BUILDING WISE FSI STATEMENT				
BUILDING NAME	RESI. AREA	MHADA. AREA	TENEMENTS	TENEMENTS MHADA
(WING A)	21772.42	3134.17	202	46
TOTAL	21772.42	3134.17	202	46
TOTAL			202 + 46 = 248	

TENEMENT STATEMENT	
FLOOR NO.	MHADA
BASEMENT FLOOR	----
PARKING FLOOR	----
1st FLOOR	07
2ND FLOOR	07
3RD FLOOR	07
4TH FLOOR	07
5TH FLOOR	07
6TH FLOOR	07
7TH FLOOR	04
TOTAL	46

PROPOSED AREA STATEMENT (MAHDA)	
FLOOR	MAHDA
PARKING FLOOR	47.36 sq.mt
1ST FLOOR	467.42 sq.mt
2ND FLOOR	467.42 sq.mt
3RD FLOOR	467.42 sq.mt
4TH FLOOR	467.42 sq.mt
5TH FLOOR	467.42 sq.mt
6TH FLOOR	467.42 sq.mt
7TH FLOOR	282.29 sq.mt
TOTAL	3134.17 sq.mt

PROPOSED AREA STATEMENT (WING -A)	
FLOOR	A WING
BASEMENT FLOOR	------
PARKING FLOOR	------
1ST FLOOR	872.17 sq.mt
2ND FLOOR	851.01 sq.mt
3RD FLOOR	851.01 sq.mt
4TH FLOOR	851.01 sq.mt
5TH FLOOR	851.01 sq.mt
6TH FLOOR	851.01 sq.mt
7TH FLOOR	772.59 sq.mt
8TH FLOOR	851.01 sq.mt
9TH FLOOR	851.01 sq.mt
10TH FLOOR	851.01 sq.mt
11TH FLOOR	851.01 sq.mt
12TH FLOOR	772.59 sq.mt
13TH FLOOR	851.01 sq.mt
14TH FLOOR	851.01 sq.mt
15TH FLOOR	851.01 sq.mt
16TH FLOOR	851.01 sq.mt
17TH FLOOR	118.26 sq.mt
18TH FLOOR	851.01 sq.mt
19TH FLOOR	851.01 sq.mt
20TH FLOOR	851.01 sq.mt
21TH FLOOR	851.01 sq.mt
22TH FLOOR	772.59 sq.mt
23TH FLOOR	851.01 sq.mt
24TH FLOOR	851.01 sq.mt
25TH FLOOR	851.01 sq.mt
26TH FLOOR	851.01 sq.mt
27TH FLOOR	593.01 sq.mt
TOTAL	21772.42 sq.mt

TENEMENT STATEMENT	
FLOOR NO.	WING -A
BASEMENT FLOOR	----
PARKING FLOOR	----
1st FLOOR	08
2ND FLOOR	08
3RD FLOOR	08
4TH FLOOR	08
5TH FLOOR	08
6TH FLOOR	08
7TH FLOOR (REFUGE)	07
8TH FLOOR	08
9TH FLOOR	08
10TH FLOOR	08
11TH FLOOR	08
12TH FLOOR	08
13TH FLOOR	08
14TH FLOOR	08
15TH FLOOR	08
16TH FLOOR	08
17TH FLOOR (REFUGE)	07
18TH FLOOR	08
19TH FLOOR	08
20TH FLOOR	08
21TH FLOOR	08
22TH FLOOR (REFUGE)	07
23TH FLOOR	08
24TH FLOOR	08
25TH FLOOR	08
26TH FLOOR	08
27TH FLOOR	05
TOTAL	202

WING-A

WATER TANK CAPACITY CALC.

5 PERSON PER TENEMENTS
RESI. 202 TENEMENT =1010 PERSON
135 Ltr. / PERSON
= 136350.00 Ltr.
FIRE FIGHTING =25000.00 Ltr.
TOTAL O.H. CAPACITY =161350.00 Ltr.

SAY = 161350.00 Ltr.

U.G.WATER TANK = 2.00 X 161350.00
=322700.00 Ltr.
FIRE FIGHTING =75000.00 Ltr.

SAY = 397700.00 Ltr.

MADHA

WATER TANK CAPACITY CALC.

