



APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/5246/15
DATE 20/03/2024
Jr Sub Engineer Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.

F.S.I. STATEMENT:-

FLOOR	PROPOSED COMMERCIAL AREA (A+B+C) (with 80% ancillary)	PROPOSED RESIDENTIAL AREA (A+B+C) (with 60% ancillary)	PROPOSED RESIDENTIAL AREA (WING D) (with 60% ancillary)	PROPOSED EWS AREA (Free of FSI)	NO. OF SHOPS/ OFFICES	NO. OF FLATS	NO. OF FLATS (EWS)	LIFT AREA (EWS)	LIFT AREA (Reservation building)
LOWER GROUND	929.51	---	---	---	25	---	---	(3.61 x 5)+	4.75
UPPER GROUND	917.76	---	---	---	23	---	---	(4.75 x 4)+	7.35
MEZZANINE FL.	511.32	---	---	---	---	---	---	(3.24 x 6)+	---
1ST FL.	1917.51	---	---	---	---	---	---	---	---
2ND FL.	---	1781.99	---	---	---	---	---	---	---
3RD FL.	---	1781.99	---	---	---	---	---	---	---
4TH FL.	---	1781.99	---	---	---	---	---	---	---
5TH FL.	---	1781.99	---	---	---	---	---	---	---
6TH FL. (Refuge Fl.)	---	1781.99	---	---	---	---	---	---	---
7TH FL.	---	1781.99	---	---	---	---	---	---	---
8TH FL.	---	1781.99	---	---	---	---	---	---	---
9TH FL.	---	1781.99	---	---	---	---	---	---	---
10TH FL.	---	1781.99	---	---	---	---	---	---	---
11TH FL. (Refuge Fl.)	---	1781.99	---	---	---	---	---	---	---
12TH FL.	---	1781.99	---	---	---	---	---	---	---
13TH FL.	---	1781.99	---	---	---	---	---	---	---
14TH FL.	---	1781.99	---	---	---	---	---	---	---
15TH FL.	---	1781.99	---	---	---	---	---	---	---
16TH FL. (Refuge Fl.)	---	1781.99	---	---	---	---	---	---	---
17TH FL.	---	1781.99	---	---	---	---	---	---	---
18TH FL.	---	1781.99	---	---	---	---	---	---	---
19TH FL.	---	1781.99	---	---	---	---	---	---	---
20TH FL.	---	1781.99	---	---	---	---	---	---	---
21ST FL. (Refuge Fl.)	---	1781.99	---	---	---	---	---	---	---
22ND FL.	---	1781.99	---	---	---	---	---	---	---
23RD FL.	---	1781.99	---	---	---	---	---	---	---
24TH FL.	---	1781.99	---	---	---	---	---	---	---
25TH FL.	---	1781.99	---	---	---	---	---	---	---
TOTAL	4276.10	42,643.44	11,976.61	2335.98	80 NOS.	478 NOS.	48 NOS.	56.49	4.75

TOTAL PROP. B/UP (FSI) (RESIDENTIAL+COMMERCIAL)		58,896.15
26th FL. Recreational Floor on (Wing A+B+C)	RECREATIONAL FLOOR NON-FSI	593.97
6th, 11th, 16th, 21st FLOOR	REFUGEE AREA (NON-FSI) [113.94 SQ.MT. PER FLOOR]	455.76
	LIFT AREA (NON-FSI)	68.59
	TOTAL PROP. EWS B/UP (NON-FSI)	2335.98
	UPPER GROUND FLOOR NON-FSI/PARKING AREA	5018.01
	LOWER GROUND FLOOR NON-FSI/PARKING AREA	6494.35
	BASEMENT 1 NON-FSI/PARKING AREA	6212.25
	BASEMENT 2 NON-FSI/PARKING AREA	4190.42
	CLUB HOUSE NON-FSI	159.27
	SWIMMING POOL NON-FSI	42.75
	M&S-5 RESERVATION B/UP (WING A + WING B) NON-FSI	2315.14
	SERVICES NON-FSI (STP, UGWT, OWC, DG SET, TRANSFORMER)	735.71
	ARCHITECTURAL PROJECTIONS NON-FSI	1,227.83
	SECURITY CABIN NON-FSI	16.06
	TOTAL NON-FSI	29,866.09
	TOTAL FSI + NON-FSI AREA (TOTAL CONSTRUCTION AREA)	88,762.24

