F.S.I. Statement For Building A			
Form of Statement 2 [Sr. No. 9 (a)]			
NO FL	P-Line AREA Commercial	P-Line AREA Comm.+Resi.	SHOP/TENEMENT
Ground	282.06	282.06	8
Mezzanine	112.81	112.81	0
TOTAL	394.87	394.87	8

F.S.I. Statement For Building B Inclusive Housing (MHADA)		
Form of Statement 2 [Sr. No. 9 (a)]		
NO FL	P-Line AREA Residential	SHOP/ TENEMENT
Stilt	15.89	0
1	332.17	6
2	332.17	6
3	332.17	6
4	332.17	6
5	332.17	6
6	332.17	6
7	332.17	6
TOTAL	2341.08	42

F.S.I. Statement For Club House	
Form of Statement 2 [Sr. No. 9 (a)]	
NO FL	P-Line AREA
GROUND	116.53
FIRST	57.34
TOTAL	173.87

Proposed F.S.I. Statement Tower 01,02,03,04, Bldg. -A Bldg. B Inclusive Housing (MHADA)						
	FSI AREA					
BUILDING NAME	Proposed P-Line Area Comm.	Proposed P-Line Area Resi.	Total Proposed P-Line Resi.+Comm.	Proposed P-Line Area Resi. (Inclusive Housing)	TENAMENT	Shop
Tower 01	733.57	243.75	977.32	0.00	0	13
Tower 02	801.07	219.25	1020.32	0.00	0	14
Tower 03	779.81	1660.60	2440.41	0.00	13	14
Tower 04	893.86	13300.64	13994.50	0.00	125	13
Building A	394.87	0.00	394.87	0.00	0	8
Building B Inclusive Housing (MHADA)	0.00	0.00	0.00	2341.08	42	0
TOTAL	3403.18	15424.24	18827.42	2341.08	180	62

PARKING STATEMENT(TOWER 1,2,3,4- BULD.A, AND BULD.B)								
TYPE OF FLATS/COMMERCIAL	NO. OF FLATS/ SHOPS	PERM. PARKING		REQ. PARKING		PROV. PARKING		
		CARS	SCOOTERS	CARS	SCOOTERS	CARS	SCOOTERS	
FOR EVERY 100 SQ.M. CARPET	3150.85	2	6	63	190	231	868	
FOR 2-TENA 40 TO 80 SQ.M.	136	1	5	68	340			
FOR 1-TENA 80 TO 150 SQ.M.	2	1	3	2	6			
FOR 2-TENA CARPET LESS THAN 40 BUT MORE THAN 30 SQ.M.	42	1	2	21	42			
TOTAL				154	578	231	868	
IN ADDITION 5% VISITOR PARKING				8	29	12	43	
TOTAL	180			162	607	243	911	

PARKING AREA CALCULATION				
VEHICAL	NOS.	AREA REQUIRED		AREA REQUIRED
CARS	162	12.50	SQ.M./CAR	2025.00
SCOOTERS	607	2.00	SQ.M./CAR	1214.00
TOTAL				3239.00

Parking Provided		
FLOOR	SCOOTER	CAR
Basement	0	214
Ground	88	29
Parking 01	715	0
Parking 02	130	0
TOTAL	911	243

Proposed Site

LOCATION PLAN

DATE & STAMP OF APPROVAL 01/16

B.P. LAYOUT PLAN

Sanctioned No. B.P
Subject to conditions mentioned in the
Office Order No.
awen dated
Pimpri
Date : / 20

O. C. Signed by
City Engineer

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

F.S.I. Statement For Tower 01				
Form of Statement 2 [Sr. No. 9 (a)]				
NO FL	P-Line AREA Commercial	P-Line AREA Residential	P-Line AREA Resi+Comm.	SHOP
Basement	0.00	0.00	0.00	0.00
Ground	483.55	160.75	624.10	13
Mezzanine	229.76	0.00	229.76	0
Parking 01	40.46	0.00	40.46	
Parking 02		83.00	83.00	
TOTAL	733.57	243.75	977.32	13

