

| AREA STATEMENT (FSI + NON-FSI) |                                |             |  |                    |                                   |             |               |                      |               |                  |                 |               |                    |                        |
|--------------------------------|--------------------------------|-------------|--|--------------------|-----------------------------------|-------------|---------------|----------------------|---------------|------------------|-----------------|---------------|--------------------|------------------------|
| NON FSI AREA (INCLUDING MHADA) |                                |             |  |                    |                                   |             |               |                      |               |                  |                 |               |                    |                        |
| WING NAME                      | Proposed B-up P-Line Res. Area | Prop. Tent. | Proposed Bldg. Ht. (Including Parking) | Proposed Bldg. Ht. | Mhada(EWS) - Proposed P-Line Area | Mhada Tent. | Refuge Area   | Fire Ltr & Lift Area | OHMT Area     | Top Terrace Area | Parking Area    | Services Area | Total NON-FSI Area | Total FSI+NON FSI Area |
| (A)                            | (B)                            | (C)         | (D)                                    | (E)                | (F)                               | (G)         | (H)           | (I)                  | (J)           | (K)              | (L)             | (M)           | (N)                | (O)                    |
| WING-A                         | 9,657.31                       | 104         | 38.80                                  | 35.85              |                                   |             | 122.98        | 18.40                | 100.00        | 484.80           | 2,357.75        |               | 7,268.94           | 16,926.25              |
| WING-B                         | 0.00                           |             | 12.25                                  | 9.30               | 1,233.75                          | 17          | 0.00          | 10.66                | 100.00        | 575.24           | 1,810.36        | 455.00        | 2,268.94           | 16,926.25              |
| MHADA (EWS)                    |                                |             |  |                    |                                   |             |               |                      |               |                  |                 |               |                    |                        |
| <b>TOTAL</b>                   | <b>9,657.31</b>                | <b>104</b>  |  |                    | <b>1,233.75</b>                   | <b>17</b>   | <b>122.98</b> | <b>29.06</b>         | <b>200.00</b> | <b>1,060.04</b>  | <b>4,168.11</b> | <b>455.00</b> | <b>7,268.94</b>    | <b>16,926.25</b>       |

| SERVICES AREA (NON FSI AREA) |               |
|------------------------------|---------------|
| DESCRIPTION                  | AREA          |
| STP                          | 80.00         |
| TRANSFORMER                  | 60.00         |
| DG SET                       | 50.00         |
| OWC                          | 50.00         |
| UGT & PUMP ROOM              | 150.00        |
| CLUB HOUSE                   | 82.00         |
| SECURITY CABIN               | 3.00          |
| <b>TOTAL</b>                 | <b>455.00</b> |

| WATER STORAGE CAPACITY CALCULATIONS FOR WING A    |        |
|---|--------|
| TOTAL NO. OF TENEMENTS                            | 104    |
| WATER REQUIRED PER PERSON PER DAY IN LITERS       | 135    |
| 5 PERSON IN EACH TENEMENT                         | 675    |
| REQUIRED WATER CAPACITY OF CHLT                   | 70200  |
| ADD WATER REQUIRED FOR FIRE FIGHTING PURPOSE      | 10000  |
| TOTAL REQUIRED CHL WATER CAPACITY IN LITERS       | 80200  |
| PROPOSED CHL WATER TANK CAPACITY IN LITERS        | 80200  |
| TOTAL REQUIRED WATER CAPACITY OF U.G.T. (2 TIMES) | 160400 |
| ADD WATER REQUIRED FOR FIRE FIGHTING PURPOSE      | 75000  |
| TOTAL REQUIRED U.G. WATER TANK CAPACITY IN LITERS | 235400 |
| PROPOSED U.G. WATER TANK CAPACITY IN LITERS       | 235400 |



