FLOOR	457.56	-	-	-	4
19TH FLOOR	457.56	-	-	-	4
20TH FLOOR	409.50	-	-	34.24	4
21TH FLOOR	457.56	-	-	-	4
22TH FLOOR	457.56	-	-	-	4
23RD FLOOR	457.56	-	-	-	4
24TH FLOOR	457.56	-	-	-	4
25TH FLOOR	409.50	-	-	34.24	4
26TH FLOOR	457.56	-	-	-	4
<b>TOTAL</b>	<b>11902.39</b>	<b>14.25</b>	<b>5.29</b>	<b>171.20</b>	<b>102</b>

FORM OF STATEMENT - 2 [Sr. No. 9 (a)] TOWER - B

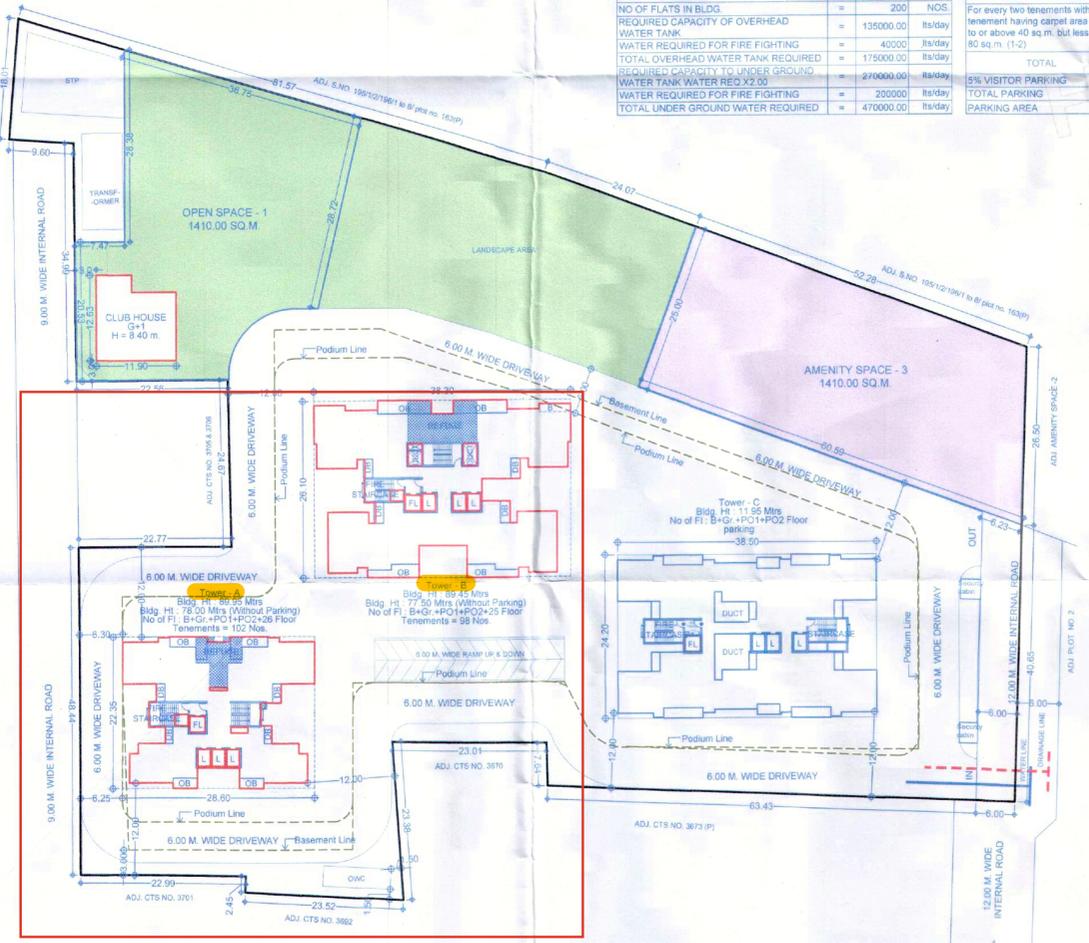
FLOOR NAME	RESI. BUILT UP AREA	LIFT	FIRE LIFT	REFUGE	TENEMENTS
BASEMENT FLOOR	-	-	-	-	-
GROUND FLOOR	70.27	-	-	-	-
PODIUM-01	-	-	-	-	-
PODIUM-02	-	-	-	-	-
1ST FLOOR	946.42	14.25	5.29	-	2
2ND FLOOR	726.77	-	-	-	4
3RD FLOOR	726.77	-	-	-	4
4TH FLOOR	726.77	-	-	-	4
5TH FLOOR	669.87	-	-	55.19	4
6TH FLOOR	669.87	-	-	-	4
7TH FLOOR	726.77	-	-	-	4
8TH FLOOR	726.77	-	-	-	4
9TH FLOOR	726.77	-	-	-	4
10TH FLOOR	669.87	-	-	55.19	4
11TH FLOOR	669.87	-	-	-	4
12TH FLOOR	726.77	-	-	-	4
13TH FLOOR	726.77	-	-	-	4
14TH FLOOR	726.77	-	-	-	4
15TH FLOOR	669.87	-	-	55.19	4
16TH FLOOR	669.87	-	-	-	4
17TH FLOOR	726.77	-	-	-	4
18TH FLOOR	726.77	-	-	-	4
19TH FLOOR	726.77	-	-	-	4
20TH FLOOR	669.87	-	-	55.19	4
21TH FLOOR	669.87	-	-	-	4
22TH FLOOR	726.77	-	-	-	4
23RD FLOOR	726.77	-	-	-	4
24TH FLOOR	726.77	-	-	-	4
25TH FLOOR	726.77	-	-	-	4
TERRACE	0.000000	-	-	-	0.000000
<b>TOTAL</b>	<b>18005.97</b>	<b>14.25</b>	<b>5.29</b>	<b>220.76</b>	<b>98</b>