F.S.I. Statement For Tower 02				
Form of Statement 2 [Sr. No. 9 (a)]				
NO FL	P-Line AREA Commercial	P-Line AREA Residential	P-Line AREA Resi+Comm.	SHOP
Basement	0.00	0.00	0.00	0
Ground	508.35	136.25	644.60	14
Mezzanine	252.26	0.00	252.26	0
Parking 01	40.46	0.00	40.46	
Parking 02		83.00	83.00	
TOTAL	801.07	219.25	1020.32	14

F.S.I. Statement For Tower 03					
Form of Statement 2 [Sr. No. 9 (a)]					
NO FL	P-Line AREA Commercial	P-Line AREA Residential	P-Line AREA Resi+Comm.	SHOP	TENEMENT
Basement	0.00	0.00	0.00	0	0
Ground	494.18	136.25	630.43	14	0
Mezzanine	245.17	0.00	245.17		0
Parking 01	40.46	0.00	40.46		0
Parking 02		83.00	83.00	0	0
1ST		712.30	712.30		6
2ND		729.05	729.05		7
TOTAL	779.81	1660.60	2440.41	14	13

F.S.I. Statement For Tower 04					
Form of Statement 2 [Sr. No. 9 (a)]					
NO FL	P-Line AREA Commercial	P-Line AREA Residential	P-Line AREA Resi+Comm.	SHOP	TENEMENT
Basement	0.00	0.00	0.00	0	0
Ground	436.88	160.75	597.63	13	0
Mezzanine	216.52	0.00	216.52		0
Parking 01	40.46	0.00	40.46		0
Parking 02		83.00	83.00		0
1ST		712.30	712.30		6
2ND		729.05	729.05		7
3RD		729.05	729.05		7
4TH		729.05	729.05		7
5TH(REFUGE)		712.83	712.83		7
6TH		729.05	729.05		7
7TH		729.05	729.05		7
8TH		729.05	729.05	0	7
9TH		729.05	729.05		7
10TH REFUGE		712.83	712.83		7
11TH		729.05	729.05		7
12TH		729.05	729.05		7
13TH		729.05	729.05		7
14TH		729.05	729.05		7
15TH REFUGE		712.83	712.83		7
16TH		729.05	729.05		7
17TH		729.05	729.05		7
18TH		729.05	729.05		7
TOTAL	893.86	13300.64	13994.50	13	125

INCLUSIVE HOUSING AREA CALCULATION
INCLUSIVE HOUSING PERMISSIBLE AREA = PER. AREA X 20%
20% of the Basic FSI = 11635.20 X 20%
INCLUSIVE HOUSING PERMISSIBLE AREA = 2327.04 SQ.M.
INCLUSIVE HOUSING PROPOSED AREA = 2341.08 SQ.M.

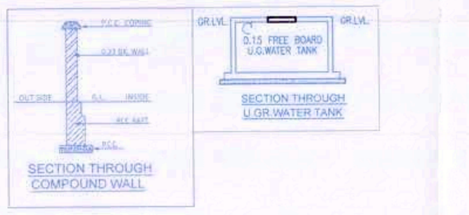
SANITARY REQUIREMENTS :

OCCUPANT LOAD :

