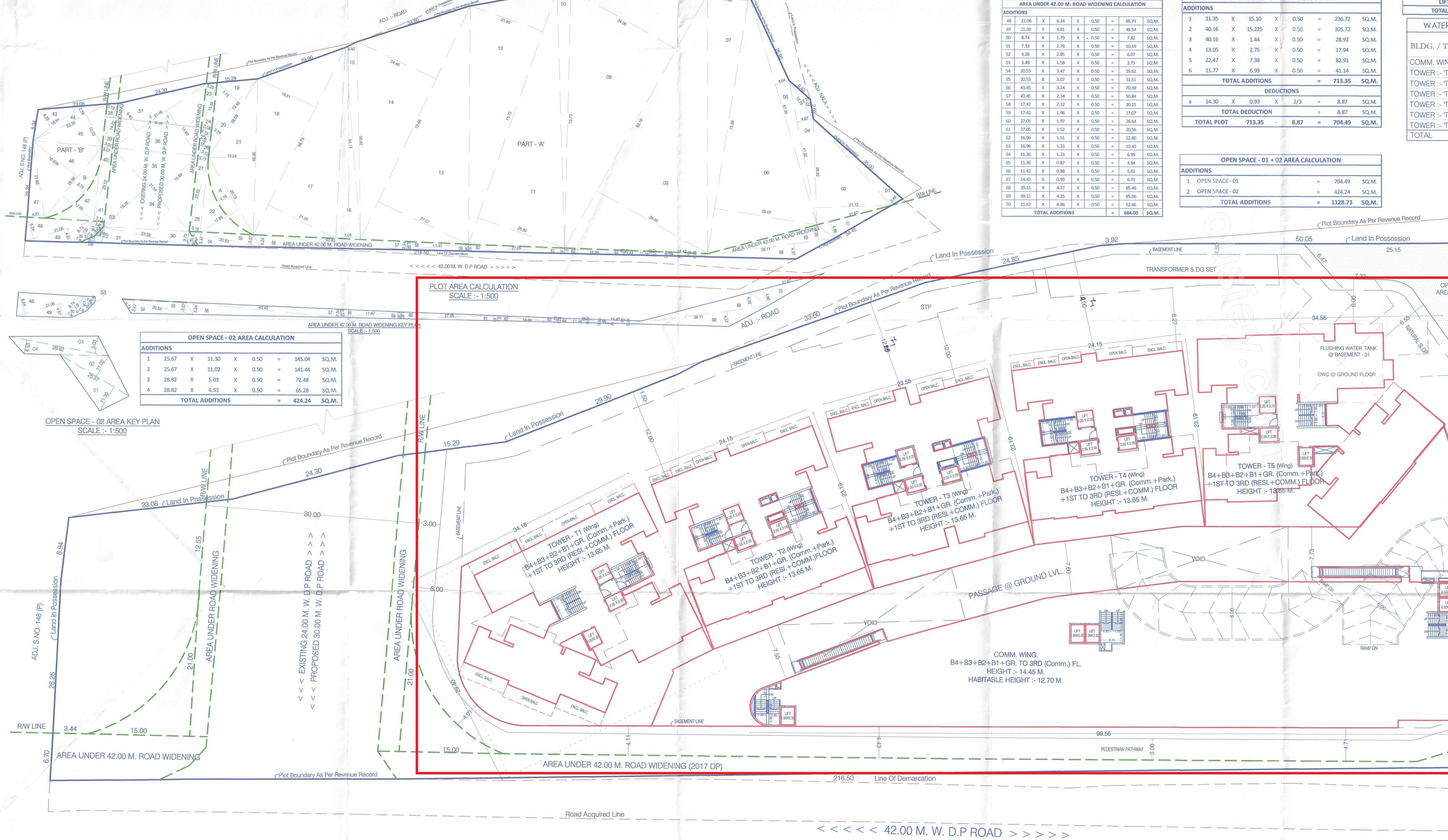
F.S.I & NON F.S.I AREA STATEMENT

WING / TOWERS	FLOOR	TENEMENT	HEIGHT	F.S.I AREA COMM.	F.S.I AREA RESI.	TOTAL F.S.I. COMM. + RESI.	BASEMENT-4 PARKING AREA	BASEMENT-3 PARKING AREA	BASEMENT-2 PARKING AREA	BASEMENT-1 PARKING AREA	GROUND FLOOR AREA	DEFAULT TERRACE AREA	O.H.W.T. AREA	TOP TERRACE AREA	REFUGE AREA	LIFT AREA	TOTAL CONSTRUCTION AREA	SERVICE AREA (STP, U.G.W.T.,BETER RM, TRANSFORMER,OWC, SOCIETY OFFICE, W.CABIN,MISCELLANEOUS)
				NON FSI AREA														
COMM. WING.	B4+B3+B2+B1+GR. TO 3RD (COMM.) FLOOR	- - - -	14.45 M.	5970.15	- - - - - - -	5916.81							126.30	1742.09	- - - - - -	23.75	**1892.14**	
TOWER - T1 (Wing)	B4+B3+B2+B1+GR. (Comm.+Park.)+1ST TO 3RD (RESI.+COMM.) FL.	06	13.65 M.	1771.17	829.24	2600.41							78.00	581.15	- - - - - -	15.52	**674.67**	
TOWER - T2 (Wing)	B4+B3+B2+B1+GR. (Comm.+Park.)+1ST TO 3RD (RESI.+COMM.) FL.	06	13.65 M.	1063.79	773.25	1837.04							78.00	461.96	- - - - - -	15.52	**555.48**	
TOWER - T3 (Wing)	B4+B3+B2+B1+GR. (Comm.+Park.)+1ST TO 3RD (RESI.+COMM.) FL.	06	13.65 M.	785.36	489.00	1274.36	8,500.00	9,000.00	9,000.00	9,000.00	1120.00	3300.00	78.00	439.73	- - - - - -	15.52	**533.25**	2175.00
TOWER - T4 (Wing)	B4+B3+B2+B1+GR. (Comm.+Park.)+1ST TO 3RD (RESI.+COMM.) FL.	06	13.65 M.	963.95	773.25	1737.20							78.00	461.96	- - - - - -	15.52	**555.48**	
TOWER - T5 (Wing)	B4+B3+B2+B1+GR. (Comm.+Park.)+1ST TO 3RD (RESI.+COMM.) FL.	06	13.65 M.	1483.51	913.26	2396.77							78.00	594.91	- - - - - -	15.52	**688.43**	
TOWER - T6 (Wing)	B4+B3+B2+B1+U.G. +U.G. +1ST FLOOR	- - - - - -	7.85 M.	485.73	- - - - - -	485.73							38.99	208.66	- - - - - -	3.42	**250.27**	
TOTAL		**28**		**12,523.66**	**3778.00**	**16,301.66**	**8,500.00**	**9,000.00**	**9,000.00**	**9,000.00**	**1120.00**	**3300.00**	**514.49**	**4498.46**	- - - -	**104.77**	**5,149.72**	**2175.00**
GRAND TOTAL			- -	**16,301.66**					**39,920.00**					**5,149.72**			**45,069.72**	**2175.00**

