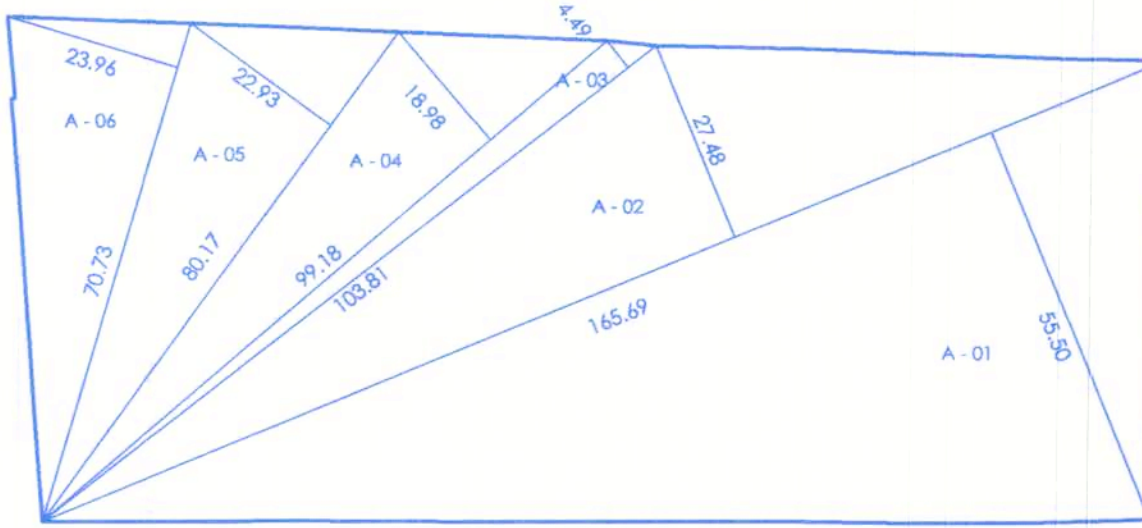


FORM OF STATEMENT - 2				
BUILDING/ WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING - A	PARKING FLOOR	0.00	0.00	
	PODIUM FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	568.87	6
	SECOND FLOOR	0.00	568.87	6
	THIRD FLOOR	0.00	568.87	6
	FOURTH FLOOR	0.00	568.87	6
	FIFTH FLOOR	0.00	568.87	6
	SIXTH FLOOR	0.00	568.87	6
	SEVENTH FLOOR (R)	0.00	538.93	5
	EIGHTH FLOOR	0.00	568.87	6
	NINTH FLOOR	0.00	568.87	6
	TENTH FLOOR	0.00	568.87	6
	ELEVENTH FLOOR	0.00	568.87	6
	TWELFTH FLOOR (R)	0.00	538.93	5
	THIRTEENTH FLOOR	0.00	568.87	6
	FOURTEENTH FLOOR	0.00	568.87	6
	FIFTEENTH FLOOR	0.00	568.87	6
	SIXTEENTH FLOOR	0.00	568.87	6
	TERRACE FLOOR	0.00	0.00	
	TOTAL	0.00	9042.04	94

FORM OF STATEMENT - 2					
PROPOSED BUILDING					
BUILDING / WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		SURRENDER AREA	TENEMENTS
		COMMERCIAL	RESIDENTIAL		
WING-B	GROUND FLOOR	0.00	0.00		0
	PODIUM FLOOR	0.00	0.00		0
	FIRST FLOOR	0.00	0.00	626.78	9
	SECOND FLOOR	0.00	0.00	626.78	9
	THIRD FLOOR	0.00	0.00	626.78	9
	FOURTH FLOOR	0.00	402.27	218.80	6
	FIFTH FLOOR	0.00	627.77		6
	SIXTH FLOOR	0.00	627.77		6
	SEVENTH FLOOR	0.00	556.62		5
	EIGHTH FLOOR	0.00	627.77		6
	NINTH FLOOR	0.00	627.77		6
	TENTH FLOOR	0.00	627.77		6
	ELEVENTH FLOOR	0.00	627.77		6
	TWELFTH FLOOR	0.00	556.62		5
	THIRTEENTH FLOOR	0.00	627.77		6
	FOURTEEN FLOOR	0.00	627.77		6
	FIFTEENTH FLOOR	0.00	627.77		6
	SIXTEENTH FLOOR	0.00	340.96		3
	TERRACE FLOOR	0.00	0.00		0
	TOTAL	0.00	7506.40	2099.14	100

