

Sanctioned No. B.P./Layout/Panavale/189/2022
Conditions mentioned in the
Office Order No. 110/2022
even dated 29/11/2022
Pimpri
Date: 29/11/2022



O.C. Signed by
City Engineer

Building Exemption Dept.
PCMC, Pimpri, Pune-18.

A) AREA STATEMENT	
1. Area of plot (Minimum area of a.b.c. to be considered)	7800.00
(a) As per ownership documents (PNC entered)	7800.00
(b) As per measurement sheet	7802.72
(c) As per site	7800.00

2. Deduction for D.P.P. Road widening Area/Service Road/ Highway Widening	468.69
(a) Any D.P.P. Reservation area	-
(b) Other area	-
TOTAL (a+b+c)	-

3. Balance area of plot (1-2)	7331.31
4. Amenity Space (if applicable)	-
(a) Required -	-
(b) Adjustment of 2(b), if any	-
(c) Balance Proposed -	-

5. Net plot area (3-4 (c))	7331.31
6. Recreational open space (if applicable)	-
(a) Required -	-
(b) Proposed -	-

7. Internal Road area	-
8. Possible area (if applicable)	-
9. Built-up area with reference to Basic F.S.I. as per front road width (S.No. Consider FSI 1.0)	8064.44

10. Addition of FSI on payment of premium (7800.00 X 0.50 = 3900.00)	0.00
(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 no. 2 (a)/if any	-
(b) In-situ area against amenity space if handed over	-
(c) In-situ area against FSI 1.00 (as per no. 112) Max permissible TDR 1.40 (Max permissible 10600.00)	0.00

(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	8064.44

(a) FSI + 100% (110%) or 12 whichever is applicable	-
(b) Deduction Built-up area / FSI Office area FSI to be retained as per old DC Rules	-
(c) Deduction Built-up area / FSI Office area FSI to be retained as per old DC Rules	-

(d) Deduction Built-up area / FSI Office area FSI to be retained as per old DC Rules	-
(e) Deduction Built-up area / FSI Office area FSI to be retained as per old DC Rules	-
(f) Total (a+b+c+d+e)	0.00

14. Maximum retention 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 1.8 or 1.8 (H+100) - 11 - 130(a)	13155.40
15. Total Built-up Area in proposal (excluding area at S.No.17 b)	-

(a) Existing Built-up Area	0.00
(b) Commercial Built-up Area (as per FSI)	2271.45
(c) Residential Built-up Area (as per FSI)	10883.85
(d) Total (a+b+c)	13155.40

16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17. Area for inclusive housing, if any	-
(a) Required (20% of S.No.8)	1612.89
(b) Proposed Area	1612.41

18. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
19. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
20. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

21. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
22. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
23. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

24. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
25. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
26. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

27. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
28. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
29. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

30. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
31. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
32. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

33. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
34. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
35. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

36. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
37. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
38. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

39. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
40. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
41. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

42. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
43. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
44. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

45. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
46. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
47. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

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69. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
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71. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

72. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
73. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
74. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

75. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
76. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
77. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

78. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
79. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
80. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

