

PARKING CALCULATION - COMMERCIAL & RESIDENTIAL									
TYPE	CARPET AREA / FSI(M2)	TEMPS(NOS)	CAR(NOS)	SCOOTER(NOS)	BY RULE	BY RULE	BY RULE	BY RULE	BY RULE
RESIDENTIAL	40.48	2	101	1	21	5	255		
RESIDENTIAL	85-150	1	11	1	11	3	33		
COMMERCIAL	285.27	100	3	2	5	8	56		
TOTAL REQD(NOS)							304		
VISITORS PARKING 5%							14		
TOTAL REQD(NOS)							318		
TOTAL PROP(NOS)							73		

Sanitation's Calculations(A Wing)									
Floor	Built Up Area	Occupant Load	No Persons	Required Sanitations	Proposed Sanitations				
Ground Floor	298.46	3	99.48	50	2	3	1	1	9
Total	298.46					4	1	1	9

NOTE: 1. FOR GROUND FLOOR SHOPS REFERRED TABLE NO 12-2
a) Public Toilet for floating population
b) Provided each shop 1 toilet for shop owners

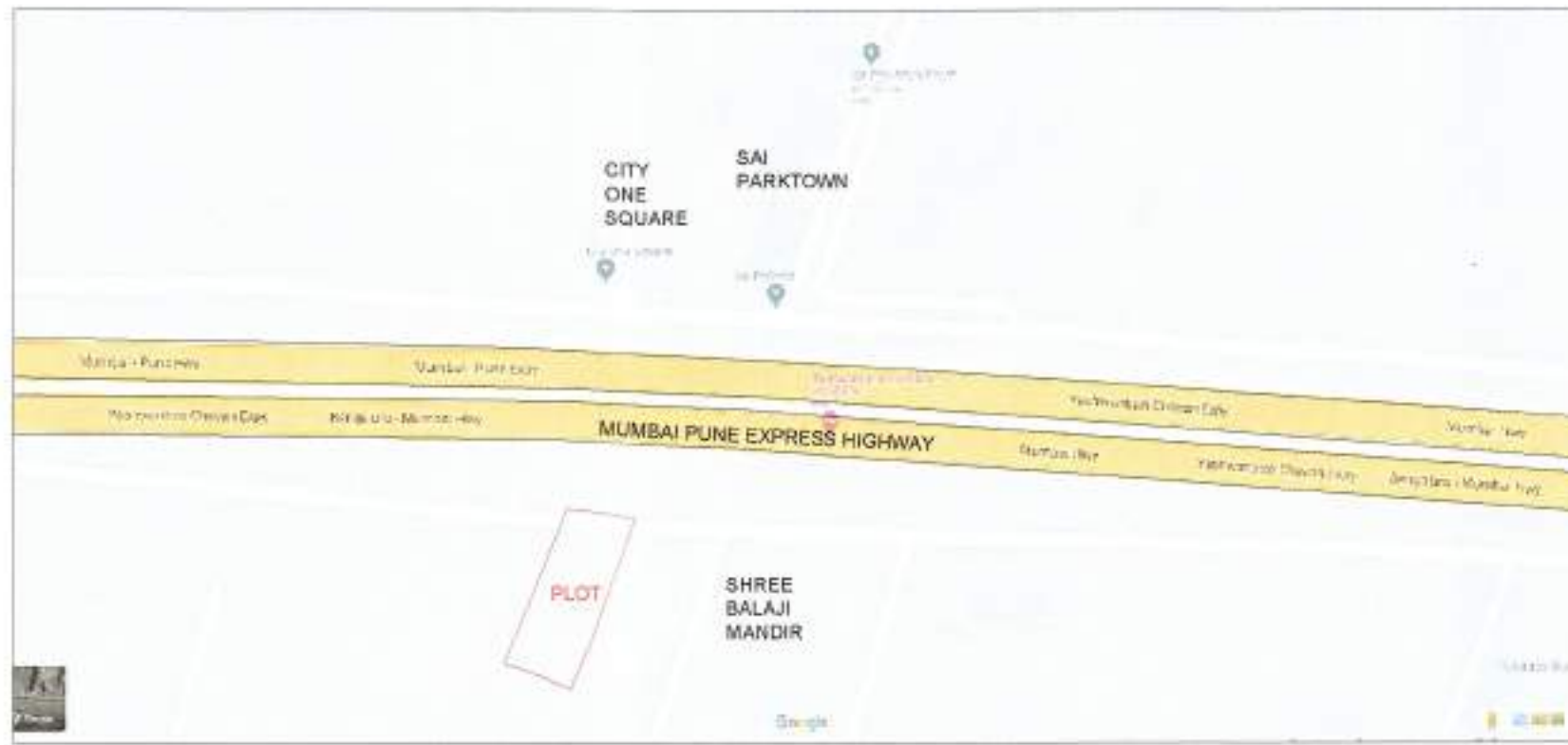
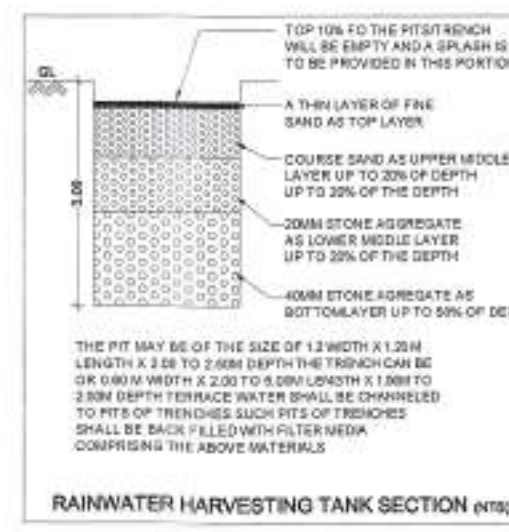
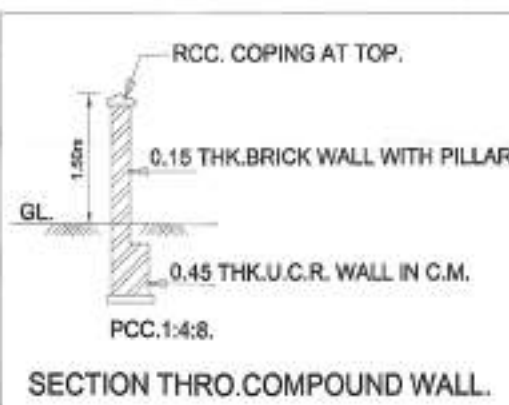
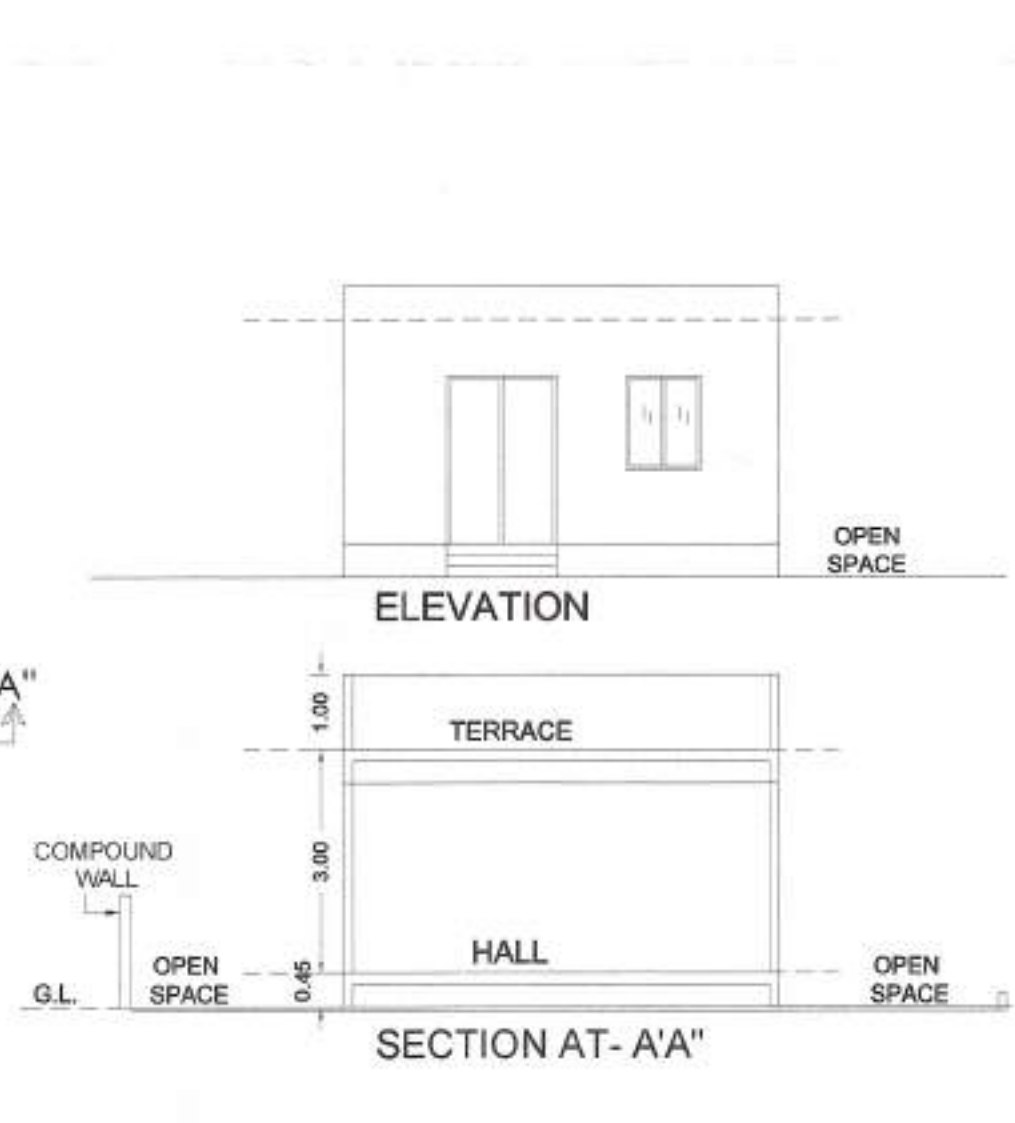
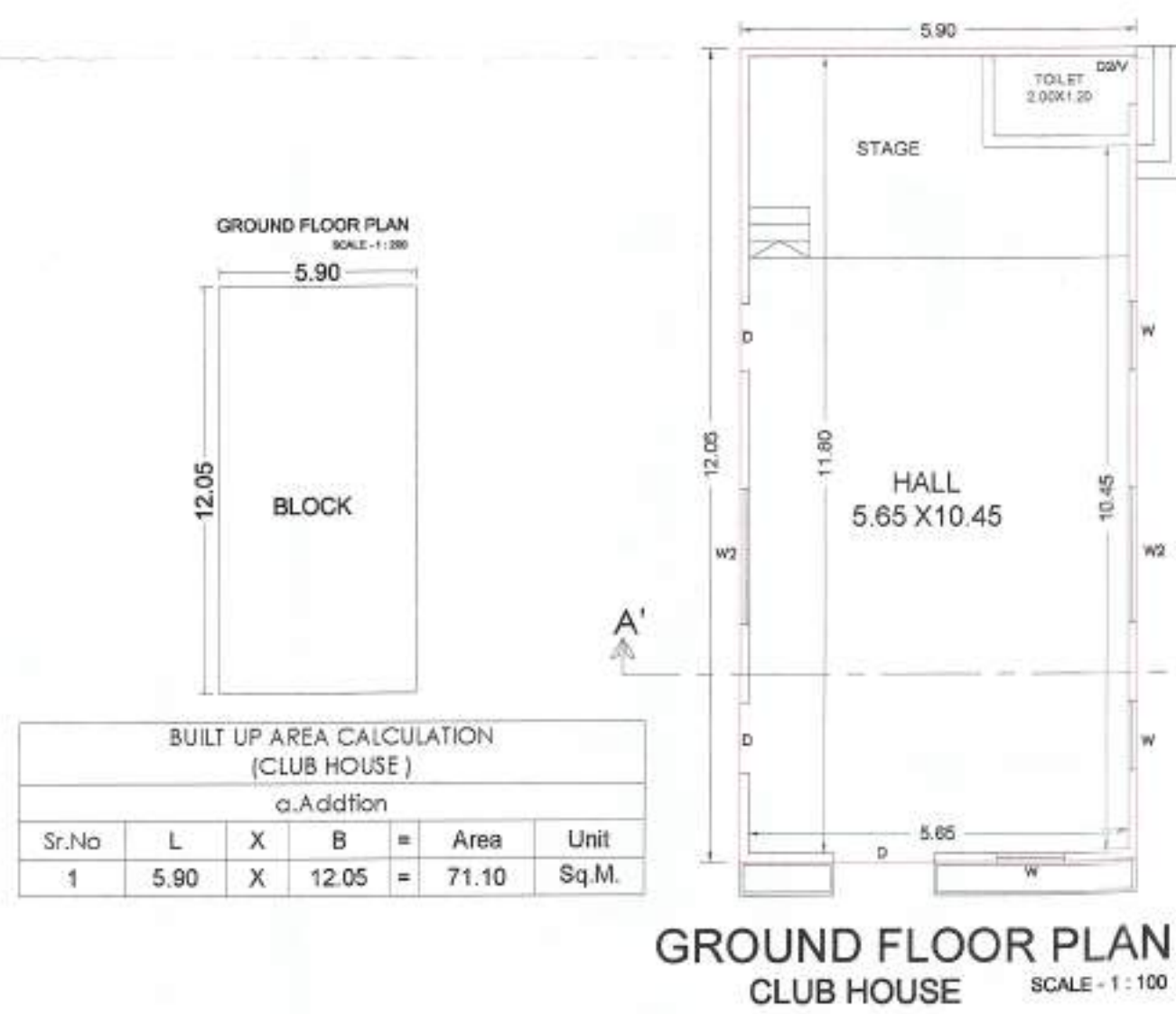
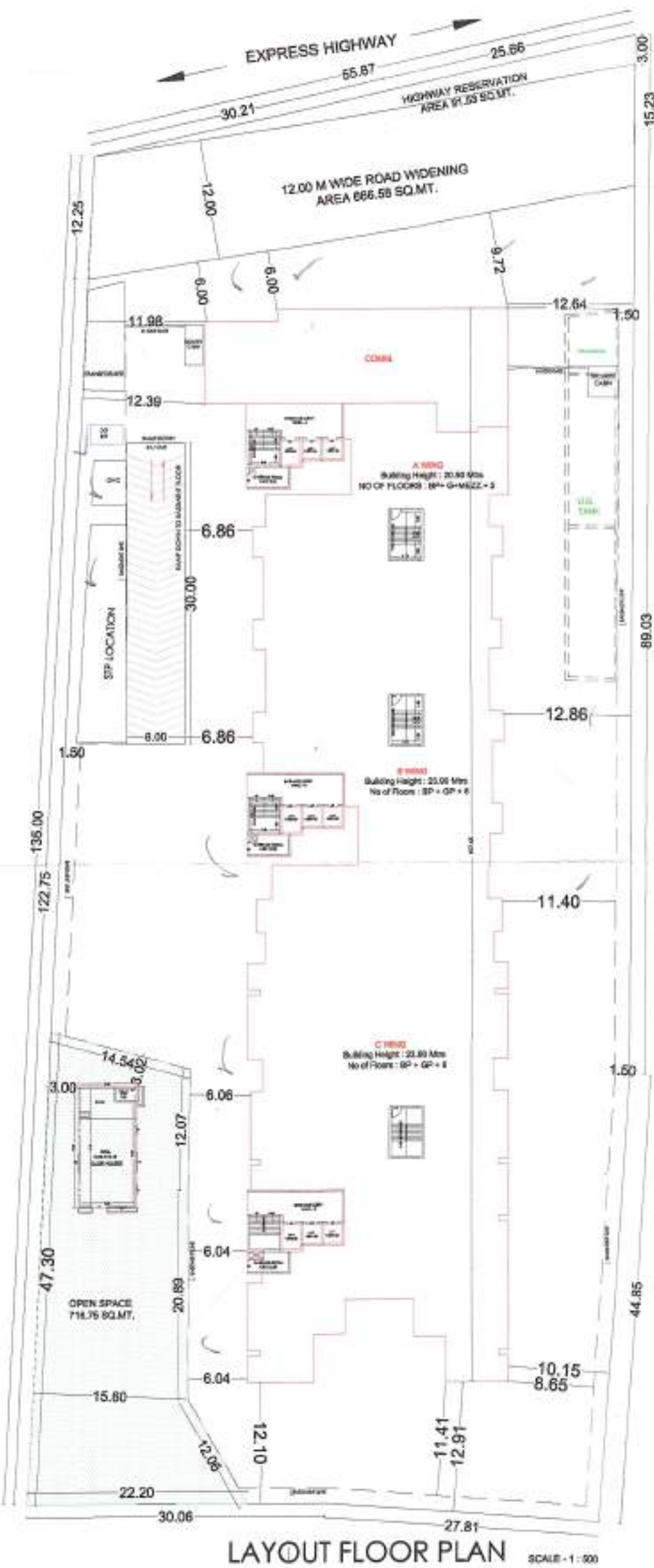
For of Statement 2 [Sr. No. 9 (a)] Proposed Building BUILDING WISE FSI STATEMENT					
FLOOR	COMM. FSI	RESI. FSI	LIFT	TENEMENTS	TOTAL FSI AREA
A - WING	443.17	2747.24	11.97	28	3190.41
B - WING	0.00	3958.23	11.97	42	3958.23
C - WING	0.00	4532.70	11.97	42	4532.70
TOTAL	443.17	11238.17	35.91	112.00	11681.34

