

PARKING CALCULATION - COMMERCIAL & RESIDENTIAL									
TYPE	CARPET AREA / FS(M ²)	TEMPS (NOS)			CAR (NOS)			SCOOTER (NOS)	
		UNIT	PROP	BY RULE	REQD	BY RULE	REQD	BY RULE	REQD
RESIDENTIAL	40-80 (mhabda)	2	19	1	10	2	19		
RESIDENTIAL	40-80	2	252	1	126	2	252		
RESIDENTIAL	80-150	1	85	1	85	1	85		
COMMERCIAL	263.55	100	3	2	5	6	16		
TOTAL REQD (NOS)			359		216		353		
VISITORS PARKING 5%									
					11		18		
TOTAL REQD (NOS)							371		
Regular Total Prop (Nos)					362		136		
Mhabda Total Prop (Nos)					10		20		

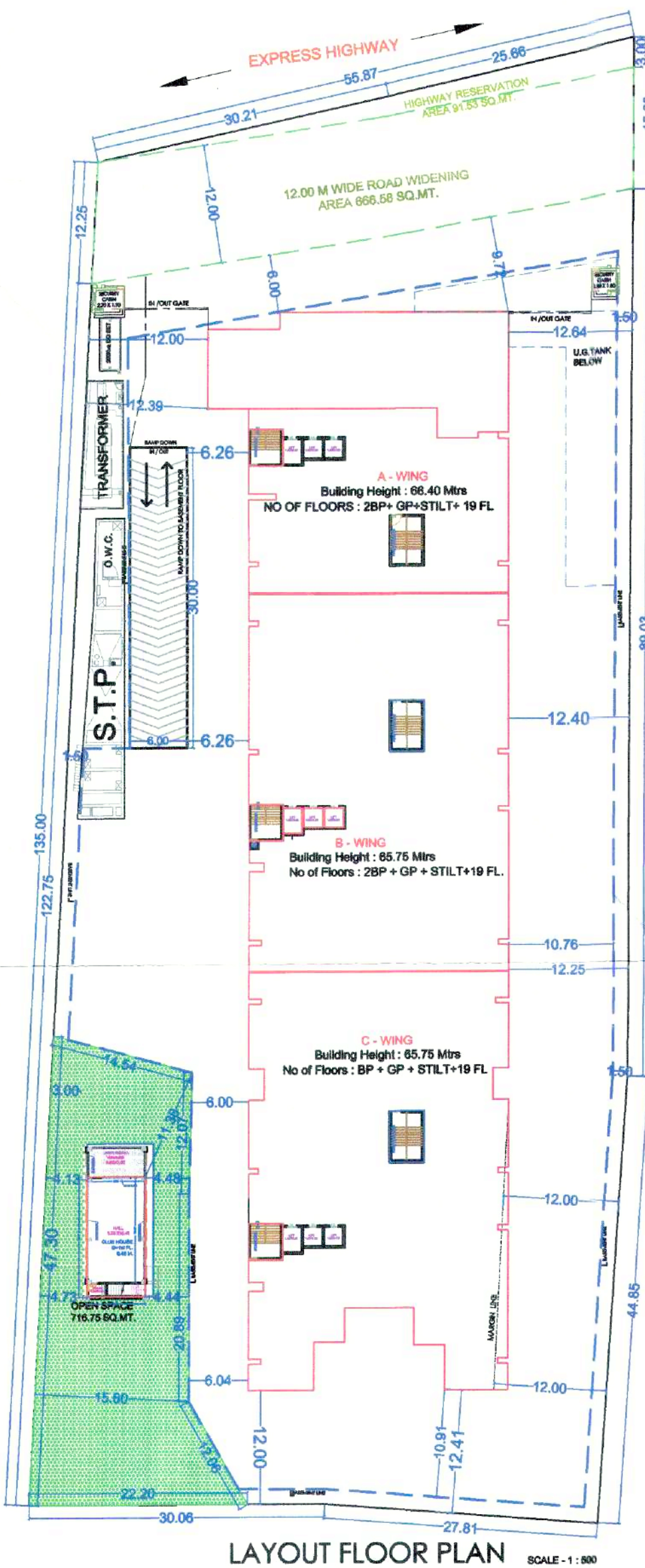
NOTE - Reg. No. 8.1(v) Page No. 508 Composite Parking - 6 Scooter = 1 Car

EV CHARGING PROVISION FOR 30% OF TOTAL PARKING = 227 + (371/3) X 0.30 = 87 NOS.

