

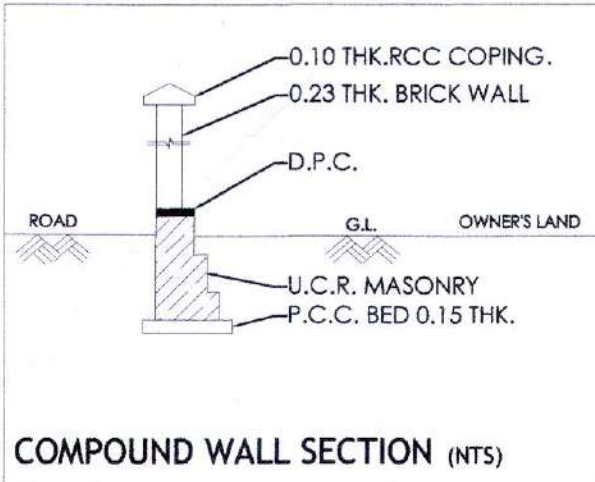
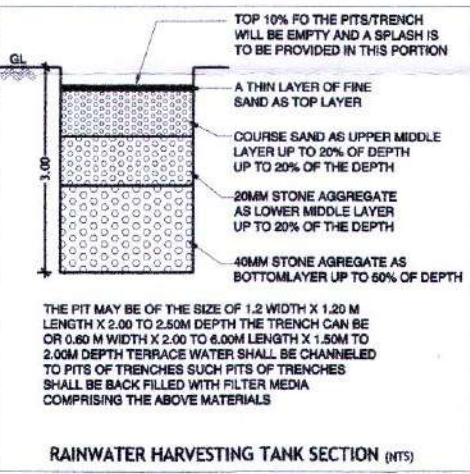
BUILDING WISE FSI STATEMENT					
BUILDING	COMM. FSI	RESI. FSI (MHADA)	RESI. FSI	TENEMENTS	TOTAL FSI AREA
A WING	0.00	0.00	4119.98	28	4119.98
B WING	0.00	0.00	39.49	0	39.49
C WING	0.00	0.00	8017.70	72	8017.70
D WING(MHADA)	0.00	2345.17	0.00	31	2345.17
TOTAL	0.00	2345.17	12177.17	131.00	14522.34

PARKING CALCULATION							
TYPE	CARPET AREA / FSI(M2)	TEMPS.(NOS)	BY RULE	REQD.	BY RULE	REQD.	
RESIDENTIAL	40-80	2	50	1	25	2	50
RESIDENTIAL	80-150	1	50	1	50	1	50
RESIDENTIAL	>150	1	0	1	0	1	0
RESIDENTIAL (MHADA)	40-80	2	32	1	16	2	32
COMMERCIAL-SHOP	0.00	100	0.00	2	0	6	0
TOTAL REQD.(NOS)				91			132
VISITORS PARKING 5%							
TOTAL REQD.(NOS)				96			139
TOTAL PROP.(NOS)				130			105
Reg. No. 8.1(V) Page No. 156 COMPOSITE PARKING- 6 Scooter = 1Car							
EV Charging Provision For 30% Of Total Parking = 125 * 0.30 = 38 Nos.							

