

BUILDING WISE FSI STATEMENT

BUILDING NAME	RESI. AREA	MHADA AREA	TENEMENTS
(WING A)	73.12 Sqm.	809.30 Sqm	10
(WING B)	20837.80 Sqm.	226	—
(WING D & E)	9705.31 Sqm.	186	—
(MHADA)	—	2208.95 Sqm.	42
TOTAL	30616.23 Sqm.	3018.25 Sqm.	412

FLOOR WISE FSI STATEMENT (A WING)

FLOORS	RESI. AREA	MHADA AREA	TENEMENTS
BASEMENT	—	—	—
PARKING FLOOR	73.12 Sqm.	—	—
FIRST FLOOR	—	809.30 Sqm.	10
TOTAL	73.12 Sqm.	809.30 Sqm.	10

FLOOR WISE FSI STATEMENT (B WING)

FLOORS	RESI. AREA	TENEMENTS	REFUGE
LOWER BASEMENT	—	—	—
UPPER BASEMENT	—	—	—
PARKING FLOOR	118.77 Sqm	—	—
FIRST FLOOR	1085.83 Sqm.	12	—
SECOND FLOOR	1098.39 Sqm.	12	—
THIRD FLOOR	1098.39 Sqm.	12	—
FOURTH FLOOR	1098.39 Sqm.	12	—
FIFTH FLOOR	1098.39 Sqm.	12	—
SIXTH FLOOR	1098.39 Sqm.	12	—
SEVENTH FLOOR	1098.39 Sqm.	12	—
EIGHTH FLOOR	1111.99 Sqm.	12	35.00
NINTH FLOOR	1098.39 Sqm.	12	—
TENTH FLOOR	1098.39 Sqm.	12	—
ELEVENTH FLOOR	1098.39 Sqm.	12	—
TWELFTH FLOOR	1098.39 Sqm.	12	—
THIRTEENTH FLOOR	1111.99 Sqm.	12	35.00
FOURTEENTH FLOOR	1098.39 Sqm.	12	—
FIFTEENTH FLOOR	1098.39 Sqm.	12	—
SIXTEENTH FLOOR	1098.39 Sqm.	12	—
SEVENTEENTH FLOOR	1098.39 Sqm.	12	—
EIGHTEENTH FLOOR	1111.99 Sqm.	12	35.00
NINETEENTH FLOOR	919.77 Sqm.	10	—
TOTAL	20837.80 Sqm.	226	—

MAHADA AREA STATEMENT

MIN. REQ. AREA	3013.93	3013.93
PROP. AREA	3018.25	
PERM. BALC. AREA	340.90	
1) PROP. OPEN BALC. AREA	0.00	
2) PROP. ENCL. BALC. AREA	0.00	
TOTAL BALC. AREA (+12)	0.00	
MAHADA TOTAL TEN. NO.	52	

WATER TANK CAPACITY CALC.

5 PERSON PER TENEMENTS
RESI. 464 TENEMENT = 2320 PERSON
135 Ltr. / PERSON
TOTAL = 313200.00 Ltr.
FIRE FIGHTING = 50000.00 Ltr.
TOTAL O.H. CAPACITY = 363200.00 Ltr.
[SAY = 3,63,200.00 Ltr.]
U.G. WATER TANK = 2.00 X 313200.00
= 626400.00 Ltr.
FIRE FIGHTING = 1,25,000.00 Ltr.
[SAY = 7,51,400.00]

REFUGE AREA STATEMENT B WING

8TH, 13TH & 18TH FLOOR REFUGE AREA
NO. OF FLATS PER FLOOR = 12 NOS.
NO. OF PARSONS PER TENEMENTS = 5 NOS.
TOTAL NO. OF PERSONS 12 X 5 = 60 PERSONS
PER PERSON AREA REQUIRED = 0.3 SQ.M.
REFUGE AREA REQUIRED
0.3 X 60 X 3 FLOOR = 54.00 + 5.65 = 59.65 SQ.M REQ.
In addition 1 mtr for each 200 persons
226 x 5 = 1130 Persons = 5.65 SQ.M.
REFUGE AREA PROPOSED = 105.00 SQ.M.

