

AREA STATEMENT OF TOWER 'E' (IN SQ.M.):

FLOOR	BUILT-UP (P LINE)	A.H.U. ROOM	LIFT (FREE OF FSI)	NO. OF TENEMENTS
BASEMENT - 2	-	-	-	-
BASEMENT - 1	-	-	-	-
GROUND	-	-	-	-
1ST	887.53	13.68	4	4
2ND	854.10	13.68	4	4
3RD	854.10	13.68	4	4
4TH	854.10	13.68	4	4
5TH	854.10	13.68	4	4
6TH	854.10	13.68	4	4
7TH (REFUGE)	818.96	13.68	4	4
8TH	854.10	13.68	4	4
9TH	854.10	13.68	4	4
10TH	854.10	13.68	4	4
11TH	854.10	13.68	4	4
12TH (REFUGE)	818.96	13.68	4	4
TERRACE	-	-	-	-
TOTAL	10212.35	164.16	14.25	48

AREA STATEMENT OF TOWER 'A' (IN SQ.M.):

FLOOR	BUILT-UP (P LINE)	A.H.U. ROOM	LIFT (FREE OF FSI)	NO. OF TENEMENTS
BASEMENT - 2	-	-	-	-
BASEMENT - 1	-	-	-	-
GROUND	-	-	-	-
1ST	854.10	13.68	4	4
2ND	854.10	13.68	4	4
3RD	854.10	13.68	4	4
4TH	854.10	13.68	4	4
5TH	854.10	13.68	4	4
6TH	854.10	13.68	4	4
7TH (REFUGE)	818.96	13.68	4	4
8TH	854.10	13.68	4	4
9TH	854.10	13.68	4	4
10TH	854.10	13.68	4	4
11TH	854.10	13.68	4	4
12TH (REFUGE)	818.96	13.68	4	4
TERRACE	-	-	-	-
TOTAL	10178.92	164.16	14.25	48

AREA STATEMENT OF TOWER 'D' (IN SQ.M.):

FLOOR	BUILT-UP (P LINE)	A.H.U. ROOM	LIFT (FREE OF FSI)	NO. OF TENEMENTS
BASEMENT - 2	-	-	-	-
BASEMENT - 1	-	-	-	-
GROUND	-	-	-	-
1ST	989.30	14.18	4	4
2ND	989.30	14.18	4	4
3RD	989.30	14.18	4	4
4TH	989.30	14.18	4	4
5TH	989.30	14.18	4	4
6TH	989.30	14.18	4	4
7TH (REFUGE)	955.70	14.18	4	4
8TH	989.30	14.18	4	4
9TH	989.30	14.18	4	4
10TH	989.30	14.18	4	4
11TH	989.30	14.18	4	4
12TH (REFUGE)	955.70	14.18	4	4
TERRACE	-	-	-	-
TOTAL	11804.40	170.16	14.25	48

AREA STATEMENT OF TOWER 'B' (IN SQ.M.):

FLOOR	BUILT-UP (P LINE)	A.H.U. ROOM	LIFT (FREE OF FSI)	NO. OF TENEMENTS
BASEMENT - 2	-	-	-	-
BASEMENT - 1	-	-	-	-
GROUND	-	-	-	-
1ST	987.35	14.18	4	4
2ND	987.35	14.18	4	4
3RD	987.35	14.18	4	4
4TH	987.35	14.18	4	4
5TH	987.35	14.18	4	4
6TH	987.35	14.18	4	4
7TH (REFUGE)	953.77	14.18	4	4
8TH	987.35	14.18	4	4
9TH	987.35	14.18	4	4
10TH	987.35	14.18	4	4
11TH	987.35	14.18	4	4
12TH (REFUGE)	953.77	14.18	4	4
TERRACE	-	-	-	-
TOTAL	11781.04	170.16	14.25	48

AREA STATEMENT OF TOWER 'C' (IN SQ.M.):

FLOOR	BUILT-UP (P LINE)	A.H.U. ROOM	LIFT (FREE OF FSI)	NO. OF TENEMENTS
BASEMENT - 2	-	-	-	-
BASEMENT - 1	-	-	-	-
GROUND	-	-	-	-
1ST	955.62	14.18	4	4
2ND	36.75	-	-	-
3RD	868.73	14.18	4	4
4TH	868.73	14.18	4	4
5TH	868.73	14.18	4	4
6TH	868.73	14.18	4	4
7TH (REFUGE)	792.79	14.18	3	3
8TH	868.73	14.18	4	4
9TH	868.73	14.18	4	4
10TH	868.73	14.18	4	4
TERRACE	-	-	-	-
TOTAL	7866.27	127.62	14.25	31

AREA STATEMENT OF COMMERCIAL (IN SQ.M.):