EV Charging Parking	
Regular Parking	
Mhade Parking	
VISITORS PARKING	

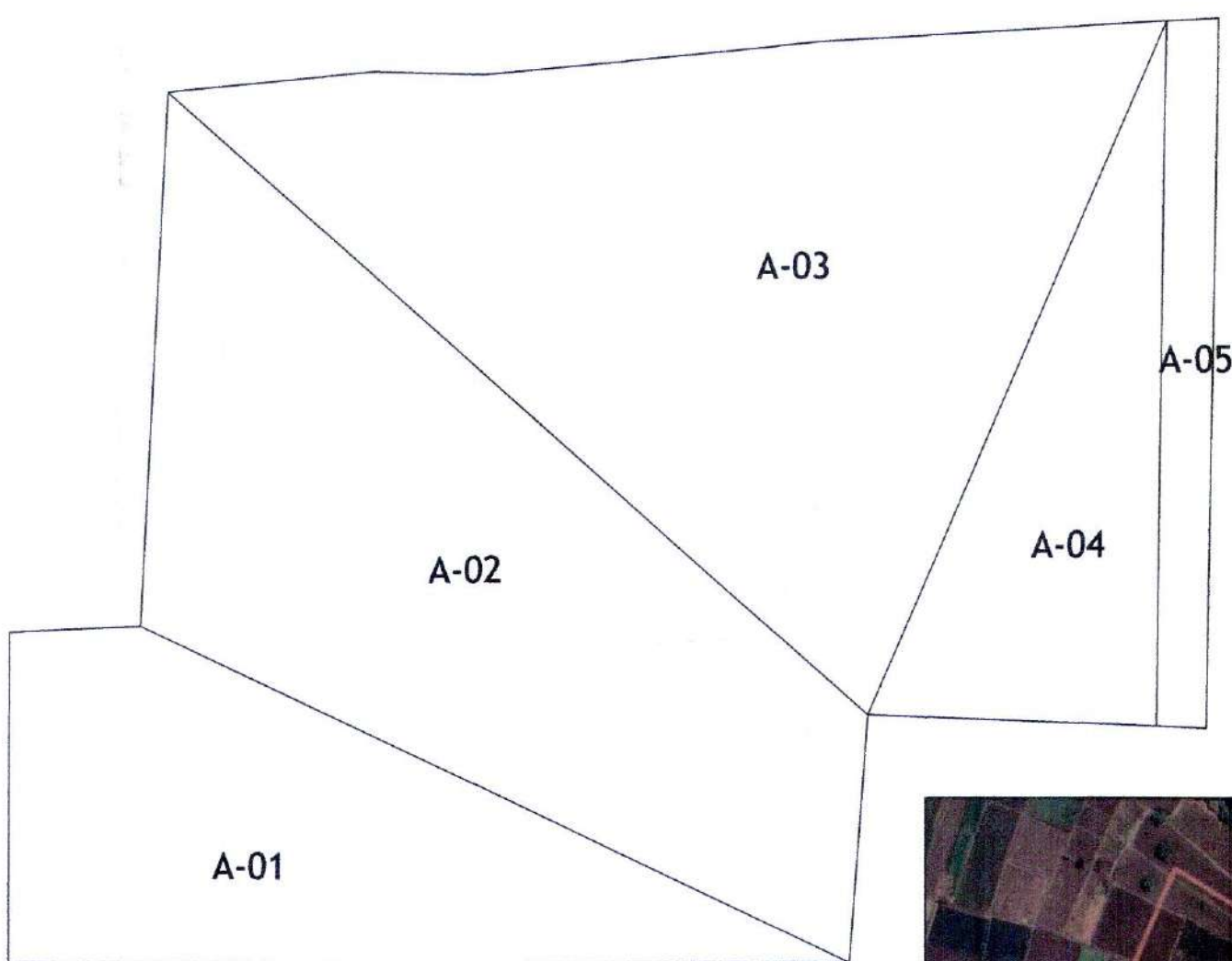
FLOOR WISE FSI STATEMENT - D WING(MHADA)				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	0.00	0.00	0	0.00
1ST FLOOR	0.00	167.89	2	167.89
2ND FLOOR	0.00	167.89	2	167.89
3RD FLOOR	0.00	294.23	4	294.23
4TH FLOOR	0.00	294.23	4	294.23
5TH FLOOR	0.00	294.23	4	294.23
6TH FLOOR	0.00	294.23	4	294.23
7TH FLOOR	0.00	244.01	3	244.01
8TH FLOOR	0.00	294.23	4	294.23
9TH FLOOR	0.00	294.23	4	294.23
TOTAL	0.00	2345.17	31	2345.17

WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	89100.00	89100.00
	Fire Requirement	100000	100000.00
	TOTAL	189100.00	189100.00
UGWT	2.0 Times OHWT	178200.00	178200.00
	Fire Requirement	650000.00	650000.00
	TOTAL	828200.00	828200.00



