

FLOOR WISE FSI STATEMENT (COMMERCIAL & RESIDENTIAL A & B WING)

FLOOR	COMM. AREA A WING	SHOPS/OFFICE	A WING	TENEMENTS	B WING	TENEMENTS	MHADA AREA A WING	TENEMENTS	MHADA AREA B WING	TENEMENTS
BASEMENT 02										
BASEMENT 01										
GROUND FLOOR	580.92 Sqm.	18	158.70 Sqm.	00	129.70 Sqm.					
1ST FLOOR	323.27 Sqm.		311.18 Sqm.	00	678.26 Sqm.	05	63.75 Sqm.	01	64.79 Sqm.	01
2ND FLOOR	712.80 Sqm.		249.08 Sqm.	18	648.29 Sqm.	05	678.26 Sqm.	05	134.45 Sqm.	02
3RD FLOOR			648.29 Sqm.	05	678.26 Sqm.	05	134.45 Sqm.	02	64.79 Sqm.	01
4TH FLOOR			648.29 Sqm.	05	678.26 Sqm.	05	134.45 Sqm.	02	64.79 Sqm.	01
5TH FLOOR			648.29 Sqm.	05	678.26 Sqm.	05	134.45 Sqm.	02	64.79 Sqm.	01
6TH FLOOR			648.29 Sqm.	05	678.26 Sqm.	05	134.45 Sqm.	02	64.79 Sqm.	01
7TH FLOOR (REFUGE)			656.32 Sqm.	05	635.85 Sqm.	05	63.30 Sqm.	01	64.79 Sqm.	01
8TH FLOOR			801.02 Sqm.	07						
9TH FLOOR			801.02 Sqm.	07						
10TH FLOOR			801.02 Sqm.	07						
11TH FLOOR			731.29 Sqm.	08						
12TH FLOOR (REFUGE)			801.02 Sqm.	07						
13TH FLOOR			801.02 Sqm.	07						
14TH FLOOR			801.02 Sqm.	07						
15TH FLOOR			801.02 Sqm.	07						
16TH FLOOR			773.87 Sqm.	07						
17TH FLOOR (REFUGE)			704.14 Sqm.	06						
18TH FLOOR			773.87 Sqm.	07						
19TH FLOOR			773.87 Sqm.	07						
20TH FLOOR			773.87 Sqm.	07						
21TH FLOOR			773.87 Sqm.	07						
22TH FLOOR (REFUGE)			704.14 Sqm.	06						
23RD FLOOR			773.87 Sqm.	07						
24TH FLOOR			773.87 Sqm.	07						
25TH FLOOR			773.87 Sqm.	07						
26TH FLOOR (REFUGE)			704.14 Sqm.	06						
TOTAL	1816.79 Sqm.	36	19614.21 Sqm.	155	4835.11 Sqm.	35	791.83 Sqm.	12	453.53 Sqm.	07

TENEMENT STATEMENT

FLOOR NO.	SHOP/OFFICE	WING - A	WING - B	MHADA
TOTAL	36	155	12	35
TOTAL TENEMENTS	36	155 + 35 = 190	+ (MHADA) 19	= 209

SANITATION STATEMENT (UDCPR)

BUILDING USE	Rule Name	By rule				Required
		1st male	1st Female	Male	Female	
COMMERCIAL	Water Closet	4 per 65-100	6 per 75-100	12	9	21
	Urinal	4 for 71-100		12		12
	WashBasin					

PARKING CALCULATION (WING A)

TYPE	CARPET AREA /FSI (M2)	TNMTS.(NOS)	CAR.(NOS)	SCOOTER.(NOS)
Residential	40-80	2	46	1
Residential	80-150	1	121	1
Residential	>150	1	0	2
Commercial (Shop)	756.44 Sqm.	100	8	2
Office	510.06 Sqm.	200	3	3
TOTAL REQD.(NOS.)			169	248
TOTAL REQD.AREA			2112.50	496
TOTAL PROP.AREA			2608.50	
Add 5% visitors parking			2608.50+106.70 = 2715.20	

PARKING STATEMENT

REQUIRED PARKING	PROPOSED PARKING
CAR 201 + 5 = 206	289
SCOOTER 283 + 14 = 297	424

PROPOSED PARKING STATEMENT

REQUIRED PARKING	PROPOSED PARKING
COMMERCIAL	596
RESIDENTIAL	71
TOTAL	128
BASEMENT 1	162
BASEMENT 2	191
TOTAL	289

Triangle Area

Triangle	Area
A-01	18.58
A-02	50.00
A-03	114.41
A-04	1402.34
A-05	657.61
A-06	736.86
A-07	254.72
A-08	437.09
A-09	1268.51
A-10	360.87
A-11	649.94
A-12	830.53
Total	6779.29
A-13	361.81
A-14	662.42
A-15	199.72
ROAD WIDENING	1223.95
TOTAL (PLOT)	8003.24

Triangulation (Scale - 1:1000)

REFUGE AREA STATEMENT WING-A
7TH,12TH,17TH,22RD & 26TH FLOOR

REQUIRED REFUGE AREA = 3 FLOOR BUILT UP / 12.50 = 773.87 X 3 = 2321.61 / 12.50 = 185.73 = 186 PERSONS = 186 X 0.30 SQ.M. (area equivalent to 0.30 sq.m. / person)

REQUIRED REFUGE AREA = 55.80 sq.m.

