BUILDING WISE FSI STATEMENT

BUILDING	COMM. FSI	RESI. FSI(OLD)	RESI. FSI(NEW)	ENC. BALCONY	TERRACE	STAIRCASE	PASSAGE	LIFT	TENEMENTS	TOTAL FSI AREA
A(COMM.)WING	2187.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	2187.01
B WING	0.00	0.00	9225.49	0.00	0.00	0.00	0.00	0.00	119	9225.49
C WING	0.00	5739.13	0.00	662.48	786.86	242.25	957.66	16.53	122	5739.13
D WING	0.00	5809.90	0.00	809.45	814.95	242.25	919.53	13.28	122	5809 90
E WING	0.00	0.00	9329.16	0.00	0.00	0.00	0.00	0.00	111	9329.16
TOTAL	2187.01	11549.03	18554.65	1471.93	1601.81	484.50	1877.19	29.81	474	32290.69

CARPET AREA CALCULATIONS

FLOOR	CARPET AREA / FSI(M2)
GROUND FLOOR	1059.0700
TOTAL	1059.0700

MAHADA AREA STATEMENT

MIN. REQ. AREA	3023.60
PROP. AREA	3028.23
PERM. BALC. AREA	404.87
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	146.20
TOTAL BALC. AREA (1+2)	146.20
MAHADA TOTAL TEN. NO.	49

FORM OF STATEMENT - 1
[SR. NO. 8 (a)(iii)]

EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

PARKING CALCULATION - A,B,E WING(New Rule)

TYPE	CARPET AREA / FSI(M2)	TEMTS.(NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	230	1	115	5	575
RESIDENTIAL	80-150	1	0	1	0	2	0
RESIDENTIAL	>150	1	0	2	0	2	0
COMMERCIAL	1059.07	100	11	2	22	6	66
TOTAL REQD.(NOS)					137		641
VISITORS PARKING 5%					6		29
TOTAL REQD.(NOS)					143		670
TOTAL PROP.(NOS)					297		1162

WATER CALCULATIONS

TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	360530.25	360600.00
	Fire Requirement	25000.00	25000.00
	TOTAL	385530.25	385600.00
UGWT	1.5 Times OHWT	540795.38	540800.00
	Fire Requirement	75000.00	75000.00
	TOTAL	615795.38	615800.00

PARKING CALCULATION CD WING(Old Rule)

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	244	1	122	4	488	4	488
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	0.00	100	0	2	0	6	0	2	0
TOTAL REQD.(NOS.)					122		488		488
TOTAL REQD. AREA				1525.00		1464.00		683.20	
TOTAL PROP. AREA					3672.20				

TOTAL PROPOSED PARKING STATEMENT(ABCDE WING)

PROPOSED PARKING

	CAR	SCOOTER	CYCLE
B WING	74	93	00
C WING	87	129	174
D WING	86	63	314
E WING	50	877	00
TOTAL PARKING	297	1162	488

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	Total Built-up Area of floor, as per outer construction line.
E WING	GROUND PARKING FLOOR	60.82
	1ST PARKING FLOOR	44.43
	2ND PARING FLOOR	44.43
	3RD PARKING FLOOR	44.43
	FIRST FLOOR	1150.42
	SECOND FLOOR	1150.42
	THIRD FLOOR	1150.42
	FOURTH FLOOR	1150.42
	FIFTH FLOOR	1082.11
	SIXTH FLOOR	1150.42
	SEVENTH FLOOR	1150.42
	EIGHTH FLOOR	1150.42
	TOTAL	9329.16

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	Total Built-up Area of floor, as per outer construction line.
B WING	GROUND PARKING FLOOR	53.56
	1ST PARKING FLOOR	36.95
	2ND PARING FLOOR	36.95
	3RD PARKING FLOOR	36.95
	FIRST FLOOR	561.17
	SECOND FLOOR	574.52
	THIRD FLOOR	561.17
	FOURTH FLOOR	574.52
	FIFTH FLOOR	494.83
	SIXTH FLOOR	533.13
	SEVENTH FLOOR	526.67
	EIGHTH FLOOR	533.13
	NINTH FLOOR	526.67
	TENTH FLOOR	501.04
	ELEVENTH FLOOR	526.67
	TWELFTH FLOOR	533.13
	THIRTEENTH FLOOR	526.67
	FOURTEENTH FLOOR	533.13
	FIFTEENTH FLOOR	494.83
	SIXTEENTH FLOOR	533.13
	SEVENTEEN FLOOR	526.67
	TOTAL	9225.49