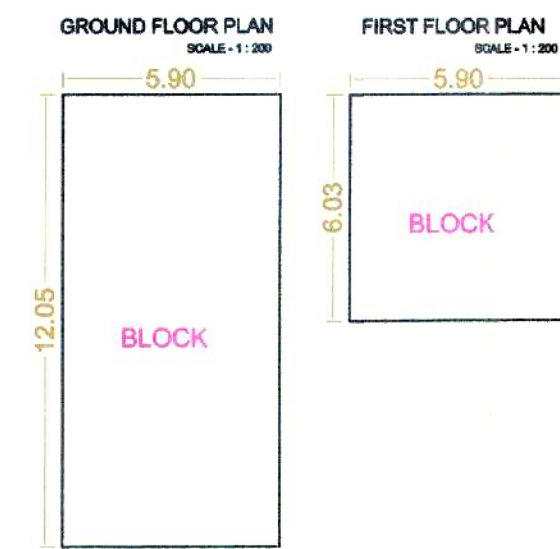
EV Charging Parking	
Normal Parking	
Mhabda Parking	
Visitors Parking	
Comm. Parking	

FORM OF STATEMENT - 1 [SR. NO. 8 (a)(ii)]				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

FLOOR WISE FSI STATEMENT - CLUB HOUSE		
FLOOR	RESI. FSI	TOTAL FSI AREA
GROUND FLOOR	71.10	71.10
TERRACE FLOOR	0.00	0.00
TOTAL	71.10	71.10



BUILT UP AREA CALCULATION FIRST FLOOR (CLUB HOUSE)					
a. Addition					
Sr.No	L	X	B	=	Area Unit
1	5.90	X	6.03	=	35.58 Sq.M.

