

F.S.I. STATEMENT :-

TOWER/BLDG.	BLDG. CONFIGURATION	HEIGHT OF BUILDING (G.LVL. TO TERR.)	PROP. RESI. AREA	PROP. COMM. AREA	LIFT/M.RM AREA	TENE. NO	SHOP/OFFICE ROOM NOS
TOWER-A	B1+G+P1+P2+P3+P4+ AMENITY FL. + 18 FL. TERRACE	80.10 M.	8482.11	-	17.98	68	
TOWER-B	B1+G+P1+P2+P3+P4+ AMENITY FL. + 18 FL. TERRACE	80.10 M.	8485.37	-	17.98	68	
TOWER-C	G+P1+P2+P3+P4+ AMENITY FL. + 1 FL. TERRACE	27.40 M.	843.46	-	17.98	4	
TOWER-D	G+P1+P2+P3+P4+ AMENITY FL. + 1 FL. TERRACE	27.40 M.	584.68	-	17.98	4	
TOWER-E	B1+G+P1+P2+P3+P4+ AMENITY FL. + 14 FL. TERRACE	69.10 M.	11428.43	-	19.06	56	
TOWER-F	G+P1+P2+P3+P4+ AMENITY FL. + 1 FL. TERRACE	27.40 M.	839.43	-	18.48	4	
COMMERCIAL	B1+G+2FL.	12.90 M.	-	10310.42	20.00	-	77
TOTAL			30663.48	10310.42	128.46	204.00	77
INCLUSIVE HSG. BLDG.	P1+13FL. +TERRACE	40.70 M.	5063.29	-	8.23	78	-
GRAND TOTAL			40973.9000	-	137.69	282.00	77

WATER REQ. STATEMENT :-

WINGS/TOWER	O.H.W.T.	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T.	U.G.W.T.	U.G.W.T. FIRE FIGHTING	TOTAL U.G.W.T.
TOWER-A	45900.00	20000.00	65900.00	68850.00	-	68850.00
TOWER-B	45900.00	20000.00	65900.00	68850.00	-	68850.00
TOWER-C	2700.00	20000.00	22700.00	4050.00	-	4050.00
TOWER-D	2700.00	20000.00	22700.00	4050.00	-	4050.00
TOWER-E	37800.00	20000.00	57800.00	58700.00	-	58700.00
TOWER-F	2700.00	20000.00	22700.00	4050.00	-	4050.00
COMMERCIAL	68715.00	0.00	68715.00	103072.50	-	103072.50
INCLUSIVE HOUSING BLDG.	52650.00	20000.00	72650.00	78975.00	-	78975.00
TOTAL	259065.00	140000.00	399065.00	388597.50	300000.00	688597.50

OCCUPANCY LOAD FOR COMMERCIAL

COMMERCIAL	CARPET AREA SQ.M.	OCCUPANT LOAD FLOOR AREA IN SQ.M. PER PERSON	PROPOSED TOTAL OCCUPANT LOAD
GROUND FLOOR	1998.57	3	666
PODIUM 1ST FLOOR	2210.24	6	368
PODIUM 2ND FLOOR	2956.89	6	493
TOTAL	7165.70		1527

FSI + NON FSI AREA STATEMENT

SR.NO.	DESCRIPTION	SQ.MT.
1	FSI AREA	40973.90
2	NON FSI AREA	
	BASEMENT-1 PARKING AREA	4412.00
	GROUND FLOOR PARKING AREA	7425.00
	PODIUM-1 (PARKING AREA)	7425.00
	PODIUM-2 (PARKING AREA)	7425.00
	PODIUM-3 (PARKING AREA)	11825.00
	PODIUM-4 (PARKING AREA)	11825.00
	AMENITY FLOOR (PART)	11081.37
	TERRACE AREA	3674.18
	REFUGE AREA	361.96
	RAMP (counted in parking area)	0.00
	INCLUSIVE HSG BLDG. PARKING AREA	388.28
	ANY OTHER	0.00
3	3.1 CLUB HOUSE	0.00
	3.2 LIFT/LIFT MACHINE ROOM AREA (LIFT MACHINE ROOM LESS CONSIDER)	137.69
	3.3 INCLUSIVE HSG BLDG. (FSI)	5063.29
	3.4 WATCHMAN CABINS	25.00
	3.5 U.G.T. & O.H.W.T. AREA	1200.00
	TOTAL NON FSI AREA	72268.77
	TOTAL FSI AREA + NON FSI AREA	113242.67