For of Statement 2 FLOOR WISE FSI STATEMENT - A - WING (MHADA)					
FLOOR	COMM. FSI	RESI. FSI	LIFT	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0.00	0.00	0	0.00
GROUND FLOOR	298.46	70.20	11.97	0	368.66
MEZZANINE / STILT FLOOR	144.71	273.34	0.00	3	418.05
FIRST FLOOR	0.00	413.42	0.00	5	413.42
SECOND FLOOR	0.00	413.42	0.00	5	413.42
THIRD FLOOR	0.00	525.62	0.00	5	525.62
FOURTH FLOOR	0.00	525.62	0.00	5	525.62
FIFTH FLOOR	0.00	525.62	0.00	5	525.62
TOTAL	443.17	2747.24	11.97	28.00	3190.41

For of Statement 2 FLOOR WISE FSI STATEMENT - B - WING (MHADA)					
FLOOR	COMM. FSI	RESI. FSI	LIFT	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0.00	0.00	0	0.00
GROUND FLOOR	0.00	45.58	11.97	0	45.58
FIRST FLOOR	0.00	546.40	0.00	7	546.40
SECOND FLOOR	0.00	673.25	0.00	7	673.25
THIRD FLOOR	0.00	673.25	0.00	7	673.25
FOURTH FLOOR	0.00	673.25	0.00	7	673.25
FIFTH FLOOR	0.00	673.25	0.00	7	673.25
SIXTH FLOOR	0.00	673.25	0.00	7	673.25
TOTAL	0.00	3958.23	11.97	42.00	3958.23

