## (RESIDENTIAL A WING)
## FLOOR WISE FSI STATEMENT

| FLOORS | WING A | TENEMENTS | COMMERCIAL | TENEMENTS |
|---|---|---|---|---|
| BASEMENT | — | — | — | — |
| GROUND FLOOR | 41.44 Sqm. | — | 678.77 Sqm. | — |
| FIRST FLOOR | 1279.56 Sqm. | 12 | 363.55 Sqm. | — |
| SECOND FLOOR | 1734.08 Sqm. | 17 | — | — |
| THIRD FLOOR | 1734.08 Sqm. | 17 | — | — |
| FOURTH FLOOR | 1734.08 Sqm. | 17 | — | — |
| FIFTH FLOOR | 1734.08 Sqm. | 17 | — | — |
| SIXTH FLOOR | 1734.08 Sqm. | 17 | — | — |
| SEVENTH FLOOR | 1681.11 Sqm. | 17 | — | — |
| EIGHTH FLOOR | 1734.08 Sqm. | 17 | — | — |
| NINTH FLOOR | 1734.08 Sqm. | 17 | — | — |
| TENTH FLOOR | 1734.08 Sqm. | 17 | — | — |
| ELEVENTH FLOOR | 1734.08 Sqm. | 17 | — | — |
| TWELFTH FLOOR | 1734.08 Sqm. | 17 | — | — |
| THIRTEENTH FLOOR | 1681.11 Sqm. | 17 | — | — |
| FOURTEENTH FLOOR | 1734.08 Sqm. | 17 | — | — |
| TOTAL | 23758.10 Sqm. | 233 | 1042.32 Sqm. | — |

## (RESIDENTIAL B WING)
## FLOOR WISE FSI STATEMENT

| FLOORS | WING B | TENEMENTS | MHADA | MHADA TENEMENTS |
|---|---|---|---|---|
| BASEMENT | — | — | — | — |
| PARKING FLOOR | — | — | — | — |
| FIRST FLOOR | — | — | 571.09 Sqm. | 08 |
| SECOND FLOOR | — | — | 562.92 Sqm. | 08 |
| THIRD FLOOR | — | — | 562.92 Sqm. | 08 |
| FOURTH FLOOR | — | — | 562.92 Sqm. | 08 |
| FIFTH FLOOR | 253.12 Sqm. | 04 | 309.76 Sqm. | 04 |
| SIXTH FLOOR | 641.25 Sqm. | 08 | — | — |
| SEVENTH FLOOR | 610.33 Sqm. | 08 | — | — |
| EIGHTH FLOOR | 641.25 Sqm. | 08 | — | — |
| NINTH FLOOR | 641.25 Sqm. | 08 | — | — |
| TENTH FLOOR | 641.25 Sqm. | 08 | — | — |
| ELEVENTH FLOOR | 641.25 Sqm. | 08 | — | — |
| TWELFTH FLOOR | 641.25 Sqm. | 08 | — | — |
| THIRTEENTH FLOOR | 610.33 Sqm. | 08 | — | — |
| FOURTEENTH FLOOR | 300.33 Sqm. | 02 | — | — |
| TOTAL | 5621.61 Sqm. | 70 | 2569.61 Sqm. | 36 |

## (RESIDENTIAL C WING)
## FLOOR WISE FSI STATEMENT

| FLOORS | WING C | TENEMENTS |
|---|---|---|
| BASEMENT | — | — |
| PARKING FLOOR | — | — |
| FIRST FLOOR | 1090.67 Sq.m. | 11 |
| SECOND FLOOR | 1090.67 Sq.m. | 11 |
| THIRD FLOOR | 1090.67 Sq.m. | 11 |
| FOURTH FLOOR | 1090.67 Sq.m. | 11 |
| FIFTH FLOOR | 1090.67 Sq.m. | 11 |
| SIXTH FLOOR | 1090.67 Sq.m. | 11 |
| SEVENTH FLOOR | 1038.77 Sq.m. | 11 |
| EIGHTH FLOOR | 1090.67 Sq.m. | 11 |
| NINTH FLOOR | 1090.67 Sq.m. | 11 |
| TENTH FLOOR | 1090.67 Sq.m. | 11 |
| ELEVENTH FLOOR | 1090.67 Sq.m. | 11 |
| TWELFTH FLOOR | 1090.67 Sq.m. | 11 |
| THIRTEENTH FLOOR | 1038.77 Sq.m. | 11 |
| FOURTEENTH FLOOR | 1090.67 Sq.m. | 11 |
| TOTAL | 15165.58 Sq.m. | 154 |

