BUILDING WISE FSI STATEMENT

BUILDING NAME	COMM. AREA	RESI. AREA	MHADA. AREA	TENEMENTS COMMERCIAL	RESIDENT	MHADA
(WING A)	461.49 Sqm.		1970.31 Sq.m.	3 + 1 HALL	---	28
(WING B)		4727.71 Sqm.			44	
(WING C)		4347.56 Sqm.			44	
TOTAL	461.49 Sqm.	9075.27 Sqm.	1970.31 Sq.m.	3 + 1 HALL	88	28
9536.76			1970.31 Sq.m.		88 + 28 = 116	

FLOOR WISE FSI STATEMENT (WING -A) MHADA PROPOSED AREA STATEMENT

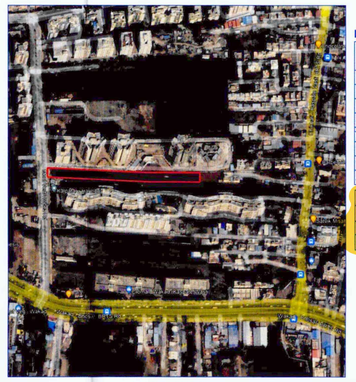
FLOOR	COMMERCIAL	MHADA RESIDENTIAL	TENEMENTS
BASEMENT FLOOR	———	———	———
G.PARKING FLOOR	179.05 sq.mt	44.00 sq.mt	———
1ST FLOOR	106.06 sq.mt	159.53 sq.mt	02
2ND FLOOR	176.38 sq.mt	159.53 sq.mt	02
3RD FLOOR	———	268.78 sq.mt	04
4TH FLOOR	———	268.78 sq.mt	04
5TH FLOOR	———	268.78 sq.mt	04
6TH FLOOR	———	268.78 sq.mt	04
7TH FLOOR	———	268.78 sq.mt	04
8TH FLOOR	———	263.35 sq.mt	04
TOTAL	461.49 sq.mt	1970.31 sq.mt	28

FLOOR WISE FSI STATEMENT (WING -B)PROPOSED AREA STATEMENT

FLOOR	RESIDENTIAL	TENEMENTS
BASEMENT FLOOR	———	———
PARKING FLOOR	61.12 sq.mt	———
1ST FLOOR	423.73 sq.mt	04
2ND FLOOR	425.55 sq.mt	04
3RD FLOOR	425.55 sq.mt	04
4TH FLOOR	425.55 sq.mt	04
5TH FLOOR	425.55 sq.mt	04
6TH FLOOR	425.55 sq.mt	04
7TH FLOOR	425.55 sq.mt	04
8TH FLOOR	412.91 sq.mt	04
9TH FLOOR	425.55 sq.mt	04
10TH FLOOR	425.55 sq.mt	04
11TH FLOOR	425.55 sq.mt	04
TOTAL	4727.71sq.mt	44

FLOOR WISE FSI STATEMENT (WING - C)PROPOSED AREA STATEMENT

FLOOR	RESIDENTIAL	TENEMENTS
BASEMENT FLOOR	———	———
PARKING FLOOR	99.13 sq.mt	———
1ST FLOOR	387.26 sq.mt	04
2ND FLOOR	387.26 sq.mt	04
3RD FLOOR	387.26 sq.mt	04
4TH FLOOR	387.26 sq.mt	04
5TH FLOOR	387.26 sq.mt	04
6TH FLOOR	387.26 sq.mt	04
7TH FLOOR	387.26 sq.mt	04
8TH FLOOR	375.83 sq.mt	04
9TH FLOOR	387.26 sq.mt	04
10TH FLOOR	387.26 sq.mt	04
11TH FLOOR	387.26 sq.mt	04
TOTAL	4347.56 sq.mt	44



