

STAMP OF APPROVAL

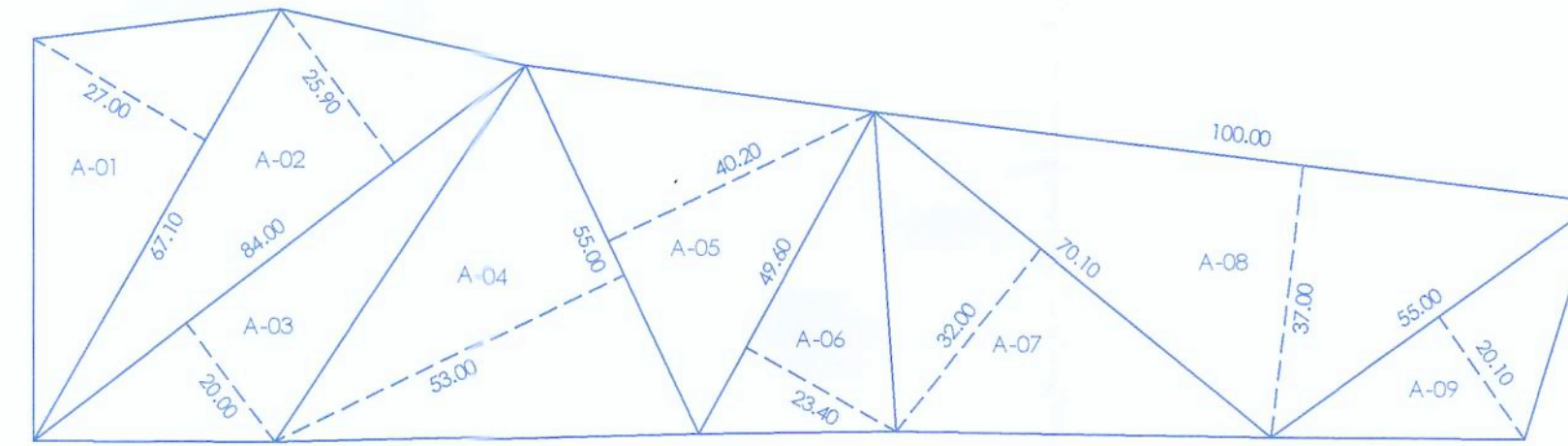
Sanctioned No. B.P / Punawale / 53/2023
Subject to conditions mentioned in the
Office Order No.
aven dated 24/07/2023
Pimpri
Date 24/07/2023



O. C. Signed by
City Engineer

For City Engineer
Building & Planning Dept.
PCMC, Pimpri, Pune-18.

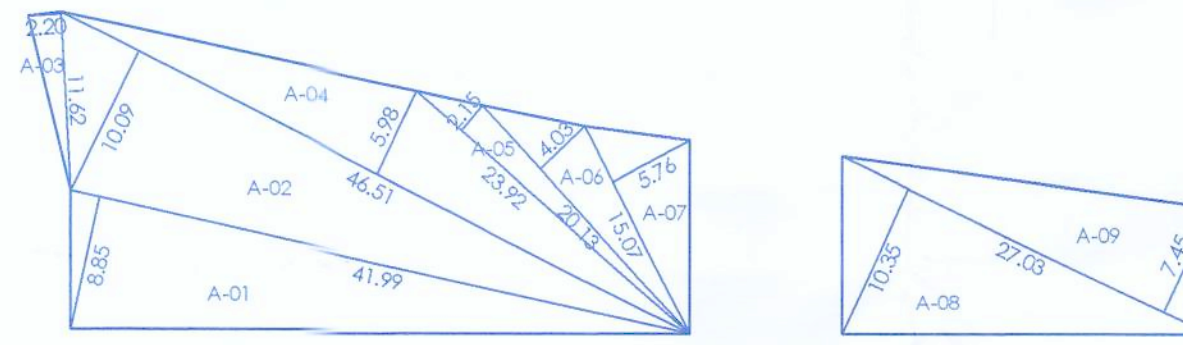
FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-A	GROUND FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	483.72	4
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	483.72	4



PLOT AREA (Scale - 1:1000)

PLOT AREA CALCULATION				
TRIANGLE				AREA
A-01	0.5	X	67.00 X 27.00	904.50
A-02	0.5	X	84.00 X 25.90	1087.80
A-03	0.5	X	84.00 X 20.00	840.00
A-04	0.5	X	55.00 X 53.00	1457.50
A-05	0.5	X	55.00 X 40.20	1105.50
A-06	0.5	X	49.40 X 23.40	580.32
A-07	0.5	X	70.10 X 32.00	1121.60
A-08	0.5	X	100.00 X 37.00	1850.00
A-09	0.5	X	55.00 X 20.10	552.78
TOTAL				9500.00