WATER AREA CALCULATION

DESCRIPTION	AMOUNT	UNIT
AMOUNT OF WATER REQUIRED PER PERSON	135.00	lts/day
WATER REQUIRED PER FLATS (PERSONS/FLAT)	675.00	lts/day
NO OF FLATS IN BLDG	200	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	135000.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	40000	lts/day
TOTAL OVERHEAD WATER TANK REQUIRED	175000.00	lts/day
REQUIRED CAPACITY TO UNDER GROUND	270000.00	lts/day
WATER TANK WATER REQ X 2.00	340000.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	200000	lts/day
TOTAL UNDER GROUND WATER REQUIRED	470000.00	lts/day

TOTAL PARKING AREA STATEMENT

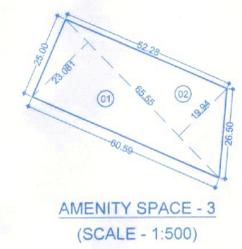
TYPE OF FLAT	NO OF FLAT	REQUIRED CAR	SCOOTER
VISITOR	-	-	-
For every tenement having carpet area > 150 sq. m. & above (1-1)	137	137	137
For every two tenements with each tenement having carpet area equal to or above 40 sq. m. but less than 80 sq. m. (1-2)	63	32	63
<b>TOTAL</b>	<b>200</b>	<b>169</b>	<b>200</b>
5% VISITOR PARKING	-	08	10
<b>TOTAL PARKING</b>	-	<b>177</b>	<b>210</b>
<b>PARKING AREA</b>	-	<b>2212.50</b>	<b>420.00</b>



LAYOUT PLAN (SCALE - 1:500)



OPEN SPACE - 1 (SCALE - 1:500)



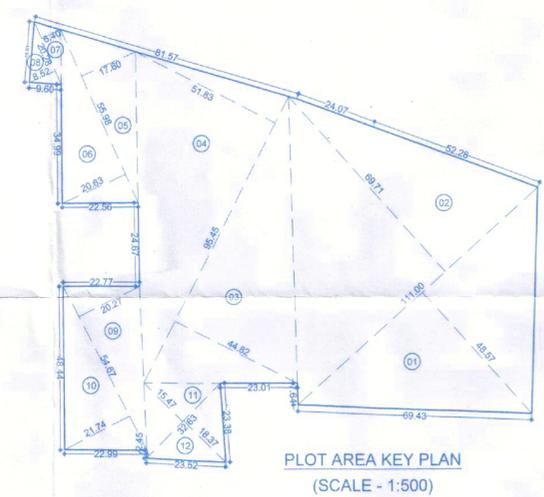
AMENITY SPACE - 3 (SCALE - 1:500)

OPEN SPACE AREA CALCULATION BY TRANGLUATION METHOD

Point	X	Y	X	Y	X	Y	X	Y	Area
O1	39.57	X	25.28	X	0.50	X	1	=	500.16
O2	39.57	X	21.95	X	0.50	X	1	=	434.29
O3	30.41	X	14.19	X	0.50	X	1	=	215.96
O4	25.56	X	12.35	X	0.50	X	1	=	157.83
O5	20.63	X	7.47	X	1.00	X	1	=	153.36
<b>TOTAL</b>									<b>1461.60</b>
<b>DEDUCTION</b>									
A	18.31	X	4.23	X	0.666	X	1	=	51.58
<b>TOTAL</b>									<b>1410.00</b>

AMENITY SPACE AREA CALCULATION BY TRANGLUATION METHOD

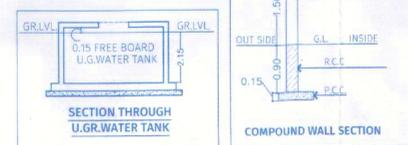
Point	X	Y	X	Y	X	Y	X	Y	Area
A1	65.55	X	23.061	X	0.50	X	1	=	756.47
A2	65.55	X	19.94	X	0.50	X	1	=	653.54
<b>TOTAL</b>									<b>1410.00</b>



PLOT AREA KEY PLAN (SCALE - 1:500)

