

(RESIDENTIAL A WING) FLOOR WISE FSI STATEMENT				
FLOORS	WING A	TENEMENTS	COMMERCIAL	TENEMENTS
BASEMENT	---	---	---	---
PARKING FLOOR	93.41 Sqm.	---	678.77 Sqm.	---
FIRST FLOOR	1279.56 Sqm.	12	355.57 Sqm.	---
SECOND FLOOR	1734.08 Sqm.	17	---	---
THIRD FLOOR	1734.08 Sqm.	17	---	---
FOURTH FLOOR	1734.08 Sqm.	17	---	---
FIFTH FLOOR	1734.08 Sqm.	17	---	---
SIXTH FLOOR	1734.08 Sqm.	17	---	---
SEVENTH FLOOR	1681.11 Sqm.	17	---	---
EIGHTH FLOOR	1734.08 Sqm.	17	---	---
NINTH FLOOR	1734.08 Sqm.	17	---	---
TENTH FLOOR	1734.08 Sqm.	17	---	---
ELEVENTH FLOOR	1734.08 Sqm.	17	---	---
TOTAL	18660.80 Sqm.	182	1034.34 Sqm.	---

(RESIDENTIAL B WING) FLOOR WISE FSI STATEMENT				
FLOORS	WING B	TENEMENTS	MHADA	TENEMENTS
BASEMENT	---	---	---	---
PARKING FLOOR	---	---	---	---
FIRST FLOOR	---	---	571.09 Sqm.	08
SECOND FLOOR	---	---	562.92 Sqm.	08
THIRD FLOOR	---	---	562.92 Sqm.	08
FOURTH FLOOR	---	---	562.92 Sqm.	08
FIFTH FLOOR	253.12 Sqm.	04	309.76 Sqm.	04
SIXTH FLOOR	125.77 Sqm.	---	---	---
TOTAL	378.89 Sqm.	04	2569.61 Sqm.	36

WING-A
WATER TANK CAPACITY CALC.
COMM. = 1034.34 SQ.M. / 3 x 45 Ltr. / PERSON
344.78 SQ.M. X 45 Ltr.
= 15515.10 Ltr.
5 PERSON PER TENEMENTS
RESI. 182 TENEMENT = 910 PERSON
135 Ltr. / PERSON
122850.00 + 15515.10 = 138365.10 Ltr.
FIRE FIGHTING = 25000.00 Ltr.
TOTAL O.H. CAPACITY = 163365.10 Ltr.
[SAY = 163365.10 Ltr.]
U.G. WATER TANK = 2.00 X 138365.10
= 276730.20 Ltr.
FIRE FIGHTING = 75000.00 Ltr.
[SAY = 3,51,730.20 Ltr.]

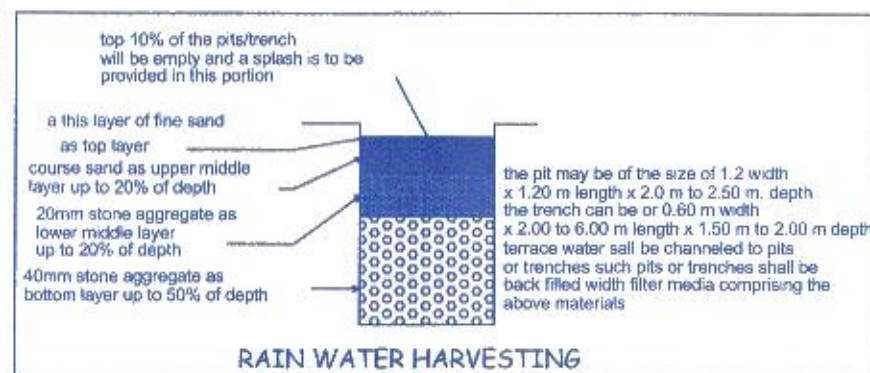
WING-B & (MHADA)
WATER TANK CAPACITY CALC.
5 PERSON PER TENEMENTS
RESI. 40 TENEMENT = 200 PERSON
135 Ltr. / PERSON
= 27000.00 Ltr.
FIRE FIGHTING = 25000.00 Ltr.
TOTAL O.H. CAPACITY = 52000.00 Ltr.
[SAY = 52000.00 Ltr.]
U.G. WATER TANK = 2.00 X 27000.00
= 54000.00 Ltr.
FIRE FIGHTING = 75000.00 Ltr.
[SAY = 1,29,000.00 Ltr.]