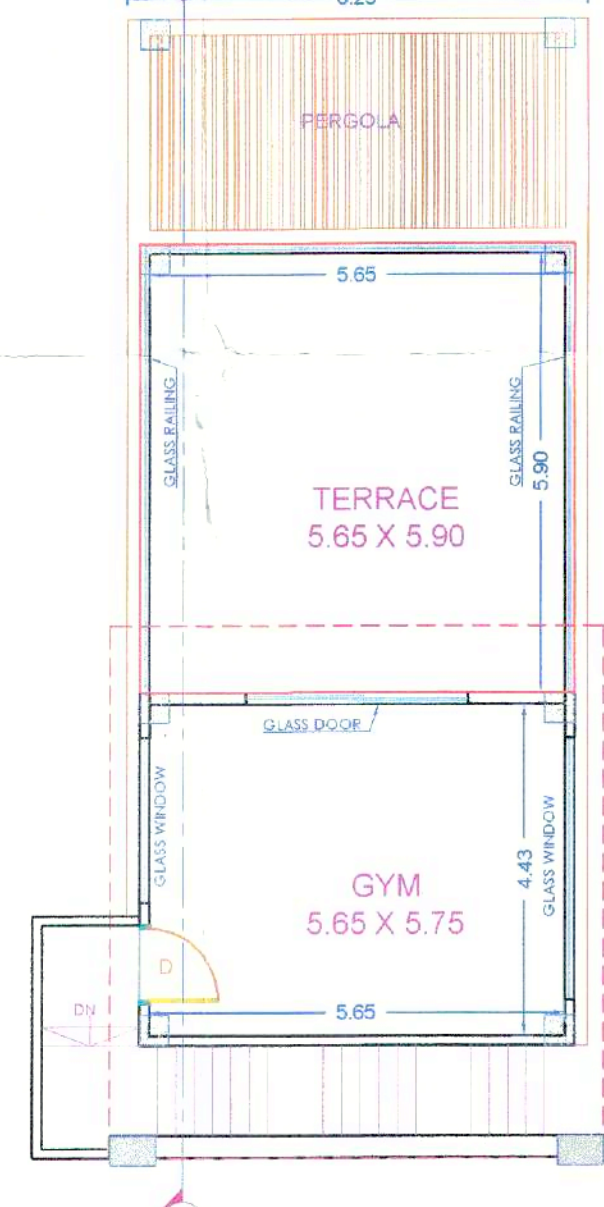
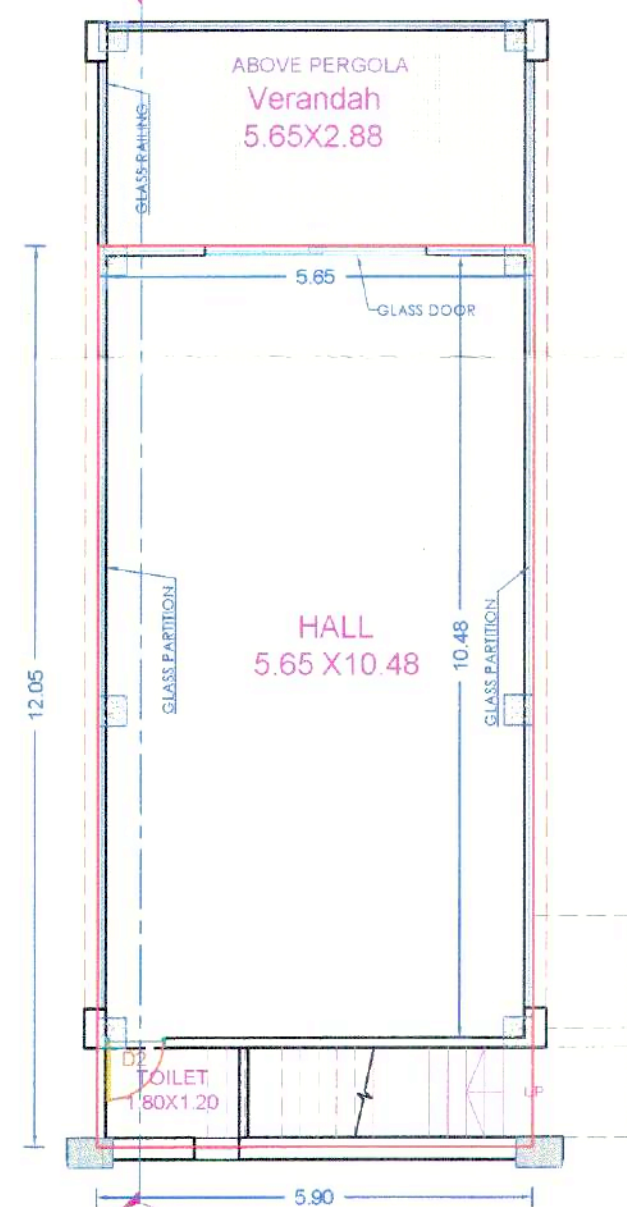


BUILT UP AREA CALCULATION GROUND FLOOR (CLUB HOUSE)					
a. Addition					
Sr.No	L	X	B	=	Area Unit
1	5.90	X	12.05	=	71.10 Sq.M.

