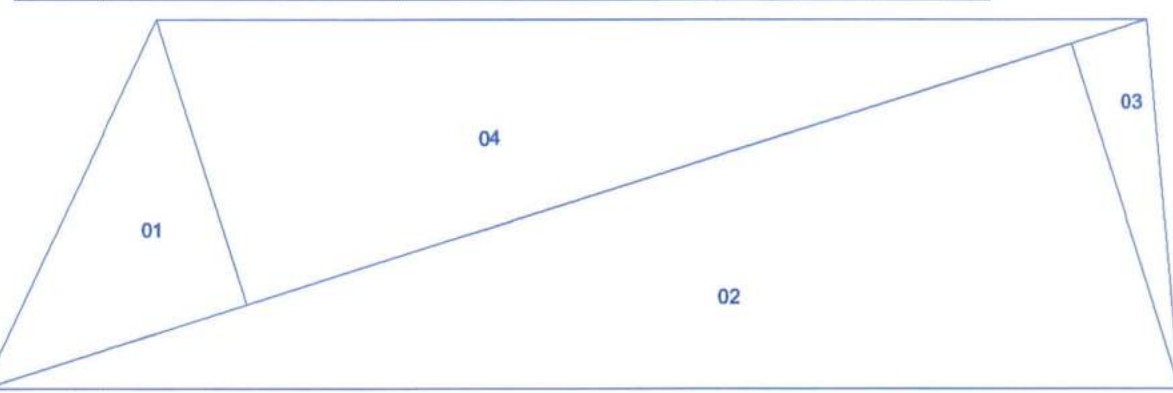


Form of Statement 2(Sr.No.9(a)) Proposed Building						
Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)			TNMTS.	
		COMM.	RESI.	MHADA	RESI.	MHADA
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	BASEMENT-2	0.00	0.00		0	0
	BASEMENT-1	0.00	0.00		0	0
	GROUND FLOOR	455.07	179.54		0	0
	1ST FLOOR	248.40	0.00	299.16	0	3
	2ND FLOOR	0.00	519.07	177.84	5	2
	3RD FLOOR	0.00	707.21		7	0
	4TH FLOOR	0.00	707.21		7	0
	5TH FLOOR	0.00	707.21		7	0
	6TH FLOOR	0.00	707.21		7	0
	7TH FLOOR	0.00	707.21		7	0
	8TH FLOOR (REFUGE)	0.00	685.90		7	0
	9TH FLOOR	0.00	707.21		7	0
	10TH FLOOR	0.00	707.21		7	0
	11TH FLOOR	0.00	707.21		7	0
	12TH FLOOR	0.00	707.21		7	0
	13TH FLOOR (REFUGE)	0.00	685.90		7	0
	14TH FLOOR	0.00	707.21		7	0
	15TH FLOOR	0.00	707.21		7	0
	16TH FLOOR	0.00	707.21		7	0
	17TH FLOOR	0.00	707.21		7	0
	18TH FLOOR (REFUGE)	0.00	685.90		7	0
	19TH FLOOR	0.00	707.21		7	0
	20TH FLOOR	0.00	707.21		7	0
	21ST FLOOR	0.00	707.21		7	0
	TOTAL AREA=	703.47	14071.68	477.00	138.00	5.00
		14775.15		477.00	143	

