

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	1153.66	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	1169.23	12
13TH FLOOR	1169.23	12
14TH FLOOR	1169.23	12
15TH FLOOR	1169.23	12
16TH FLOOR	1131.14	12
17TH FLOOR	1169.23	12
TOTAL	19820.82	199

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

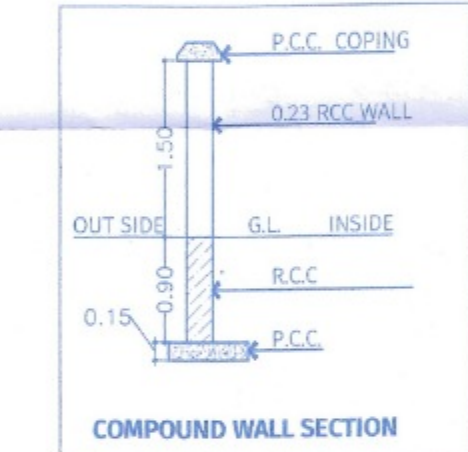
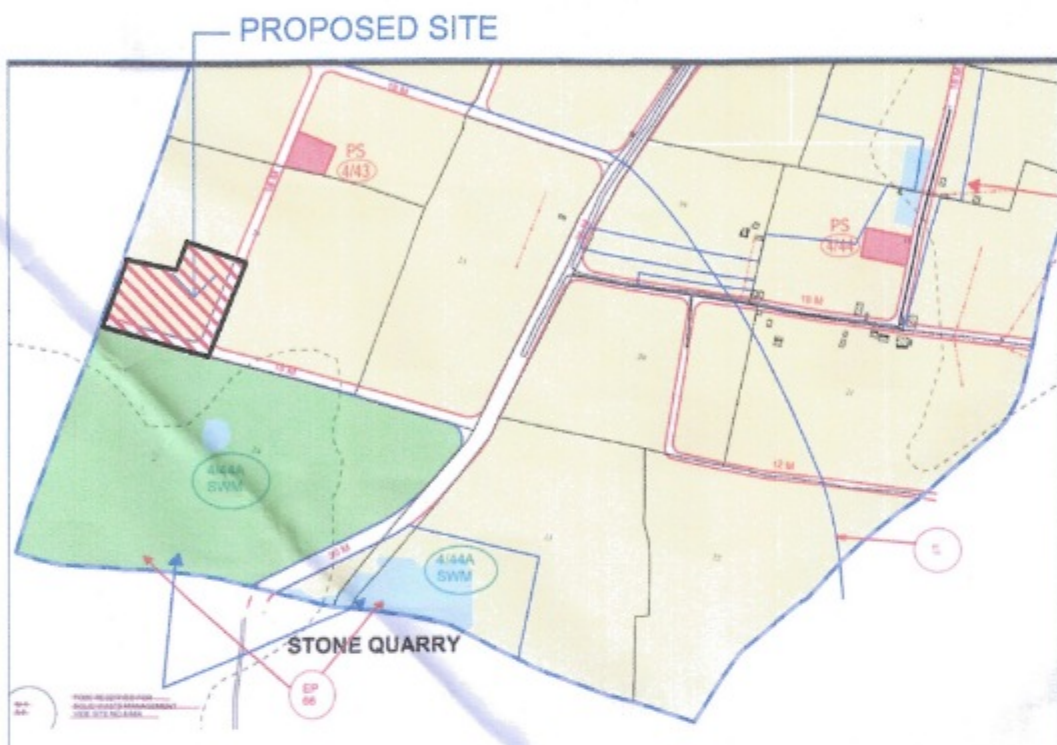
FLOOR WISE FSI STATEMENT :-		
INCLUSIVE HOUSING TOWER.		
FLOOR NAME	RESI. BUILT UP AREA	TENEMENTS
STILT FLOOR	38.03	--
1ST FLOOR	330.61	5
2ND FLOOR	330.61	5
3RD FLOOR	330.61	5
4TH FLOOR	330.61	5
5TH FLOOR	330.61	5
LIFT AREA	3.61	--
TOTAL	1694.69	25

BUILDING WISE FSI STATEMENT

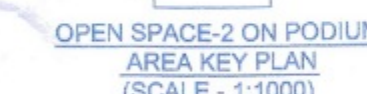
BUILDING	FSI AREA	LIFT PAID	LIFT FIRE	TENEMENTS	TOTAL FSI AREA
TOWER-A	0.00	0.00	13.11	4.75	0.00
TOWER-B	0.00	19820.82	0.00	9.50	199
INCLUSIVE-HOUSING	0.00	0.00	1,694.69	0.00	25
TOTAL	0.00	19820.82	1,694.69	14.25	224

