

BUILDING WISE FSI STATEMENT				
FLOOR	COMM. FSI	FSI	TENEMENTS	TOTAL FSI AREA
A WING	2431.02	5070.33	52	7501.35
B WING	0.00	5070.33	52	5070.33
MHADA WING	0.00	3175.74	30	3175.74
TOTAL	2431.02	13316.40	134	15747.42

TABLE NO. 8B - PARKING CALCULATION									
TYPE	CARPET AREA / FSI(M2)	TEMPS.(NOS)		CAR (NOS)		SCOOTER (NOS)		BY RULE	REQD.
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.		
RESIDENTIAL	40-80	2	112	1	56	2	112		
RESIDENTIAL	80-150	1	22	1	22	1	22		
RESIDENTIAL	>150	1	0	2	0	1	0		
COMMERCIAL	2431.02	100	24.31	2	49	6	146		
TOTAL REQD.(NOS)					127		280		
VISITORS PARKING 5%									
					4		7		
TOTAL REQD.(NOS)					131		287		
TOTAL PROP.(NOS)					179		68		

Reg. No. 8.1(V) Page No. 156 COMPOSITE PARKING-6 Scooter = 1Car

EV Charging Provision For 30% Of Total Parking = 131 * 0.20 = 26 Nos.

EV Charging Parking	
Regular Parking	
Mhada Parking	
Comm. Parking	
Visitors Parking	

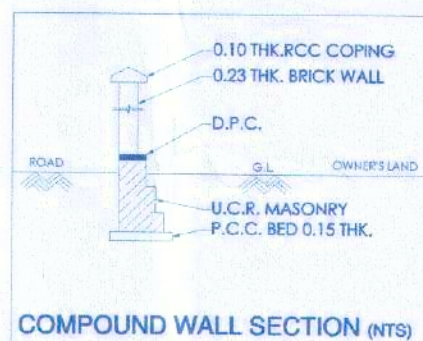
WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	114772.95	114800.00
	Fire Requirement	50000	50000.00
	TOTAL	164772.95	164800.00
UGWT	2.00 Times OHWT	229545.90	229600.00
	Fire Requirement	200000	200000.00
	TOTAL	429545.90	429600.00



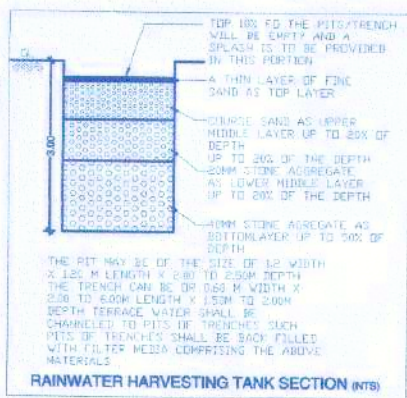
LOCATION PLAN N.T.S.

FSI AREA STATEMENT - A WING				
FLOOR	COMM.FSI	FSI	TENEMENTS	TOTAL AREA
BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	812.04	20.67	0	832.71
First/Parking FLOOR	1618.98	0	0	1618.98
FIRST FLOOR	0.00	390.84	4	390.84
2nd FLOOR	0.00	390.84	4	390.84
3rd FLOOR	0.00	390.84	4	390.84
4th FLOOR	0.00	390.84	4	390.84
5th FLOOR	0.00	390.84	4	390.84
6th FLOOR	0.00	390.84	4	390.84
7th FLOOR	0.00	375.21	4	375.21
8th FLOOR	0.00	390.84	4	390.84
9th FLOOR	0.00	390.84	4	390.84
10th FLOOR	0.00	390.84	4	390.84
11th FLOOR	0.00	390.84	4	390.84
12th FLOOR	0.00	375.21	4	375.21
13th FLOOR	0.00	390.84	4	390.84
TOTAL	2431.02	5070.33	52	7501.35

