

FORM OF STATEMENT - 2 [Sr. No. 9 (a)] FLOOR WISE FSI STATEMENT :- TOWER-A			
FLOOR NAME	RESI. FSI AREA	TENEMENTS	
BASEMENT FLOOR	0.00	--	
STILT FLOOR	61.69	--	
PODIUM FLOOR	--	--	
1ST FLOOR	1022.41	6	
2ND FLOOR	1004.17	10	
3RD FLOOR	1004.17	10	
4TH FLOOR	1004.17	10	
5TH FLOOR	1004.17	10	
6TH FLOOR	966.04	10	
7TH FLOOR	966.04	10	
8TH FLOOR	1004.17	10	
9TH FLOOR	1004.17	10	
10TH FLOOR	1004.17	10	
11TH FLOOR	966.04	10	
12TH FLOOR	1004.17	10	
13TH FLOOR	1004.17	10	
14TH FLOOR	1004.17	10	
15TH FLOOR	1004.17	10	
16TH FLOOR	966.04	10	
17TH FLOOR	1004.17	10	
TOTAL	17036.43	166	

FORM OF STATEMENT - 2 [Sr. No. 9 (a)] FLOOR WISE FSI STATEMENT :- TOWER-B			
FLOOR NAME	RESI. FSI AREA	TENEMENTS	
BASEMENT FLOOR	0.00	--	
STILT FLOOR	73.75	--	
PODIUM FLOOR	--	--	
1ST FLOOR	1150.26	7	
2ND FLOOR	1165.32	12	
3RD FLOOR	1165.32	12	
4TH FLOOR	1165.32	12	
5TH FLOOR	1165.32	12	
6TH FLOOR	1127.23	12	
7TH FLOOR	1165.32	12	
8TH FLOOR	1165.32	12	
9TH FLOOR	1165.32	12	
10TH FLOOR	1165.32	12	
11TH FLOOR	1127.23	12	
12TH FLOOR	1165.32	12	
13TH FLOOR	1165.32	12	
14TH FLOOR	1165.32	12	
15TH FLOOR	1165.32	12	
16TH FLOOR	1127.23	12	
17TH FLOOR	1165.32	12	
18TH FLOOR	1165.32	12	
19TH FLOOR	1165.32	12	
20TH FLOOR	1165.32	12	
21TH FLOOR	1127.23	12	
22TH FLOOR	1165.32	12	
23TH FLOOR	1165.32	12	
24TH FLOOR	1165.32	12	
TOTAL	27874.01	283	

FORM OF STATEMENT - 2 [Sr. No. 9 (a)] FLOOR WISE FSI STATEMENT :- INCLUSIVE HOUSING TOWER			
FLOOR NAME	RESI. BUILT UP AREA	TENEMENTS	
STILT FLOOR	38.03	--	
1ST FLOOR	330.61	5	
2ND FLOOR	330.61	5	
3RD FLOOR	330.61	5	
4TH FLOOR	330.61	5	
5TH FLOOR	330.61	5	
LIFT AREA	3.61	--	
TOTAL	1694.69	25	

BUILDING WISE FSI STATEMENT

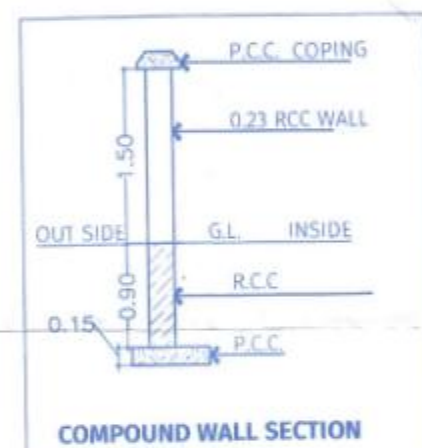
BUILDING	FSI AREA	INCLUSIVE HOUSING	LIFT PAID	LIFT FIRE	TENEMENTS	TOTAL FSI AREA
TOWER-A	0.00	17036.43	0.00	14.25	9.50	166
TOWER-B	0.00	27874.01	0.00	14.25	9.50	283
INCLUSIVE-HOUSING	0.00	0.00	1.694.69	0.00	0.00	25
TOTAL	0.00	44910.44	1.694.69	28.50	19.00	474

MAHADA AREA STATEMENT

MIN. REQ. AREA	1,689.36
PROP. AREA	1694.69
PERM. BALC. AREA	254.20
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	25



