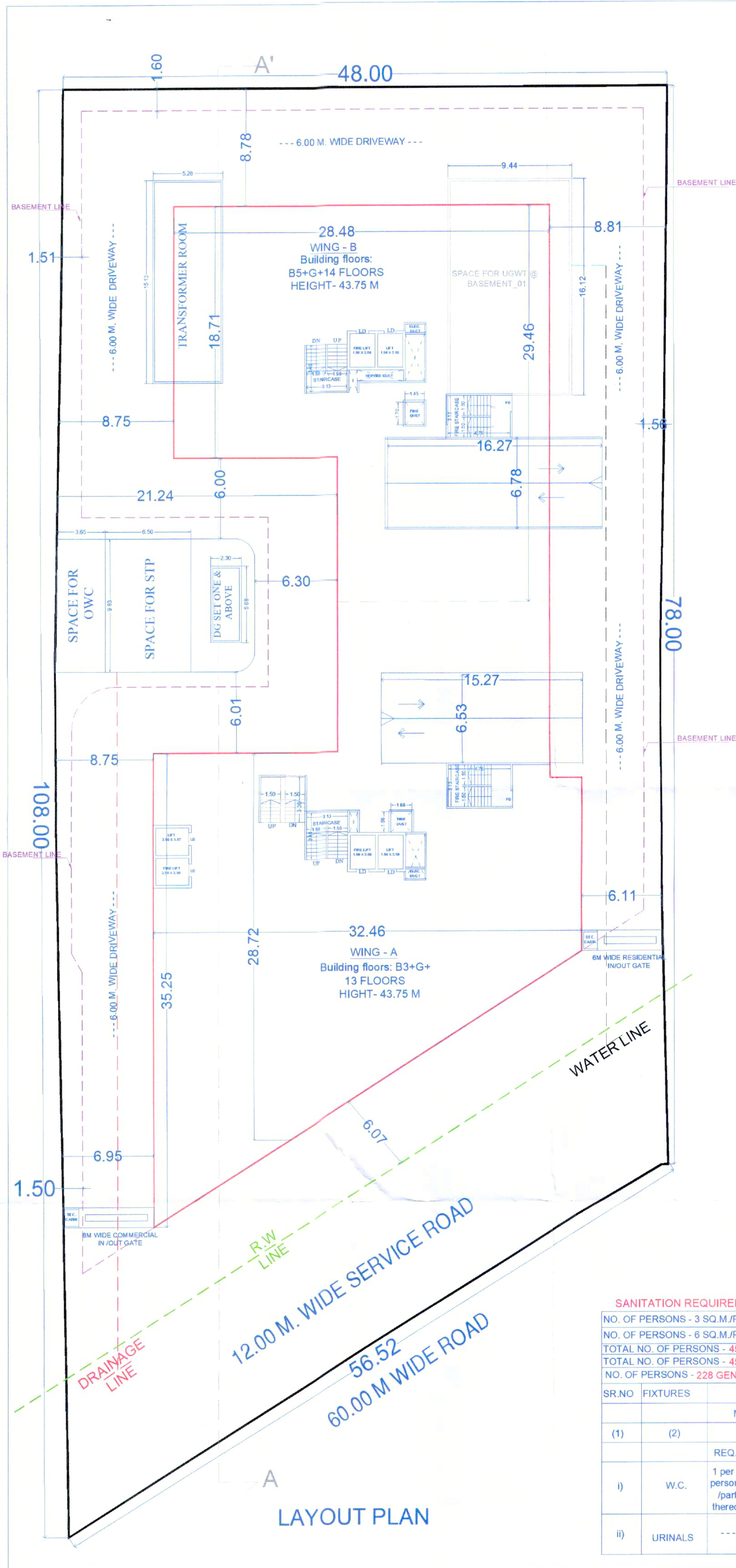




Buildingwise F.S.I Statement					
Bldg no.	Floor NO.	BUILD. HT.FROM GR.LVL. (M)	F.S.I. AREA (SQ.M.)		TNMTS.
(1)	(2)		(3)	(4)	(6)
			COMM.	RESI.	RESI
WING- A	B3.+G.+13FLOORS	43.75	7580.70	4012.28	38
WING- B	B5.+G.+14FLOORS	43.75	0.00	9746.02	95
TOTAL AREA =			21339.00		
TOTAL B/UP = TOTAL F.S.I.+ NON- F.S.I. =			21339.00+16398.19=37737.19		

