

FORM OF STATEMENT - 2 [Sr. No. 9 (a)] FLOOR WISE FSI STATEMENT :- TOWER-B		
FLOOR NAME	RESI. FSI AREA	TENEMENTS
BASEMENT FLOOR	0.00	--
STILT FLOOR	73.75	--
PODIUM FLOOR	--	--
1ST FLOOR	1163.86	07
2ND FLOOR	1169.23	12
3RD FLOOR	1169.23	12
4TH FLOOR	1169.23	12
5TH FLOOR	1169.23	12
6TH FLOOR	1131.14	12
7TH FLOOR	1169.23	12
8TH FLOOR	1169.23	12
9TH FLOOR	1169.23	12
10TH FLOOR	1169.23	12
11TH FLOOR	1131.14	12
12TH FLOOR	629.20	06
TOTAL	13472.73	133

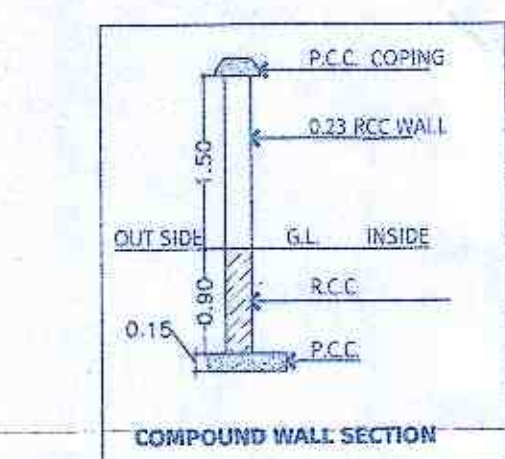
FLOOR WISE FSI STATEMENT :- TOWER-A		
FLOOR NAME	RESI. FSI AREA	TENEMENTS
BASEMENT FLOOR	0.00	--
STILT FLOOR	0.00	--
PODIUM FLOOR	--	--
TOTAL	0.00	00

FLOOR WISE FSI STATEMENT :- INCLUSIVE HOUSING TOWER.		
FLOOR NAME	RESI. BUILT UP AREA	TENEMENTS
STILT FLOOR	38.03	--
1ST FLOOR	330.61	5
2ND FLOOR	330.61	5
3RD FLOOR	330.61	5
4TH FLOOR	330.61	5
5TH FLOOR	330.61	5
LIFT AREA	3.61	--
TOTAL	1694.69	25

FSI of Tower B : 13472.73
FSI of Inclusive Hous. Tower : 1694.69
Total FSI : 15167.42

BUILDING WISE FSI STATEMENT						
BUILDING	FSI AREA	COMMERCIAL	RESIDENTIAL	INCLUSIVE HOUSING	LIFT PAID	TOTAL FSI AREA
TOWER-A	0.00	0.00	0.00	14.01	4.75	0.00
TOWER-B	0.00	13472.73	0.00	14.01	4.75	13472.73
INCLUSIVE-HOUSING	0.00	0.00	1694.69	0.00	0.00	25
TOTAL	0.00	13472.73	1694.69	28.02	9.50	15167.42

MAHADA AREA STATEMENT	
MIN. REQ. AREA	1,669.36
PROP. AREA	1694.69
PERM. BALC. AREA	254.20
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	25