GOOGLE LOCATION

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS) UNIT	TNMTS (NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD	SCOOTER (NOS) BY RULE	SCOOTER (NOS) REQD
Residential	0 - 80	2	74	1	37	2	74
Residential	80 - 150	1	42	1	42	3	126
Residential	> 150	1	0		0	3	00
Commercial	461.49	100	5	2	10	6	60
TOTAL REQD.(NOS.)					89		260
TOTAL REQD.AREA					1112.50		520.00
TOTAL PROPOSED AREA					1632.50		
Add 5% visitors parking					1632.50 + 81.62 = 1714.12		

PARKING STATEMENT

	REQUIRED PARKING	PROPOSED PARKING
CAR	89 + 05 = 94	94
SCOOTER	260 + 10 = 270	270

(Statement no.1)
[Sr.No. 8 (a) (iii)]
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)
Proposed Building
[Sr.No. 9 (g)]

BUILDING WISE FSI STATEMENT

BUILDING NAME	RESI. AREA
(WING A)	461.49 Sqm.
(WING B)	4727.71 Sqm.
(WING C)	4347.56 Sqm.
TOTAL	9536.76 Sqm.

[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 Dry Balcony attached to Apartment	Area of Sit Out attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(WING A)	COMMERCIAL FLOOR PLAN 1ST, 2ND	276.15	Mezzanine 64.25	———	———
	(WING B)	1ST, 2ND, 3RD,4TH, 5TH, 6TH,7TH,8TH,9TH FLOOR PLAN	3402.96	356.70	———	———
	(WING C)	1ST, 2ND, 3RD,4TH, 5TH, 6TH,7TH,8TH,9TH FLOOR PLAN	3073.85	347.20	———	———

Building No.	Floor No.	Flat No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Dry Balcony attached to Apartment	Area of Sit Out attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(WING A) MHADA	1ST, 2ND, 3RD,4TH, 5TH, 6TH,7TH,8TH,9TH FLOOR	1211.84	169.96	———	———

SANITATION STATEMENT (UDCPR)

BUILDING USE	Rule Name	By rule 1st male gr.	By rule 1st Female gr.	Required Male	Required Female	Required Total
COMMERCIAL (GROUND)	No.of persons	(179.05 / 6) = 30 male = 20 Female = 10				
	Water Closet	2 for16-35	2 for 13-25	2	1	3
	Urinal	2 for 21-45	---	2	---	2
	WashBasin	---	---	---	---	---

SANITATION STATEMENT (UDCPR)

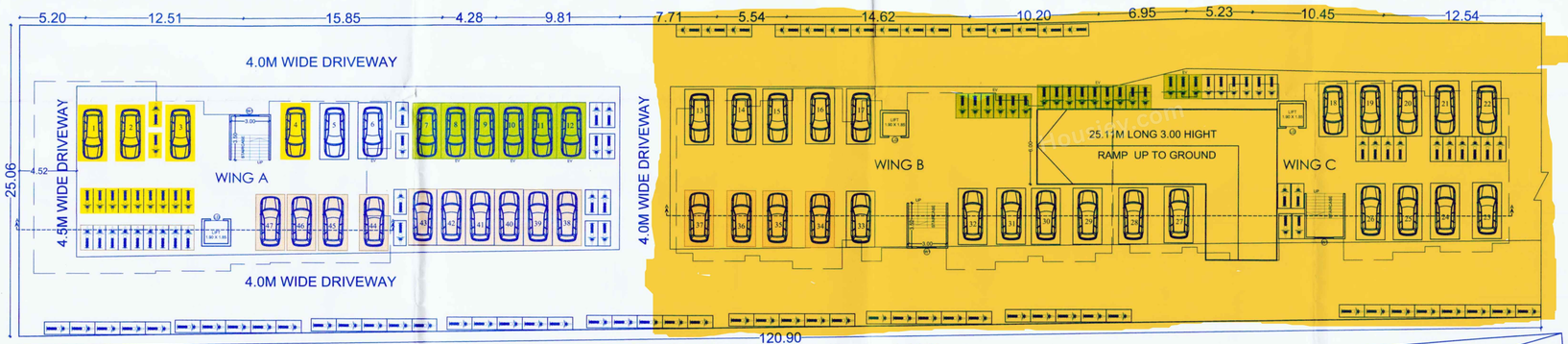
BUILDING USE	Rule Name	By rule 1st male gr.	By rule 1st Female gr.	Required Male	Required Female	Required Total
COMMERCIAL (FIRST FLOOR)	No.of persons	(282.44 /3) = 94 mail = 63 Female = 31				
	Water Closet	2 for16-35	2 for 13-25	4	2	06
	Urinal	2 for 21-45	---	4	---	04
	WashBasin	---	---	---	---	---

(WING A) WATER TANK CAPACITY CALC.