PLOT AREA CALC. BY TRANGLUATION METHOD

Point	X	Y	X	Y	X	Y	X	Y	Area
1	111.00	X	48.57	X	0.50	X	1	=	2955.64
2	111.00	X	59.71	X	0.50	X	1	=	3958.92
3	95.45	X	44.82	X	0.50	X	1	=	2139.22
4	95.45	X	51.83	X	0.50	X	1	=	2473.59
5	55.98	X	17.50	X	0.50	X	1	=	492.48
6	55.98	X	20.63	X	0.50	X	1	=	577.43
7	20.28	X	6.40	X	0.50	X	1	=	85.39
8	20.28	X	6.52	X	0.50	X	1	=	85.39
9	54.67	X	20.27	X	0.50	X	1	=	554.06
10	54.67	X	21.74	X	0.50	X	1	=	594.26
11	32.83	X	15.47	X	0.50	X	1	=	252.39
12	32.83	X	18.37	X	0.50	X	1	=	299.71
<b>TOTAL</b>									<b>14099.00</b>



A AREA STATEMENTS

Sl. No.	Description	SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)	14099.00
(a)	As per ownership document (7/12, CTS extract)	14099.00
(b)	As per measurement sheet	14099.00
(c)	As per site	14099.00
02	Deductions for:	
(a)	Proposed D.P./D.P. Road widening Area	000.00
(b)	Any D.P. Reservation area	000.00
Total (a + b)		000.00
03	Balance Area of the plot (01-02)	14099.00
04	Amenity space	
(a)	Required-	1409.90
(b)	Adjustment of 2(b), if any-	000000.00
(c)	Balance Proposed-	1410.00
05	Net Plot Area [3-(c)]	12689.00
06	Recreational Open Space (if applicable)	
(a)	Required	1409.90
(b)	Proposed	1410.00
07	Internal Road area	00.00
08	Plotable area (if applicable)	12689.00
09	Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5 x basic FSI) / 1.10 FSI	13657.90
10	Addition of FSI on Payment of Premium	
(a)	Maximum permissible premium FSI - based on road width (14099 x 0.50)	7049.50
(b)	Proposed FSI on Payment of Premium (7049.50 x 0.3077 Amenity Factor)	2169.13
11	In-situ FSI/TDR loading	
(a)	In-situ area against D.P. Road [2.00 x Sr. No. 2 (a)], if any	00.00
(b)	In-situ area against Amenity Space [2.00 x 1409.90]	2820.00
(c)	TDR area (14099.00 x 65% = 9164.35 - 2820.00) = 6344.35 sq. m.	00.00
(d)	Total in-situ / TDR loading proposed [(1)+(b)+(c)]	2820.00
12	Additional FSI area under Chapter No. 7	000000.00
13	Total entitlement of FSI in the proposal	
(a)	[9+(b)+(11)+(12)] or 12 whichever is applicable	18947.03
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges. $\frac{18947.03 \times 60\%}{1.10} = 10961.33$	10961.33
(c)	Total entitlement (a+b)	29908.36
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 6.4 as applicable) x 1.6 or 1.80	29908.36
15	Total Built-up Area in proposal: (excluding area at Sr.No.17 b)	
(a)	Existing Built-up Area	00.00
(b)	Proposed Built-up Area (as per 'P-Line')	29908.36
(c)	Total (a+b)	29908.36
16	F.S.I. Consumed (15/13) (should not be more than Serial No.14 above)	0.99
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	NA
(b)	Proposed	NA

B CERTIFICATE OF AREA  
 Certified that the Plot under reference was surveyed by me on \_\_\_\_\_ and the dimensions of sides etc. of the 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 Record Dept. / City Survey records.  
 Sign of the Architect \_\_\_\_\_

C OWNER'S DECLARATION  
 I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.C.M.C. 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.  
 Sign of the Owner \_\_\_\_\_

D LEGEND  
 Plot Boundary : Black  
 Proposed Work : Red  
 Drainage Line : Red Dotted  
 Water line : Black Dotted  
 Existing to be retained : Hatched  
 Demolitions : Yellow hatched

E PROJECT TEAM  
 01 Concept Designers \_\_\_\_\_  
 02 Environment Consultant \_\_\_\_\_  
 03 Structural Consultant \_\_\_\_\_

F JOB TITLE / SITE ADDRESS  
 REVISED RESIDENTIAL BUILDING ON S.No. 195/1/2, 196/1 TO 8, PLOT NO. 163 OF VILLAGE - CHINCHWAD, TALUKA - HAVELI, DIST. - PUNE.

G OWNER NAME AND SIGNATURE  
 Owner's Name: SAI NISARG LANDMARK LLP THROUGH ITS PARTNER M. SUJIT VASANT PATIL  
 Owner's Sign: \_\_\_\_\_

H ARCHITECT  
 Architect's Name: Hrishikesh Kulkarni : CA/2002/29235  
 Amit Shetty : CA/2010/48283

Architect's Sign: \_\_\_\_\_

Scale: 1:500 at A1-Paper Size  
 Drawing Title: Master Layout  
 Drawn by: Prashant H.  
 Checked by: Amit S.  
 Date: 28/02/2025  
 No: 2805  
 Sheet: 211  
 FOR P.C.M.C. SANCTION