

F.S.I. STATEMENT:-

FLOOR	PROPOSED COMMERCIAL AREA (A+B+C) (with 80% ancillary)	PROPOSED RESIDENTIAL AREA (A+B+C) (with 80% ancillary)	PROPOSED RESIDENTIAL AREA (WING D) (with 80% ancillary)	PROPOSED EWS AREA (Free of FSI)	NO. OF SHOPS/ OFFICES/	NO. OF FLATS	NO. OF FLATS (EWS)	LIFT AREA	LIFT AREA (EWS)	LIFT AREA (Reservation building)
LOWER GROUND	917.76	---	---	---	25	---	---	(3.61 x 5)+ (4.75 x 4)+ (3.24 x 6)+ =56.49	4.75	7.35
MEZZANINE FL.	511.32	---	---	---	23	---	---	---	---	---
1ST FL.	1917.51	---	508.89	389.33	32	04	08	---	---	---
2ND FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
3RD FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
4TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
5TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
6TH FL. (Refuge Fl.)	---	1750.91	499.28	389.33	---	20	08	---	---	---
7TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
8TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
9TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
10TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
11TH FL. (Refuge Fl.)	---	1750.91	499.28	389.33	---	20	08	---	---	---
12TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
13TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
14TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
15TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
16TH FL. (Refuge Fl.)	---	1750.91	499.28	389.33	---	20	08	---	---	---
17TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
18TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
19TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
20TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
21ST FL. (Refuge Fl.)	---	1750.91	499.28	389.33	---	20	08	---	---	---
22ND FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
23RD FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
24TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
25TH FL.	---	1781.99	508.89	389.33	---	20	08	---	---	---
TOTAL	4276.10	42,643.44	11,976.61	2335.98	80 NOS.	478 NOS.	48 NOS.	56.49	4.75	7.35

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
8th, 11th, 16th, 21st FLOOR	REFUGES AREA (NON-FSI) [113.94 SQ.MT. PER FLOOR]	455.78
	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 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&SC-5 RESERVATION B/UP (WING A + WING B) NON-FSI	2315.14
	SERVICES NON-FSI (STP, UGW, OWC, DG SET, TRANSFORMER)	735.71
	ARCHITECTURAL PROJECTIONS NON-FSI	1228.03
	SECURITY CABIN NON-FSI	16.06
	TOTAL NON-FSI	29,866.29
	TOTAL FSI + NON-FSI AREA (TOTAL CONSTRUCTION AREA)	88,762.44

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
Prop. b/up on ground floor = 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&SC-5 RESERVATION PLOT

RESERVATION BUILDING 1ST & 4TH FLOOR	CARPET AREA (SQ.M.)
SHOPS	
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	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

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

FLOOR	PROP. AREA WING A	PROP. AREA WING B	TOTAL PROP. AREA	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.

DOOR-WINDOW SCHEDULE

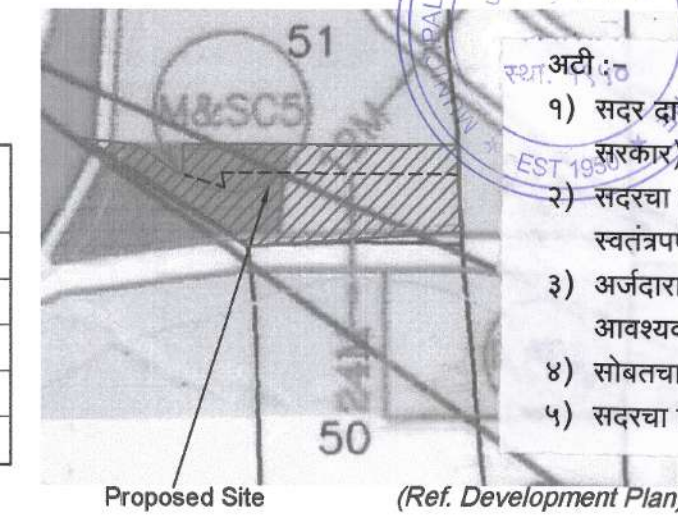
ED - 1.20 x 2.25	RS - 3.00 x 2.25	W - 1.80 x 1.60
ED1 - 1.05 x 2.25	RS1 - 3.60 x 2.25	W1 - 1.50 x 1.60
D - 0.90 x 2.25	RS2 - 2.40 x 2.25	W2 - 1.20 x 1.05
D1 - 0.75 x 2.25		W3 - 0.90 x 1.60
SD - 1.80 x 2.25		W4 - 2.50 x 1.60
SD1 - 1.20 x 2.25		W5 - 1.80 x 0.75
		V - 0.60 x 1.05

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	34137.53	20482.52 (60%)	54620.05
TOTAL PROP. B/UP (FSI)	36513.14	22383.01	58896.15

TOTAL PROP. B/UP (FSI)

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



Proposed Site (Ref. Development Plan)



Proposed Site (Ref. Google Maps)

