

BUILDING WISE F.S.I. STATEMENT					
BLDG NO.	FLOOR NO.	F.S.I. AREA (SQ.M)		TNMNTS.	
(1)	(2)	(4)	(5)	(6)	(7)
		COMM.	RESI.	MHADA	RESI. MHADA
A	B2+B1+G+2 FLOORS.	703.47	70.37	477.00	0 5
B	B2+B1+G+9 FLOORS.	0.00	2868.14	338.53	27 4
C	B2+B1+G+10 FLOORS.	0.00	6426.84	453.42	54 5
	TOTAL	703.47	9365.35	1268.95	81.00 14.00
	TOTAL FSI AREA	10068.82	1268.95	95.00	

WATER REQUIREMENT: For WING A			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
	RESIDENTIAL	3375	3500
	COMMERCIAL	10461.60	11000.00
OHWT	FIRE REQUIREMENT	10000.00	10000.00
	TOTAL	23836.60	24500.00
UGWT	RESIDENTIAL	5062.50	5250.00
	FIRE REQUIREMENT	0.00	0.00
	TOTAL	5062.50	5250.00

WATER REQUIREMENT: For WING C			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
	RESIDENTIAL	39825	40533
OHWT	FIRE REQUIREMENT	25000.00	25000.00
	TOTAL	64825.00	65533.00
UGWT	RESIDENTIAL	79650	81066
	FIRE REQUIREMENT	50000.00	50000.00
	TOTAL	129650.00	131066.00

PARKING CALCULATION: WING C									
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS)	UNIT	PROP.	BY RULE	REQD.	BY RULE
Residential	40 - 80	2	17	1	6	2	17		
Residential	80-150	1	42	1	42	1	42		
Total Required (Nos)			59		48	0	59		
In Addition 5% Visitors Parking(Nos)					02	0	03		
Commercial	0	100	0	2	0	6	0		
Total Area Required			625.00+124.00=749.00						
Total Area Proposed			752.00						

	REQUIRED	PROVIDED	20% EV PARKING PROP.
CAR	84	93	18
SCOOTER	141	153	30
CYCLE	14	14	--

FSI CALCULATIONS					
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)			TNMNTS
(1)	(2)	(4)	(5)	(6)	(9)
		COMM.	RESI.	MHADA	RESI. MHADA
	BASEMENT-1	0.00	0.00	0.00	0 0
	BASEMENT-2	0.00	0.00	0.00	0 0
	GROUND FLOOR	455.07	70.37	0.00	0 0
	1ST FLOOR	248.40	0.00	299.16	0 3
	2ND FLOOR	0.00	0.00	177.84	0 2
	TOTAL	703.47	70.37	477.00	0.00 5.00
		773.84			5.00

WATER REQUIREMENT: For WING B			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
	RESIDENTIAL	20925	21633
OHWT	FIRE REQUIREMENT	25000.00	25000.00
	TOTAL	45925.00	46633.00
UGWT	RESIDENTIAL	41850	43266
	FIRE REQUIREMENT	50000.00	50000.00
	TOTAL	91850.00	93266.00

PARKING CALCULATION: WING A									
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS)	UNIT	PROP.	BY RULE	REQD.	BY RULE
Residential	40 - 80	2	5	1	3	2	5		
Residential	80-150	1	0	1	0	1	0		
Total Required (Nos)			5		3	0	5		
In Addition 5% Visitors Parking(Nos)					1	0	1		
Commercial	660.05	100	2	13	6	40			
Total Area Required			212.50+92.00=304.50						
Total Area Proposed			306.00						