For of Statement 2 [Sr. No. 9 (a)] Proposed Building BUILDING WISE FSI STATEMENT				
BUILDINGS	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
A - WING	424.42	10184.04	93	10608.46
B - WING	0.00	13501.62	133	13501.62
C - WING	0.00	13798.52	130	13798.52
TOTAL	424.42	37484.18	356.00	37908.60

For of Statement 2 FLOOR WISE FSI STATEMENT - A WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
2nd BASEMENT FLOOR	0.00	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND PARKING FLOOR	275.82	50.74	0	326.56
MEZZANINE / STILT FLOOR	148.80	268.15	3	416.75
1st FLOOR	0.00	410.82	5	410.82
2nd FLOOR	0	557.34	5	557.34
3rd FLOOR	0	557.34	5	557.34
4th FLOOR	0	557.34	5	557.34
5th FLOOR	0	557.34	5	557.34
6th FLOOR	0	557.34	5	557.34
7th FLOOR	0	540.82	5	540.82
8th FLOOR	0	557.34	5	557.34
9th FLOOR	0	557.34	5	557.34
10th FLOOR	0	557.34	5	557.34
11th FLOOR	0	557.34	5	557.34
12th FLOOR	0	540.82	5	540.82
13th FLOOR	0	557.34	5	557.34
14th FLOOR	0	557.34	5	557.34
15th FLOOR	0	557.34	5	557.34
16th FLOOR	0	557.34	5	557.34
17th FLOOR	0	540.82	5	540.82
18th FLOOR	0	557.34	5	557.34
19th FLOOR (RECREATIONAL)	0	29.31	0	29.31
TOTAL	424.42	10184.04	93.00	10608.46

For of Statement 2 FLOOR WISE FSI STATEMENT - B WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
2nd BASEMENT FLOOR	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	37.06	0	37.06
STILT FLOOR	543.57	7	543.57
1st FLOOR	701.10	7	701.10
2nd FLOOR	701.10	7	701.10
3rd FLOOR	701.10	7	701.10
4th FLOOR	701.10	7	701.10
5th FLOOR	701.10	7	701.10
6th FLOOR	701.10	7	701.10
7th FLOOR	682.71	7	682.71
8th FLOOR	701.10	7	701.10
9th FLOOR	701.10	7	701.10
10th FLOOR	701.10	7	701.10
11th FLOOR	701.10	7	701.10
12th FLOOR	682.71	7	682.71
13th FLOOR	701.10	7	701.10
14th FLOOR	701.10	7	701.10
15th FLOOR	701.10	7	701.10
16th FLOOR	701.10	7	701.10
17th FLOOR	682.71	7	682.71
18th FLOOR	701.10	7	701.10
19th FLOOR (RECREATIONAL)	356.36	0	356.36
TOTAL	13501.62	133.00	13501.62