TOTAL FSI & NON FSI = **F.S.I AREA = 16,301.66 + NON F.S.I AREA (39,920.00 + 5,149.72 + 2175.00 = 47,244.72) = 63,546.38 SQ.M.**

Note :- Relaxation In Front Margin In Allowed U/S 6.2.1 Note : 15 Of UDCPR
By CE Vide Order No.- 1160, Dated :- 16.02.2024



F.S.I. STATEMENT

FLOOR	COMM. WING. COMM. B/UP AREA (a)	COMM. WING. RESI. B/UP AREA (b)	TOWER - T1 (Wing) COMM. B/UP AREA (a)	TOWER - T1 (Wing) RESI. B/UP AREA (b)	TOWER - T2 (Wing) COMM. B/UP AREA (a)	TOWER - T2 (Wing) RESI. B/UP AREA (b)	TOWER - T3 (Wing) COMM. B/UP AREA (a)	TOWER - T3 (Wing) RESI. B/UP AREA (b)	TOWER - T4 (Wing) COMM. B/UP AREA (a)	TOWER - T4 (Wing) RESI. B/UP AREA (b)	TOWER - T5 (Wing) COMM. B/UP AREA (a)	TOWER - T5 (Wing) RESI. B/UP AREA (b)	FLOOR	TOWER - T6 (Wing) COMM. B/UP AREA
BASEMENT-4	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	BASEMENT-4	
BASEMENT-3	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	BASEMENT-3	
BASEMENT-2	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	BASEMENT-2	
BASEMENT-1	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	BASEMENT-1	
GROUND FLOOR	1584.97		497.86	PARKING	273.59	PARKING	275.41	PARKING	264.27	PARKING	329.86	PARKING	LOWER G.R. FLOOR	176.72
1ST FLOOR	980.20		331.07	242.08	144.27	257.75	205.20	244.50	191.21	257.75	180.35	304.42	UPPER G.R. FLOOR	176.72
2nd FLOOR	1702.49		474.29	293.58	393.03	257.75	235.67	244.50	261.30	257.75	493.50	304.42	1ST FLOOR	132.29
3rd FLOOR	1702.49		467.95	293.58	286.90	257.75	69.08		247.17	257.75	478.89	304.42	2ND FLOOR	
TOTAL	5970.15	0.00	1771.17	829.24	1063.79	773.25	785.36	489.00	963.95	773.25	1483.51	913.26		485.73
COMM.+RESI. TOTAL	5970.15		2600.41		1837.04		1274.36		1737.20		2396.77			485.73
TOTAL COMMERCIAL B/UP AREA	12523.66													
TOTAL RESIDENTIAL B/UP AREA	3778.00													
TOTAL B/UP AREA	16301.66													
TOTAL TENEMENT			6		6		4		6		6			
TOTAL TENEMENT	28													
LIFT AREA	23.75		15.52		15.52		15.52		15.52		15.52			3.42
TOTAL LIFT AREA	104.77													

