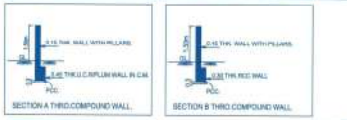
BUILDING WISE FSI STATEMENT AS PER DCPR 2017

BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
A3 BLDG	0.00	7961.61	0.00	0.00	-	1104.66	-	1104.66	0.00	1063.69	154.63	154.63	1063.69	154.63	154.63	165	7961.61

FLOORWISE FSI STATEMENT: CLUB HOUSE

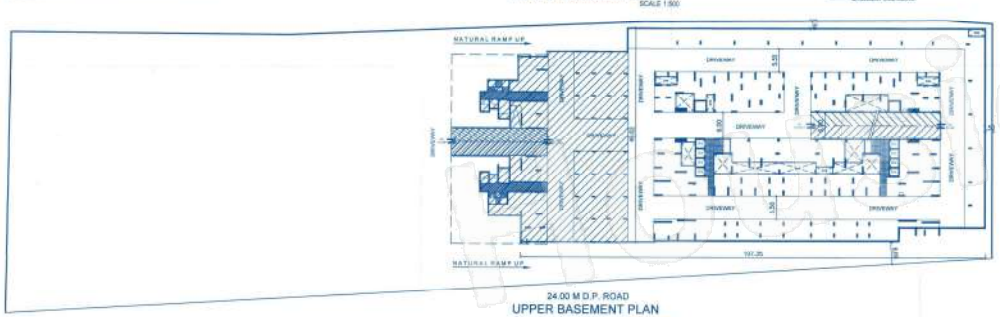
FLOOR	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
TWF	0.00	59.94	0.00	0.00	-	59.94	-	0.00	0.00	10.00	59.94	0.00	10.00	0.00	0.00	0	69.94



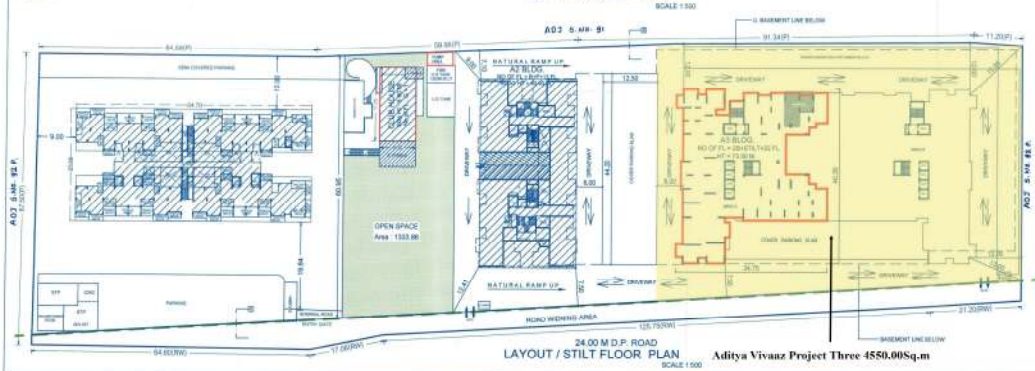
SECTION A THRO.COMPOUND WALL.

SECTION B THRO.COMPOUND WALL.

24.00 M D.P. ROAD
LOWER BASEMENT PLAN
SCALE 1:500



24.00 M D.P. ROAD
UPPER BASEMENT PLAN
SCALE 1:500



24.00 M D.P. ROAD
LAYOUT / STILT FLOOR PLAN
SCALE 1:500

Aditya Vivanz Project Three 4850.00Sq.m

FORM OF STATEMENT - 1 [SR. NO. 9 (a)] EXISTING BUILDING				
EXISTING BUILDING NO.	FLOOR NO.	HEIGHT AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
1991.25	G+14	972.17	7792.25	RESIDENTIAL

FORM OF STATEMENT - 2 [SR. NO. 9 (a)] EXISTING & PROPOSED BUILDING			
BLDG NO	FLOOR NO	SANCTION AS PER UDCPR 2020	TENE. NO.
A2 BLDG	B+P+3	6922.93	192
A3 BLDG	2B+P+22	17661.61	165
TOTAL		27484.54	357

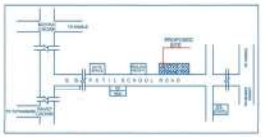
O.H. WATER TANK :-
5 PER. x 135LIT. x 375 TEN. = 2,53,125.00 LIT.
FIRE FIGHTING TANK 20000 X 3 = 60,000.00 LIT.
TOTAL O.H. WATER TANK = 3,13,125.00 LIT.