(Statement no.1) [Sr.No. 8 (a) (ii)] Existing Building to be retained				
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
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(Statement no.2) Proposed Building [Sr.No. 9 (g)] BUILDING WISE FSI STATEMENT				
BUILDING NAME	COMM. AREA	RESI. AREA	MHADA. AREA	TENEMENTS
(WING A)	1034.34 SQ.M.	18660.80 SQ.M.	---	182
(WING B)	---	378.89 SQ.M.	2569.61 SQ.M.	40 36
TOTAL	1034.34 SQ.M.	19039.69 SQ.M.	2569.61 SQ.M.	222 36
TOTAL	20074.03 SQ.M.	---	---	258

[Sr.No. 9 (a)] Area detail of Apartment					
Building No.	Floor No.	Flat No.	Carpet Area of Apartment	Area of SIT-OUT attached to Apartment	Area of Dry Balcony attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
WING A	1ST TO 11TH	---	13000.21 sqm.	1599.03 sqm.	---
WING B	1ST TO 5TH	---	13000.21 sqm.	1599.03 sqm.	---

CLUB HOUSE AREA STATEMENT	
FLOORS	B/UP
GROUND	114.24
FIRST	57.12
TOTAL	171.36



PARKING CALCULATION (WING A)									
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR.(NOS)	SCOOTER.(NOS)	BY RULE	REQD	BY RULE	REQD	
Residential	40 - 80	2 98	1 49	2 98					
Residential	80 - 150	1 84	1 84	3 252					
Residential	> 150	1 0	2 0	1 00					
Commercial	1034.34	100 10	2 20	6 80					
TOTAL REQD.(NOS.)									
TOTAL REQD.AREA									
TOTAL PROP.AREA									
Add 5% visitors parking									

PARKING CALCULATION (WING B)									
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR.(NOS)	SCOOTER.(NOS)	BY RULE	REQD	BY RULE	REQD	
Residential	40 - 80	2 04	1 02	2 04					
Residential	80 - 150	1 0	1 0	3 00					
Residential	> 150	1 0	2 0	1 00					
Commercial	100 0	2 0	6 00						
TOTAL REQD.(NOS.)									
TOTAL REQD.AREA									
TOTAL PROP.AREA									
Add 5% visitors parking									

