

FORM OF STATEMENT - 2 [Sr. No. 9 (a)] FLOOR WISE FSI STATEMENT :- TOWER-A

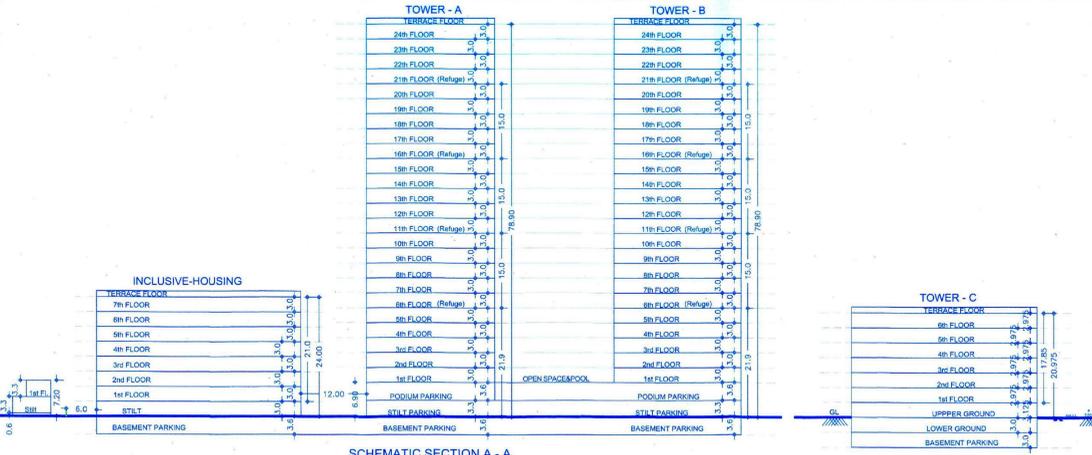
FLOOR NAME	RESI. FSI AREA	TENEMENTS
BASEMENT FLOOR	0.00	--
STILT FLOOR	81.89	--
PODIUM FLOOR	1004.17	10
1ST FLOOR	1004.17	10
2ND FLOOR	1004.17	10
3RD FLOOR	1004.17	10
4TH FLOOR	1004.17	10
5TH FLOOR	1004.17	10
6TH FLOOR	1004.17	10
7TH FLOOR	1004.17	10
8TH FLOOR	1004.17	10
9TH FLOOR	1004.17	10
10TH FLOOR	1004.17	10
11TH FLOOR	1004.17	10
12TH FLOOR	1004.17	10
13TH FLOOR	1004.17	10
14TH FLOOR	1004.17	10
15TH FLOOR	1004.17	10
16TH FLOOR	1004.17	10
17TH FLOOR	1004.17	10
18TH FLOOR	1004.17	10
19TH FLOOR	1004.17	10
20TH FLOOR	1004.17	10
21TH FLOOR	1004.17	10
22TH FLOOR	1004.17	10
23TH FLOOR	1004.17	10
24TH FLOOR	1004.17	10
TOTAL	24022.49	235

FORM OF STATEMENT - 2 [Sr. No. 9 (a)] FLOOR WISE FSI STATEMENT :- TOWER-B

FLOOR NAME	RESI. FSI AREA	TENEMENTS
BASEMENT FLOOR	0.00	--
STILT FLOOR	73.75	--
1ST FLOOR	1155.26	7
2ND FLOOR	1155.26	12
3RD FLOOR	1155.26	12
4TH FLOOR	1155.26	12
5TH FLOOR	1155.26	12
6TH FLOOR	1155.26	12
7TH FLOOR	1155.26	12
8TH FLOOR	1155.26	12
9TH FLOOR	1155.26	12
10TH FLOOR	1155.26	12
11TH FLOOR	1155.26	12
12TH FLOOR	1155.26	12
13TH FLOOR	1155.26	12
14TH FLOOR	1155.26	12
15TH FLOOR	1155.26	12
16TH FLOOR	1155.26	12
17TH FLOOR	1155.26	12
18TH FLOOR	1155.26	12
19TH FLOOR	1155.26	12
20TH FLOOR	1155.26	12
21TH FLOOR	1155.26	12
22TH FLOOR	1155.26	12
23TH FLOOR	1155.26	12
24TH FLOOR	1155.26	12
TOTAL	27874.01	283