(Statement no.1)
[ Sr.No. 8 (a) (iii) ]
Existing Building to be retained

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

(Statement no.2)
Proposed Building
[ Sr.No. 9 (g) ]

### BUILDING WISE FSI STATEMENT

| BUILDING NAME | COMM. AREA | RESI. AREA | MHADA. AREA | TENEMENTS | MHADA |
|---|---|---|---|---|---|
| (WING A) | 1042.32 SQ.M. | 23758.10 SQ.M. | — | 233 | — |
| (WING B) | — | 5621.61 SQ.M. | 2569.61 SQ.M. | 70 | 36 |
| (WING C) | — | 15165.58 SQ.M. | — | 154 | — |
| CLUB HOUSE 1ST FLOOR | | 57.12 SQ.M. | | | |
| TOTAL | 1042.32 SQ.M. | 44602.41 SQ.M. | 2569.61 SQ.M. | 457 | 36 |
| TOTAL | 45644.73 SQ.M | | | 493 | |

[ Sr.No. 9 (e) ]
Area detail of Apartment

| Building No. | Floor No. | Carpet Area of Apartment | Area of SIT-OUT attached to Apartment | Area of Balcony attached to Apartment |
|---|---|---|---|---|
| ( 1 ) | ( 2 ) | ( 3 ) | ( 4 ) | ( 5 ) |
| WING A | GROUND TO 14TH | 17759.24 sqm. | 2045.02 sqm. | — |
| WING B | GROUND TO 14TH | 5585.96 sqm. | 370.92 sqm. | 112.00 sqm. |
| WING C | GROUND TO 14TH | 10945.94 sqm. | 1178.08 sqm. | — |
| | TOTAL | 34291.14 sqm. | 3594.02 sqm. | 112.00 sqm. |

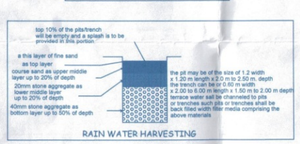
WING-A
WATER TANK CAPACITY CALC.
COMM. = 1034.34 SQ.M. / 3 x 45 ltr. / PERSON
344.78 SQ.M. X 45 Ltr.
=15515.10 Ltr.
5 PERSON PER TENEMENTS
RESI. 233 TENEMENT = 1165.00 PERSON
135 Ltr. / PERSON
157275.00+15515.10 =172890.10 Ltr.
FIRE FIGHTING =25000.00 Ltr.
TOTAL O.H. CAPACITY =197790.10 Ltr.
SAY = 197800.00 Ltr.
U.G.WATER TANK = 2.00 X 172890.10
=345780.20 Ltr.
FIRE FIGHTING =75000.00 Ltr.
SAY = 4,21,000.00 Ltr.

WING- B & (MHADA)
WATER TANK CAPACITY CALC.
5 PERSON PER TENEMENTS
RESI. 106 TENEMENT =530.00 PERSON
135 Ltr. / PERSON
=71550.00 Ltr.
FIRE FIGHTING =25000.00 Ltr.
TOTAL O.H. CAPACITY =96550.00Ltr.
SAY = 97000.00 Ltr.
U.G.WATER TANK = 2.00 X 71550.00
=143100.00 Ltr.
FIRE FIGHTING =75000.00 Ltr.
SAY =218100.00 Ltr.

WING- C
WATER TANK CAPACITY CALC.
5 PERSON PER TENEMENTS
RESI. 154 TENEMENT =770.00 PERSON
135 Ltr. / PERSON
=103950.00 Ltr.
FIRE FIGHTING =25000.00 Ltr.
TOTAL O.H. CAPACITY =128950.00Ltr.
SAY = 129000.00 Ltr.
U.G.WATER TANK = 2.00 X 103950.00
=207900.00 Ltr.
FIRE FIGHTING =75000.00 Ltr.
SAY =283000.00 Ltr.