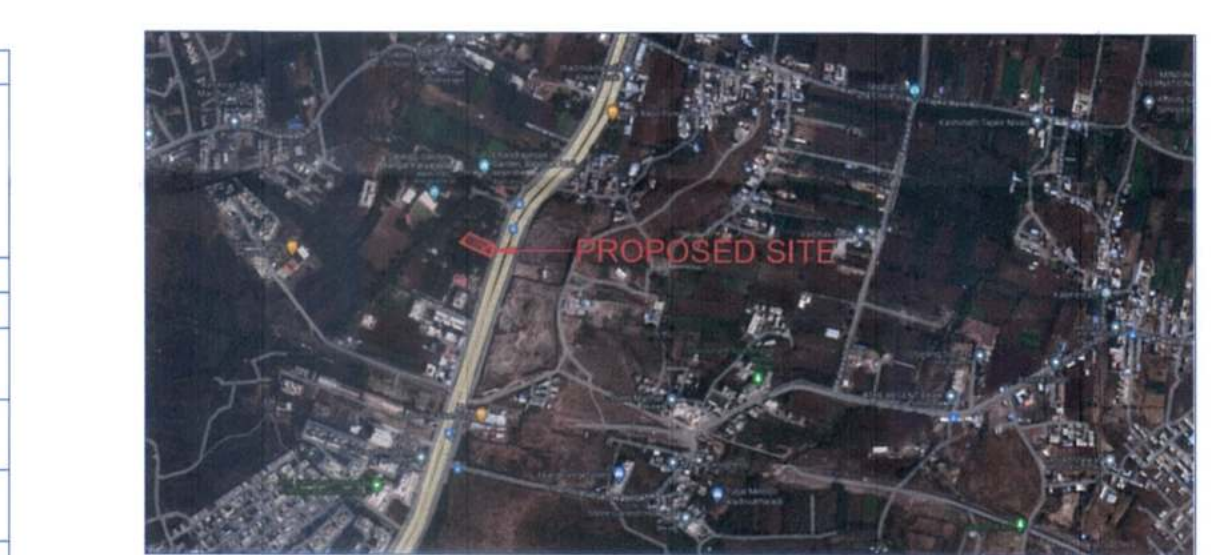
PARKING CALCULATION: WING B									
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS)	UNIT	PROP.	BY RULE	REQD.	BY RULE
Residential	40 - 80	2	30	1	15	2	30		
Residential	80-150	1	01	1	01	1	01		
Total Required (Nos)			31		16	0	31		
In Addition 5% Visitors Parking(Nos)					01	0	02		
Commercial	00	100	00	2	00	6	00		
Total Area Required			212.50+66.00=278.50						
Total Area Proposed			315.00						

DOOR SCHEDULE			WINDOW SCHEDULE		
DOOR	SIZES		WINDOW	SIZES	
RS	2.4X2.40		W	1.80X1.80	
D	0.75X2.10		V	0.60X0.90	
LD	1.10X2.10				
FD	1.50X2.10				

FSI CALCULATIONS					
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)			TNMNTS
(1)	(2)	(4)	(5)	(6)	(8)
		RESI.	MHADA	RESI.	MHADA
	BASEMENT-1	0.00	0.00	0	0
	BASEMENT-2	0.00	0.00	0	0
	GROUND FLOOR	96.13	0.00	0	0
	1ST FLOOR	277.05	0.00	0	0
	2ND FLOOR	0.00	338.53	0	4
	3RD FLOOR	359.35	0.00	4	0
	4TH FLOOR	359.35	0.00	4	0
	5TH FLOOR	359.35	0.00	4	0
	6TH FLOOR	359.35	0.00	4	0
	7TH FLOOR	359.35	0.00	4	0
	8TH FLOOR (REFUGE)	338.86	0.00	3	0
	9TH FLOOR	359.35	0.00	4	0
	TOTAL	2868.14	338.53	27	4

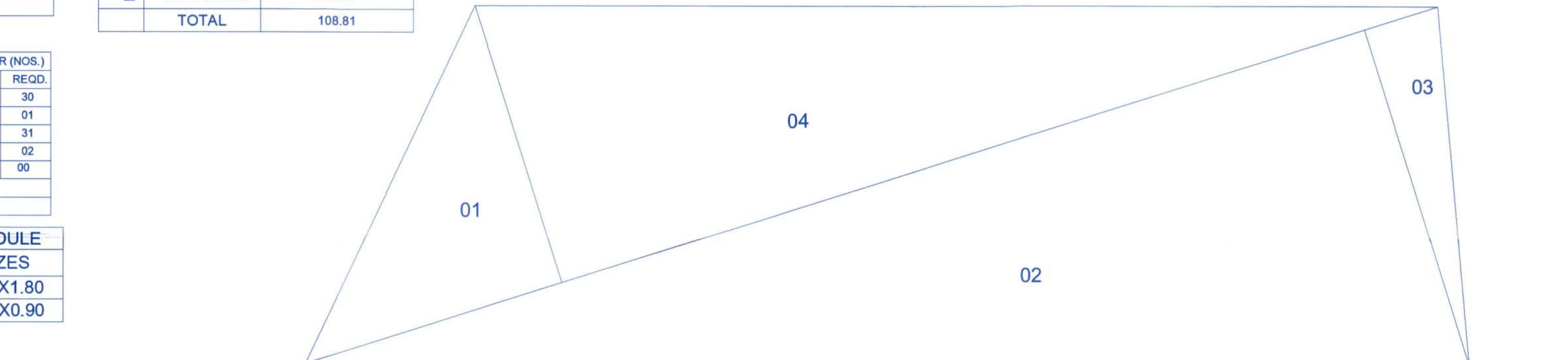
NEW FIRE CALCULATIONS		
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)
(1)	(2)	(4)
	GROUND FLOOR	63.18
	1ST FLOOR	45.63
	TOTAL	108.81