5 PERSON PER TENEMENTS
RESI. 46 TENEMENT = 230 PERSON
135 Ltr. / PERSON
= 31050.00 Ltr.
FIRE FIGHTING =25000.00 Ltr.
TOTAL O.H. CAPACITY = 56050.00 Ltr.

SAY = 56100.00 Ltr.

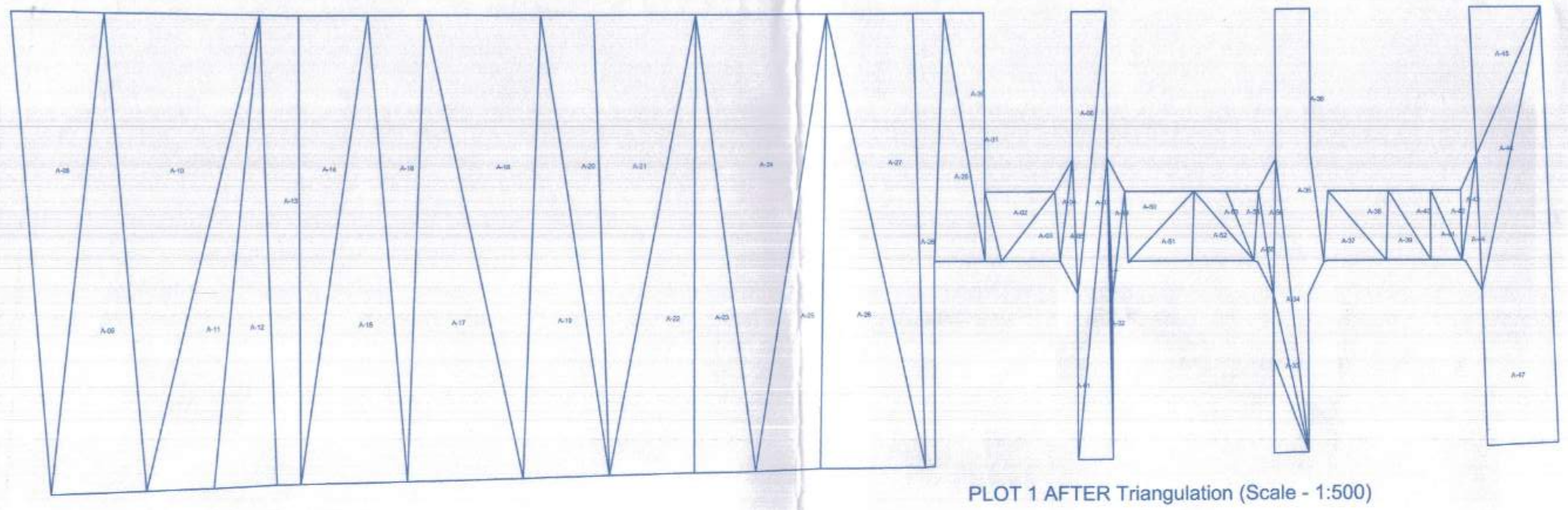
U.G.WATER TANK = 2.00 X 31050.00
=62100.00 Ltr.

SAY = 62100.00 Ltr.

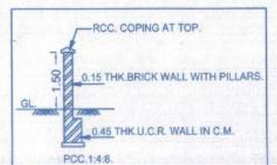
PARKING CALCULATION (WING A)							
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	00	1	00	5	00
Residential	80 - 150	1	202	1	202	3	606
Residential	> 150	1	00	2	00	3	00
TOTAL REQD.(NOS.)					202		606
TOTAL REQD.AREA					2525		1212
TOTAL PROP.AREA					3737.00		
Add 5% visitors parking				3737.00 + 186.85 = 3923.85			

PARKING CALCULATION (MHADA)							
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	46	1	23	5	46
Residential	80 - 150	1	00	1	00	3	00
Residential	> 150	1	00	2	00	3	00
TOTAL REQD.(NOS.)					23		46
TOTAL REQD.AREA					287.50		92
TOTAL PROP.AREA					379.50		
Add 5% visitors parking				379.50 + 18.97 =398.47			

PARKING STATEMENT				
	REQUIRED PARKING	Electric V.	PROPOSED PARKING	Electric V.
CAR	225 + 10 = 235	47	240	47
SCOOTER	652 + 40 = 692	139	693	140



PLOT 1 AFTER Triangulation (Scale - 1:500)



SECTION THRO.COMPOUND WALL.