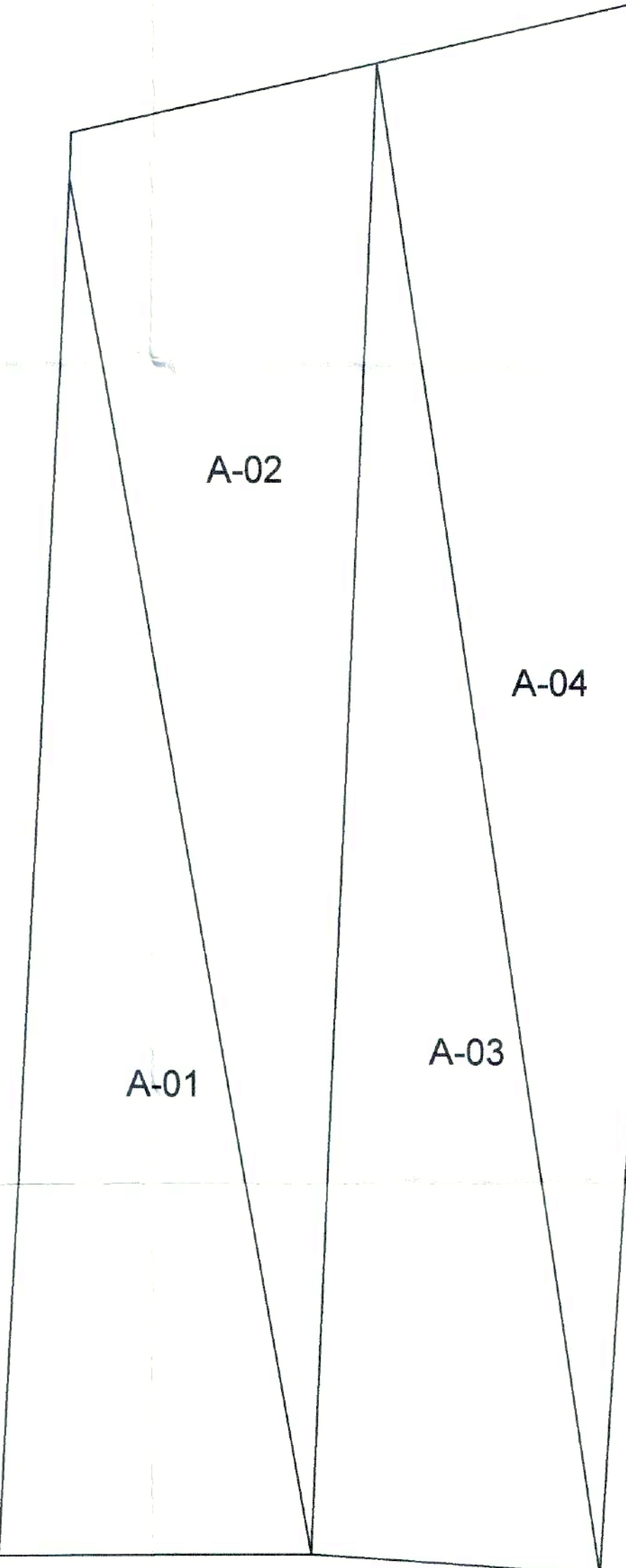


MHADA AREA STATEMENT				
FLOOR	RESI. FSI WING - A	RESI. FSI WING - B	RESI. FSI WING - C	TOTAL FSI AREA
2nd BASEMENT FLOOR	268.15	543.57	351.59	14
1st BASEMENT FLOOR	410.82	0.00	0.00	5
TOTAL	678.77	543.57	351.59	19.00

WATER CALCULATIONS			
TANK	CARPET AREA / FS(M ²)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
CHWT	Rest. + Comm.	225301.80	225500.00
	Fire Requirement	75000.00	75000.00
	TOTAL	300301.80	300500.00
UGWT	2.0 Times CHWT	450603.60	451000.00
	Fire Requirement	150000.00	150000.00
	TOTAL	600603.60	601000.00

For of Statement 2 FLOOR WISE FSI STATEMENT - C WING			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
1st BASEMENT FLOOR	0.00	0	0.00
GROUND PARKING FLOOR	39.02	0	39.02
STILT FLOOR	351.59	4	351.59
1st FLOOR	742.84	7	742.84
2nd FLOOR	742.84	7	742.84
3rd FLOOR	742.84	7	742.84
4th FLOOR	742.84	7	742.84
5th FLOOR	742.84	7	742.84
6th FLOOR	742.84	7	742.84
7th FLOOR	725.58	7	725.58
8th FLOOR	742.84	7	742.84
9th FLOOR	742.84	7	742.84
10th FLOOR	742.84	7	742.84
11th FLOOR	742.84	7	742.84
12th FLOOR	725.58	7	725.58
13th FLOOR	742.84	7	742.84
14th FLOOR	742.84	7	742.84
15th FLOOR	742.84	7	742.84
16th FLOOR	742.84	7	742.84
17th FLOOR	725.58	7	725.58
18th FLOOR	742.84	7	742.84
19th FLOOR	88.57	0	88.57
TOTAL	13798.52	130.00	13798.52

Area of Plot by Triangulation : PLOT



PLOT AREA CALCULATION BY TRIANGULATION (SCALE 1:500)

Triangle	Area
A-01	1928.45
A-02	2086.36
A-03	1930.00
A-04	1957.19
TOTAL (PLOT)	7900.00