FORM OF STATEMENT - 3
[SR. NO, 9 (g)]

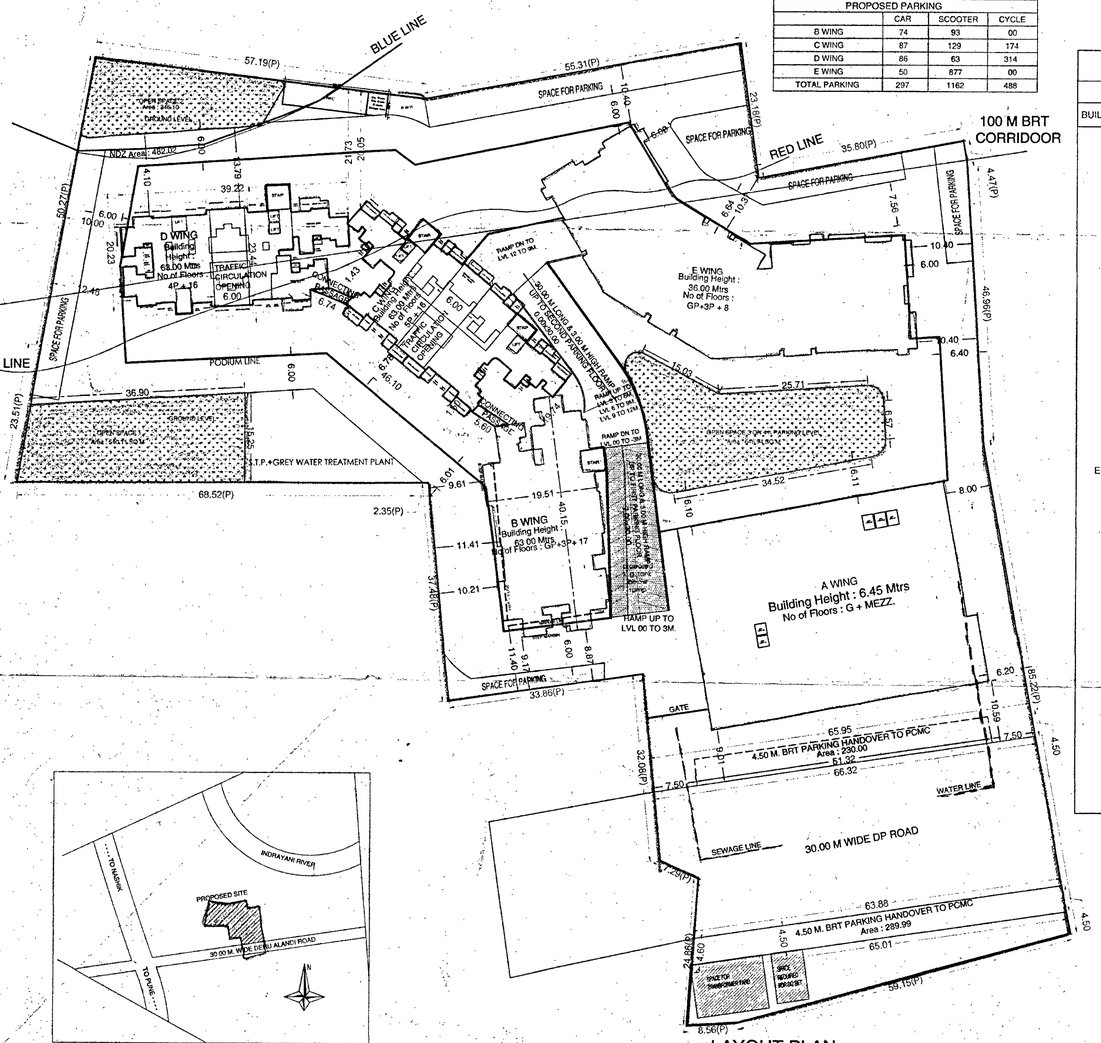
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF OPEN BALCONY	AREA OF TERRACE
B WING	TYPICAL - 1,3 FLOOR	101,301	52.73	6.58	0.00
		102,302	37.24	6.46	0.00
		103,303	37.21	6.46	0.00
		104,304	52.74	6.67	0.00
		105,305	66.53	6.31	0.00
		106,306	51.15	10.77	0.00
		107,307	51.53	7.65	0.00
	TYPICAL - 2,4 FLOOR	201,401	53.00	9.34	0.00
		202,402	37.24	6.46	0.00
		203,403	37.21	6.46	0.00
		204,404	53.01	9.44	0.00
		205,405	66.80	9.07	0.00
		206,406	51.15	10.77	0.00
		207,407	51.96	10.41	0.00
	TYPICAL - 5,15 FLOOR	501,1501	52.73	6.58	0.00
		502,1502	37.24	6.46	0.00
		503,1503	37.21	6.46	0.00
		504,1504	38.48	6.67	0.00
		505,1505	41.99	6.31	0.00
		506,1506	35.05	8.45	0.00
		507,1507	48.13	7.65	0.00
	TYPICAL - 7,9,11,13,17, FLOOR	701,901,1101, 1301,1701	52.73	6.58	0.00
		702,902,1102, 1302,1702	37.24	6.46	0.00
		703,903,1103, 1303,1703	37.21	6.46	0.00
		704,904,1104, 1304,1704	38.48	6.67	0.00
		705,905,1105, 1305,1705	54.65	6.31	0.00
		706,906,1106, 1306,1706	51.15	10.77	0.00
		707,907,1107, 1307,1707	48.13	7.65	0.00
	TYPICAL - 6,8,12,14,16 FLOOR	601,801,1201, 1401,1601	53.00	9.34	0.00
		602,802,1202, 1402,1602	37.24	6.46	0.00
		603,803,1203, 1403,1603	37.21	6.46	0.00
		604,804,1204, 1404,1604	38.48	6.67	0.00
		605,805,1205, 1405,1605	54.65	6.31	0.00
		606,806,1206, 1406,1606	51.15	10.77	0.00
		607,807,1207, 1407,1607	48.56	10.41	0.00
	TENTH FLOOR	1001	53.00	9.34	0.00
		1002	37.24	6.46	0.00
		1003	37.21	6.46	0.00
		1004	38.48	6.67	0.00
		1005	41.99	6.31	0.00
		1006	35.05	8.45	0.00
		1007	48.56	10.41	0.00