FLOOR	BUILT-UP (P LINE)	A.H.U. ROOM	LIFT	NO. OF SHOPS
GROUND	1573.98	39.96	-	24
TOTAL	1573.98	39.96	-	24

AREA STATEMENT OF ALL TOWER / WING (IN SQ.M.):

TOWER	BUILT-UP (P LINE)	A.H.U. ROOM	LIFT (FREE OF FSI)	NO. OF TENEMENTS
COMMERCIAL	1573.98	39.96	-	24 SHOPS
A	10178.92	164.16	14.25	48
B	11781.04	170.16	14.25	48
C	7866.27	127.62	14.25	31
D	11804.40	170.16	14.25	48
E	10212.35	164.16	14.25	48
TOTAL	53416.96	836.22	71.25	223 + 24 SHOP
M (MHADA)	2907.74	-	8.36	45
TOTAL FSI = 53416.96 + 2907.74 = 56324.70 SQ.M.				

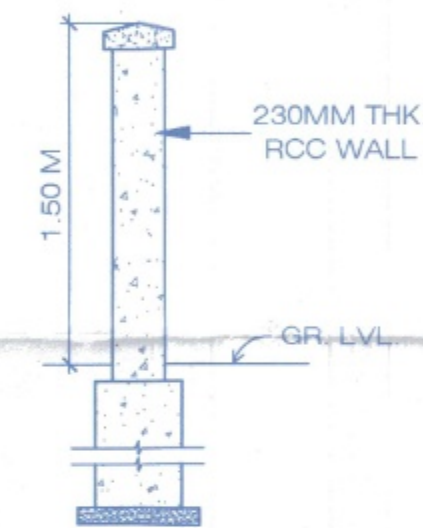
AREA STATEMENT OF WING 'M' - MHADA (IN SQ.M.):

FLOOR	BUILT-UP (P LINE)	LIFT (FREE OF FSI)	NO. OF TENEMENTS
GROUND	-	-	-
1ST	324.99	5	5
2ND	324.99	5	5
3RD	324.99	5	5
4TH	324.99	5	5
5TH	324.99	5	5
6TH	324.99	5	5
7TH	324.99	5	5
8TH (REFUGE)	307.82	5	5
9TH	324.99	5	5
TOTAL	2907.74	8.36	45

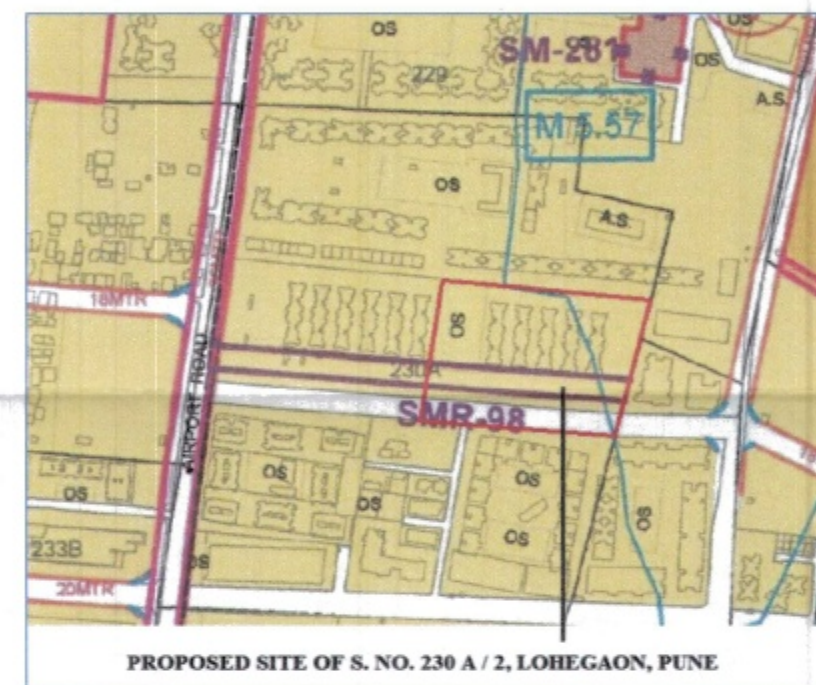
FSI + NON FSI STATEMENT (IN SQ.M.):

STRUCTURE	AREA
TOTAL FSI AREA	56324.70
NON FSI AREA	
PARKING	6221.63
BASEMENT - 2	9994.15
BASEMENT - 1	6563.37
GROUND	79.61
LIFT ROOM	-
REFUGE AREA	429.41
TOP TERRACE	530.14
A.H.U. ROOM	836.22
O.H.W.T.	120.00
U.G.W.T. - 1	250.00
U.G.W.T. - 2	16.00
PUMP ROOM	46.92
S.T.P. - 1	130.00
S.T.P. - 2 & 3	55.00
O.W.C. - 1	70.00
O.W.C. - 2	25.00
D.G. SET - 1	125.00
D.G. SET - 2	10.00
TRANSFORMER	160.00
METER ROOM	40.00
SECURITY CABIN	7.20
ARCH. PROJECTION	2000.00
TOTAL NON FSI	27609.65