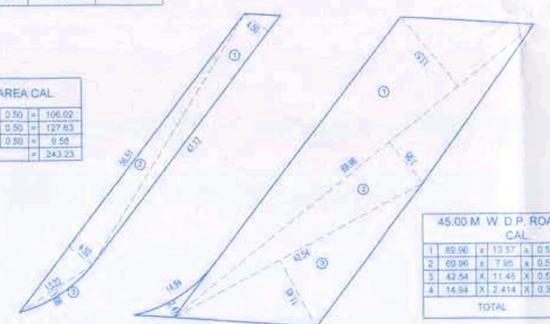
Building A (Commercial)+Commercial Bldg.
Carpet OF GR. FLOOR - 318.07+2.932.78 = 3,150.85
Carpet Area 3,150.85 sq.m./3 = 1050.28
Total =1050
TOTAL NO. OF OCCUPANTS - 1050 PERSONS
NO. OF GENTS - 525
NO. OF LADIES - 525
BY RULE : FOR EVERY 15 WOMEN 1 WC & 1 WHB FOR EVERY 25 WOMEN
FOR EVERY 25 MEN 1 WC & 1 WHB

SANITARY REQUIREMENT				
W.C	1/25 MALE		1/15 FEMALE	
URINALS	1/25 MALE		0/0 FEMALE	
W.B.	1/25 MALE		1/25 FEMALE	
PERSONS(1050)	525 MALE		525 FEMALE	
NOS.	FOR 525 MALE (REQUIRED)	FOR 525 MALE (PROPOSED)	FOR 525 FEMALE (REQUIRED)	FOR 525 FEMALE (PROPOSED)
W.C.	21	21	35	35
URINALS	21	21		
W.H.B.	21	21	21	21

WATER AREA CALCULATION			
RESIDENTIAL			
NO. OF FLATS IN THE SCHEME	=	180	NOS.
WATER REQUIRED PER FLAT (5 person per flat)	=	675	lts/day
REQUIRED CAPACITY OF OVERHEAD WATER TANK Residential	=	121500	
Commercial			
AMOUNT OF WATER REQUIRED PER PERSON	=	45	lts/day
NO OF PERSONS IN BLDG.	=	1050	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	47250	lts/day
Total Residential+ Commercial	=	168750	lts/day
WATER REQUIRED FOR FIRE FIGHTING(OHWT)	=	25000	lts/day
TOTAL WATER REQUIRED FOR OHWT	=	193750	lts/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	194000	lts/day
REQUIRED CAPACITY TO UNDER WATER TANK	=	253125	lts/day
WATER REQUIRED FOR FIRE FIGHTING(UGWT)	=	75000	lts/day
TOTAL WATER REQUIRED FOR UGWT	=	328125	
PROVIDE CAPACITY TO UNDER WATER TANK	=	330000	lts/day



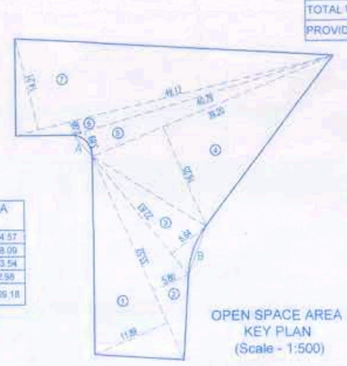
BRT PARKING AREA CAL.								
1	47.12	x	4.50	x	0.50	=	106.02	
2	56.51	x	4.317	x	0.50	=	127.63	
3	13.32	x	1.439	x	0.50	=	9.58	
TOTAL						=	243.23	



