

Sanctioned No. B.P / PunaWale / 31/2025  
 Subject to conditions mentioned in the Office Order No. dated 30/3/2025  
 Pimpri  
 Date : 30/3/2025



O. C. Signed by City Engineer  
 for City Engineer  
 Building Permission Dept.  
 PCMC., Pimpri, Pune-18

BUILDING WISE AREA STATEMENT				
BUILDING NO	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE RESI.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (MHADA)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE COMM.	TENEMENT
A BUILDING	69.22	-	2099.37	0
B BUILDING	8679.30	-	-	68
C BUILDING	16504.83	-	-	140
D BUILDING	23804.44	-	1798.71	140
MHADA BUILDING	-	2982.96	-	33
<b>TOTAL</b>	<b>49057.79</b>	<b>2982.96</b>	<b>3898.08</b>	<b>381</b>

PROPOSED PARKING CHART		
FLOOR NO.	CAR PARKING	SCOOTER PARKING
GROUND FLOOR	96	0
1st PODIUM FLOOR	57	-
2nd PODIUM FLOOR	173	229
3rd PODIUM FLOOR	173	229
4th PODIUM FLOOR	173	229
5th PODIUM FLOOR	173	229
6th PODIUM FLOOR	181	229
MHADA	17	34
<b>TOTAL</b>	<b>1042</b>	<b>1179</b>

FORM OF STATEMENT - 2 [SR. NO. 9(a)] PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENT
		RESIDENTIAL	COMMERCIAL	
A BUILDING	GROUND FLOOR	69.22	756.17	-
	1st PODIUM FLOOR	-	1343.20	-
	2nd PODIUM FLOOR	-	-	-
	3rd PODIUM FLOOR	-	-	-
	4th PODIUM FLOOR	-	-	-
	5th PODIUM FLOOR	-	-	-
	6th PODIUM FLOOR	-	-	-
	AMENITY FLOOR	0	0	0
	TERRACE FLOOR	-	-	-
	<b>TOTAL</b>	<b>69.22</b>	<b>2099.37</b>	<b>0</b>

FORM OF STATEMENT - 2 [SR. NO. 9(a)] PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)		TENEMENT
		RESIDENTIAL	COMMERCIAL	
B BUILDING	GROUND FLOOR	66.74	-	-
	1st PODIUM FLOOR	-	-	-
	2nd PODIUM FLOOR	-	-	-
	3rd PODIUM FLOOR	-	-	-
	4th PODIUM FLOOR	-	-	-
	5th PODIUM FLOOR	-	-	-
	6th PODIUM FLOOR	-	-	-
	AMENITY FLOOR	459.96	-	-
	1st FLOOR	459.96	4	4
	2nd FLOOR	459.96	4	4
	3rd FLOOR	459.96	4	4
	4th FLOOR	428.94	3	3
	5th FLOOR	459.96	4	4
	6th FLOOR	459.96	4	4
	7th FLOOR	459.96	4	4
	8th FLOOR	459.96	4	4
	<b>TOTAL</b>	<b>6679.30</b>	<b>68</b>	<b>-</b>

FORM OF STATEMENT - 2 [SR. NO. 9(a)] PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)		TENEMENT
		RESIDENTIAL	COMMERCIAL	
C BUILDING	GROUND FLOOR	66.74	-	-
	1st PODIUM FLOOR	-	-	-
	2nd PODIUM FLOOR	-	-	-
	3rd PODIUM FLOOR	-	-	-
	4th PODIUM FLOOR	-	-	-
	5th PODIUM FLOOR	-	-	-
	6th PODIUM FLOOR	-	-	-
	AMENITY FLOOR	459.96	-	-
	1st FLOOR	459.96	4	4
	2nd FLOOR	459.96	4	4
	3rd FLOOR	459.96	4	4
	4th FLOOR	442.75	4	4
	5th FLOOR	459.96	4	4
	6th FLOOR	459.96	4	4
	7th FLOOR	459.96	4	4
	8th FLOOR	459.96	4	4
	9th FLOOR	428.94	3	3
	10th FLOOR	459.96	4	4
	11th FLOOR	459.96	4	4
	12th FLOOR	459.96	4	4
13th FLOOR	459.96	4	4	
14th FLOOR	428.94	3	3	
15th FLOOR	459.96	4	4	
16th FLOOR	459.96	4	4	
17th FLOOR	459.96	4	4	
18th FLOOR	459.96	4	4	
19th FLOOR	442.75	4	4	
20th FLOOR	459.96	4	4	
21st FLOOR	459.96	4	4	
22nd FLOOR	459.96	4	4	
23rd FLOOR	459.96	4	4	
24th FLOOR	442.75	4	4	
25th FLOOR	459.96	4	4	
26th FLOOR	459.96	4	4	
27th FLOOR	459.96	4	4	
28th FLOOR	459.96	4	4	
29th FLOOR	442.75	4	4	
30th FLOOR	459.96	4	4	
31st FLOOR	459.96	4	4	
32nd FLOOR	459.96	4	4	
33rd FLOOR	459.96	4	4	
34th FLOOR	442.75	4	4	
35th FLOOR	459.96	4	4	
TERRACE FLOOR	-	-	-	
<b>TOTAL</b>	<b>16504.83</b>	<b>140</b>	<b>-</b>	