FORM OF STATEMENT - 3
[SR. NO. 9 (g)]

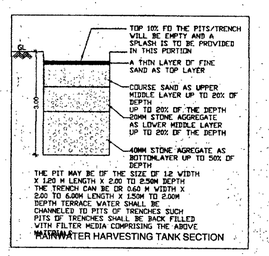
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF OPEN BALCONY	AREA OF TERRACE
E WING	TYPICAL - 1,2,3,4,6,7,8 FLOOR	101,201,301,401,601, 701,801	53.80	8.59	0.00
		102,202,302,402,602, 702,802	38.02	5.81	0.00
		103,203,303,403,603, 703,803	54.55	8.05	0.00
		104,204,304,404,604, 704,804	54.55	8.05	0.00
		105,205,305,405,605, 705,805	38.02	5.81	0.00
		106,206,306,406,606, 706,806	51.15	10.77	0.00
		107,207,307,407,607, 707,807	56.18	8.58	0.00
		108,208,308,408,608, 708,808	53.80	8.59	0.00
		109,209,309,409,609, 709,809	54.55	8.05	0.00
		110,210,310,410,610, 710,810	54.55	8.05	0.00
		111,211,311,411,611, 711,811	54.55	8.05	0.00
		112,212,312,412,612, 712,812	54.55	8.05	0.00
		113,213,313,413,613, 713,813	54.55	8.05	0.00
		114,214,314,414,614, 714,814	53.80	8.59	0.00
	FIFTH FLOOR	501	53.80	8.59	0.00
		502	38.02	5.81	0.00
		503	54.55	8.05	0.00
		504	54.55	8.05	0.00
		505	38.02	5.81	0.00
		506	51.15	10.77	0.00
		507	56.18	8.58	0.00
		508	53.80	8.59	0.00
		509	54.55	8.05	0.00
		510	54.55	8.05	0.00
		511	54.55	8.05	0.00
		512	54.55	8.05	0.00
		513	54.55	8.05	0.00
		514	53.80	8.59	0.00