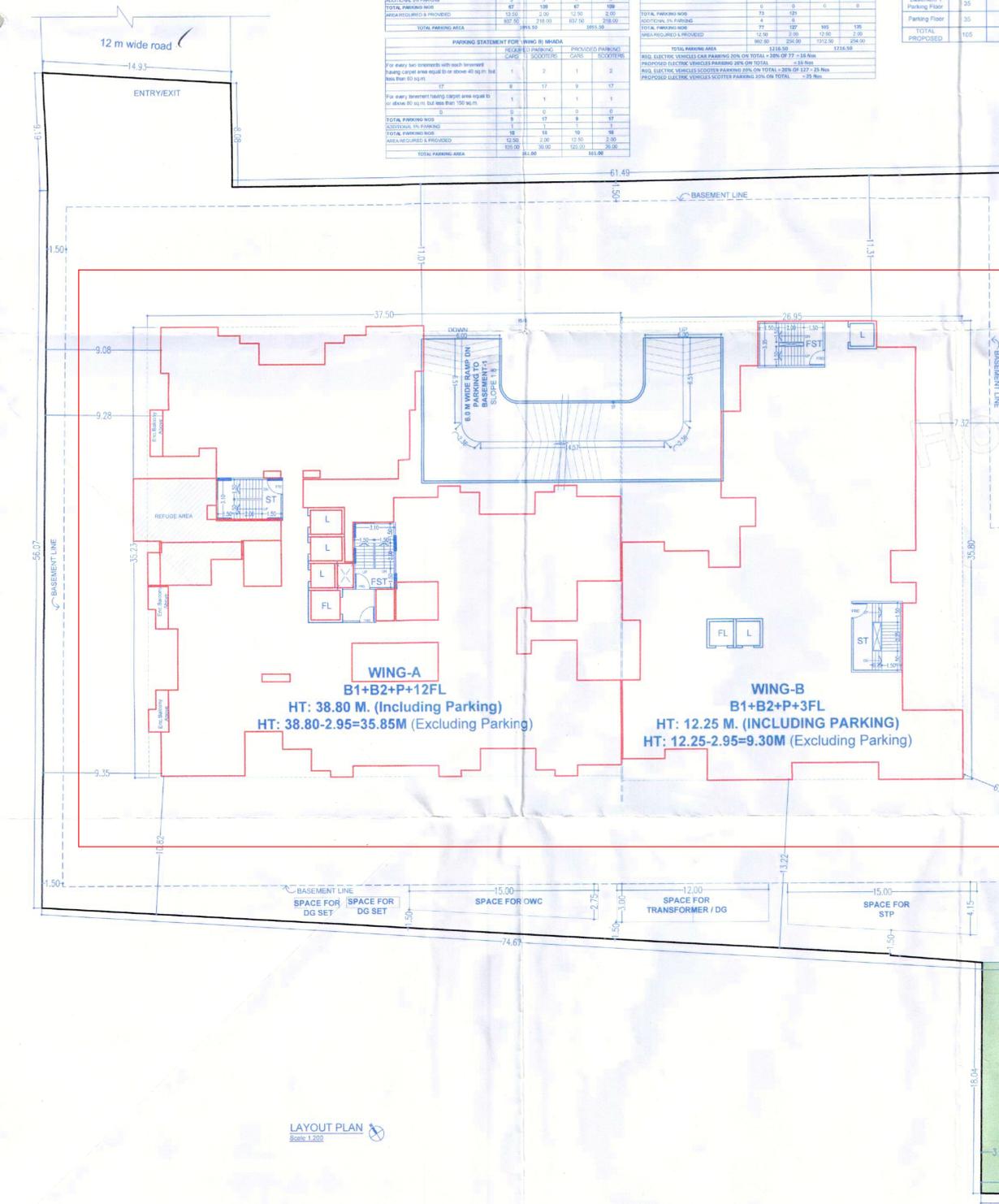
| FSI STATEMENT FOR WING-A |                        |                 |               |            |              |
|--------------------------|------------------------|-----------------|---------------|------------|--------------|
| FLOOR NAME               | BUP AREA AS PER P-LINE | PARKING AREA    | REFUGE AREA   | TENEMENTS  | FIRE LIFT    |
| Basement-2 Parking       | 0.00                   |                 |               |            |              |
| Basement-1 Parking       | 0.00                   | 2,357.75        |               |            |              |
| Parking Floor            |                        | 0               |               |            |              |
| 1ST Floor                | 835.49                 |                 |               | 9          |              |
| 2ND Floor                | 835.49                 |                 |               | 9          |              |
| 3RD Floor                | 835.49                 |                 |               | 9          |              |
| 4TH Floor                | 835.49                 |                 |               | 9          |              |
| 5TH Floor                | 835.49                 |                 |               | 9          |              |
| 6TH Floor                | 835.49                 |                 |               | 9          |              |
| 7TH Floor                | 835.49                 |                 |               | 9          |              |
| 8TH Floor (REFUGE)       | 817.81                 |                 | 61.49         | 9          |              |
| 9TH Floor                | 835.49                 |                 |               | 9          |              |
| 10TH Floor               | 835.49                 |                 |               | 9          |              |
| 11TH Floor               | 835.49                 |                 |               | 9          |              |
| 12TH Floor               | 484.80                 |                 |               | 5          |              |
| TERRACE FLOOR            | 0.00                   |                 | 01.40         |            |              |
| <b>Total</b>             | <b>8,667.31</b>        | <b>2,357.75</b> | <b>122.88</b> | <b>104</b> | <b>13.11</b> |
| <b>Total Gross Area</b>  |                        | <b>12138.04</b> |               |            | <b>6.29</b>  |