OPEN SPACE CALCULATION:-
OPEN SPACE PROVIDED = 1,168 Sq.m
(10% RG area + 1% club house footprint)
Because,
Net plot Area - Reservation Area
12470.46 - 1852.11 = 10,618.15
So, 10% open space required = 1061.82
(As per EC requirement as no structures permissible in 10% RG area)
For club house calculations, OPEN SPACE = 1061.82 Sq.m (As per UDCPR requirement)
Perm. b/up on ground floor = 10% of 1061.82 = 106.18 sq.m
Perm. b/up on first floor = 50% of ground floor b/up = 106.18/2 = 53.09 sq.m
Prop. b/up on first floor = 53.09 sq.m
Hence RG area provided (without any structure) = 1168 - 106.18 = 1,061.82 sq.m

CARPET AREA STATEMENT FOR M&S-5 RESERVATION PLOT

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	
S108, S208, S308, S408	14.95
S105, S205, S305, S405	
S106, S206, S306, S406	
S107, S207, S307, S407	
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

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

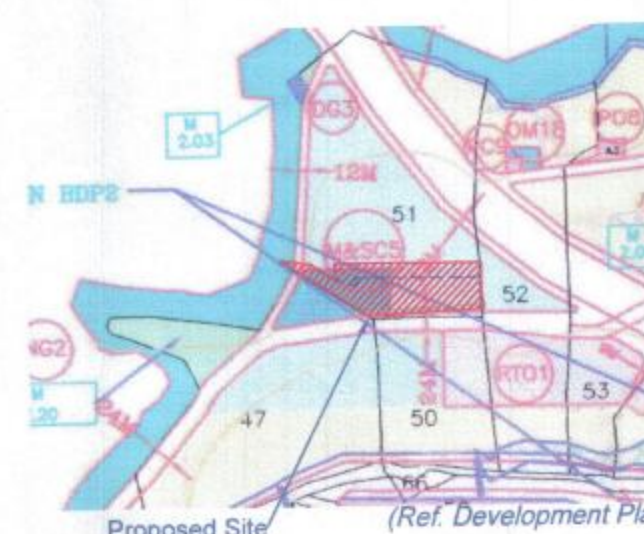
FLOOR	PROP. AREA WING A	WING B	TOTAL PROP.	NO. OF SHOPS/
FIRST FL.	390.450	188.335	578.785	19
SECOND FL.	390.450	188.335	578.785	19
THIRD FL.	390.450	188.335	578.785	19
FOURTH FL.	390.450	188.335	578.785	19
TOTAL	1,561.80	753.34	2315.14	76 NOS.

TOTAL PROP. B/UP (FSI) WITH ANCILLARY

	NET AREA	ANCILLARY AREA	TOTAL AREA
COMMERCIAL B/UP	2375.61	1900.49 (80%)	4276.10
RESIDENTIAL B/UP	34137.54	20482.52 (60%)	54,620.05
TOTAL PROP. B/UP (FSI)	36,513.14	22,383.01	58,896.15

TOTAL PROP. B/UP (FSI)

COMMERCIAL B/UP	4276.10
RESIDENTIAL B/UP	54,620.05
TOTAL PROP. B/UP (FSI)	58,896.15



PLOT AREA CALCULATIONS BY TRIANGULATION

a.	0.50 x 4.00 x 1.98	3.96
b.	0.50 x (1.96+7.84) x 12.13	59.43
c.	0.50 x (5.58+16.80) x 22.79	255.02
d.	0.50 x (7.47+8.11) x 19.55	152.29
e.	0.50 x (14.49+14.16) x 30.48	436.63
f.	0.50 x (14.95+10.55) x 19.23	149.03
g.	0.50 x (15.82+35.33) x 34.02	870.06
h.	0.50 x 2.14 x 10.47	11.20
i.	0.5x(10.45+15.31)x166.61	2145.94
j.	0.50 x 1.29 x 16.93	10.92
k.	0.50 x (32.17+17.52) x 171.11	4251.23
l.	0.50 x (6.00+4.99) x 153.81	845.19
m.	0.50 x 8.21 x 6.00	24.63
n.	0.50 x 0.70 x 20.88	7.31
o.	0.50 x (14.54+6.35) x 45.79	490.92
p.	0.50 x (16.86+19.67) x 201.38	3714.74
q.	0.50 x 7.01 x 21.33	81.77
r.	0.50 x (1.13+1.49) x 4.38	5.74

TOTAL 13516.00

AS PER 7/12 DOCUMENT = 13,400.00 SQ.M.

