

BUILDING WISE F.S.I. STATEMENT

BLDG. HEIGHT	NO OF TENEMENTS		BLDG. NAME	PROPOSED B/UP AREA	LIFT AREA	GROUND COVERAGE
	40 TO 80	80 TO 150				
33.20M.	64	7	TOWER-1	6495.06	10.18	591.85
33.20M.	63	7	TOWER-2	6462.24	10.24	521.29
	127	14	TOTAL	12,957.30	20.42	1113.14
	127+14=141					

ANCILLARY AREA STATEMENT

RESI.B/UP AREA = 12,957.30 SQ.M.
 = 12,957.30 SQ.M. X 100
 160
 = 8098.31X0.60=4858.99 SQ.M.
 TAKEN IN ANCILLARY=4857.34 SQ.M.

LOHEGAON S. NO - 247/1/1/2

F.S.I. STATEMENT (UDCPR 2024)

BLDG. HEIGHT	NO OF TENEMENTS			BUILDING NAME	PROPOSED RESI. B/UP AREA	BASEMENT PARKING FLOOR	LOWER PARKING FLOOR	UPPER PARKING FLOOR
	40 TO 80	80 TO 150	TOTAL					
33.20	64	7	71	TOWER-1	6495.06	2283.55	1572.87	1113.12
33.20	63	7	70	TOWER-2	6462.24			
	127	14	141	TOTAL	12,957.30	2283.55	1572.87	1113.12
					12,957.30 SQ.M.	4969.54 SQ.M.		
					12,957.30+4969.54=17,926.84 SQ.M.			

TOWER-1 PARKING CALCULATION-RESIDENTIAL
(As updated upto 30th January,2024)

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	PROP.	BY RULE	PROP.
RESIDENTIAL	0-30	2	0	0	0	2	0
	30-40	2	0	1	0	2	0
	40-80	2	64	1	32	2	64
	80-150	1	7	1	7	1	7
	> 150	1	0	2	0	1	0
VISITOR				5%(Car)	1	5%(SC)	2
TOTAL	REQUIRED	—	71	—	39	—	71
TOTAL	PROPOSED	—	71	—	39	—	71

CLAUSE NO:-8.1.1 (V) PAGE NO 156
 COMPOSITE PARKING:-ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.

6 SC = 1 CAR $\frac{71}{6} \times 1 = 12$ CAR
 71 SC = ?? $\frac{71}{6} = 12$ CAR

TOTAL REQUIRED CAR PERKING = 39 + 12 = 51 NOS

TOWER-2 PARKING CALCULATION-RESIDENTIAL
(As updated upto 30th January,2024)

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	PROP.	BY RULE	PROP.
RESIDENTIAL	0-30	2	0	0	0	2	0
	30-40	2	0	1	0	2	0
	40-80	2	63	1	32	2	63
	80-150	1	7	1	7	1	7
	> 150	1	0	2	0	1	0
VISITOR				5%(Car)	1	5%(Sc)	2
TOTAL	REQUIRED	-	70	-	40	-	72
TOTAL	PROPOSED	-	70	-	40	-	72

CLAUSE NO:-8.1.1 (V) PAGE NO 156
 COMPOSITE PARKING:-ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.

6 SC = 1 CAR $\frac{72}{6} \times 1 = 12$ CAR
 72 SC = ?? $\frac{72}{6} = 12$ CAR

TOTAL REQUIRED CAR PERKING = 40 + 12 = 52 NOS

TOTAL REQUIRED CAR PARKING TOWER 1 + TOWER 2=51+52=103 NOS.
 TOTAL PROPOSED CAR PARKING TOWER 1 + TOWER 2=182 NOS.

