TOTAL FSI STATEMENT

TYPE OF WING	TOTAL HEIGHT OF WINGS		Total Built-up Area of floor, as per outer construction line.		TENEMENT	UNIT
	With Parking	Without Parking	COMM.	RESI.	TOTAL		
TOWER - A (COMM+ RESI.)	B1+B2+B3+LG+GR+P1+P2 HT.WITH PARKING - 17.90 M.	HT- 14.90 M	184.44	42.44	226.88	0	0
TOWER - B (RESIDENTIAL)	B1+B2+B3+LG+GR+P1+P2+22 FL. HT.WITH PARKING - 87.20 M.	HT- 84.20 M	0.00	1118.35	1118.35	88	0
TOWER - C (COMM+ RESI.)	B1+B2+B3+LG+GR+P1+P2+15 FL. HT.WITH PARKING - 65.15 M.	HT- 62.15 M	754.45	8638.83	9393.28	57	0
		TOTAL	938.89	9879.62	**20818.51**	145	0
MHADA/LIG	P+7 FL. HT.WITH PARKING - 23.80 M.	HT- 19.60 M	0.00	2598.89		35	0

Form of Statement 2 (TOWER - A) (COMM+ RESI.)

FLOOR NO.	Total Built-up Area of floor, as per outer construction line. COMM.	RESI.	TENEMENTS
LOWER GROUND	0.00	0.00	0
GROUND PARKING	0.00	0.00	0
PODIUM - 1	0.00	42.44	0
PODIUM - 2	184.44	0.00	0
TOTAL	**184.44**	**42.44**	0
TOTAL	**226.88**		

Form of Statement 2 (TOWER - B)

FLOOR NO.	Total Built-up Area of floor, as per outer construction line. RESIDENTIAL	TENEMENTS
LOWER GROUND	0.00	0
GROUND PARKING	0.00	0
PODIUM - 1	0.00	0
PODIUM - 2	0.00	0
FIRST	514.97	4
SECOND	514.25	4
THIRD (REFUGE)	494.70	4
FOURTH	514.25	4
FIFTH	514.25	4
SIXTH	514.25	4
SEVENTH	514.25	4
EIGHTH (REFUGE)	494.70	4
NINTH	514.25	4
TENTH	514.25	4
ELEVENTH	514.25	4
TWELFTH	514.25	4
THIRTEENTH (REFUGE)	494.70	4
FOURTEENTH	514.25	4
FIFTEENTH	514.25	4
SIXTEENTH	514.25	4
SEVENTEENTH	514.25	4
EIGHTEENTH (REFUGE)	494.70	4
NINETEENTH	514.25	4
TWENTIETH	514.25	4
TWENTY FIRST	514.25	4
TWENTY SECOND	476.57	4
TOTAL	**11199.34**	88

Form of Statement 2 (TOWER - C) (COMM+ RESI.)

FLOOR NO.	Total Built-up Area of floor, as per outer construction line. COMM.	RESI.	TENEMENTS
LOWER GROUND	0.00	0.00	0
GROUND PARKING	271.61	0.00	0
PODIUM - 1	190.80	0.00	0
PODIUM - 2	291.94	0.00	0
FIRST	0.00	604.31	4
SECOND	0.00	606.38	4
THIRD (REFUGE)	0.00	588.87	4
FOURTH	0.00	606.39	4
FIFTH	0.00	606.39	4
SIXTH	0.00	606.39	4
SEVENTH	0.00	606.39	4
EIGHTH (REFUGE)	0.00	588.87	4
NINTH	0.00	606.39	4
TENTH	0.00	606.39	4
ELEVENTH	0.00	606.39	4
TWELFTH	0.00	605.39	4
THIRTEENTH (REFUGE)	0.00	588.87	4
FOURTEENTH	0.00	606.39	4
FIFTEENTH	0.00	204.01	1
TOTAL	**754.45**	**8638.83**	57
TOTAL	**9393.28**		

Form of Statement 2 (MHADA/LIG)

Floor No.	Total Built-up Area of floor, as per outer construction line.	TENEMENTS
GROUND	19.46	0
FIRST	368.49	5
SECOND	368.49	5
THIRD	368.49	5
FOURTH	368.49	5
FIFTH	368.49	5
SIXTH	368.49	5
SEVENTH	368.49	5
TOTAL	**2598.89**	35

LIG/MHADA AREA STATEMENT

MIN. REQ. AREA	2598.56
PROPOSED AREA	2598.89
PROPOSED TENEMENT	35

OVER HEAD WATER REQUIREMENT PROPOSED RESIDENTIAL-TOWER-A, B & C + MHADA/LIG

COMMERCIAL AREA

TOTAL COMMERCIAL NO. OF PERSONS = 148

		PERSONS		LTRS	TOTAL	
148		148	x	45	= 6660.00	LTRS.
				TOTAL =	6660.00	LTRS.
				SAY - (A) =	7000.00	LTRS.
				ADDITION FIRE PURPOSE =	0.00	LTRS.
			A) TOTAL COMMERCIAL OVER HEAD WATER REQUIREMENT =		7000.00	LTRS.