For of Statement 2 FLOOR WISE FSI STATEMENT - C WING					
FLOOR	COMM. FSI	RESI. FSI	LIFT	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0.00	0.00	0	0.00
GROUND FLOOR	0.00	68.04	11.97	0	68.04
FIRST FLOOR	0.00	744.11	0.00	7	744.11
SECOND FLOOR	0.00	744.11	0.00	7	744.11
THIRD FLOOR	0.00	744.11	0.00	7	744.11
FOURTH FLOOR	0.00	744.11	0.00	7	744.11
FIFTH FLOOR	0.00	744.11	0.00	7	744.11
SIXTH FLOOR	0.00	744.11	0.00	7	744.11
TOTAL	0.00	4532.70	11.97	42.00	4532.70

FLOOR WISE FSI STATEMENT - CLUB HOUSE				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	71.10	0.00	0	71.10
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	71.10	0.00	0	71.10

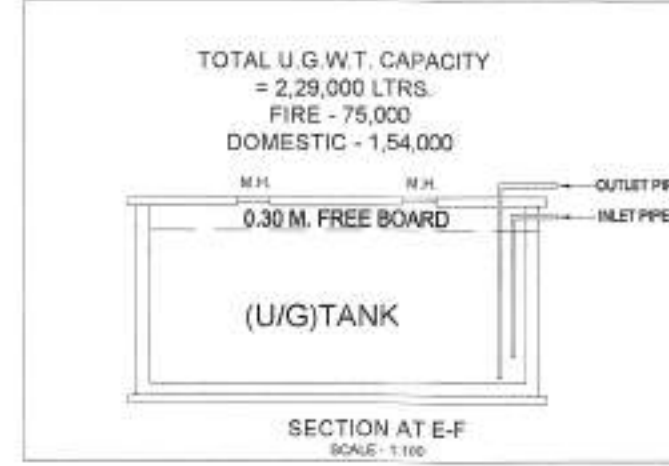


LOCATION PLAN (NTS)

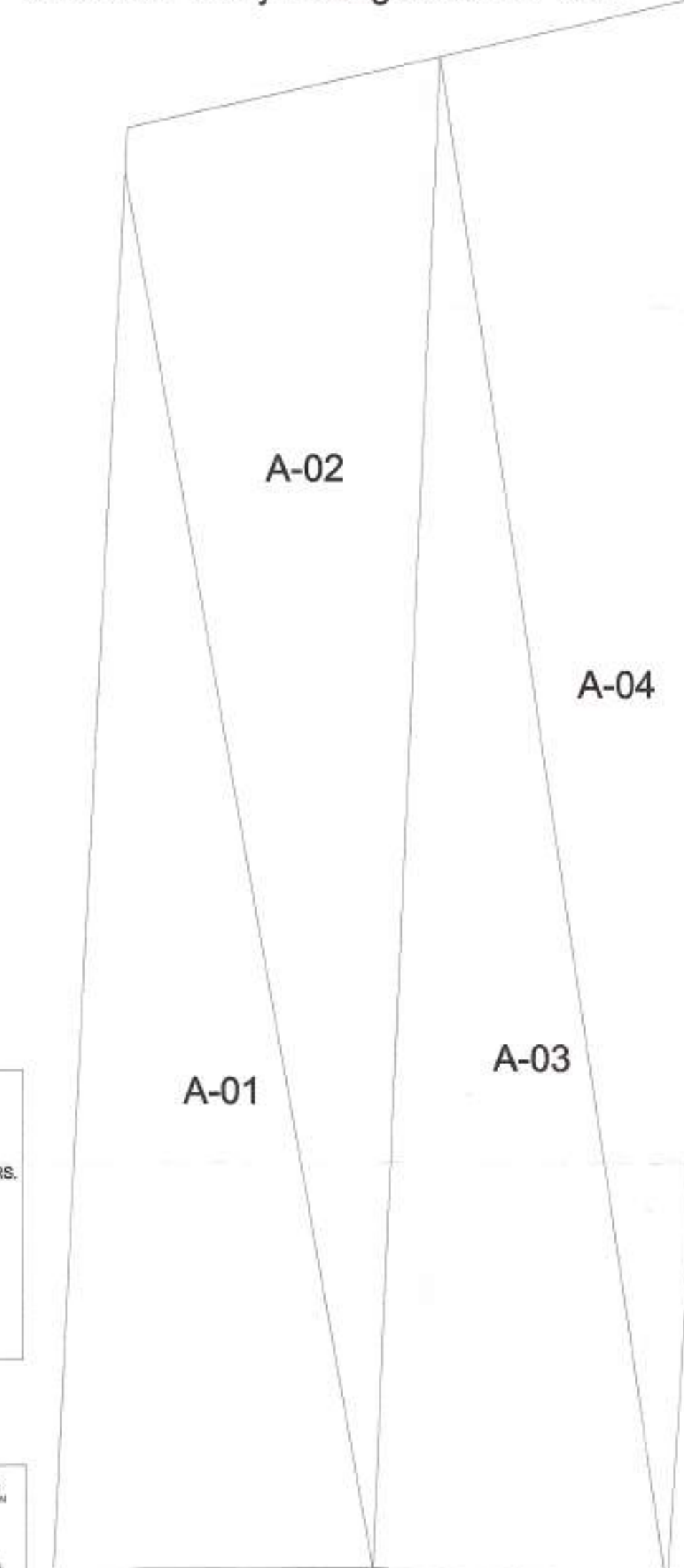
MAHADA AREA STATEMENT				
MIN. REQ. AREA	1570.02			
PROP. AREA	1646.58			
MAHADA TOTAL TEN. NO.	20			