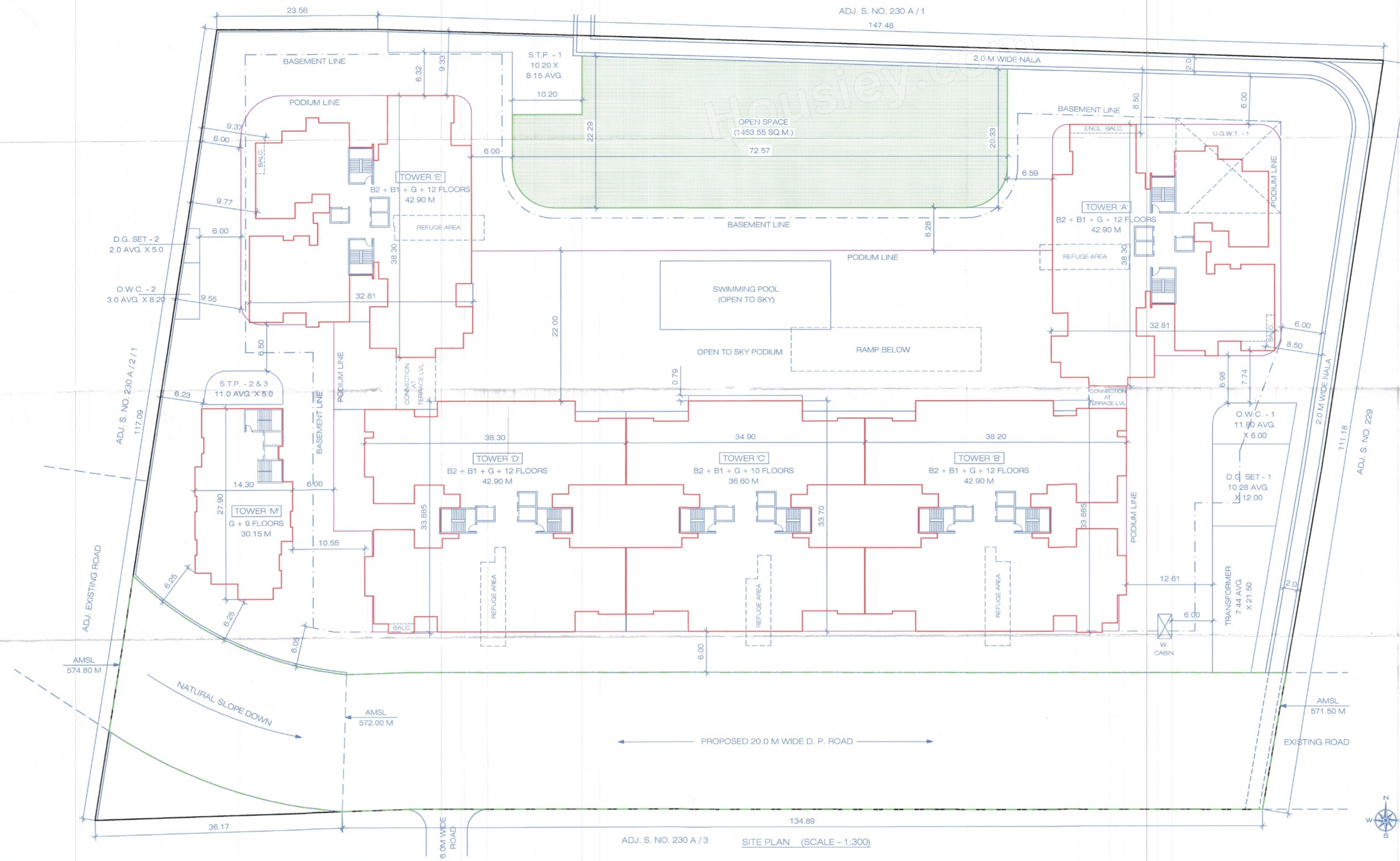
TOTAL FSI + NON FSI =
56324.70 + 27609.65 = 83934.35 SQ.M.