TOTAL PARKING REQ. STATEMENT:-

DESCRIPTION	CAR	SCOOTER
TOWER-A	57	71
TOWER-B	57	71
TOWER-C	4	5
TOWER-D	4	5
TOWER-E	118	59
TOWER-F	5	5
COMMERCIAL	143	429
INCLUSIVE HSG BLDG.	41	82
TOTAL PARKING REQUIRED	429	727
TOTAL PARKING PROPOSED	429	727

TOTAL PROPOSED PARKING

DESCRIPTION	REQUIRED CAR	REQUIRED SCOOTER	PROPOSED CAR	PROPOSED SCOOTER
BASEMENT			85	340
GROUND FL. (INCLUDING LAUNCH PARKING)			327	257
1ST PODIUM LVL.	429	727	156	264
2ND PODIUM LVL.			156	250
3RD PODIUM LVL.			386	264
4TH PODIUM LVL.			398	263
TOTAL PARKING PROPOSED	429	727	1528	1638

SANITARY REQUIREMENT FOR COMMERCIAL

FLOOR	W.C. FOR FEMALE	W.C. FOR MALE	URINALS
GROUND FLOOR	9	18	18
PODIUM 1ST FLOOR	5	10	10
PODIUM 2ND FLOOR	7	13	13
TOTAL	21	41	41

PROPOSED SITE



GOOGLE LOCATION SCALE-N.T.S



D.P. LOCATION PLAN SCALE-N.T.S

STAMP OF APPROVAL

LAYOUT

New DT-14/03/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMERCIAL
CERTIFICATE NO. BCC/3217/23

Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT

AREA STATEMENT	SQM
1 AREA OF THE PLOT (Minimum area of a, b, c to be considered)	25,613.00
a) AREA AS PER PRC	25,613.00
b) AREA AS PER TRIANGULATION	25,615.00
c) AREA AS PER SITE	25,615.00
2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING 24.00M DP ROAD	1,450.00
b) OTHER	
c) TOTAL AREA (2a+2b)	1,450.00
3 BALANCE AREA OF PLOT (1-2e)	24,163.00
4 AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED 5% ON 3	1208.15
b) ADJUSTMENT OF 2(B), IF ANY	
c) BALANCE PROPOSED	1208.15
5 NET PLOT AREA (3-4c)	22954.85
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED 10% ON 3	2,416.30
b) PROPOSED	2,645.78
7 INTERNAL ROAD WIDENING & CHAMFER	
8 PLOTABLE AREA (IF APPLICABLE)	
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5X1.10)	25250.33
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE. (50% ON 1)	12806.50
b) PROPOSED FSI ON PAYMENT OF PREMIUM	
11 IN-SITU FSI / TDR LOADING	
a) IN-SITU AREA AGAINST D.P. ROAD (2.0XSR.NO.2(a))	
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	
c) PERMISSIBLE TDR AREA (115% ON 1 = 29454.95) (TDR AREA - ROAD AREA - AMENITY AREA)	
d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 GREEN 5% ON 9	
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) [9+10b+11(d)] + 12 whichever is applicable. PROPOSED AREA	25250.33
b) Ancillary Area FSI upto 80% ON 5728.01 with payment of charges.	4582.41
c) Ancillary Area FSI upto 60% ON 19522.32 with payment of charges.	11141.16
Total entitlement (a+b+c)	40973.90
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 6.3 or 6.4 as applicable) x 1.6 or 1.8	1,11,590.88
15 Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	
a) Existing Built-up Area.	
b) Proposed Built-up Area (as per 'P-line')	40973.90
c) Total (a+b)	40973.90
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	
17 Area for Inclusive Housing, if any	
a) Required (20% of Sr.No.9)	5050.06
b) Proposed	5063.29

CERTIFICATE OF AREA

I CERTIFY THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. 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 THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2005/36501

BRIEF SPECIFICATIONS

FOUNDATION UP TO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK. INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISHED
MARBLE MOZAIK FLOORING
T.W. DOORS AND M.S. WINDOWS

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S DECLARATION & OWNER'S NAME, SIGNATURE :-

I/We understand 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 of the work site.