Form of Statement 2(Sr.No.9(a))					
Proposed Building					
Bldg no.	Floor No.	Ht of Bldg (mtrs)	Net Built-Up Area (SQ.M)		TNMTS. (RESI.)
(1)	(2)	(3)	(4)	(5)	(6)
WING A			COMM.	RESI.	
	BASEMENT-3		0.00	0.00	0.00
	BASEMENT-2		0.00	0.00	0.00
	BASEMENT-1		0.00	0.00	0.00
	GROUND FLOOR		563.44	39.18	0.00
	MEZZANINE/1ST FLOOR		560.18	19.81	0.00
	2ND FLOOR		1051.93	19.81	0.00
	3RD FLOOR		1051.93	19.81	0.00
	4TH FLOOR		1051.93	19.81	0.00
	5TH FLOOR	43.75	1051.93	19.81	0.00
	6TH FLOOR		1051.93	19.81	0.00
	7TH FLOOR		1051.93	19.81	0.00
	8TH FLOOR(REFUGE)		145.50	434.95	4.00
	9TH FLOOR		0.00	711.31	7.00
WING B	10TH FLOOR		0.00	711.31	7.00
	11TH FLOOR		0.00	711.31	7.00
	12TH FLOOR(REFUGE)		0.00	636.47	6.00
	13TH FLOOR		0.00	629.08	7.00
TOTAL AREA=			7580.70	4012.28	38.00

Form of Statement 2(Sr.No.9(a))					
Proposed Building					
Bldg no.	Floor No.	Height of Bldg (mtrs)	TNMTS. (RESI.)		
(1)	(2)	(3)	(4)	(5)	(6)
WING B			RESI.		
	BASEMENT-5		0.00	0.00	
	BASEMENT-4		0.00	0.00	
	BASEMENT-3		0.00	0.00	
	BASEMENT-2		0.00	0.00	
	BASEMENT-1		0.00	0.00	
	GROUND FLOOR		93.11	0.00	
	1ST FLOOR		711.31	7.00	
	2ND FLOOR		711.31	7.00	
	3RD FLOOR		711.31	7.00	
	4TH FLOOR		711.31	7.00	
	5TH FLOOR	43.75	711.31	7.00	
	6TH FLOOR		711.31	7.00	
	7TH FLOOR		711.31	7.00	
	8TH FLOOR(REFUGE)		562.95	5.00	
WING A	9TH FLOOR		711.31	7.00	
	10TH FLOOR		711.31	7.00	
	11TH FLOOR		711.31	7.00	
	12TH FLOOR(REFUGE)		636.47	6.00	
WING B	13TH FLOOR		711.31	7.00	
	14TH FLOOR		629.08	7.00	
	TOTAL AREA=		9746.02	95.00	



F.S.I. AND NON F.S.I. STATEMENT		
SR.NO.	DESCRIPTION	AREA IN SQ.M.
1	F.S.I. AREA	21339.00
2	NON F.S.I. AREA	
a	LIFT + LMR + FIRE LIFT + FIRE LMR	130.00
b	TERRACE	1420.74
c	REFUGE AREA	287.12
d	GROUND	1142.69
e	BASEMENT 1	2941.62
f	BASEMENT 2	1644.10
g	BASEMENT 3	2941.62
h	BASEMENT 4	1644.10
i	BASEMENT 5	2941.62
j	DEFAULT TERRACE	329.63
k	COMMON ACTIVITY AREA	245.42
l	SERVICES (U.G.T., OWC, D.G SET, TRANSFORMER, STP, SECURITY CABIN, O.H.T.)	530.00
m	AMENITY AREA (OFFICE)	199.51
TOTAL NON F.S.I.		16398.19
CONSTRUCTION BUILT UP AREA		
TOTAL F.S.I. AREA + TOTAL NON F.S.I.		37737.19