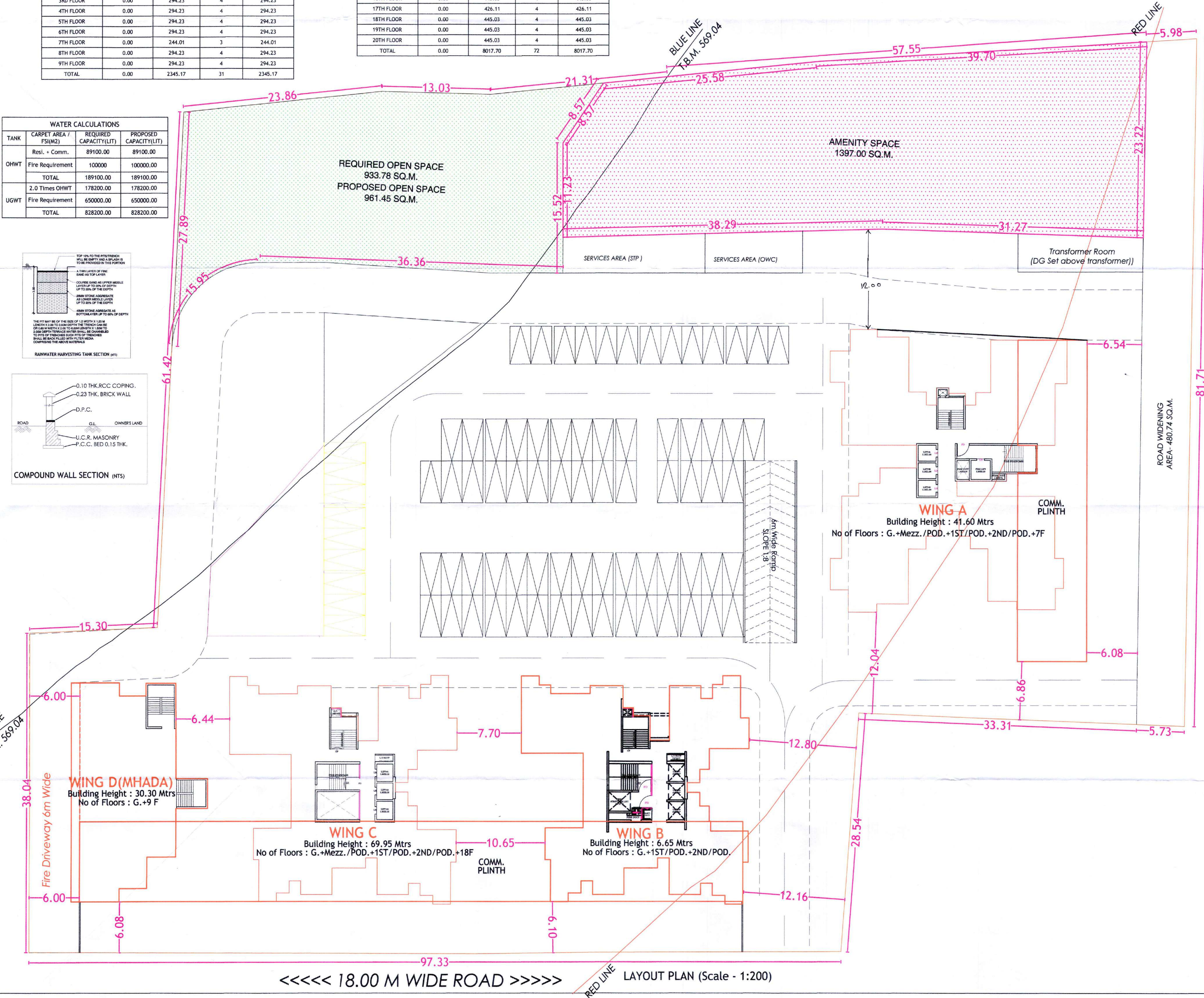
FLOOR WISE FSI STATEMENT - A WING					
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA	
GROUND FLOOR	0.00	43.46	0	43.46	
Pod. PARKING FLOOR	0.00	0.00	0	0.00	
FIRST/ Pod. PARKING FLOOR	0.00	0.00	0	0.00	
2ND/ Pod. PARKING FLOOR	0.00	0.00	0	0.00	
3RD FLOOR	0.00	582.36	4	582.36	
4TH FLOOR	0.00	582.36	4	582.36	
5TH FLOOR	0.00	582.36	4	582.36	
6TH FLOOR	0.00	582.36	4	582.36	
7TH FLOOR	0.00	582.36	4	582.36	
8TH FLOOR	0.00	582.36	4	582.36	
9TH FLOOR	0.00	582.36	4	582.36	
TOTAL	0.00	4119.98	28	4119.98	

FLOOR WISE FSI STATEMENT - C WING					
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA	
GROUND FLOOR	0.00	63.92	0	63.92	
Pod. PARKING FLOOR	0.00	0.00	0	0.00	
FIRST/ Pod. PARKING FLOOR	0.00	0.00	0	0.00	
2ND/ Pod. PARKING FLOOR	0.00	0.00	0	0.00	
3RD FLOOR	0.00	445.03	4	445.03	
4TH FLOOR	0.00	445.03	4	445.03	
5TH FLOOR	0.00	445.03	4	445.03	
6TH FLOOR	0.00	445.03	4	445.03	
7TH FLOOR	0.00	426.11	4	426.11	
8TH FLOOR	0.00	445.03	4	445.03	
9TH FLOOR	0.00	445.03	4	445.03	
10TH FLOOR	0.00	445.03	4	445.03	
11TH FLOOR	0.00	445.03	4	445.03	
12TH FLOOR	0.00	426.11	4	426.11	
13TH FLOOR	0.00	445.03	4	445.03	
14TH FLOOR	0.00	445.03	4	445.03	
15TH FLOOR	0.00	445.03	4	445.03	
16TH FLOOR	0.00	445.03	4	445.03	
17TH FLOOR	0.00	426.11	4	426.11	
18TH FLOOR	0.00	445.03	4	445.03	
19TH FLOOR	0.00	445.03	4	445.03	
20TH FLOOR	0.00	445.03	4	445.03	
TOTAL	0.00	8017.70	72	8017.70	