LOCATION PLAN



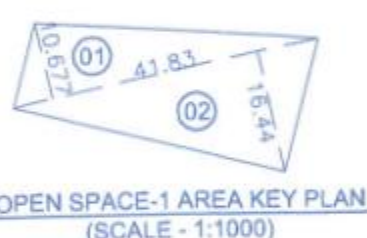
COMPOUND WALL SECTION



SECTION THROUGH U.G. WATER TANK

PLOT AREA CALCULATION			
1)	0.50 X	124.01 X	46.34 = 2873.31
2)	0.50 X	137.87 X	15.39 = 1060.91
3)	0.50 X	141.12 X	3.27 = 230.73
4)	0.50 X	141.12 X	62.15 = 4385.30
5)	0.50 X	168.58 X	67.64 = 5701.38
6)	0.50 X	168.58 X	78.41 = 6609.18
7)	0.50 X	91.22 X	18.95 = 864.31
8)	0.50 X	91.22 X	10.76 = 460.77
9)	0.50 X	135.29 X	61.87 = 4191.96
10)	0.50 X	135.29 X	49.71 = 3362.63
TOTAL			29770.48

OPEN SPACE-1 & 2 AREA CALCULATION (BY TRIANGULATION)			
1)	0.50 X	41.83 X	10.678 = 223.33
2)	0.50 X	41.83 X	16.44 = 343.84
3)	1 X	15.50 X	12.95 = 200.72
TOTAL			767.89



OPEN SPACE-1 AREA KEY PLAN
(SCALE - 1:1000)



OPEN SPACE-2 ON PODIUM
AREA KEY PLAN
(SCALE - 1:1000)

PLOT AREA CALCULATION
(SCALE - 1:1000)

BUFFER ZONE AREA CALCULATION			
1)	0.50 X	137.45 X	55.20 = 3793.62
2)	0.50 X	137.45 X	57.42 = 3946.18
3)	0.50 X	84.63 X	8.79 = 371.95
4)	2/3 X	12.07 X	1.20 = 9.66
5)	2/3 X	11.57 X	1.20 = 9.26
6)	0.50 X	81.99 X	4.57 = 185.29
7)	0.50 X	70.61 X	3.47 = 122.51
8)	0.50 X	19.08 X	1.36 = 12.97
9)	0.50 X	86.13 X	18.30 = 788.09
10)	0.50 X	117.74 X	45.23 = 2662.09
11)	0.50 X	117.74 X	47.12 = 2773.95
TOTAL			14676.17

BUFFER ZONE AREA KEY PLAN
(SCALE - 1:1000)

WATER STORAGE CAPACITY	
FOR RESIDENTIAL	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 ltr/day
WATER REQUIRED PER FLAT	(5 person per flat) = 675 ltr/day
NO. OF FLATS	= 474
WATER REQUIRED FOR FLAT	= 3,19,950.00 ltr/day
SAFETY	= 3,20,000.00 ltr/day
FIRE FIGHTING (TOWER-A+B = 25000+25000=50000)	= 60,000.00 ltr/day
(INCLUSIVE HOUSING TOWER - 10000.00)	= 10,000.00 ltr/day
TOTAL REQUIRED CAPACITY OF OVER HEAD WATER TANK	= 3,89,000.00 ltr/day
SAFETY	= 3,90,000.00 ltr/day
TOTAL PROVIDE CAPACITY OF OHWT	= 7,79,000.00 ltr/day
U.G. WATER TANK REQUIRED = 3,19,950.00 X 1.50	= 4,79,925.00 ltr/day
SAFETY	= 4,80,000.00 ltr/day
FIRE FIGHTING (10000 X 02)	= 2,00,000.00 ltr/day
PROVIDED CAPACITY OF U.G. WATER TANK	= 6,80,000.00 ltr/day

PARKING STATEMENT	
RESIDENTIAL PURPOSE	
1 TENEMENTS HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M	01 01
FOR 189 TENEMENTS	189 189
2 TENEMENTS HAVING BUIP AREA BETWEEN 40 TO 80 SQ.M	01 02
FOR 285 TENEMENTS	143 285
PARKING REQUIRED	332 474
ADD 5% VISITOR PARKING	17 24
TOTAL PARKING PROVIDED	349 498
PARKING AREA STATEMENT	
AREA REQUIRED	SQ.M.
CAR	349 X 12.50 SQ.M. = 4362.50
SCOOTER	498 X 2.00 SQ.M. = 996.00
TOTAL	5358.50