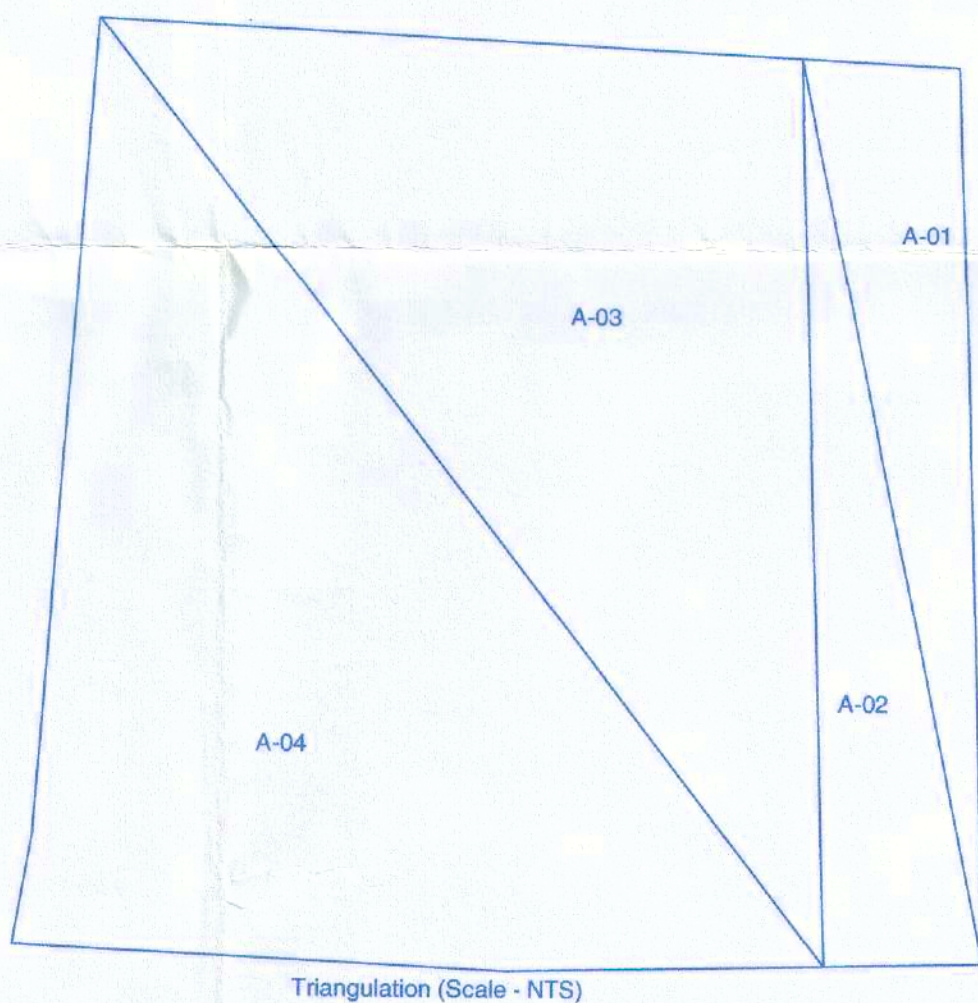
FSI AREA STATEMENT - B WING				
FLOOR	COMM.FSI	FSI	TENEMENTS	TOTAL AREA
BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	0.00	20.67	0	20.67
First/Parking FLOOR	0.00	0	0	0.00
FIRST FLOOR	0.00	390.84	4	390.84
2nd FLOOR	0.00	390.84	4	390.84
3rd FLOOR	0.00	390.84	4	390.84
4th FLOOR	0.00	390.84	4	390.84
5th FLOOR	0.00	390.84	4	390.84
6th FLOOR	0.00	390.84	4	390.84
7th FLOOR	0.00	375.21	4	375.21
8th FLOOR	0.00	390.84	4	390.84
9th FLOOR	0.00	390.84	4	390.84
10th FLOOR	0.00	390.84	4	390.84
11th FLOOR	0.00	390.84	4	390.84
12th FLOOR	0.00	375.21	4	375.21
13th FLOOR	0.00	390.84	4	390.84
TOTAL	0.00	5070.33	52	5070.33



COMPOUND WALL SECTION (mm)



RAINWATER HARVESTING TANK SECTION (mm)



