PLOT AFTER SUBDIVISION (Scale - 1:1000)

List of Amenities provided

1. Lap pool
2. Kid's pool
3. Sunken lounge
4. Palm Court
5. Meadow promenade
6. Party lawn
7. Amphitheater
8. Spectator's seating
9. Box Cricket
10. Senior's sanctuary
11. Kid's playground
12. Board walk (mounds)
13. Multi-Purpose Hall
14. A/V Room
15. Learning Centre
16. Changing Rooms
17. Gaming Area
18. Gymnasium
19. Indoor Games Area
20. Creche
21. Creche Open Play Area
22. Multi-Purpose LED Court

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE AREAS	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN		PAID		PAID	PAID			FSI AREA
CLUB HOUSE-1	0.00	55.05	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	55.05
CLUB HOUSE-3	0.00	69.53	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	69.53
EWS	0.00	23133.91	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	401.28	0.00	0.00	27.30	324	23133.91
TOWER 1	0.00	10438.63	0.00	0.00	-	1623.95	-	688.91	935.03	188.03	255.15	406.98	1214.82	14.25	21.35	142	10438.63
TOWER 2	0.00	10438.63	0.00	0.00	-	1623.95	-	688.91	935.03	188.03	243.00	387.50	1214.82	14.25	21.35	142	10438.63
TOWER 3	0.00	10438.63	0.00	0.00	-	1623.95	-	688.91	935.03	188.03	243.00	387.50	1214.82	14.25	21.35	142	10438.63
TOWER 4	0.00	10438.63	0.00	0.00	-	1623.95	-	688.91	935.03	188.03	267.30	426.36	1214.82	14.25	21.35	142	10438.63
TOWER 5	0.00	10029.46	0.00	0.00	-	1374.51	-	428.74	945.81	192.06	267.30	426.36	1219.21	14.25	21.35	146	10029.46
Total	0.00	75042.48	0.00	0.00	7786.29	7870.33	84.18	3184.38	4685.91	944.19	1275.75	2436.18	6078.49	71.25	134.05	1038	75042.48 + 84.18

MAHADA AREA STATEMENT

MIN. REQ. AREA	23115.72
PROP. AREA	23133.91
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	324

PARKING STATEMENT FOR EWS BUILDING

RESIDENTIAL

TENAMENT	CAR	SCOOTER	CYCLE
EWS			
FOR EVERY 2 TENAMENT	81	04	04
FOR 324 TENAMENT	162	648	648

	AREA REQUIRED	TOTAL SQ.MT.	AREA PROVIDED
CAR	162 X 12.50	2025.00	
SCOOTER	648 X 3.00	1944.00	
CYCLE	648 X 1.40	907.20	
TOTAL		4876.20	4876.20

STAMP OF APPROVAL

01/71

Sanctioned No. B.P / Layout / Mamurdi / 02 / 2022
Subject to conditions mentioned in the Office Order No.
Item dated 21/01/2022
Pimpri
Date : 21/01/2022