BRIEF SPECIFICATIONS

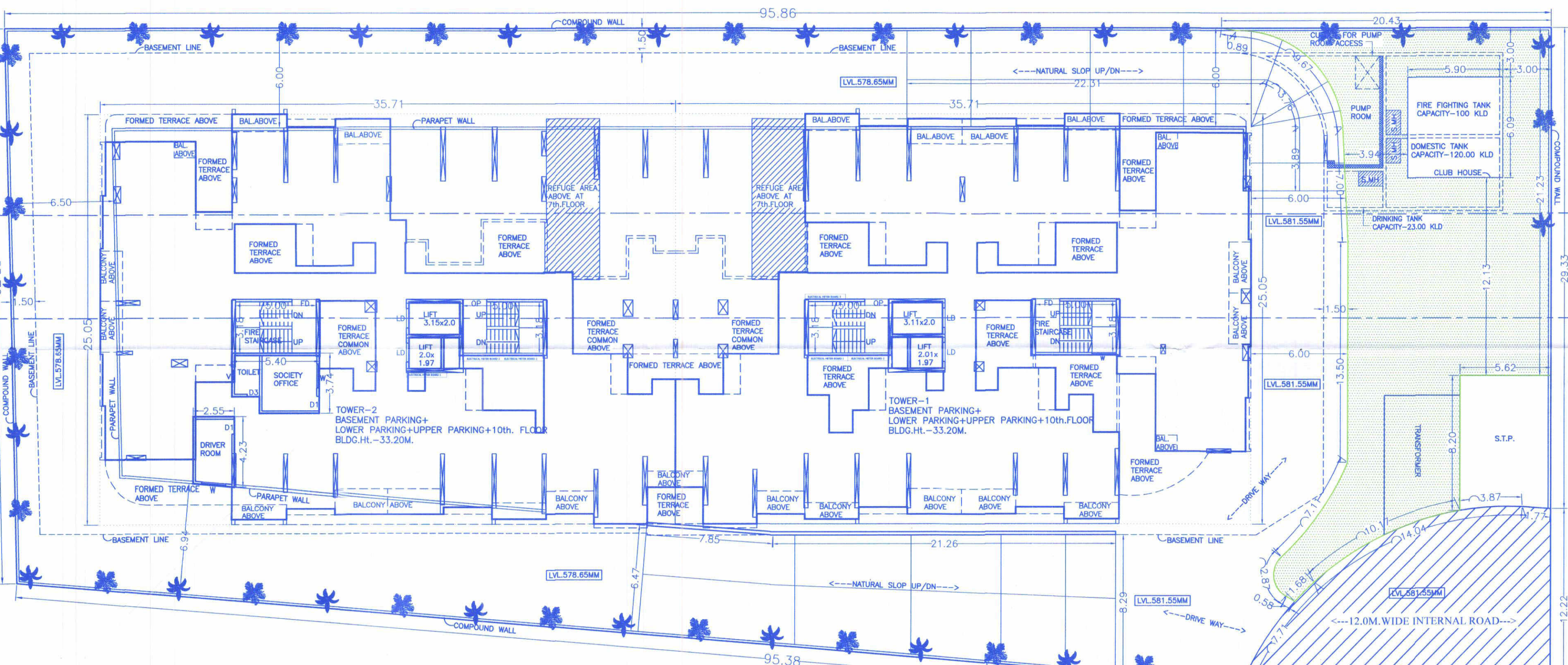
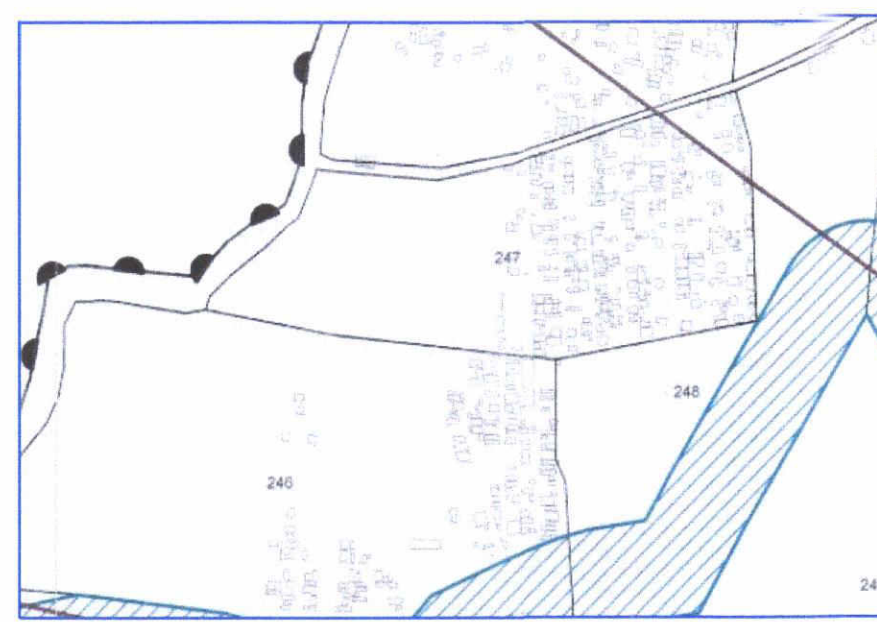
- R.C.C. FRAMED STRUCTURE.
- EXT. SAND FACED CEMENT PLASTER
- INT. NERU FINISHED CEMENT PLASTER
- EXT. WALLS ARE 0.15 M. THK BRICK
- INT. WALLS ARE 0.15 M. THK BRICK
- T. W. DOOR & M. S. WINDOWS.
- GRAY MOSAIC TILE FLOORINGS.
- 0.15 M.THK.R.C.C.SLAB WITH I.P.S. FINISH

