| | |
|---|---|
| 1st Sanctioned no -B.P./Punawale/43/2024 Dated- 08/05/2024 | |
| 2nd Sanctioned no -B.P./Punawale/54/2024 Dated- 26/07/2024 | |
| 3rd Sanctioned no -B.P./Punawale/67/2024 Dated- 10/10/2024 | |

| STAMP OF APPROVAL | SHEET NO. |
|---|---|
| Layout,Ground & Basement Floor Plan | 01/12 |

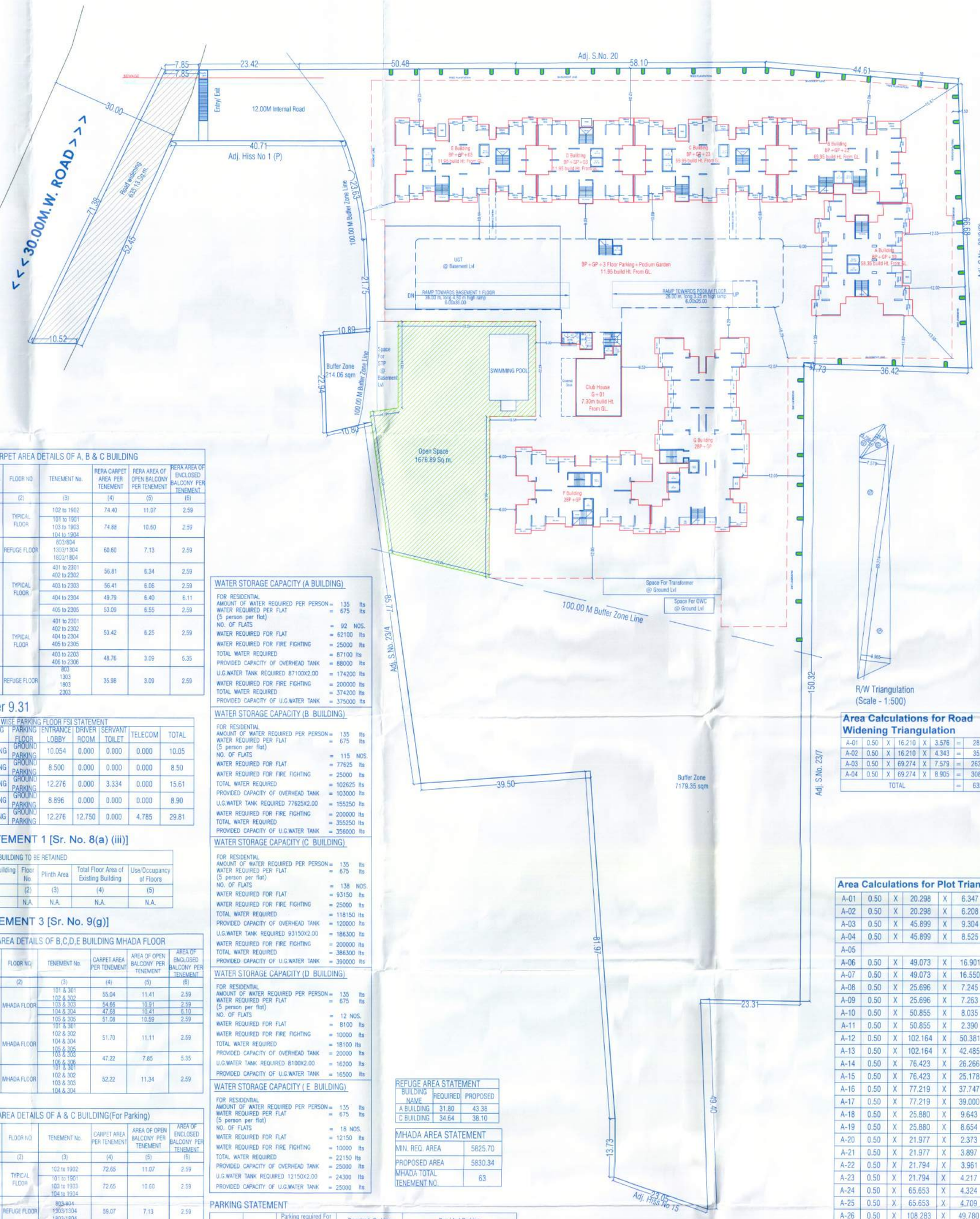
Sanctioned No. B.P. / Punawale/22/2025
Subject to conditions mentioned in the
Office Order No.
dated 21/03/2025
Pimpri
Date 21/03/2025

