

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	

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		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	

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		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	

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

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

WATER REQUIREMENT: For WING C			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
RESIDENTIAL	84375	85083	
FIRE REQUIREMENT	25000.00	25000.00	
TOTAL	109375.00	110083.00	
UGWT	168750	170166	
FIRE REQUIREMENT	200000.00	200000.00	
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	56113.31
	F.S.I. AREA + TOTAL NON F.S.I.	

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)	(6)	(7)
			COMM	RESI.	MHADA	RESI.
A	B2+B1+G+21FLOORS.	66.60	703.47	14071.68	477.00	138
B	B2+B1+G+21FLOORS.	66.60	0.00	7139.36	338.53	73
C	B2+B1+G+21FLOORS.	66.60	0.00	14067.33	453.42	120
	TOTAL		703.47	35278.37	1268.95	331.00
	TOTAL FSI AREA			35981.84	1268.95	345.00



LOCATION PLAN

PARKING CALCULATION: WING A

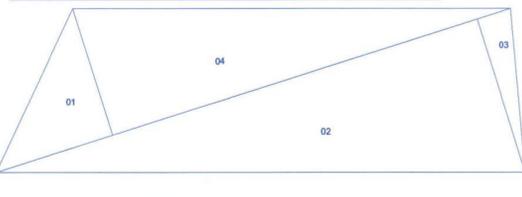
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Residential	40 - 80	2	69	1	35	2	69
Residential	80-150	1	74	1	74	1	74
Total Required (Nos)			143		109	0	143
In Addition 5% Visitors Parking(Nos)					5	0	7
Commercial	660.05	100		2	13	6	40
Total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

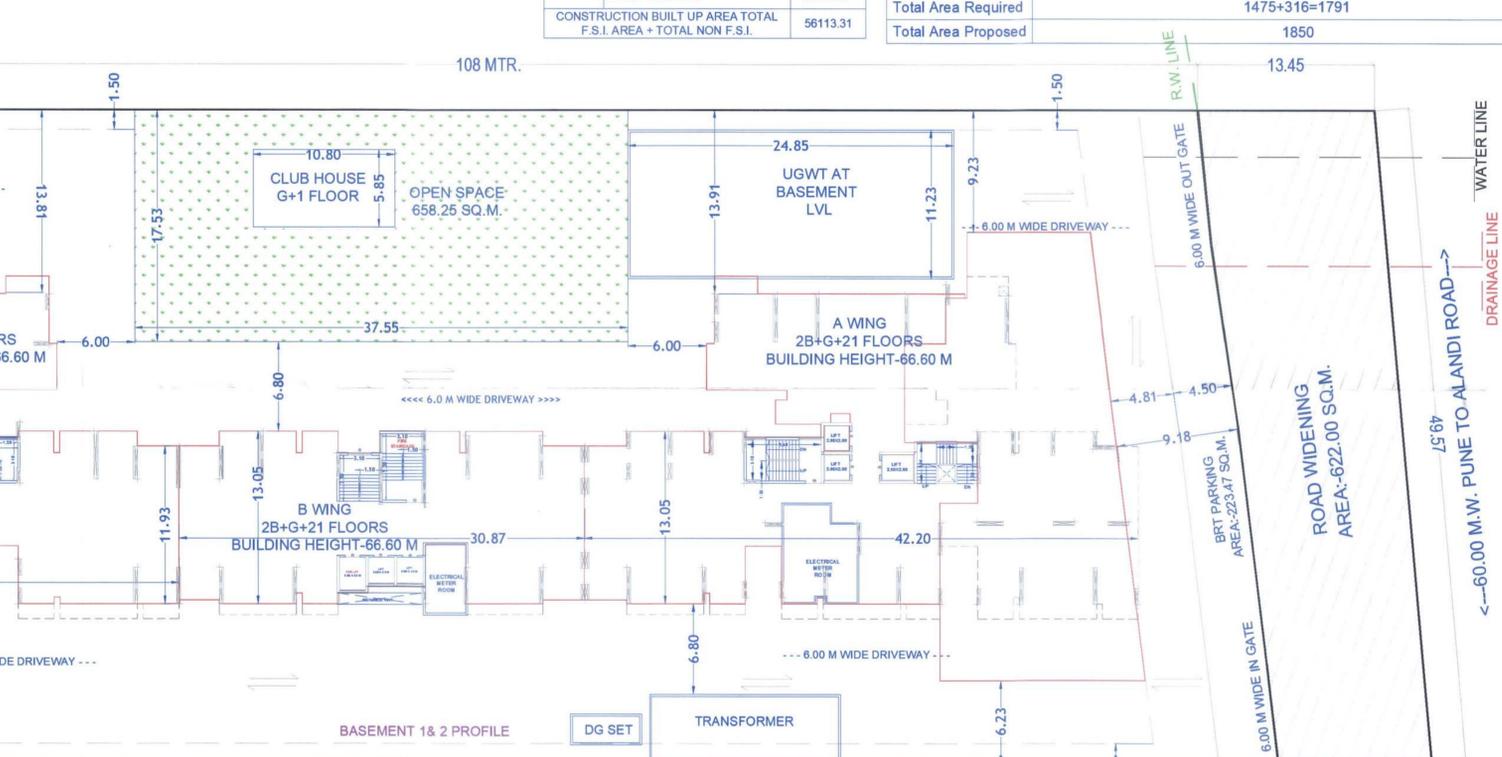


TRAINGULATION	
01	720.23
02	3696.36
03	233.73
04	2523.68
TOTAL	7174.00

TRAINGULATION 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



LAYOUT PLAN SCALE 1:200

STAMP OF APPROVAL

Sanctioned No. B.P./EC/Wadnukhadi/03/24  
 Subject to conditions mentioned in the Office Order No. 24/05/24  
 Dated 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	223.47 SQ.M.
(Total a+b)	845.47 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)	