WATER REQUIREMENT: For WING A			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
OHWT	RESIDENTIAL	25650	27000.00
	COMMERCIAL	61780.34	63000.00
	FIRE REQUIREMENT	25000	25000
	TOTAL	112430.34	115000.00
UGWT	FIRE REQUIREMENT	51300	54000
	TOTAL	75000.00	75000.00

WATER REQUIREMENT: For WING B			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
OHWT	RESIDENTIAL	64125	65000.00
	COMMERCIAL	0.00	0.00
	FIRE REQUIREMENT	25000	25000
	TOTAL	89125.00	90000.00
UGWT	FIRE REQUIREMENT	128250	130000
	TOTAL	75000.00	75000.00

PARKING CALCULATION: BUILDING WING A AND WING B							
TYPE	CARPET AREA /FSI (M2)	TNMTS. (NOS)	CAR (NOS)	SCOOTER (NOS.)			
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	53	1	27.00	2.00	53
RESIDENTIAL	80-150	1	80	1	80.00	1.00	80
Total Required (Nos)			133		107		133
In Addition 5% Visitors Parking (Nos)					5		7
Commercial shops	1464.77	100	15	2	30	6	90
Commercial offices	3429.29	200	17	3	51	11	187
RESTAURANT	367.66	50	7	1	7	8	56
Total Required (Nos)					200		473
Total Area Required			2500.00+946.00=3446.00				
Total Area Proposed			4500.00				

SANITATION REQUIREMENT AS PER TABLE NO-12 '1' (WING A)									
NO. OF PERSONS - 6 SQ.M./PERSONS (7TH & 8TH FLOOR) : 295.98 /6=49.33 PERSONS.									
TOTAL NO. OF PERSONS - 49.33 PERSONS SAY 50 PERSONS									
TOTAL NO. OF PERSONS - 50 PERSONS CONSIDERING 50% GENTS & 50% LADIES.									
NO. OF PERSONS -25 GENTS & 25 LADIES									
SR.NO	FIXTURES	PUBLIC TOILETS				STAFF TOILETS			
		MALE		FEMALE		MALE		FEMALE	
(1)	(2)	(3)		(4)		(5)		(6)	
	RESTAURANT TOILETS FOR STAFF & VISITORS	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
a)	W.C.	1 per 50 Seats up to 200	1 NOS.2	per 50 seats upto 200	2 NOS.	1 for upto 15 2 for 16-35	2 NOS.	1 for upto 12 2 for 13-25	2 NOS.
b)	URINALS	1 per 50 persons or part thereof	1 NOS.	---	---	nil up to 6 1 for 7-20 2 for 21-45	2 NOS.	---	---

SANITATION REQUIREMENT AS PER TABLE NO-12 'C' (WING A)									
NO. OF PERSONS - 6 SQ.M./PERSONS (3rd to 7th FLOOR) : 5109.17 /6=851.52 PERSONS.									
TOTAL NO. OF PERSONS - 851.52 PERSONS SAY 852 PERSONS									
TOTAL NO. OF PERSONS - 852 PERSONS CONSIDERING 50% GENTS & 50% LADIES.									
NO. OF PERSONS - 426 GENTS & 426 LADIES									
SR.NO	FIXTURES	PUBLIC TOILETS				STAFF TOILETS			
		MALE		FEMALE		MALE		FEMALE	
(1)	(2)	(3)		(4)		(5)		(6)	
	MAIN OFFICE TOILETS FOR STAFF & VISITORS	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
a)	W.C.	1 per 25	17 NOS.	1 per 15	28 NOS.	1 per 25	17 NOS.	1 per 15	28 NOS.
b)	URINALS	4for 71-100 add 3% over 100-200	5 NOS.	---	---	4for 71-100 add 2.5% over 100-200	5 NOS.	---	---

TRIANGULATION	
TRIANGLE	AREA
A-01	2572.2050
A-02	1895.1550
TOTAL	4467.36

ONLY FOR JOD

STAMP OF APPROVAL

Sanctioned No. B.P/E/C/Tathawade/17/2023

Subject to conditions mentioned in the Office Order No.

aven dated 22/12/2023

Pimpri

Date: 22/12/2023

O. C. Signed by City Engineer

City Engineer

Building Permission Dept

PCMC, Pimpri, Pune-18.