RESIDENTIAL AREA

TENEMENT		PERSONS		LTRS	TOTAL	
180	x	5	x	135	= 121500.00	LTRS.
				SAY - (B) =	124300.00	LTRS.
(20000.00 PER WING FOR RESIDENTIAL)				1) ADDITION FIRE PURPOSE =	60000.00	LTRS.
B) TOTAL RESIDENTIAL OVER HEAD WATER REQUIREMENT =					184300.00	LTRS.
				1) TOTAL = A + B =	191300.00	LTRS.
(200000 PER WING FOR RESIDENTIAL)				2) ADDITION FIRE PURPOSE =	1999500.00	LTRS.
TOTAL UNDER GROUND WATER REQUIREMENT(1+2) =					2090000.00	LTRS.
UNDER GROUND WATER REQUIREMENT (SAY) =					2095500.00	LTRS.
PROVIDED CAPACITY OF U.G. WATER TANK =					1127550.00	LTRS.

Note-
Remaining capacity 1,88,450 ltrs will be provided near STP for flushing.

UNDER GROUND WATER TANK CAPACITY

OVER HEAD WATER TANK X 1.50 = (7000.00+124300.00+131300.00)				
131300.00	x	1.50	=	196950.00 LTRS.

SANITATION REQUIREMENT

	CARPET AREA				PERSONS
TOWER- A & C (COMM.)	884.31 / 884.31	/ 6	=	147.39 PERSONS	SAY = 148

TOTAL PERSONS		
FOR GENTS		FOR LADIES
2 / 3 OF 148 = 99		1 / 3 OF 148 = 49
25 PERSONS 1W.C. 1W.H.B. 1URINAL REQUIRED		15 PERSONS 1W.C. 1W.H.B. REQUIRED
REQUIRED	W.C. 1W.H.B. URINALS	REQUIRED W.C. W.H.B.
REQUIRED 4	4 4	REQUIRED 3 3
PROVIDED	4 comm.toilet provided	PROVIDED 3 comm.toilet provided

PARKING STATEMENT PROPOSED RESIDENTIAL-TOWER-A, B & C+MHADA/LIG

	NO.OF UNITS	NO.OF TENEMENTS	CARS	SCOOTERS
TOWER- A & C - COMMERCIAL				
1) FOR EVERY 100 SQ.M. CARPET AREA = 884.31 SQ.M. /84.31 / 100 = 8.84, SAY-9 (2 : 5)	9	0	18	54
TOWER- A, B & C - RESIDENTIAL				
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 1)	0	144	144	144
3) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 2)	0	1	1	1
(MHADA/LIG) 4) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 :2)	0	35	18	35
PARKING REQUIRED BY RULE (1+2+3)	9	180	181	234
5% VISITOR PARKING (2x X 5=5) (RESIDENTIAL TENEMENT)			9	10
TOTAL PARKING REQUIRED			190	244

PARKING AREA REQUIRED BY RULE

1) CARS	12.50	X 194	0	= 2425.00	SQ.M
2) SCOOTER	2.00	X 248	0	= 496.00	SQ.M
PARKING AREA REQUIRED BY RULE				= **2921.00**	SQ.M

TOTAL PARKING PROPOSED-TOWER - COMM.

TYPE OF WING	CAR	SCOOTER
BASEMENT-03	124	205
BASEMENT-02	170	116
BASEMENT 01	0	288
TOTAL	294	609

TOTAL PARKING PROPOSED-TOWER - A, B & C

TYPE OF WING	CAR	SCOOTER
BASEMENT-03	0	581
BASEMENT-02	85	33
BASEMENT 01	85	32
LOWER GROUND	57	36
GROUND PARKING	92	55
PODIUM - 1	84	119
PODIUM - 2	88	85
TOTAL	491	901