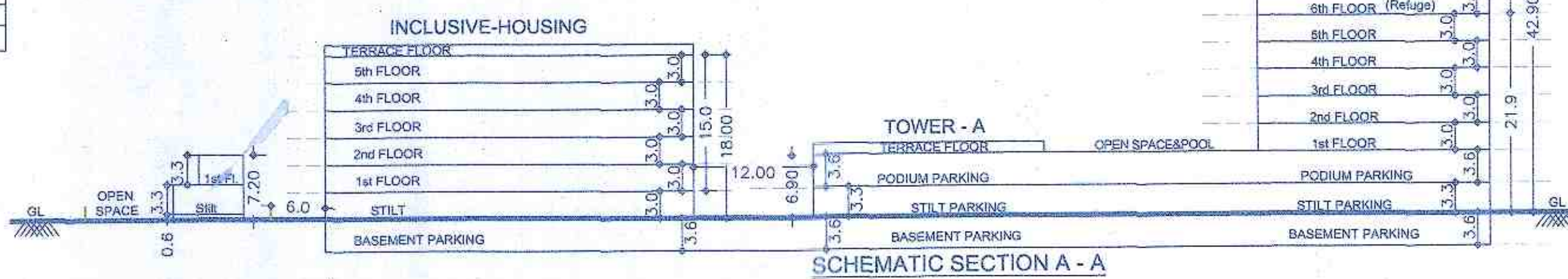
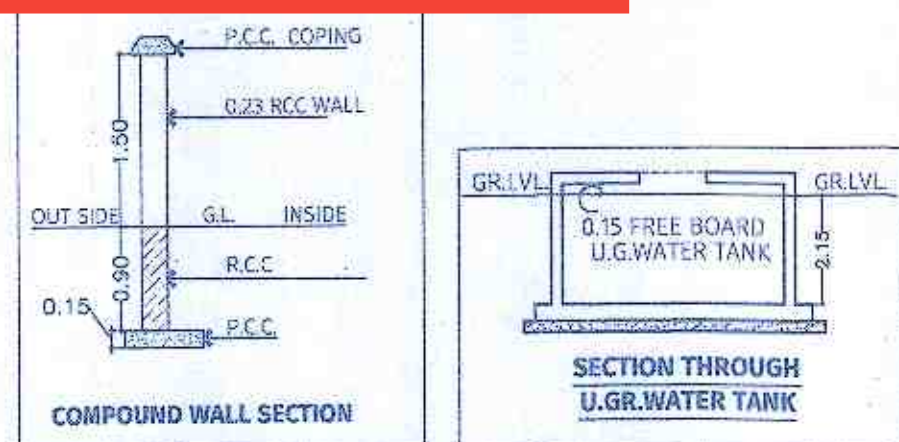
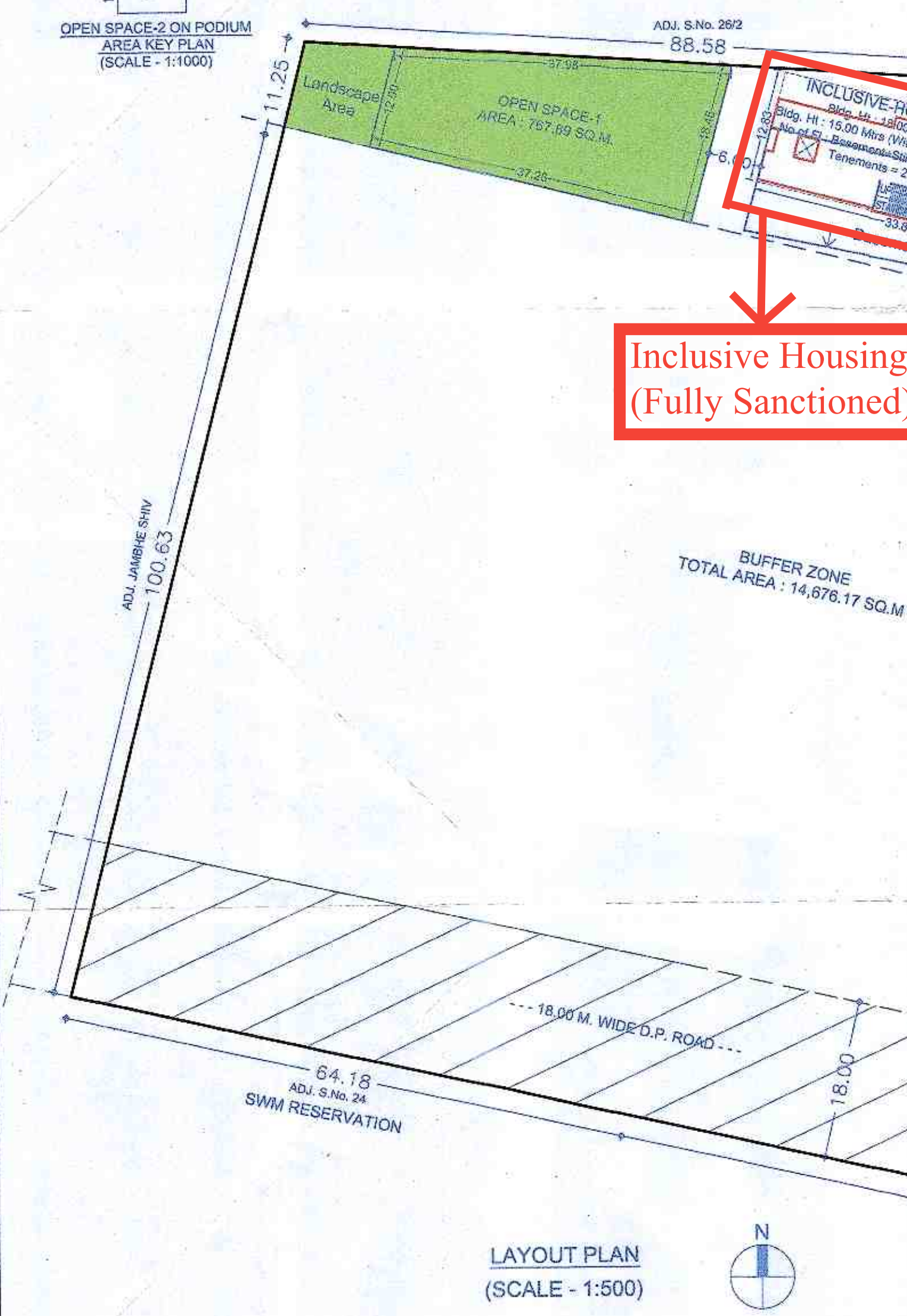


