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
4th Sanctioned no -B.P./Punawale/22/2025 Dated- 21/03/2025

STAMP OF APPROVAL	SHEET NO.
Layout	01/17

Sanctioned No. B.P / Punawale / 74/2025
Subject to conditions mentioned in the
Office Order No.
aven dated 01/08/2025
Pimpri
Date :01/08/2025

ESTD. 11/10/82

O. C. Signed by
City Engineer

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

STATEMENT 2 [Sr. No. 9(a)] Proposed Building

FSI STATEMENT OF (A BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA		MHADA AREA	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL			
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
TWENTYTH FLOOR	0.00	453.159	0.00	04	453.16
TWENTY ONE FLOOR	0.00	453.159	0.00	04	453.16
TWENTY TWO FLOOR	0.00	453.159	0.00	04	453.16
TWENTY THREE FLOOR	0.00	418.059	0.00	04	418.06
GRAND TOTAL	0.00	10292.31	0.00	92.00	10292.31

FSI STATEMENT OF (B BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA		MHADA AREA	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL			
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
TWENTYTH 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		MHADA AREA	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL			
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	478.581	0.00	06	478.58
GRAND TOTAL	0.00	9854.73	1680.72	138.00	9854.73

FSI STATEMENT OF (D BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA		MHADA AREA	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL			
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	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
FOURTH FLOOR	0.00	333.98	0.00	04	333.98
FIFTH FLOOR	0.00	333.98	0.00	04	333.98
SIXTH FLOOR	0.00	333.98	0.00	04	333.98
SEVENTH FLOOR	0.00	333.98	0.00	04	333.98
EIGHTH FLOOR	0.00	266.70	0.00	03	266.70
NINTH FLOOR	0.00	333.98	0.00	04	333.98
TENTH FLOOR	0.00	333.98	0.00	04	333.98
ELEVENTH FLOOR	0.00	333.98	0.00	04	333.98
TWELFTH FLOOR	0.00	333.98	0.00	04	333.98
THIRTEENTH FLOOR	0.00	266.70	0.00	03	266.70
FOURTEENTH FLOOR	0.00	333.98	0.00	04	333.98
FIFTEENTH FLOOR	0.00	333.98	0.00	04	333.98
SIXTEENTH FLOOR	0.00	333.98	0.00	04	333.98
SEVENTEENTH FLOOR	0.00	333.98	0.00	04	333.98
EIGHTEENTH FLOOR	0.00	266.70	0.00	03	266.70
NINETEENTH FLOOR	0.00	333.98	0.00	04	333.98
TWENTYTH FLOOR	0.00	333.98	0.00	04	333.98
TWENTY FIRST FLOOR	0.00	333.98	0.00	04	333.98
TWENTY SECOND FLOOR	0.00	333.98	0.00	04	333.98
TWENTY THIRD FLOOR	0.00	266.70	0.00	03	266.70
GRAND TOTAL	0.00	6420.53	1066.62	88.00	6420.53

FSI STATEMENT OF (E BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA		MHADA AREA	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL			
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
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	478.581	0.00	06	478.58
GRAND TOTAL	0.00	9868.93	1680.72	138.00	9868.93

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.