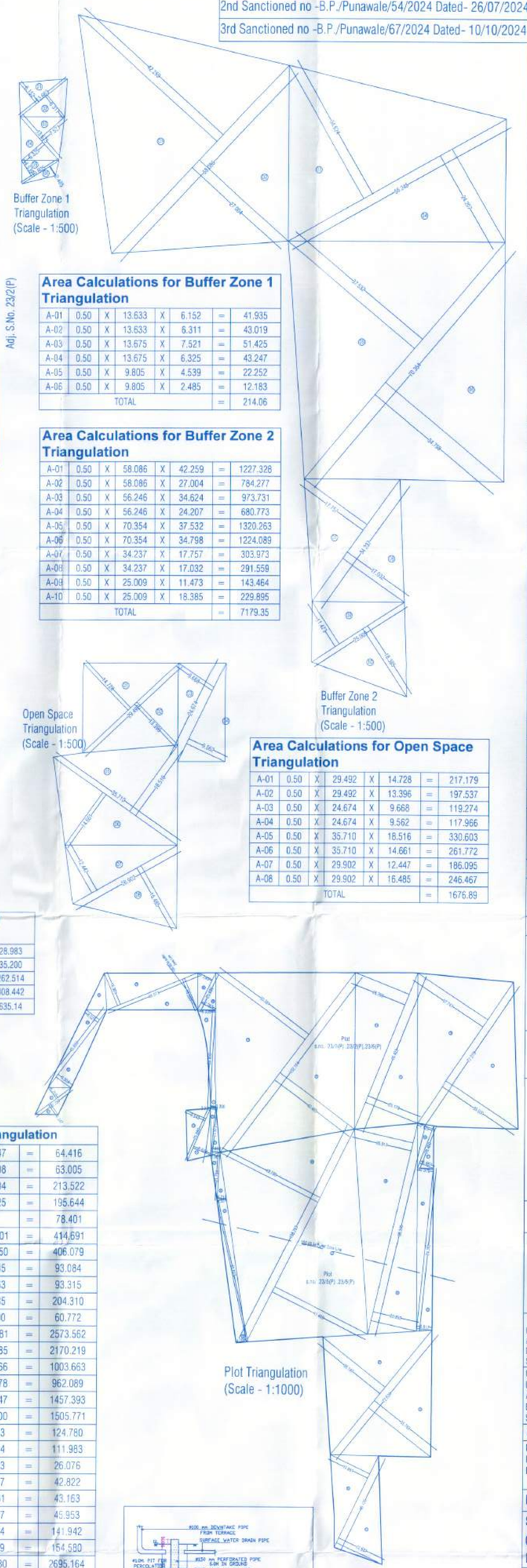
O. C. Signed by
City Engineer

City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18.

Location Map
(NTS)

PROPOSED SITE




FSI STATEMENT OF (A BUILDING) As Per UDCPR 2020

| FLOORS | FSI AREA COMMERCIAL | FSI AREA RESIDENTIAL | MHADA AREA | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|---|
| BASEMENT PARKING FLOOR | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| GROUND PARKING FLOOR | 0.00 | 10.05 | 0.00 | 0 | 10.05 |
| FIRST FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| SECOND FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| THIRD FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| FOURTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| FIFTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| SIXTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| SEVENTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| EIGHTH FLOOR | 0.00 | 418.059 | 0.00 | 04 | 418.06 |
| NINTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| TENTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| ELEVENTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| TWELFTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| THIRTEENTH FLOOR | 0.00 | 418.059 | 0.00 | 04 | 418.06 |
| FOURTEENTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| FIFTEENTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| SIXTEENTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| SEVENTEENTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| EIGHTEENTH FLOOR | 0.00 | 418.059 | 0.00 | 04 | 418.06 |
| NINETEENTH FLOOR | 0.00 | 453.159 | 0.00 | 04 | 453.16 |
| GRAND TOTAL | 0.00 | 8514.77 | 0.00 | 76.00 | 8514.77 |

FSI STATEMENT OF (B BUILDING) As Per UDCPR 2020

| FLOORS | FSI AREA COMMERCIAL | FSI AREA RESIDENTIAL | MHADA AREA | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|---|
| BASEMENT PARKING FLOOR | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| GROUND PARKING FLOOR | 0.00 | 8.50 | 0.00 | 0 | 8.50 |
| FIRST FLOOR | 0.00 | 0.00 | 467.425 | 05 | 0.00 |
| SECOND FLOOR | 0.00 | 0.00 | 467.425 | 05 | 0.00 |
| THIRD FLOOR | 0.00 | 0.00 | 467.425 | 05 | 0.00 |
| FOURTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| FIFTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| SIXTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| SEVENTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| EIGHTH FLOOR | 0.00 | 361.43 | 0.00 | 04 | 361.43 |
| NINTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| TENTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| ELEVENTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| TWELFTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| THIRTEENTH FLOOR | 0.00 | 361.43 | 0.00 | 04 | 361.43 |
| FOURTEENTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| FIFTEENTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| SIXTEENTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| SEVENTEENTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| EIGHTEENTH FLOOR | 0.00 | 361.43 | 0.00 | 04 | 361.43 |
| NINETEENTH FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| TWENTY FIRST FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| TWENTY SECOND FLOOR | 0.00 | 433.05 | 0.00 | 05 | 433.05 |
| TWENTY THIRD FLOOR | 0.00 | 361.43 | 0.00 | 04 | 361.43 |
| GRAND TOTAL | 0.00 | 8383.02 | 1402.28 | 111.00 | 8383.02 |