Triangle	Area	A-11	A-22	A-33	A-44
A-01	13.48	A-12	A-23	A-34	A-45
A-02	135.35	A-13	A-24	A-35	A-46
A-03	65.61	A-14	A-25	A-36	A-47
A-04	84.23	A-15	A-26	A-37	A-48
A-05	290.75	A-16	A-27	A-38	A-49
A-06	131.58	A-17	A-28	A-39	A-50
A-07	143.17	A-18	A-29	A-40	A-51
A-08	78.16	A-19	A-30	A-41	A-52
A-09	120.09	A-20	A-31	A-42	A-53
A-10	219.25	A-21	A-32	A-43	A-54
Total (PLOT)					14803.05

FLOORWISE FSI STATEMENT: (D,E WING)

FLOORS	FSI AREA	BALCONY	TERRACE	STAIR	PASSAGE	LIFT	LIFT/MIC ROOM	TENEMENTS	TOTAL FSI AREA
PARKING FLOOR	0.00	22.72	0.00	0.00	0.00	0.00	0.00	0	22.72
UPPER PARKING FLOOR	0.00	22.72	0.00	0.00	0.00	0.00	0.00	0	22.72
FIRST FLOOR	0.00	225.79	0.00	0.00	0.00	0.00	0.00	14	225.79
SECOND FLOOR	0.00	834.81	0.00	0.00	0.00	0.00	0.00	16	834.81
THIRD FLOOR	0.00	821.36	0.00	0.00	0.00	0.00	0.00	16	821.36
FOURTH FLOOR	0.00	834.81	0.00	0.00	0.00	0.00	0.00	16	834.81
FIFTH FLOOR	0.00	821.36	0.00	0.00	0.00	0.00	0.00	16	821.36
SIXTH FLOOR	0.00	834.81	0.00	0.00	0.00	0.00	0.00	16	834.81
SEVENTH FLOOR	0.00	821.36	0.00	0.00	0.00	0.00	0.00	16	821.36
EIGHTH FLOOR	0.00	834.81	0.00	0.00	0.00	0.00	0.00	16	834.81
NINTH FLOOR	0.00	821.36	0.00	0.00	0.00	0.00	0.00	16	821.36
TENTH FLOOR	0.00	834.81	0.00	0.00	0.00	0.00	0.00	16	834.81
ELEVENTH FLOOR	0.00	821.36	0.00	0.00	0.00	0.00	0.00	16	821.36
TWELFTH FLOOR	0.00	834.81	0.00	0.00	0.00	0.00	0.00	16	834.81
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	8705.31	0.00	0.00	0.00	0.00	0.00	188	8705.31

FLOORWISE FSI STATEMENT: (MHADA)

FLOORS	FSI AREA	BALCONY	TERRACE	STAIR	PASSAGE	LIFT	LIFT/MIC ROOM	TENEMENTS	TOTAL FSI AREA
PARKING FLOOR	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0	8.00
UPPER PARKING FLOOR	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0	8.00
FIRST FLOOR	0.00	215.77	0.00	0.00	0.00	0.00	0.00	0	215.77
SECOND FLOOR	0.00	207.80	0.00	0.00	0.00	0.00	0.00	0	207.80
THIRD FLOOR	0.00	207.80	0.00	0.00	0.00	0.00	0.00	0	207.80
FOURTH FLOOR	0.00	207.80	0.00	0.00	0.00	0.00	0.00	0	207.80
FIFTH FLOOR	0.00	207.80	0.00	0.00	0.00	0.00	0.00	0	207.80
SIXTH FLOOR	0.00	207.80	0.00	0.00	0.00	0.00	0.00	0	207.80
SEVENTH FLOOR	0.00	207.80	0.00	0.00	0.00	0.00	0.00	0	207.80
EIGHTH FLOOR	0.00	153.45	0.00	0.00	0.00	0.00	0.00	0	153.45
NINTH FLOOR	0.00	207.80	0.00	0.00	0.00	0.00	0.00	0	207.80
TENTH FLOOR	0.00	207.80	0.00	0.00	0.00	0.00	0.00	0	207.80
ELEVENTH FLOOR	0.00	161.32	0.00	0.00	0.00	0.00	0.00	0	161.32
TWELFTH FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2208.95	0.00	0.00	0.00	0.00	0.00	0	2208.95

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
Residential	0 - 80	2	228	1	114
Residential	80 - 150	1	0	1	0
Residential	> 150	1	0	2	0
TOTAL REQD. (NOS.)				114	456
TOTAL REQD. AREA				1425.00	638.40
TOTAL PROP. AREA				875.10	

PARKING CALCULATION (AS PER UDCPR)

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)
Residential	0 - 80	2	236	1
Residential	80 - 150	1	0	1
Residential	> 150	1	0	2
Commercial		100	0	6
TOTAL REQD. (NOS.)			118	236
TOTAL REQD. AREA			1475.00	472
TOTAL PROP. AREA			1947	
Add 5% visitors parking			1947.00 + 97.35	2044.35