PARKING STATEMENT	
REQUIRED PARKING	PROPOSED PARKING
CAR 173 + 08 = 181	225
SCOOTER 450 + 27 = 477	477

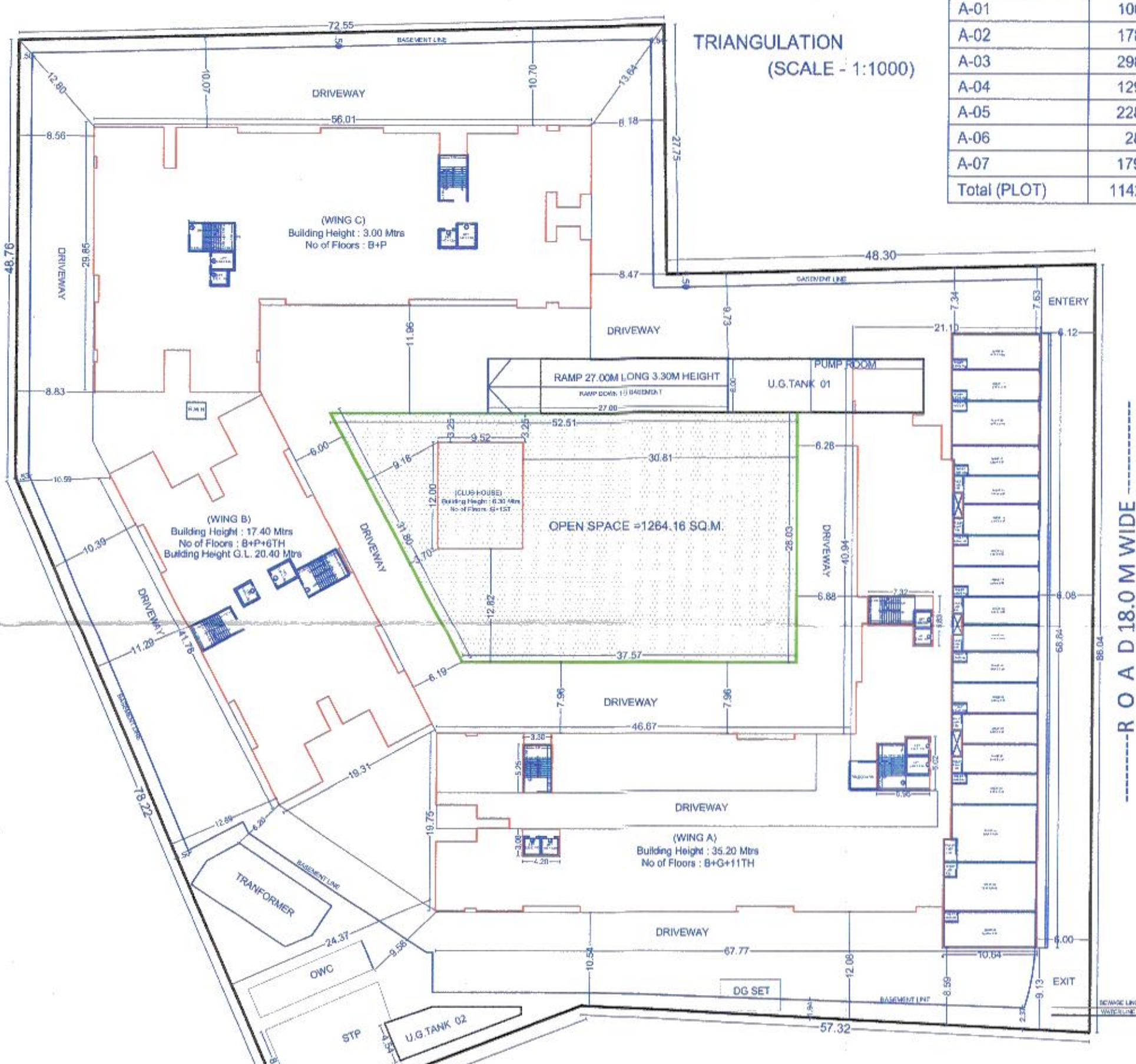
REFUGEE AREA STATEMENT A WING 8TH FLOOR
NO. OF FLATS PER FLOOR = 17 NOS.
NO. OF PERSONS PER TENEMENTS = 5 NOS.
TOTAL NO. OF PERSONS 17 X 5 = 85 PERSONS
PER PERSON AREA REQUIRED = 0.3 SQ.M.
REFUGEE AREA REQUIRED 0.3 X 85 X 2 FLOOR = 51.00+5.82 = 56.82 SQ.M REQ.
In addition 1 mtr for each 200 persons 233 x 5 = 1165 Persons = 5.82 SQ.M.
REFUGEE AREA PROPOSED = 98.34 SQ.M.

SANITATION STATEMENT (UDCPR)						
BUILDING USE	Rule Name	1st male gr.	1st Female gr.	Male	Female	Total
COMMERCIAL	No. of persons	(1034.34 / 3) = 344.78	male = 230	Female = 115		
	Water Closet	4 per 66-100	6 per 78-100	8	6	14
	Urinal	4 for 71-100	---	8	---	8
	WashBasin	---	---	---	---	---

