

Form of statement 2 (Sr. No. 9(a)) Proposed Building				
Bldg No.	Floor No.	Total Built-up Area of floor as per outer const. line (SQ.M.)	TNMTS	
(1)	(2)	(3)	(4)	(5)
	GROUND FLOOR	110.93	--	
	PODIUM 1 FLOOR	37.43	--	
	PODIUM 2 FLOOR	37.16	--	
	FIRST FLOOR	388.57	4	
	SECOND FLOOR	388.57	4	
	THIRD FLOOR	388.57	4	
	FOURTH FLOOR	388.57	4	
	FIFTH FLOOR (REFUGE)	385.30	4	
	SIXTH FLOOR	388.57	4	
	SEVENTH FLOOR	388.57	4	
	EIGHTH FLOOR	388.57	4	
	NINTH FLOOR	388.57	4	
	TENTH FLOOR (REFUGE)	385.30	4	
	ELEVENTH FLOOR	388.57	4	
	TWELFTH FLOOR	388.57	4	
	THIRTEENTH FLOOR	388.57	4	
	FOURTEENTH FLOOR	388.57	4	
	FIFTEENTH FLOOR (REFUGE)	385.30	4	
	SIXTEENTH FLOOR	388.57	4	
	SEVENTEENTH FLOOR	388.57	4	
	EIGHTEENTH FLOOR	388.57	4	
	NINETEENTH FLOOR	388.57	4	
	TWENTYTH FLOOR (REFUGE)	385.30	4	
	TWENTY-ONE FLOOR	388.57	4	
	TWENTY-TWO FLOOR	388.57	4	
	TWENTY-THREE FLOOR	388.57	4	
	TWENTY-FOUR FLOOR	388.57	4	
	TOTAL AREA	9497.85	96	

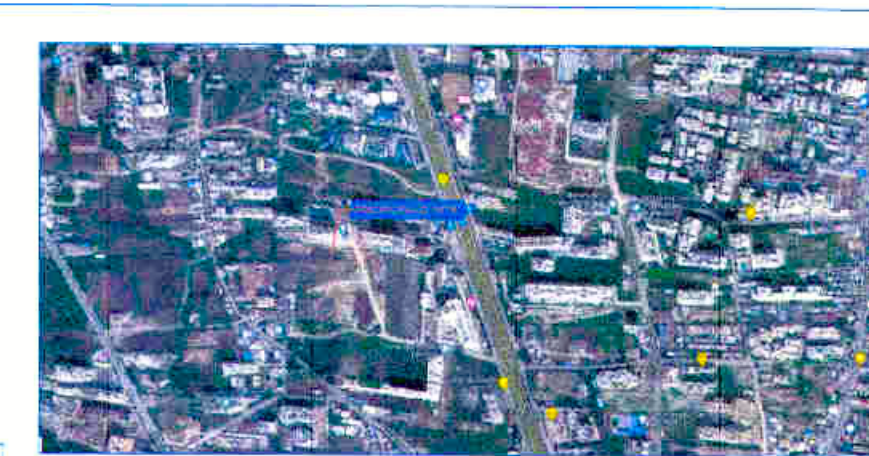
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(1)	(2)	(3)	(4)	(5)
	GROUND FLOOR	110.93	--	
	PODIUM-1	37.43	--	
	PODIUM-2	37.16	--	
	1ST FLOOR	388.33	4	
	2ND FLOOR	388.33	4	
	3RD FLOOR	388.33	4	
	4TH FLOOR	388.33	4	
	5TH FLOOR(REFUGE)	385.06	4	
	6TH FLOOR	388.33	4	
	7TH FLOOR	388.33	4	
	8TH FLOOR	388.33	4	
	9TH FLOOR	388.33	4	
	10TH FLOOR(REFUGE)	385.06	4	
	11TH FLOOR	388.33	4	
	12TH FLOOR	388.33	4	
	13TH FLOOR	388.33	4	
	14TH FLOOR	388.33	4	
	15TH FLOOR(REFUGE)	385.06	4	
	16TH FLOOR	388.33	4	
	17TH FLOOR	388.33	4	
	18TH FLOOR	388.33	4	
	19TH FLOOR	388.33	4	
	20TH FLOOR(REFUGE)	385.06	4	
	21TH FLOOR	388.33	4	
	22TH FLOOR	388.33	4	
	23TH FLOOR	388.33	4	
	24TH FLOOR	388.33	4	
	TOTAL AREA=	9492.33	96	