Triangle	Area
A-01	2183.72
A-02	3801.58
A-03	4476.88
A-04	1346.80
A-05	480.74
Total	12289.91

AS PER ORDER NO.	
TPS/1815/428/138/15/TP-13	
DATED:20-01-2021 AMENITY CALCULATIONS	
S.NO.	GREEN TO R
43/12/1/A	
43/14/1	
43/16/1	
43/16/2	
43/10/2	
43/12/1/A	400.00
43/9/2	288.75
43/12/1/A	189.75
TOTAL	9310.38
REQUIRED AMENITY AREA 15%	1396.56
PROPOSED AMENITY AREA	1397.00



LAYOUT

STAMP OF APPROVAL

Sanctioned No. B.P./Punawale/76/2024

Subject to conditions mentioned in the

Office Order No. even dated 28/10/2024

Pimpri

Date 28/10/2024

ES10

11/06/22

Building Permission and Unauthorised Building

Construction Control Department

Pimpri Chinchwad Municipal Corporation

Phone-411 018

City Engineer

Building Permission Dept

PCHC, Pimpri-Phone-18

AREA STATEMENT

1. Area of plot

(Minimum area of a, b, c to be considered)

(a) As per ownership document (7/12, CTS extract)

(b) As per measurement sheet

(c) As per site

(d) Plot under Blue line Area (Green zone)

(e) Plot under Blue line Area (Green zone) consider for sanction 50% for FSI/TDR etc.

(Minimum area of a, b, c = Addition e)

12200.00

12200.00

12289.91

12289.91

1969.01

984.51

11215.50

2. Deductions for

(a) Proposed 18.00 M Road widening Area

(b) Proposed Road widening Area

480.74

0.00

Total a+b

10734.76

10734.76

3. Balance area of plot (1-2)

10734.76

4. Amenity Space (if applicable)

(a) Required

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

(c) Balance Proposed

1397.00

1397.00

1397.00

5. Net Plot Area (3-4 (c))

9337.76

6. Recreational Open space (if applicable)

(a) Required

(b) Proposed

933.78

961.45

7. Internal Road area

0.00

8. Plottable area (if applicable)

10271.53

9. Built up area with reference to Basic F.S.I. as per front road width

a. Addition of FSI on payment of premium (IGBC)

0.00

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.

5607.75

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

(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)].

(c)TDR area

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

0.00

0.00

0.00

12. Additional FSI area under Chapter No. 7

0.00

13. Total entitlement of FSI in the proposal

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

(b) Ancillary Area FSI upto 80%with payment of charges.

(c) Ancillary Area FSI upto 80% with payment of charges.

(d) Ancillary Area FSI upto 60% or 80 % with payment of charges.

Proposed Ancillary Area

(c) Total entitlement (a+d)

10271.53

0.00

6162.92

6162.92

1910.00

12181.53

14. 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 }

TOTAL PERMISSIBLE AREA

12181.53

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

(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)

0.00

0.00

0.00

12177.17

0.00

12177.17

16. F.S.I. Consumed (15/13) (should not be more than serial No.14)

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

(b) Proposed

0.9996

2054.31

2345.17

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

AR.USHA RANGARAJAN

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.

Signature

Mr. Shivaji R. Mohite & Others Through POAH

M/S. TULIP INFRA Through Its Partner

Mr. Sanjay H. Varma

LEGEND

PLOT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

DRAINAGE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME:

OWNER'S SIGN:

Mr. Shivaji R. Mohite & Others Through POAH

M/S. TULIP INFRA Through Its Partner

Mr. Sanjay H. Varma

PROJECT:

SURVEY NO : 43/10/2,43/12/1/A(P),43/14/1,43/16/1,43/16/2,43/9/2 (P),

HISSA NO :

PLOT NO :

DESCRIPTION : VILLAGE - PUNAWALE

CTS NO :

ARCHITECT:

Usha Rangarajan

LIC.NO. - CA/90/13423.

LANDMARK DESIGN GROUP

PLOT NO. 35, SECTOR NO. 29, SACON TEMPLE ROAD, RAVET PRADHAKARAN PUNE 412101

ARCH.SIGN:

JOB NO.

DRG.NO.

SCALE

DRAWN BY

CHECKED BY

1:100

INWARD NO.

DATE

22 Oct. 2024

KEY NO.

SHEET NO

1 / 12