

F.S.I. STATEMENT :-

FLOOR (WING A + B)	PROPOSED COMMERCIAL AREA (with 80% ancillary)	PROPOSED RESIDENTIAL AREA (with 60% ancillary)	PROPOSED EWS AREA (Free of FSI)	NO.OF SHOPS/OFFICES	NO.OF FLATS	NO.OF FLATS (EWS)	LIFT AREA
LOWER GROUND LVL.	681.78			18			(3.61 x 3)
UPPER GROUND FL.	674.93			17			(4.75 x 2)
MEZZANINE FL.	373.05						(3.24 x 3)
1ST FL.	1409.37			24			= 30.05
2ND FL.		468.09 (Block A)	898.73 (Block B)		04	16	
3RD FL.		754.41 (Block A)	598.25 (Block B)		06	10	
4TH FL.		1274.74			12		
5TH FL.		1274.74			12		
6TH FL. (Refuge Fl.)		1253.30			12		
7TH FL.		1274.74			12		
8TH FL.		1274.74			12		
9TH FL.		1274.74			12		
10TH FL.		1274.74			12		
11TH FL.(Refuge Fl.)		1253.30			12		
12TH FL.		203.23			01		
TOTAL	3139.13	11580.77	1496.98	59 NOS.	107 NOS.	26 NOS.	30.05

DOOR-WINDOW SCHEDULE

ED - 1.20 x 2.25	RS - 3.00 x 2.25
ED1 - 1.05 x 2.25	RS1 - 3.60 x 2.25
D - 0.90 x 2.25	RS2 - 2.40 x 2.25
D1 - 0.75 x 2.25	W - 1.80 x 1.60
SD - 1.80 x 2.25	W1 - 1.50 x 1.60
SD1 - 1.20 x 2.25	W2 - 1.20 x 1.05
	W3 - 0.90 x 1.60
	W4 - 2.50 x 1.60
	W5 - 1.80 x 0.75
	V - 0.60 x 1.05
	V1 - 0.45 x 1.05

TOTAL PROP. B/UP (FSI) (RESIDENTIAL+COMMERCIAL) 14719.90

REFUGE AREA (NON-FSI) [6th fl.=39.01 & 11th fl.=61.19]	126.34
LIFT AREA (NON-FSI)	30.05
TOTAL PROP. EWS B/UP AREA (NON-FSI)	1496.98
ANCILLARY FLOOR NON-FSI	----
UPPER GROUND FLOOR NON-FSI/PARKING AREA	1270.36
LOWER GROUND FLOOR NON-FSI/PARKING AREA	1545.47
BASEMENT 1 NON-FSI/PARKING AREA	3979.13
BASEMENT 2 NON-FSI/PARKING AREA	3979.13
SERVICES NON-FSI (STP,UGWT,OWC,DG SET, TRANSFORMER)	457.50
TOTAL FSI + NON-FSI AREA (TOTAL CONSTRUCTION AREA)	27,604.86

TOTAL PROP. B/UP (FSI) WITH ANCILLARY

	NET AREA	ANCILLARY AREA	TOTAL AREA
COMMERCIAL B/UP	1743.96	1395.17 (80%)	3139.13
RESIDENTIAL B/UP	7237.98	4342.79 (60%)	11580.77
TOTAL PROP.B/UP (FSI)	8981.94	5737.96	14719.90

CARPET AREA STATEMENT :- 2ND FLOOR

FLOOR	FLAT NO.	RERA CARPET	BALC. AREA	TOTAL AREA
TYPICAL 2nd FLOOR				
WING B (EWS Tenements)	B-201	49.30	--	49.30
	B-202	31.59	--	31.59
	B-203	47.53	--	47.53
	B-204	44.86	--	44.86
	B-205	44.95	--	44.95
	B-206	46.32	3.35	49.67
	B-207	42.79	--	42.79
	B-208	38.34	--	38.34
	B-209	34.56	--	34.57
	B-210	39.46	--	39.46
	B-211	46.32	3.35	49.68
	B-212	44.55	--	44.13
	B-213	44.71	--	44.12
	B-214	47.53	--	47.53
	B-215	31.59	--	31.59
	B-216	49.30	--	49.31