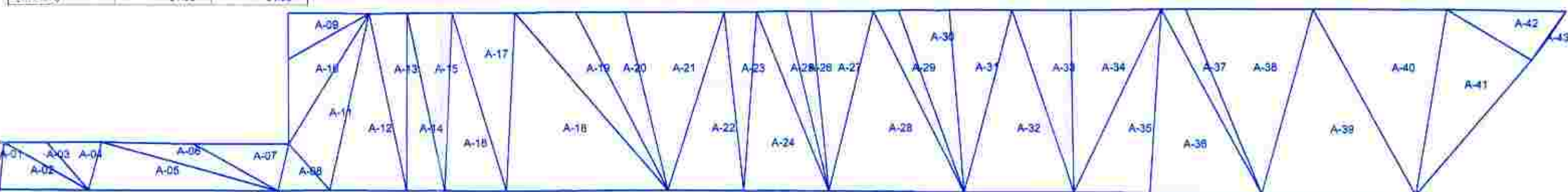
TYPE	REQUIRED PARKING	PROPOSED PARKING
CAR	232 + 5 = 237	619
SCOOTER	692 + 16 = 710	712

REFUGE AREA STATEMENT

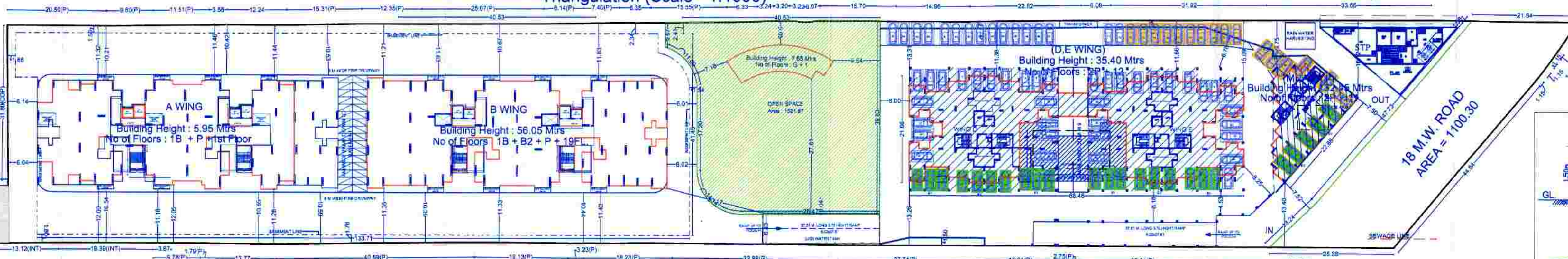
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
(D,E WING)	371.52	428.33
(MHADA)	51.95	54.35

BALCONY CALCULATIONS : (D,E WING)

FLOOR	SIZE	AREA	TOT. AREA	SEVENTH FLOOR	EIGHTH FLOOR	NINTH FLOOR	TENTH FLOOR	ELEVENTH FLOOR	TWELFTH FLOOR	Total
FIRST FLOOR	1.70 X 3.30 X 2	11.22	68.68	1.65 X 3.30 X 2	10.88	91.68				
SECOND FLOOR	1.35 X 3.30 X 2	8.91		1.70 X 3.24 X 8	44.03					
THIRD FLOOR	1.34 X 3.30 X 1	4.42		1.23 X 3.48 X 2	8.51					
FOURTH FLOOR	1.70 X 3.24 X 8	44.03	105.93	1.20 X 3.48 X 2	8.34					
FIFTH FLOOR	1.70 X 3.30 X 8	44.87		1.70 X 3.24 X 8	44.03					
SIXTH FLOOR	1.22 X 3.48 X 4	17.03		1.70 X 3.30 X 8	44.87					
SEVENTH FLOOR	1.65 X 3.30 X 8	21.78	119.49	1.22 X 3.48 X 4	17.03					
EIGHTH FLOOR	1.70 X 3.24 X 8	44.03		1.65 X 3.30 X 4	21.78					
NINTH FLOOR	1.70 X 3.24 X 8	44.03		1.70 X 3.24 X 8	44.03					
TENTH FLOOR	1.70 X 3.30 X 8	44.87		1.50 X 3.30 X 4	19.80					
ELEVENTH FLOOR	1.22 X 3.48 X 4	17.03		1.23 X 3.48 X 2	8.51					
TWELFTH FLOOR	1.20 X 3.48 X 2	8.34		1.22 X 3.48 X 4	17.03					
Total			1245.76							