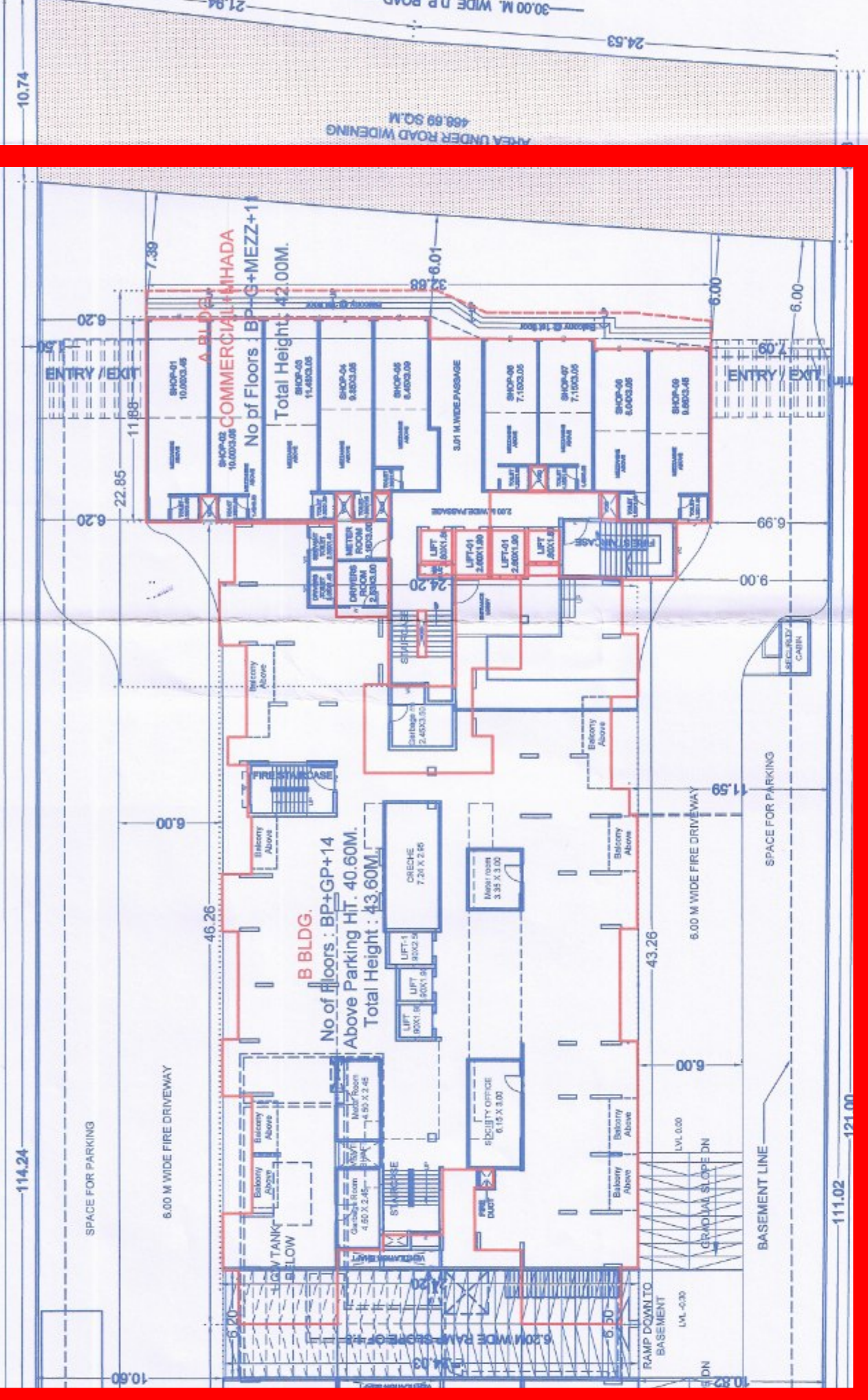
81. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
82. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
83. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-

84. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
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87. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
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90. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
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93. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
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95. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-