TREE CALCULATION

PLOT AREA=3600X1/80=45
 SAY=45 NOS
 REQUIRED TREE=45 NOS
 PROPOSED TREE=45 NOS

TOWER-2 WATER REQUIREMENT

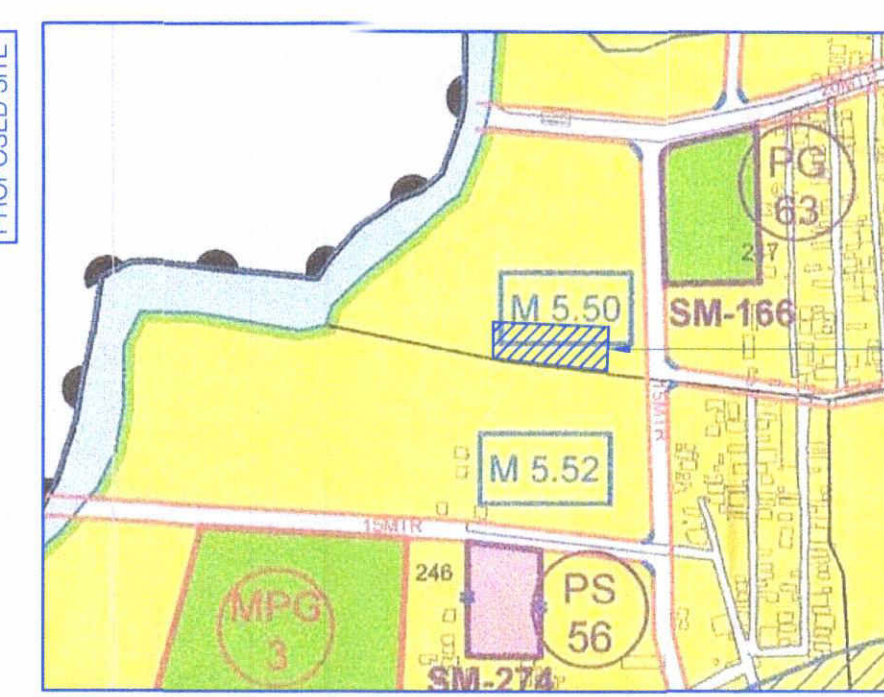
TOTAL NO.OF TENEMENTS = 70 NOS.
 5 PERSONS PER TENANT = 5 X 70 = 350 PERSONS
 WATER REQUIRED=135LIT/HEAD/DAY
 TOTAL WATER REQUIRED = 135 X 350 = 47,250 Lit.
 OVER HEAD WATER CAPACITY (for resi bldg.)=47,300.00 Lit.
 ADD FIRE =20,000.00 Lit.
 TOTAL=67,300.00 Lit.
 SAY =67,300.00 Lit.
 UNDER GROUND SUMP WELL CAPACITY=1.50 X 47,300.00 Lit.
 TOTAL=70,950.00 Lit.
 ADD FIRE =50,000.00 Lit.
 TOTAL=1,20,950.00 Lit.
 SAY=1,21,000.00 Lit.

