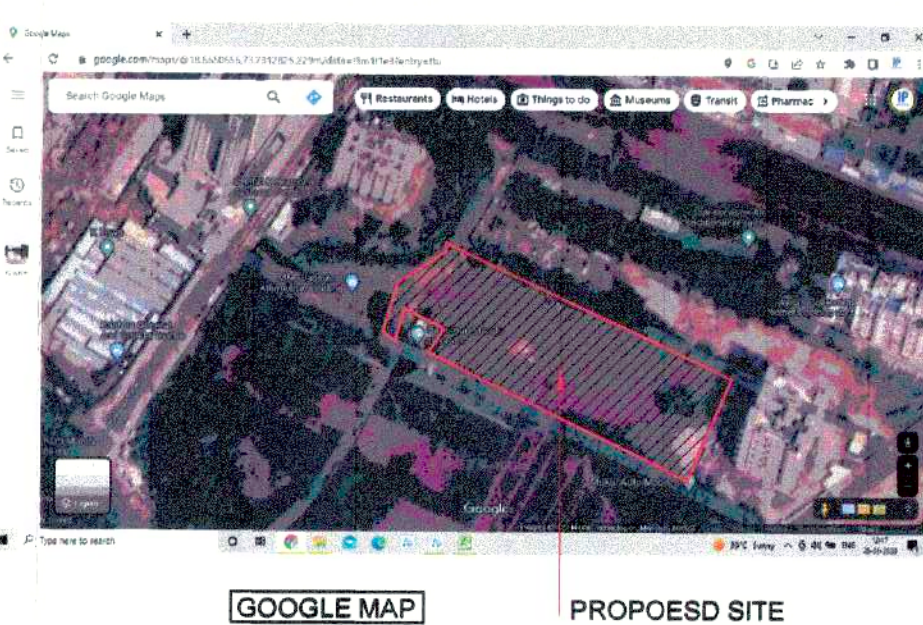
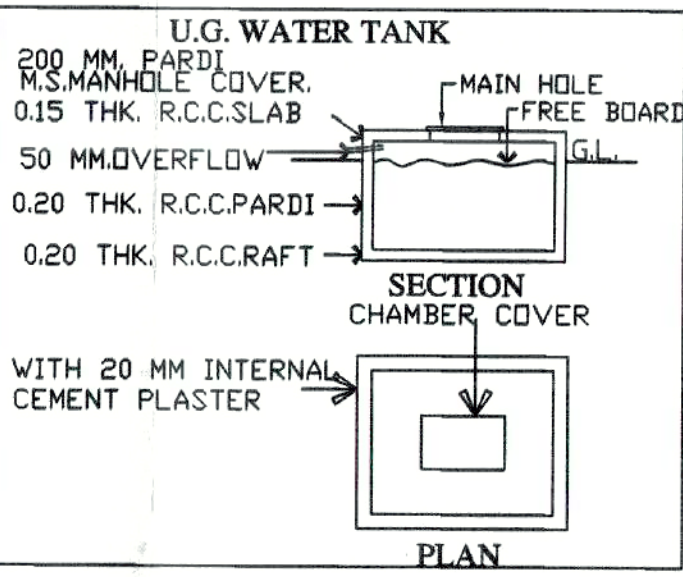
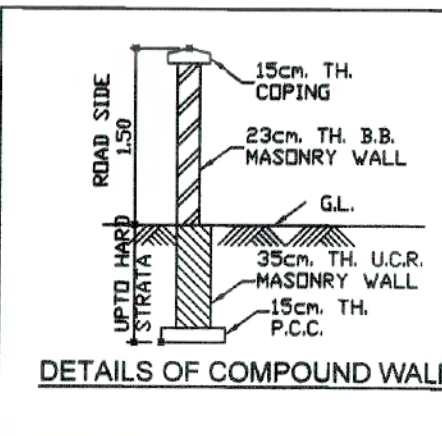
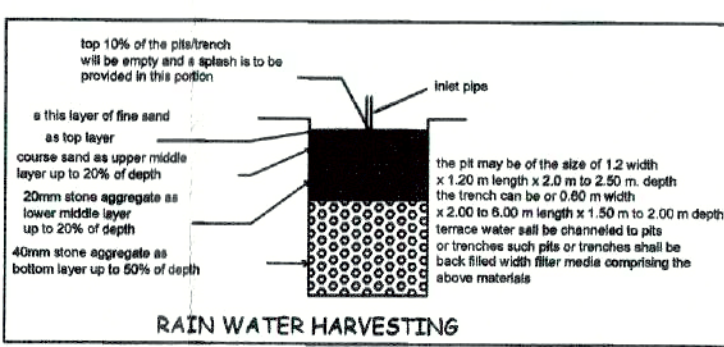