MINIMUM AREA TO BE CONSIDERED

l.	0.50 x (6.00 + 4.98) x 154.04	845.68
m.	0.50 x 8.21 x 6.00	24.63
TOTAL		870.31

AREA UNDER 24 MT. WIDE D.P. ROAD

b.	0.50 x (1.96 + 7.84) x 12.13	59.43
TOTAL		59.43

TOTAL AREA UNDER ROAD WIDENING = 59.43+870.31

= 929.74

AREA STATEMENT		SQ.M.	SQ.M.
51/9+51/10 M&S-5		13,400.00	-
a. As per ownership document (7/12, CTS Extract)		13,400.00	-
b. As per measurement sheet		13,316.00	-
c. As per site		14,060.00	-
2. DEDUCTION FOR			
a) Proposed D.P. / D.P. road widening area		870.31	-
24.0 m wide D.P. Road		59.43	-
12.0 m wide D.P. Road		1,852.11	1,852.11
b) Any D.P. reservation area (4630.28; Area to be handed over = 40% of 4630.28 = 1,852.11 sq.m)			
Total (a+b)		12,470.26	1,852.11
3. BALANCE AREA OF THE PLOT (1-2a)			
4. Amenities Space (if applicable)		0	-
a. Required		0	-
b. Adjustment of 2(b), if any		0	-
c. Balance Proposed		12,470.26	1,852.11
5. NET PLOT AREA (1-4 (c))			
6. Recreational Open space (if applicable)		1061.82	-
a. Required (10% of (5-2b))		1061.82	-
b. Proposed		0	-
7. INTERNAL ROAD AREA		0	-
8. Plottable area (if applicable)		0	-
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI 1.10)		13717.29	2,315.14
10. Addition of FSI on payment of premium			
(a) Maximum permissible premium FSI - based on road width (0.5)		6700.00	-
(b) Proposed FSI on payment of premium		6700.00	-
11. In-situ FSI / TDR loading			
(a) In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any		1859.48	-
(b) In-situ area against Amenities Space (if handed over (2.00 or 0.85 x Sr. No. 4 (b) and (c))		0	-
(c) TDR area			
(d) Previous TDR utilized (Reg. TDR - 5009.41 sq.m; Slum TDR - 2696.31 sq.m)		7705.72	-
(e) 1. Proposed Regular TDR = 2579.795 sq.m. + 1864.995 sq.m.		5844.80	-
2. Proposed Slum TDR = 1400 sq.m.			
Total TDR (11d+11e)		13550.52	-
(f) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		15410.00	-
12. Additional FSI area under Chapter No. 2			
Green FSI (5% on basic FSI)		685.86	-
13. Total entitlement of FSI in the proposal			
(a) 9 + 10(b)+(11d) or 12 whichever is applicable		36513.15	2,315.14
Residential FSI		34137.54	-
Commercial FSI		2375.61	-
(b) Prop. Residential Ancillary Area FSI 60% (34137.54 x 0.60) = 20,482.52 sq.m.		22383.00	-
(c) Prop. Commercial Ancillary Area FSI 80% (2375.61 x 0.80) = 1900.49 sq.m.		58896.15	2,315.14
(d) Total entitlement (a+b)		58896.15	2,315.14
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width		58896.15	2,315.14
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)			
(a) Previously Approved Built-up Area		45,477.28	-
(b) Proposed Built-up Area		13,418.56	2,315.14
(c) Total (a+b) (As per 7/12)		58,896.15	2,315.14
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)		1.00	-
17. Area for Inclusive Housing, if any			
(a) Required (20% of Sr.No.5)		2,335.99	-
(b) Proposed		2335.99	-

NOTE:-
1- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/ARCHITECT. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR ANY LEGALITY OF THE OWNERSHIPS.
2- THIS DRAWING IS COPYRIGHT OF PI CONSULTANTS & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me 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 Ownerships T.P. Scheme Records/ Land Records Department/City Survey records.

CA/2016/76434
AR. PRASAD R. INGAWALE

SCHEDULE OF OPENINGS			
ED - 1.20 x 2.25	RS - 3.00 x 2.25	W - 1.80 x 1.60	WA - 2.50 x 1.80
ED1 - 1.05 x 2.25	RS1 - 3.60 x 2.25	W1 - 1.50 x 1.60	W5 - 1.80 x 0.75
D - 0.80 x 2.25	RS2 - 2.40 x 2.25	W2 - 1.20 x 1.05	V - 0.60 x 1.05
D1 - 0.75 x 2.25		W3 - 0.90 x 1.60	

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNERS NAME & DECLARATION

I/we undersigned hereby confirm that I/we would abide by plans sanctioned by Authority. I/we would execute the structure as per sanctioned plans. Also I/we would execute the work under supervision of a technical person so as to ensure the quality and safety at the worksite.