FSI STATEMENT OF (F BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA		MHADA AREA	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL			
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0	0.00
GROUND PARKING FLOOR	0.00	11.34	0.00	0	11.34
FIRST FLOOR	0.00	472.50	0.00	04	472.50
SECOND FLOOR	0.00	472.50	0.00	04	472.50
THIRD FLOOR	0.00	472.50	0.00	04	472.50
FOURTH FLOOR	0.00	472.50	0.00	04	472.50
FIFTH FLOOR	0.00	472.50	0.00	04	472.50
SIXTH FLOOR	0.00	472.50	0.00	04	472.50
SEVENTH FLOOR	0.00	472.50	0.00	04	472.50
EIGHTH FLOOR	0.00	434.24	0.00	04	434.24
NINTH FLOOR	0.00	472.50	0.00	04	472.50
TENTH FLOOR	0.00	472.50	0.00	04	472.50
ELEVENTH FLOOR	0.00	472.50	0.00	04	472.50
TWELFTH FLOOR	0.00	472.50	0.00	04	472.50
THIRTEENTH FLOOR	0.00	434.24	0.00	04	434.24
FOURTEENTH FLOOR	0.00	472.50	0.00	04	472.50
FIFTEENTH FLOOR	0.00	472.50	0.00	04	472.50
SIXTEENTH FLOOR	0.00	472.50	0.00	04	472.50
SEVENTEENTH FLOOR	0.00	472.50	0.00	04	472.50