18.00 M. W. DP ROAD AREA CALCULATION			
1)	0.50 X	156.28 X	17.74 = 1386.20
2)	0.50 X	156.28 X	18.97 = 1326.04
3)	0.50 X	22.89 X	9.93 = 113.65
4)	0.50 X	32.78 X	14.27 = 233.89
5)	0.50 X	35.47 X	10.75 = 196.03
6)	0.50 X	35.47 X	15.66 = 285.56
7)	0.50 X	100.00 X	17.71 = 885.50
8)	0.50 X	100.00 X	17.04 = 852.00
9)	0.50 X	70.20 X	18.46 = 877.75
10)	0.50 X	70.20 X	17.30 = 607.23
TOTAL			6463.85
DEDUCTION			9.66
a)	2/3 X	12.07 X	1.20 = 9.26
b)	2/3 X	11.57 X	1.20 = 9.26
TOTAL DEDUCTION			18.91
6463.85 - 18.91			6444.93

18.00 M. W. DP ROAD AREA KEY PLAN
(SCALE - 1:1000)

LAYOUT PLAN
(SCALE - 1:500)

DATE & STAMP OF APPROVAL

Layout

Sanctioned No. B.P. / Punawale/72/2023
Subject to conditions mentioned in the
Office Order No. 1610/2023
even dated 16/10/2023
Primping
Date 16/10/2023



Building Permits and Licenses Department
Construction Control Department
Pune Municipal Corporation
Pune-411004

A AREA STATEMENTS

	SQ.M
01 Area of Plot (Minimum area of a, b, c to be considered)	28,800.00
(a) As per ownership document (7/12, CTS extract)	28,800.00
(b) As per measurement sheet	29,770.48
(c) As per site	29,770.48
02 Deductions for:	
(a) Proposed 18.00 M. Wide D.P. Road Area	6,444.93
(b) Area under Buffer Zone	14,676.17
Total (a + b)	21,121.10
03 Balance Area of the plot (01-02)	7,678.90
04 Amenity space	
(a) Required	0.00
(b) Adjustment of 2(b), if any:	0.00
(c) Balance Proposed-	7,678.90
05 Net Plot Area [3-4(c)]	
(a) Required	767.89
(b) Proposed	767.89
06 Internal Road area	0.00
07 Plottable area (if applicable)	0.00
08 Built up area (b) reference to Basic F.S.I. as per front road width (Sr.No. 5 & basic FSI)	8,446.79
10 Addition of FSI on Payment of Premium	
(a) Maximum permissible premium FSI - based on road width (0.50 X Sr.No. 02a+05)	7,061.92
(b) Proposed FSI on Payment of Premium	7,061.92
11 In-situ FSI/TDR loading	
(a) In-situ area against D.P. Road [2.00 X Sr. No. 2 (a)] = 12899.86	10,177.31
(b) In-situ area against Amenity Space [2.00 X Sr.No. 4(b) or (c)]	0.00
(c) TDR area [50% X (Sr.No. 02a+05)] [11a+11b]	2,534.14
(d) Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	12,711.45
12 Additional FSI area under Chapter No. 7	0.00
13 Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(c)] or 12 whichever is applicable	28,220.16
(b) Ancillary Area FSI upto 60% with payment of charges (28220.16X60%)=16932.10	16995.00
(c) Total entitlement (a+b)	44,915.16
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 6.4 as applicable) X 1.6	78,026.86
15 Total Built-up Area in proposal. (excluding area at Sr.No.17.b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per 'P-Line')	44,910.44
(c) Total (a+b)	44,910.44
16 F.S.I. Consumed (15/13) (should not be more than Serial No.14 above)	0.99
17 Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	1699.36
(b) Proposed	1694.69

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the 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 Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/we undersigned hereby confirm that I/we would abide by plans sanctioned by P.C.M.C. 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 work site.

Sign of the Owner

D LEGEND

Plot Boundary : Black
Proposed Work : Red
Drainage Line : Red Dotted
Water line : Black Dotted
Existing to be retained : Hatched
Demolitions : Yellow hatched

E PROJECT TEAM

01 Concept Designers	---
02 Environment Consultant	---
03 Structural Consultant	---
04 Plumbing Consultant	---
05 Electrical Consultant	---
06 Fire Consultant	---
07 HVAC Consultant	---

F JOB TITLE / SITE ADDRESS

PROPOSED LAYOUT ON S.NO. 26/1/6, 26/3/1, 26/3/2, OF VILLAGE - PUNAWALE, TAL - MULSHI, PUNE.

G OWNER NAME AND SIGNATURE

Client's Name
TIRUPATI SKYSCRAPERS LLP THROUGH ITS PARTNER MR. RAJESH GOYAL

H ARCHITECT

Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235



Master Layout Dwg	Scale 1:500 at 900 X 900 Paper Size
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FOR P.C.M.C. SANCTION	