Form of Statement 2(Sr.No.9(a)) Proposed Building						
Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)			TNMTS.	
		RESI.	MHADA	RESI.	MHADA	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	BASEMENT-2	0.00		0		
	BASEMENT-1	0.00		0		
	GROUND FLOOR	96.13		0		
	1ST FLOOR	277.05		0		
	2ND FLOOR	0.00	338.53	0	4	
	3RD FLOOR	359.35		4		
	4TH FLOOR	359.35		4		
	5TH FLOOR	359.35		4		
	6TH FLOOR	359.35		4		
	7TH FLOOR	359.35		4		
	8TH FLOOR(REFUGE)	338.86		3		
	9TH FLOOR	359.35		4		
	10TH FLOOR	359.35		4		
	11TH FLOOR	359.35		4		
	12TH FLOOR	359.35		4		
	13TH FLOOR (REFUGE)	338.86		3		
	14TH FLOOR	359.35		4		
	15TH FLOOR	359.35		4		
	16TH FLOOR	359.35		4		
	17TH FLOOR	359.35		4		
	18TH FLOOR (REFUGE)	338.86		4		
	19TH FLOOR	359.35		3		
	20TH FLOOR	359.35		4		
	21ST FLOOR	359.35		4		
	TOTAL AREA=	7139.36	338.53	73.00	4.00	

Form of Statement 2(Sr.No.9(a)) Proposed Building						
Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)			TNMTS.	
		RESI.	MHADA	RESI.	MHADA	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	BASEMENT-2	0.00	0.00	0	0	
	BASEMENT-1	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	
	11TH FLOOR	698.43	0.00	6	0	
	12TH FLOOR	698.43	0.00	6	0	
	13TH FLOOR (REFUGE)	677.31	0.00	6	0	
	14TH FLOOR	698.43	0.00	6	0	
	15TH FLOOR	698.43	0.00	6	0	
	16TH FLOOR	698.43	0.00	6	0	
	17TH FLOOR	698.43	0.00	6	0	
	18TH FLOOR (REFUGE)	677.31	0.00	6	0	
	19TH FLOOR	698.43	0.00	6	0	
	20TH FLOOR	698.43	0.00	6	0	
	21ST FLOOR	698.43	0.00	6	0	
	TOTAL AREA=	14067.33	453.42	120.00	5.00	



TRIANGULATION	
01	720.23
02	3696.36
03	233.73
04	2523.68
TOTAL	7174.00

TRIANGULATION
SCALE 1: 1000

DOOR SCHEDULE	
DOOR	SIZES
SD	1.80X2.10
D	1.00X2.10
D1	0.90X2.10
D2	0.75X2.10

WINDOW SCHEDULE	
WINDOW	SIZES
W	1.80X1.80
V	0.60X0.90

BUILDING WISE F.S.I. STATEMENT							
BLDG NO.	FLOOR NO.	BUILD. HT.FROM GR.LVL. (M)	F.S.I. AREA (SQ.M)			TNMTS.	
(1)	(2)	(3)	(4)			(5)	
			COMM	RESI.	MHADA	RESI.	MHADA
A	B2+B1+G+21FLOORS.	66.60	703.47	14071.68	477.00	138	5
B	B2+B1+G+21FLOORS.	66.60	0.00	7139.36	338.53	73	4
C	B2+B1+G+21FLOORS.	66.60	0.00	14067.33	453.42	120	5
TOTAL			703.47	35278.37	1268.95	331.00	14.00
TOTAL FSI AREA				35981.84	1268.95		345.00

WATER REQUIREMENT: For WING A			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
OHWT	RESIDENTIAL	96525	97233.00
	COMMERCIAL	10461.60	11000.00
	FIRE REQUIREMENT TOTAL	25000.00	25000.00
UGWT	RESIDENTIAL	131986.60	133233.00
	COMMERCIAL	193050	194466
	FIRE REQUIREMENT TOTAL	200000.00	200000.00
	TOTAL	393050.00	394466.00

WATER REQUIREMENT: For WING B			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
OHWT	RESIDENTIAL	51975	52683
	COMMERCIAL	25000.00	25000.00
	FIRE REQUIREMENT TOTAL	76975.00	77683.00
UGWT	RESIDENTIAL	103950	105366
	COMMERCIAL	200000.00	200000.00
	FIRE REQUIREMENT TOTAL	303950.00	305366.00