LAY-OUT PLAN
(SCALE:-1:200)

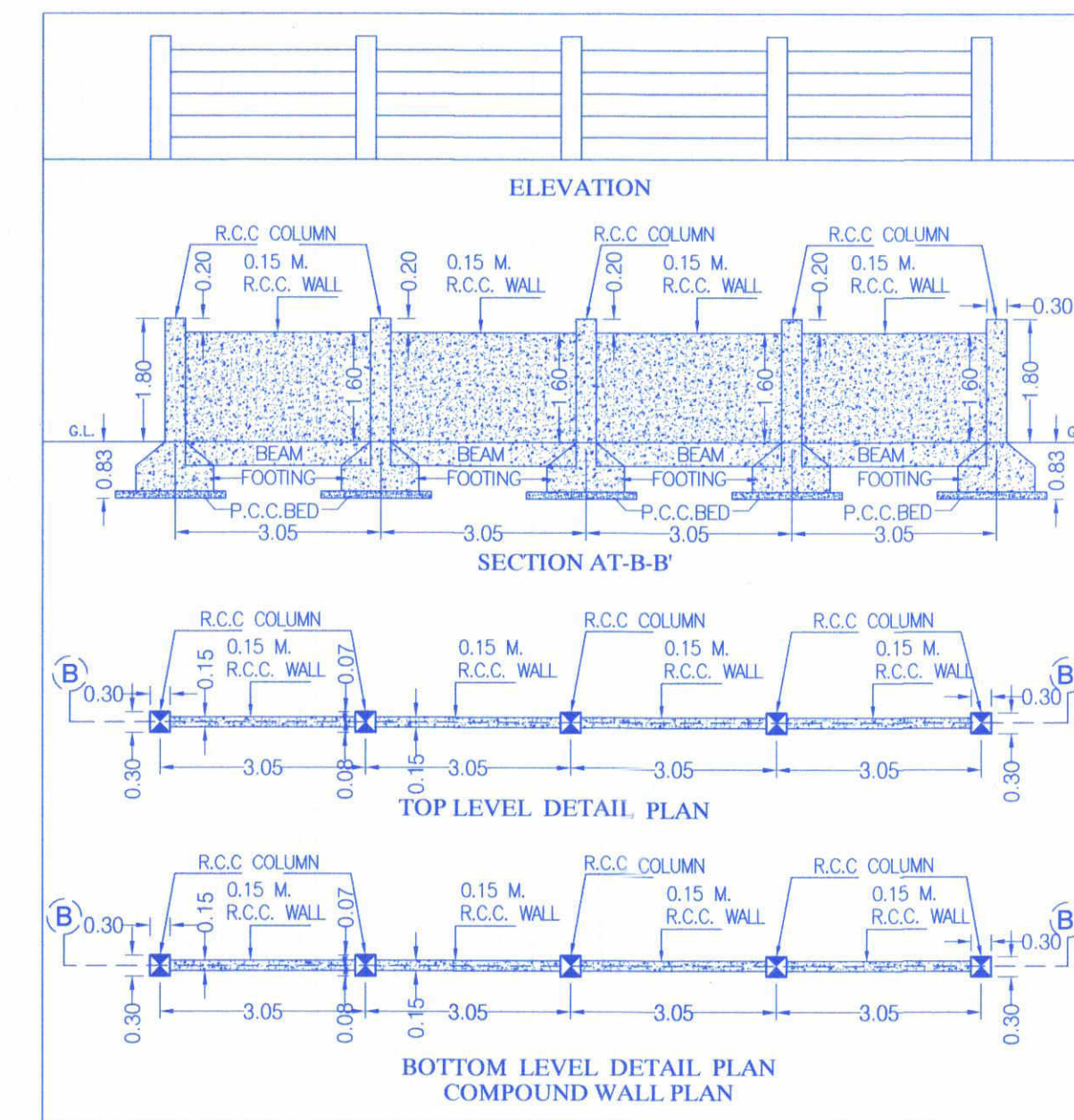
METRO SHEET