U.G.WATER TANK :-
2.00 x 2,53,125.00 LIT. = 5,06,250.00 LIT.
FIRE FIGHTING TANK = 2,00,000.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 7,56,250.00 LIT.

F.S.I. STATEMENT

FLOOR	PROPOSED AREA	TENE. NO.
PARKING FLOOR	117.79	-
FIRST FLOOR	847.12	8
SECOND FLOOR	838.44	8
THIRD FLOOR	838.44	8
FOURTH FLOOR	838.44	8
FIFTH FLOOR	838.44	8
SIXTH FLOOR	838.44	8
SEVENTH FLOOR	838.44	8
EIGHTH FLOOR	765.88	7
NINTH FLOOR	838.44	8
TENTH FLOOR	838.44	8
ELEVENTH FLOOR	838.44	8
TWELVETH FLOOR	765.88	7
THIRTEENTH FLOOR	838.44	8
FOURTEENTH FLOOR	838.44	8
FIFTEENTH FLOOR	838.44	8
SIXTEENTH FLOOR	765.88	7
SEVENTEENTH FLOOR	838.44	8
EIGHTEENTH FLOOR	838.44	8
NINTEENTH FLOOR	850.78	8
TWENTYH FLOOR	774.86	7
TWENTY ONE FLOOR	850.78	8
TWENTY TWO FLOOR	184.48	1
TOTAL	17661.61	165

A3 Bldg Area



LOCATION PLAN
SCALE - N.T.S.

PARKING STATEMENT AS PER DCPR 2017:-

DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. CARPET AREA 80.0-150.0 SQM (FOR 1 TENE.)	1	2	2
TENE. CR. NOS.)	38	56	56
TENE. CARPET AREA 40.0-80.0 SQM (FOR 2 TENE.)	1	1	4
TENE. DR. NOS.)	40	160	160
PARKING REQUIRED	39	115	115
AREA REQ. PER PARK	12.50	2.00	1.00
TOTAL PARKING AREA REQ.	487.50	230.00	230.00

TOTAL PARKING AREA REQUIRED = 1484.40 SQ.M.
TOTAL PARKING AREA PROVIDED = 1584.40 SQ.M.

ELECTRIC POINT REQUIREMENT STATEMENT :- AS PER UDCPR 2020 :-

DESCRIPTION
(FOR RESIDENTIAL PARKING)
TOTAL PROPOSED CAR PARKING = 210 NOS
REQUIREMENT ELECTRIC POINT - 20% ON 210 NOS
210 X 20% = 42 POINT
PROPOSED ELECTRIC POINT -42 POINT
REQUIREMENT ELECTRIC POINT FOR COMMON PARKING
REQUIREMENT COMMON ELECTRIC POINT = 30% ON
PROPOSED ELECTRIC POINT = 5 X 30% = 2 POINTS
PROPOSED ELECTRIC POINT FOR COMMON PARKING = 2
TOTAL PROPOSED ELECTRIC POINT = 42 + 2 = 44

PROPOSED PARKING NO (A3) :-

	CAR	SCOOTER AREA
LOWER BASEMENT	70	130
UPPER BASEMENT	70	130
PARKING	70	130
TOTAL	210	390

A1 Bldg Parking Area

PARKING STATEMENT AS PER UDCPR 2020 - (A3 BLDG.)

DESCRIPTION	CAR	SCOOTER
TENE. CARPET AREA 80.0-150.0 SQM (FOR 1 TENE.)	1	1
TENE. PROPOSED (42 NOS.)	42	42
TENE. CARPET AREA 40.0-80.0 SQM (FOR 2 TENE.)	1	2
TENE. PROPOSED (123 NOS.)	62	123
PARKING REQUIRED	104	165
VISITOR PARKING (5%)	5	8
TOTAL PARKING REQUIRED	109	173
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	1362.50	346.00

TOTAL PARKING AREA REQUIRED = 1708.50 SQ.M.
TOTAL PARKING AREA PROPOSED = 3405.00 SQ.M.

PARKING STATEMENT AS PER UDCPR 2020 - (A2 BLDG.)

DESCRIPTION	CAR	SCOOTER
TENE. CARPET AREA 80.0-150.0 SQM (FOR 1 TENE.)	1	1
TENE. CR. NOS.)	24	24
TENE. CARPET AREA 40.0-80.0 SQM (FOR 2 TENE.)	1	2
TENE. DR. NOS.)	36	72
PARKING REQUIRED	61	100
VISITOR PARKING (5%)	3	5
TOTAL PARKING REQUIRED	64	107
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	800.00	214.00

TOTAL PARKING AREA REQUIRED = 1014.00 SQ.M.
TOTAL PARKING AREA PROVIDED = 1312.50 SQ.M.