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-B	GROUND FLOOR	0.00	122.25	
	FIRST FLOOR	0.00	722.34	8
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	844.59	8



OPEN SPACE (Scale - 1:500)

OPEN SPACE AREA CALCULATION					
TRIANGLE				AREA	
A-01	0.5	x	41.99	x 8.85	185.81
A-02	0.5	x	46.51	x 10.09	234.64
A-03	0.5	x	11.62	x 2.20	12.78
A-04	0.5	x	46.51	x 5.98	139.06
A-05	0.5	x	23.92	x 2.15	25.71
A-06	0.5	x	20.13	x 4.03	40.56
A-07	0.5	x	15.07	x 5.76	43.40
A-08	0.5	x	27.03	x 10.35	139.88
A-09	0.5	x	27.03	x 7.45	100.69
TOTAL					922.54



LOCATION MAP

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-C	GROUND FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	714.00	8
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	714.00	8

PARKING CALCULATION (NON-CONGESTED)							
TYPE	CARPET AREA/ (Sq)	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	3	1	3	1	3
RESIDENTIAL	40 - <80	2	73	1	37	2	73
RESIDENTIAL	30 - <40	2	4	1	2	2	4
RESIDENTIAL	0 - <30	2	0	0	0	2	0
COMMERCIAL	100		267.85	2	5	6	16
TOTAL REQD. (NOS)					49		100
ADDITION 5% VISITORS PARKING					2		4.00
TOTAL REQD. AREA					650		210
TOTAL PROP. (NOS)					84		158
TOTAL PROP. AREA					1175.50		

ANCILLARY FSI CALCULATION :

COMMERCIAL AREA IN BLDG. = 267.85

ANCILLARY FSI = 1.8

THEREFORE, 267.85/1.8 = 148.80

148.80 X 0.8 = 119.04

COMM. PERM. ANCILLARY = 119.04

PERM. B.U.P. = (COMM. B.U.P./1.8)

10133.20 - 148.80 = 9984.40

RESI. PERM. ANCILLARY = 9984.40 X 0.6 = 5990.64

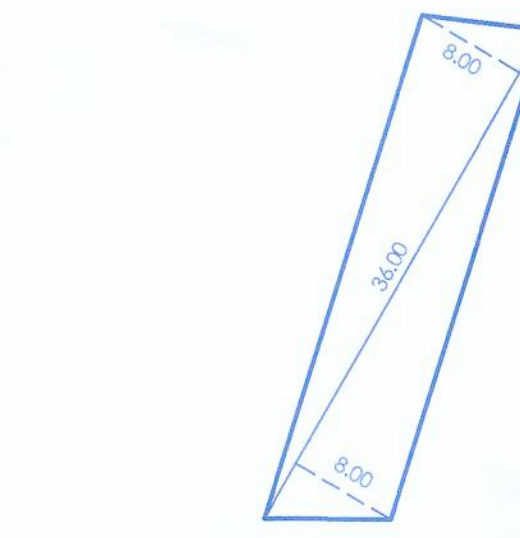
RESI. PERM. ANCILLARY = 5990.64

TOTAL PERM. ANCILLARY = 119.04 + 5990.64 = 6109.68

FORM OF STATEMENT - 2				
PROPOSED BUILDING				
WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING-D	GROUND FLOOR	0.00	0.00	
	FIRST FLOOR	0.00	719.69	8
	SECOND FLOOR	0.00	719.69	8
	THIRD FLOOR	0.00	719.69	8
	FOURTH FLOOR	0.00	719.69	8
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	2878.76	32

PROPOSED - BUILDING WISE FSI STATEMENT						
BUILDING/ WING	FSI AREA AS PER PLINE		SURRENDER AREA	TENEMENTS (REGULAR)	TENEMENTS (MHADA)	TOTAL PLINE AREA
	COMMERCIAL	RESIDENTIAL				
A-WING	0.00	483.72	0.00	4	0	483.72
B-WING	0.00	844.59	0.00	8	0	844.59
C-WING	0.00	714.00	0.00	8	0	714.00
D-WING	0.00	2878.76	0.00	32	0	2878.76
E-WING	267.85	0.00	2039.36	0	28	2307.21
TOTAL	267.85	4921.07	2039.36	52	28	7228.28

WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
CALCULATION	COMM. (GR) - 267.85/3 x 45 = 4017.75		
	RESI. (D) - 80(1) x 5 x 135 = 54000.00		
	RESI. + COMM. 58017.75		
	FIRE REQ. 0.00		121515.50
CHWT	TOTAL 58017.75		
	RESI. + COMM. 87026.63		
	FIRE REQ. 0.00		91102.00
	TOTAL 87026.63		
UGWT			