GOOGLE IMAGE



D.P. LOCATION PLAN

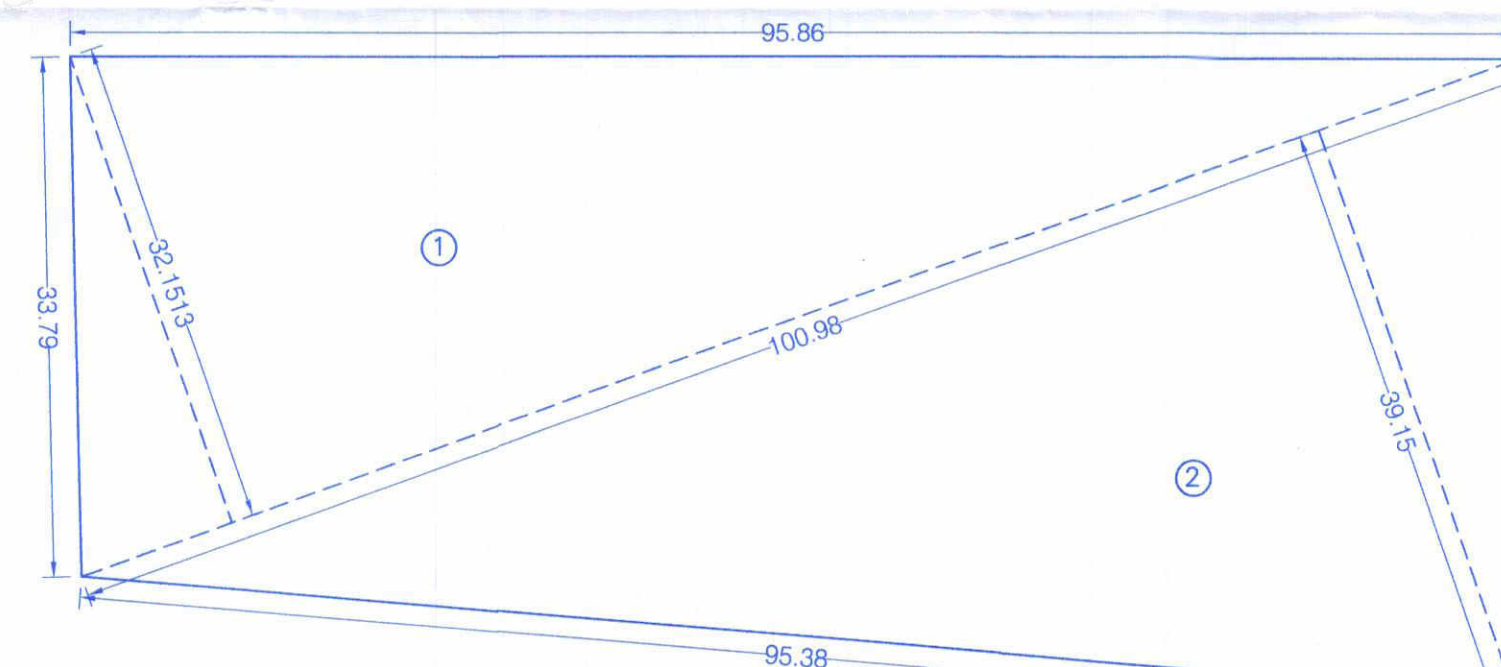


SECTION AT-B-B'