Triangulation (Scale - NTS)

Triangle	Area
A-01	1454.61
A-02	1482.47
A-03	6525.05
A-04	7738.71
Total (PLOT)	17200.84

FSI AREA STATEMENT - MHADA WING				
FLOOR	COMM.FSI	FSI	TENEMENTS	TOTAL AREA
GROUND FLOOR	0.00	26.50	0	26.50
FIRST FLOOR	0.00	212.90	2	212.90
2nd FLOOR	0.00	212.90	2	212.90
3rd FLOOR	0.00	212.90	2	212.90
4th FLOOR	0.00	212.90	2	212.90
5th FLOOR	0.00	212.90	2	212.90
6th FLOOR	0.00	212.90	2	212.90
7th FLOOR	0.00	190.77	2	190.77
8th FLOOR	0.00	212.90	2	212.90
9th FLOOR	0.00	212.90	2	212.90
10th FLOOR	0.00	212.90	2	212.90
11th FLOOR	0.00	212.90	2	212.90
12th FLOOR	0.00	190.77	2	190.77
13th FLOOR	0.00	212.90	2	212.90
14th FLOOR	0.00	212.90	2	212.90
15th FLOOR	0.00	212.90	2	212.90
TOTAL	0.00	3175.74	30	3175.74

STAMP OF APPROVAL

Sanctioned No. B.P./Punawale/14/2025
Subject to conditions mentioned in the
Office Order No.
aven dated 18/02/2025
Pimpri
Date : 18/02/2025



O. C. Signed by
City Engineer

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

1. Area of plot (Minimum area of a, b, c to be considered)	17200.00
(a) As per ownership document (7/12, CTS extract)	17200.00
(b) as per measurement sheet	17200.84
(c) as per site	17200.84
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road /	2025.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	2025.00
3. Balance area of plot (1-2)	15175.00
4. Amenity Space (if applicable)	
(a) Required -	758.75
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	758.75
5. Net Plot Area (3-4 (c))	14416.25
6. Recreational Open space (if applicable)	
(a) Required -	1441.63
(b) Proposed -	1445.33
7. Internal Road area	0.00
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic F.S.I.))	15857.88
10. Addition of FSI on payment of premium	
(a) Minimum permissible premium FSI - based on road width / TOD Zone.	8600.00
(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 (c)], if any	
(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	0.00
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(a)+11(d)] or 12 whichever is applicable.	15857.88
(b) Ancillary Area FSI upto 80% with payment of charges.	1080.45
(c) Ancillary Area FSI upto 60% with payment of charges.	8704.39
(d) Ancillary Area FSI upto 60% or 80 % with payment of charges.	9784.84
Proposed Ancillary Area	0.00
(c) Total entitlement (a+d)	15857.88
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	15857.88
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(i) Existing Built-up Area/As Per OLD Rule	
(ii) Completed	0.00
(iii) Residential	0.00
(iv) Commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
(i) Residential	10140.66
(ii) Commercial	2431.02
(c) Total (a+b)	12571.68
16. F.S.I. Consumed (15/13) (should not be more than serial No.14	
(a) Required (20% of Sr.No.5)	3171.58
(b) Proposed	3175.74

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 RANGRAJAN

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 personnel as to ensure the quality and safety at the work site.

Signature
Mr. Pandurang B. Kate & Others Through POAH
M/s. AUM Ventures through its partner
Mr. Heero Motwani

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	

OWNER'S NAME:
Mr. Pandurang B. Kate & Others Through POAH
M/s. AUM Ventures through its partner
Mr. Heero Motwani

PROJECT:
SURVEY NO : 20/2/2(P)
PLOT NO :
DESCRIPTION : VILLAGE - PUNAWALE

ARCHITECT:
Usha Rangrajan
LICHO, CHANDRAN
PLOT NO 32 SECTOR NO 28/SGOON TEMPLE ROAD,
PRAVEET TRACHINAGAR PUNE 411001

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
INWARD NO.	DATE	1:100		
KEY NO.	SHEET NO.	02.12.2024		1/11