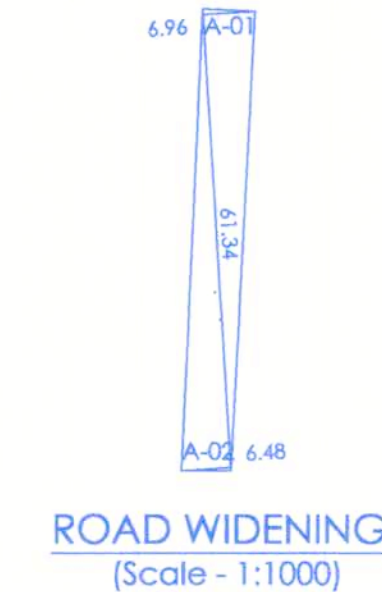
FORM OF STATEMENT - 1 [Sr no. 8(a) (III)]				
EXISTING BUILDING TO BE RETAINED				
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/ Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
NA	NA	NA	NA	NA



PLOT AREA (Scale - 1:1000)

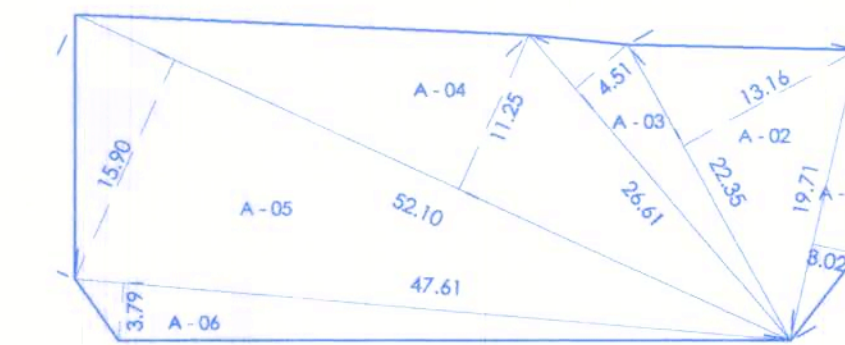
PLOT AREA CALCULATION		
TRIANGLE	AREA	
A-01	0.50 x 185.89 x 55.50	4597.90
A-02	0.50 x 165.89 x 27.48	2278.58
A-03	0.50 x 103.81 x 4.49	233.05
A-04	0.50 x 99.18 x 18.98	941.22
A-05	0.50 x 80.17 x 22.93	919.15
A-06	0.50 x 70.73 x 23.96	847.19
TOTAL		9815.09

ROAD WIDENING AREA CALCULATION		
TRIANGLE	AREA	
A-01	0.5 x 61.34 x 6.96	213.53
A-02	0.5 x 61.34 x 6.48	198.83
TOTAL		412.37



ROAD WIDENING (Scale - 1:1000)

OPEN SPACE AREA CALCULATION		
TRIANGLE	AREA	
A-01	0.5 x 19.71 x 3.02	29.76
A-02	0.5 x 22.32 x 13.16	146.87
A-03	0.5 x 28.61 x 4.51	60.01
A-04	0.5 x 52.10 x 11.25	293.06
A-05	0.5 x 52.10 x 15.90	414.20
A-06	0.5 x 47.61 x 3.79	90.22
TOTAL		1034.11