EIGHTEENTH FLOOR	0.00	434.24	0.00	04	434.24
NINETEENTH FLOOR	0.00	472.50	0.00	04	472.50
TWENTYTH FLOOR	0.00	472.50	0.00	04	472.50
TWENTY FIRST FLOOR	0.00	472.50	0.00	04	472.50
TWENTY SECOND FLOOR	0.00	472.50	0.00	04	472.50
TWENTY THIRD FLOOR	0.00	434.24	0.00	04	434.24
GRAND TOTAL	0.00	10725.80	0.00	92.00	10725.80

FSI STATEMENT OF (G BUILDING) As Per UDCPR 2020

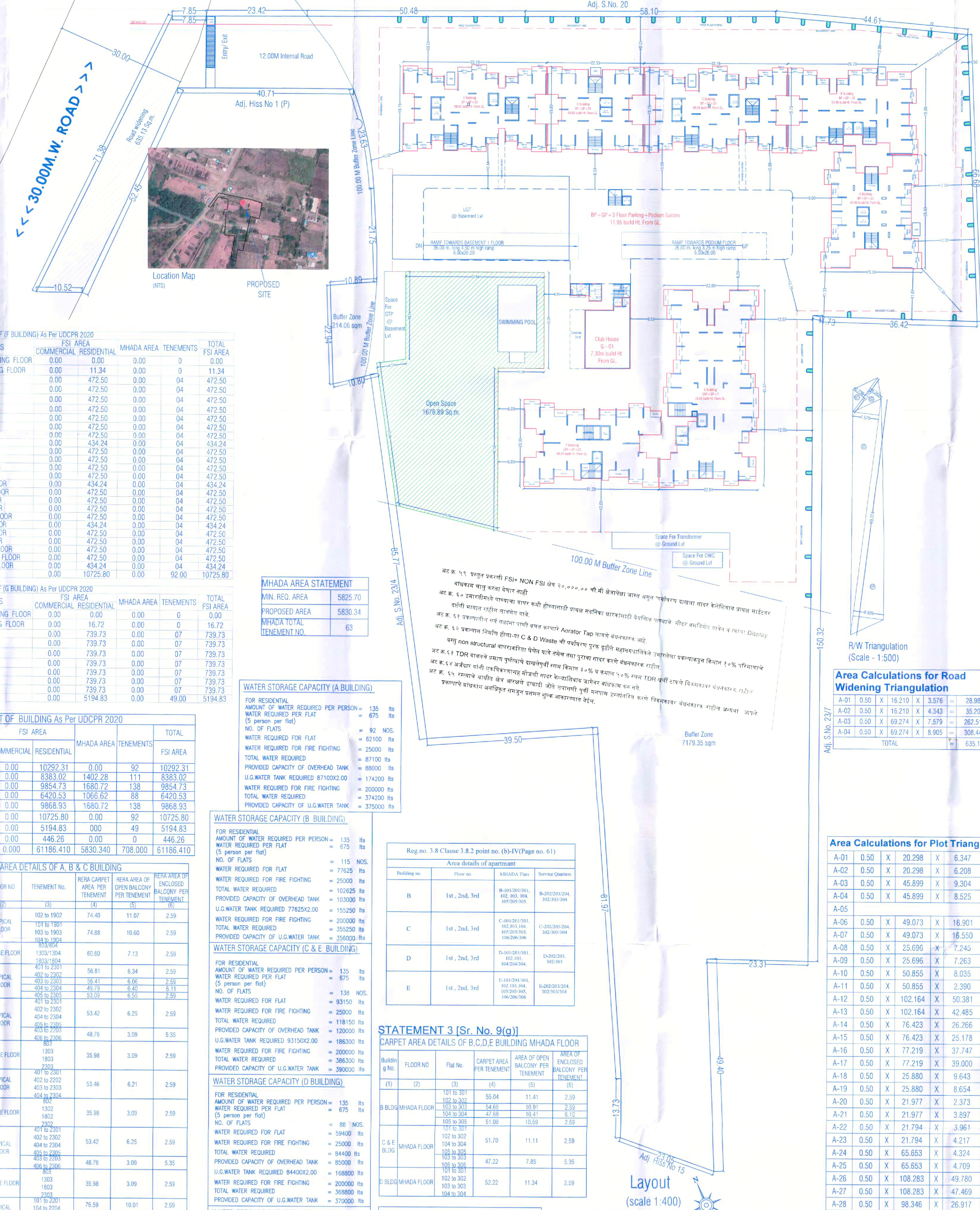
FLOORS	FSI AREA		MHADA AREA	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL			
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0	0.00
GROUND PARKING FLOOR	0.00	16.72	0.00	0	16.72
FIRST FLOOR	0.00	739.73	0.00	07	739.73
SECOND FLOOR	0.00	739.73	0.00	07	739.73
THIRD FLOOR	0.00	739.73	0.00	07	739.73
FOURTH FLOOR	0.00	739.73	0.00	07	739.73
FIFTH FLOOR	0.00	739.73	0.00	07	739.73
SIXTH FLOOR	0.00	739.73	0.00	07	739.73
SEVENTH FLOOR	0.00	739.73	0.00	07	739.73
GRAND TOTAL	0.00	5194.83	0.00	49.00	5194.83