CLUB HOUSE AREA STATEMENT

| FLOORS | B/UP | TAKEN IN FSI |
|---|---|---|
| GROUND | 114.24 | — |
| FIRST | 57.12 | 57.12 |
| TOTAL | 171.36 | |



RAIN WATER HARVESTING

| 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 | 126 | 1 | 63 | 2 | 126 |
| Residential | 80 - 150 | 1 | 107 | 1 | 107 | 1 | 107 |
| Residential | > 150 | 1 | 0 | 2 | 0 | 1 | 00 |
| Commercial | 951.23 | 100 | 10 | 2 | 20 | 6 | 60 |
| TOTAL REQD.(NOS.) | | | | | 190 | | 293 |
| TOTAL REQD.AREA | | | | | 2375.00 | | 586 |
| TOTAL PROP.AREA | | | | | 2961.00 | | |
| Add 5% visitors parking | | | | | 2961.00+148.05 = 3109.05 | | |

| PARKING CALCULATION (WING B) MHADA | | | | | | | |
|---|---|---|---|---|---|---|---|
| TYPE | CARPET AREA / FSI (M2) | TNMTS.(NOS) | | CAR.(NOS) | | SCOOTER.(NOS) | |
| | | UNIT | PROP. | BY RULE | REQD | BY RULE | REQD |
| Residential | 40 - 80 | 2 | 106 | 1 | 53 | 2 | 106 |
| Residential | 80 - 150 | 1 | 0 | 1 | 0 | 1 | 00 |
| Residential | > 150 | 1 | 0 | 2 | 0 | 1 | 00 |
| Commercial | | 100 | 0 | 2 | 0 | 6 | 00 |
| TOTAL REQD.(NOS.) | | | | | 53 | | 106 |
| TOTAL REQD.AREA | | | | | 662.50 | | 212 |
| TOTAL PROP.AREA | | | | | 874.50 | | |
| Add 5% visitors parking | | | | | 874.50+43.72 = 918.22 | | |

| 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 | 112 | 1 | 56 | 2 | 112 |
| Residential | 80 - 150 | 1 | 42 | 1 | 42 | 1 | 42 |
| Residential | > 150 | 1 | 0 | 2 | 0 | 1 | 00 |
| Commercial | | 100 | 0 | 2 | 0 | 6 | 00 |
| TOTAL REQD.(NOS.) | | | | | 98 | | 154 |
| TOTAL REQD.AREA | | | | | 1225.00 | | 308 |
| TOTAL PROP.AREA | | | | | 1533.00 | | |
| Add 5% visitors parking | | | | | 1533.00 +76.65 = 1609.65 | | |

### PARKING STATEMENT

| | REQUIRED PARKING | | | | PROPOSED PARKING | | | |
|---|---|---|---|---|---|---|---|---|
| | E.V. | MHADA | COMM. | Visitors Parking | E.V. | MHADA | COMM. | Visitors Parking |
| CAR | 72 | 18 | 20 | 19 | 72 | 18 | 20 | 19 |
| SCOOTER | 114 | 36 | 60 | 15 | 114 | 36 | 60 | 15 |

### PARKING STATEMENT

| | REQUIRED PARKING | PROPOSED PARKING |
|---|---|---|
| CAR | 341 + 19 = 360 | 452 |
| SCOOTER | 553 + 15 = 568 | 568 |

### PARKING PROPOSED

| | CARS | SCOOTERS |
|---|---|---|
| BASEMENT LEVEL 1 | 253 | 278 |
| SIDE MARGIN | 86 | 79 |
| GROUND LEVEL (A WING) | 56 | 79 |
| GROUND LEVEL (B WING) | 18 | 63 |
| GROUND LEVEL (C WING) | 39 | 69 |
| **TOTAL PARKING PROVIDED** | 452 | 568 |