WATER REQUIREMENT: For WING C			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
OHWT	RESIDENTIAL	84375	85083
	COMMERCIAL	25000.00	25000.00
	FIRE REQUIREMENT TOTAL	109375.00	110083.00
UGWT	RESIDENTIAL	168750	170166
	COMMERCIAL	200000.00	200000.00
	FIRE REQUIREMENT TOTAL	368750.00	370166.00

F.S.I. AND NON F.S.I. STATEMENT		
SR.NO.	DESCRIPTION	AREA IN SQ.M.
1	F.S.I. AREA	35981.84
2	NON F.S.I. AREA	
a	LIFT + LMR + FIRE LIFT + FIRE LMR	100.00
b	TERRACE	1761.08
c	DEFAULT TERRACE	217.14
e	REFUGE AREA	430.00
f	BASEMENT-2	5058.73
g	BASEMENT-1	5058.73
h	GROUND FLOOR	4623.58
i	OHT	284.23
j	UG WATER TANK + PUMP ROOM	283.00
k	OWC	185
l	STP	336.00
m	D.G SET + TRANSFORMER	230
n	SECURITY OFFICE	15.04
o	CLUBHOUSE	280
p	MHADA	1268.95
	TOTAL NON F.S.I.	20131.47
	CONSTRUCTION BUILT UP AREA TOTAL F.S.I. AREA + TOTAL NON F.S.I.	56113.31

PARKING CALCULATION: WING A

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Residential	40 - 80	2	69	1	35	2	69
Residential	80-150	1	74	1	74	1	74
Total Required (Nos)			143		109	0	143
In Addition 5% Visitors Parking(Nos)					5	0	7
Commercial	660.05	100		2	13	6	40
Total Area Required				1587.50+380=1967.50			
Total Area Proposed				2100			

PARKING CALCULATION: WING B

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Residential	40 - 80	2	74	1	37	2	74
Residential	80-150	1	03	1	03	1	03
Total Required (Nos)			77		40	0	77
In Addition 5% Visitors Parking(Nos)					2	0	4
Commercial	00	100	00	2	00	6	00
Total Area Required				525+162=687			
Total Area Proposed				1000			

PARKING CALCULATION: WING C

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Residential	40 - 80	2	32	1	37	2	75
Residential	80-150	1	93	1	75	1	75
Total Required (Nos)			125		112	0	150
In Addition 5% Visitors Parking(Nos)					6	0	8
Commercial	0	100	0	2	0	6	0
Total Area Required				1475+316=1791			
Total Area Proposed				1850			



LOCATION PLAN

STAMP OF APPROVAL

Sanctioned No. B.P./EC/Wadmulkhadi/03/24
Subject to conditions mentioned in the
Office Order No.
Given dated 24/05/24
Pimpri
Date 24/05/2024



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. Plottable 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	3587.00 SQ.M.
b) Proposed FSI on payment of premium (0.5)	3587.00 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.	1244.00 SQ.M.
a) In-situ area against B.R.T. PARKING [1.0 x Sr. No. 2(b)] if any.	223.47 SQ.M.
c) 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.
(d) TDR area (1.75)	11087.03 SQ.M.
(e) Total In-situ / TDR loading prop.(11 (a)+(b)+(c)+(d))	12554.50 SQ.M.
(f) GRHA seven star / IGBC Platinum or equivalent rating-5% incentive FSI(Sr. No. 9)	316.42 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.	22786.45 SQ.M.
(b) Ancillary Area FSI (60%) (22786.45 - (703.47/1.8)) = 22395.63 sq.m. (Resi.- 60% of 22395.63) = 13437.38 SQ.M.	13437.38 SQ.M.
(c) Proposed Comm.= 703.47/1.8 = 390.82 sq.m (Comm.- 80% of 390.82 sq.m) = 312.66 SQ.M.	312.66 SQ.M.
(c) Total entitlement (a+b)	36536.49 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')	35981.84 SQ.M.
(c) Total (a+b)	35981.84 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 WADMUKHWADI, 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. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.