MAHADA AREA STATEMENT

MIN. REQ. AREA	1,689.36
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

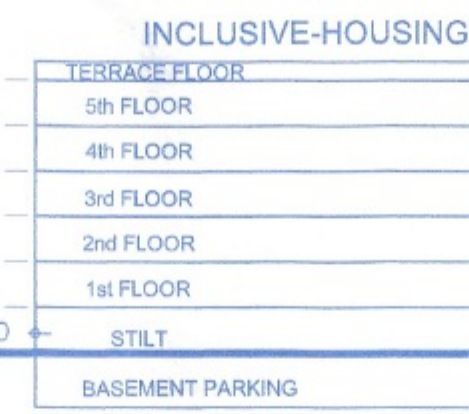


OPEN SPACE 1 & 2 AREA CALCULATION (BY TRIANGULATION)		
1) 0.50 X 41.83 X 10.678	=	223.33
2) 0.50 X 41.83 X 16.44	=	343.94
3) 1 X 15.90 X 12.95	=	209.72
TOTAL		767.89

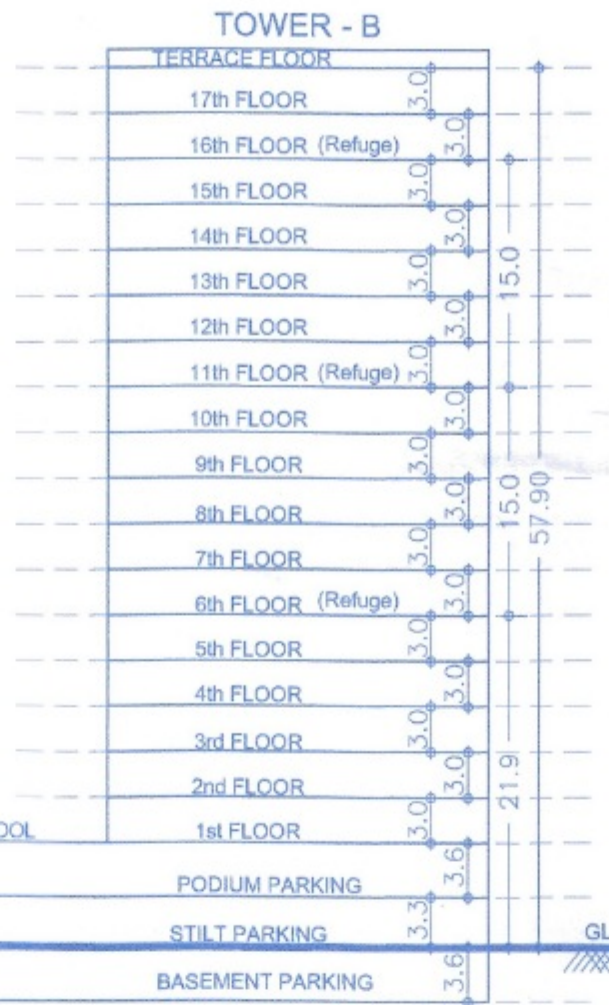


PLOT AREA CALCULATION		
1) 0.50 X 124.01 X 48.34	=	2873.31
2) 0.50 X 137.57 X 15.39	=	1060.91
3) 0.50 X 141.12 X 3.27	=	236.73
4) 0.50 X 141.12 X 62.15	=	4385.30
5) 0.50 X 168.58 X 67.84	=	5701.38
6) 0.50 X 168.58 X 78.41	=	6608.18
7) 0.50 X 91.22 X 18.95	=	864.31
8) 0.50 X 91.22 X 10.76	=	490.77
9) 0.50 X 135.28 X 61.97	=	4191.96
10) 0.50 X 135.28 X 49.71	=	3362.63
TOTAL		29770.48

PLOT AREA CALCULATION (SCALE - 1:1000)



SCHEMATIC SECTION A - A



BUFFER ZONE AREA CALCULATION		
1) 0.50 X 137.45 X 55.20	=	3793.62
2) 0.50 X 137.45 X 57.42	=	3946.18
3) 0.50 X 84.63 X 8.79	=	371.95
4) 2/3 X 12.07 X 1.20	=	9.68
5) 2/3 X 11.57 X 1.20	=	9.26
6) 0.50 X 81.09 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 86.13 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	=	2773.95
TOTAL		14676.17