AREA STATEMENT		
1. AREA OF PLOT (Minimum area of a,b,c,d to be considered)	4467.36 SQ.M.	
(a) As per ownership documents (7/12, CTS extract,)	4500.00 SQ.M.	
(c) As per measurement sheet	4467.36 SQ.M.	
(d) As per site	4467.36 SQ.M.	
2. Deduction for		
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	702.79 SQ.M.	
b) Any D.P. Reservation area	0.00 SQ.M.	
(Total a+b)	702.79 SQ.M.	
3. Balance area of plot (1-2)	3764.57 SQ.M.	
4. Amenity Space (if applicable)		
(a) Required -	0.00 SQ.M.	
(b) Adjustment of 2(b), if any -	0.00 SQ.M.	
(c) Balance Proposed -	0.00 SQ.M.	
5. Net Plot Area (3 - 4 (c))	3764.57 SQ.M.	
6. Recreational Open space (if applicable)		
(a) Required -	0.00 SQ.M.	
(b) Proposed -	0.00 SQ.M.	
7. Internal Road Area	0.00 SQ.M.	
8. Plottable area (if required)	0.00 SQ.M.	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1.10)	4141.03 SQ.M.	
10. Addition of FSI on payment of premium		
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ.M.	
b) Proposed FSI on payment of premium (0.5)	2233.68 SQ.M.	
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x Sr. No. 2(a) if any.	1405.58 SQ.M.	
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0.00 SQ.M.	
(c) TDR area (1.40)	4848.72 SQ.M.	
(d) Total In-situ / TDR loading prop (11 (a)+(b)+(c)	6254.30 SQ.M.	
(e) GRIHA five star/ IGBC Platinum or equivalent rating incentive FSI(Sr. no. 9)	207.05 SQ.M.	
12. Additional FSI area under Chapter No.7 (Internal Road F.S.I.)	0.00 SQ.M.	
13. Total entitlement of FSI in the proposal		
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	12836.06 SQ.M.	
(b) Ancillary Area FSI upto 60% or 80%with payment of charges (12836.06- (7580.70/1.8)=8624.56 sqm (resi. -60% of 8624.56)=5174.73 sqm	5174.73 SQ.M.	
(b) proposed comm. = 7580.70/1.8 = 4211.50 (comm.-80% of 4211.50 sqm) = 3369.20 sqm	3369.20 SQ.M.	
(c) Total entitlement (a+b)	21379.98 SQ.M.	
14. Maximum utilization limit of F.S.I. (Regulating potential) Permissible as per Road width (as per Building No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	5.4	
15. Total B'up Area in proposal(excluding area at Sr.No.17 b)	0.00 SQ.M.	
(a) Existing built-up area.	0.00 SQ.M.	
(b) Proposed Built-up Area (as per 'P-line')	21339.00 SQ.M.	
(c) Total (a+b)	21339.00 SQ.M.	
16. F.S.I. Consumed (15/1) (should not be more than serial No.14 above.)	4.77	
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.9)	0.00 SQ.M.	
(b) Proposed	0.00 SQ.M.	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO.157, TATHAWADE, PUNE, AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

DESIGN ARCHITECT :-

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO. 1 AND 2, AMBETKAT T. OPP. HANOVERY BELL'S HOTEL, NEAR MAHARAJA CLUB, LULU MALL, BHIMWADI, PUNE. E-MAIL: cubixarchitects@gmail.com CONTACT NO.: 7757043089, 7757043087

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.

OWNER'S NAME :-

M/S.EH reality LLP through Mr. Sanjay Kumar Singh

OWNER SIGN :-

Sgs

PROJECT :-

SURVEY NO. :-157/2A/2

PLOT :-

DESCRIPTION : REGULAR TRACK, VILLAGE -TATHAWADE, PUNE

INWARD NO. :-

SHEET NO. :- 01 /05

DRAWN BY :- SHRADDHA

DATE :- 15 DEC 2023

KEY NO. :-

ARCHITECT :- INTERIOR DESIGNER

MR. AMOL BUGADE

ARCHITECT SIGN :-

MR. AMOL BUGADE

SCALE :- 1:100