FORM OF STATEMENT									
BUILDING NO.	FLOOR NUMBER	SHOP/OFFICE/APARTMENT NUMBER	GROUND FLOOR AREA (sqm)	MEZANINE AREA (sqm)	TOTAL FLOOR AREA (sqm)	BALCONY AREA (sqm)	TOTAL BALCONY AREA (sqm)	TOTAL SHOP/OFFICE NO.	TOTAL TENEMENTS
A BUILDING (COMM)	GROUND FLOOR	SHOP 1	35.20	19.28	58.48	-	-	1	9
		SHOP 2	34.56	16.95	51.51	-	-	1	
		SHOP 3	36.78	18.09	54.85	-	-	1	
		SHOP 4	32.09	15.66	47.65	-	-	1	
		SHOP 5	32.47	16.03	48.50	-	-	1	
		SHOP 6	25.97	12.87	38.74	-	-	1	
		SHOP 7	26.52	13.25	39.77	-	-	1	
		SHOP 8	27.46	13.95	41.41	-	-	1	
		SHOP 9	16.73	16.73	33.46	-	-	1	
		OFFICE 101,201,301	39.20	117.81	-	-	3		
A BUILDING (COMM)	1,2,3 FLOOR	OFFICE 102,202,302	34.49	103.69	-	-	3	27	
		OFFICE 103,203,303	36.78	110.26	-	-	3		
		OFFICE 104,204,304	32.09	96.26	-	-	3		
		OFFICE 105,205,305	37.47	97.40	-	-	3		
		OFFICE 106,206,306	25.97	77.61	-	-	3		
		OFFICE 107,207,307	26.52	78.64	-	-	3		
		OFFICE 108,208,308	27.46	82.38	-	-	3		
		OFFICE 109,209,309	33.73	101.19	-	-	3		
		RESTAURANT401	377.81	377.81	-	-	1		
		A BUILDING (COMM)	4TH FLOOR	501,601,701,801,901,1001,1101					
502,702,802,902,1002,503,603,703,803,903,1003,1103									
A BUILDING (MPADA)	5,6,7,8,9,10,11	1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222,1223,1224,1225,1226,1227,1228,1229,1230,1231,1232,1233,1234,1235,1236,1237,1238,1239,1240,1241,1242,1243,1244,1245,1246,1247,1248,1249,1250,1251,1252,1253,1254,1255,1256,1257,1258,1259,1260,1261,1262,1263,1264,1265,1266,1267,1268,1269,1270,1271,1272,1273,1274,1275,1276,1277,1278,1279,1280,1281,1282,1283,1284,1285,1286,1287,1288,1289,1290,1291,1292,1293,1294,1295,1296,1297,1298,1299,1300,1301,1302,1303,1304,1305,1306,1307,1308,1309,1310,1311,1312,1313,1314,1315,1316,1317,1318,1319,1320,1321,1322,1323,1324,1325,1326,1327,1328,1329,1330,1331,1332,1333,1334,1335,1336,1337,1338,1339,1340,1341,1342,1343,1344,1345,1346,1347,1348,1349,1350,1351,1352,1353,1354,1355,1356,1357,1358,1359,1360,1361,1362,1363,1364,1365,1366,1367,1368,1369,1370,1371,1372,1373,1374,1375,1376,1377,1378,1379,1380,1381,1382,1383,1384,1385,1386,1387,1388,1389,1390,1391,1392,1393,1394,1395,1396,1397,1398,1399,1400,1401,1402,1403,1404,1405,1406,1407,1408,1409,1410,1411,1412,1413,1414,1415,1416,1417,1418,1419,1420,1421,1422,1423,1424,1425,1426,1427,1428,1429,1430,1431,1432,1433,1434,1435,1436,1437,1438,1439,1440,1441,1442,1443,1444,1445,1446,1447,1448,1449,1450,1451,1452,1453,1454,1455,1456,1457,1458,1459,1460,1461,1462,1463,1464,1465,1466,1467,1468,1469,1470,1471,1472,1473,1474,1475,1476,1477,1478,1479,1480,1481,1482,1483,1484,1485,1486,1487,1488,1489,1490,1491,1492,1493,1494,1495,1496,1497,1498,1499,1500,1501,1502,1503,1504,1505,1506,1507,1508,1509,1510,1511,1512,1513,1514,1515,1516,1517,1518,1519,1520,1521,1522,1523,1524,1525,1526,1527,1528,1529,1530,1531,1532,1533,1534,1535,1536,1537,1538,1539,1540,1541,1542,1543,1544,1545,1546,1547,1548,1549,1550,1551,1552,1553,1554,1555,1556,1557,1558,1559,1560,1561,1562,1563,1564,1565,1566,1567,1568,1569,1570,1571,1572,1573,1574,1575,1576,1577,1578,1579,1