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	GROUND FLOOR	110.93	--	
	PODIUM 1 FLOOR	37.43	--	
	PODIUM 2 FLOOR	37.16	--	
	FIRST FLOOR	388.57	4	
	SECOND FLOOR	388.57	4	
	THIRD FLOOR	388.57	4	
	FOURTH FLOOR	388.57	4	
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	SEVENTH FLOOR	388.57	4	
	EIGHTH FLOOR	388.57	4	
	NINTH FLOOR	388.57	4	
	TENTH FLOOR (REFUGE)	385.30	4	
	ELEVENTH FLOOR	388.57	4	
	TWELFTH FLOOR	388.57	4	
	THIRTEENTH FLOOR	388.57	4	
	FOURTEENTH FLOOR	388.57	4	
	FIFTEENTH FLOOR (REFUGE)	385.30	4	
	SIXTEENTH FLOOR	388.57	4	
	SEVENTEENTH FLOOR	388.57	4	
	EIGHTEENTH FLOOR	388.57	4	
	NINETEENTH FLOOR	388.57	4	
	TOTAL AREA	7558.27	76	

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Bldg No.	Floor No.	Total Built-up Area of floor as per outer const. line (SQ.M.)	Total Built-up Area of floor as per outer const. line (SQ.M.)	TNMTS	MHADA TNMTS
(1)	(2)	(3)	(4)	(5)	(6)
	GROUND FLOOR	110.93	--	--	--
	PODIUM 1 FLOOR	37.43	--	--	--
	PODIUM 2 FLOOR	37.43	--	--	--
	FIRST FLOOR	--	251.34	--	4
	SECOND FLOOR	--	251.34	--	4
	THIRD FLOOR	--	251.34	--	4
	FOURTH FLOOR	--	251.34	--	4
	FIFTH FLOOR (REFUGE)	--	202.94	--	3
	SIXTH FLOOR	--	251.34	--	4
	SEVENTH FLOOR	--	251.34	--	4
	EIGHTH FLOOR	--	251.34	--	4
	NINTH FLOOR	--	251.34	--	4
	TENTH FLOOR (REFUGE)	--	202.94	--	3
	ELEVENTH FLOOR	--	251.34	--	4
	TWELFTH FLOOR	--	251.34	--	4
	THIRTEENTH FLOOR	203.29	48.05	3	1
	FOURTEENTH FLOOR	251.34	--	4	--
	FIFTEENTH FLOOR (REFUGE)	202.94	--	3	--
	SIXTEENTH FLOOR	251.34	--	4	--
	SEVENTEENTH FLOOR	251.34	--	4	--
	EIGHTEENTH FLOOR	251.34	--	4	--
	NINETEENTH FLOOR	251.34	--	4	--
	TOTAL AREA	1662.93	2987.33	26	47

REFUGUE AREA CALCULATION		
BUILDING NO.	REQUIRED AREA	PROPOSED AREA
WING A1	20.00 SQ.M. X 4 = 80.00 SQ.M.	80.00 SQ.M.
WING A2	20.00 SQ.M. X 4 = 80.00 SQ.M.	80.00 SQ.M.
WING A3	20.00 SQ.M. X 4 = 80.00 SQ.M.	80.00 SQ.M.
WING A4	17.50 SQ.M. X 3 = 52.50 SQ.M.	54.74 SQ.M.
WING B1	18.00 SQ.M. X 5 = 90.00 SQ.M.	93.30 SQ.M.
WING B2	18.00 SQ.M. X 5 = 90.00 SQ.M.	93.30 SQ.M.
TOTAL	452.00 SQ.M.	501.34 SQ.M.