FORM OF STATEMENT - 2 [SR. NO. 9(a)] PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENT
		RESIDENTIAL	COMMERCIAL	
D BUILDING	GROUND FLOOR	69.22	851.48	-
	1st PODIUM FLOOR	-	1147.23	-
	2nd PODIUM FLOOR	-	-	-
	3rd PODIUM FLOOR	-	-	-
	4th PODIUM FLOOR	-	-	-
	5th PODIUM FLOOR	-	-	-
	6th PODIUM FLOOR	-	-	-
	AMENITY FLOOR	361.24	-	-
	1st FLOOR	699.97	-	4
	2nd FLOOR	699.97	-	4
	3rd FLOOR	699.97	-	4
	4th FLOOR	659.28	-	4
	5th FLOOR	699.97	-	4
	6th FLOOR	699.97	-	4
	7th FLOOR	699.97	-	4
	8th FLOOR	699.97	-	4
	9th FLOOR	659.28	-	4
	10th FLOOR	699.97	-	4
	11th FLOOR	699.97	-	4
	12th FLOOR	699.97	-	4
13th FLOOR	699.97	-	4	
14th FLOOR	659.28	-	4	
15th FLOOR	699.97	-	4	
16th FLOOR	699.97	-	4	
17th FLOOR	699.97	-	4	
18th FLOOR	699.97	-	4	
19th FLOOR	659.28	-	4	
20th FLOOR	699.97	-	4	
21st FLOOR	699.97	-	4	
22nd FLOOR	699.97	-	4	
23rd FLOOR	699.97	-	4	
24th FLOOR	659.28	-	4	
25th FLOOR	699.97	-	4	
26th FLOOR	699.97	-	4	
27th FLOOR	699.97	-	4	
28th FLOOR	699.97	-	4	
29th FLOOR	659.28	-	4	
30th FLOOR	699.97	-	4	
31st FLOOR	699.97	-	4	
32nd FLOOR	699.97	-	4	
33rd FLOOR	699.97	-	4	
34th FLOOR	659.28	-	4	
35th FLOOR	699.97	-	4	
TERRACE FLOOR	-	-	-	
<b>TOTAL</b>	<b>23804.44</b>	<b>1798.71</b>	<b>140</b>	

FORM OF STATEMENT - 2 [SR. NO. 9(a)] PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENT
		RESIDENTIAL	COMMERCIAL	
MHADA BUILDING	GROUND FLOOR	298.62	-	3
	FIRST FLOOR	447.39	-	5
	SECOND FLOOR	447.39	-	5
	THIRD FLOOR	447.39	-	5
	FOURTH FLOOR	447.39	-	5
	FIFTH FLOOR	447.39	-	5
	SIXTH FLOOR	447.39	-	5
	TERRACE FLOOR	0.00	-	-
	<b>TOTAL</b>	<b>2982.96</b>	<b>33</b>	<b>-</b>

REG. NO. 3.8 CLAUSE 3.8.2 POINT NO. (b)-iv (PAGE NO 81)				
BUILDING NO.	FLOOR NO.	AREA DETAILS OF APARTMENT		
		MHADA FLATS	SERVICE QUARTERS	
MHADA BUILDING	GROUND FLOOR	M-01,02,03	-	-
	TYPICAL -1,2,3,4	M-101,201,301,401	-	-
		M-102,202,302,402	-	-
		M-103,203,303,403	-	-
		M-104,204,304,404	-	-
		M-105,205,305,405	-	-
	TYPICAL -5,6	M-501,601	S-502,602	-
		-	S-503,603	-
		-	S-504,604	-
		-	S-505,605	-
-		S-506,606	-	
<b>TOTAL</b>	<b>25</b>	<b>8</b>	<b>-</b>	