FORM OF STATEMENT - 2 [Sr. No. 9 (a)] TOWER - C

FLOOR NAME	RESI. BUILT UP AREA	LIFT	FIRE LIFT	TENEMENTS
BASEMENT FLOOR	-	-	-	-
STILT FLOOR	-	-	-	-
1ST FLOOR	1030.23	7.22	5.75	12
2ND FLOOR	1030.23	-	-	12
3RD FLOOR	1030.23	-	-	12
4TH FLOOR	1030.23	-	-	12
5TH FLOOR	1030.23	-	-	12
6TH FLOOR	1030.23	-	-	12
TERRACE	-	-	-	-
TOTAL	6226.38	7.22	5.75	72



FORM OF STATEMENT - 2 [Sr. No. 9 (a)] INCLUSIVE HOUSING

FLOOR NAME	RESI. BUILT UP AREA	LIFT	TENEMENTS
GROUND FLOOR	48.00	-	-
1ST FLOOR	359.71	4.75	5
2ND FLOOR	359.71	-	5
3RD FLOOR	359.71	-	5
4TH FLOOR	359.71	-	5
5TH FLOOR	359.71	-	5
6TH FLOOR	359.71	-	5
7TH FLOOR	359.71	-	5
TOTAL	2562.97	4.75	35

9.31. ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

BUILDING	TENEMENTS	Area of Petrol, Car, Cycle, society office + security + Drivers room + Entrance lobby
TOWER - A	238 Nos.	139.87
TOWER - B	283 Nos.	229.89
TOWER - C	72 Nos.	48.00
INCLUSIVE H.	35 Nos.	58.03
TOTAL	628 Nos.	446.88