MR. DILIP BABURAO TUPE & OTHERS

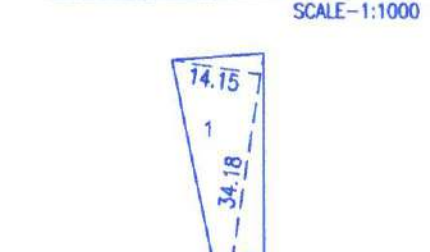
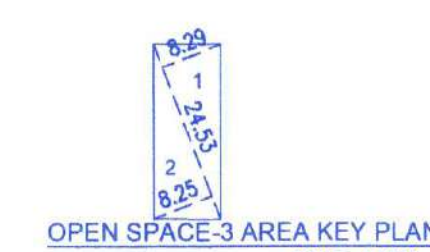
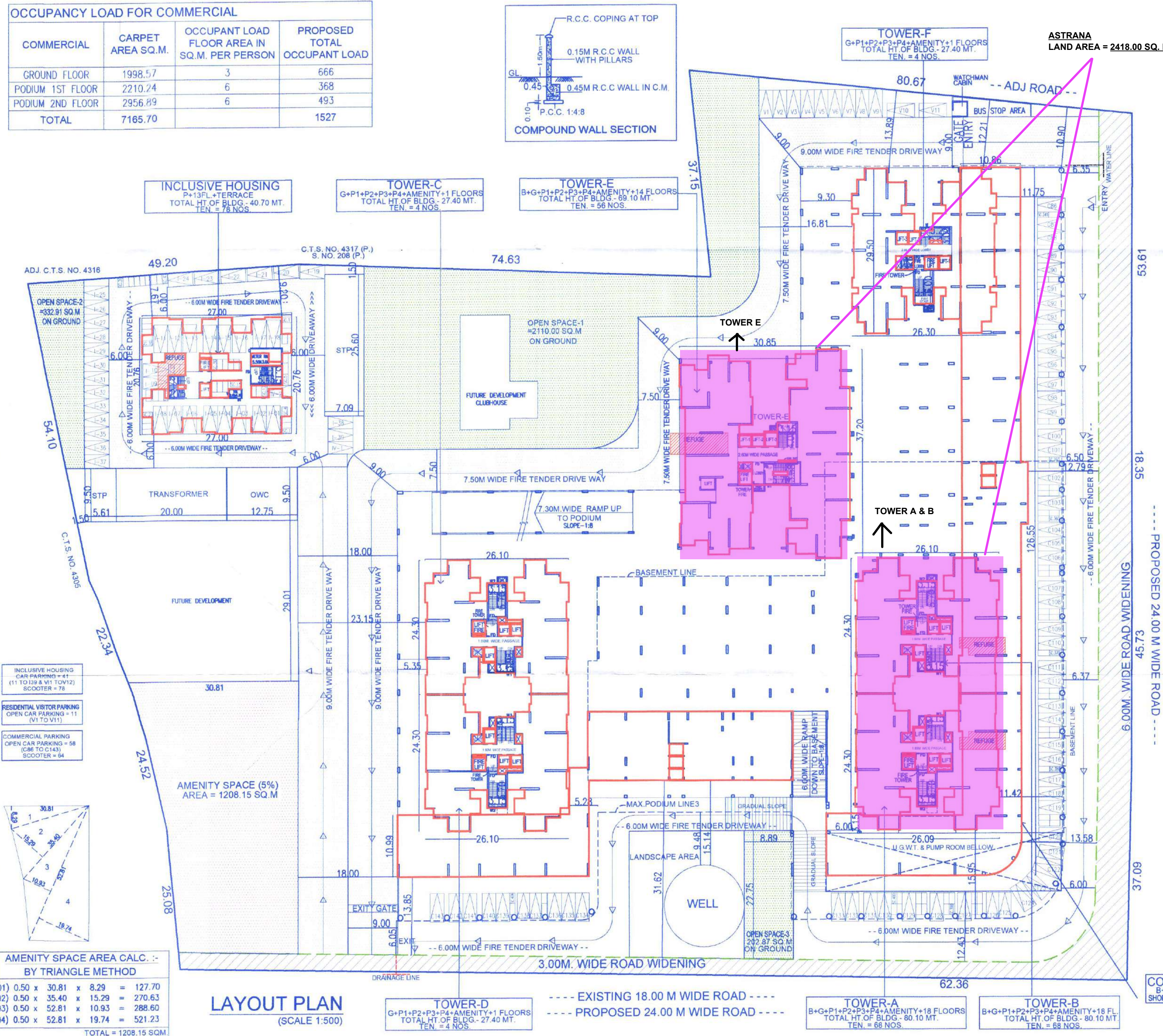
PROJECT :-

PROPOSED RESIDENTIAL & COMMERCIAL BLDG. LAYOUT
At Sr. No. 207(P), Sr.No. 208/1A/3 (P), Sr. No. 208/1B (P) & Sr. No. 208/3, B. S. TUPE ROAD, MALWADI, HADAPSAR, PUNE 411028

ARCHITECT :-

AR. MANGESH GOTAL
705, A wing, vazang parivar society, Behind varanasi company paid road, Kothrud, Pune-411038.