FORM OF STATEMENT - 2 (SR. NO. 9 (a))					
PROPOSED BUILDING					
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL	TENEMENT COMMERCIAL	
A WING	B.P+G.P+P.P1+P.P2+10 FLOOR	6645.72	58	-	
B WING	B.P+G.P+P.P1+P.P2+22 FLOOR	13208.38	128	-	
C WING	B.P+G.P+P.P1+P.P2+22 FLOOR	13083.13	128	-	
D WING	B.P+G.P+P.P1+P.P2+12 FLOOR	2184.04 (MHADA)	24	-	
CLUB HOUSE	B.P+G.P+P.P1+00 FLOOR	00.00	-	-	
TOTAL BUP AREA =		35121.27 = 2184.04 (mahada) = 32937.23	338	-	

FORM OF STATEMENT - 1 (SR. NO. 8 (a)(ii))				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

(9.31) ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES				
BUILDING	FLOOR	Req. Sq.mt	Proposed Sq.mt	
FITNESS CENTER	A WING-GROUND PARKING FLOOR	20.00	37.20	
SOCIETY OFFICE, CRECHE	C WING-GROUND PARKING FLOOR			
DRIVER ROOM+TOILET	B WING-GROUND PARKING FLOOR	15.00	22.08	



GOOGLE MAP PROPOSED SITE

STAMP OF APPROVAL 01/19

Sanctioned No. 88/Kivale/33/2025
 Subject to conditions mentioned in the
 Office Order No. 28/03/2025
 even dated 28/03/2025
 Pinned Date: 28/03/2025

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

FLOORWISE FSI STATEMENT: (A WING) RESI.

FLOORS NAME	FSI AREA				RESI. TNMTS.
	COMM.	RESI.	IND.	TOTAL	
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0
GROUND PARKING FLOOR	0.00	75.84	0.00	75.84	0
PODIUM PARKING FLOOR 01	0.00	0.00	0.00	0.00	0
PODIUM PARKING FLOOR 02	0.00	0.00	0.00	0.00	0
FIRST FLOOR	0.00	671.92	0.00	671.92	6
SECOND FLOOR	0.00	671.92	0.00	671.92	6
THIRD FLOOR	0.00	671.92	0.00	671.92	6
FOURTH FLOOR	0.00	671.92	0.00	671.92	6
FIFTH FLOOR (REFUSE)	0.00	597.26	0.00	597.26	5
SIXTH FLOOR	0.00	671.92	0.00	671.92	6
SEVENTH FLOOR	0.00	671.92	0.00	671.92	6
EIGHTH FLOOR	0.00	671.92	0.00	671.92	6
NINTH FLOOR	0.00	671.92	0.00	671.92	6
TENTH FLOOR (REFUSE)	0.00	597.26	0.00	597.26	5
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	0.00	6645.72	0.00	6645.72	58

FLOORWISE FSI STATEMENT: (B WING) RESI.

FLOORS NAME	FSI AREA				RESI. TNMTS.
	COMM.	RESI.	IND.	TOTAL	
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0
GROUND PARKING FLOOR	0.00	53.78	0.00	53.78	0
PODIUM PARKING FLOOR 01	0.00	0.00	0.00	0.00	0
PODIUM PARKING FLOOR 02	0.00	0.00	0.00	0.00	0
FIRST FLOOR	0.00	607.20	0.00	607.20	6
SECOND FLOOR	0.00	607.20	0.00	607.20	6
THIRD FLOOR	0.00	607.20	0.00	607.20	6
FOURTH FLOOR	0.00	607.20	0.00	607.20	6
FIFTH FLOOR (REFUSE)	0.00	556.25	0.00	556.25	5
SIXTH FLOOR	0.00	607.20	0.00	607.20	6
SEVENTH FLOOR	0.00	607.20	0.00	607.20	6
EIGHTH FLOOR	0.00	607.20	0.00	607.20	6
NINTH FLOOR	0.00	607.20	0.00	607.20	6
TENTH FLOOR (REFUSE)	0.00	556.25	0.00	556.25	5
ELEVENTH FLOOR	0.00	607.20	0.00	607.20	6
TWELFTH FLOOR	0.00	607.20	0.00	607.20	6
THIRTEENTH FLOOR	0.00	607.20	0.00	607.20	6
FOURTEENTH FLOOR	0.00	607.20	0.00	607.20	6
FIFTEENTH FLOOR (REFUSE)	0.00	556.25	0.00	556.25	5
SIXTEENTH FLOOR	0.00	607.20	0.00	607.20	6
SEVENTEENTH FLOOR	0.00	607.20	0.00	607.20	6
EIGHTEENTH FLOOR	0.00	607.20	0.00	607.20	6
NINETEENTH FLOOR	0.00	607.20	0.00	607.20	6
TWENTY FIRST FLOOR (REFUSE)	0.00	556.25	0.00	556.25	5
TWENTY TWO FLOOR	0.00	607.20	0.00	607.20	6
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	0.00	13208.38	0.00	13208.38	128

