

F.S.I. STATEMENT - M&SC-5 RESERVATION PLOT

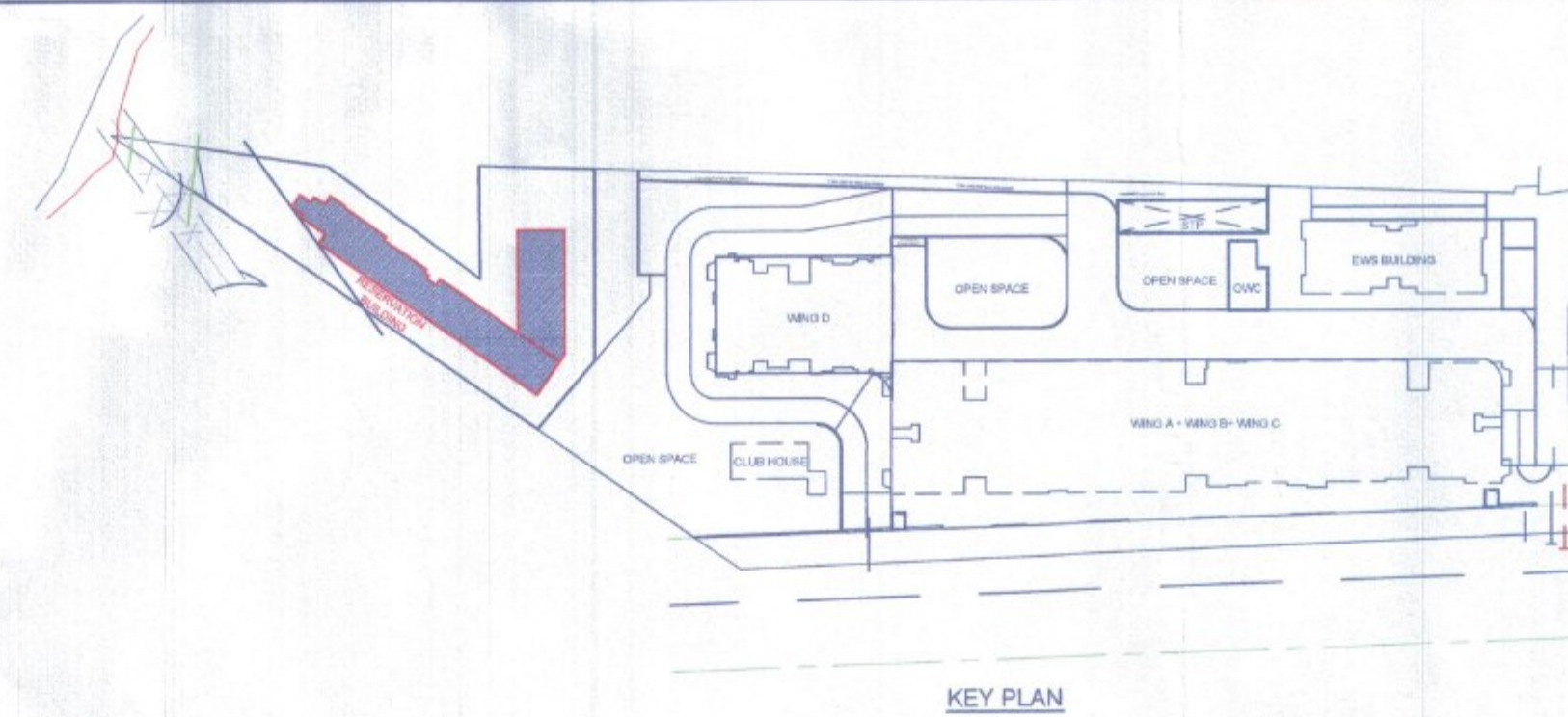
FLOOR	PROP. AREA		TOTAL PROP.	NO. OF SHOPS	LIFT AREA
	WING A	WING B			
FIRST FL.	390.450	188.335	578.785	19	4.35 (Wing A)
SECOND FL.	390.450	188.335	578.785	19	+
THIRD FL.	390.450	188.335	578.785	19	3.90 (Wing B)
FOURTH FL.	390.450	188.335	578.785	19	
TOTAL	1,561.80	753.34	2315.14	76 NOS.	7.35