FSI STATEMENT OF (C BUILDING) As Per UDCPR 2020

| FLOORS | FSI AREA COMMERCIAL | FSI AREA RESIDENTIAL | MHADA AREA | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|---|
| BASEMENT PARKING FLOOR | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| GROUND PARKING FLOOR | 0.00 | 15.61 | 0.00 | 0 | 15.61 |
| FIRST FLOOR | 0.00 | 0.00 | 560.239 | 06 | 0.00 |
| SECOND FLOOR | 0.00 | 0.00 | 560.239 | 06 | 0.00 |
| THIRD FLOOR | 0.00 | 0.00 | 560.239 | 06 | 0.00 |
| FOURTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| FIFTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| SIXTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| SEVENTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| EIGHTH FLOOR | 0.00 | 478.581 | 0.00 | 06 | 478.58 |
| NINTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| TENTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| ELEVENTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| TWELFTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| THIRTEENTH FLOOR | 0.00 | 478.581 | 0.00 | 06 | 478.58 |
| FOURTEENTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| FIFTEENTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| SIXTEENTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| SEVENTEENTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| EIGHTEENTH FLOOR | 0.00 | 478.581 | 0.00 | 06 | 478.58 |
| NINETEENTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| TWENTYTH FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| TWENTY FIRST FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| TWENTY SECOND FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| TWENTY THIRD FLOOR | 0.00 | 495.300 | 0.00 | 06 | 495.30 |
| GRAND TOTAL | 0.00 | 9871.45 | 1680.72 | 138.00 | 9871.45 |

FSI STATEMENT OF (D BUILDING) As Per UDCPR 2020

| FLOORS | FSI AREA COMMERCIAL | FSI AREA RESIDENTIAL | MHADA AREA | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|---|
| BASEMENT PARKING FLOOR | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| GROUND PARKING FLOOR | 0.00 | 8.90 | 0.00 | 0 | 8.90 |
| FIRST FLOOR | 0.00 | 0.00 | 355.541 | 04 | 0.00 |
| SECOND FLOOR | 0.00 | 0.00 | 355.541 | 04 | 0.00 |
| THIRD FLOOR | 0.00 | 0.00 | 355.541 | 04 | 0.00 |
| GRAND TOTAL | 0.00 | 8.90 | 1066.62 | 12.00 | 8.90 |

FSI STATEMENT OF (E BUILDING) As Per UDCPR 2020

| FLOORS | FSI AREA COMMERCIAL | FSI AREA RESIDENTIAL | MHADA AREA | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|---|
| BASEMENT PARKING FLOOR | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| GROUND PARKING FLOOR | 0.00 | 29.81 | 0.00 | 0 | 29.81 |
| FIRST FLOOR | 0.00 | 0.00 | 560.239 | 06 | 0.00 |
| SECOND FLOOR | 0.00 | 0.00 | 560.239 | 06 | 0.00 |
| THIRD FLOOR | 0.00 | 0.00 | 560.239 | 06 | 0.00 |
| GRAND TOTAL | 0.00 | 29.81 | 1680.72 | 18.00 | 29.81 |

FSI STATEMENT OF BUILDING As Per UDCPR 2020

| FLOORS | FSI AREA COMMERCIAL | FSI AREA RESIDENTIAL | MHADA AREA | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|---|
| A BUILDING | 0.00 | 8514.77 | 0.00 | 76 | 8514.77 |
| B BUILDING | 0.00 | 8383.02 | 1402.28 | 111 | 8383.02 |
| C BUILDING | 0.00 | 9871.45 | 1680.72 | 138 | 9871.45 |
| D BUILDING | 0.00 | 8.90 | 1066.62 | 12 | 8.90 |
| E BUILDING | 0.00 | 29.81 | 1680.72 | 18 | 29.81 |
| Club House | 0.00 | 446.26 | 0.00 | 0 | 446.26 |
| TOTAL | 0.000 | 27254.210 | 5830.340 | 355.000 | 27254.210 |

