

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

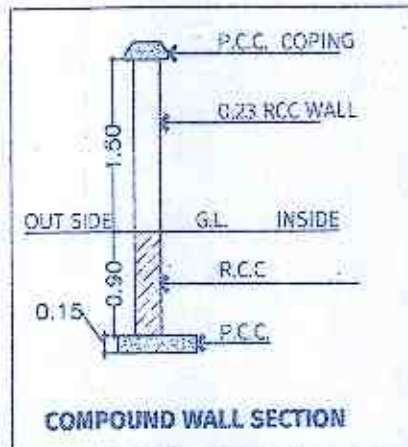
FLOOR WISE FSI STATEMENT :- TOWER-A		
FLOOR NAME	RESI. FSI AREA	TENEMENTS
BASEMENT FLOOR	0.00	--
STILT FLOOR	0.00	--
PODIUM FLOOR	--	--
TOTAL	0.00	00

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

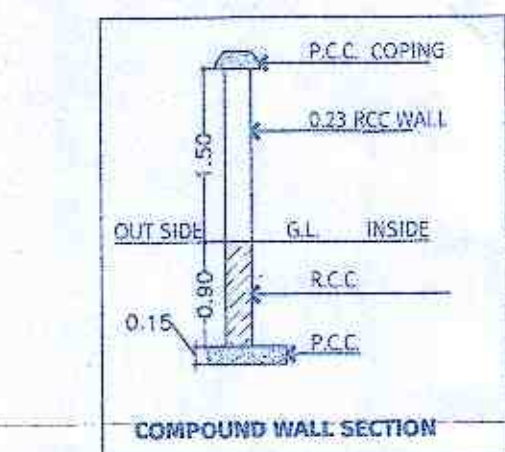
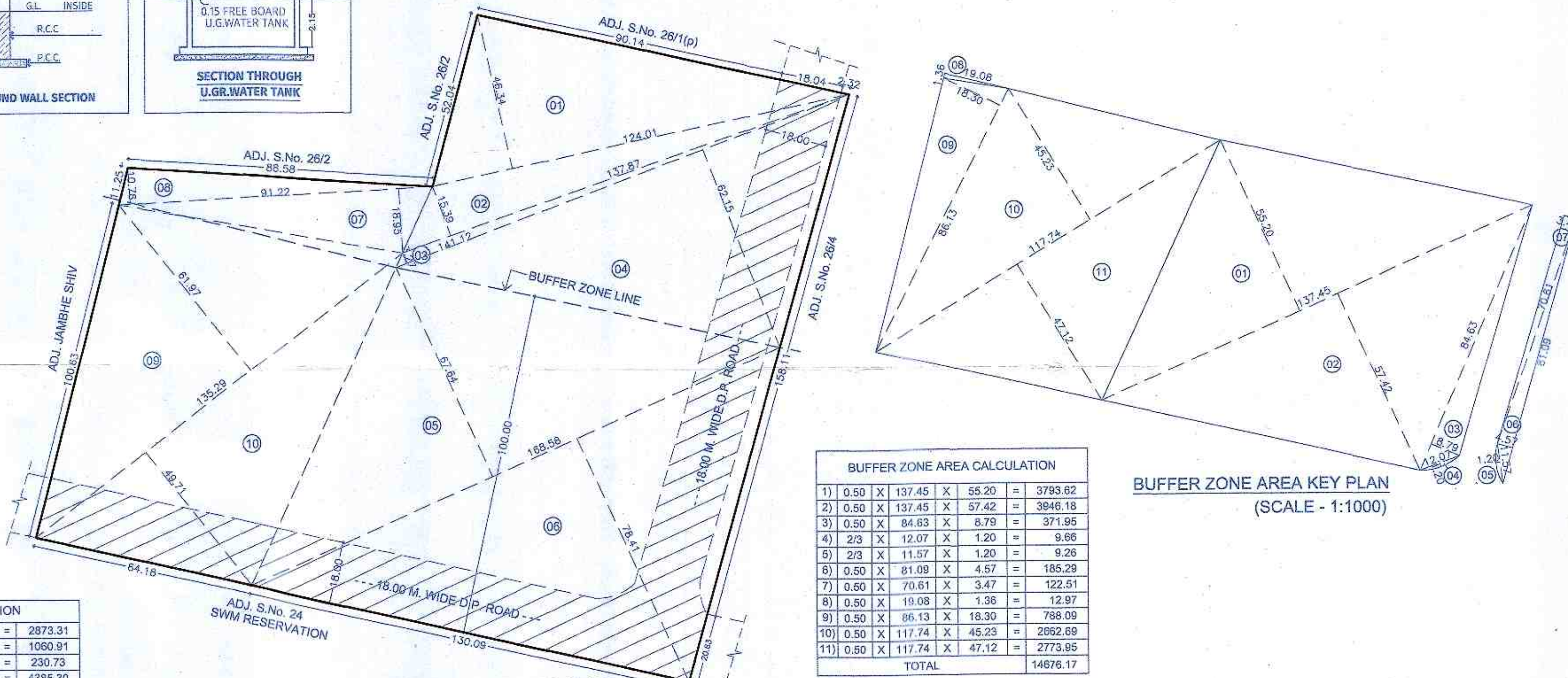
BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA	LIFT PAID	LIFT FIRE	TENEMENTS	TOTAL FSI AREA
TOWER-A	0.00	0.00	14.01	4.75	0.00
TOWER-B	0.00	13472.73	0.00	14.01	133
INCLUSIVE-HOUSING	0.00	0.00	1694.69	0.00	25
TOTAL	0.00	13472.73	1694.69	28.02	158