PLOT -1 AREA CALCULATION BY TRIANGULATION

Triangle	Area					
A-01	3.15	A-21	444.43	A-41	62.21
A-02	23.06	A-22	709.68	A-42	45.73
A-03	16.22	A-23	689.56	A-43	74.78
A-04	0.00	A-24	167.08	A-44	33.67
A-05	679.80	A-25	8.67	A-45	17.91
A-06	1100.09	A-26	76.20	A-46	34.61
A-07	475.56	A-27	108.52	A-47	156.05
A-08	438.40	A-28	72.00	A-48	141.61
A-09	437.26	A-29	60.45	A-49	614.87
A-10	483.89	A-30	20.68	A-50	33.32
A-11	737.46	A-31	32.56	A-51	4.69
A-12	394.81	A-32	156.56	A-52	73.09
A-13	797.84	A-33	138.00	A-53	64.89
A-14	794.48	A-34	158.37	A-54	65.91
A-15	590.31	A-35	7.31	A-55	33.33
A-16	362.54	A-36	33.08	A-56	33.33
A-17	693.52	A-37	77.85	A-57	19.48
A-18	577.64	A-38	339.83	A-58	34.30
A-19	415.36	A-39	0.00	Total (SPLOT-41)	15612.83
A-20	896.04	A-40	64.76		

(Statement no.1)
[Sr.No. 8 (a)]
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)
——	——	——	——	——

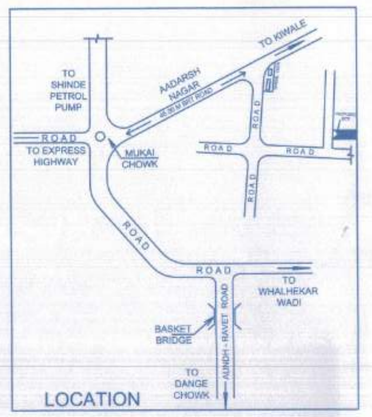
(Statement no.2)
[Sr.No. 9 (a)]
Proposed Building

BUILDING WISE FSI STATEMENT

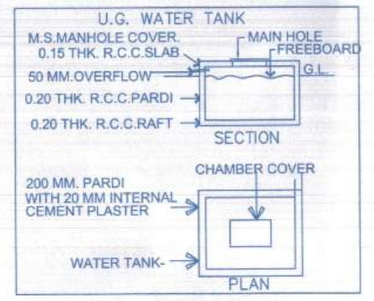
BUILDING NAME	RESI. AREA	TENEMENTS
(WING A)	21772.42	202
TOTAL	21772.42	202

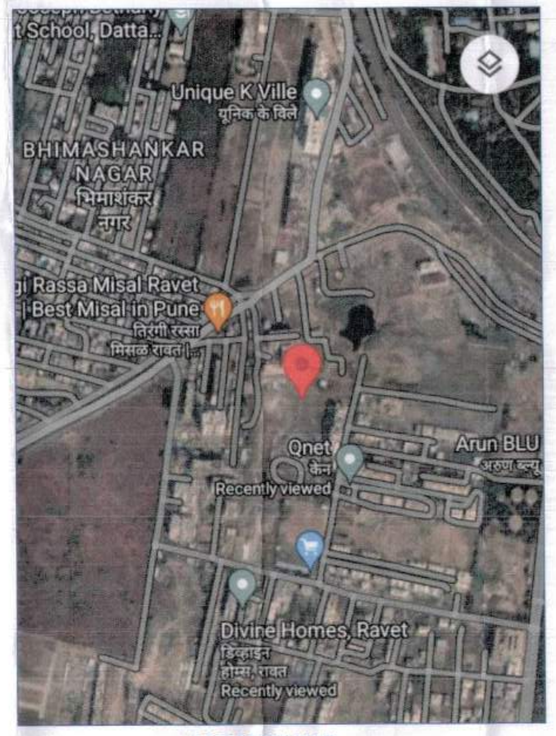
Statement no.3
[Sr.No. 9 (a)]
Area detail of Apartment