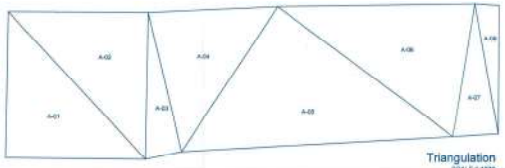
F.S.I. STATEMENT A2 BLDG :-

FLOOR	PROP. R.E.S. AREA	TENE. NO.
PARKING FL.	96.42	-
FIRST FL.	749.91	8
SECOND FL.	749.91	8
THIRD FL.	749.91	8
FOURTH FL.	749.91	8
FIFTH FL.	749.91	8
SIXTH FL.	749.91	8
SEVENTH FL.	749.91	8
EIGHTH FL.	749.91	8
NINTH FL.	749.91	8
TENTH FL.	749.91	8
ELEVENTH FL.	749.91	8
TWELVETH FL.	749.91	8
THIRTEENTH FL.	749.91	8
TOTAL	8992.93	192

NOTE - AS PER UDCPR 2020 POINT (8.1.1 (V))
THE COMPOSITE PARKING OF VEHICLES LIKE 1 CAR WITH TWO SCOOTERS MAY BE ALLOWED
ALSO 6 SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN 1 CAR PARKING.
SO 66 CARS (390 SCOOTERS) TAKEN AS PER COMPOSITE PARKING.

FLOORWISE FSI STATEMENT: WING A1

FLOORS	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
FIRST FLOOR	0.00	545.99	0.00	0.00	-	81.88	-	81.88	0.00	113.12	8.29	11.22	81.15	16.12	-	6	545.99
SECOND FLOOR	0.00	546.12	0.00	0.00	-	81.88	-	81.88	0.00	127.00	8.29	11.22	81.15	0.00	-	6	546.12
THIRD FLOOR	0.00	545.99	0.00	0.00	-	81.88	-	81.88	0.00	113.12	8.29	11.22	81.15	0.00	-	6	545.99
FOURTH FLOOR	0.00	546.12	0.00	0.00	-	81.88	-	81.88	0.00	127.00	8.29	11.22	81.15	0.00	-	6	546.12
FIFTH FLOOR	0.00	545.99	0.00	0.00	-	81.88	-	81.88	0.00	113.12	8.29	11.22	81.15	0.00	-	6	545.99
SIXTH FLOOR	0.00	546.12	0.00	0.00	-	81.88	-	81.88	0.00	127.00	8.29	11.22	81.15	0.00	-	6	546.12
SEVENTH FLOOR	0.00	545.99	0.00	0.00	-	81.88	-	81.88	0.00	113.12	8.29	11.22	81.15	0.00	-	6	545.99
EIGHTH FLOOR	0.00	422.75	0.00	0.00	-	65.66	-	65.66	0.00	98.48	8.29	11.22	81.15	0.00	-	6	422.75
NINTH FLOOR	0.00	545.99	0.00	0.00	-	81.88	-	81.88	0.00	113.12	8.29	11.22	81.15	0.00	-	6	545.99
TENTH FLOOR	0.00	546.12	0.00	0.00	-	81.88	-	81.88	0.00	127.00	8.29	11.22	81.15	0.00	-	6	546.12
ELEVENTH FLOOR	0.00	545.99	0.00	0.00	-	81.88	-	81.88	0.00	113.12	8.29	11.22	81.15	0.00	-	6	545.99
TWELVETH FLOOR	0.00	422.75	0.00	0.00	-	65.66	-	65.66	0.00	98.48	8.29	11.22	81.15	0.00	-	6	422.75
THIRTEENTH FLOOR	0.00	545.99	0.00	0.00	-	81.88	-	81.88	0.00	113.12	8.29	11.22	81.15	0.00	-	6	545.99
FOURTEENTH FLOOR	0.00	546.12	0.00	0.00	-	81.88	-	81.88	0.00	127.00	8.29	11.22	81.15	0.00	-	6	546.12
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
TWF	0.00	7397.26	0.00	0.00	-	1109.58	-	1109.58	0.00	1023.69	124.63	169.75	1136.05	16.12	49.80	108	7397.26



Triangle	Area
A-01	2180.30
A-02	2186.97
A-03	984.21
A-04	1941.24
A-05	3992.26
A-06	2624.58
A-07	599.17
A-08	311.30
Total (PLOT)	14400.00