FSI STATEMENT OF BUILDING As Per UDCPR 2020

FLOORS	FSI AREA		MHADA AREA	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL			
A BUILDING	0.00	10292.31	0.00	92	10292.31
B BUILDING	0.00	8383.02	1402.28	111	8383.02
C BUILDING	0.00	9854.73	1680.72	138	9854.73
D BUILDING	0.00	6420.53	1066.62	88	6420.53
E BUILDING	0.00	9868.93	1680.72	138	9868.93
F BUILDING	0.00	10725.80	0.00	92	10725.80
G BUILDING	0.00	5194.83	000	49	5194.83
Club House	0.00	446.26	0.00	0	446.26
TOTAL	0.000	61186.410	5830.340	708.000	61186.410

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 103 to 1903 104 to 1904	74.88	10.60	2.59
A BLDG	REFUGE FLOOR	803/804 1303/1304 1803/1804	60.60	7.13	2.59
B BLDG	TYPICAL FLOOR	401 to 2301 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 402 to 2302 404 to 2304 405 to 2305	53.42	6.25	2.59
		403 to 2203 406 to 2306	48.76	3.09	5.35
C BLDG	REFUGE FLOOR	803 1303 1803 2303	35.98	3.09	2.59
D BLDG	TYPICAL FLOOR	401 to 2301 402 to 2202 403 to 2303 404 to 2304	53.46	6.21	2.59
D BLDG	REFUGE FLOOR	802 1302 1802 2302	35.98	3.09	2.59
E BLDG	TYPICAL FLOOR	401 to 2301 402 to 2302 404 to 2304 405 to 2305	53.42	6.25	2.59
		403 to 2203 406 to 2306	48.76	3.09	5.35
E BLDG	REFUGE FLOOR	803 1303 1803 2303	35.98	3.09	2.59
F BLDG	TYPICAL FLOOR	101 to 2201 104 to 2204	76.59	10.01	2.59
		102 to 2302	74.63	7.53	6.42
		103 to 2303	73.36	7.47	6.42
F BLDG	REFUGE FLOOR	801, 804 1301, 1304 1801, 1804 2301, 2304	60.85	7.57	2.59
G BLDG	TYPICAL FLOOR	101 to 2301 102 to 2302 103 to 2203 104 to 2204	75.21	7.58	6.10
		105 to 2305	56.69	6.00	2.59
		106 to 2306	60.77	6.45	2.59
		107 to 2307	57.62	6.55	2.59
G BLDG	REFUGE FLOOR	803, 804 1303, 1304 1803, 1804 2303, 2304	61.26	7.57	2.59



