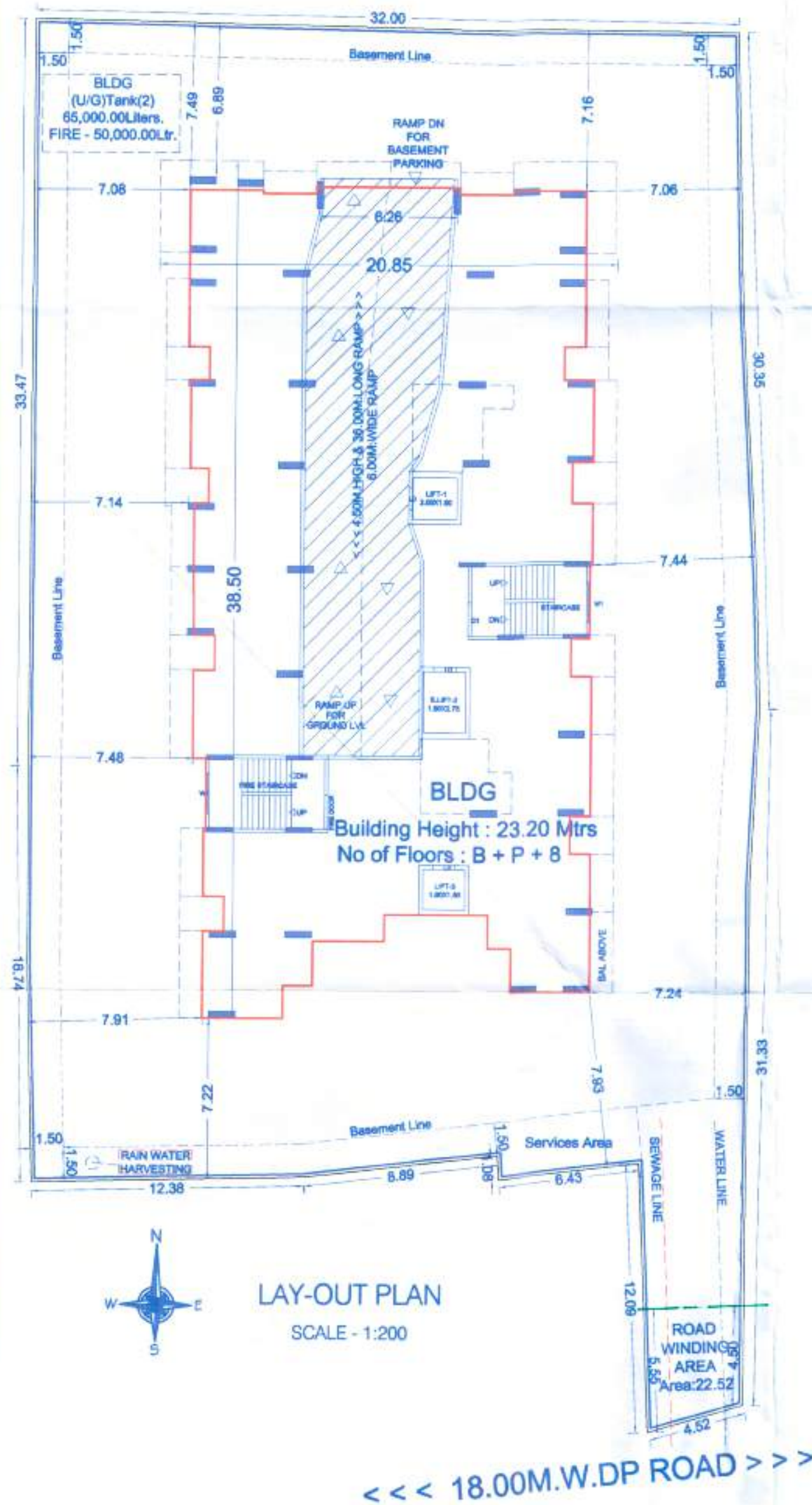




Triangle	Area
A-01	534.41
A-02	500.67
A-03	89.34
A-04	72.21
A-05	3.45
A-06	3.48
A-07	256.49
A-08	127.56
A-09	147.38
Total (PLOT)	1734.99