FOR HANDICAPPED PERSONS = 1.00 SQ.M. for 200 person = 200/4 = 50 / 12.50 = 4.01 = 4.01/2 = 2.00 = 8.09 = 8.09/5 = 1.61 = 55.80/1.61 = 34.66 sq.m.

PROPOSED REFUGE AREA = 60.85 sq.m.

REFUGE AREA STATEMENT WING-B
7TH FLOOR

REQUIRED REFUGE AREA = 3 FLOOR BUILT UP / 12.50 = 729.31 X 3 = 2187.93 / 12.50 = 175.03 = 175 PERSONS = 175 X 0.30 SQ.M. (area equivalent to 0.30 sq.m. / person)

REQUIRED REFUGE AREA = 52.50 sq.m.

FOR HANDICAPPED PERSONS = 1.00 SQ.M. for 200 person = 200/4 = 50 / 12.50 = 4.01 = 4.01/2 = 2.00 = 8.09 = 8.09/5 = 1.61 = 52.50/1.61 = 32.61 sq.m.

PROPOSED REFUGE AREA = 55.11 sq.m.

WING-A (MHADA)

WATER TANK CAPACITY CALC.
COMM. = 1616.79 SQ.M. / 3 x 45 ltr. / PERSON = 24251.85 Ltr.
5 PERSON PER TENEMENTS
RESI. 167 TENEMENT = 835 PERSON
135 Ltr. / PERSON
112725.00 + 24251.85 = 136976.85 Ltr.
FIRE FIGHTING = 25000.00 Ltr.
TOTAL O.H. CAPACITY = 161978.85 Ltr.
[SAY = 161980.00 Ltr.]
U.G.WATER TANK = 2.00 X 136976.85 = 273953.70 Ltr.
FIRE FIGHTING = 75000.00 Ltr.
[SAY = 3,48,955.00 Ltr.]

WING-B (MHADA)

WATER TANK CAPACITY CALC.
5 PERSON PER TENEMENTS
RESI. 35 TENEMENT = 175 PERSON
135 Ltr. / PERSON
FIRE FIGHTING = 25000.00 Ltr.
TOTAL O.H. CAPACITY = 48625.00 Ltr.
[SAY = 48650.00 Ltr.]
U.G.WATER TANK = 2.00 X 23626.25 = 47252.50 Ltr.
FIRE FIGHTING = 75000.00 Ltr.
[SAY = 1,22,250.00 Ltr.]

CLUB HOUSE

FLOOR	BAUP AREA
GROUND	53.10
FIRST	26.58
TOTAL	79.68

PARKING CALCULATION (WING B)

TYPE	CARPET AREA /FSI (M2)	TNMTS.(NOS)	CAR.(NOS)	SCOOTER.(NOS)
Residential	40-80	2	07	1
Residential	80-150	1	28	1
Residential	>150	1	0	2
TOTAL REQD.(NOS.)			32	35
TOTAL REQD.AREA			400	70.00
TOTAL PROP.AREA			470	
Add 5% visitors parking			470+23.05 = 493.50	

Existing Building to be retained

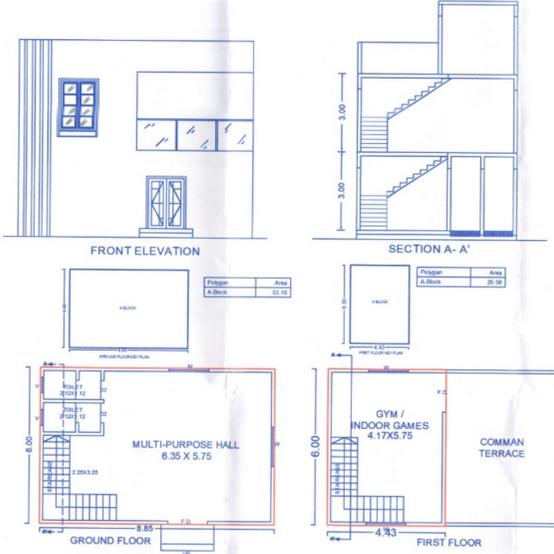
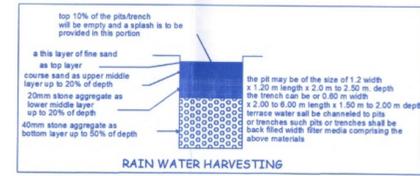
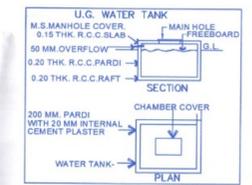
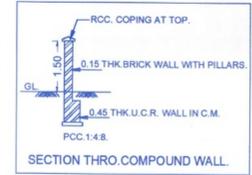
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors
(1)	(2)	(3)	(4)	(5)