TYPICAL 1ST TO 4TH FLOOR AREA CALCULATION

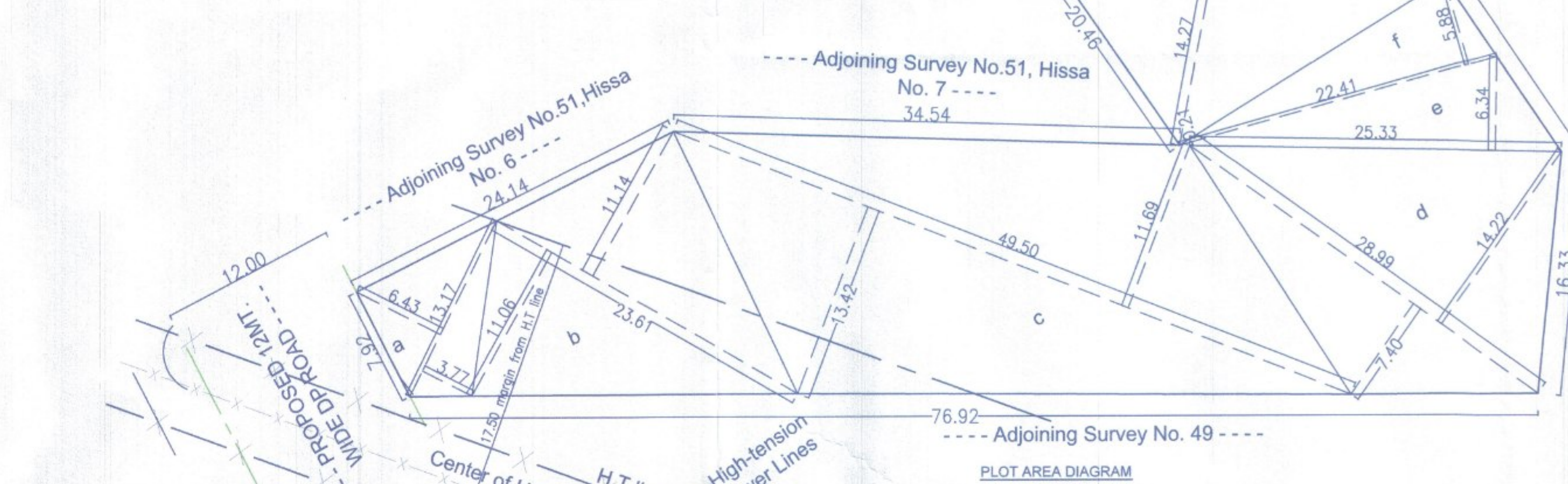
TYPICAL 1ST TO 4TH FLOOR AREA CALCULATION				
AREA OF 1ST TO 4TH FLOOR ADDITIONS				
NO.	LENGTH	WIDTH	AREA	
WING A				
1	2.35	2.70	6.35	
2	2.35	4.45	10.46	
3	3.15	5.3	16.70	
4	3.30	1.00	3.30	
5	9.60	7.30	70.08	
6	9.45	0.70	6.62	
7	9.45	7.30	68.99	
8	3.20	5.95	19.04	
9	0.95	0.15	0.14	
10	0.60	0.15	0.09	
11	1.35	0.20	0.27	
12	1.9	3.00	5.70	
13	1.90	1.85	3.52	
14	24.55	7.30	179.22	
TOTAL			390.450	
WING B				
15	0.5 X (3.47+1.87) X 9.57		25.575	
16	8.90	18.63	166.88	
17	0.5 X 2.83 X 1.33		1.88	
TOTAL			188.335	
DEDUCTIONS				
WING B				
a.	1.50	1.50	2.25	
b.	1.35	0.60	0.81	
TOTAL			3.06	
TOTAL AREA FOR WING B			-3.060	
NET AREA OF 1ST TO 4TH FLOOR				
WING A + WING B				
= 390.450 + 188.335				
= 578.785				