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Bldg no.	Floor No.	Total Built-up area of floor as per outer const. line(SQ.M.)	TNMTS	
(1)	(2)	(3)	(4)	(5)
	GROUND FLOOR	115.17	--	
	PODIUM-1	33.46	--	
	PODIUM-2	33.46	--	
	FIRST FLOOR	502.35	4	
	SECOND FLOOR	502.35	4	
	THIRD FLOOR	502.35	4	
	FOURTH FLOOR	502.35	4	
	FIFTH FLOOR(REFUGE)	483.86	4	
	SIXTH FLOOR	502.35	4	
	SEVENTH FLOOR	502.35	4	
	EIGHTH FLOOR	502.35	4	
	NINTH FLOOR	502.35	4	
	TENTH FLOOR(REFUGE)	483.86	4	
	ELEVENTH FLOOR	502.35	4	
	TWELFTH FLOOR	502.35	4	
	THIRTEENTH FLOOR	502.35	4	
	FOURTEENTH FLOOR	502.35	4	
	FIFTEENTH FLOOR(REFUGE)	483.86	4	
	SIXTEENTH FLOOR	502.35	4	
	SEVENTEENTH FLOOR	502.35	4	
	EIGHTEENTH FLOOR	502.35	4	
	NINETEENTH FLOOR	502.35	4	
	TWENTYTH FLOOR(REFUGE)	483.86	4	
	TWENTY-ONE FLOOR	502.35	4	
	TWENTY-TWO FLOOR	502.35	4	
	TWENTY-THREE FLOOR	502.35	4	
	TWENTY-FOUR FLOOR	502.35	4	
	TWENTY-FIVE FLOOR(REFUGE)	483.86	4	
	TWENTY-SIX FLOOR	502.35	4	
	TWENTY-SEVEN FLOOR	502.35	4	
	TOTAL AREA=	13791.58	108	



LOCATION PLAN

F.S.I. AND NON F.S.I. STATEMENT		
SR.NO.	DESCRIPTION	AREA IN SQ.M.
1	F.S.I. AREA	55794.42
2	NON F.S.I. AREA	
a	LIFT + LMR + FIRE LIFT + FIRE LMR	266.76
b	TERRACE	3350.62
c	REFUGUE AREA	501.34
d	PODIUM	10787.52
e	AMENITY FLOOR	0.0000
f	GROUND PARKING	7121.53
g	OHT	120.00
h	UG WATER TANK	321.95
i	OWC	83.74
j	STATERE TANK AREA	80.00
k	STP	256.02
l	D.G SET + TRANSFORMER	100.00
m	SECURITY OFFICE	10.80
n	RAMP AREA	780.94
o	MHADA	2967.33
p	CLUBHOUSE	135.00
q	TOTAL NON F.S.I.	26963.55
r	CONSTRUCTION BUILT UP AREA TOTAL F.S.I. AREA + TOTAL NON F.S.I.	82657.97