CARPET AREA STATEMENT :- 3RD FLOOR

FLOOR	FLAT NO.	RERA CARPET	BALC. AREA	TOTAL AREA
TYPICAL 3rd FLOOR				
WING B (EWS Tenements)	B-301	49.30	--	49.30
	B-304	38.34	--	38.34
	B-305	34.56	--	34.57
	B-306	39.46	--	39.46
	B-307	46.32	3.35	49.68
	B-308	44.55	--	44.13
	B-309	44.71	--	44.12
	B-310	47.53	--	47.53
	B-311	31.59	--	31.59
	B-312	49.30	--	49.31

F.S.I. STATEMENT :- M&S-C-5 RESERVATION PLOT

FLOOR	PROP. AREA	NO.OF SHOPS/
GROUND FL.	-	-
FIRST FL.	435.26	15
SECOND FL.	435.26	15
THIRD FL.	435.26	15
FOURTH FL.	401.47	14
TOTAL	1707.25	74 NOS.

CARPET AREA STATEMENT FOR M&S-C-5 RESERVATION PLOT

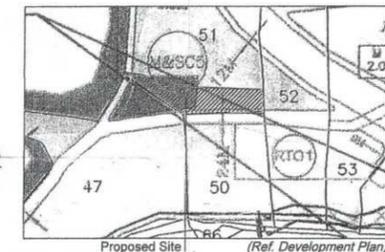
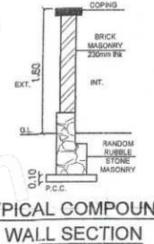
FLOOR	SHOP NO.	CARPET AREA
FIRST,SECOND & THIRD FLOOR LEVEL		
SHOPS	S101,S201,S301	16.87
	S102,S202,S302	14.42
	S103,S203,S303	17.14
	S104,S204,S304	17.14
	S105,S205,S305	17.14
	S106,S206,S306	15.47
	S107,S207,S307	16.38
	S108,S208,S308	16.38
	S109,S209,S309	16.38
	S110,S210,S310	16.38
	S111,S211,S311	18.82
	S112,S212,S312	22.79
	S113,S213,S313	22.79
	S114,S214,S314	17.67
	S115,S215,S315	29.78
FOURTH FLOOR LEVEL		
SHOPS	S401	16.87
	S402	14.42
	S403	17.14
	S404	17.14
	S405	17.14
	S406	15.47
	S407	16.38
	S408	16.38
	S409	16.38
	S410	16.38

OPEN SPACE CALC. BY TRIANGULATION:-

- Additions:-
- a) 0.50 x (13.74 + 4.20) x 28.23 = 253.22
 - b) 0.50 x 25.39 x 9.85 = 125.04
 - c) 0.50 x 25.66 x 2.71 = 34.76
 - d) 0.50 x (20.80 + 3.62) x 22.63 = 276.31
 - e) 0.666 x 2.74 x 0.35 = 0.63
- TOTAL = 689.96 SQM

- Deductions:-
- 1) computer generated = 9.51

TOTAL AREA OF OPEN SPACE = 680.45 SQM



PLOT AREA CALCULATIONS BY TRIANGULATION:-

- S.No. 51/10
- a) 0.50 x 4.00 x 1.98 = 3.96
 - b) 0.50 x (1.96 + 7.84) x 12.13 = 59.43
 - c) 0.50 x (5.58 + 16.80) x 22.79 = 255.02
 - d) 0.50 x (7.47 + 8.11) x 19.55 = 152.29
 - e) 0.50 x (14.49 + 14.16) x 30.48 = 436.63
 - f) 0.50 x (4.95 + 10.55) x 19.23 = 149.03
 - g) 0.50 x (15.82 + 35.33) x 34.02 = 870.06
 - h) 0.50 x 2.14 x 10.47 = 11.20
 - i) 0.50 x (10.45 + 15.31) x 166.61 = 2145.94
 - j) 0.50 x 1.29 x 16.93 = 10.91
 - k) 0.50 x (32.17 + 17.52) x 171.11 = 4251.23
 - l) 0.50 x (6.00 + 4.99) x 153.81 = 845.68
 - m) 0.50 x 8.39 x 6.00 = 24.63
- TOTAL = 9216.01 SQM
- AS PER 7/12 DOCUMENT = 9100.00 SQM --- [1]
- MINIMUM AREA TO BE CONSIDERED = 929.74 SQM
- TOTAL AREA UNDER ROAD WIDENING = 59.43+870.31 = 929.74 SQM