WATER STORAGE CAPACITY

FOR RESIDENTIAL - TOWER A+B+INCLUSIVE HOUSING

AMOUNT OF WATER REQUIRED PER PERSON = 135 lit/day

WATER REQUIRED PER FLAT (2 person per flat) = 875 lit/day

NO. OF FLATS = 4,22,600.00 lit/day

WATER REQUIRED FOR FLAT = 4,22,600.00 lit/day

SAY = 4,22,600.00 lit/day

FIRE FIGHTING (TOWER A+B+C=25000 x 3=75000) (INCLUSIVE HOUSING = 10000.00) = 85,000.00 lit/day

TOTAL REQUIRED CAPACITY OF OVER HEAD WATER TANK = 5,07,500.00 lit/day

TOTAL PROVIDED CAPACITY OF OHWT = 5,07,500.00 lit/day

U.G.WATER TANK REQUIRED = 4,22,550.00 X 2.00 = 8,45,100.00 lit/day

FIRE FIGHTING (100000 X 2 = 50000) = 2,50,000.00 lit/day

PROVIDED CAPACITY OF U.G.WATER TANK = 10,95,100.00 lit/day

BUILDING WISE FSI STATEMENT

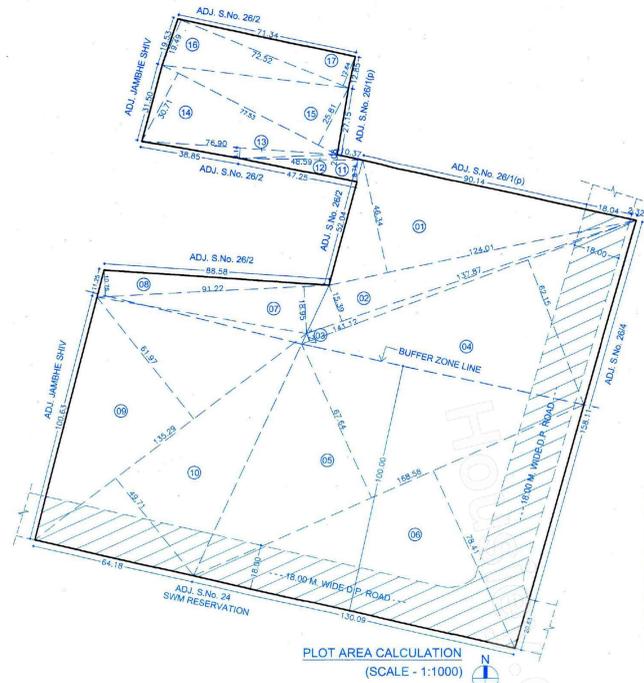
BUILDING	COMMERCIAL	RESIDENTIAL	INCLUSIVE HOUSING	LIFT PAID	LIFT FIRE	TENEMENTS	TOTAL FSI AREA
TOWER-A	0.00	24022.49	0.00	14.25	9.50	235	6027.49
TOWER-B	0.00	27874.01	0.00	14.25	9.50	283	27874.01
TOWER-C	0.00	6226.38	0.00	14.25	9.50	72	6226.38
INCLUSIVE-HOUSING	0.00	0.00	2,562.97	4.75	-	35	0.00
TOTAL	0.00	58127.88	2,562.97	47.50	28.50	628	58127.88

MAHADA AREA STATEMENT

MIN. REQ. AREA	2,481.38
PROP. AREA	2,562.97
PERM. BALC. AREA	384.45
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	35

TOTAL CONSTRUCTION AREA STATEMENTS

BUILDING / TOWER	FSI AREA	NON-FSI AREA	CONSTRUCTION AREA
TOWER - A	24027.49	8308.08	32335.57
TOWER - B	27874.01	8030.83	35904.84
TOWER - C	6298.48	5740.89	12039.37
INCLUSIVE-HOUSING	-	3648.14	3648.14
CLUB HOUSE STRUCTURE	-	169.16	169.16
TRANSFORMER & DG	-	125.00	125.00
UGWT	-	1335.00	1335.00
OHWT	-	260.00	260.00
STP	-	250.00	250.00
UWC	-	75.00	75.00
ARCH. PROJECTION	-	1200.00	1200.00
TOTAL	58200.98	29140.12	87341.10

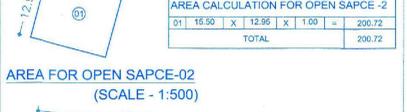
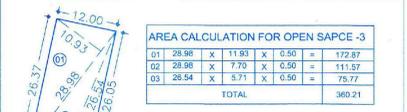


A AREA STATEMENT FOR FOR CLUB HOUSE - STRUCTURE -2

NO.	DESCRIPTION	SQ.M.
01.	AREA OF OPEN SPACE	360.21
02.	Permissible FSA (15%)	54.03
03.	Permissible Ancillary FSA (54.03X80%)	43.23
04.	Total Permissible FSA + Ancillary FSA (2+3)	97.26
05.	PROPOSED AREA OF CLUB HOUSE GROUND FLOOR	53.04
06.	PROPOSED B/UP AREA	97.24

A AREA STATEMENT FOR FOR CLUB HOUSE - STRUCTURE -1

NO.	DESCRIPTION	SQ.M.
01.	AREA OF OPEN SPACE	567.17
02.	Permissible FSA (15%)	85.08
03.	Permissible Ancillary FSA (85.08 X80%)	68.06
04.	Total Permissible FSA + Ancillary FSA (2+3)	153.14
05.	PROPOSED AREA OF CLUB HOUSE GROUND FLOOR	82.88
06.	PROPOSED B/UP AREA	82.88



PARKING STATEMENT (TOWER A, B)