4.50 M. W. BRT PARKING AREA KEY PLAN (Scale - 1:500)

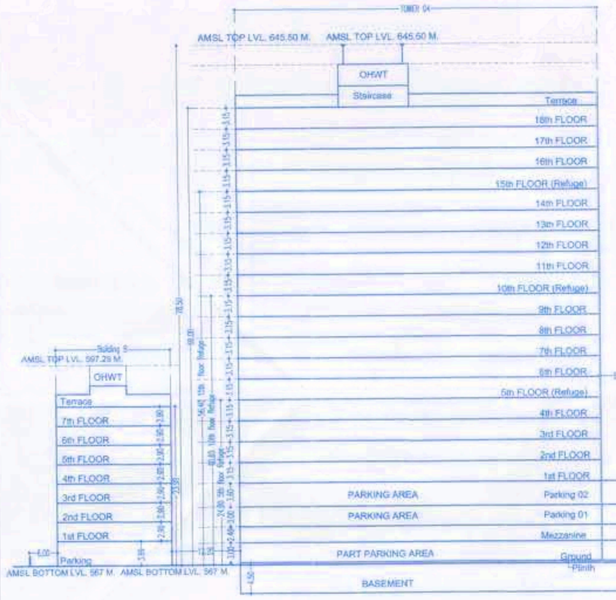
45.00 M. W. D.P. ROAD AREA CAL.								
1	69.96	x	13.57	x	0.50	=	474.57	
2	69.96	x	7.95	x	0.50	=	278.09	
3	42.54	x	11.45	x	0.50	=	243.54	
4	14.94	x	2.414	x	0.36	=	12.98	
TOTAL						=	1009.18	

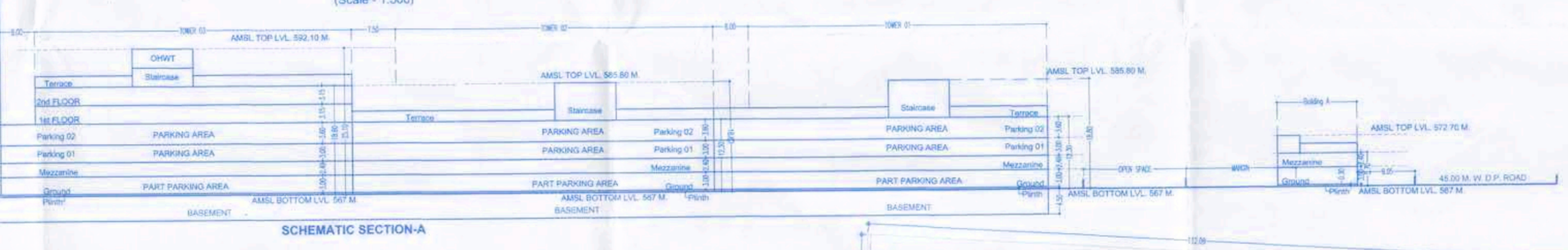
45.00 W. D.P. ROAD WIDENING AREA KEY PLAN (Scale - 1:500)



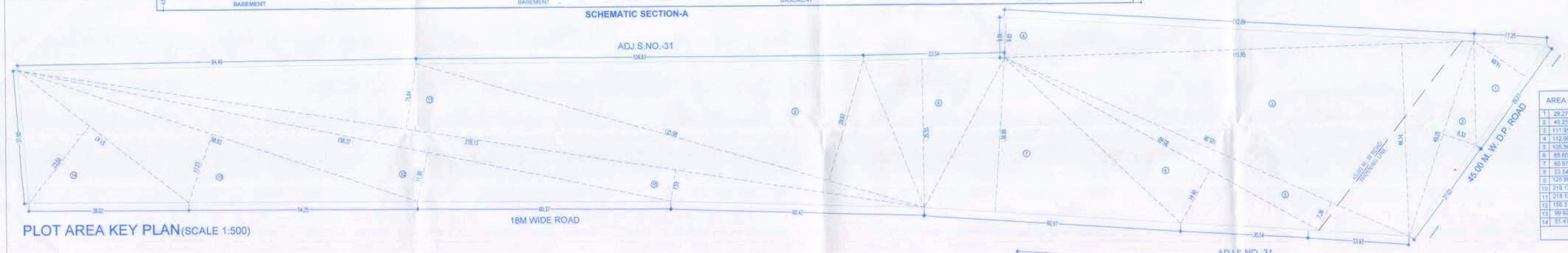
OPEN SPACE AREA KEY PLAN (Scale - 1:500)