### SANITATION STATEMENT ( UDCPR)

| BUILDING USE | Rule Name | By rule: 1st male gr. | By rule: 1st Female gr. | Required: Male | Required: Female | Required: Total |
|---|---|---|---|---|---|---|
| COMMERCIAL | No.of persons | (951.23 / 3 ) = 317.07 male = 211 Female = 106 | | | | |
| | Water Closet | 4 per 66-100 | 6 per 78-100 | 8 | 6 | 14 |
| | Urinal | 4 for 71-100 | — | 8 | — | 8 |
| | WashBasin | — | | — | | |

| SANITATION STATEMENT | REQUIRED | PROPOSED |
|---|---|---|
| Water Closet | 14 | 18 |
| Urinal | 08 | 09 |

LOCATION PLAN






SECTION THRO.COMPOUND WALL.

| Polygon | Area |
|---|---|
| A-Block | 732.45 |
| 01 | 53.68 |
| Total | 678.77 |

(WING A)
COMMERCIAL
GROUND FLOOR B/UP AREA
= 678.77 SQ.M.



STAIRCASE KEY PLAN

| Polygon | Area |
|---|---|
| D-Block | 31.23 |
| 01 | 10.27 |
| Total | 20.96 |

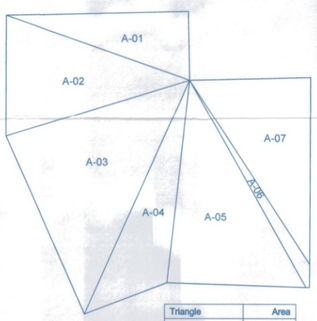
STAIRCASE KEY PLAN

| Polygon | Area |
|---|---|
| C-Block | 24.15 |
| 01 | 3.67 |
| Total | 20.48 |

(WING A)
GROUND FLOOR B/UP AREA
20.96 +20.48 = 41.44 SQ.M.

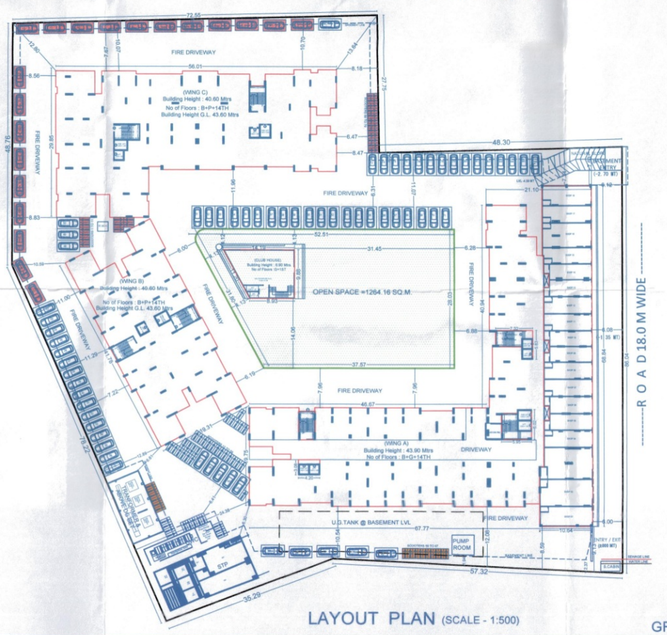
### SCHEDULE OF OPENINGS (COMMERCIAL)

| DOORS | | WINDOW | |
|---|---|---|---|
| RS | 2.40 X 2.40 | W1 | 1.80x1.80 |
| D | 1.05 X 2.40 | W2 | 1.20x1.80 |
| D1 | 0.90 X 2.40 | V | 0.50x0.90 |
| D2 | 0.75 X 2.40 | | |
| FD | 1.50 X 2.40 | | |
| SD | 1.80 X 2.40 | | |

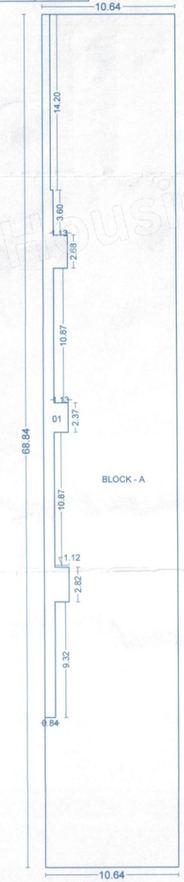


TRIANGULATION
(SCALE - 1:1000)