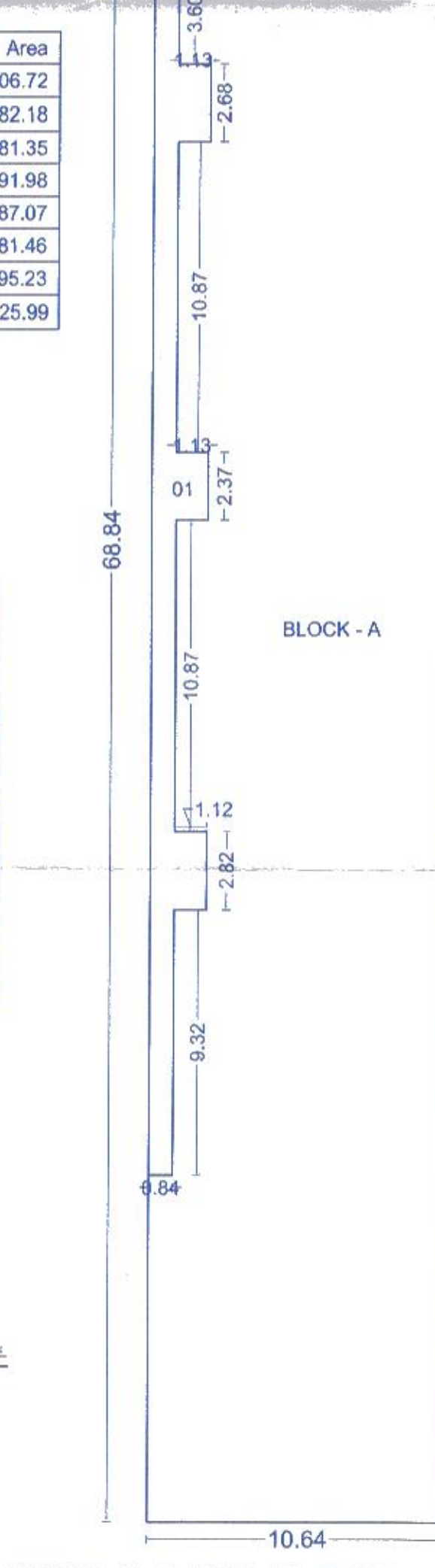
PARKING CALCULATION (WING B) MHADA									
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR.(NOS)	SCOOTER.(NOS)	BY RULE	REQD	BY RULE	REQD	
Residential	40 - 80	2 36	1 18	2 36					
Residential	80 - 150	1 0	1 0	3 00					
Residential	> 150	1 0	2 0	1 00					
Commercial	100 0	2 0	6 00						
TOTAL REQD.(NOS.)									
TOTAL REQD.AREA									
TOTAL PROP.AREA									
Add 5% visitors parking									



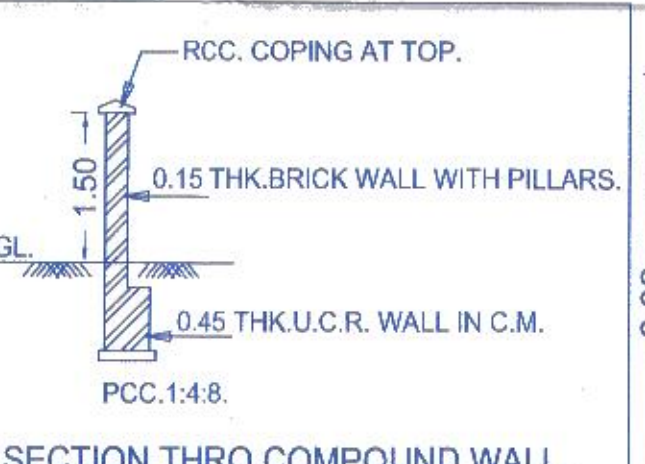
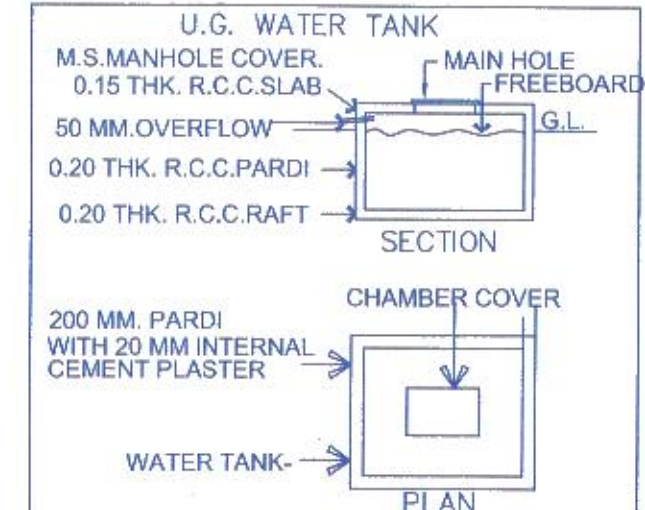
LOCATION PLAN