FSI CALCULATIONS					
BLDG NO.	FLOOR NO.	NET BUILT-UP AREA (SQ.M)			TNMNTS
(1)	(2)	(4)	(5)	(6)	(8)
		RESI.	MHADA	RESI.	MHADA
	BASEMENT-1	0.00	0.00	0	0
	BASEMENT-2	0.00	0.00	0	0
	GROUND FLOOR	162.09	0.00	0	0
	1ST FLOOR	0.00	453.42	0	5
	2ND FLOOR	698.43	0.00	6	0
	3RD FLOOR	698.43	0.00	6	0
	4TH FLOOR	698.43	0.00	6	0
	5TH FLOOR	698.43	0.00	6	0
	6TH FLOOR	698.43	0.00	6	0
	7TH FLOOR	698.43	0.00	6	0
	8TH FLOOR (REFUGE)	677.31	0.00	6	0
	9TH FLOOR	698.43	0.00	6	0
	10TH FLOOR	698.43	0.00	6	0
	TOTAL	6426.84	453.42	54.00	5.00

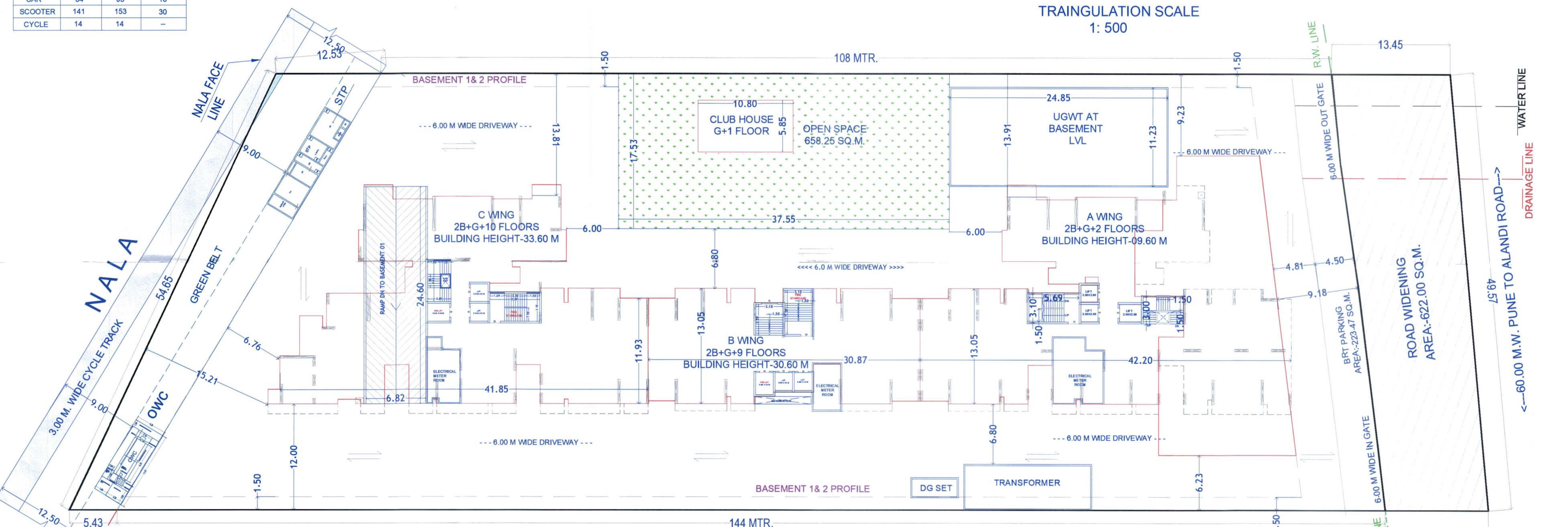


LOCATION PLAN									
SANITATION REQUIREMENT AS PER TABLE NO-12 '0'									
NO. OF PERSONS - 3 SQ.M./PERSONS (GROUND FLOOR) : 455.07/3 = 151.69 PERSONS.									
NO. OF PERSONS - 6 SQ.M./PERSONS (1ST FLOOR) : 242.00/6 = 40.33 PERSONS.									
TOTAL NO. OF PERSONS - 151.69+40.33 = 192.02, SAY 192 PERSONS									
TOTAL NO. OF PERSONS - 192 PERSONS CONSIDERING 50% GENTS & 50% LADIES.									
NO. OF PERSONS - 96 GENTS & 96 LADIES									
Sr.NO	FIXTURES	SHOP OWNERS				PUBLIC TOILET FOR FLOTING POPULATION			
		MALE		FEMALE		MALE		FEMALE	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
		REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
i)	W.C.	1 per 8 persons /part thereof	12 NOS.	1 per 8 persons /part thereof	12 NOS.	1 PER 50 (MINI. 2)	2 NOS.	1 PER 50 (MINI. 2)	2 NOS.
ii)	URINALS	---	---	---	---	1 PER 50	2 NOS.	---	---

TRAINGULATION	
01	720.23
02	3696.36
03	233.73
04	2523.68
TOTAL	7174.00



TRAINGULATION SCALE 1: 500



LAYOUT PLAN SCALE 1:250

STAMP OF APPROVAL

Sanctioned No. B.P /WadmuKhwadi/44/2024

Subject to conditions mentioned in the Office Order No. aven dated 24/05/2024

Pimpri Date :24/05/2024

ESTD. 11/10/82

City Engineer

O. C. Signed by City Engineer

Building Permission Dept.