RERA CARPET AREA DETAILS OF A, B & C BUILDING

| Building No. | FLOOR NO | TENEMENT No. | RERA CARPET AREA PER TENEMENT | RERA AREA OF OPEN BALCONY PER TENEMENT | RERA AREA OF ENCLOSED BALCONY PER TENEMENT |
|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| A BLDG | TYPICAL FLOOR | 102 to 1902 | 74.40 | 11.07 | 2.59 |
| | | 101 to 1901<br>103 to 1903<br>104 to 1904 | 74.88 | 10.60 | 2.59 |
| A BLDG | REFUGE FLOOR | 603/604<br>1303/1304<br>1603/1604 | 60.60 | 7.13 | 2.59 |
| B BLDG | TYPICAL FLOOR | 401 to 2301<br>402 to 2302 | 56.81 | 6.34 | 2.59 |
| | | 403 to 2303 | 56.41 | 6.06 | 2.59 |
| | | 404 to 2304 | 49.79 | 6.40 | 6.11 |
| | | 405 to 2305 | 53.09 | 6.55 | 2.59 |
| C BLDG | TYPICAL FLOOR | 401 to 2301<br>402 to 2302<br>404 to 2304<br>405 to 2305 | 53.42 | 6.25 | 2.59 |
| | | 403 to 2303<br>406 to 2306 | 48.76 | 3.09 | 5.35 |
| C BLDG | REFUGE FLOOR | 603<br>1303<br>1603<br>2303 | 35.98 | 3.09 | 2.59 |

As Per 9.31

BUILDING WISE PARKING FLOOR FSI STATEMENT

| BUILDING NAME | PARKING FLOOR | ENTRANCE LOBBY | DRIVER ROOM | SERVANT TOILET | TELECOM | TOTAL |
|---|---|---|---|---|---|---|
| A BUILDING | GROUND PARKING | 10.054 | 0.000 | 0.000 | 0.000 | 10.05 |
| B BUILDING | GROUND PARKING | 8.500 | 0.000 | 0.000 | 0.000 | 8.50 |
| C BUILDING | GROUND PARKING | 12.276 | 0.000 | 3.334 | 0.000 | 15.61 |
| D BUILDING | GROUND PARKING | 8.896 | 0.000 | 0.000 | 0.000 | 8.90 |
| E BUILDING | GROUND PARKING | 12.276 | 12.750 | 0.000 | 4.785 | 29.81 |

STATEMENT 1 [Sr. No. 8(a) (iii)]

EXISTING BUILDING TO BE RETAINED

| Existing Building No. | Floor No | Plinth Area | Total Floor Area of Existing Building | Use/Occupancy of Floors |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| N.A. | N.A. | N.A. | N.A. | N.A. |

STATEMENT 3 [Sr. No. 9(g)]

CARPET AREA DETAILS OF B,C,D,E BUILDING MHADA FLOOR

| Building No. | FLOOR NO | TENEMENT No. | CARPET AREA PER TENEMENT | AREA OF OPEN BALCONY PER TENEMENT | AREA OF ENCLOSED BALCONY PER TENEMENT |
|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| B BLDG | MHADA FLOOR | 101 & 301<br>102 & 302 | 55.04 | 11.41 | 2.59 |
| | | 103 & 303 | 54.66 | 10.91 | 2.59 |
| | | 104 & 304 | 47.68 | 10.41 | 6.10 |
| | | 105 & 305 | 51.08 | 10.59 | 2.59 |
| C & E BLDG | MHADA FLOOR | 101 & 301<br>102 & 302<br>104 & 304 | 51.70 | 11.11 | 2.59 |
| | | 103 & 303<br>105 & 305 | 47.22 | 7.85 | 5.35 |
| D BLDG | MHADA FLOOR | 101 & 301<br>102 & 302<br>103 & 303<br>104 & 304 | 52.22 | 11.34 | 2.59 |

CARPET AREA DETAILS OF A & C BUILDING(For Parking)

| Building No. | FLOOR NO | TENEMENT No. | CARPET AREA PER TENEMENT | AREA OF OPEN BALCONY PER TENEMENT | AREA OF ENCLOSED BALCONY PER TENEMENT |
|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| A BLDG | TYPICAL FLOOR | 102 to 1902 | 72.65 | 11.07 | 2.59 |
| | | 101 to 1901<br>103 to 1903<br>104 to 1904 | 72.65 | 10.60 | 2.59 |
| A BLDG | REFUGE FLOOR | 603/604<br>1303/1304<br>1603/1804 | 59.07 | 7.13 | 2.59 |
| B BLDG | TYPICAL FLOOR | 401 to 2301<br>402 to 2302 | 54.47 | 6.34 | 2.59 |
| | | 403 to 2303 | 54.06 | 6.06 | 2.59 |
| | | 404 to 2304 | 47.62 | 6.40 | 6.11 |
| | | 405 to 2305 | 50.74 | 6.55 | 2.59 |
| C BLDG | TYPICAL FLOOR | 401 to 2301<br>402 to 2302<br>404 to 2304<br>405 to 2305 | 51.70 | 6.25 | 2.59 |
| | | 403 to 2303<br>406 to 2306 | 47.22 | 3.09 | 5.35 |
| C BLDG | REFUGE FLOOR | 603<br>1303<br>1603<br>2303 | 35.50 | 3.09 | 2.59 |