FLOORWISE FSI STATEMENT: (C WING) RESI.

FLOORS NAME	FSI AREA				RESI. TNMTS.
	COMM.	RESI.	IND.	TOTAL	
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0
GROUND PARKING FLOOR	0.00	77.05	0.00	77.05	0
PODIUM PARKING FLOOR 01	0.00	0.00	0.00	0.00	0
PODIUM PARKING FLOOR 02	0.00	0.00	0.00	0.00	0
FIRST FLOOR	0.00	600.92	0.00	600.92	6
SECOND FLOOR	0.00	600.92	0.00	600.92	6
THIRD FLOOR	0.00	600.92	0.00	600.92	6
FOURTH FLOOR	0.00	600.92	0.00	600.92	6
FIFTH FLOOR (REFUSE)	0.00	547.38	0.00	547.38	5
SIXTH FLOOR	0.00	600.92	0.00	600.92	6
SEVENTH FLOOR	0.00	600.92	0.00	600.92	6
EIGHTH FLOOR	0.00	600.92	0.00	600.92	6
NINTH FLOOR	0.00	600.92	0.00	600.92	6
TENTH FLOOR (REFUSE)	0.00	547.38	0.00	547.38	5
ELEVENTH FLOOR	0.00	600.92	0.00	600.92	6
TWELFTH FLOOR	0.00	600.92	0.00	600.92	6
THIRTEENTH FLOOR	0.00	600.92	0.00	600.92	6
FOURTEENTH FLOOR	0.00	600.92	0.00	600.92	6
FIFTEENTH FLOOR (REFUSE)	0.00	547.38	0.00	547.38	5
SIXTEENTH FLOOR	0.00	600.92	0.00	600.92	6
SEVENTEENTH FLOOR	0.00	600.92	0.00	600.92	6
EIGHTEENTH FLOOR	0.00	600.92	0.00	600.92	6
NINETEENTH FLOOR	0.00	600.92	0.00	600.92	6
TWENTYTH FLOOR (REFUSE)	0.00	547.38	0.00	547.38	5
TWENTY FIRST FLOOR	0.00	600.92	0.00	600.92	6
TWENTY TWO FLOOR	0.00	600.92	0.00	600.92	6
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	0.00	13083.13	0.00	13083.13	128

FLOORWISE FSI STATEMENT: D WING (MHADA)

FLOORS NAME	FSI AREA				MHADA TNMTS.
	COMM.	MHADA	IND.	TOTAL	
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0
GROUND PARKING FLOOR	0.00	52.62	0.00	52.62	0
PODIUM PARKING FLOOR 01	0.00	0.00	0.00	0.00	0
PODIUM PARKING FLOOR 02	0.00	0.00	0.00	0.00	0
FIRST FLOOR	0.00	180.75	0.00	180.75	2
SECOND FLOOR	0.00	180.75	0.00	180.75	2
THIRD FLOOR	0.00	180.75	0.00	180.75	2
FOURTH FLOOR	0.00	180.75	0.00	180.75	2
FIFTH FLOOR (REFUSE)	0.00	161.86	0.00	161.86	2
SIXTH FLOOR	0.00	180.75	0.00	180.75	2
SEVENTH FLOOR	0.00	180.75	0.00	180.75	2
EIGHTH FLOOR	0.00	180.75	0.00	180.75	2
NINTH FLOOR	0.00	180.75	0.00	180.75	2
TENTH FLOOR (REFUSE)	0.00	161.86	0.00	161.86	2
ELEVENTH FLOOR	0.00	180.75	0.00	180.75	2
TWELFTH FLOOR	0.00	180.75	0.00	180.75	2
TERRACE FLOOR	0.00	0.00	0.00	0.00	0
TOTAL	0.00	2184.04	0.00	2184.04	24