RAIN WATER CHANNEL AREA CALCULATIONS

1)	22.25	x	1.00	x	0.50	= 11.09 SQ.M
2)	22.25	x	1.00	x	0.50	= 11.09 SQ.M
3)	25.26	x	1.00	x	0.50	= 12.63 SQ.M
4)	25.26	x	1.00	x	0.50	= 12.63 SQ.M
5)	4.85	x	0.97	x	0.50	= 2.35 SQ.M
6)	4.85	x	0.97	x	0.50	= 2.35 SQ.M
TOTAL AREA						52.15 SQ.M

RAIN WATER CHANNEL AREA KEY PLAN SCALE 1:500

AREA UNDER NALA KEY PLAN

SCALE 1:500

AREA UNDER NALA CALCULATIONS

1)	6.99	x	16.67	x	0.50	= 8.35 SQ.M
2)	1.00	x	17.31	x	0.50	= 8.66 SQ.M
3)	4.91	x	3.75	x	0.50	= 9.21 SQ.M
4)	79.24	x	1.00	x	0.50	= 39.62 SQ.M
5)	79.60	x	1.01	x	0.50	= 40.20 SQ.M
6)	6.03	x	3.20	x	0.50	= 9.65 SQ.M
7)	0.99	x	19.22	x	0.50	= 9.51 SQ.M
8)	1.00	x	19.20	x	0.50	= 9.60 SQ.M
9)	3.27	x	6.03	x	0.50	= 9.86 SQ.M
10)	1.00	x	41.35	x	0.50	= 20.68 SQ.M
11)	1.00	x	40.44	x	0.50	= 20.22 SQ.M
TOTAL AREA						185.45 SQ.M
DEDUCTION AREA						0.00
A)	0.71	x	2.52	x	0.67	= 1.19 SQ.M
B)	0.70	x	3.27	x	0.67	= 1.54 SQ.M
C)	0.73	x	3.31	x	0.67	= 1.62 SQ.M
TOTAL AREA						4.35 SQ.M
185.45 - (4.35)						= 181.09 SQ.M
TOTAL NALA AREA						**181.09** SQ.M

12.00 M. W. INTERNAL ROAD AREA CALCULATIONS

1)	4.82	x	113.10	x	0.50	= 31.57 SQ.M
2)	21.99	x	9.98	x	0.50	= 107.73 SQ.M
3)	21.99	x	10.12	x	0.50	= 109.25 SQ.M
4)	68.97	x	8.90	x	0.50	= 306.92 SQ.M
5)	68.97	x	8.94	x	0.50	= 308.30 SQ.M
6)	1.48	x	12.03	x	0.50	= 8.90 SQ.M
7)	27.87	x	10.36	x	0.50	= 144.37 SQ.M
8)	27.87	x	10.73	x	0.50	= 149.52 SQ.M
9)	29.61	x	10.26	x	0.50	= 122.66 SQ.M
10)	23.91	x	10.26	x	0.50	= 122.68 SQ.M
11)	23.07	x	10.81	x	0.50	= 124.69 SQ.M
12)	23.07	x	9.30	x	0.50	= 107.28 SQ.M
13)	20.86	x	1.55	x	0.50	= 16.17 SQ.M
TOTAL AREA						= **1660.00** SQ.M

AREA KEY PLAN 12.00 M.W.INTERNAL ROAD

SCALE 1:500

ROAD WIDENING AREA KEY PLAN

SCALE 1:1000

ROAD WIDENING AREA CALCULATIONS

1)	56.351	x	12.00	x	0.50	= 338.11 SQ.M
2)	56.026	x	12.00	x	0.50	= 336.16 SQ.M
TOTAL AREA						= **674.28** SQ.M

AREA KEY PLAN OPEN SPACE

SCALE 1:500

OPEN SPACE AREA CALCULATIONS

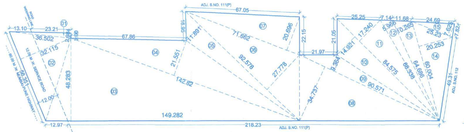
1)	32.74	x	16.67	x	0.50	= 272.89 SQ.M
2)	48.30	x	8.63	x	0.50	= 208.41 SQ.M
3)	51.14	x	17.798	x	0.50	= 455.06 SQ.M
4)	21.23	x	15.75	x	0.50	= 167.19 SQ.M
5)	21.83	x	7.85	x	0.50	= 85.68 SQ.M
6)	21.83	x	0.68	x	0.50	= 7.42 SQ.M
TOTAL AREA						= **1196.68** SQ.M
DEDUCTION AREA						
A)	8.06	x	2.87	x	0.67	= 15.50 SQ.M
TOTAL AREA						15.50 SQ.M
1196.68 / - 15.50						= 1181.17 SQ.M
TOTAL NALA AREA						**1181.17** SQ.M