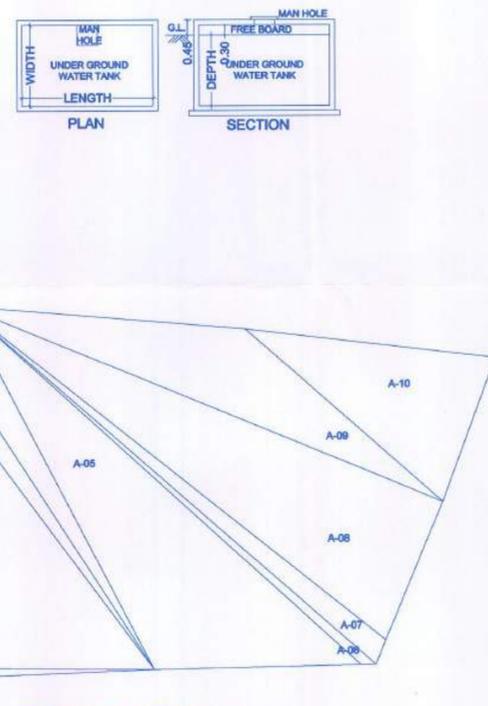
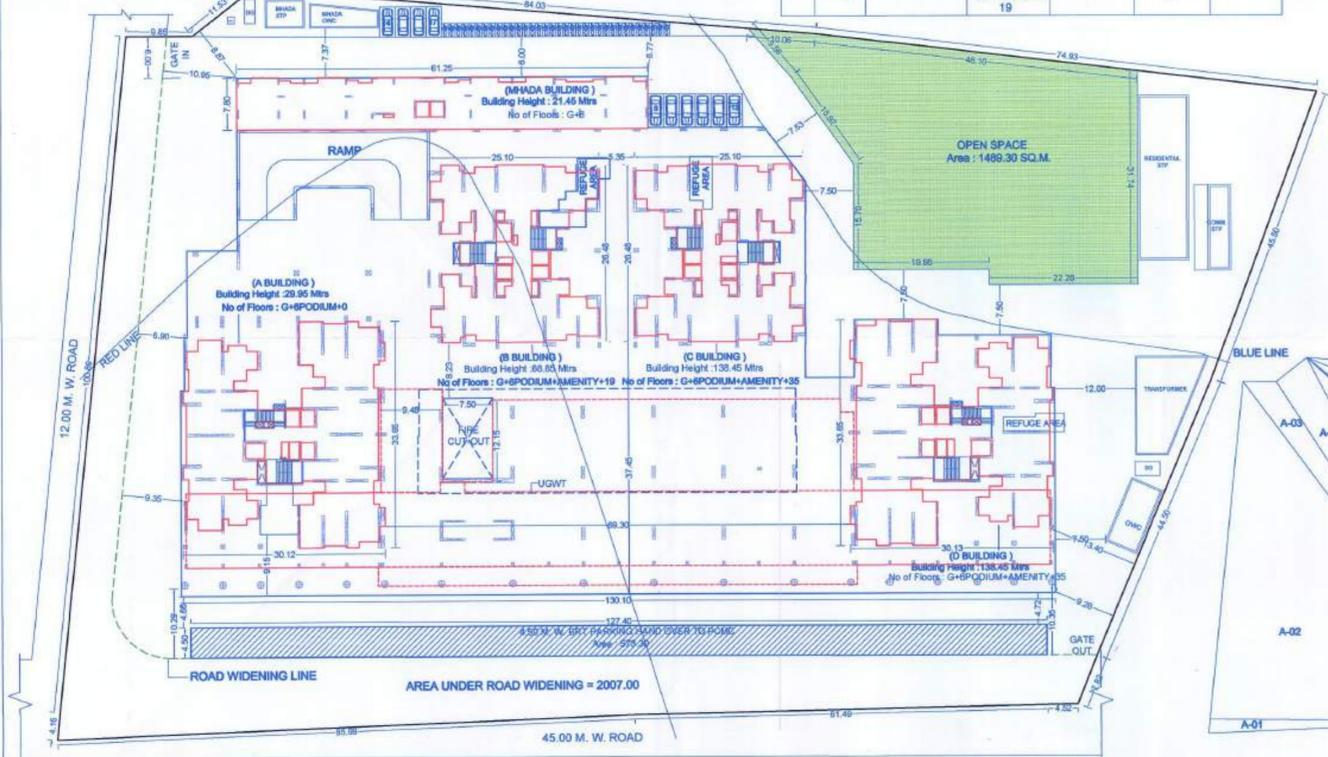