No. TPS-1818/CR-236/18(Part-4)/Sec.37(17A)(c)& Sec.20(4)/Modification UD-13 Date-28-12-2022				
PARKING CALCULATION				
TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS)
Residential	80-150	1	14	1
Residential	40-80	2	322	1
Residential	30-40	2	2	1
Commercial	0.00	0	0	0
TOTAL REQD. (NOS.)		0	338	0
AS PER UDOPR 8.1.1-i)				
TABLE NO. 4A & BELOW NOTE				
PROVIDED PARKING				
CAR 1 (2.30X4.50)	0	0	0	0
CAR 2 (2.50X5.00)	0	0	0	0
TOTAL REQD. AREA			2010.80	678.00
TOTAL PROP. AREA			2686.80	145.40
ADD VISITOR PARKING ONLY RESI. AREA (5%)			2686.80	145.40
TOTAL VISITOR PARKING AREA			2686.80	145.40

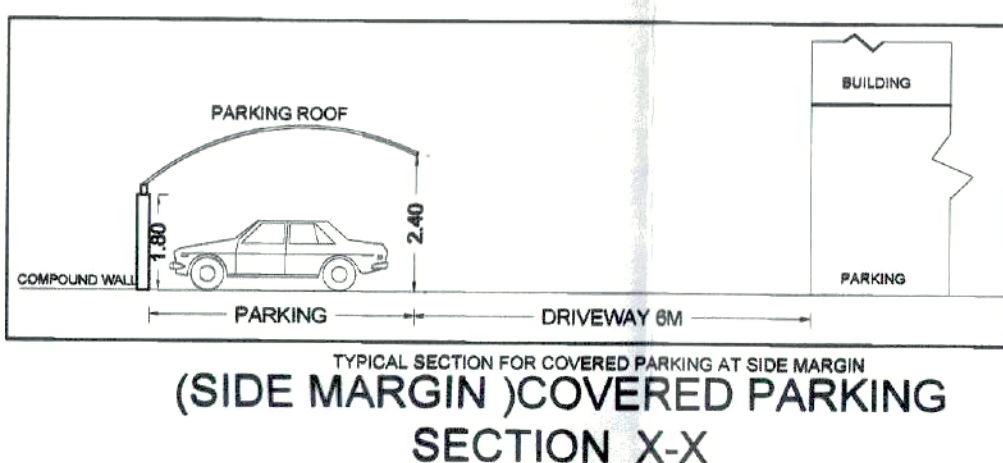
PAID & TDR AREA CALCULATION	
NET PLOT AREA = 9273.67 SQ.M.	
PERMISSIBLE PAID FSI AREA = 4636.83 SQ.M.	
PERMISSIBLE T.D.R AREA = 9490.58 SQ.M.	
PAID FSI AREA = 4636.83 x 76.273 % = 3536.65 SQ.M.	
T.D.R AREA = 9490.58 x 76.273 % = 7238.81 SQ.M.	
PROPOSED T.D.R AREA = 7238.81 SQ.MT	
TOTAL T.D.R AREA = 7238.81 SQ.MT	
PROPOSED PAID FSI AREA = 3536.65 SQ.MT	

VISITOR PARKING AREA CALCULATION	
RESI. TOTAL CAR = 176	
CAR 1 = 88 X 10.35 = 910.80	
CAR 2 = 88 X 12.50 = 1100.00	
SCOOTER = 338 X 2.00 = 676.00	
(TOTAL VISITOR PARKING AREA = 2686.80 X 5% = 134.34)	