BUILDING WISE FSI STATEMENT

BUILDING NAME	COMM. AREA	RESI. AREA	MHADA AREA	TENEMENTS
(WING A)	1616.79 Sqm.	18614.21 Sqm.	791.83 SQ.M.	155
(WING B)		4835.11 Sqm.	453.53 SQ.M.	35
TOTAL	1616.79 Sqm.	23449.32 SQM	1245.36 SQ.M.	190
TOTAL	25086.11 SQM	1245.36 SQ.M.	209	

Area detail of Apartment

Building No.	Floor No.	Flat No.	Carpet Area of Apartment	Area of SIT-OUT attached to Apartment	Area of Balcony attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
WING A	GROUND TO 26TH		12468.93 sqm.	1276.89 sqm.	990.61 sqm.
WING B	P TO 7TH		3098.82 sqm.	361.29 sqm.	339.51 sqm.



GOOGLE LOCATION MAP

STAMP OF APPROVAL

Sanctioned No. B.P. 120004/14/2025
 Subject to conditions mentioned in the Office Order No. 31/03/2025
 Pimpri
 Date: 31/03/2025



O. C. Signed by City Engineer
 For City Engineer Building Permission Dept. PCMC, Pimpri, Pune-18

PROFORMA - I AREA STATEMENT

STAMPS OF APPROVAL OF PLANS	AREA STATEMENT
1 AREA OF PLOT	7826.00 SQ.M
a) AS PER OWNERSHIP DOCUMENT	7826.00 SQ.M
b) AS PER MEASUREMENT SHEET	8003.25 SQ.M
c) AS PER SITE	8029.51 SQ.M
2 DEDUCTIONS FOR	
a) PROPOSED D.P. / D.P. ROAD WIDENING AREA	1223.95 SQ.M
SERVICEROAD / HIGHWAY WIDENING	422.39 SQ.M
b) ANY D.P. RESERVATION AREA (BPT PARKING)	3007.07 SQ.M
c) GREEN BELT AREA	1360.73 SQ.M
(TOTAL a + b)	4818.93 SQ.M
3 BALANCE AREA OF PLOT (1-2)	4818.93 SQ.M
4 AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED -	0.00 SQ.M
b) ADJUSTMENT OF 2(b), IF ANY -	
c) BALANCE PROPOSED -	
5 NET PLOT AREA (3 - 4 c)	4818.93 SQ.M
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED -	481.89 SQ.M
b) PROPOSED -	535.00 SQ.M
7 ADDING 100% GREEN BELT AREA - (1360.73 X 100%)	1360.73 SQ.M
8 NET PLOT AREA - (4818.93 + 1360.73)	6179.66 SQ.M
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC F.S.I.) (1.0)	6179.66 SQ.M
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PAYMENT FSI - BASED ON ROAD WIDTH / TOZ ONE	3089.83 SQ.M
b) PROPOSED FSI ON PAYMENT OF PREMIUM	2095.62 SQ.M
11 IN SITU FSI / TDR LOADING	
a) IN SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2a) IF ANY	0.00 SQ.M
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00 SQ.M
c) TDR AREA (1.75%)	6179.66 SQ.M X 1.75 = 10814.40 SQ.M
d) TOTAL IN SITU TDR LOADING PROPOSED (11a + b + c)	7334.68 SQ.M
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
a) (b) + (c) - (11d) OR 12 WHICHEVER IS APPLICABLE	15609.96 SQ.M
b) ANCILLARY AREA FSI UPTO 80% OR 80% WITH PAYMENT OF CHARGES	9545.62 SQ.M
c) TOTAL ENTITLEMENT (a+b)	25155.58 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')	23449.32 SQ.M
i) Residential	1618.79 SQ.M
ii) Commercial	
c) TOTAL (a+b)	25066.11 SQ.M
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)	1235.93 SQ.M
b) PROPOSED	1245.36 SQ.M

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 :-

Architect / Licensed Engineer / Supervisor name and signature

Date	North	Scale	Drawn by	Check by	Registration No of Architect/License no of Licensed Engineer / Supervisor
28.03.2025		1:100	SMITA	Ar. SHRADHA	