STAMP OF APPROVAL LAYOUT

SANCTION NO. - B.P. /KIWALE/05/2022
B.P. /KIWALE/26/2022
B.P. /KIWALE/126/2022
B.P. /KIWALE/104/2023

DATE : 18/01/2022
DATE : 17/03/2022
DATE : 29/11/2022
DATE : 31/10/2023

Sanctioned No. B.P. /KIWALE/ 39/24
Subject to conditions mentioned in the
Office Order No. 29/03/24
even dated
Pimpri
Date 29/03/2024

Executive Engineer,
Building Permission and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

City Engineer
Building Permission Dept.
PCMC, Pune-18

Proforma - E Area Statement (At Right Hand top Corner of Plans)	
PROPOSED RESI BUILDING ON S.N.O. - 11/2A, 11/2B OF VILLAGE MAJUE - KIWALE.	Sheet No. XX
Stamp of Approval of Plans:	
AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	7808.47
(a) As per ownership document (712 CTS extract)	7900.00
(b) As per measurement sheet	7900.00
(c) As per site deducting highway road widening (highway area -91.53)	7808.47
2. Deductions for	
(a) Proposed D.P. / D.P. Road widening Area/Service Road / Highway	666.58
(b) NALA area	0.00
(Total a+b)	666.58
3. Balance area of plot (1-2)	7141.89
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	7141.89
6. Recreational Open space (if applicable)	
(a) Required -	714.19
(b) Proposed -	716.75
7. Internal Road area	
8. Platable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subarea FSI 1.1)	7856.08
10. Addition of FSI on payment of premium:	
(a) Maximum permissible premium FSI - based on road width / TOD Zone	3904.24
(b) Proposed FSI on payment of premium	3904.24
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)] if any	1333.16
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 third arc]	9598.60
(c) TDR area	0.00
(d) Total area - TDR loading proposed (11 (a) - (b) + (c))	0.00
12. Additional FSI area under Chapter No. 2	
13. Total entitlement of FSI in the proposal	22692.16
(a) 10 + 10 (or 11 (d) or 12 whichever is applicable	13473.83
(i) Ancillary Area FSI upto 60% with payment of charges	188.63
(ii) Ancillary Area FSI upto 80% with payment of charges	13662.46
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	13662.46
Proposed Ancillary Area	36354.62
(c) Total entitlement (a - i)	36354.62
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 6.3 or 6.4 as applicable) x 1.6 or 1.8	3.00
TOTAL PERMISSIBLE AREA	36354.62
15. Total Built up Area in proposal (including area at Sr.No. 17 b)	
(a) Existing Built-up Area	0.00
(i) Residential	0.00
(ii) Commercial	0.00
(b) Proposed Built-up Area (as per P-line)	0.00
(i) Residential	~7348.18 (15/13)
(ii) Commercial	35910.24
(c) Total (a+b)	423.45
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14	36334.67
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.3)	1571.22
(b) Proposed	1573.93

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.

Signature: ARJUN RANGARAJAN

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.

Signature: M.S. AUSTERE LANDMARKS LLP & M.S. SSD PROMOTERS AND BUILDERS THROUGH POAH MIS. SHREE SAI CAPITAL THROUGH ITS PARTNERS MR. SANDEEP D. AGARWAL

LEGEND

LOT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

RAINAGELINE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

OWNER'S NAME:

OWNER'S SIGN:

SHREE SAI CAPITAL THROUGH ITS PARTNERS MR.SANDEEP D. ASAWAL

PROJECT:

SURVEY NO. : 11/2A, 11/2B

HISSA NO. :

PLOT NO. :

CTS NO. :

DESCRIPTION : VILLAGE - KIWALE, PUNE.

ARCHITECT:

ARCH.SIGN:

Usha Rangarajan

LIC NO. - CA9013423

LANDMARK DESIGN GROUP

PLOT NO 32 SECTOR NO 29, JISKON TEMPLE ROAD,

RAVET PRADHAKARAN PUNE 412101

N

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
INWARD NO.	INWD/004/VOL/19819/0005/20	DATE	06-03-2024	
KEY NO.			SHEET NO.	1 / 16