DP LOCATION PLAN

SCALE - NTS

GOOGLE LOCATION PLAN

SCALE - NTS

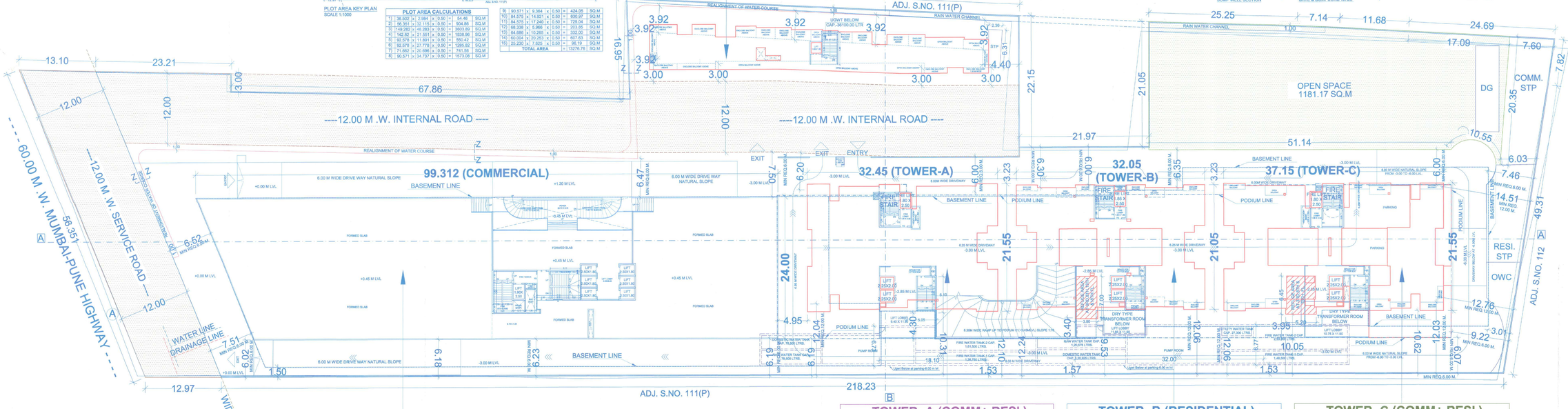


PLOT AREA KEY PLAN

SCALE 1:1000

PLOT AREA CALCULATIONS

1)	38.502	x	2.984	x	0.50	= 54.46 SQ.M
2)	56.351	x	32.115	x	0.50	= 904.86 SQ.M
3)	149.282	x	49.383	x	0.50	= 3603.89 SQ.M
4)	142.82	x	21.551	x	0.50	= 1538.96 SQ.M
5)	92.578	x	11.891	x	0.50	= 550.42 SQ.M
6)	92.578	x	27.778	x	0.50	= 1285.82 SQ.M
7)	71.662	x	20.096	x	0.50	= 741.58 SQ.M
8)	90.571	x	34.737	x	0.50	= 1573.08 SQ.M
9)	90.571	x	9.364	x	0.50	= 424.05 SQ.M
10)	84.575	x	14.921	x	0.50	= 630.97 SQ.M
11)	84.575	x	17.240	x	0.50	= 729.04 SQ.M
12)	68.338	x	5.966	x	0.50	= 203.85 SQ.M
13)	64.686	x	10.265	x	0.50	= 332.00 SQ.M
14)	60.004	x	20.253	x	0.50	= 607.63 SQ.M
15)	25.230	x	7.625	x	0.50	= 96.19 SQ.M
TOTAL AREA						= 13276.76 SQ.M



LAYOUT PLAN

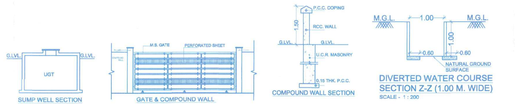
SCALE 1:200

(COMMERCIAL)
B1+B2+B3+LG+GR

TOWER -A (COMM+ RESI.)
B1+B2+B3+LG+GR.+
P1+P2 FLOOR
HT.WITH PARKING - 17.90 M.
HT.WITHOUT PARKING - 14.90 M.

TOWER -B (RESIDENTIAL)
B1+B2+B3+LG+GR.+
P1+P2+22 FLOOR
HT.WITH PARKING - 87.20 M.
HT.WITHOUT PARKING - 84.20 M.

TOWER -C (COMM+ RESI.)
B1+B2+B3+LG+GR.+
P1+P2+15 FLOOR
HT.WITH PARKING - 65.15 M.
HT.WITHOUT PARKING - 62.15 M.