MHADA AREA STATEMENT

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

अट क्र. ५९ प्रस्तुत प्रकरणी FSI+ NON FSI क्षेत्र २०,०००.०० चौ.मी क्षेत्रापेक्षा जास्त असुन "पर्यावरण दाखला सादर केलेशिवाय प्रत्यक्ष साईटवर बांधकाम चालु करता येणार नाही

अट क्र. ६० इमारतीमध्ये पाण्याचा वापर कमी होण्यासाठी प्रत्यक्ष सदनिका धारकांसाठी वैयक्तिक पाण्याचे मीटर बसविणेत यावेत व त्याचा Display दर्शनी भागात राहील लावणेत यावे.

अट क्र. ६१ प्रकल्पातील सर्व नळांना पाणी बचत करणारे Aerator Tap लावणे बंधनकारक आहे.

अट क्र. ६२ प्रकल्पात निर्माण होणा-या C & D Waste ची पर्यावरण पुरक दृष्टीने महानगपालिकेने उभारलेला प्रकल्पाकडुन किमान १०% परिमाणाचे वस्तु non structural वापराकरिता घेणेत यावे तसेच तसा पुरावा सादर करणे बंधनकारक राहील.

अट क्र.६३ TDR बाबतचे प्रमाण पुर्णत्वाचे दाखलेपुर्वी स्लम किमान ३०% व कमाल ५०% स्लम TDR खर्ची टाकणे विकसकावर बंधनकारक राहील

अट क्र.६४ अर्जदार यांनी एकत्रिकरणासह मोजणी सादर केल्याशिवाय जागेवर बांधकाम करु नये.

अट क्र. ६५ रस्त्याचे बाधीत क्षेत्र आरक्षणे इत्यादी जोते तपासणी पुर्वी मनपास हस्तांतरित करणे विकसकावर बंधनकारक राहील अन्यथा आपले प्रकल्पाचे बांधकाम अनधिकृत समजुन प्रशमन शुल्क आकारण्यात येईल.

WATER STORAGE CAPACITY (A BUILDING)

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

WATER STORAGE CAPACITY (B BUILDING)

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

WATER STORAGE CAPACITY (C & E BUILDING)

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

WATER STORAGE CAPACITY (D BUILDING)

FOR RESIDENTIAL
AMOUNT OF WATER REQUIRED PER PERSON = 135 lts
WATER REQUIRED PER FLAT (5 person per flat) = 675 lts
NO. OF FLATS = 88 NOS.
WATER REQUIRED FOR FLAT = 59400 lts
WATER REQUIRED FOR FIRE FIGHTING = 25000 lts
TOTAL WATER REQUIRED = 84400 lts
PROVIDED CAPACITY OF OVERHEAD TANK = 85000 lts
U.G.WATER TANK REQUIRED 84400X2.00 = 168800 lts
WATER REQUIRED FOR FIRE FIGHTING = 200000 lts
TOTAL WATER REQUIRED = 368800 lts
PROVIDED CAPACITY OF U.G.WATER TANK = 370000 lts

WATER STORAGE CAPACITY (F BUILDING)

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

Reg.no. 3.8 Clause 3.8.2 point no. (b)-IV(Page no. 61)

Area details of apartment			
Building no.	Floor no.	MHADA Flats	Service Quarters
B	1st , 2nd, 3rd	B-101/201/301, 102, 103, 104, 105/205/305,	B-202/203/204, 302/303/304
C	1st , 2nd, 3rd	C-101/201/301, 102,103,104, 105/205/305, 106/206/306	C-202/203/204, 302/303/304
D	1st , 2nd, 3rd	D-101/201/301, 102,103, 104/204/304,	D-202/203, 302/303
E	1st , 2nd, 3rd	E-101/201/301, 102,103,104, 105/205/305, 106/206/306	E-202/203/204, 302/303/304