TOP LEVEL DETAIL PLAN

BOTTOM LEVEL DETAIL PLAN

COMPOUND WALL PLAN

PLOT AREA KEY PLAN
(SCALE:-1:500)

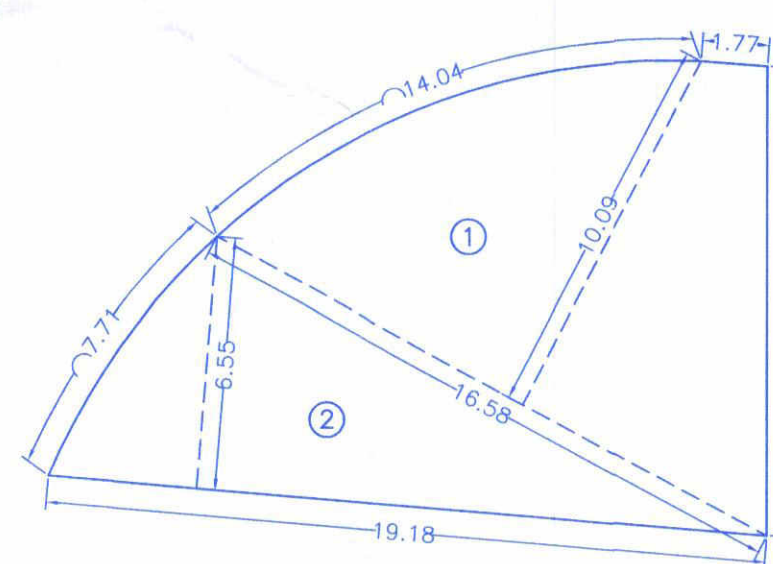
PLOT AREA CALCULATION Δ METHOD

1	0.50	100.98	X	32.1513	X	1	=	1623.32	SQ.M.
2	0.50	100.98	X	39.15	X	1	=	1976.68	SQ.M.
TOTAL AREA								3600.00	SQ.M.

PLOT AREA AS DEMARCATION = 3600.00 SQ.M.

PLOT AREA AS 7/12. = 3600.00 SQ.M.

MINIMUM OF BOTH = 3600.00 SQ.M.

INTERNAL ROAD AREA KEY PLAN
(SCALE:-1:200)

INTERNAL ROAD AREA CALCULATION Δ METHOD
1 0.50 16.58 X 12.13 X 1 = 100.56 SQ.M. (AVG.)
2 0.50 16.58 X 8.584 X 1 = 71.16 SQ.M. (AVG.)
TOTAL AREA = 171.72 SQ.M.

OPEN SPACE CALCULATION Δ METHOD
1 0.50 7.22 X 2.49 X 1 = 8.99 SQ.M.
2 0.50 24.68 X 11.15 X 1 = 137.59 SQ.M.
3 0.50 24.68 X 10.83 X 1 = 133.64 SQ.M.
4 0.50 10.77 X 5.31 X 1 = 28.59 SQ.M.
5 0.50 10.77 X 3.41 X 1 = 18.36 SQ.M.
6 0.50 9.09 X 5.90 X 1 = 26.82 SQ.M.
7 0.50 9.09 X 1.74 X 1 = 7.91 SQ.M.
TOTAL AREA = 361.90 SQ.M.

OPEN SPACE AREA KEY PLAN
(SCALE:-1:500)

STAMPS OF APPROVAL

1/12

24/1/1/2(P) GAT.NO./F.P.NO.---OF VILLAGE-
 LOHEGAON, PUNE
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. CC/0010/125

BUILDING INSPECTOR
 PUNE MUNICIPAL CORPORATION
 DEPUTY ENGINEER
 PUNE MUNICIPAL CORPORATION



PROPOSED BUILDING ON C.T.S.NO./PLOT NO./S.NO.
 247/1/1/2(P) GAT.NO./F.P.NO.---OF VILLAGE-
 LOHEGAON, PUNE

Drawing sheet no:
 1/12

STAMPS OF APPROVAL OF PLANS:

A) AREA STATEMENTS	SQ.M.
1 AREA OF PLOT (Minimum area of a,b,c,d to be considered)	3600.00
(a) As per ownership documents(7/12 CTS extract)	3600.00
(b) As per measurement sheet	3600.00
(c) As per site	3600.00
2 DEDUCTION FOR:	
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	---
(b) Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA)	---
Total (a+b)	---
3 BALANCE AREA OF THE PLOT (01-02)	---
4 AMENITY SPACE (if Applicable)	---
(a) Required 10%	---
(b) Adjustment of 2(b), if any (to be hand over p.m.c.)	---
(c) Balanced Proposed	---
5 NET PLOT AREA (3-4+c)	3600.00
6 RECREATION OPEN SPACE (if Applicable)	---
(a) Required	360.00
(b) Proposed	361.90
7 Internal Road Area	171.72
8 Platable Area (if Applicable)	3600.00
9 Built up area with reference to Basic F.S.I. as per front road (Sr.No.05xbasic FSI) (3600.00x1.10=3960.00 sq.m.)	3960.00
10 Addition of FSI on payment of premium	---
(a) Maximum permissible premium FSI -based on road width/TOD zone. (3600.00X0.50)	1800.00
(b) Proposed FSI on payment of premium	1799.98
11 In-situ FSI / TDR loading	---
(a) In-situ area against D.P./R.P.road [2.0xSr.No.2(a)] if any	---
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4(b) and/or (c)]	---
(c) TDR area (3600.00X0.65=2340.00 SQ.M.)	2340.00
Regular T.D.R.-2340.00X0.70=1638.00 sq.m.	1465.05
T.D.R. Taken In Regular T.D.R.- 2340.00X0.6260=1465.05 sq.m.	874.93
30% SLIM T.D.R.-2340.00X0.30=702.00 sq.m.	---
Taken In Regular T.D.R.- 2340.00X0.3739=874.93 sq.m.	---
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	2339.98
12 Additional FSI area under Chapter No.7	---
13 Total entitlement of FSI in the proposal	8099.96
(a) [9+10(b)+11(d)] or 12 whichever is applicable	---
(b) Ancillary Area FSI (upto 80% with payment of charges)	4859.98
(c) Ancillary Area FSI (upto 60% with payment of charges)	4857.34
(d) Taken In Ancillary Area FSI	12,959.94
(e) Total entitlement (a+c) (8099.96+4859.98)	---
14 Maximum utilization limit of FSI (building potential) Permissible as per Road width {as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 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	---
(b) Proposed Comm.Built up area (As per "P-line")	---
(c) Proposed Resi.Built up area (As per "P-line")	12,957.30
(d) Total (a+b)	12,957.30
16 FSI Consumed (15/13) (should not be more than Sr. no. 14 above)	0.99
17 Area for inclusive Housing, if any	---
(a) Required (20% of Sr.no.5)	---
(b) Proposed	---

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.SCHHEME RECORD
 / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SHRI. AJITKUMAR RAMCHANDRA MAHADIK
 CA/2004/34113

OWNER'S DECLARATION

I/WE UNDERSIGNED HERE BY 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:
 BELMONT REALITY THROUGH IT'S PARTNER

SHRI. AJITKUMAR RAMCHANDRA MAHADIK
 PROJECT/Building Proposal
 SURVEY NO: 247
 HISSA NO:1/1/2 (P) CTS NO:
 PLOT NO: SOC. NAME:
 FINAL PLOT NO: PETH:-LOHEGAON
 ARCHITECT:SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN:
 801,72,MONTREAL BUSINESS CENTER S.NO 272,
 PALLOD FARMS, OFF.BANER ROAD,PUNE-411045
 JOB NO.DRG.NO. SCALE DRAWN BY CHECKED BY
 760 1:100 OF ARCHITECT
 CA/2004/34113