FLOOR WISE FSI STATEMENT - WING - A & WING - B (MHADA)				
FLOOR	RESI. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
STILT FLOOR	273.34	0.00	3	273.34
FIRST FLOOR	413.42	546.40	12	959.82
SECOND FLOOR	413.42	0.00	5	413.42
TOTAL	1100.18	546.40	20.00	1646.58

WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi + Comm.	73150.00	80000.00
	Fire Requirement	75000.00	75000.00
	TOTAL	148150.00	155000.00
UGWT	1.5 Times OHWT	109725.00	120000.00
	Fire Requirement	75000.00	75000.00
	TOTAL	184725.00	195000.00



Area of Plot by Triangulation : PLOT



Triangle	Area
A-01	1962.69
A-02	2122.61
A-03	1966.47
A-04	1993.85
Total (PLOT)	8045.62

STAMP OF APPROVAL LAYOUT

Sanctioned No. B.P/Kivale/05/2022
Subject to conditions mentioned in the
Office Order No. 18/11/2022
Pimpri
Date : 18/11/2022

Joint City Engineer
Building Permission Dept.
Pimpri-Chinchwad Municipal Corporation
Pimpri-411 018.

Proposed In Area Statement (As Right Hand Top Corner of Plans)	
PROPOSED S.NO. / GAT	Drawing Sheet No.
AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	7808.47
(a) As per ownership document (7/12, CTS extract)	7800.00
(b) as per measurement sheet	8045.62
(c) as per site deducting highway road widening (highway area -91.53)	7808.47
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area Service Road / Highway	666.58
(b) NALA area	0.00
(Total a+b)	666.58
3. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
4. Net Plot Area (3-4 (c))	7141.89
5. Recreational Open space (if applicable)	
(a) Required -	714.19
(b) Proposed -	716.75
6. Internal Road area	
7. Plottable area (if applicable)	
8. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 2 basic F.S.I. 1.1)	7856.08
9. Addition of FSI on payment of premium (a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b) Proposed FSI on payment of premium.	0.00
10. In-situ FSI / TDR loading	
(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 or 1.83 x Sr. No. 4 (b) and (a) (c)]	0.00
(c) TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)-(b)-(c))	0.00
11. Total entitlement of FSI in the proposal	7856.08
(a) [2 = 10(a)-11(d)] or 12 whichever is applicable	4532.70
(b) Ancillary Area FSI upto 60% with payment of charges.	196.96
(c) Ancillary Area FSI upto 60% or 80% with payment of charges.	470.80
Proposed Ancillary Area	2178.68
(c) Total entitlement (a+b)	10034.76
12. 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 1.5 or 1.8	10034.76
13. TOTAL PERMISSIBLE AREA	10034.76
14. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area / As Per OLD Rule	0.00
(b) Commercial	0.00
(c) Residential	0.00
(d) Proposed Built-up Area (as per 'P' line)	9591.49
(e) Residential	443.17
(f) Commercial	10034.76
15. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	
(a) Required (70% of Sr.No.3)	1571.22
(b) Proposed	1646.58

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
M.S. AUSTERE LANDMARKS LLP & M.S. SSD PROMOTERS AND BUILDERS THROUGH POAH M.S. SREE SAI CAPITAL THROUGH ITS PARTNERS MR. SANDEEP D. AGARWAL

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED

OWNER'S NAME: M.S. AUSTERE LANDMARKS LLP & M.S. SSD PROMOTERS AND BUILDERS THROUGH POAH M.S. SREE SAI CAPITAL THROUGH ITS PARTNERS MR. SANDEEP D. AGARWAL

PROJECT: SURVEY NO: 11/2A, 11/2B
DESCRIPTION: VILLAGE - KIVALE, PUNE.

ARCHITECT: Usha Rangarajan
ARCH. SIGN:

JOBS NO. **DRG. NO.** **SCALE** **DRAWN BY** **CHECKED BY**

INWARD NO. **DATE** **SHEET NO.**