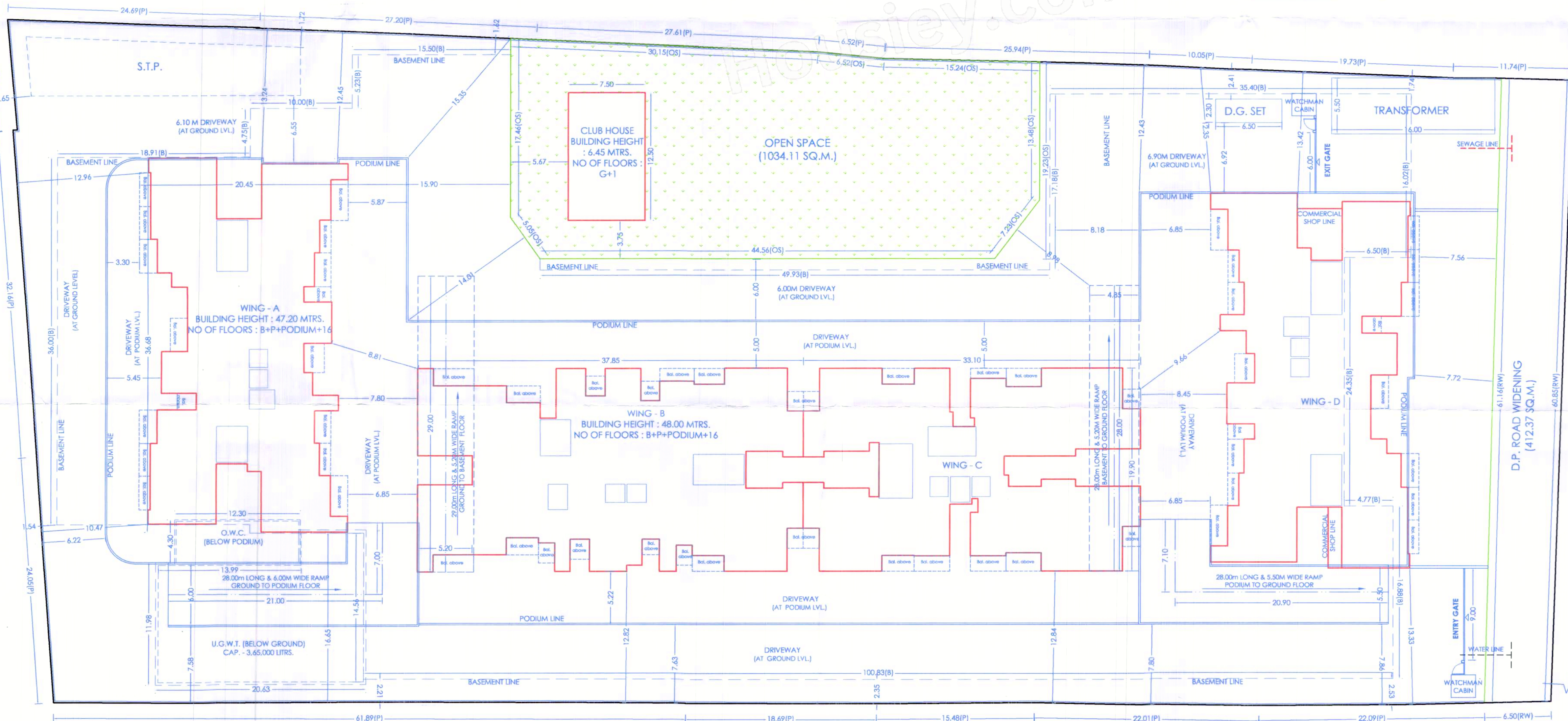


OPEN SPACE (Scale - 1:500)

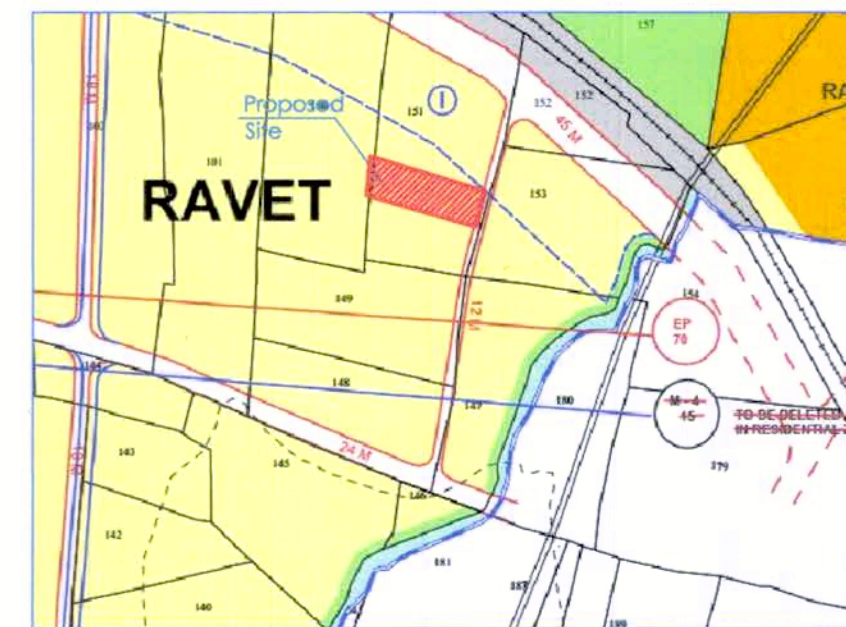
PARKING CALCULATION (NON-CONGESTED)							
TYPE	CARPET AREA / FS	TENEMENT (NOS)		CAR (NOS)		SCOTTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	>150	1	0	2	0	1	0
RESIDENTIAL	80 - <150	1	23	1	23	1	23
RESIDENTIAL	40 - <80	2	168	1	84	2	168
RESIDENTIAL	30 - <40	2	3	1	2	2	3
RESIDENTIAL	0 - <30	2	0	0	0	2	0
COMMERCIAL	100		0.00	2	0	6	0
TOTAL REQD. (NOS)					114		204
ADDITION 5% VISITORS PARKING					5		9.70
TOTAL REQD. AREA					1462		414
TOTAL PROP. (NOS)					129		274
TOTAL PROP. AREA					2160.50		