OPEN SPACE AREA CALCULATION								
1	33.62	x	11.89	x	0.50	=	199.28	
2	33.62	x	5.80	x	0.50	=	97.21	
3	22.83	x	6.64	x	0.50	=	75.60	
4	39.20	x	16.25	x	0.50	=	318.50	
5	40.76	x	3.89	x	0.50	=	79.34	
6	49.12	x	2.08	x	0.50	=	51.06	
7	48.12	x	14.21	x	0.50	=	341.00	
TOTAL						=	1162.20	
DEDUCTION								
A	7.84	X	0.66	X	0.65	=	2.96	
B	4.28	X	0.85	X	0.65	=	2.36	
TOTAL							5.3204	
OPEN SPACE	1170.20	-	5.32				1164.88	



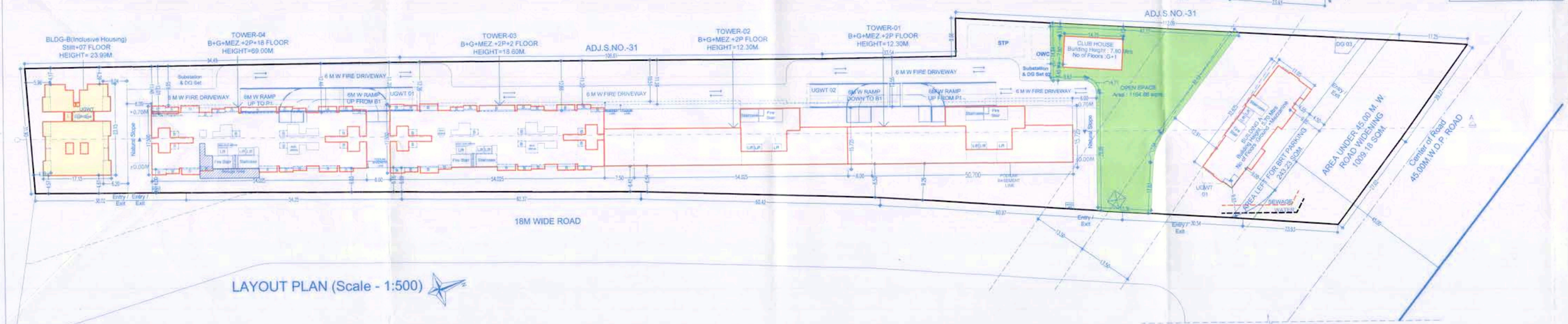


SCHEMATIC SECTION-A



PLOT AREA KEY PLAN(SCALE 1:500)

AREA CALCULATION OF PLOT							
1	29.27	x	14.68	x	0.50	=	214.54
2	43.25	x	5.33	x	0.50	=	326.12
3	111.95	x	46.14	x	0.50	=	2582.69
4	112.09	x	9.05	x	0.50	=	506.83
5	105.38	x	7.36	x	0.50	=	387.80
6	85.60	x	14.40	x	0.50	=	616.32
7	80.97	x	35.99	x	0.50	=	1127.64
8	33.54	x	35.55	x	0.50	=	596.17
9	125.98	X	29.97	X	0.50	=	1887.81
10	218.13	X	7.59	X	0.50	=	827.80
11	218.13	X	15.84	X	0.50	=	1727.59
12	158.37	X	11.98	X	0.50	=	948.64
13	99.92	x	17.27	x	0.50	=	862.81
14	51.47	X	23.50	X	0.50	=	604.77
TOTAL						=	13130.84



LAYOUT PLAN (Scale - 1:500)