WATER STORAGE CAPACITY (A BUILDING)

| | | |
|---|---|---|
| FOR RESIDENTIAL | | |
| AMOUNT OF WATER REQUIRED PER PERSON | = 135 | ltrs |
| WATER REQUIRED PER FLAT (5 person per flat) | = 675 | ltrs |
| NO. OF FLATS | = 92 | NOS. |
| WATER REQUIRED FOR FLAT | = 62100 | ltrs |
| WATER REQUIRED FOR FIRE FIGHTING | = 25000 | ltrs |
| TOTAL WATER REQUIRED | = 87100 | ltrs |
| PROVIDED CAPACITY OF OVERHEAD TANK | = 88000 | ltrs |
| U.G.WATER TANK REQUIRED 87100X2.00 | = 174200 | ltrs |
| WATER REQUIRED FOR FIRE FIGHTING | = 200000 | ltrs |
| TOTAL WATER REQUIRED | = 374200 | ltrs |
| PROVIDED CAPACITY OF U.G.WATER TANK | = 375000 | ltrs |

WATER STORAGE CAPACITY (B BUILDING)

| | | |
|---|---|---|
| FOR RESIDENTIAL | | |
| AMOUNT OF WATER REQUIRED PER PERSON | = 135 | ltrs |
| WATER REQUIRED PER FLAT (5 person per flat) | = 675 | ltrs |
| NO. OF FLATS | = 115 | NOS. |
| WATER REQUIRED FOR FLAT | = 77625 | ltrs |
| WATER REQUIRED FOR FIRE FIGHTING | = 25000 | ltrs |
| TOTAL WATER REQUIRED | = 102625 | ltrs |
| PROVIDED CAPACITY OF OVERHEAD TANK | = 103000 | ltrs |
| U.G.WATER TANK REQUIRED 77625X2.00 | = 155250 | ltrs |
| WATER REQUIRED FOR FIRE FIGHTING | = 200000 | ltrs |
| TOTAL WATER REQUIRED | = 355250 | ltrs |
| PROVIDED CAPACITY OF U.G.WATER TANK | = 356000 | ltrs |

WATER STORAGE CAPACITY (C BUILDING)

| | | |
|---|---|---|
| FOR RESIDENTIAL | | |
| AMOUNT OF WATER REQUIRED PER PERSON | = 135 | ltrs |
| WATER REQUIRED PER FLAT (5 person per flat) | = 675 | ltrs |
| NO. OF FLATS | = 138 | NOS. |
| WATER REQUIRED FOR FLAT | = 93150 | ltrs |
| WATER REQUIRED FOR FIRE FIGHTING | = 25000 | ltrs |
| TOTAL WATER REQUIRED | = 118150 | ltrs |
| PROVIDED CAPACITY OF OVERHEAD TANK | = 120000 | ltrs |
| U.G.WATER TANK REQUIRED 93150X2.00 | = 186300 | ltrs |
| WATER REQUIRED FOR FIRE FIGHTING | = 200000 | ltrs |
| TOTAL WATER REQUIRED | = 386300 | ltrs |
| PROVIDED CAPACITY OF U.G.WATER TANK | = 390000 | ltrs |

WATER STORAGE CAPACITY (D BUILDING)

| | | |
|---|---|---|
| FOR RESIDENTIAL | | |
| AMOUNT OF WATER REQUIRED PER PERSON | = 135 | ltrs |
| WATER REQUIRED PER FLAT (5 person per flat) | = 675 | ltrs |
| NO. OF FLATS | = 12 | NOS. |
| WATER REQUIRED FOR FLAT | = 8100 | ltrs |
| WATER REQUIRED FOR FIRE FIGHTING | = 10000 | ltrs |
| TOTAL WATER REQUIRED | = 18100 | ltrs |
| PROVIDED CAPACITY OF OVERHEAD TANK | = 20000 | ltrs |
| U.G.WATER TANK REQUIRED 8100X2.00 | = 16200 | ltrs |
| PROVIDED CAPACITY OF U.G.WATER TANK | = 16500 | ltrs |