AFTER SUBDIVISION AREA CALCULATION

PART - 'B'

ADDITIONS								
43	16.64	X	6.29	X	0.50	=	52.33	SQ.M.
44	23.30	X	2.78	X	0.50	=	32.39	SQ.M.
45	23.30	X	10.03	X	0.50	=	116.85	SQ.M.
46	25.96	X	16.329	X	0.50	=	210.45	SQ.M.
47	21.99	X	4.81	X	0.50	=	52.89	SQ.M.
48	25.96	X	3.75	X	2/3	=	64.90	SQ.M.
TOTAL ADDITIONS						=	530.00	SQ.M.
MINIMUM AREA CONSIDER						=	530.00	SQ.M.

PART AREA - A + B AREA CALCULATION

ADDITIONS			
1	PART AREA - 'A'	=	11904.33 SQ.M.
2	PART AREA - 'B'	=	530.00 SQ.M.
TOTAL ADDITIONS		=	12434.33 SQ.M.

AFTER SUBDIVISION PLOT AREA CALCULATION

PART - 'A'

ADDITIONS								
1	35.00	X	3.48	X	0.50	=	60.90	SQ.M.
2	29.82	X	21.12	X	0.50	=	314.90	SQ.M.
3	12.75	X	2.22	X	0.50	=	14.13	SQ.M.
4	41.32	X	4.67	X	0.50	=	96.48	SQ.M.
5	67.35	X	4.04	X	0.50	=	136.05	SQ.M.
6	73.68	X	29.07	X	0.50	=	1070.94	SQ.M.
7	73.68	X	11.60	X	0.50	=	427.34	SQ.M.
8	82.10	X	35.86	X	0.50	=	1472.05	SQ.M.
9	82.10	X	34.06	X	0.50	=	1398.36	SQ.M.
10	72.73	X	3.91	X	0.50	=	142.19	SQ.M.
11	75.72	X	25.82	X	0.50	=	977.55	SQ.M.
12	75.72	X	21.60	X	0.50	=	817.78	SQ.M.
13	72.68	X	27.97	X	0.50	=	1016.43	SQ.M.
14	72.68	X	24.46	X	0.50	=	888.88	SQ.M.
15	55.62	X	3.40	X	0.50	=	94.57	SQ.M.
16	7.04	X	54.15	X	0.50	=	190.61	SQ.M.
17	58.75	X	21.25	X	0.50	=	624.22	SQ.M.
18	58.75	X	18.21	X	0.50	=	534.92	SQ.M.
19	39.46	X	7.73	X	0.50	=	76.21	SQ.M.
20	26.09	X	3.34	X	0.50	=	43.57	SQ.M.
21	43.9	X	13.24	X	0.50	=	290.82	SQ.M.
22	25.18	X	12.85	X	0.50	=	161.78	SQ.M.
23	15.35	X	3.20	X	0.50	=	24.56	SQ.M.
24	15.35	X	3.18	X	0.50	=	24.41	SQ.M.
25	10.04	X	3.18	X	0.50	=	15.96	SQ.M.
26	10.04	X	3.12	X	0.50	=	15.66	SQ.M.
27	22.22	X	3.17	X	0.50	=	35.22	SQ.M.
28	22.22	X	3.16	X	0.50	=	35.11	SQ.M.
29	4.74	X	2.40	X	0.50	=	5.69	SQ.M.
30	23.58	X	3.73	X	0.50	=	43.98	SQ.M.
31	23.58	X	4.27	X	0.50	=	50.34	SQ.M.
32	4.29	X	2.08	X	0.50	=	4.46	SQ.M.
33	5.82	X	1.73	X	0.50	=	5.03	SQ.M.
34	31.54	X	16.28	X	0.50	=	256.74	SQ.M.
35	31.54	X	15.69	X	0.50	=	247.43	SQ.M.
36	31.46	X	14.90	X	0.50	=	234.38	SQ.M.
37	31.46	X	9.40	X	0.50	=	147.86	SQ.M.
TOTAL ADDITIONS						=	995.91	SQ.M.