PARKING STATEMENT :-

DESCRIPTION	CAR	SCOOTER
For EWS:-		
TENE. 30.0 TO 40.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (09 NOS.)	5	10
TENE. 40.0 TO 80.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (17 NOS.)	9	17
For Residential:-		
TENE. 40.0 TO 80.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (70 NOS.)	35	70
TENE. 80.0 TO 150.0 SQM (FOR EVERY TENN.)	1	1
TOTAL REQUIRED FOR (37 NOS.)	37	37
For Commercial Shops:-		
FOR EVERY 100 SQM CARPET	2	6
TOTAL REQUIRED AREA - 1152.03 SQM	23	72
For Commercial Offices:-		
FOR EVERY 200 SQM CARPET	3	11
TOTAL REQUIRED AREA - 1040.66 SQM	15	55
5% VISITOR'S PARKING REQUIRED	06	13
TOTAL PARKING REQUIRED	130	274
TOTAL PARKING PROPOSED	130	274
AREA REQUIRED PER PARK	12.50	2.00
PARKING AREA REQUIRED	1625.00	548.00
PARKING AREA REQUIRED	1625.00	548.00
TOTAL PARKING AREA REQUIRED	2173.00 SQ.M.	
TOTAL PARKING AREA PROPOSED	2173.00 SQ.M.	

WATER REQUIREMENT STATEMENT:-

- REQUIREMENT FOR:- EWS
- TENE. PROPOSED = 26 NOS.
- O.H.W.T. CAP. :-
- 5 x 135 x 26 = 17,550.00 LIT. --- [1]
- REQUIREMENT FOR:- RESIDENTIAL
- TENE. PROPOSED = 107 NOS.
- O.H.W.T. CAP. :-
- 5 x 135 x 107 = 72,225.00 LIT. --- [2]
- REQUIREMENT FOR:- COMMERCIAL OFFICES
- COMMERCIAL SHOPS ON GROUND= 637.25/3 = 212 PEOPLE
- COMMERCIAL OFFICES ON FIRST FLOOR = 1040.66/6 = 173 PEOPLE
- TOTAL NO. OF PEOPLE = 385 NO. OF PEOPLE
- O.H.W.T. CAP. :-
- 385 x 45 = 17,325.00 LIT. --- [3]
- FIRE FIGHTING TANK = 25,000.00 x 2 = 50,000.00 LIT. --- [4]
- TOTAL O.H.WATER TANK = [1] + [2] + [3] + [4]
- = (17,550 + 72,225 + 17,325) + 50,000
- = 1,07,100 LIT. + 50,000 LIT.
- TOTAL O.H.WATER TANK = 1,57,100.00 LIT.
- SUMPWELL CAP. :-
- 1,57,100.00 x 1.50 = 2,35,650.00 LIT.
- UNDER GROUND FIRE STATIC WATER TANK = 50,000 x 2 = 1,00,000.00 LIT.
- = 1,00,000 LIT. + 2,35,650.00 LIT.
- UNDER GROUND FIRE STATIC WATER TANK = 3,35,650.00 LIT.