| FSI STATEMENT FOR WING-B (MHADA) |                        |                 |             |              |             |
|----------------------------------|------------------------|-----------------|-------------|--------------|-------------|
| FLOOR NAME                       | BUP AREA AS PER P-LINE | PARKING AREA    | REFUGE AREA | TENEMENTS    | FIRE LIFT   |
| Basement-2 Parking               | 0.00                   |                 |             |              |             |
| Basement-1 Parking               | 0.00                   | 1,810.36        |             |              |             |
| 1ST Floor                        | 575.24                 |                 |             | 5            |             |
| 2ND Floor                        | 575.24                 |                 |             | 5            |             |
| 3RD Floor                        | 575.24                 |                 |             | 5            |             |
| <b>Total</b>                     | <b>1,233.75</b>        | <b>1,810.36</b> | <b>0.00</b> | <b>17.00</b> | <b>3.61</b> |
| <b>Total Gross Area</b>          |                        | <b>3044.11</b>  |             |              |             |

**INCLUSIVE HOUSING AREA CALCULATION**  
 INCLUSIVE HOUSING PERMISSIBLE AREA = 6041.76 X 20%  
 INCLUSIVE HOUSING PERMISSIBLE AREA = 1208.35 SQ.M  
 INCLUSIVE HOUSING PROPOSED AREA = 1233.75 SQ.M

| WATER STORAGE CAPACITY CALCULATIONS FOR WING B    |       |
|---|-------|
| TOTAL NO. OF TENEMENTS                            | 17    |
| WATER REQUIRED PER PERSON PER DAY IN LITERS       | 135   |
| 5 PERSON IN EACH TENEMENT                         | 675   |
| REQUIRED WATER CAPACITY OF CHLT                   | 11475 |
| PROPOSED CHL WATER TANK CAPACITY IN LITERS        | 11475 |
| TOTAL REQUIRED WATER CAPACITY OF U.G.T. (2 TIMES) | 22950 |
| PROPOSED U.G. WATER TANK CAPACITY IN LITERS       | 22950 |

| TOTAL WATER STORAGE CAPACITY IN (Ltrs) |               |
|--|---------------|
| WING-A                                 | 80200         |
| WING-B                                 | 22950         |
| <b>TOTAL</b>                           | <b>103150</b> |



| PROPOSED PARKING AREA STATEMENT FOR Bigg A, B |            |            |
|---|------------|------------|
| TYPE  | CARRIAGES  | SCOOTERS   |
| Basement 2                                    | 35         | 45         |
| Basement 1                                    | 35         | 45         |
| Parking Floor                                 | 35         | 45         |
| <b>TOTAL</b>                                  | <b>105</b> | <b>135</b> |

| TOTAL PARKING STATEMENT FOR WING A, B |     |
|---------------------------------------|-----|
| REQUIRED PARKING CARS                 | 105 |
| PROVIDED PARKING CARS                 | 105 |
| REQUIRED PARKING SCOOTERS             | 135 |
| PROVIDED PARKING SCOOTERS             | 135 |