DATE 12/03/2024 DEALT BY KRISHNA REVISED BY MANGESH CHECKED BY MANGESH SCALE 1:500

PLOT FOR AFTER AMALGAMATION
S. NO. 207 (P) + S. NO. 208 (P) AREA
CALCULATION BY TRIANGLE METHOD

01) 0.50 x 114.69 x 23.72 = 1360.22	08) 0.50 x 180.89 x 17.00 = 1537.56
02) 0.50 x 127.93 x 19.47 = 1245.40	09) 0.50 x 148.90 x 24.73 = 1841.14
03) 0.50 x 144.40 x 14.25 = 1028.85	10) 0.50 x 113.18 x 12.98 = 734.53
04) 0.50 x 184.61 x 31.81 = 2936.68	11) 0.50 x 101.05 x 42.60 = 2152.36
05) 0.50 x 184.61 x 34.92 = 3232.29	
06) 0.50 x 154.60 x 58.72 = 4539.05	
07) 0.50 x 180.89 x 55.78 = 5045.02	
	TOTAL = 25844.10 SQ.M.

AREA AS PER PROCLAMATION EXTRACT = 25844.10 SQ.M. WHICH EVER IS MINIMUM IS TO BE CONSIDERED.

OPEN SPACE-1 AREA CALCULATION BY TRIANGLE METHOD		
01) 0.50 x 58.75 x 27.813 = 817.00		
02) 0.50 x 58.75 x 28.14 = 787.86		
03) 0.50 x 14.96 x 6.51 = 48.69		
04) 0.50 x 14.96 x 6.13 = 45.85		
05) 0.50 x 37.22 x 8.91 = 165.81		
06) 0.50 x 37.22 x 11.42 = 212.52		
07) 0.66 x 12.57 x 2.58 = 21.23		
08) 0.50 x 12.57 x 4.94 = 31.04		
	TOTAL = 2110.00 SQ.M.	

OPEN SPACE-2 AREA CALCULATION BY TRIANGLE METHOD		
01) 0.50 x 34.18 x 14.15 = 241.82		
02) 0.50 x 34.18 x 5.33 = 91.09		
	TOTAL = 332.91 SQ.M.	

OPEN SPACE-3 AREA CALCULATION BY TRIANGLE METHOD		
01) 0.50 x 24.53 x 8.29 = 101.68		
02) 0.50 x 24.53 x 8.25 = 101.19		
	TOTAL = 202.87 SQ.M.	

ROAD WIDENING AREA CALCULATION BY TRIANGLE METHOD		
01) 0.50 x 53.98 x 6.03 = 162.74		
02) 0.50 x 53.98 x 5.96 = 160.86		
03) 0.50 x 19.29 x 5.71 = 55.07		
04) 0.50 x 19.29 x 5.69 = 54.88		
05) 0.50 x 46.15 x 5.95 = 137.29		
06) 0.50 x 46.15 x 5.94 = 137.06		
07) 0.50 x 22.98 x 5.83 = 66.98		
08) 0.50 x 22.98 x 5.71 = 65.60		
09) 0.50 x 15.89 x 5.49 = 43.61		
10) 0.50 x 15.89 x 5.39 = 42.33		
11) 0.50 x 12.19 x 2.89 = 17.61		
12) 0.50 x 44.95 x (2.94+2.97) = 132.82		
13) 0.50 x 109.19 x (2.97+2.98) = 324.84		
14) 0.50 x 3.00 x 0.34 = 0.51		
15) 0.50 x 16.89 x 10.50 = 88.67		
	TOTAL = 1491.15 SQ.M.	

DEDUCTION :-		
16) 2/3 x 16.89 x 3.65 = 41.09		
	FINAL TOTAL = 1450.00 SQ.M.	