LAYOUT PLAN (SCALE - 1:500)

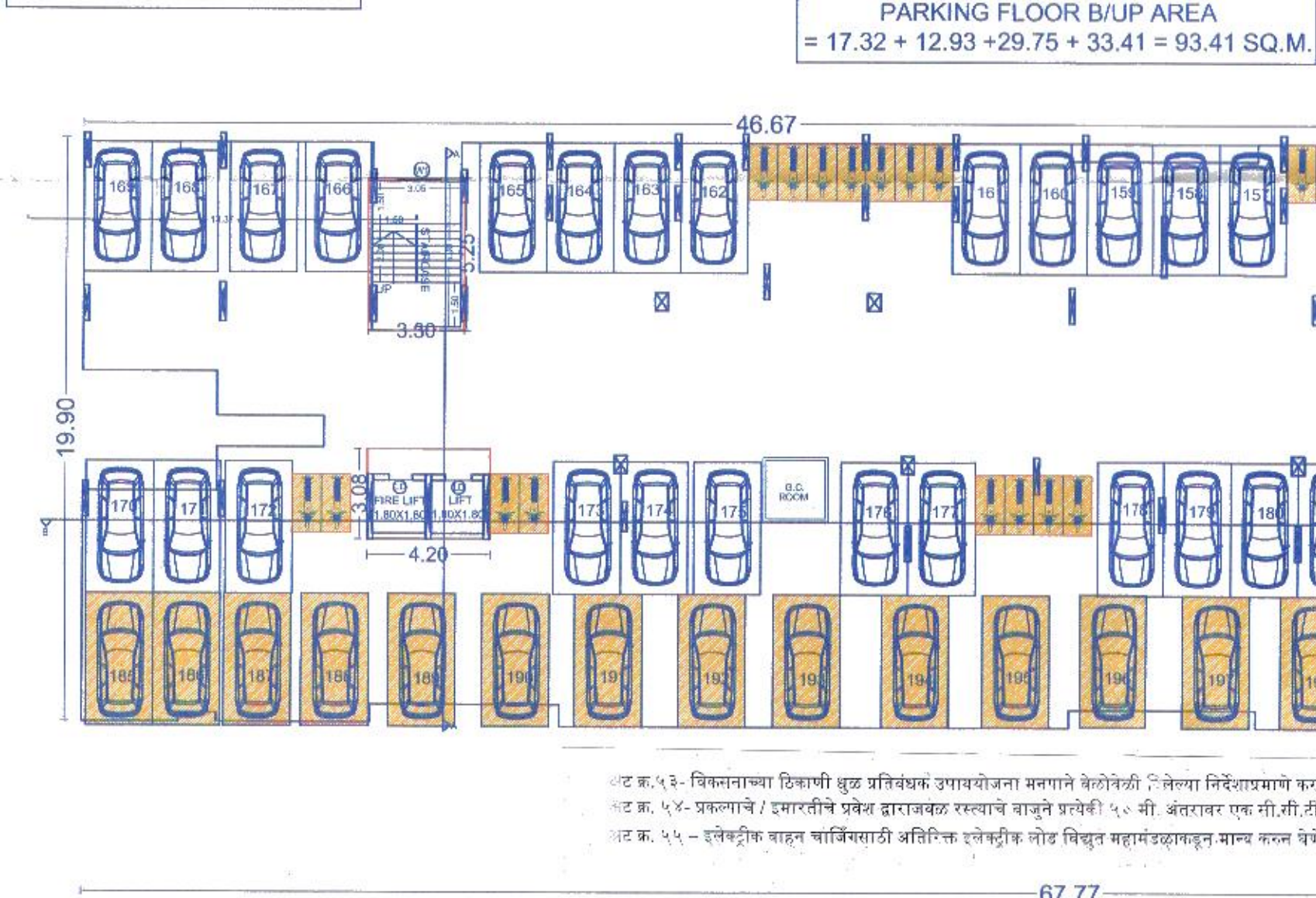


(WING A) PARKING FLOOR PLAN



(WING A) COMMERCIAL PARKING FLOOR B/UP AREA = 678.77 SQ.M.	
Polygon	Area
A-Block	732.45
01	53.68
Total	678.77