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/0144/23 DATE: 19/04/2023

Building Inspector Deputy Engineer Building Development Department



STAMP OF APPROVAL

AREA STATEMENT	SQ.M.	
	PLOT-A	PLOT-B M&S-C-5
1 Area of plot (Minimum area of a, b, c to be considered)	9,100.00	-
a. As per ownership document (7/12,CTS Extract)		
b. As per measurement sheet		
c. As per Site		
2 DEDUCTION FOR		
a) Proposed D.P / D.P road widening area		
24.0 m wide D.P Road	870.31	-
12.0 m wide D.P Road	59.43	-
b) Any D.P reservation area (3414.49; Area to be handed over = 40% of 3414.49 = 1365.79 sq.m)	-	1365.79
c) Area under River		
Total (a+b)		
3 BALANCE AREA OF THE PLOT(1-2)	8,170.26	1,365.79
4 Amenity Space (if applicable)		
a. Required	0	-
b. Adjustment of 2(b), if any -	0	-
c. Balance Proposed -	0	-
5 NET PLOT AREA (3-4 (c))	8170.26	1365.79
6 Recreational Open space (if applicable)		
a. Required (10% of (5-2b))	680.45	-
b. Proposed	680.45	-
7 INTERNAL ROAD AREA	0	-
8 Platable area (if applicable)	0	-
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x Basic FSI 1.10)	8987.29	1707.25
11 Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width / TOD	0	-
(b) Proposed FSI on payment of premium.	0	-
11 In-situ FSI / TDR loading		
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0	-
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)],	0	-
(c) TDR area (Sr. no 5 x 1.15)	0.00	-
(d) Total In-situ / TDR loading proposed [11 (a)+(b)+(c)]	0.00	-
12 Additional FSI area under Chapter No. 7		
Green FSI (5% on basic FSI)	0.00	-
13 Total entitlement of FSI in the proposal		
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	8987.29	1707.25
Residential FSI	7237.98	-
Commercial FSI	1743.96	-
(b) Ancillary Area FSI 60% with payment of charges. (Residential)	4342.79	-
Ancillary Area FSI 80% with payment of charges. (Commercial)	1395.17	-
(c) Total entitlement (a+b)	14719.90	1707.25
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width	39597.76	1707.25
15 Total Built-up Area in proposal (excluding area at Sr.No.17 b)		
(a) Existing built-up Area.	0	-
(b) Proposed Built-up Area (as per 'P-line')	14719.90	1707.25
(c) Total (a+b)	14719.90	1707.25
16 Area for Inclusive Housing, if any		
(a) Required	1,496.98	-
(b) Proposed	1,496.98	-

NOTE-

- 1- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.
- 2- THIS DRAWING IS COPYRIGHT OF 'PI CONSULTANTS' & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me and the dimensions 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 Records/ Land Records Department/City Survey records.

CA/2019/78434

SCHEDULE OF OPENINGS	W - 1.80 x 1.60	W4 - 2.50 x 1.60
ED - 1.20 x 2.25	RS - 3.00 x 2.25	W1 - 1.50 x 1.60
ED1 - 1.05 x 2.25	RS1 - 3.60 x 2.25	W5 - 1.80 x 0.75
D - 0.90 x 2.25	RS2 - 2.40 x 2.25	W2 - 1.20 x 1.05
D1 - 0.75 x 2.25		V - 0.60 x 1.05
		W3 - 0.90 x 1.60

LEGEND

- PLOT LINE SHOWN - BLACK
- PROPOSED WORK SHOWN - RED
- DRAINAGE LINE SHOWN - RED DOTTED
- WATER LINE SHOWN - BLACK DOTTED
- EXISTING TO BE RETAINED - HATCHED BLUE
- EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME & DECLARATION:-

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Authority. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the worksite.

ALOK KUMAR JHA (P.A.H)
OREE REALITY PVT.LTD.

Development of Group housing scheme "Cloud 51"

On S. no. 51/10.,
At Village - Bavdhan Khurd., Taluka - Mulshi, District - Pune

ARCHITECT SIGNATURE :-
AR. PRASAD R. INGAWALE
CA/2019/78434
B.Arch. M.Tech (Town & Country planning)

ARCHITECT :-

PI CONSULTANTS

3, TEEJ APARTMENT, SENAPATI BAPAT ROAD,
BHAMBURDA, SHIVAJINAGAR, PUNE - 411016

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