Triangulation
SCALE 1:1000

STAMP OF APPROVAL

1/11

Sanctioned No. B.P | Ravet | 131 | 2024
Subject to conditions mentioned in the Office Order No. 22/05/2024
given dated
Pimpri
Date : 22/05/2024

D. C. Signed by City Engineer

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

AREA STATEMENT	SQ.MT.
1.AREA OF PLOT (minimum area of a.b.c to be considered)	14400.00
(a) As per ownership document (7/12, CTS extract)	14400.00
(b) As per measurement sheet	14400.00
(c) As per site	14400.00
2. Deductions for	
(a) proposed D.P / D.P.Road widening Area / Service Road Highway widening	1061.50
(b) Any D.P Reservation area	0.00
Total (a+b)	1061.50
3. Balance area of plot (1-2)	13338.49
4. Amenity Space (if applicable)	0.00
(a) Required -	0.00
(b) Adjustment of 20% if any -	0.00
(c) Balance Proposed	0.00
5. Recreational Open space (if applicable)	0.00
(a) Required -	1333.88
(b) Proposed	1333.88
6. Net Plot Area [3-(4+5)]	13338.49
7. Internal Road area	2137
8. Plotable area (if applicable)	0.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.6(area FSI)	14872.34 (13335.49X1.12=14872.34)
10. Addition (FSI) on payment of premium	
(a)Maximum permissible premium FSI based on road width / TOD Zone (DRC)	7330.00
(b) proposed FSI on payment of premium	6869.25
(c) proposed FSI on payment of premium (Table No.6(f))	0.00
11. Total FSI / TDR loading	0.00
(a)(i)- situ against D.P road, if any	1061.50
(a)(ii)- situ against Amenity Space if handed over (2.00 or 1.85 x Sr.No.4 (b) and /or (c))	0.00
(b) TDR area (7330.00(21.1%) or 7330.00 - 1061.50 = 14277.75)	2143.00
(c) Total (i+a)+(ii+b)+TDR loading proposed (11(a)+(b)+(c))	3204.51
12. Additional FSI area under Chapter No.7	0.00
13. Total entitlement of FSI in the proposal (Sr.11(b)(c)+11(d) or 12 whichever is applicable)	24486.09
(a1) Deduction - Built-up area / FSI/Excess Area/PSI to be retained as per old DC Rules	7397.26
(a2) Balance entitlement for Ancillary Area (a - a1)	17088.83
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (on ad.whichever applicable) (17088.83x0.60= 10253.30)	10253.30
(c) Total entitlement (a + b)	34739.39
14. Maximum utilisation limit of F.S.I.(building potential) permissible as per Road width ((as per Regulation No.5.1 or 6.2 or 6.3 or 6.4 as applicable (x 1.5 or 1.8) (9+10)x(11-12)x1)	4.40
15. Total Built-up Area in proposed(including area at Sr.No.17b)	
(a) Existing Built up Area	7397.26
(b) Proposed Built-up Area (as per 'P-Line')	
i) Residential	27484.54
(c) Total (a+b)	34881.80
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.00
17. Area for Inclusive Housing if any	N.A.
(a) Required (20% of Sr.no.5)	N.A.
(b) Proposed	N.A.

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. 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 THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707 AR.SIDDARTH HARISCHANDRAKAR

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 WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S SIGN

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE
EXTERNAL WALLS: 6/0.125THKJ INTERNAL WALLS: 0.10/0.115THK
EXTERNAL TEXTURE FINISH, INTERNAL SMOOTH FINISHED
VITRIFIED TILE FLOORING
FLUSH DOORS AND ALUMINIUM WINDOWS

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

NORTH

OWNER'S NAME, SIGNATURE :-

S. B. KATARIA,
FOR ADITYA PROMOTERS.

PROJECT :-

PROPOSED RESIDENTIAL BUILDING LAYOUT,

S.NO.92 PART AT RAVET, PUNE.

ARCHITECT SIGNATURE :-

AR.SIDDARTH HARISCHANDRAKAR
CA/2004/34707
Addr. Office no. 301/401,Plot no. 4/22, S.no.85, near Sahakar Udyan, Kasarwadi, Pune, 411034
SID - 20852054 | 20852055
aniketprakashe1@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
05/08/2023	PRAMITA		SIDDARTH	1:100

\\Desktop\V Drive Data Drive\ATSB-NORTH BUILDERS\391-RAVET\AR DIRECTOR FLOOR 30 2023\05.08.dwg