WATER STORAGE CAPACITY ( E BUILDING)

| | | |
|---|---|---|
| FOR RESIDENTIAL | | |
| AMOUNT OF WATER REQUIRED PER PERSON | = 135 | ltrs |
| WATER REQUIRED PER FLAT (5 person per flat) | = 675 | ltrs |
| NO. OF FLATS | = 18 | NOS. |
| WATER REQUIRED FOR FLAT | = 12150 | ltrs |
| WATER REQUIRED FOR FIRE FIGHTING | = 10000 | ltrs |
| TOTAL WATER REQUIRED | = 22150 | ltrs |
| PROVIDED CAPACITY OF OVERHEAD TANK | = 25000 | ltrs |
| U.G.WATER TANK REQUIRED 12150X2.00 | = 24300 | ltrs |
| PROVIDED CAPACITY OF U.G.WATER TANK | = 25000 | ltrs |

PARKING STATEMENT

| Area of Statement | Prop. No of Tenements | Parking required For Every: By Rule | Total Req. | Required Parking: Car | Required Parking: Scooter | Provided Parking: Floor | Car | Scooter |
|---|---|---|---|---|---|---|---|---|
| 40-80 | 355 | 2 / 1 2 | 178 | 178 | 355 | Ground | 174 | 245 |
| Total | | | | 178 | 355 | Basement 1 | 100 | 154 |
| Visitors Parking 5% | | | | 9 | 18 | | | |
| | | | | | | Basement 2 | 75 | 76 |
| Total Parking Required | | | | 187 | 373 | Total | 349 | 475 |
| Required Area Per car /Scooter | | | | 12.50 | 2 | Proposed Area | 12.50 | 2 |
| | | | | 2336.25 | 745.50 | | 4362.50 | 950.00 |
| Required Area | | | | 3081.75 | | Total EV Parking (349X 20 % = 70 nos) | | |

| REFUGE AREA STATEMENT BUILDING NAME | REQUIRED | PROPOSED |
|---|---|---|
| A BUILDING | 31.80 | 43.38 |
| C BUILDING | 34.64 | 38.10 |

| MHADA AREA STATEMENT | |
|---|---|
| MIN. REQ. AREA | 5825.70 |
| PROPOSED AREA | 5830.34 |
| MHADA TOTAL TENEMENT NO. | 63 |

Layout
(scale 1:400)

Area Calculations for Buffer Zone 1 Triangulation

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A-01 | 0.50 | X | 13.633 | X | 6.152 | = | 41.935 |
| A-02 | 0.50 | X | 13.633 | X | 6.311 | = | 43.019 |
| A-03 | 0.50 | X | 13.675 | X | 7.521 | = | 51.425 |
| A-04 | 0.50 | X | 13.675 | X | 6.325 | = | 43.247 |
| A-05 | 0.50 | X | 9.805 | X | 4.539 | = | 22.252 |
| A-06 | 0.50 | X | 9.805 | X | 2.485 | = | 12.183 |
| TOTAL | | | | | | = | 214.06 |

Area Calculations for Buffer Zone 2 Triangulation

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A-01 | 0.50 | X | 58.086 | X | 42.259 | = | 1227.328 |
| A-02 | 0.50 | X | 58.086 | X | 27.004 | = | 784.277 |
| A-03 | 0.50 | X | 56.246 | X | 34.624 | = | 973.731 |
| A-04 | 0.50 | X | 56.246 | X | 24.207 | = | 680.773 |
| A-05 | 0.50 | X | 70.354 | X | 37.532 | = | 1320.263 |
| A-06 | 0.50 | X | 70.354 | X | 34.798 | = | 1224.089 |
| A-07 | 0.50 | X | 34.237 | X | 17.757 | = | 303.973 |
| A-08 | 0.50 | X | 34.237 | X | 17.032 | = | 291.559 |
| A-09 | 0.50 | X | 25.009 | X | 11.473 | = | 143.464 |
| A-10 | 0.50 | X | 25.009 | X | 18.385 | = | 229.895 |
| TOTAL | | | | | | = | 7179.35 |