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

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

Building No.	FLOOR NO	Flat 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 to 301 102 to 302	55.04	11.41	2.59
		103 to 303	54.66	10.91	2.59
		104 to 304	47.68	10.41	6.10
		105 to 305	51.08	10.59	2.59
C & E BLDG	MHADA FLOOR	101 to 301 102 to 302 104 to 304 105 to 305	51.70	11.11	2.59
		103 to 303 106 to 306	47.22	7.85	5.35
D BLDG	MHADA FLOOR	101 to 301 102 to 302 103 to 303 104 to 304	52.22	11.34	2.59

WATER STORAGE CAPACITY (G BUILDING)

FOR RESIDENTIAL
AMOUNT OF WATER REQUIRED PER PERSON = 135 lts
WATER REQUIRED PER FLAT (5 person per flat) = 675 lts
NO. OF FLATS = 161 NOS.
WATER REQUIRED FOR FLAT = 108675 lts
WATER REQUIRED FOR FIRE FIGHTING = 25000 lts
TOTAL WATER REQUIRED = 133675 lts
PROVIDED CAPACITY OF OVERHEAD TANK = 134000 lts
U.G.WATER TANK REQUIRED 133675X2.00 = 267350 lts
WATER REQUIRED FOR FIRE FIGHTING = 200000 lts
TOTAL WATER REQUIRED = 467350 lts
PROVIDED CAPACITY OF U.G.WATER TANK = 468000 lts

Layout
(scale 1:400)

As Per 9.31

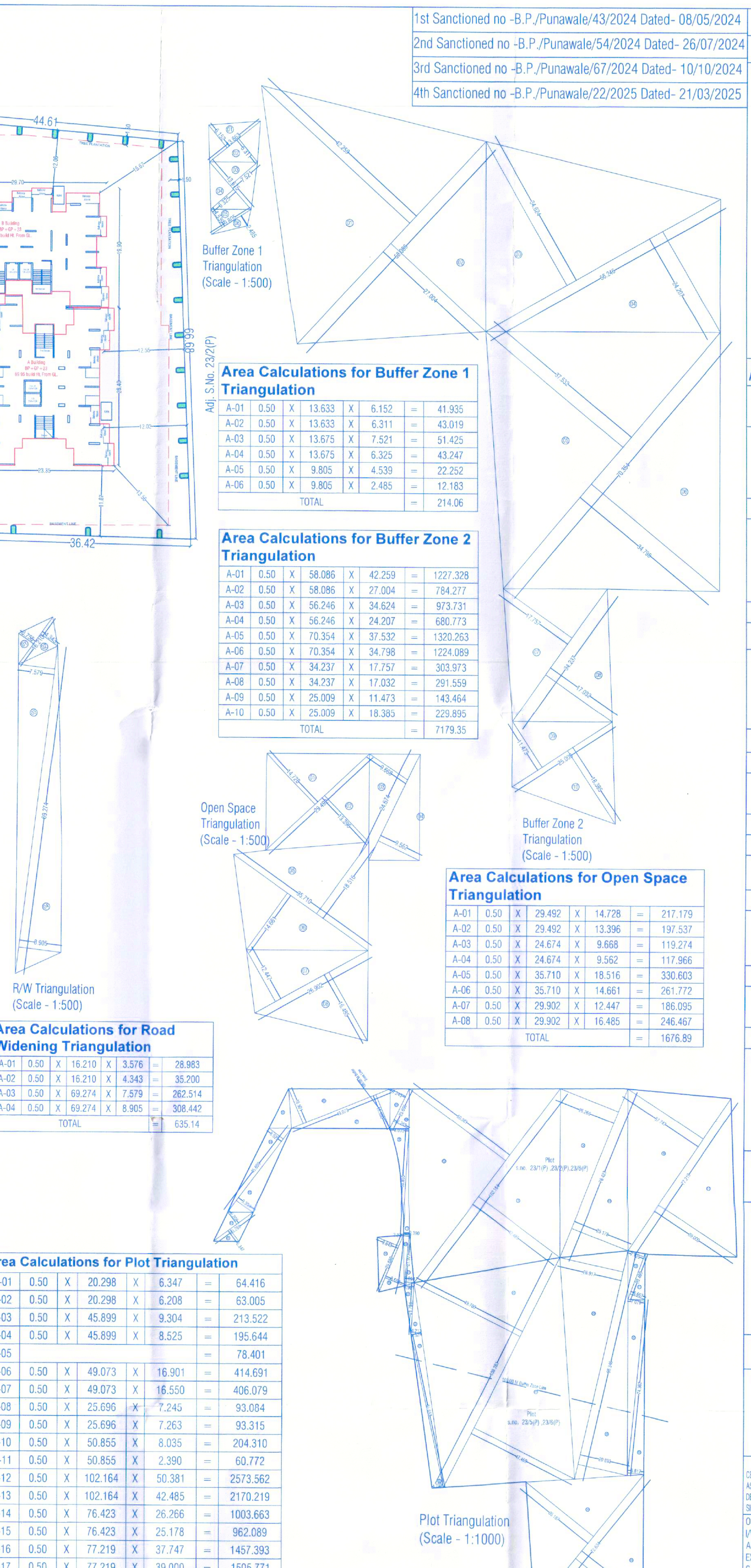
BUILDING WISE PARKING FLOOR FSI STATEMENT						
BUILDING NAME	PARKING FLOOR	ENTRANCE LOBBY	DRIVER ROOM	SERVANT TOILET	TELECOM	TOTAL
A BUILDING	GROUND PARKING	10.054	0.000	0.000	0.000	10.05
B BUILDING	GROUND PARKING	8.500	0.000	0.000	0.000	8.50
C BUILDING	GROUND PARKING	12.276	0.000	3.334	0.000	15.61
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