(WING A) COMMERCIAL PARKING FLOOR B/UP AREA = 678.77 SQ.M.	
Polygon	Area
A-Block	732.45
01	53.68
Total	678.77



(WING A) PARKING FLOOR PLAN (SCALE 1:200)

1/9

STAMP OF APPROVAL

Sanctioned No. B.P. 17000muthade/11/2024
Subject to conditions mentioned in the Office Order No. 16/02/2024
aven dated 16/02/2024
Pimpri
Date 16/02/2024

ESTD. 11/10/92

For City Engineer
Building Permission Dept.
PMC., Pimpri, Pune-18.

O. C. Signed by
City Engineer

Signature

PROFORMA - I AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX S.NO. 56 (P)
OF VILLAGE WADIMUKHWADI
STAMPS OF APPROVAL OF PLANS
1 AREA OF PLOT
(MINIMUM AREA OF a, b, c TO BE CONSIDERED)
a) AS PER OWNERSHIP DOCUMENT 11425.00 SQM
b) AS PER MEASUREMENT SHEET 11425.00 SQM
c) AS PER SITE 11425.00 SQM
2 DEDUCTIONS FOR
a) PROPOSED D.P. / D.P. ROAD WIDENING AREA 0.00 SQM
b) ANY D.P. RESERVATION AREA 0.00 SQM
c) AMENITY SPACE (IF APPLICABLE) 0.00 SQM
3 BALANCE AREA OF PLOT (1-2)
a) REQUIRED - 0.00 SQM
b) ADJUSTMENT OF 2(b), IF ANY - 0.00 SQM
4 BALANCE PROPOSED - 0.00 SQM
5 NET PLOT AREA (3 - 4) 11425.00 SQM
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)
a) REQUIRED - 1142.50 SQM
b) PROPOSED - 1264.16 SQM
7 INTERNAL ROAD AREA
a) PLOTABLE AREA (IF APPLICABLE) N/A
8 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI) (1.1) 12567.50 SQM
9 ADDITION OF FSI ON PAYMENT OF PREMIUM
a) MAXIMUM PERMISSIBLE PAYMENT FSI - 5712.50 SQM
b) BASED ON ROAD WIDTH / TOZ ZONE
10 PROPOSED FSI ON PAYMENT OF PREMIUM
a) IN SITU FSI / TOR LOADING
a) IN SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2a) IF ANY
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER
c) TOR AREA (0.90%) 10282.50 SQM
d) TOTAL IN SITU / TOR LOADING PROPOSED (11a + b + c)
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL 12567.50 SQM
a) (9+10b + 11a) OR 12 WHICHEVER IS APPLICABLE
b) ANCILLARY AREA FSI UPTO 80% OR 80% WITH PAYMENT OF CHARGES 7506.53 SQM
c) TOTAL ENTITLEMENT (a+b) 20074.03 SQM
14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8)
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17b)
a) Existing Built-up Area/As per old rule
b) Proposed Built-up Area (as per (P-Line))
i) Residential 19039.69 SQM
ii) Commercial 1034.34 SQM
c) TOTAL (a+b) 20074.03 SQM
16 FSI 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. 5) 2513.50 SQM
b) PROPOSED 2569.61 SQM
MANK BUADE ARCHITECT
KIMAYA HOUSE
Near 19 Grand West Society,
Dira Hospital Road,
Dange Chowk, Thergaon, Pune-411033
Web site : www.kimayagroup.com
E-mail: info@kimayaarchitects.co.in
Ph.952502704, 8087518777
Ar.Mank Buaade
Lic.No.CA/03/32518
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 executive the work under supervision of proper technical person so as to ensure the quality and safety at the work site.
Owner (s) name and signature :-
M/s Sankalpa developers Through: Mr. Tanuj Kumar A. Patel.
Architect / Licensed Engineer / Supervisor name and signature
Date 10.10.2023 North Scale 1:100 Drawn by VRUSHALI Check by SMITA Registration No. of Architect/License no. of Licensed Engineer / Supervisor Lic.No.CA/03/32518