A	AREA STATEMENTS		SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)		
	(a)	As per ownership document (7/12, CTS extract)	12900.00
	(b)	As per measurement sheet	13130.84
	(c)	As per site	13130.84
02	Deductions for		
	(a)	Area under 45.00M Wide Road	1,009.18
	(b)	Road Chamfer	
	(c)	Any Reservation(4.50M BRT Parking)	243.23
		Total (a + b + c)	1,252.41
03	GROSS Area of the plot (01 - 02)		11647.59
04	Amenity Space (if applicable)		
	(a)	Required 5%	0.00
	(b)	Adjustment of 2(b), if any	0.00
	(c)	Balance Proposed	0.00
05	Net Plot Area (3-4(c))		11647.59
06	Recreation Open Space (if applicable)		--
	(a)	Required	1164.76
	(b)	Proposed	1164.88
07	Internal Road area		0.00
08	Plotable area (if applicable)		11647.59
09	Built up area with reference to Basic F.S.I as per front road width (Sr. No. 5xbasic FSI) (1.00 FSI)		11647.59
10	Addition of FSI on payment of premium		0.00
	(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
	(b)	Proposed FSI on payment of premium (Perm. 12900.00X50%=6450.00)	0.00
11	In-situ FSI / TDR loading (Permissible TDR)		
	(a)	In-situ area against 45.00M Wide Road [2.0 x Sr. No. 2 (a)] if any Already Handover	0.00
	(a1)	Area under Road Chamfer [2.0 x Sr. No. 2 (a)]Already Handover	0.00
	(a2)	Area under **4.50M BRT Parking** [2.0 x Sr. No. 2 (a)]Already Handover	0.00
	(b)	In-situ area against Amenity Space if handed over [2.00 x Sr. No. 4 (b) and / or (c)]Already Handover	0.00
	(c)	TDR area (12900.00X1.75=22575.00)	0.00
	(d)	Total in-situ / Road+ BRT+Chamfer+TDR loading proposed (11 (a)+(a1)+(a2)+(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(b)+11(d)] or 12 whichever is applicable	11647.59
	(b)	Residential Balance entitlement for Ancillary Area [13(a)-13(c)]	9,756.94
	(c)	Commercial Balance entitlement for Ancillary Area [15(bii)1.80]	1,890.65
	(d)	Residential Ancillary Area FSI upto 60% With Payment of charges (On b Whichever applicable) (9,756.94X60%= 5,854.16 Perm. Ancillary)	5838.00
	(e)	Commercial Ancillary Area FSI upto 80% With Payment of charges. (On c Whichever applicable) (1,890.65X80%=1512.52 Perm. Ancillary)	1512.52
	(f)	Total entitlement (a+d+e)	18998.11
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)		
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)		
	(a)	Existing Built-up Area / as per Old rule	0.00
		i) Completed	0.00
		ii) Residential	0.00
		iii) Commercial (13a1-15ai)	0.00
	(b)	Proposed Built-up Area (as per 'P' Line)	
		i) Residential	15424.24
		ii) Commercial	3403.18
			18997.35
	(c)	Total (a+b)	
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)		0.99
17	Area for Inclusive Housing, if any		
	(a)	Required (20% of Sr.no.5)	2329.66
	(b)	Proposed	2341.08

B 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.

Sign of the Architect

C 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.

Sign of the Owner Bhushan

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL&COMMERCIAL
LAYOUT AT S.NO.30/1/1,30/1/2,30/2/1,30/2/2
VILLAGE TATHAWADE TAL.-MULSHI,DIST.-PUNE

G OWNER NAME AND SIGNATURE

Owner(s) Name: M/s Nirman Estate Through Mr. Bhushan Agarwal
Owner(s) sign: Bhushan

H ARCHITECT

Architect(s) Name: Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235
Architect(s) sign:

VK:a architecture
5th Floor,Nandjee Avenue,Sr.No.103(p), C.T.S. No.2800,S.B.Road,Near ICC Trade Tower,Ball Bharati, Pune-411016.
+91 20 6626 8888
mail@vkarch.com
www.vkarch.com

Drawing Title: LAYOUT			Scale: 1:100 at A0-750X950
Drawn by: Salim C	Checked by: Gayatri T		Date: 29/09/2022
Job no.: 1891	Drawing no.: 202		Version: --
Status: FOR P.C.M.C. SANCTION			