Building No.	Floor No.	Flat No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Sit Out attached to Apartment	TOTAL
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	A WING 1ST TO 27TH	**FLAT NO.**	**CARPET**	**BALCONY**	**SIT-OUT**	**TOTAL CARPET (SQ.M.)**
		101,201,301,401,501,601,701,801,901,1001, 1101,1201,1301,1401,1501,1601,1801,1901, 2001,2101,2201,2301,2401,2501,2601	85.73	1.84	7.06	94.63
		102,202,302,402,502,602,702,802,902,1002, 1102,1202,1302,1402,1502,1602,1802, 1902,2002,2102,2202,2302,2402,2502,2602	63.87	7.9	0	71.77
		103,203,303,403,503,603,803,903,1003, 1103,1203,1403,1503,1603,1803,1903,2003, 2103,2203,2403,2503,2603	63.87	7.9	0	71.77
		104,204,304,404,504,604,704,804,904,1004, 1104,1204,1304,1404,1504,1604,1804, 1904,2004,2104,2204,2304,2404,2504,2604,2704	85.73	1.84	7.06	94.63
		105,205,305,405,505,605,705,805,905,1005, 1105,1205,1305,1405,1505,1605,1805, 1905,2005,2105,2205,2305,2405,2505,2605,2705	92.54	2	8.36	102.9
		106,206,306,406,506,606,706,806,906,1006, 1206,1306,1406,1506,1606,1806,1906,2006, 2106,2206,2306,2406,2506,2606,2706	66.82	9.31	0	76.13
		107,207,307,407,507,607,707,807,907,1007,1107, 1207,1307,1407,1507,1607,1807,1907,2007, 2107,2207,2307,2407,2507,2607,2707	66.82	9.31	0	76.13
		108,208,308,408,508,608,708,808,908,1008, 1108,1208,1308,1408,1508,1608,1808, 1908,2008,2108,2208,2308,2408,2508,2608,2708	92.54	2	8.36	102.9
2	MHADA 1ST TO 7TH	**FLAT NO.**	**CARPET**	**BALCONY**	**SIT-OUT**	**TOTAL**
		101,201,301,401,501,601,701	50.69	3.05	0	53.74
		102,202,302,402,502,602,702	50.09	7.9	0	57.99
		103,203,303,403,503,603	50.69	3.05	0	53.74
		104,204,304,404,504,604	37.46	0	1.84	41.3
		105,205,305,405,505,605	50.69	3.05	0	53.74
		106,206,306,406,506,606,706	50.09	7.9	0	57.99
		107,207,307,407,507,607,707	50.69	3.05	0	53.74