RESIDENTIAL PURPOSE	CAR	SCOOTER	REQUIRED
2 TENEMENTS HAVING B/UP AREA BETWEEN 40 TO 80 SQ.M	01	02	
FOR 35 TENEMENTS	260	519	
PARKING REQUIRED	260	519	
ADD 5% VISITOR PARKING	13	28	
TOTAL PARKING REQUIRED	273	722	
TOTAL PARKING PROVIDED	687	722	
EV PARKING PROVIDE (20%)	138	144	
NORMAL PARKING PROVIDE	549	578	

PARKING STATEMENT (TOWER C)

RESIDENTIAL PURPOSE	CAR	SCOOTER	REQUIRED
2 TENEMENTS HAVING B/UP AREA BETWEEN 40 TO 80 SQ.M	01	02	
FOR 74 TENEMENTS	37	74	
PARKING REQUIRED	37	74	
ADD 5% VISITOR PARKING	02	04	
TOTAL PARKING REQUIRED	39	78	
TOTAL PARKING PROVIDED	74	78	
EV PARKING PROVIDE (20%)	15	16	
NORMAL PARKING PROVIDE	59	62	

PARKING STATEMENT (INCLUSIVE HOUSING)

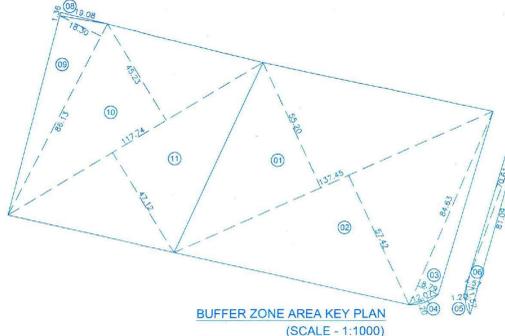
RESIDENTIAL PURPOSE	CAR	SCOOTER	REQUIRED
2 TENEMENTS HAVING B/UP AREA BETWEEN 40 TO 80 SQ.M	01	02	
FOR 35 TENEMENTS	18	35	
PARKING REQUIRED	18	35	
ADD 5% VISITOR PARKING	01	02	
TOTAL PARKING REQUIRED	19	37	
TOTAL PARKING PROVIDED	19	37	
EV PARKING PROVIDE (20%)	04	07	
NORMAL PARKING PROVIDE	15	30	

18.00 M. W. DP ROAD AREA CALCULATION

1) 0.50 X 156.28 X 17.74 = 1386.20	
2) 0.50 X 156.28 X 16.97 = 1326.04	
3) 0.50 X 22.88 X 9.93 = 113.65	
4) 0.50 X 32.78 X 14.27 = 233.88	
5) 0.50 X 36.47 X 10.75 = 196.03	
6) 0.50 X 36.47 X 15.66 = 285.66	
7) 0.50 X 100.00 X 17.71 = 885.50	
8) 0.50 X 100.00 X 17.71 = 885.50	
9) 0.50 X 70.20 X 16.46 = 577.75	
10) 0.50 X 70.20 X 17.30 = 607.23	
TOTAL	6463.85
DEDUCTION	
1) 2/3 X 12.07 X 1.20 = 9.66	
2) 2/3 X 11.57 X 1.20 = 9.26	
TOTAL DEDUCTION	18.91
6463.85 - 18.92 = 6444.93	

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DATE & STAMP OF APPROVAL

Sanctioned No. 33/Punawale/Binary
Subject to conditions mentioned in the
Office Order No. 142 dated 22/11/2024
Pimpri
Date 22/11/2024

Building Permission and Unauthorised Building Construction Control Department
Pune Municipal Corporation
Pune-411 018.