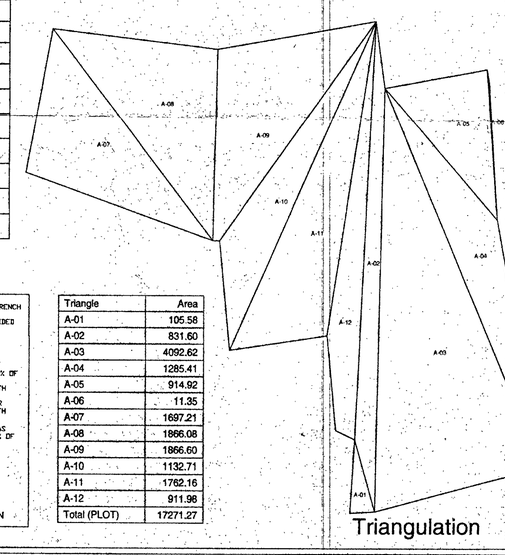
LAYOUT PLAN(SCALE 1:500)

LOCATION PLAN
(NTS)



RAINWATER HARVESTING TANK SECTION

Triangle	Area
A-01	105.58
A-02	831.60
A-03	4092.62
A-04	1285.41
A-05	914.92
A-06	11.35
A-07	1697.21
A-08	1866.08
A-09	1866.60
A-10	1132.71
A-11	1762.16
A-12	911.98
Total (PLOT)	17271.27



Triangulation

STAMP OF APPROVAL

SANCTIONED NO. BP/MOSHI/67/2018 Dated. 29/12/2018
BP/MOSHI/47/2019 Dated. 31/08/2019
BP/MOSHI/42/2020 Dated. 10/12/2020

Sanctioned No. B.P./MOSHI/73/2021
Subject to conditions mentioned in the
Office Order No.
Given dated - 12/10/2021
Pimpri
Date : 12/10/2021

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 Pimpri-411 018

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

O.C. Signed by
Assistant Commissioner

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	15600.00
(a) As per ownership document (7/12, CTS extract)	15600.00
(b) as per measurement sheet	15600.00
(c) as per site deducting highway road widening	0.00
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road /	0.00
(b) Any D.P. Reservation area	1002.01
(c) NDZ area	0.00
(Total a+b+c)	1002.01
3. Balance area of plot (1-2)	14597.99
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	14597.99
6. Recreational Open space (if applicable)	
(a) Required -	1459.80
(b) Proposed -	1533.15
7. Internal Road area	0.00
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI 1.0)	14597.99
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	7299.00
(b) Proposed FSI on payment of premium.	7299.00
11. In-situ FSI / TDR loading	0.00
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	0.00
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	
(c)TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
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.	21896.99
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	
(i) existing built-up area (for calculate ancillary area)	8914.52
(ii) Balance Area Excluding Existing [a-b(i)]	12982.47
(c) Permissible Ancillary Area [b(ii) x 0.60%]	7789.48
Proposed Ancillary Area	7789.48
(d) Total entitlement (a+c)	29686.46
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (has per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8]	
TOTAL PERMISSIBLE AREA	29686.46
15. Total Built-up Area in proposal(excluding area at Sr.No.17 b)	
(a) Existing Built-up Area /As Per OLD Rule	
(i) Completed	0.00
(ii) Residential	8914.52
(iii) Commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
(i) Residential	18160.93
(ii) Commercial	2187.01
(c) Total (a+b)	29262.46
16. F.S.I. Consumed (15/13) (should not be more than serial No.14	0.9857
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	2611.26
(b) Proposed	3028.23

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
AR.USHA RANGRAJAN

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.

Signature
MR.D.V.ALLHAT & OTHER THROUGH POAH M/S TULIP PROPERTIES ITS PARTNERS
Mr.Sanjay H. Varma & Mr.Anand B. Sathe

OWNER'S NAME:	OWNER'S SIGN:
MR D.V.ALLHAT & OTHER THROUGH POAH M/S TULIP PROPERTIES ITS PARTNERS Mr.Sanjay H. Varma Mr.Anand B. Sathe	
PROJECT:	
SURVEY NO : 105,106,107,108,113,114,115 HISSA NO : - PLOT NO : CTS NO : DESCRIPTION : VILLAGE - MOSHI	
ARCHITECT:	ARCHITECT'S SIGN:
Usha Rangarajan LIC.NO. - CA/90/13423. PLOT NO 32, SECTOR NO 29,ISKCON TEMPLE ROAD, RAVET PRADHIKARAN, PUNE - 411001	

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	PMC/ZONE/MOS/PRM/0076/16	DATE	15 JULY 2021	
KEY NO.		SHEET NO.	1 / 29	