WATER REQUIREMENT			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
CALCULATION	RESL. (D) - 194(1) x 5 x 135 = 130950.00		
OHWT	RESL. + COMM. 130950.00		
	FIRE REQ. 50000.00		
	TOTAL 180950.00	187500.00	
UGWT	RESL. + COMM. 196425.00		
	FIRE REQ. 150000.00		
	TOTAL 346425.00	365000.00	

PROPOSED - BUILDING WISE FSI STATEMENT					
BUILDING/ WING NO.	FSI AREA AS PER P-LINE		SURRENDER AREA	TENEMENTS	TOTAL P-LINE AREA
	COMMERCIAL	RESIDENTIAL			
A-WING	0.00	9042.04	0.00	94	9042.04
B-WING	0.00	7506.40	2099.14	100	9605.54
TOTAL	0.00	16548.44	2099.14	194	18647.58



LAYOUT PLAN (Scale - 1:250)



LOCATION MAP

STAMP OF APPROVAL

Previous Sanction No:-B.P./RAVET/45/2023 DT. - 03/03/2023

Sanctioned No. B.P./RAVET/22/2024
Subject to conditions mentioned in the
Office Order No.
aven dated 19/10/2024
Pimpri
Date: 19/10/2024

O. C. Signed by
City Engineer

City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18.

AREA STATEMENT		SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	9815.09
(a)	As per ownership document (7/12, CTS extract)	10300.00
(b)	As per measurement sheet	9815.09
(c)	As per site	9856.93
2	Deductions for	
(a)	Prop. D.P./D.P. Road widening Area/Service Road/ Highway widening	412.37
(b)	Any D.P. Reservation area	0.00
(Total a+b)		412.37
3	Balance area of plot (1-2)	9402.72
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))	9402.72
6	Recreational Open space (If applicable)	
(a)	Required	940.27
(b)	Proposed	1034.11
7	Internal Road area	
8	Plotable area (If applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI)	10342.99
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - 0.5 based on road width / IOD 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)], 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 for (c)].	0.00
(c)	TDR area	0.00
(d)	Total In-situ / TDR loading proposed (11 (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)] or 12 whichever is applicable.	10342.99
(b)	Ancillary Area FSI upto 60% or 80% with payment of charge	6205.79
(c)	Proposed Ancillary Area FSI	6205.45
(d)	Total entitlement (a+c)	16548.78
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (10% per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	1.76
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a)	Proposed Built-up Area (as per P-Line)	
(i)	Residential	16548.44
(ii)	Commercial	0.00
(b)	Total	16548.44
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)	2068.40
(b)	Proposed	2099.14

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 RECORDS / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED 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.

MR. RISHIKESH R. GARUD MR. RAVINDRA T. BANDAL

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	

TITLE
PROPOSED RESIDENTIAL COMMERCIAL BUILDING AT S.NO.151B/2/2(P), AT RAVET, PUNE.

OWNER :
B.G. SPACES LLP through its partner

MR. RISHIKESH R. GARUD
MR. RAVINDRA T. BANDAL

Architect VISHAL N. BAFNA
kaipararachana

ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANT
REGD. OFF. : BHAYLI, BUDHAWANWADI, CHANDRAN PUNE - 41
CONTACT : 09422055544, e-mail: kaipararachana@gmail.com

SIGNATURE

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	SHRUTI	
INWARD NO.	FORW. NO.	DATE		
		12-12-2023		
KEY NO.		SHEET NO.		
		01 / 10		