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	45.899	X	9.304	=	213.522
A-04	0.50	X	45.899	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


Buffer Zone 1 Triangulation (Scale - 1:500)
Buffer Zone 2 Triangulation (Scale - 1:500)
Open Space Triangulation (Scale - 1:500)
Plot Triangulation (Scale - 1:1000)

Area Calculations for Buffer Zone 1 Triangulation

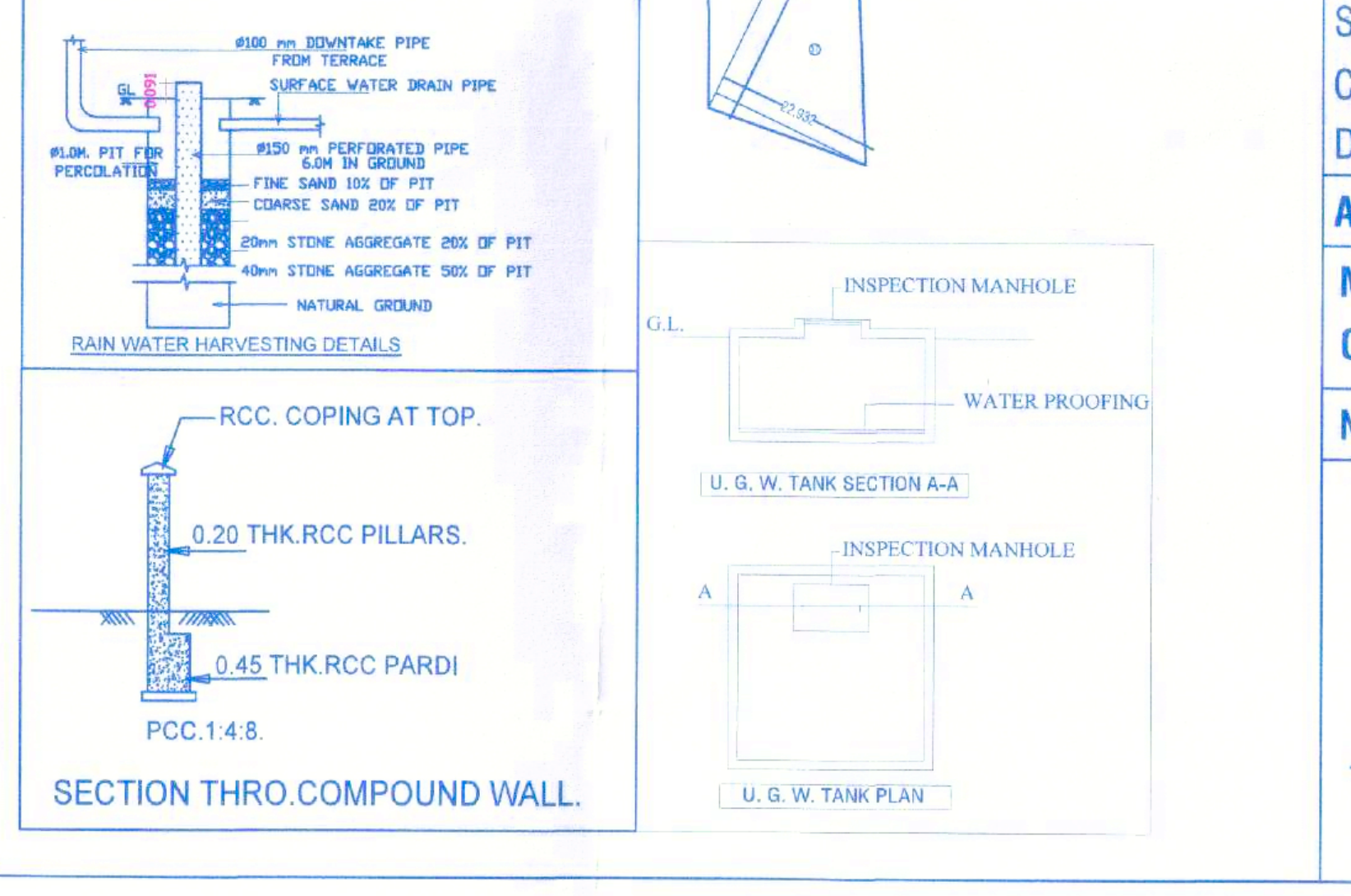
A-01	0.50	X	13.633	X	6.152	=	41.935
A-02	0.50	X	13.633	X	6.311	=	43.019
A-03	0.50	X	13.675	X	7.521	=	51.425
A-04	0.50	X	13.675	X	6.325	=	43.247
A-05	0.50	X	9.805	X	4.539	=	22.252
A-06	0.50	X	9.805	X	2.485	=	12.183
TOTAL						=	214.06

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


Ø100 mm DOWNTAKE PIPE FROM TERRACE
SURFACE WATER DRAIN PIPE
GL
Ø1.0M. PIT FOR PERCOLATION
Ø150 mm PERFORATED PIPE 6.0M IN GROUND
FINE SAND 10% OF PIT
COARSE SAND 20% OF PIT
20mm STONE AGGREGATE 20% OF PIT
40mm STONE AGGREGATE 50% OF PIT
NATURAL GROUND
RAIN WATER HARVESTING DETAILS
INSPECTION MANHOLE
WATER PROOFING
U. G. W. TANK SECTION A-A
U. G. W. TANK PLAN
RCC. COPING AT TOP.
0.20 THK.RCC PILLARS.
0.45 THK.RCC PARDI
PCC.1:4:8.

SECTION THRO.COMPOUND WALL.

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	5581.77
11	In -situ FSI /TDR loading	
	(a) TDR Area Permissible (Sr.No. 1 x 1.40)	32935.00
	(b) TDR Area Proposed (7814.49 x 2=15628.98)	15628.98
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	38256.86
	(b) Ancillary FSI 60% or 80% with payment of charges(17046.11X 0.60 = 10227.66)	22954.11
	(c) Total entitlement (a+b)	61210.97
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')	61186.410
	(ii) Proposed Commercial Built Up Area (as per 'P line')	0.00
	(c) Total (a+b)	61186.410
16	F.S.I. Consumed (15/13)(Should not be more than Sr. No. 14 above)	0.9996
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 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.

SIGN OF ARCHITECT

OWNER'S DECLARATION -

I/WE UNDERSIGNED HERBY 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 **CA/2004/34594**		
NORTH	**DRAWN BY: OSN**	**CHECKED BY: VDT**
	SCALE : 1:100	**SHEET NO.: 01/09**
	DATE : 11.06.2025	**PAGE NO.:**
	INWARD NO. : -	

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