STAMP OF APPROVAL

01/25

1.PREVIOUSLY SANCTION UNDER CC NO.1790/23_DATE-26.10.2023

PUNE PRADESHIK VIKAS PRADHIKARAN APPROVED PUNE

Revised BP
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE No. 0255/23
DATE 15/11/2023

Building Inspector / Assist. Engineer / Building Development Department

AREA STATEMENT	SQ.M.
1 Area of plot (minimum area of a,b,c to be considered)	12687.00
(a) As per ownership document (7/12, CTS extract)	12687.00
(b) as per measurement sheet	13278.76
(c) as per site	0
45 as per after subdivision	0.0000
2 Deductions for	0.00
(a) Proposed 12.00 M.D.P.Road widenning Area	674.28
(b) Any D.P. Reservation area under nala	181.09
(c) Total (a+b)	855.35
3 Balance area of plot (1-2d)	11811.65
4 Amenity space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
5 Net Plot Area	11811.65
6 Open Space (if applicable)	
(a) Required -	1181.17
(b) Proposed -	1181.17
7 Internal Road area	1660.00
8 Potable area (if applicable)	0.00
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10)	12992.82
10 Addition of FSI on payment of premium =	
(a)Maximum permissible premium FSI = [(1-2B) x 0.50]	0.00
(b)Proposed FSI on payment of premium.	0.00
11 In-situ FSI / TDR loading	0.00
(a) In-situ area against Amenity Space if handed over (2.00 or 1.85x6/Sr.No.4(b)and/or(d)).	0.00
(b) TDR area = [(1-2b) x 1.40]	
(c) Slum T.D.R Area = (1110X 0.30)	0.00
(d) T.D.R Area = [(11c-11b)	0.00
(e) Total in-situ / TDR loading proposed (11c+11d)	0.00
12 Additional FSI	0.00
13 Total entitlement of FSI in the proposal	
(a) [9+10b+11e + 12] whichever is applicable.	12992.82
(b) Previous sanctioned bnp area (Existing)	0.00
(c) Balance area/fsi	12992.82
(d) IGBC - Platinum - 7% = (8 x 0.07)	0.00
(e) Ancillary Area FSI for IGBC = 80% (13X X 0.80) =	0.00
(f) Ancillary Area FSI for commercial upto 80% (15b / 1.80) X 0.80 = (938.89 / 1.80) = 521.60 X 0.80	417.28
(g) Ancillary Area FSI for Residential upto 60% (13c - 15b) x 0.60 = (12992.82 - 521.60) = 12471.22 x 0.60	7482.73
(h) Total entitlement (13b+13c+13d+13e+13f+13g)	**20892.83**
14 Maximum utilization limit of F.S.I. (building potential) Perm. as per Road width as per Regulation No. 6(for 6.2 or 6.3 or 8.4 as applicable)	20892.83
15 Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Previous Existing Sanctioned Built-up area	0.00
(b) Proposed Commercial Built-up Area (as per 'P-line')	938.89
(c) Proposed Residential Built-up Area (as per 'P-line')	19879.62
(d) Total (a+b)	**20818.51**
16 F.S.I. Consumed (14a-15d) (should not be more than serial No.14 above.)	1.00
17 Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	2598.56
(b) Proposed	2598.89

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
(Name of Architect/ Licensed Engineer/ Supervisor.)

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.
Owner (s) name and signature

Project :-

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT S.NO. 111/11/1 (P) BANER, PUNE.

Sign, Address Of The Owner / P.O.A. Holder :-

THE MUNICIPAL DRAWLINGS IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWLIDINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION'S GIVEN TO THE ARCHITECT.

M/S Eternity Spaces through its POA holder Merlin Bhiwandiwala Developers LLP through its Authorized Signatory.

FOR ANA CONSORTIUM PVT. LTD.

Reg.No.1923
7th Floor,Maxim Building,
Near Ganesh Mandir Dattwadi,
OF B.M.Road,CTS no.897,
Shivajinagar, Pune -16
Tele : 020 25656540 / 3443

DATE	REVISION	IMAGINING DATE	DRAWN BY
05.03.2022	R-4	10.01.2024	Deepak (Akshay

DWG. NO.	NORTH
BP LAYOUT PLAN	
JOB NO.	SCALE
2931	1 : 150
DEALT	DESIGN AR.
Ar. Amarja	

\SERVER\Current Data\Current Data\Martin Group\2931_S.No.111_Baner\Jalaworth - BP Layout Plan