COMPOUND WALL SECTION



LOCATION PLAN



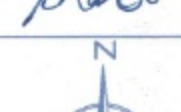
STAMP OF APPROVAL

1/21

अकाल कायदा लागू नही हो. २९/०९/२०२५
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 3125/2024
BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION



A	PREVIOUS APPROVALS	
01	---	
B	AREA STATEMENT	SQ. M.
01	AREA OF PLOT	13612.00
02	DEDUCTIONS FOR:	
	(a) AREA UNDER D. P. ROAD	-
	(b) AREA UNDER NALA	396.54
	(c) TOTAL [a + b]	396.54
03	BALANCE AREA OF PLOT [(1) - (2c)]	13215.46
04	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED	-
	(b) ADJUSTMENT OF (2d), IF ANY	-
	(c) BALANCE PROPOSED AMENITY SPACE	-
05	NET PLOT AREA [(3) - (4c)]	13215.46
06	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED	1321.55
	(b) PROPOSED	1453.55
07	INTERNAL ROAD AREA	-
08	PLOTTABLE AREA (IF APPLICABLE)	-
09	PERMISSIBLE BUILT-UP AREA W.R.T. BASIC FSI AS PER FRONT ROAD WIDTH [13215.46 X 1.10]	14537.01
10	ADDITIONAL FSI ON PAYMENT OF PREMIUM	
	(a) MAX. PERMISSIBLE PREMIUM FSI [13612.00 X 0.5]	6806.00
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	6806.00
11	IN-SITU FSI / TDR LOADING	
	(a) AREA AGAINST D. P. ROAD X 2	-
	(b) AREA AGAINST AMENITY SPACE IF HANDED OVER TO PMC	-
	(c) PROPOSED TDR AREA [13612.00 X 0.9]	12250.80
	(d) TOTAL PROPOSED IN-SITU / TDR [(a+b+c)]	-
12	ADDITIONAL FSI UNDER CHAPTER 7 - GREEN BUILDING INCENTIVE	-
13	TOTAL ENTITLEMENT OF FSI	
	(a) (9) + (10b) + (11d) + (12)	33593.81
	(b) ANCILLARY AREA FSI UPTO 80 % & 60% WITH PAYMENT OF CHARGES [FOR COMMERCIAL = (1573.98 / 1.8) = 874.43 X 80% = 699.54] + [FOR RESIDENTIAL = (33593.81-874.43) = 32719.38 X 60% = 19631.63] =	20331.17
	(c) TOTAL PERMISSIBLE BUILT-UP AREA [a + b]	53924.98
14	MAX. UTILIZATION LIMIT OF FSI PERMISSIBLE AS PER FRONT ROAD WIDTH	-
15	TOTAL PROPOSED BUILT-UP AREA	
	(a) EXISTING BUILT-UP AREA	1573.98
	(b) PROPOSED COMMERCIAL BUILT-UP AREA	51842.98
	(c) PROPOSED RESIDENTIAL BUILT-UP AREA	53416.96
	(d) TOTAL PROPOSED BUILT-UP AREA [b + c]	53416.96
16	FSI CONSUMED [(15) / (13)]	-
17	INCLUSIVE HOUSING (IF ANY)	
	(a) MIN. REQUIRED BUILT-UP AREA @20% OF (9)	2907.40
	(b) PROPOSED BUILT-UP AREA	2907.74
C	PARKING STATEMENT	REQUIRED PROVIDED
	(a) CARS	521 614
	(b) SCOOTERS / MOTORCYCLES	367 385
D	Plot Boundary Shown In Black R/W Line Shown In Dotted Green Existing Work To Be Retained Shown In Blue Existing Work To Be Demolish Shown In Yellow Hatch Proposed Work Shown In Red Drainage Line Shown In Dotted Red Water Line Shown In Dotted Black Recreation Ground Shown In Green Wash Annoy Area Shown In Pink Wash	
E	CERTIFICATE OF AREA CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15-05-2023 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 DEPT. / CITY SURVEY RECORDS. SIGNATURE OF LICENSED ARCHITECT / ENGINEER / STRUCTURAL ENGINEER	
F	OWNER'S DECLARATION I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY THE 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. FOR M/S HIRAKSHAH REALTORS LLP	

PMC CASE NO. : LOH/0013/23	JOB NO. : 134	SCALE : AS SHOWN	DATE : 01-12-2024
NAME OF CLIENT : M/S HIGHSPOUT REALTORS LLP		SIGN OF CLIENT : 	SIGN OF ARCHITECT : 
PARTICULARS OF DRAWING : SITE PLAN, FSI & OTHER STATEMENTS, AREA CALCULATIONS ETC.			
DISCRPTION OF PROPOSAL : PROPOSED COMMERCIAL + RESIDENTIAL BUILDINGS AT S. NO. 230 A / 2, LOHAGAON, PUNE			

HIRAK SHAH ASSOCIATES
PLANNING / LIAISONING / ENVIRONMENTAL ARCHITECTS
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