PLOT AREA CALCULATION			
1)	0.50 X	124.01 X	46.34 = 2873.31
2)	0.50 X	137.87 X	15.39 = 1060.91
3)	0.50 X	141.12 X	3.27 = 230.73
4)	0.50 X	141.12 X	62.15 = 4385.30
5)	0.50 X	168.58 X	67.64 = 9701.38
6)	0.50 X	168.58 X	78.41 = 6606.18
7)	0.50 X	91.22 X	18.95 = 864.31
8)	0.50 X	91.22 X	10.78 = 490.77
9)	0.50 X	135.29 X	61.87 = 4191.58
10)	0.50 X	135.29 X	48.71 = 3362.63
TOTAL			29770.48

OPEN SPACE-1 & 2 AREA CALCULATION (BY TRIANGULATION)			
1)	0.50 X	41.83 X	10.678 = 223.39
2)	0.50 X	41.83 X	16.44 = 343.94
3)	1 X	15.50 X	12.95 = 200.72
TOTAL			767.89

OPEN SPACE-1 AREA KEY PLAN
(SCALE - 1:1000)

OPEN SPACE-2 ON PODIUM
AREA KEY PLAN
(SCALE - 1:1000)



BUFFER ZONE AREA CALCULATION			
1)	0.50 X	137.45 X	55.20 = 3793.62
2)	0.50 X	137.45 X	57.42 = 3646.18
3)	0.50 X	84.63 X	8.79 = 371.95
4)	2/3 X	12.07 X	1.20 = 9.66
5)	2/3 X	11.57 X	1.20 = 9.26
6)	0.50 X	61.09 X	4.57 = 185.29
7)	0.50 X	70.61 X	3.47 = 122.51
8)	0.50 X	19.08 X	1.36 = 12.97
9)	0.50 X	66.13 X	18.30 = 788.09
10)	0.50 X	117.74 X	45.23 = 2662.69
11)	0.50 X	117.74 X	47.12 = 2773.55
TOTAL			14676.17

BUFFER ZONE AREA KEY PLAN
(SCALE - 1:1000)

WATER STORAGE CAPACITY	
FOR RESIDENTIAL	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 lts/day
WATER REQUIRED PER FLAT	= 675 lts/day
NO. OF FLATS	= 158
WATER REQUIRED FOR FLAT	= 1,06,850.00 lts/day
SAY	= 1,10,000.00 lts/day
FIRE FIGHTING (TOWER-B - 25000.00)	= 35,000.00 lts/day
(INCLUSIVE HOUSING TOWER - 10000.00)	= 1,45,000.00 lts/day
TOTAL REQUIRED CAPACITY OF OVER HEAD WATER TANK	= 1,45,000.00 lts/day
TOTAL PROVIDED CAPACITY OF OHWT	= 1,45,000.00 lts/day
U.G. WATER TANK REQUIRED = 1,06,850.00 X 1.50	= 1,59,975.00 lts/day
SAY	= 1,60,000.00 lts/day
FIRE FIGHTING (100000 X 01)	= 1,00,000.00 lts/day
PROVIDED CAPACITY OF U.G. WATER TANK	= 2,60,000.00 lts/day

PARKING STATEMENT		
RESIDENTIAL PURPOSE	CAR	SCOOTER
1) TENEMENTS HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M	01	01
FOR 51 TENEMENTS	51	51
2) TENEMENTS HAVING BIUP AREA BETWEEN 40 TO 80 SQ.M	01	02
FOR 107 TENEMENTS	54	107
PARKING REQUIRED	105	158
ADD 5% VISITOR PARKING	05	08
TOTAL PARKING PROVIDED	110	166

PARKING AREA STATEMENT		
AREA REQUIRED	SQ.M.	
CAR	110 X 12.50 SQ.M.	1,375.00
SCOOTER	166 X 2.00 SQ.M.	332.00
TOTAL		1,707.00