PCMC., Pimpri, Pune-18.

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)

7174.00 SQ.M.

(a) As per ownership documents (7/12, CTS extract)

7174.00 SQ.M.

(b) As per measurement sheet

7174.00 SQ.M.

(c) As per site

7174.00 SQ.M.

2. Deduction for

(a) Proposed D.P./Road Widening Area/Service Road/Highway widening

622.00 SQ.M.

b) Any D.P. Reservation area-B.R.T. PARKING (Total a+b)

223.47 SQ.M.

3. Balance area of plot (1-2)

6328.53 SQ.M.

4. Amenity Space (if applicable)

(a) Required -

0.00 SQ.M.

(b) Adjustment of 2(b), if any -

0.00 SQ.M.

(c) Balance Proposed -

0.00 SQ.M.

5. Net Plot Area (3 - 4 (c))

6328.53 SQ.M.

6. Recreational Open space (if applicable)

(a) Required -

632.85 SQ.M.

(b) Proposed -

658.25 SQ.M.

7. Internal Road Area

0.00 SQ.M.

8. Platable area (if required)

0.00 SQ.M.

9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1.00)

6328.53 SQ.M.

10. Addition of FSI on payment of premium

a) Maximum perm. premium FSI- Based on road / TOD Zone

0.00 SQ.M.

b) Proposed FSI on payment of premium.(0.5)

0.00 SQ.M.

11. In-situ FSI/TDR loading

a) In-situ area against D.P. road [2.0 x Sr. No. 2(a)] if any.

0.00 SQ.M.

b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]

0.00 SQ.M.

(c) TDR area (1.40)

0.00 SQ.M.

(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))

0.00 SQ.M.

(e) GRIHA seven star/ IGBC Platinum or equivalent rating-7% incentive FSI(Sr. no. 9)

0.00 SQ.M.

12. Additional FSI area under Chapter No.7

0.00 SQ.M.

13. Total entitlement of FSI in the proposal

(a) [9+10(b)+11(d)] or 12 whichever is applicable.

6328.53 SQ.M.

(b) Ancillary Area FSI (60%) (6328.53- 697.07/1.8)=5941.27 sq.m (Resl.- 60% of 5941.27) = 3564.76 SQ.M.

3564.76 SQ.M.

(c) Proposed Comm.= 697.07/1.8 = 387.26 sq.m (Comm.- 80% of 387.26 sq.m) = 309.80 SQ.M.

309.80 SQ.M.

(d) Total entitlement (a+b)

10203.09 SQ.M.

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 6.3 or 6.4 as applicable) x 1.6 or 1.8}

0.00

15. Total B'up Area in proposal.(excluding area at Sr.No.17 b)

0.00 SQ.M.

(a) Existing built-up area.

0.00 SQ.M.

(b) Proposed Built-up Area (as per 'P-line')

10068.82 SQ.M.

(c) Total (a+b)

10068.82 SQ.M.

16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)

0.00

17. Area for Inclusive Housing, if any

(a) Required (20% of Sr.No.9)

1265.70 SQ.M.

(b) Proposed

1268.95 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO.143/1 WADIMUKHWADI PUNE. AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS

SIGN OF ARCHITECT

OWNER'S DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR / I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED 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.

OWNER'S NAME :-

M/S. VISION CREATIVE ENTERPRISE L.L.P., THROUGH PARTNER, MR. NITESHKUMAR SURESHBHAI PATEL & MR. VIPULKUMAR CHIMANLAL BHAVANI.

PROJECT :-

SURVEY NO.:143/1

DESCRIPTION : REGULAR TRACK, VILLAGE -WADIMUKHWADI, PUNE

PLOT :-

INWARD NO. :

PATIL & BUGADE ASSOCIATES

ARCHITECT - INTERIOR DESIGNER

Plot No. P&B-5, D-3 Block 'Valhalla', Nagar, Next to St. Andrews School, H.D.C., Chinchwad, Pune 411 019

archi2020@gmail.com

982 350 4890 | 902 870 2749

SHEET NO. :- 01 / 08

DRAWN BY :- SHRADHA

KEY NO. :-

DATE :

11 MAR 2024

ARCHITECT SIGN :-

MR. AMOL BUGADE.

SCALE : 1:100