Triangulation
(SCALE 1:200)

Form of Statement 3 [Sr. No. 9 (g)]					
Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terrace attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
BLDG	First Floor	OFFICE - 01	40.49	ENC.BALCONY 6.96	OP.BALCONY 0.00
		101	47.78	7.35	3.10
		102	48.95	7.59	3.15
		103	61.89	13.80	8.53
		104	61.89	13.80	8.53
	Typical- 2, 3, 4, 5, 6th 8th Floor	201,301,401,501,601,801	33.77 X 6 = 202.62	6.56 X 6 = 39.36	3.57 X 6 = 21.42
		202,302,402,502,602,802	33.77 X 6 = 202.62	6.56 X 6 = 39.36	3.40 X 6 = 20.40
		205,305,405,505,605,805	47.78 X 6 = 286.68	7.35 X 6 = 44.15	3.10 X 6 = 18.60
		206,306,406,506,606,806	47.78 X 6 = 286.68	7.35 X 6 = 44.15	3.10 X 6 = 18.60
		207,307,407,507,607,807	48.95 X 6 = 293.70	7.59 X 6 = 45.54	3.15 X 6 = 18.90
		208,308,408,508,608,808	61.89 X 6 = 371.34	13.80 X 6 = 82.80	8.53 X 6 = 51.18
		209,309,409,509,609,809	61.89 X 6 = 371.34	13.80 X 6 = 82.80	8.53 X 6 = 51.18
		210,310,410,510,610,810	42.91 X 6 = 257.46	6.72 X 6 = 40.32	3.70 X 6 = 22.20
	Seventh Floor	701	33.77	6.56	3.57
		702	33.77	6.56	3.40
		705	38.93	7.35	3.10
		706	47.78	7.35	3.10
		707	48.95	7.59	3.15
		708	61.89	13.80	8.53
		709	61.89	13.80	8.53
		710	42.91	6.72	3.70

SCHEDULE OF OPENING: BLDG

NAME	L X H	NOS.
D1	1.05 X 2.10	65
D2	0.90 X 2.10	140
D3	0.75 X 2.10	120
OP	0.90 X 2.10	90
FD	1.50 X 2.10	60
FIRE DOOR	1.50 X 2.10	12
LD	1.00 X 2.10	30

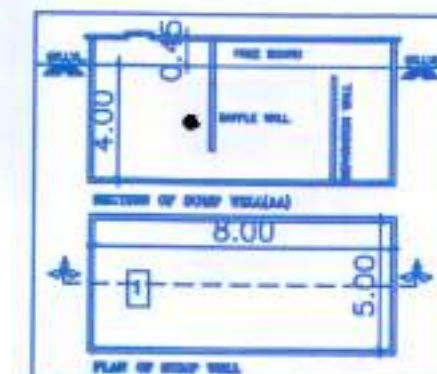
SCHEDULE OF OPENING: BLDG

NAME	L X H	NOS.
V	0.60 X 1.20	120
W1	1.80 X 1.20	220

Refuge Area Statement	
Required	Proposed
36.00	46.85

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
(1)	(2)	(3)	(4)	(5)
BLDG	—	—	—	—

Refuge Area Statement	
Required	Proposed
36.00	46.85



WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LT)	PROPOSED CAPACITY (LT)
OHWT	40898.00	70000.00
UGWT	50000.00	115000.00

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.	Apartment/ Flat	Shops/ Office
(1)	(2)	(3)	(4)	(5)
Bldg	BASEMENT PARKING	0.00	0	0
	GROUND PARKING	60.82 + 35.28 = 96.10	0	0
	FIRST FLOOR	52.99	4	1
	SECOND FLOOR	0.00	647.33	8
	THIRD FLOOR	0.00	647.33	8
	FOURTH FLOOR	0.00	647.33	8
	FIFTH FLOOR	0.00	647.33	8
	SIXTH FLOOR	0.00	647.33	8
	SEVENTH FLOOR	0.00	647.33	8
	EIGHTH FLOOR	0.00	647.33	8
	TOTAL =	52.99	5211.03	60