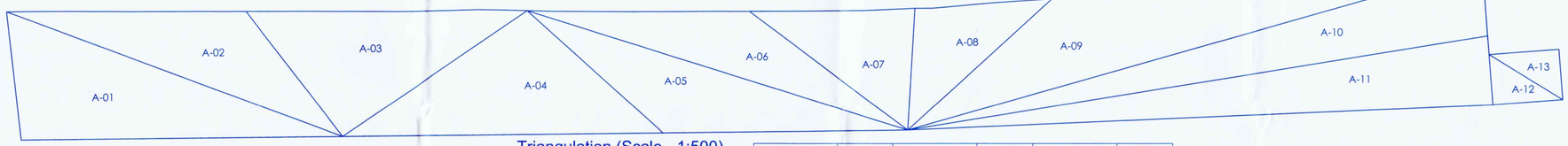
COMM. = 461.49 SQ.M. / 3 x 45 ltr. / PERSON
153.83 SQ.M. X 45 Ltr.
= 6922.35 Ltr.
5 PERSON PER TENEMENTS
RESI. 28 TENAMENT = 140 PERSON
135 Ltr. / PERSON
=18900.00 Ltr.
TOTAL 6922.35 + 18900.00 = 25822.35 Ltr.
FIRE FIGHTING =10,000.00 Ltr.
TOTAL O.H. CAPACITY =35822.35 Ltr.
SAY = 36000.00 Ltr.
U.G.WATER TANK = 2.00 X25822.35
=51644.70 Ltr.
SAY = 52000.00 Ltr.

(WING B & C) WATER TANK CAPACITY CALC.

5 PERSON PER TENEMENTS
RESI. 88 TENAMENT = 440 PERSON
135 Ltr. / PERSON
=59400.00 Ltr.
FIRE FIGHTING = 50,000.00 Ltr.
TOTAL O.H. CAPACITY =109400.00 Ltr.
SAY = 109500.00 Ltr.
U.G.WATER TANK = 2.00 X 109400.00
=218800.00 Ltr.
FIRE FIGHTING =100'000.00 Ltr.
SAY = 318800.00Ltr.

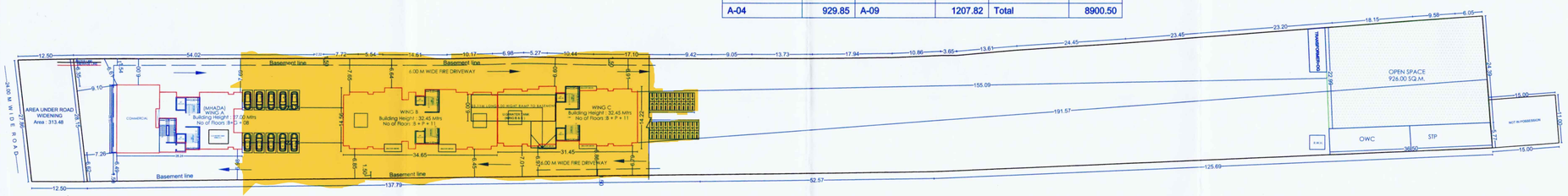


BASEMENT FLOOR PLAN (Scale - 1:200)

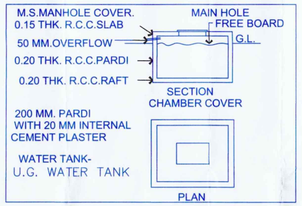


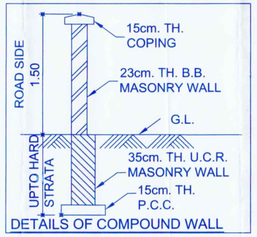
Triangulation (Scale - 1:500)