580,1581,1582,1583,1584,1585,1586,1587,1588,1589,1590,1591,1592,1593,1594,1595,1596,1597,1598,1599,1600,1601,1602,1603,1604,1605,1606,1607,1608,1609,1610,1611,1612,1613,1614,1615,1616,1617,1618,1619,1620,1621,1622,1623,1624,1625,1626,1627,1628,1629,1630,1631,1632,1633,1634,1635,1636,1637,1638,1639,1640,1641,1642,1643,1644,1645,1646,1647,1648,1649,1650,1651,1652,1653,1654,1655,1656,1657,1658,1659,1660,1661,1662,1663,1664,1665,1666,1667,1668,1669,1670,1671,1672,1673,1674,1675,1676,1677,1678,1679,1680,1681,1682,1683,1684,1685,1686,1687,1688,1689,1690,1691,1692,1693,1694,1695,1696,1697,1698,1699,1700,1701,1702,1703,1704,1705,1706,1707,1708,1709,1710,1711,1712,1713,1714,1715,1716,1717,1718,1719,1720,1721,1722,1723,1724,1725,1726,1727,1728,1729,1730,1731,1732,1733,1734,1735,1736,1737,1738,1739,1740,1741,1742,1743,1744,1745,1746,1747,1748,1749,1750,1751,1752,1753,1754,1755,1756,1757,1758,1759,1760,1761,1762,1763,1764,1765,1766,1767,1768,1769,1770,1771,1772,1773,1774,1775,1776,1777,1778,1779,1780,1781,1782,1783,1784,1785,1786,1787,1788,1789,1790,1791,1792,1793,1794,1795,1796,1797,1798,1799,1800,1801,1802,1803,1804,1805,1806,1807,1808,1809,1810,1811,1812,1813,1814,1815,1816,1817,1818,1819,1820,1821,1822,1823,1824,1825,1826,1827,1828,1829,1830,1831,1832,1833,1834,1835,1836,1837,1838,1839,1840,1841,1842,1843,1844,1845,1846,1847,1848,1849,1850,1851,1852,1853,1854,1855,1856,1857,1858,1859,1860,1861,1862,1863,1864,1865,1866,1867,1868,1869,1870,1871,1872,1873,1874,1875,1876,1877,1878,1879,1880,1881,1882,1883,1884,1885,1886,1887,1888,1889,1890,1891,1892,1893,1894,1895,1896,1897,1898,1899,1900,1901,1902,1903,1904,1905,1906,1907,1908,1909,1910,1911,1912,1913,1914,1915,1916,1917,1918,1919,1920,1921,1922,1923,1924,1925,1926,1927,1928,1929,1930,1931,1932,1933,1934,1935,1936,1937,1938,1939,1940,1941,1942,1943,1944,1945,1946,1947,1948,1949,1950,1951,1952,1953,1954,1955,1956,1957,1958,1959,1960,1961,1962,1963,1964,1965,1966,1967,1968,1969,1970,1971,1972,1973,1974,1975,1976,1977,1978,1979,1980,1981,1982,1983,1984,1985,1986,1987,1988,1989,1990,1991,1992,1993,1994,1995,1996,1997,1998,1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999,3000,3001,3002,3003,3004,3005,3006,3007,3008,3009,3010,3011,3012,3013,3014,3015,3016,3017,3018,3019,3020,3021,3022,3023,3024,3025,3026,3027,3028,3029,3030,3031,3032,3033,3034,3035,3036,3037,3038,3039,3040,3041,3042,3043,3044,3045,3046,3047,3048,3049,3050,3051,3052,3053,3054,3055,3056,3057,3058,3059,3060,3061,3062,3063,3064,3065,3066,3067,3068,3069,3070,3071,3072,3073,3074,3075,3076,3077,3078,3079,3080,3081,3082,3083,3084,3085,3086,3087,3088,3089,3090,3091,3092,3093,3094,3095,3096,3097,3098,3099,3100,3101,3102,3103,3104,3105,3106,3107,3108,3109,3110,3111,3112,3113,3114,3115,3116,3117,3118,3119,3120,3121,3122,3123,3124,3125,3126,3127,3128,3129,3130,3131,3132,3133,3134,3135,3136,3137,3138,3139,3140,3141,3142,3143,3144,3145,3146,3147,3148,3149,3150,3151,3152,3153,3154,3155,3156,3157,3158,3159,3160,3161,3162,3163,3164,3165,3166,3167,3168,3169,31							