TYPE	CARPET AREA SQM	TENEMENTS (NOS)		CAR (NOS)		SCOOTER (NOS)		REMARKS	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	CAR (NOS) REQD.	SCOOTER (NOS) REQD.
RESIDENTIAL	0-30	2	0	0	0	4	0	0	0
RESIDENTIAL	30-40	2	0	1	0	2	0	0	0
RESIDENTIAL	40-60	2	136	1	68	2	136	3	7
RESIDENTIAL	60-150	1	175	1	175	1	175	9	9
RESIDENTIAL	150 AND ABOVE	1	70	2	140	1	70	7	4
COMMERCIAL	3091.79	100	31	2	62	6	186	-	-
TOTAL REQUIRED (NOS)									
TOTAL PROPOSED (NOS)									
TOTAL REQUIRED AREA									
TOTAL PROPOSED AREA									

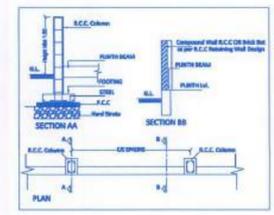
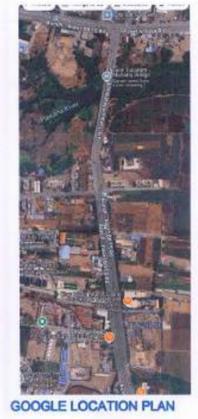
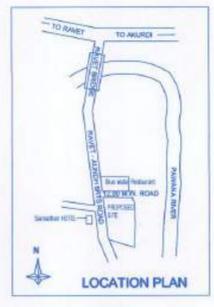
WATER REQUIREMENT	
<b>OVER HEAD WATER REQUIREMENT</b>	
RESIDENTIAL & COMMERCIAL	
TENEMENT	PERSONS
381	5
COMMERCIAL	884
TOTAL = 296955.00 LTRS.	
ADDITION REQUIRED FOR FIRE OHW. TANK = 125000 LTRS. (PER BLDG. 25000 LTRS)	
OVER HEAD WATER REQUIREMENT = 421955.00 LTRS.	
OVER HEAD WATER PROVIDED = 421955 LTRS.	
<b>UNDER GROUND WATER TANK CAPACITY</b>	
OVER HEAD WATER TANK X 1.50	
296955.00 x 1.50	= 445432.50 LTRS.
TOTAL = 445432.50 LTRS.	
ADDITION FIRE PURPOSE = 450000 LTRS. (A TO D PER BLDG. 100000 LTRS & MHAD 50000 LTRS)	
UNDER GROUND WATER REQUIREMENT = 895432.50 LTRS.	
UNDER GROUND WATER PROVIDED = 895432.50 LTRS.	

OCCUPANT LOAD	
MERCANTILE (TABLE NO. 9 E)	
1) STREET FLOOR / 3	
1407.65 / 3 = 469	
2) UPPER FLOOR / 6	
2490.43 / 6 = 415	
TOTAL PERSON = 884	
= say 884 persons	

Table No. 12 - O - Sanitation Requirements - Mercantile Building							
Sr.No	Fixtures	Shop Owners		Common Toilets in Market / Mall Building		TOTAL REQUIREMENT	TOTAL PROPOSED
		Male	Female	Male	Female		
1	Water-Closets	1 per 8 persons	28/8 = 3	4 for 66-100=16 (3 for 36-65) = 3	442 (4 for 41-67)=4	50	50
2	Urinals	-	-	4 for 66-100=16 (3 for 36-65) = 3	19	19	20



Triangle	Area
A-01	176.98
A-02	4295.69
A-03	495.77
A-04	692.12
A-05	3364.89
A-06	247.44
A-07	598.00
A-08	3428.16
A-09	1945.95
A-10	1657.00
<b>Total (PLOT)</b>	<b>16900.00</b>



A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT (MINIMUM AREA OF 6 TO BE CONSIDERED)	16900.00
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	19050.00
(b) AS PER OWNERSHIP DOCUMENT (POA)	17000.00
(c) AS PER MEASUREMENT SHEET	16900.00
(d) AS PER SITE	16900.00
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA	2007.00
(b) ANY (BRT PARKING AREA)	573.30
TOTAL (a+b)	2580.30
3. BALANCE AREA OF PLOT (1-2)	14319.70
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))	14319.70
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED	1431.97
(b) PROPOSED	1489.30
7. INTERNAL ROAD AREA	0.00
8. PLOT AREA (IF APPLICABLE)	N/A
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WITH (SR. NO. 5 X BASIC FSI)	14319.70 X 1.00 = 14319.70
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH	7159.85
(b) PROPOSED FSI ON PAYMENT OF PREMIUM: 7159.85 X 57.57%	4121.92
11. IN - SITU FSI / TDR LOADING	
(a) IN - SITU AREA AGAINST D.P. ROAD [SR. NO.2(a)] if any 1400+1114.50	