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



WATER STORAGE CAPACITY

FOR RESIDENTIAL	
AMOUNT OF WATER REQUIRED PER PERSON	= 125 ltr/day
WATER REQUIRED PER FLAT	= 675 ltr/day
(No. of flats)	
NO. OF FLATS	= 224
WATER REQUIRED FOR FLAT	= 1,51,200.00 ltr/day
SAY	= 1,55,000.00 ltr/day
FIRE FIGHTING (TOWER - B - 2800.00)	= 35,000.00 ltr/day
(INCLUSIVE HOUSING TOWER - 1000.00)	
TOTAL REQUIRED CAPACITY OF OVER HEAD WATER TANK	= 1,90,000.00 ltr/day
TOTAL PROVIDED CAPACITY OF OHWT	= 1,90,000.00 ltr/day
U.G. WATER TANK REQUIRED = 1,51,200.00 X 1.50	= 2,26,800.00 ltr/day
SAY	= 2,30,000.00 ltr/day
FIRE FIGHTING (100000 X 0.01)	= 1,00,000.00 ltr/day
PROVIDED CAPACITY OF U.G. WATER TANK	= 3,30,000.00 ltr/day

PARKING STATEMENT

RESIDENTIAL PURPOSE	CAR	SCOOTER
1 TENEMENTS HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M.	01	01
FOR 78 TENEMENTS	78	78
2 TENEMENTS HAVING B/U.P. AREA BETWEEN 40 TO 80 SQ.M.	01	02
FOR 146 TENEMENTS	73	146
PARKING REQUIRED	151	224
ADD 5% VISITOR PARKING	08	12
TOTAL PARKING PROVIDED	159	236
PARKING AREA STATEMENT		
AREA REQUIRED	SQ.M.	
CAR 159 X 12.50 SQ.M.	1987.50	
SCOOTER 236 X 2.00 SQ.M.	472.00	
TOTAL	2459.50	

18.00 M. W. DP ROAD AREA CALCULATION

1) 0.50 X 156.28 X 17.74	=	1386.20
2) 0.50 X 156.28 X 15.97	=	1238.04
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 36.47 X 15.66	=	285.56
7) 0.50 X 100.00 X 17.74	=	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		6463.85
DEDUCTION		
a) 2/3 X 12.07 X 1.20	=	9.68
b) 2/3 X 11.57 X 1.20	=	9.26
TOTAL DEDUCTION		18.91
6463.85 - 18.92	=	6444.93

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



DATE & STAMP OF APPROVAL

01/11

Layout

Sanctioned No. B.P. 18/06/2023
Subject to conditions mentioned in the
Office Order No.
even dated 28/07/2023
Pimpri
Date: 1/20

O.C. Signed by
City Engineer



For City Engineer
Building Permission Dept.
P.C.M.C., Pimpri, Pune-16.

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	28,770.48
(c) As per site	28,770.48
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)	7,678.90
04 Amentary space	
(a) Proposed	0.00
(b) Adjustment of 2(b), if any-	0.00
(c) Balance Proposed-	0.00
05 Net Plot Area [3-4(c)]	7,678.90
06 Recreational Open Space (if applicable)	
(a) Required	767.89
(b) Proposed	767.89
07 Internal Road area	0.00
08 Plottable area (if applicable)	0.00
09 Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5 x basic FSI)	8,448.79
10 Addition of FSI on Payment of Premium	
(a) Maximum permissible premium FSI - based on road width [0.50 x Sr.No.05]	3,839.45
(b) Proposed FSI on Payment of Premium	1,407.86
11 In-situ FSD/TDR loading	
(a) In-situ area against D.P. Road [2.00 x Sr. No. 2 (n)] if any	0.00
(b) In-situ area against Amentary Space [2.00 x Sr.No.4(b) or (c)]	0.00
(c) TDR area [0.90 x Sr.No.05] - (11a+11b)	2534.14
(d) Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	2534.14
12 Additional FSI area under Chapter No. 7	0.00
13 Total entitlement of FSI in the proposal	12,388.79
(a) [9a+10(b)+11(c)] or 12 whichever is applicable.	7,433.27
(b) Ancillary Area FSI upto 60% with payment of charges.	19,822.06
(c) Total entitlement (a+b)	
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 1.6)	75,026.86
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")	19820.82
(c) Total (a+b)	19820.82
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.9)	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	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 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

Ownership firm: TIRUPATI SKYSCRAPERS LLP THROUGH ITS PARTNER MR. RAJESH GOYAL.

H ARCHITECT

Architect: Vithayal Kulkarni - CA/1984/8465
Hishikesh Kulkarni - CA/20