O. C. Signed by
Joint City Engineer

Joint City Engineer
Building Permission Dept
PCMC, Pimpri, Pune-18

FORM OF STATEMENT 2

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE		APARATMENT NO. (TENEMENT)
	RESIDENTIAL	RESIDENTIAL	COMMERCIAL	
TOWER -A	GROUND / PARKING	163.09	449.34	0.00
	FIRST FLOOR	795.02	-	08
	SECOND FLOOR	795.02	-	08
	THIRD FLOOR	795.02	-	08
	FOURTH FLOOR	795.02	-	08
	FIFTH FLOOR	795.02	-	08
	SIXTH FLOOR	795.02	-	07
	SEVENTH FLOOR	719.95	-	07
	EIGHTH FLOOR	795.02	-	08
	NINTH FLOOR	795.02	-	08
	TENTH FLOOR	795.02	-	08
	ELEVENTH FLOOR	795.02	-	08
	TWELFTH FLOOR	719.95	-	07
	THIRTEENTH FLOOR	795.02	-	08
	FOURTEENTH FLOOR	795.02	-	08
	FIFTEENTH FLOOR	795.02	-	08
	SIXTEENTH FLOOR	795.02	-	08
	SEVENTEENTH FLOOR	719.95	-	07
	EIGHTEENTH FLOOR	795.02	-	08
	NINETEENTH FLOOR	795.02	-	08
	TWENTIETH FLOOR	795.02	-	08
	TWENTYFIRST FLOOR	795.02	-	08
	TWENTYSECOND FLOOR	795.02	-	08
	TERRACE FLOOR	0.00	0.00	0.00
TOTAL		17428.32	449.34	172
TOWER -B	GROUND / PARKING	142.69	400.69	0.00
	FIRST FLOOR	601.65	-	08
	SECOND FLOOR	601.65	-	08
	THIRD FLOOR	601.65	-	08
	FOURTH FLOOR	601.65	-	08
	FIFTH FLOOR	601.65	-	08
	SIXTH FLOOR	601.65	-	07
	SEVENTH FLOOR	551.75	-	07
	EIGHTH FLOOR	601.65	-	08
	NINTH FLOOR	601.65	-	08
	TENTH FLOOR	601.65	-	08
	ELEVENTH FLOOR	601.65	-	08
	TWELFTH FLOOR	551.75	-	07
	THIRTEENTH FLOOR	601.65	-	08
	FOURTEENTH FLOOR	601.65	-	08
	FIFTEENTH FLOOR	601.65	-	08
	SIXTEENTH FLOOR	601.65	-	08
	SEVENTEENTH FLOOR	551.75	-	07
	EIGHTEENTH FLOOR	601.65	-	08
	NINETEENTH FLOOR	601.65	-	08
	TWENTIETH FLOOR	601.65	-	08
	TWENTYFIRST FLOOR	601.65	-	08
	TWENTYSECOND FLOOR	601.65	-	08
	TERRACE FLOOR	0.00	0.00	0.00
TOTAL		13229.29	400.69	172
TOWER -C	GROUND / PARKING	163.09	449.34	0.00
	FIRST FLOOR	795.02	-	08
	SECOND FLOOR	795.02	-	08
	THIRD FLOOR	795.02	-	08
	FOURTH FLOOR	795.02	-	08
	FIFTH FLOOR	795.02	-	08
	SIXTH FLOOR	795.02	-	07
	SEVENTH FLOOR	719.95	-	07
	EIGHTH FLOOR	795.02	-	08
	NINTH FLOOR	795.02	-	08
	TENTH FLOOR	795.02	-	08
	ELEVENTH FLOOR	795.02	-	08
	TWELFTH FLOOR	719.95	-	07
	THIRTEENTH FLOOR	795.02	-	08
	FOURTEENTH FLOOR	795.02	-	08
	FIFTEENTH FLOOR	795.02	-	08
	SIXTEENTH FLOOR	795.02	-	08
	SEVENTEENTH FLOOR	719.95	-	07
	EIGHTEENTH FLOOR	795.02	-	08
	NINETEENTH FLOOR	795.02	-	08
	TWENTIETH FLOOR	795.02	-	08
	TWENTYFIRST FLOOR	795.02	-	08
	TWENTYSECOND FLOOR	795.02	-	08
	TERRACE FLOOR	0.00	0.00	0.00
TOTAL		17428.30	449.34	172
TOWER -D	GROUND / PARKING	182.02	43.55	0.00
	FIRST FLOOR	795.02	-	08
	SECOND FLOOR	795.02	-	08
	THIRD FLOOR	795.02	-	08
	FOURTH FLOOR	795.02	-	08
	FIFTH FLOOR	795.02	-	08
	SIXTH FLOOR	795.02	-	07
	SEVENTH FLOOR	719.95	-	07
	EIGHTH FLOOR	795.02	-	08
	NINTH FLOOR	795.02	-	08
	TENTH FLOOR	795.02	-	08
	ELEVENTH FLOOR	795.02	-	08
	TWELFTH FLOOR	719.95	-	07
	THIRTEENTH FLOOR	795.02	-	08
	FOURTEENTH FLOOR	795.02	-	08
	FIFTEENTH FLOOR	795.02	-	08
	SIXTEENTH FLOOR	795.02	-	08
	SEVENTEENTH FLOOR	719.95	-	07
	EIGHTEENTH FLOOR	795.02	-	08
	NINETEENTH FLOOR	795.02	-	08
	TWENTIETH FLOOR	795.02	-	08
	TWENTYFIRST FLOOR	795.02	-	08
	TWENTYSECOND FLOOR	795.02	-	08
	TERRACE FLOOR	0.00	0.00	0.00
TOTAL		17447.25	43.55	172
TOWER -E	GROUND / PARKING	179.98	31.49	0.00
	FIRST FLOOR	601.65	-	08
	SECOND FLOOR	601.65	-	08
	THIRD FLOOR	601.65	-	08
	FOURTH FLOOR	601.65	-	08
	FIFTH FLOOR	601.65	-	08
	SIXTH FLOOR	601.65	-	07
	SEVENTH FLOOR	551.75	-	07
	EIGHTH FLOOR	601.65	-	08
	NINETEENTH FLOOR	601.65	-	08
	TWENTIETH FLOOR	601.65	-	08
	TWENTYFIRST FLOOR	601.65	-	08
	TWENTYSECOND FLOOR	601.65	-	08
	TERRACE FLOOR	0.00	0.00	0.00
TOTAL		12992.28	31.49	156
TOTAL PROPOSED B/U AREA		77595.46	1374.41	844
TOTAL PROPOSED RESI+ COMM. AREA		77595.46 + 1374.41 = 78,969.87		