Triangle	Area	A-05	709.54	A-10	947.13
A-01	976.02	A-06	609.60	A-11	947.13
A-02	712.33	A-07	466.69	A-12	85.25
A-03	837.39	A-08	386.49	A-13	85.25
A-04	929.85	A-09	1207.82	Total	8900.50



LAYOUT PLAN (Scale - 1:500)





DETAILS OF COMPOUND WALL

STAMP OF APPROVAL

1 / 6

Sanctioned No. B.P /Wakad/102/2024
Subject to conditions mentioned in the Office Order No.
aven dated 01/08/2024
Pimpri
Date 01/08/2024

ESTD. 11/1/1982

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

O. C. Signed by
City Engineer

PROFORMA - I AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX ON GAT NO.S.NO.254/1,254/3 A (PT CTS NO : 912,913,942,943,944 AT WAKAD		DRAWING SHEET NO. X /Y
STAMPS OF APPROVAL OF PLANS		
AREA STATEMENT		
1 AREA OF PLOT		
(MINIMUM AREA OF a, b, c TO BE CONSIDERED)	8730.00	SQM
a) AS PER OWNERSHIP DOCUMENT	8730.00	SQM
b) AS PER MEASUREMENT SHEET	8900.50	SQM
c) AS PER SITE	8730.00	SQM
2 DEDUCTIONS FOR		
a) PROPOSED D.P. /D.P. ROAD WIDENING AREA SERVICEROAD / HIGHWAY WIDENING	313.48	SQM
b) ANY D.P. RESERVATION AREA	0.00	SQM
(TOTAL a +b)	0.00	SQM
3 BALANCE AREA OF PLOT (1-2)	8416.52	SQM
4 AMENITY SPACE (IF APPLICABLE)	0.00	SQM
a) REQUIRED -	———	
b) ADJUSTMENT OF 2(b), IF ANY -	———	
c) BALANCE PROPOSED -	———	
5 NET PLOT AREA (3 - 4 c)	8416.52	SQM
6 RECREATIONAL OPEN SPACE(IF APPLICABLE)		
a) REQUIRED -	841.65	SQM
b) PROPOSED -	926.00	SQM
7 INTERNAL ROAD AREA		SQM
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) 8416.52 X 1.10 = 9258.17	9258.17	SQM
10 ADDITION OF FSI ON PAYMENT OF PREMIUM		
a) MAXIMUM PERMISSIBLE PAYMENT FSI - - BASED ON ROAD WIDTH / TOZ ZONE	4208.26	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 (1.15)	9679.00	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 a) (9+10b) WHICHEVER IS APPLICABLE	9258.17	SQM
a1) DEDUCTION :- BUILT UP AREA / FSI / UTILIZED AREA / FSI TO BE RETAINED AS PER OLD DC RULE		SQM
a2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-a1)		SQM
b)RESI. ANCILLARY AREA FSI UPTO 60% COMM. ANCILLARY AREA FSI UPTO 80% 461.49/1.8X0.8=205.10 PAYMENT OF CHARGES 9258.17 - 256.38 X 0.6 =5401.07	278.59	SQM
b1) ANCILLARY AREA FSI REQUIRED		SQM
c) TOTAL ENTITLEMENT (a+b)	9536.76	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.17b)		SQM
(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH		
a) Existing Built-up Area /As per old rule	———	
b) Proposed Built-up Area (as per 'P-Line')		
i) Residential	9075.27	SQM
ii) Commercial	461.49	SQM
c) Total (a+b)	9536.76	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. 9)	1851.63	SQM
b) PROPOSED	1970.31	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:architect@kimayagroup.com
Ph.9552502704 , 8087518777

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.

M/S. WAGHERE ASSOCIATES THROUGH PARTNER SHRI. SANDEEP BALKRISHNA WAGHERE.

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
18.06.2024	N	1:100	SMITA	Ar.Shruti	Lic.No.CA/03/32518