PARKING CALCULATION				
TYPE	CARPET AREA / FSI (M2)	TNMTS.(Nos.)	CAR.(Nos.)	SCOOTER.(Nos.)
		UNIT	BY Rule	BY Rule
Residential	0 - 30	—	—	—
Residential	30 - 40	2	15	1
Residential	40 - 80	2	45	1
Residential	80 - 150	—	—	—
Commercial	52.99	100	1	1
Total Req.(Nos.)			32	104
Total Prop.Area			400.00	208.00
			608.00 + 30.40 (5% visitor parking) = 638.40	

STAMP OF APPROVAL

REVISE TO -BP/PUNAWALE/91/2021 DATE-29/12/2021
Sanctioned No. B.P./Punawale/61/2022
Subject to conditions mentioned in the
Office Order No.
even dated 27/07/2022



Pimpri
Date: 27/07/2022

Deputy Engineer

Building Permission and Unauthorised Construction Control & Demolition Department

A) AREA STATEMENT

1. AREA OF PLOT (with all area including area of road, etc.)

(a) As per ownership document (17/12/2012) extract

(b) as per measurement sheet

(c) as per site

2. DEDUCTIONS FOR

(a) Proposed D.P./D.P. Road widening Area/

Service Road / Highway widening

(b) Any D.P. Reservation area

TOTAL (a+b+c)

3. BALANCE AREA OF PLOT (1-2)

4. Amenity Space (if applicable)

(a) Required -

(b) Adjustment of 2(b), if any -

(c) Balance Proposed -

5. NET AREA OF THE PLOT (3-4(c))

6. Recreational Open space (if applicable)

(a) Required -

(b) Proposed -

7. Internal Road area

8. Plottable area (if applicable)

9. Built up area with reference to Basic F.S.I. (1696.96X2.00)

as per front road width (Sr. No. 5x basic FSI)

10. Addition of FSI on payment of premium

(a) Maximum permissible premium FSI-based on

road width TOD Zone.

(b) Proposed FSI on payment of premium.

11. In-situ FSI / TDR loading

(a) In-situ area against D.P. road (2.0 x Sr. No. 2 (a)), if any

(b) In-situ area against Amenity Space if handed over

(2.00 or 1.85 x Sr. No. 4 (b) and (c)).

(c) TDR area

(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))

12. Additional FSI area under Chapter No. 7

13. Total entitlement of FSI in the proposal

(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.

(a1) Deduction: built up area FSI/Utilized area/ FSI

to be retained as per old rule.

(a2) balance entitlement Ancillary Area (a1-a2)

(b) Ancillary Area FSI upto 60% or 80%

with payment of charges. on a2 whichever applicable

(c) Total entitlement (a+b)

14. (a) 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) x 1.6 or 1.8)

15. Total Built-up Area in proposal (excluding area at Sr.No.17b)

(a) Existing Built-up Area/as per old rule

(i) completed

(ii) residential

(iii) commercial

(b) Proposed Built-up Area (as per P-line)

(i) residential

(ii) commercial

(c) Total (a+b)

16. F.S.I. Consumed (15/13)

(should not be more than serial No.14 above.)

17. Area for Inclusive Housing, if any

(a) Required (20% of Sr.No.5)

(b) Proposed

This Drawing is Prepare by instruction given by P.C.M.C. Sanction Authority

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 SURVEY RECORDS.

SIGN OF LIC. ENGINEER

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.

Owner (s) name and signature

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

PROJECT -

PROPOSED BUILDING AT-

CTS.NO.69, 70, 77 & 79,

VILLAGE - PUNAWALE,PUNE.

PAH/OWNER -

M/s.Fortune Realty Group

Through Partner

Mr.Shrikant B. Jadhav,

Mr.Prashant B. Shevkar

Mrs.Pratibha H. Bhujbal

SIGN -

SHREE-SPACES

(LIC. ENGINEER)

Rosecon, Commercial Building,

Office No.309,S.No.143/5,Above Vijaya Bank,

Pimple Saudagar,Pune - 27.

SHANKAR NIMBAKAR

(LIC. ENGINEER)

SCALE

DRAWN BY

INWARD NO.

DATE

06 July 2022

1:100

KEY NO.

SHEET NO.

1/5