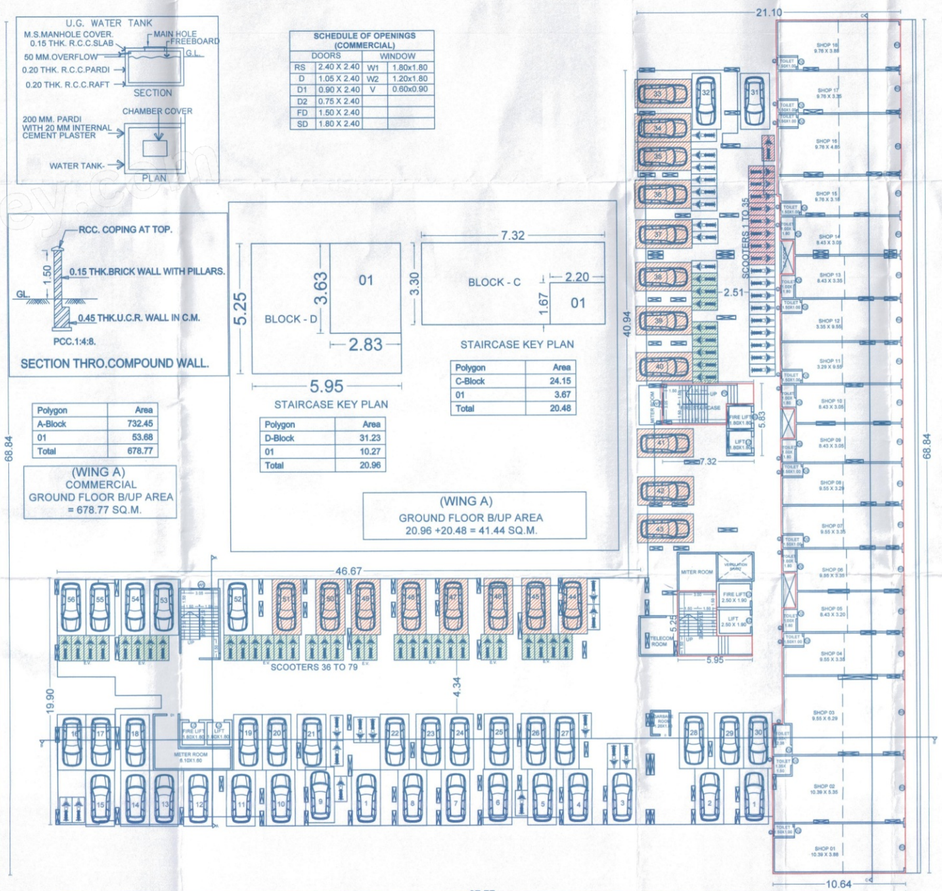
| Triangle | Area |
|---|---|
| A-01 | 1006.72 |
| A-02 | 1782.18 |
| A-03 | 2981.35 |
| A-04 | 1291.98 |
| A-05 | 2287.07 |
| A-06 | 281.46 |
| A-07 | 1795.23 |
| Total (PLOT) | 11425.99 |



LAYOUT PLAN (SCALE - 1:500)



(WING A)
GROUND FLOOR PLAN( COMMERCIAL)



(WING A) GROUND FLOOR PLAN (SCALE 1:200)

## STAMP OF APPROVAL

Sanctioned No. B.P wadmukhwadi/23/2025
Subject to conditions mentioned in the
Office Order No.
aven dated 19/08/2025
Pimpri
Date : 15/03/2025