City Engineer
Building Permission Dept.
P.M.C. Pimpri

A AREA STATEMENTS

NO.	DESCRIPTION	SQ.M.
01.	Area of Plot (Minimum area 5% S.F. to be considered)	32,400.00
02.	As per ownership document (71/2, CTS extract) Plot area=3,000 sq.m.	32,400.00
03.	As per measurement sheet	33,545.57
04.	As per site	33,545.57
05.	Proposed 18.00 M. Wide D.P. Road Area	6,444.93
06.	Area under Buffer Zone	14,676.17
07.	Total (a + b)	21,211.10
08.	Balance Area of the plot (01-02)	11,278.90
09.	Amenity space	0.00
10.	Adjustment of 2(b), if any-	0.00
11.	Balance Proposed-	0.00
12.	Net Plot Area [3-4(c)]	11,278.90
13.	Recreational Open Space (if applicable)	1,127.89
14.	Proposed	1,127.89
15.	Internal Road area	0.00
16.	Possible area (if applicable)	0.00
17.	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 9 x basic FSI)	12,408.79
18.	Additional FSI on Payment of Premium	14,400.00
19.	Maximum permissible premium FSI - based on road width (0.50 x Sr.No. 02)	856.89
20.	Previously Purchased & Utilized Payment of Premium (0.508 x 5)	2,542.95
21.	In-situ FSI/TDR loading	1,288.88
22.	In-situ area against D.P. Road (2.00 x Sr. No. 2 (a), if any	0.00
23.	In-situ area against Amenity Space (2.00 x Sr.No.4(b) or (c))	0.00
24.	TDR area (20800.000 X 0.90 = 25920.00 (0.90 x Sr.No.01) - (11a+11b)	2534.14
25.	Purchased & Utilized	15,420.00
26.	Total in-situ / TDR loading proposed [11 (a)+(b)+(c) (0.508 x 5)]	15,420.00
27.	Additional FSI area under Chapter No. 7	0.00
28.	Total entitlement of FSI in the proposal	36,309.68
29.	[28] (100/110) or 12 whichever is applicable.	36,309.68
30.	Ancillary Area FSI upto 50% with payment of charges.	21,839.91
31.	Total entitlement (a+b)	51,903.48
32.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No.51 or 52 or 54 as applicable) x 1.6)	56,239.49
33.	Total Built-up Area in proposal (excluding area at Sr.No. 17.a)	0.00
34.	Proposed Built-up Area (as per P-Line)	58,198.70
35.	Total (a+b)	58,198.70
36.	F.S.I. Consumed (15/13) (should not be more than Serial No. 14 above)	9.99
37.	Area for Inclusive Housing, if any	0.00
38.	Required (20% of Sr.No.9)	2,461.38
39.	Proposed	2,562.97

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on _____ and the dimensions of sides etc. of the plot as shown 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 Record / Lane Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We, undersigned hereby confirm that I/We would abide by plans sanctioned by P.C.M.C. (I/We would execute the structure as per sanctioned 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.

Sign of the Owner

D LEGEND

- Proposed Work: Black
- Water Line: Black Dotted
- Proposed Work: Red
- Existing to be retained: Hatched
- Drainage Line: Red Dotted
- Demolitions: Yellow hatched

E PROJECT TEAM

NO.	DESIGNATION	NAME
01.	Concept Designer	---
02.	Environment Consultant	---
03.	Structural Consultant	---
04.	Plumbing Consultant	---
05.	Electrical Consultant	---
06.	Fire Consultant	---
07.	HVAC Consultant	---

F JOB TITLE / SITE ADDRESS

PROPOSED LAYOUT ON S.NO. 28/1/6, 28/3/1, 28/3/2, 28/2/P OF VILLAGE - PUNAWALE, TAL - MULSHI, PUNE.

G OWNER NAME AND SIGNATURE

MS TRIPATHI SKYSCRAPERS LLP
THROUGH ITS PARTNER
MR. RAJESH GOYAL AND OTHERS
MR. MANVATH MOHITE AND OTHERS

Signatures: [Signatures]

H ARCHITECT

Head Office: Kulkarni CA/198/8465
Head Office: Kulkarni CA/2002/2923

Project: Master Layout

Scale: 1:500 @ 900 X 1100 Paper Size

VK:a architect

Sanctioned: Sagar P. Approved: Amit S. Date: 05/09/2024

Sheet No: 2284

FOR P.C.M.C. SANCTION