FOR THE PURPOSE OF ENVIRONMENTAL CLEARANCE

STAMP OF APPROVAL

Sanctioned No. B.P. EC/Wakad/07/2022

Subject to conditions mentioned in the Office Order No. even dated 10/02/2022

Pimpri
Date: 10/02/2022

Joint City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-411004

Q. C. Signed by
Joint City Engineer

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	14805.00 SQ.M.
(a) As per ownership documents (7/12. CTS extract)	14805.00 SQ.M.
(b) As per measurement sheet	14805.92 SQ.M.
(c) As per site	14805.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road Widening Area/Service Road/Highway widening	1415.60 SQ.M.
b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	0.00 SQ.M.
3. Balance area of plot (1-2)	13389.40 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))	13389.40 SQ.M.
6. Recreational Open space (if applicable) (10% OF Sr.No. 3)	
(a) Required -	1338.94 SQ.M.
(b) Proposed -	1410.57 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 F.S.I.) (1/10)	14728.34 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	7402.50 SQ.M.
b) Proposed FSI on payment of premium (0.5)	7402.50 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.	2831.20 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 (0.9) [(14805.00x0.9) - 2831.20] = 10493.30	10493.30 SQ.M.
(d) Total in-situ / TDR loading prop (11 (a)+(b)+(c))	13324.50 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.	35455.34 SQ.M.
(b) Ancillary Area FSI (60%) (35455.34 X 60%)=21273.20 SQ.M.)	21273.20 SQ.M.
(c) Total entitlement (a+b)	56728.54 SQ.M.
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)	4.00
15. Total B'up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')	56794.42 SQ.M.
(c) Total (a+b)	56794.42 SQ.M.
16. F.S.I. Consumed (1/5)	3.71
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9) (14728.34 X 20%)	2945.66 SQ.M.
(b) Proposed	2967.33 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. 30A, PLOT NO. 9 TO 14, RAJAT PRADHAN, AND THE DIMENSION OF SITES, 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 (P.P. SCHEME RECORD) AND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S DECLARATION

I/WE UNDERTAKEN HEREBY TO 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. MIHR PROJECTS & M/S. MIHR SYNTHETICS
THROUGH PARTNERS
MR. AMIT BUGANCHAND SANCHETI &
MR. MAHENDRA FAKIRCHAND SABADRA

PROJECT :-
SURVEY NO. :- 153/1(A/P), 153/20, 21, 22, 24, 27, 31, 33, 34, 35
DESCRIPTION :- REGULAR TRACK, VILLAGE - WAKAD, PUNE

INWARD NO. :-
SHEET NO. :- 01 / 01
DATE :- 17 JAN 2022
DRAWN BY :- AR. PREETI
KEY NO. :-
ARCHITECT SIGN :- MR. AMOL BUGADE
ARCHITECT INTERIOR DESIGNER
MR. AR. PREETI, D-3 Block Kharod, Nagar, Near to St. Andrew's School, PUNE, 411004
982 350 4590 / 902 870 2749

PARKING CALCULATION-

TYPE	CARPET AREA TENMNTS/ FSI (M2)	TNMNTS (NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	229	1	115	5	573
Residential	80 - 150	1	328	1	328	3	984
Total Required (Nos)			557		443		1557
Area Required					5537.50		3114.00
In Addition 5% Visitors Parking				8651.50x 5% =	432.57		
Total Area Required				8651.50+432.57 =	9084.07		
Total Area Proposed					9085.00		

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	3,75,975.00	3,75,980.00
OHWT FIRE REQUIREMENT PER BLDG.	1,50,000.00	1,50,000.00
TOTAL	5,25,975.00	5,25,980.00
UGWT FIRE REQUIREMENT	5,63,963.00	5,63,970.00
TOTAL	5,50,000.00	5,50,000.00
TOTAL	11,13,963.00	11,13,970.00

Buildingwise F.S.I. Statement

Bldg No.	Floor	Area (Sq.m.)	MHADA Area (Sq.m.)	TNMTS	MHADA TNMTS
(1)	(2)	(3)	(4)	(5)	(6)
BUILDING 'A1'	PARKING FLOOR+ PO 1+ PO 2 +24 FLOORS.	9497.85 SQ.M.	--	96	--
BUILDING 'A2'	PARKING FLOOR+ PO 1+ PO 2 +19 FLOORS.	7558.27 SQ.M.	--	76	--
BUILDING 'A3'	PARKING FLOOR+ PO 1+ PO 2 +24 FLOORS.	9492.33 SQ.M.	--	96	--
BUILDING 'A4'	PARKING FLOOR+ PO 1+ PO 2 +19 FLOORS.	1662.93 SQ.M.	2967.33 SQ.M.	26	47
BUILDING 'B1'	PARKING FLOOR+ PO 1+ PO 2 +27 FLOORS.	13791.52 SQ.M.	--	108	--
BUILDING 'B2'	PARKING FLOOR+ PO 1+ PO 2 +27 FLOORS.	13791.52 SQ.M.	--	108	--
TOTAL BUILT-UP AREA		55794.42 SQ.M.	2967.33 SQ.M.	510	47