| PLOT AREA CALCULATION        |                      |                  |
|------------------------------|----------------------|------------------|
| 1                            | 16.96 X 7.84 X 0.50  | = 66.48          |
| 2                            | 16.96 X 7.15 X 0.50  | = 60.63          |
| 3                            | 58.30 X 14.51 X 0.50 | = 422.96         |
| 4                            | 58.30 X 15.45 X 0.50 | = 450.36         |
| 5                            | 79.94 X 39.76 X 0.50 | = 1587.22        |
| 6                            | 79.94 X 39.49 X 0.50 | = 1576.43        |
| 7                            | 26.88 X 5.78 X 0.50  | = 77.41          |
| 8                            | 26.88 X 7.17 X 0.50  | = 96.36          |
| 9                            | 8.68 X 0.23 X 0.50   | = 0.99           |
| 10                           | 8.68 X 0.99 X 0.50   | = 4.29           |
| 11                           | 39.24 X 17.15 X 0.50 | = 336.45         |
| 12                           | 39.24 X 19.78 X 0.50 | = 388.08         |
| 13                           | 10.00 X 5.37 X 0.50  | = 46.80          |
| 14                           | 10.00 X 4.77 X 0.50  | = 23.85          |
| 15                           | 43.34 X 20.60 X 0.50 | = 448.40         |
| 16                           | 43.34 X 21.25 X 0.50 | = 459.42         |
| <b>TOTAL OPEN SPACE AREA</b> |                      | <b>= 6044.16</b> |

| OPEN SPACE AREA CALCULATION  |                      |                 |
|------------------------------|----------------------|-----------------|
| 1                            | 21.16 X 9.37 X 0.50  | = 99.13         |
| 2                            | 21.16 X 10.57 X 0.50 | = 111.83        |
| 3                            | 27.99 X 12.37 X 0.50 | = 170.94        |
| 4                            | 27.99 X 13.86 X 0.50 | = 191.26        |
| <b>TOTAL OPEN SPACE AREA</b> |                      | <b>= 573.80</b> |

| GARDEN RESERVATION AREA CAL          |                      |                 |
|--------------------------------------|----------------------|-----------------|
| 1                                    | 20.57 X 4.63 X 0.50  | = 48.40         |
| 2                                    | 29.27 X 1.58 X 0.50  | = 22.91         |
| 3                                    | 31.43 X 14.10 X 0.50 | = 221.58        |
| 4                                    | 31.43 X 12.38 X 0.50 | = 194.55        |
| <b>TOTAL GARDEN RESERVATION AREA</b> |                      | <b>= 507.49</b> |

**DATE & STAMP OF APPROVAL LAYOUT**

01/06

Sanctioned No. 15/P/Kiwale/23/2025  
 Subject to conditions mentioned in the  
 Order No. 213/2025  
 Pimpri  
 Date 25/05/2025

ESTD 11/1982

Building Permission for Unimultistorey Building  
 Project Chief/General Manager  
 P.C.M.C. Pimpri-111 018