CARPET AREA STATEMENT

RESERVATION BUILDING 1ST & 4TH FLOOR	
SHOPS	CARPET AREA (SQ.M.)
WING A	
S101, S201, S301, S401	13.05
S102, S202, S302, S402	12.15
S103, S203, S303, S403	18.15
S104, S204, S304, S404	14.95
S108, S208, S308, S408	14.95
S105, S205, S305, S405	
S106, S206, S306, S406	
S107, S207, S307, S407	16.05
S113, S213, S313, S413	
S114, S214, S314, S414	
S109, S209, S309, S409	
S110, S210, S310, S410	
S111, S211, S311, S411	17.12
S112, S212, S312, S412	
S115, S215, S315, S415	
WING B	
S116, S216, S316, S416	49.47
S117, S217, S317, S417	24.97
S118, S218, S318, S418	23.29
S119, S219, S319, S419	27.33



KEY PLAN



PLOT AREA DIAGRAM

PLOT AREA CALC. BY TRIANGULATION:-

PLOT AREA CALCULATION UNDER M&SC RESERVATION BY TRIANGULATION			
Any D.P reservation area (4630.28; Area to be handed over = 40% of 4630.28 = 1,852.11 sq.m)			
a.	0.50 x (3.77+6.43) x 13.17	67.17	
b.	0.50 x (11.06+11.14) x 23.61	262.07	
c.	0.50 x (13.42+11.69) x 49.50	621.47	
d.	0.50 x (7.40+14.22) x 28.99	313.38	
e.	0.50 x 25.33 x 6.34	80.31	
f.	0.50 x (0.21+5.88) x 22.41	68.24	
g.	0.50 x (14.27+14.70) x 30.34	439.47	
TOTAL		1852.11	
Total area to be handed over = 1852.11 sq.m.			
Prop. b/up area = 50% of reservation area plot i.e. 4630.28			
Prop. b/up area = 4630.28 x 0.50 = 2315.14 sq.m.			

PARKING STATEMENT

PARKING STATEMENT		
DESCRIPTION	CAR	SCOOTER
For every 100 sq.m carpet	2	6
Total required area= 1469.44	30	90
Total parking required	30	90
Total parking proposed	30	90
Area required per park	12.5	2
Parking area required	375	180
Parking area proposed	375	180
Total parking area required	555	
Total parking area proposed	555	

WATER REQUIREMENT STATEMENT

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REQUIREMENT FOR COMMERCIAL SHOPS (RESERVATION)	
first floor = 578.785/696 people	
second floor = 578.785/696 people	
third floor = 578.785/696 people	
fourth floor = 578.785/696 people	
Total no. of people	384
OHWT Cap	384 X 45 = 17,280 LIT.
FIRE FIGHTING TANK	
WING A FIRE FIGHTING TANK = 25,000 LIT.	
WING B FIRE FIGHTING TANK = 25,000 LIT.	
TOTAL FIRE FIGHTING TANK = 50,000 LIT.	
50,000 LIT. + 17,280 LIT. = 67,280 LIT.	
TOTAL WATER TANK CAPACITY= 67,280 Litres	
SUMPWELL CAP	
17,280 X 1.50 = 25,920 Litres	

RESERVATION PLOT AREA STATEMENT

SR.NO.	AREA STATEMENT	SQ.MT.
1.	RESERVATION PLOT AREA	4630.28
2.	PERMISSIBLE BUILT-UP = 50% OF RESERVATION PLOT i.e. SR.NO.1 = 4630.28 x 0.50 =	2315.14
3.	PROPOSED BUILT-UP:	2315.14

OWNER'S NAME, ADDRESS, SIGNATURE :-

ALOK KUMAR JHA (P.O.A.)
OREE REALITY PVT.LTD.
PROJECT:-

Development of group housing scheme "Cloud 51"

On S. no. 51/9(P) and 51/10.,
At Village - Bavdhan Khurd, Taluka - Mulshi, District - Pune

ARCHITECT SIGNATURE :-

AR. PRASAD R. INGAWALE
B.Arch. M.Tech. - Town & Country Planning
CA/2016/76434

PI CONSULTANTS

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DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
10.03.2026	JAYRAJ	JAYRAJ	PRASAD	1:150

LAYOUT PLAN (PARKING FLOOR PLAN)
RESERVATION BUILDING A WING + B WING
P + 4 (HT. = 14.80MT.)