18.00 M. W. DP ROAD AREA CALCULATION			
1)	0.50 X	158.28 X	17.74 = 1386.20
2)	0.50 X	158.28 X	16.97 = 1326.04
3)	0.50 X	22.89 X	9.93 = 113.65
4)	0.50 X	32.78 X	14.27 = 233.89
5)	0.50 X	36.47 X	10.75 = 196.00
6)	0.50 X	38.47 X	15.86 = 285.58
7)	0.50 X	100.00 X	17.71 = 885.50
8)	0.50 X	100.00 X	17.04 = 852.00
9)	0.50 X	70.20 X	16.46 = 677.76
10)	0.50 X	70.20 X	17.30 = 607.23
TOTAL			5463.85
DEDUCTION			
a)	2/3 X	12.07 X	1.20 = 9.66
b)	2/3 X	11.57 X	1.20 = 9.26
TOTAL DEDUCTION			18.91
			5445.95

18.00 M. W. DP ROAD AREA KEY PLAN
(SCALE - 1:1000)

DATE & STAMP OF APPROVAL

Layout

Sanctioned No. B/P/Punawale/37/2023
Subject to conditions mentioned in the
Office Order No. 10/2023
Pimpri
Date: 01/16/2023

Building Permission and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018

City Engineer
Building Permission Dept.
P.C.M.C., Pimpri, Pune-18.

A AREA STATEMENTS		SQ.M.
01	Area of Plot (Minimum area of a, b, c to be considered)	28,800.00
(a)	As per ownership document (7/12, CTS extract)	28,800.00
(b)	As per measurement sheet	29,770.48
(c)	As per site	29,770.48
02	Deductions for:	
(a)	Proposed 18.00 M. Wide D.P. Road Area	6,444.93
(b)	Area under Buffer Zone	14,676.17
Total (a + b)		21,121.10
03	Balance Area of the plot (01-02)	7,678.99
04	Amenity spaces	0.00
(a)	Required	0.00
(b)	Adjustment of 2(b), if any	0.00
(c)	Balance Proposed	0.00
05	Net Plot Area [3-4(c)]	7,678.99
06	Recreational Open Space (if applicable)	
(a)	Required	767.89
(b)	Proposed	767.89
07	Internal Road area	0.00
08	Plotable area (if applicable)	0.00
09	Built up area with reference to Basic F.S.I. as per front road width (Sr.No.6 & basic FSI)	6,446.79
10	Addition of FSI on Payment of Premium	
(a)	Maximum permissible premium FSI - based on road width (0.50 x Sr.No.01)	14,400.00
(b)	Proposed FSI on Payment of Premium	0.00
11	In-situ FSI/TDR loading	
(a)	In-situ area against D.P. Road (2.00 x Sr. No. 2 (a)), if any	0.00
(b)	In-situ area against Amenity Space (2.00 x Sr.No.4(b) or (c))	0.00
(c)	TDR area (0.90 x Sr.No.01-11a)	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)	[8+10(b)+11(d)] or 12 whichever is applicable	6,446.79
(b)	Amenity Area FSI upto 60% with payment of charges	5,088.07
(c)	Total entitlement (a+b)	13,514.86
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 6.4 as applicable) x 1.0	78,028.86
15	Total Built-up Area in proposal, (excluding area at Sr.No.17 b)	
(a)	Existing Built-up Area	0.00
(b)	Proposed Built-up Area (as per 'P-Line')	13472.73
(c)	Total (a+b)	13472.73
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.01)	1,689.36
(b)	Proposed	1694.69

B CERTIFICATE OF AREA
Certified that the Plot under reference was surveyed by me on ... and the dimensions of sides etc. of the 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 Record Dept. / City Survey records.
Sign of the Architect

C OWNER'S DECLARATION
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.C.M.C. I/We would execute the structure as per sanctioned 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

D LEGEND
Plot Boundary: Black
Proposed Work: Red
Drainage Line: Red Dotted
Water line: Black Dotted
Existing to be retained: Hatched
Demolitions: Yellow hatched

E PROJECT TEAM
01 Concept Designers
02 Environment Consultant
03 Structural Consultant
04 Plumbing Consultant
05 Electrical Consultant
06 Fire Consultant
07 HVAC Consultant

F JOB TITLE / SITE ADDRESS
PROPOSED LAYOUT ON S.NO. 26/1/6, 26/3/1, 26/3/2, OF VILLAGE - PUNAWALE, TAL - MULSHI, PUNE.

G OWNER NAME AND SIGNATURE
THIRUPATI SKYSCRAPERS LLP THROUGH ITS PARTNER MR. RAJESH GOYAL

H ARCHITECT
Vishwas Kulkarni : CA/1984/8485
Hrishikesh Kulkarni : CA/2002/29235
VK:a architecture
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W: www.vkarch.com
Drawing Title: Master Layout Dwg
Drawn by: Pradip J.
Checked by: Amit S.
Date: 24/03/2023
Scale: 1:500 at 900 x 9000 Paper Size
FOR P.C.M.C. SANCTION