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	898	1	449	4	1796	4	1796
Residential	80 - 150	1	140	1	140	2	280	2	280
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD.(NOS.)					589		2076		2076
TOTAL REQD. AREA					7362.55		6228.00		2906.40
TOTAL PROP. AREA							25922.16		

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
EWS	860.62	896.20
TOWER 1	487.20	615.13
TOWER 2	487.20	615.23
TOWER 3	487.20	615.24
TOWER 4	487.20	615.24
TOWER 5	458.37	551.24

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	700660.00	
	FIRE REQUIREMENT	120000.00	
	TOTAL	820650.00	1644315.56
UGWT		1050975.00	
	FIRE REQUIREMENT	600000.00	
	TOTAL	1650975.00	14226421.25

FORM OF STATEMENT 2

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE		APARATMENT NO. (TENEMENT)
	RESIDENTIAL	RESIDENTIAL	COMMERCIAL	
TOWER -F	GROUND / PARKING	182.02	43.55	0.00
	FIRST FLOOR	795.02	-	08
	SECOND FLOOR	795.02	-	08
	THIRD FLOOR	795.02	-	08
	FOURTH FLOOR	795.02	-	08
	FIFTH FLOOR	795.02	-	08
	SIXTH FLOOR	795.02	-	07
	SEVENTH FLOOR	719.95	-	07
	EIGHTH FLOOR	795.02	-	08
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	SEVENTEENTH FLOOR	719.95	-	07
	EIGHTEENTH FLOOR	795.02	-	08
	NINETEENTH FLOOR	795.02	-	08
	TWENTIETH FLOOR	795.02	-	08
	TWENTYFIRST FLOOR	795.02	-	08
	TWENTYSECOND FLOOR	795.02	-	08
	TERRACE FLOOR	0.00	0.00	0.00
TOTAL		17447.25	43.55	172
MLCP & CLUB HOUSE -2	GROUND / PARKING	188.18	508.27	0
	FIRST FLOOR	129.59	-	0
	SECOND FLOOR	129.59	-	0
	THIRD FLOOR	129.59	-	0
	FOURTH FLOOR	129.59	-	0
	FIFTH FLOOR	129.59	-	0
	SIXTH FLOOR		614.25	0
	SEVENTH FLOOR		298.37	0
	TERRACE FLOOR	0.00	-	0
TOTAL		816.13	1420.89	0
COMMERCIAL	LOWER PARKING FLOOR	0	269.70	0
	GROUND FLOOR	0	4117.61	0
	FIRST FLOOR	0	4050.68	0
	SECOND FLOOR	0	3883.53	0
	TERRACE FLOOR	-	-	-
TOTAL		-	12321.50	0
TOTAL PROPOSED B/U AREA		18263.38	13785.94	
TOTAL PROPOSED RESI+ COMM. AREA		18263.38 + 13785.94 = 32049.32		

TOTAL FSI AREA STATEMENT WITHOUT MHADA

		BUILT-UP AREA		WITHOUT MHADA TENEMENT NO.
		RESIDENTIAL	COMMERCIAL	
01	BLDG. NAME			
03	TOWER -A,B,C,D & E	77595.46	1374.41	844
04	TOWER -F ,MLCP &TOWN CENTER	18263.38	13785.94	172
05	TOTAL PROPOSED BUILT-UP AREA	95858.84	15160.35	1016
06	TOTAL PROPOSED RESI+ COMM. AREA	95858.84 +15160.35 = 111019.19		
07	TOTAL PROPOSED RESI+ COMM. AREA + OLD SANCTION	111019.19+ 51992.75 = 163,011.94		

For Commercial Ancillary FSI Calculation = (Commercial Area/1.8) x 0.60
= (15160.35 / 1.80 + 8422.42) x 0.60 = 6737.93 SQM

For Residential Ancillary FSI Calculation =
(Basic FSI+Paid FSI+TDR+ Road FSI) - Old sanction - (Commercial Area/1.8) x 0.60
(84931.88 + 9105.00+0.00+16389.05) + (120,425.93 - 51992.75 - 8422.42) x 0.60
= 36,006.45