STAMP OF APPROVAL

BUILDING PERMISSION LAYOUT

01 / 15

नवीन पिंपरी व चिंचवड महानगरपालिका
PIMPRI CHINCHWAD MUNICIPAL CORPORATION

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. - 2025/7123 Dt. 11/03/2026

Building Inspector — Deputy Engineer

PREVIOUSLY SANCTION DETAILS

COMMENCEMENT CERTIFICATE NO.	DATE
1 - - - -	- - - -

AREA STATEMENT (TOD ZONE)

		SQ.M
01	**AREA OF PLOT**	
	(Minium area of a,b,c to be considered)	15,594.20
	a) As per ownership documents (7/12 , CTS extract)	15,600.00
	b) Area As Per Old Sanction vide DPO/S241/ZE/147 - OT 01/10/2002	15,594.20
02	**DEDUCTION FOR**	
	a)Existing Old DP/RP Road Widening area (36.00 M. Wide Paud Road)	1487.55
	b)Existing Old DP/RP Road Widening area (24.00 Mtr Wide)	995.91
	c)P.G. Reservation Area	- - - - -
	d) Total (a+b+c)	**2,483.46**
03	**Balance Area Of Plot As Per Old Sanction vide DPO/S241/ZE/147 - OT.01/10/2002 (1 - 3d)**	**13,110.74**
04	**A. Area As Demarcation Including Existing Developed 24.00 M. Road**	**13,430.24**
	DEDUCTION FOR	
	a) Existing Old DP/RP Road Widening area (24.00 Mtr Wide)	995.91
	b) Total (a)	**995.91**
04	**Balance Plot Area**	**12,434.33**
05	**DEDUCTION FOR**	
	a)Proposed DP/RP Road Widening area (24.00 To 30.00 Mtr Wide)	463.00
	b)Proposed DP/RP Road Widening area (36.00 To 42.00 Mtr Wide)	684.00
	c)P.G. Reservation Area	- - - - -
	d) Total (a+b+c)	**1147.00**
06	**Gross Area Of Plot (4 - 5d)**	**11,287.33**
07	**Amenity Space (If applicable)**	
	a) Required 5% As per layout	- - - - -
	b) Proposed	- - - - -
	c) Balance proposed	- - - - -
08	**Net Area Of Plot (06-07c)**	**11,287.33**
09	**Recreational Open Space 15% @ S.no. 8 (if applicable)**	
	a) Required :	1128.73
	b) Proposed : [as per sanctioned]	1128.73
10	**Internal Road**	- - - - -
11	**Plotable area (if applicable)**	**11,287.33**
	(a) Built Up Area With Reference To Basic F.S.I As Per Front Road Width (S.no. 11 E 1.18)	**12,418.00**
12	**(b) Additional Incentive FSI against Previlonsly Proposed Tenement = 2770 X 15**	**4170.00**
	Total Permissible Basic F.S.I As Per Front Road Width (12a+12b)	**16,588.00**
13	**Additional Of F.S.I On Payment Of Premium - 2.50 @ S.no.4 - 13.3 X 3.75**	**PERMIS.** / **PROP.**
	12,434.33 X 2.50 = 30,858.06 - 4170.00 = 21,889.06 X 0.75 = 22,917.17 SQ.M.	
	(a) Max. Perm. Premium FSI Based On Road Width/TOD Zone	- - - - - / - - - - -
	(b) Proposed FSI On Payment Of Premium	**23,917.17** / - - - - -
14	**In Situ FSI / TDR Loading 2.50 @ S.no. 4 (For IGO Purposes)**	**PERMIS.** / **PROP.**
	**In Situ FSI (Max Permissible Built Up Area As Defined 2(61) e.i.e.i.e.i.