City Engineer  
 Building Permission Dept  
 P.C.M.C. Pimpri-Pune-18

| A AREA STATEMENTS |   | SQ.M     |
|-------------------|---|----------|
| 01                | Area of Plot (Minimum area of a, b, c to be considered)   | 6000.00  |
| (a)               | As per ownership document   | 6000.00  |
| (b)               | As per Demarcation  | 6044.16  |
| (c)               | As per measurement sheet  | 6044.16  |
| (d)               | As per site   | 6050.00  |
| 02                | Deductions for:   |          |
| (a)               | Proposed D.P. / D.P. Road widening Area   | 0.00     |
| (b)               | Any D.P. Reservation area   | 507.49   |
| Total (a + b)     |   | 507.49   |
| 03                | Balance Area of the plot (01-02)  | 5492.51  |
| 04                | Amenity space   |          |
| (a)               | Required 5%   | 0.00     |
| (b)               | Adjustment of 2(b), if any-   | ---      |
| (c)               | Proposed 5%   | 0.00     |
| 05                | Net Plot Area [3-4(c)]  | 5492.51  |
| 06                | Recreational Open Space (if applicable)   |          |
| (a)               | Required  | 549.25   |
| (b)               | Proposed  | 550.00   |
| 07                | Internal Road area  | 0.00     |
| 08                | Plotable area (if applicable)   | 5492.51  |
| 09                | Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5 x 1.10)   | 6041.76  |
| 10                | Addition of FSI on Payment of Premium   |          |
| (a)               | Maximum permissible premium FSI - based on road width (Sr.No.1x 0.50)   | 0.00     |
| (b)               | Proposed FSI on Payment of Premium  | 0.00     |
| 11                | In-situ FSI/TDR loading   |          |
| (a)               | In-situ area against D.P. Road [2.00 x Sr. No. 2 (a)], if any   | 0.00     |
| (b)               | In-situ area against Amenity Space [2.00 or 1.85 x Sr.No.4(b) and/or (c)]   | 0.00     |
| (c)               | TDR area  | 0.00     |
| (d)               | Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]   | 0.00     |
| 12                | Additional FSI area under Chapter No. 7   | 0.00     |
| 13                | Total entitlement of FSI in the proposal  |          |
| (a)               | [9+10(b)+11(c)] & 12 whichever is applicable.   | 6041.76  |
| (b)               | Ancillary Area FSI upto 80%   | ---      |
| (c)               | Ancillary Area FSI upto 60%   | 3625.06  |
| (d)               | Ancillary Area FSI Proposed   | 3625.06  |
| (e)               | Total entitlement (a+d)   | 9666.82  |
| 14                | Maximum utilization limit of F.S.I. (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 1.80 | 17286.68 |
| 15                | Total Built-up Area in proposal (excluding area at Sr.No.17.b)  |          |
| (a)               | Existing Built-up Area  | 0.00     |
| (b)               | Proposed Commercial Built-up Area (as per 'P-Line')   | 0.00     |
| (c)               | Proposed Residential Built-up Area (as per 'P-Line')  | 9657.31  |
| (d)               | Total (a+b+c)   | 9657.31  |
| 16                | F.S.I. Consumed (15/5) (should not be more than Serial No.14 above)   | 0.99     |
| 17                | Area for Inclusive Housing, if any  |          |
| (a)               | Required (20% of Sr.No.9)   | 1208.42  |
| (b)               | Proposed  | 1233.75  |

**B CERTIFICATE OF AREA**  
 Certified that the Plot under reference was surveyed by me on \_\_\_\_\_ and the dimensions of sides, etc. of the 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 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**

Plot Boundary : Black  
 Proposed Work : Red  
 Drainage Line : Red Dotted

Water line : Black Dotted  
 Existing to be retained: Hatched  
 Demolitions: Yellow hatched

| E PROJECT TEAM            |                    |
|---------------------------|--------------------|
| 01 Concept Designers      | VK. a Architecture |
| 02 Environment Consultant | -                  |
| 03 Structural Consultant  | -                  |
| 04 Plumbing Consultant    | -                  |
| 05 Electrical Consultant  | -                  |
| 06 Fire Consultant        | -                  |
| 07 HVAC Consultant        | -                  |

**F JOB TITLE / SITE ADDRESS**  
 REVISED RESIDENTIAL BUILDING ON S.NO.88/2, 88/3, 88/5, 88/10/1, AT KIWALE, OF VILLAGE MAUJE HAVELI, PUNE.

**G OWNER NAME AND SIGNATURE**  
 Jhamtani Realty Private Limited through its director Mr. Anup Parmarand Jhamtani

**H ARCHITECT**  
 Hrishikesh Kulkarni : CA/2002/29235  
 Dwalipayan Chakravarty : CA/2005/35900

**VK:a architecture**

5th Floor, Nextgen Avenue, Sr.No. 103/3, C.T.S.No. 28/5, S.B. Road Near I.C.C. Trade Tower, Bahurde, Pune-411016.

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 Email: vkarch@vkarch.com  
 Website: www.vkarch.com

Project: WING-A & B LAYOUT  
 Client: Umesh P., Pallavi K.  
 Date: 17/03/2025  
 Scale: 1:200 @ 660x900  
 Drawing No: 2416  
 Revision: 201  
 For: Sanction(Basic+Ancillary)