ALOK KUMAR JHA T.P. JHA
CHIEF REALITY PVT.LTD.

Development of Group Housing Scheme "Cloud 51"

On S. No. 51/9 and 51/10,
At Village - Bavdhan Khurd, Taluka - Mulshi, District - Pune

ARCHITECT SIGNATURE :-

AR. PRASAD R. INGAWALE

CA/2016/76434

B.Arch. M.Tech (Town & Country planning)

ARCHITECT :-

PI CONSULTANTS

3, TEJI APARTMENT, SENAPATI BAPAT ROAD,

BHAMBURDA, SHIVAJINAGAR, PUNE - 411016

email-id: piarchitects@gmail.com ph: +91-8698766166

DATE DEALT BY REVISED BY CHECKED BY SCALE

10.03.2028 JAYRA JAYRA PRASAD 1:450

PARKING STATEMENT :-

DESCRIPTION	CAR	SCOOTER
For EWS:		
TENE. 30.0 TO 40.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (24 NOS.)	12	24
TENE. 40.0 TO 80.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (24 NOS.)	12	24
For Residential:		
TENE. 40.0 TO 80.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (192 NOS.)	96	192
TENE. 80.0 TO 150.0 SQM (FOR EVERY TENN.)	1	1
TOTAL REQUIRED FOR (286 NOS.)	286	286
For Commercial Shops (Residential Building):		
FOR EVERY 100 SQM CARPET	2	6
TOTAL REQUIRED AREA - 1547.75 SQM	31	93
For Commercial Shops (Reservation Building):		
FOR EVERY 100 SQM CARPET	2	6
TOTAL REQUIRED AREA - 1489.44 SQM	30	90
For Commercial Offices:		
FOR EVERY 200 SQM CARPET	3	11
TOTAL REQUIRED AREA - 1685.80 SQM	25	93
5% TOTAL VISITOR'S PARKING REQUIRED	25	40
TOTAL PARKING REQUIRED	517	842
TOTAL PARKING PROPOSED	517	842
AREA REQUIRED PER PARK	12.50	2.00
PARKING AREA REQUIRED	6462.50	1684.00
PARKING AREA PROPOSED	6462.50	1684.00
TOTAL PARKING AREA REQUIRED	8146.50 SQ.M.	
TOTAL PARKING AREA PROPOSED	8146.50 SQ.M.	

WATER REQUIREMENT STATEMENT:-

REQUIREMENT FOR:- EWS
TENE PROPOSED = 48 NOS.
O.H.W.T. CAP. :-
4 x 135 x 48 = 25,920.00 LIT.
FIRE FIGHTING TANK = 25,000.00 LIT.
25,920.00 + 25,000.00 = 50,920.00 LIT. [1]
REQUIREMENT FOR:- RESIDENTIAL
TENE PROPOSED = 478 NOS.
O.H.W.T. CAP. :-
5 x 135 x 478 = 3,22,850.00 LIT. [2]
REQUIREMENT FOR:- COMMERCIAL OFFICES
COMMERCIAL SHOPS ON GROUND = 917.783 = 306 PEOPLE
COMMERCIAL OFFICES ON FIRST FLOOR = 1917.516 = 320 PEOPLE
TOTAL NO. OF PEOPLE = 626 NO. OF PEOPLE
O.H.W.T. CAP. :-
626 x 45 = 28,170.00 LIT. [3]
FIRE FIGHTING TANK = 25,000.00 LIT. x 4 wings = 1,00,000.00 LIT. [4]
TOTAL O.H.WATER TANK = [1] + [2] + [3] + [4]
= (50,920 + 3,22,850 + 28,170) + 1,00,000.00
= 4,01,740 LIT. + 1,00,000 LIT.
= 5,01,740 LIT.
SUMPWELL CAP. :-
5,01,740.00 x 1.50 = 7,52,610.00 LIT.
UNDER GROUND STATIC WATER TANK = 4,00,000
= 4,00,000 LIT. + 7,52,610.00 LIT.
= 11,52,610.00 LIT.

TYPICAL COMPOUND WALL SECTION

51/10+51/9 PLOT AREA DIAGRAM AFTER AMALGAMATION
SCALE-1:800

LAYOUT PLAN