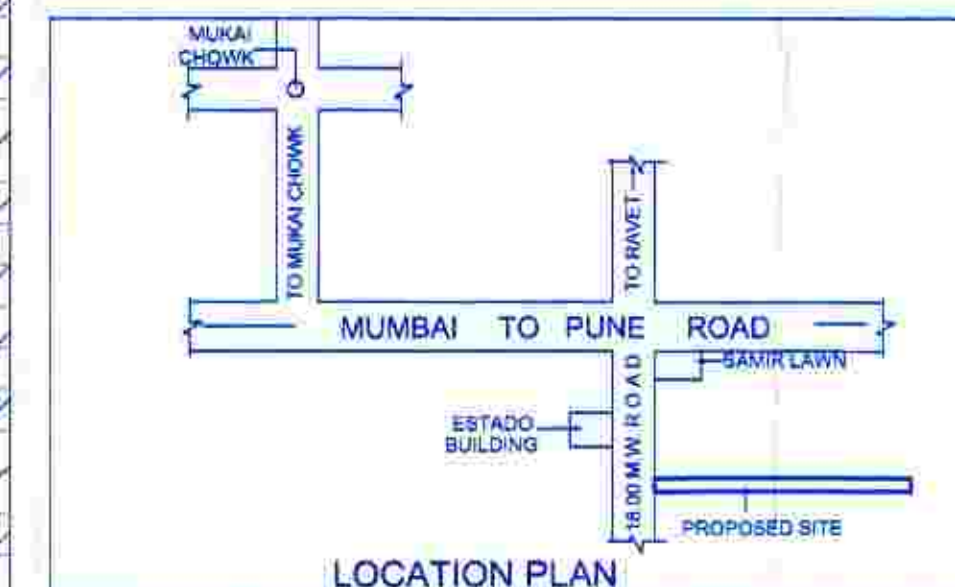
Triangulation (Scale - 1:1000)



LAYOUT PLAN (Scale - 1:500)

TERRACE CALCULATIONS : (D,E WING)

FLOOR	SIZE	AREA	TOT. AREA	EIGHTH FLOOR	NINTH FLOOR	TENTH FLOOR	ELEVENTH FLOOR	TWELFTH FLOOR	Total
FIRST FLOOR	1.35 X 1.63 X 4	8.80	127.57	1.89 X 1.58 X 8	15.11				
SECOND FLOOR	1.23 X 1.63 X 4	7.96		2.30 X 2.88 X 8	26.45				
THIRD FLOOR	1.35 X 1.63 X 4	8.80		2.10 X 2.88 X 8	24.31				
FOURTH FLOOR	1.35 X 1.63 X 4	8.80		2.30 X 2.88 X 8	26.45				
FIFTH FLOOR	1.35 X 1.63 X 4	8.80		1.89 X 1.58 X 8	15.11				
SIXTH FLOOR	1.35 X 1.63 X 4	8.80		1.63 X 3.17 X 1	5.16				
SEVENTH FLOOR	1.35 X 1.63 X 4	8.80		1.23 X 1.63 X 4	7.96				
Total			1738.71						



LOCATION PLAN

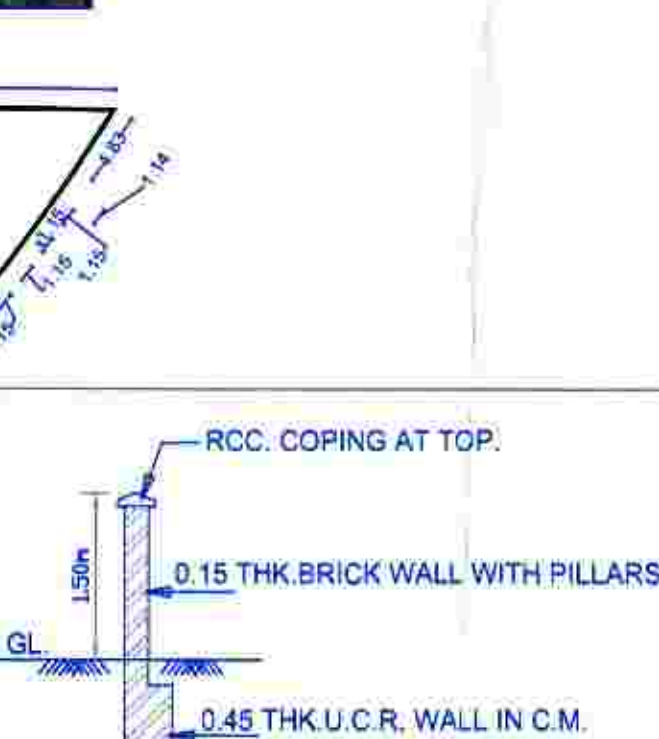
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
D & E MHADA	—	—	11914.26 Sqm.	2P+12, 2P+11

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
(1)	(2)	(3)
A WING	B1+P	73.12 Sqm.
B WING	B1+ B2 + P + 19	20837.80 Sqm.
D & E WING	2P + 12	9705.31 Sqm.
TOTAL		30616.23 Sqm.

Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony/Sitout attached to Apartment	Area of Double height terraces attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
WING A (MHADA)	B1+P+1	1	14419.12 sqm.	1548.52 sqm.	—
WING B	B1+B2+P+19	1	14419.12 sqm.	1648.52 sqm.	—



PROPOSED SITE



SECTION THRO. COMPOUND WALL.

STAMP OF APPROVAL

Sandforded No. B.P./Kiwale/105/2023
Subject to conditions mentioned in the
Office Order No.
even dated - 24/10/2023
Pimpri
Date: 31/11/2023



O. C. Signed by
City Engineer

At City Engineer
Building Pimpri City Municipal Corp.
Pimpri, Pune-18.

PROFORMA - I AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX ON S.NO. 94/1 OF VILLAGES 18/1		DRAWING SHEET
STAMPS OF APPROVAL OF PLANS		
AREA STATEMENT		
1 AREA OF PLOT (MINIMUM AREA OF a, b, c, to BE CONSIDERED)		14800.00 SQM
a) AS PER OWNERSHIP DOCUMENT		14800.00 SQM
b) AS PER MEASUREMENT SHEET		14800.00 SQM
c) AS PER SITE		14800.00 SQM
2 DEDUCTIONS FOR		
a) PROPOSED D.P. / D.P. ROAD WIDENING AREA, SERVICE ROAD / HIGHWAY WIDENING		1100.30 SQM
b) ANY D.P. RESERVATION AREA		0.00
(TOTAL a+b)		1100.30 SQM
3 BALANCE AREA OF PLOT (1-2)		13699.70 SQM
4 AMENITY SPACE (IF APPLICABLE)		
a) REQUIRED		—
b) ADJUSTMENT OF 2(d), IF ANY		—
c) BALANCE PROPOSED -		—
5 NET PLOT AREA (3 - 4 c)		13699.70 SQM
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)		
a) REQUIRED		1369.97 SQM
b) PROPOSED		1521.87 SQM
7 INTERNAL ROAD AREA		1284.30 SQM
8 PLOTTABLE AREA (IF APPLICABLE)		N/A SQM
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI)(1/10) 13699.70 X 1.10 = 15069.57		15069.67 SQM
10 ADDITION OF FSI ON PAYMENT OF PREMIUM		
a) MAXIMUM PERMISSIBLE PAYMENT FSI - — BASED ON ROAD WIDTH / TOZ ZONE		7400.00 SQM
b) PROPOSED FSI ON PAYMENT OF PREMIUM		8168.26 SQM
11 IN SITE FSI / TOR LOADING		
a) IN SITE AREA AGAINST D.P. ROAD 2.0 X S.R. NO. 20/11/91		2326.80 SQM
c) TOR AREA		1099.20 SQM
d) IN SITE AREA AGAINST AMENITY SPACE IF HANDLED OVER (SR.NO. 18/1)		2093.20 SQM
12 TOTAL IN SITE / TOR LOADING PROPOSED (11a + b + c)		5329.26 SQM
13 ADDITIONAL ELEMENT OF FSI IN THE PROPOSAL		22892.17 SQM
a) (SR-18) - UNCOVERED S.P. CABLE		—
b) DEDUCTION - BUILT UP AREA / FSI / UTILIZED AREA / F.S.I. TO BE RETAINED AS PER OLD D.C RULE		9705.31 SQM
a2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-b1)		13097.86 SQM
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES		7858.71 SQM
b1) ANCILLARY AREA FSI REQUIRED		—
c) TOTAL ENTITLEMENT (a+b2)		30661.58 SQM
14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6 T OR 6 Z OR 6.4 AS APPLICABLE) X 1.8 OR 1 B		—
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17 b)		
a) EXISTING BUILT - UP AREA (AS PER OLD SANCTIONED)		9705.31 SQM
b) PROPOSED BUILTUP AREA (AS PER P. LINE)		20910.92 SQM
c) TOTAL (15a+b)		30616.23 SQM
16 FSI CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)		
17 AREA FOR ADDING INCLUSIVE, IF ANY		
a) REQUIRED (20% OF SR.NO. 9)		3611.93 SQM
b) PROPOSED		3016.23 SQM