Area Calculations for Open Space Triangulation

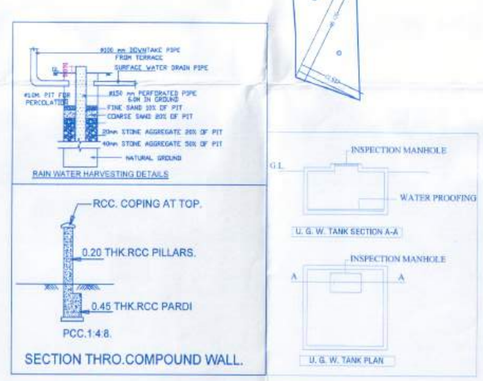
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A-01 | 0.50 | X | 29.492 | X | 14.728 | = | 217.179 |
| A-02 | 0.50 | X | 29.492 | X | 13.396 | = | 197.537 |
| A-03 | 0.50 | X | 24.674 | X | 9.668 | = | 119.274 |
| A-04 | 0.50 | X | 24.674 | X | 9.562 | = | 117.966 |
| A-05 | 0.50 | X | 35.710 | X | 18.516 | = | 330.603 |
| A-06 | 0.50 | X | 35.710 | X | 14.661 | = | 261.772 |
| A-07 | 0.50 | X | 29.902 | X | 12.447 | = | 186.095 |
| A-08 | 0.50 | X | 29.902 | X | 16.485 | = | 246.467 |
| TOTAL | | | | | | = | 1676.89 |

Area Calculations for Road Widening Triangulation

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A-01 | 0.50 | X | 16.210 | X | 3.576 | = | 28.983 |
| A-02 | 0.50 | X | 16.210 | X | 4.343 | = | 35.200 |
| A-03 | 0.50 | X | 69.274 | X | 7.579 | = | 262.514 |
| A-04 | 0.50 | X | 69.274 | X | 8.905 | = | 308.442 |
| TOTAL | | | | | | = | 635.14 |

Area Calculations for Plot Triangulation

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A-01 | 0.50 | X | 20.298 | X | 6.347 | = | 64.416 |
| A-02 | 0.50 | X | 20.298 | X | 6.208 | = | 63.005 |
| A-03 | 0.50 | X | 45.699 | X | 9.304 | = | 213.522 |
| A-04 | 0.50 | X | 45.699 | X | 8.525 | = | 195.644 |
| A-05 | | | | | | = | 78.401 |
| A-06 | 0.50 | X | 49.073 | X | 16.901 | = | 414.691 |
| A-07 | 0.50 | X | 49.073 | X | 16.550 | = | 406.079 |
| A-08 | 0.50 | X | 25.696 | X | 7.245 | = | 93.084 |
| A-09 | 0.50 | X | 25.696 | X | 7.263 | = | 93.315 |
| A-10 | 0.50 | X | 50.855 | X | 8.035 | = | 204.310 |
| A-11 | 0.50 | X | 50.855 | X | 2.390 | = | 60.772 |
| A-12 | 0.50 | X | 102.164 | X | 50.381 | = | 2573.562 |
| A-13 | 0.50 | X | 102.164 | X | 42.485 | = | 2170.219 |
| A-14 | 0.50 | X | 76.423 | X | 26.266 | = | 1003.663 |
| A-15 | 0.50 | X | 76.423 | X | 25.178 | = | 962.089 |
| A-16 | 0.50 | X | 77.219 | X | 37.747 | = | 1457.393 |
| A-17 | 0.50 | X | 77.219 | X | 39.000 | = | 1505.771 |
| A-18 | 0.50 | X | 25.880 | X | 9.643 | = | 124.780 |
| A-19 | 0.50 | X | 25.880 | X | 8.654 | = | 111.983 |
| A-20 | 0.50 | X | 21.977 | X | 2.373 | = | 26.076 |
| A-21 | 0.50 | X | 21.977 | X | 3.897 | = | 42.822 |
| A-22 | 0.50 | X | 21.794 | X | 3.961 | = | 43.163 |
| A-23 | 0.50 | X | 21.794 | X | 4.217 | = | 45.953 |
| A-24 | 0.50 | X | 65.653 | X | 4.324 | = | 141.942 |
| A-25 | 0.50 | X | 65.653 | X | 4.709 | = | 154.580 |
| A-26 | 0.50 | X | 108.283 | X | 49.780 | = | 2695.164 |
| A-27 | 0.50 | X | 108.283 | X | 47.469 | = | 2570.043 |
| A-28 | 0.50 | X | 98.346 | X | 26.917 | = | 1323.590 |
| A-29 | 0.50 | X | 98.346 | X | 20.893 | = | 1027.371 |
| A-30 | 0.50 | X | 20.460 | X | 7.125 | = | 72.889 |
| A-31 | 0.50 | X | 20.460 | X | 6.667 | = | 68.203 |
| A-32 | 0.50 | X | 74.362 | X | 7.079 | = | 263.204 |
| A-33 | 0.50 | X | 74.362 | X | 6.817 | = | 253.463 |
| A-34 | 0.50 | X | 72.634 | X | 36.187 | = | 1314.203 |
| A-35 | 0.50 | X | 72.634 | X | 35.782 | = | 1299.495 |
| A-36 | 0.50 | X | 46.120 | X | 19.861 | = | 457.995 |
| A-37 | 0.50 | X | 46.120 | X | 22.932 | = | 528.812 |
| TOTAL | | | | | | = | 24125.67 |