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	=	5701.38
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 135.20 X 61.97	=	4191.98
10) 0.50 X 135.20 X 48.71	=	3262.63
TOTAL		29770.48



OPEN SPACE-1 & 2 AREA CALCULATION (BY TRIANGULATION)		
1) 0.50 X 41.83 X 10.679	=	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)

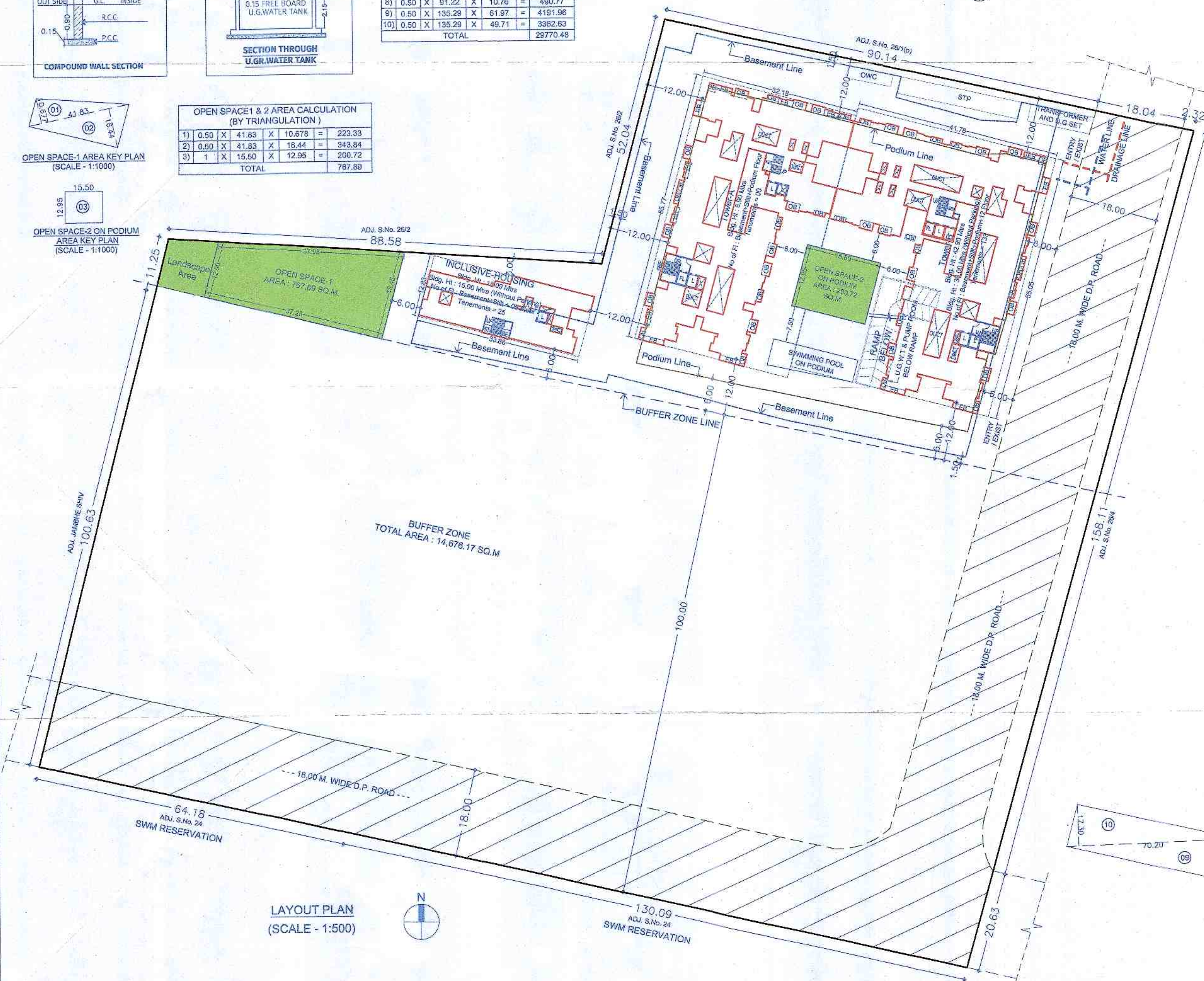


OPEN SPACE-2 ON PODIUM
AREA KEY PLAN
(SCALE - 1:1000)

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 REQUIRED
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

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	=	196.03
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	=	577.75
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
6463.85 - 18.91	=	6444.93



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

Sl. No.	Area of Plot (Minimum area of a, b, c to be considered)	SQ.M
01	(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) Required	0.00
	(b) Adjustment of 2(b), if any	0.00
	(c) Balance Proposed	0.00
03	Balance Area of the plot (01-02)	7,676.99
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)]	7,676.99
06	Recreational Open Space (if applicable)	0.00
	(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 (8r/No.6 r basic F.S.I.)	8,446.79
10	Addition of FSI on Payment of Premium	0.00
	(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	0.00
	(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	0.00
	(a) [8+10(b)+11(d)] or 12 whichever is applicable	8,446.79
	(b) Ancillary 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)	0.00
	(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	1,689.36
	(a) Required (20% of Sr.No.14)	1,689.36
	(b) Proposed	1,689.36

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	Water line : Black Dotted
Proposed Work : Red	Existing to be retained: Hatched
Drainage Line: Red Dotted	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	HWAC 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

Owner Name: THIRUPATI SKYSCRAPERS LLP THROUGH ITS PARTNER MR. RAJESH GOYAL

H ARCHITECT

Architect Name: Vishwas Kulkarni : CA/1984/8485
Hrishikesh Kulkarni : CA/2002/29235

Project No: 2284	Master Layout Dwg	Scale: 1:500 at 900 x 9000 Paper Size
Drawn by: Pradip J.	Checked by: Amit S.	Date: 24/03/2023
Drawn by: 2284	Checked by: 202	Date: ---
For P.C.M.C. SANCTION		