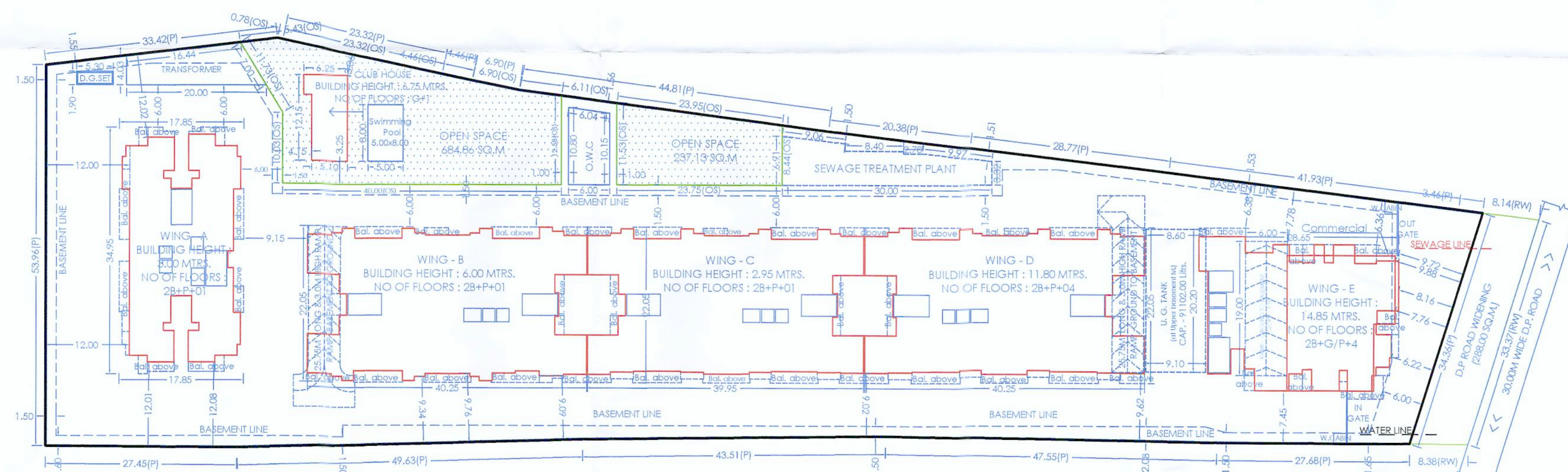


ROAD WIDENING (Scale - 1:1000)

ROAD WIDENING AREA CALCULATION					
TRIANGLE				AREA	
A - 01	0.5	x	36.00	x 8.00	144.00
A - 02	0.5	x	36.00	x 8.00	144.00
TOTAL					288.00

FORM OF STATEMENT - 2						
PROPOSED BUILDING						
BUILDING/ WING	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		SURRENDER AREA	TENEMENTS (REGULAR)	TENEMENTS (MHADA)
		COMMERCIAL	RESIDENTIAL			
WING-E	GROUND FLOOR	267.85	0.00	0.00	-	-
	FIRST FLOOR	0.00	0.00	509.84	0	7
	SECOND FLOOR	0.00	0.00	509.84	0	7
	THIRD FLOOR	0.00	0.00	509.84	0	7
	FOURTH FLOOR	0.00	0.00	509.84	0	7
	TERRACE FLOOR	0.00	0.00	0.00	-	-
	TOTAL	267.85	0.00	2039.36	0	28

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



LAYOUT PLAN (Scale - 1:500)

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... 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.

MR. MRIGENDRA S. GOWARDHAN

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. MRIGENDRA S. GOWARDHAN

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 BUILDING AT S. NO. 28/7, AT PUNAWALE, PUNE.

OWNER:

MR. LAHU KESHAVARAO NAWALE & OTHERS 1 through
GD SQUARE SPACES through its partners
MR. MRIGENDRA SURYAKANT GOWARDHAN

Architect VISHAL N. BAFNA
kaiparashana

ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANT
REGD. ARCHT. SHRUTI, NAWALESHWAR, CHIMTAL, PUNE-18
CONTACT : 0942204544, 09370712324, e-mail:shrutikaiparashana@gmail.com

	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
			1:100	SHRUTI	
	INWARD NO.	PCMC/0549/2023/ZONE B/PUNAWALE/PRB-PVLS/1/FRESH		DATE	22-06-2023
	KEY NO.			SHEET NO.	01 / 13