Area Statement

| | | SQ.M. |
|---|---|---|
| 1 | Area Of The Plot (Minimum area of a,b,c to be considered) | 23525.00 |
| | (a) As per Ownership Document(7/12 ,CTS Extract) | 23525.00 |
| | (b) As per Measurement Sheet | 24125.67 |
| | (c) As per Site | 23549.74 |
| 2 | Deduction For | |
| | (a) Proposed D.P./D.P.Road Widening Area/ Service Road/Highway Widening/Shifted Plot Boundary | 635.13 |
| | (b) Any D.P.Reservation Area (Buffer Zone) | 7393.41 |
| | Total (a+b) | 8028.54 |
| 3 | Balance Area Of Plot (1-2) | 15496.46 |
| 4 | Amenity Space (if applicable) | N.A. |
| | (a) Required | 0.00 |
| | (b) Adjustment of 2(b),if any | 0.00 |
| | (c) Balance Proposed | 0.00 |
| 5 | Net Plot Area [3-4(c)] | 15496.46 |
| 6 | Recreation Open Space (if applicable) | |
| | (a) Required Area | 1549.65 |
| | (b) Proposed Area | 1676.89 |
| 7 | Internal Road Area | 0.00 |
| 8 | Plotable Area (if applicable) | 0.00 |
| 9 | Built Up Area With reference to Basic F.S.I , as per front road width (Sr.No.5 x 1.10) | 17046.11 |
| 10 | Additional of FSI on payment of premium | |
| | (a) Maximum permissible premium FSI -based on road width /TOD Zone (Sr.No.1 x 0.50) (30m Road) | 11762.50 |
| | (b) Proposed FSI on payment of premium | 0.00 |
| 11 | In -situ FSI /TDR loading | |
| | (a) TDR Area Permissible (Sr.No. 1 x 1.40) | 32935.00 |
| | (b) TDR Area Proposed | 0.0 |
| 12 | Additional FSI Area under chapter no 7 | |
| 13 | Total entitlement of FSI in the Proposal | |
| | (a) [9+10(b)+11(d)] or 12 whichever is applicable | 17046.11 |
| | (b) Ancillary FSI 60% or 80% with payment of charges(17046.11X 0.60 = 10227.66 ) | 10227.66 |
| | (c) Total entitlement (a+b) | 27273.77 |
| 14 | Maximum utilization limit of F.S.I. (building potential) Permissible as per road width [(as per regulation No. 6.1 or 6.3 as applicable) x 1.6 or 1.8] | |
| 15 | Total Built up Area in Proposal (Excluding Area at Sr. No. 17b) | |
| | (a) Existing Built up Area (old sanctioned built up area) | |
| | (i) Proposed Residential Built Up Area (as per 'P line') | 27254.210 |
| | (ii) Proposed Commercial Built Up Area (as per 'P line') | 0.00 |
| | (c) Total (a+b) | 27254.210 |
| 16 | F.S.I. Consumed (15/13)(Should not be more than Sr. No. 14 above) | 0.9993 |
| 17 | Area of Inclusive Housing , If any (MHADA) | |
| | (a)Required Area [20% of Basic FSI 1.1] + Additional MHADA (2416.48)(s.no 31/32/A/5 to 7,Plot No 2,Ms. Consonanas Buildtech LLP Thr.partner Shri Rajesh Goyal .) | 5825.70 |
| | (a)Proposed Area | 5830.34 |

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN ARE ACCURATE AS ON SITE AND THE AREA DO MORED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / TP SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

OWNERS 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 | OWNER'S SIGN |
|---|---|
| M/S Infinity Associates Through Its Partner M/S Legacy Lifespaces LLP Through Its Partner Mr.Roshan Kishanchand Ramnani | |

**PROJECT NAME :**

SURVEY NO : 23/1(P), 23/2/1, 23/2/2, 23/5, 23/6/2, 23/6/3, 23/6/4

CTS NO :

DESCRIPTION :REGULAR TRACK, VILLAGE - PUNAWALE

| ARCHITECT | ARCHITECT'S SIGN |
|---|---|
| Mehul Vasant Shah<br>CA/2004/34594 | |

| NORTH | DRAWN BY: GSS | CHECKED BY: VDT |
|---|---|---|
| | SCALE : 1:100 | SHEET NO.: 01/09 |
| | DATE : 02.10.2024 | PAGE NO.: |
| | INWARD NO. : - | |


MSA MEHUL VASANT ARCHITECTS
305-B, Kalpvriksha building, opp. Ayodhya veg, near Nachiket apartment, DP road, Karve Nagar, Pune-411052 email: info@architectms.com
www.architectms.com