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 (4.95+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

AREA UNDER 24 MT. WIDE D.P. ROAD

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 12 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

STAMP OF APPROVAL

LAYOUT PLAN

- सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी (भा. SEACS व SEIAA पर्यावरण व वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.
- सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी नसुन अर्जदाराने त्यासाठी स्वतंत्रपणे परवानगी घेणे बंधनकारक राहील.
- अर्जदाराने जिल्हा अधिक्षक, भुमी अभिलेख, पुणे यांचेकडील मोजणीनुसार भुखंडाच्या हद्दी कायम करणे आवश्यक राहील.
- सोबतच नकाशा व त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा भाग आहे.
- सदरचा नियोजित विकसन दाखला हा निर्गमित दिनांकापासून एक वर्षांपेक्षा अधिक राहील.

बांधकाम विकास विभाग झोन क्र. ३
पुणे महानगरपालिका
जावक क्रमांक-झोन क्र.३/५८२२
दिनांक - १०/०९/२०२५

कनिष्ठ अभियंता
बांधकाम विकास विभाग
झोन क्र. ३
पुणे महानगरपालिका

अभिषेक
बांधकाम विकास विभाग झोन क्र. ३
पुणे महानगरपालिका

AREA STATEMENT	SQ.M.	SQ.M.
1 Area of plot (Minimum area of a, b, c to be considered)	51/9+51/10	M&SC-5
a. As per ownership document (7/12/CTS Extract)	13,400.00	-
b. As per measurement sheet	13,400.00	-
c. As per Site	13,400.00	-
2 DEDUCTION FOR		
a) Proposed D.P / D.P road widening area		
24.0 m wide D.P. Road	870.31	-
12.0 m wide D.P. Road	59.43	-
b) Any D.P reservation area (4630.28; Area to be handed over = 40% of 4630.28 = 1,852.11 sq.m)	1,852.11	1,852.11
Total (a+b)		
3 BALANCE AREA OF THE PLOT (1-2a)	12,470.26	1,852.11
4 Amenity Space (if applicable)		
a. Required	0	-
b. Adjustment of 2(b), if any -	0	-
c. Balance Proposed -	0	-
5 NET PLOT AREA (3-4 (c))	12,470.26	1,852.11
6 Recreational Open space (if applicable)		
a. Required (10% of (5-2b))	1061.82	-
b. Proposed	1168.00	-
7 INTERNAL ROAD AREA	0	-
8 Possible 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 Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (or) (c))	0	-
(c) TDR area	13550.52	-
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	15410.00	-
12 Additional FSI area under Chapter No. 7		
Green FSI (5% on basic FSI)	685.86	-
13 Total entitlement of FSI in the proposal	36513.15	2,315.14
(a) 19 + 10(b)+(11(d)) or 12 whichever is applicable.	34137.54	-
Residential FSI	2375.61	-
Commercial FSI	20482.52	-
(b) Ancillary Area FSI 60% with payment of charges. (Residential)	1900.49	-
Ancillary Area FSI 80% with payment of charges. (Commercial)	58896.16	2,315.14
(c) Total entitlement (a+b)	58896.16	2,315.14
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width		
(a) Existing Built-up Area.	39597.57	-
(b) Proposed Built-up Area (as per "P-line")	19298.58	2,315.14
(c) Total (a+b)	58896.15	2,315.14
15 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00	-
16 Area for Inclusive Housing, if any	2,335.99	-
(a) Required (20% of Sr.No.5)	2,335.99	-
(b) Proposed	2335.98	-

NOTE:-

1- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIP.

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 Ownership/ T.P. Scheme Records/ Land Record Department/ City Survey records.

CA/2016/76434
SCHEDULE OF OPENINGS
ED - 1.20 x 2.25 RS - 3.00 x 2.25 W - 1.80 x 1.60 W4 - 2.50 x 1.60
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 - 0.90 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

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

OWNER'S 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 proper technical person so as to ensure the quality and safety at the worksite.

ALOK KUMAR JHA (P.A.H)
OREE REALTY 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
CA/2016/76434
B.Arch, M.Tech (Town & Country planning)

ARCHITECT :-

PI CONSULTANTS
3, TEJ APARTMENT, SENAPATI BAPAT ROAD,
BHAMBURDA, SHIVAJINAGAR, PUNE - 411016
email-id: piarchitects@gmail.com ph: 91-6698765166

DATE 19.12.2024
DEALT BY RASIKA
REVISED BY GAYATRI
CHECKED BY DAKSHANA
SCALE 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 - 1469.44 SQM	30	90
For Commercial Offices:		
FOR EVERY 200 SQM CARPET	3	11
TOTAL REQUIRED AREA - 1695.80 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	1694.00
PARKING AREA PROPOSED	6462.50	1694.00
TOTAL PARKING AREA REQUIRED	8146.50 SQ.M.	
TOTAL PARKING AREA PROPOSED	8146.50 SQ.M.	