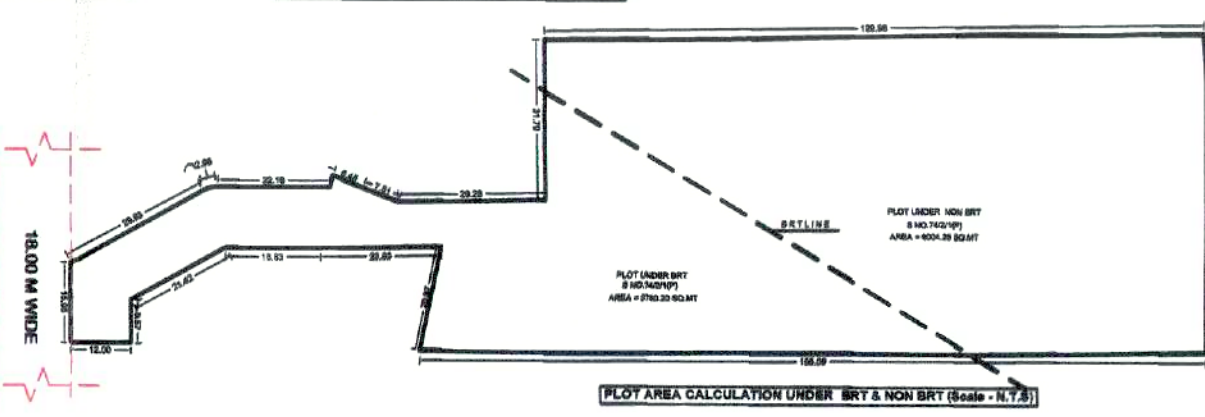
VISITOR PARKING AREA PROPOSED	
REQ. PARKING = 134.34 SQ.MT	
CAR 1 = 04 X 10.35 = 41.40	
CAR 2 = 04 X 12.50 = 50.00	
SCOOTER = 27 X 2.00 = 54.00	
(TOTAL VISITOR PARKING AREA = 145.40)	

EV PARKING CALCULATION	
RESI. TOTAL CAR = 176 X 20% EV PARKING = 35.20	
SAY = 36 EV PARKING	
TOTAL SCOOTER = 338 X 20% EV PARKING = 67.60	
SAY = 68 EV PARKING	

WATER CALCULATION	
OVER HEAD WATER TANK CALCULATION	
WING A+B+C+D RESI. BUILDING	135 x 5 x 338 = 2,28,150.00 LTS
FIRE FIGHTING	= 1,00,000 LTS
4 WING x 25000	= 1,00,000 LTS
0 WING x 10000	= 75,000 LTS
TOTAL OVER HEAD WATER TANK	= 3,28,150.00 LTS
UNDER GROUND WATER TANK CALCULATION	
U.G. WATER TANK (2.28,150x2.0)	= 4,56,300.00 LTS
FIRE FIGHTING	= 4,00,000 LTS
2 WING x 2,00,000	= 1,50,000 LTS
1 WING x 75,000	= 75,000 LTS
TOTAL U.G. WATER TANK	= 10,81,300.00 LTS
COMM. BUILDING (CLUB HOUSE)	
Gr. floor area = 0.00 / 3 x 45	= 0.00 LTS
Upr. floor area = 0.00 / 6 x 45	= 0.00 LTS
FIRE FIGHTING	= 0.00 LTS
TOTAL OVER HEAD WATER TANK	= 0.00 LTS
U.G. WATER TANK (0.00 x 2.0)	= 0.00 LTS
TOTAL U.G. WATER TANK	= 0.00 LTS
COMM. + RESI. BUILDING	
TOTAL O.H. WATER TANK	= 3,28,150.00 LTS
TOTAL U.G. WATER TANK	= 10,81,300.00 LTS



CAR & SCOOTER TABLE		
CAR1	CAR2	SCOOTER
92	92	365



S NO.	PLOT UNDER BRT	PLOT UNDER NON BRT	TOTAL
PLOT AREA	3780.20	6004.28	(TOTAL PLOT AREA) = 9784.48
DEDUCTIONS	510.81 (Amenity Area)	-----	-----
BALANCE PLOT AREA	3269.39	6004.28	9273.67
BASIC FSI	1.00	1.10	-----
PER. BASIC FSI	3269.39	6604.70	(TOTAL PER FSI) = 9874.09
PER. PAID FSI	1890.10 (0.50%)	3002.14 (0.50%)	(TOTAL PER PAID FSI) = 4892.24
PER. TDR AREA	(3780.20 X 25%) = 945.05	(6004.28 X 90%) = 5403.85	(TOTAL PER TDR) = 10129.10

Triangle	Area	A-16	652.82
A-01	147.09	A-17	391.65
A-02	189.51	A-18	736.63
A-03	126.57	A-19	623.26
A-04	142.67	A-20	624.05
A-05	112.98	A-21	641.42
A-06	99.98	A-22	399.88
A-07	68.61	A-23	432.21
A-08	277.77	A-24	431.58
A-09	391.88	A-25	753.94
A-10	264.01	A-26	68.07
A-11	246.73	A-27	223.29
A-12	280.16	A-28	207.39
A-13	288.08	A-29	46.63
A-14	544.76	A-30	38.49
A-15	336.63	Total (PLOT)	9788.92