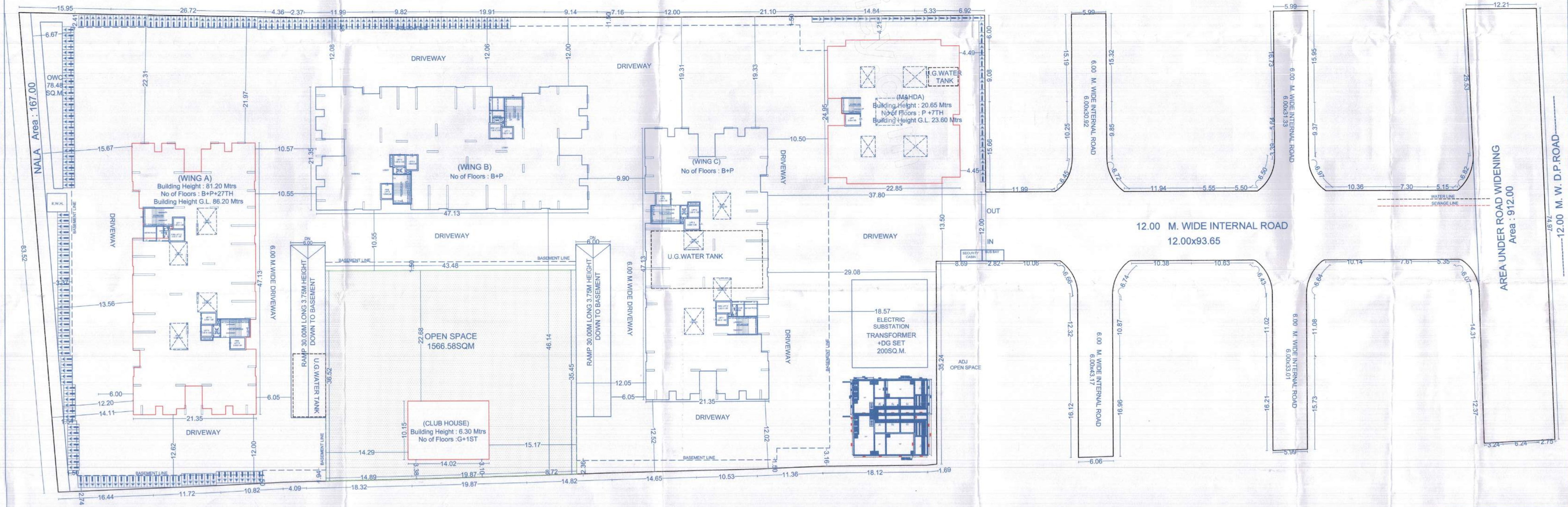


LOCATION





LOCATION MAP



1 / 6

STAMP OF APPROVAL

Sanctioned No. B.P/Ravet/305/2024
Subject to conditions mentioned in the Office Order No.
given dated : 15/04/2024
Pimpri
Date : 15/04/2024

ESTD. 11/10/82 Pimpri-Chinchwad Municipal Corporation Pimpri-411 018

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

O. C. Signed by
City Engineer

PROFORMA - I AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX ON S.NO.76/1/1,76/1/2,76/1/3 76/1/11/2/1/3 OF VILLAGE-RAVET		DRAWING SHEET
STAMPS OF APPROVAL OF PLANS		
AREA STATEMENT		
1 AREA OF PLOT		
(MINIMUM AREA OF a, b, c TO BE CONSIDERED)	15144.00	SQM
a) AS PER OWNERSHIP DOCUMENT	15144.00	SQM
b) AS PER MEASUREMENT SHEET	19700.00	SQM
c) AS PER SITE	15612.83	SQM
2 DEDUCTIONS FOR		
a) PROPOSED D.P. /D.P. ROAD WIDENING AREA	912.00	SQM
SERVICEROAD / HIGHWAY WIDENING		
b) ANY D.P. RESERVATION AREA	——	
(TOTAL a +b)		
3 BALANCE AREA OF PLOT (1-2)		
4 AMENITY SPACE (IF APPLICABLE)		
a) REQUIRED -		
b) ADJUSTMENT OF 2(b), IF ANY -	——	
c) BALANCE PROPOSED -	——	
5 NET PLOT AREA (3 - 4 c)	14232.00	SQM
6 RECREATIONAL OPEN SPACE(IF APPLICABLE)		
a) REQUIRED -	1423.20	SQM
b) PROPOSED -	1566.58	SQM
7 INTERNAL ROAD AREA	——	
8 PLOTABLE AREA (IF APPLICABLE)	N.A	SQM
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI) (1.10%)	15655.20	SQM
10 ADDITION OF FSI ON PAYMENT OF PREMIUM		
a) MAXIMUM PERMISSIBLE PAYMENT FSI - - BASED ON ROAD WIDTH / TOZ ZONE (0.5%)	7116.00	SQM
b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00	SQM
11 IN SITU FSI / TDR LOADING		
a) IN SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2a) IF ANY		SQM
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER		
c) TDR AREA PERMISSIBLE (0.65%)	9250.80	SQM
d) TOTAL IN SITU / TDR LOADING PROPOSED (11a + b +c)	0.00	SQM
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	15655.20	SQM
a) (9+10b +11d) OR 12 WHICHEVER IS APPLICABLE		
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	6117.22	SQM
c) TOTAL ENTITLEMENT (a+b)	21772.42	SQM
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)		SQM
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17 b)		SQM
a) EXISTING BUILT - UP AREA		SQM
b) PROPOSED BUILTUP AREA (AS PER P- LINE)	21772.42	SQM
c) TOTAL (a+b)	21772.42	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. 8)	3131.04	SQM
b) PROPOSED	3134.17	SQM

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____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 Department /City Survey records.

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.9552507704 , 8087516777.

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
Mr. Ganesh T. Bhondve	

Architect / Licensed Engineer / Supervisor name and signature

Date	North	Scale	Drawn by	Check by	Registration No.of Architect/License no.of Licensed Engineer / Supervisor
17.01.2024	N	1:100	SMITA	Ar.PRIYA	Lic.No.CA/03/32518