Chinchwad Municipal Corporation ESTD. 11/10/82

O. C. Signed by
City Engineer

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

## PROFORMA - I AREA STATEMENT

| PROPOSED RESIDENTIAL COMPLEX S.NO. 56 (P) OF VILLAGE WADMUKHWADI | DRAWING SHEET |
|---|---|
| STAMPS OF APPROVAL OF PLANS | |
| AREA STATEMENT | |
| 1 AREA OF PLOT (MINIMUM AREA OF A, b, c TO BE CONSIDERED) | |
| a) AS PER OWNERSHIP DOCUMENT | 11425.00 SQM |
| b) AS PER MEASUREMENT SHEET | 11425.00 SQM |
| c) AS PER SITE | 11425.00 SQM |
| 2 DEDUCTIONS FOR | |
| a) PROPOSED D.P. /D.P. ROAD WIDENING AREA SERVICEROAD / HIGHWAY WIDENING | 0.00 SQM |
| b) ANY D.P. RESERVATION AREA | 0.00 SQM |
| ( TOTAL a +b) | |
| 3 BALANCE AREA OF PLOT (1-2) | |
| 4 AMENITY SPACE (IF APPLICABLE) | |
| a) REQUIRED - | 0.00 SQM |
| b) ADJUSTMENT OF 2(b), IF ANY - | |
| c) BALANCE PROPOSED - | |
| 5 NET PLOT AREA (3 - 4 c) | 11425.00 SQM |
| 6 RECREATIONAL OPEN SPACE( IF APPLICABLE) | |
| a) REQUIRED - | 1142.50 SQM |
| b) PROPOSED - | 1264.16 SQM |
| 7 INTERNAL ROAD AREA | |
| 8 PLOTABLE AREA (IF APPLICABLE) | N.A |
| 9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH ( SR.NO. 5X BASIC FSI) (1.1) | 12567.50 SQM |
| 10 ADDITION OF FSI ON PAYMENT OF PREMIUM | |
| a) MAXIMUM PERMISSIBLE PAYMENT FSI - - BASED ON ROAD WIDTH / TOZ ZONE | 5712.50 SQM |
| b) PROPOSED FSI ON PAYMENT OF PREMIUM | 5680.16 SQM. |
| 11 IN SITU FSI / TDR LOADING | |
| a) IN SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2a) IF ANY | |
| b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER | |
| c) TDR AREA (0.90%) | 10282.50 SQM |
| d) TOTAL IN SITU / TDR LOADING PROPOSED (11a + b +c) | 10224.30 SQM. |
| 12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 | |
| 13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL | 28471.96 SQM |
| a) (9+10b +11d ) OR 12 WHICHEVER IS APPLICABLE | |
| b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES (REF.G.R. 27B-5/2016 DATED 18/10/2016 + MEO 25 DATED 30 - 3 - 2018 ADDENDUM NOTE 7) | 17173.04 SQ.M. |
| c) TOTAL ENTITLEMENT (a+b) | 45645.00 SQ.M. |
| 14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH ( AS PER REGULATION NO. 6.1 OR 6.2 OR 6.4 AS APPLICABLE ) X 1.6 OR 1.8) | |
| 15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17 b) | |
| a) Existing Built-up Area /As per old rule | |
| b) Proposed Built-up Area (as per 'P-Line') | |
| i) Residential | 44602.41 SQM |
| ii) Commercial | 1042.32 SQM |
| c) TOTAL (a+b) | 45644.73 SQM |
| 16 FSI CONSUMED (15 / 13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE) | |
| 17 AREA FOR INCLUSIVE HOUSING , IF ANY | |
| a) REQUIRED ( 20% OF SR.NO. 5) | 2513.50 SQ.M |
| b) PROPOSED | 2569.61 SQ.M |

MANIK BUCHADE ARCHITECT
KIMAYA HOUSE,
Near 19 Grand West Society,
Birla Hospital Road,
Dange chowk , Thergaon, Pune-411033
Web site : www.kimayagroup.com
E mail info@mbarchitects.co.in
Ph.9552502704 , 8087518777
Signature
Ar.Manik Buchade
Lic.No.CA/03/32518

Owner's 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 executive the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

| Owner (s) name and signature :- | Signature |
|---|---|
| M/s Sankalpa developers Through Mr.Tarunkumar A. Patel. | |

Architect / Licensed Engineer / Supervisor name and signature

| Date | North | Scale | Drawn by | Check by | Registration No.of Architect/License no.of Licensed Engineer / Supervisor |
|---|---|---|---|---|---|
| 04.03.2025 | | 1:100 | SMITA VRUSHALI | Ar.SHRADDHA | Lic.No.CA/03/32518 |