Total Ancillary FSI Calculation
Residential + Commercial
= 6737.93 + 36006.45
= 42,744.38 SQM

OVER HEAD WATER REQUIREMENT

RESIDENTIAL

TENEMENT		PERSONS		LTRS		TOTAL			
1016	x	5	x	135	=	685800.00	LTRS.		
				TOTAL	=	685800.00	LTRS.		
COMMERCIAL									
FOR OTHER BUSINESS AREA (As per Table no. 12A Page no. 223 Page no. 223 & As per Table no. 9A Page no. 158)									
FLOOR	AREA						LTRS.		
GROUND FLOOR	3612.42	x	3	=	1204	x	45	=	54186.30 LTRS.
1,2 & 6, 7 FLOOR	6483.06	x	6	=	1077	x	45	=	48472.95 LTRS.
TOTAL OVER HEAD WATER REQUIREMENT								=	788459.25 LTRS.
ADDITIONAL OVER HEAD FIRE WATER TANK REQUIRED								=	275000 LTRS. (PER BLDG. 25000 LTRS)
TOTAL PROVIDED OVER HEAD WATER									1063459.25
UNDER GROUND WATER TANK CAPACITY									
= OVER HEAD WATER TANK X 1.50									
788459.25	x	1.50						=	1182688.88 LTRS.
							TOTAL	=	1182688.88 LTRS.
ADDITIONAL UNDER GROUND FIRE WATER TANK REQUIRED								=	600000.00 LTRS. (As per Fire NOC point no. 05)
TOTAL UNDER GROUND WATER REQUIREMENT								=	1782688.88 LTRS.
TOTAL PROVIDED UNDER GROUND WATER TANK									1782688.88 LTRS.

REFUGE AREA (TYPICAL A,B,C,D,E & F TOWER)

FLOOR		TENEMENTS PER FLOOR	X	PERSON	=	TOTAL NO OF PERSON	X	6.30 SQM PER PERSON	=	TOTAL
3	X	8	X	5	=	120	X	30.00	=	36.00
ADDITIONAL REFUGE AREA FOR HANDICAPPED PERSON										
FLOOR		TENEMENTS PER FLOOR	X	PERSON	=	TOTAL NO OF PERSON IN BLDG.		1 wheelchair Refuge area For every 200 Persons + 1 with		For per 200 Person = 1 sqm Additional Refuge area
22	X	8	X	5	=	880	+	200	=	4.40
TOTAL REQUIRED REFUGE AREA PER FLOOR										40.40
TOTAL PROPOSED REFUGE AREA PER FLOOR (TOWER A)										78.65
TOTAL PROPOSED REFUGE AREA PER FLOOR (TOWER B)										50.90
TOTAL PROPOSED REFUGE AREA PER FLOOR (TOWER C)										78.65
TOTAL PROPOSED REFUGE AREA PER FLOOR (TOWER D)										78.65
TOTAL PROPOSED REFUGE AREA PER FLOOR (TOWER E)										50.90
TOTAL PROPOSED REFUGE AREA PER FLOOR (TOWER F)										78.65

PROPOSED PARKING CALCULATION

TYPE	CARPET AREA SQM	(NON CONGESTED) TENEMENTS (NOS)		CAR (NOS)		SCOOTER (NOS)		REMARKS IN ADDITION 5% VISITOR PARKING	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	CAR (NOS) REQD.	SCOOTER (NOS) REQD.
RESIDENTIAL	0 - 30	2	0	0	0	0	0		
RESIDENTIAL	30 -40	2	0	0	0	0	0		
RESIDENTIAL	40 - 60	2	1016	0	508	0	2540	25	127
RESIDENTIAL	60 -150	1	0	0	0	0	0		
RESIDENTIAL	150 AND ABOVE	1	0	0	0	0	0		
COMMERCIAL	CARPET AREA SQM	Factor	NOS/ CARPET AREA						
FOR MERCANTILE (100.00SQM CARPET = CAR & 5 SCOOTER)	9190.66	100	92	2	184	6	552		
FOR RESTAURANT (50.00SQM CARPET = CAR & 5 SCOOTER)	886.83	50	18	1	18	8	144		
TOTAL REQUIRED (NOS)					202		696	0	
TOTAL PROPOSED (NOS)					710		3236	25	127
					X		X	X	X
					12.50		2	12.50	2
TOTAL REQUIRED AREA					8875.00		6472.00	312.50	254.00
TOTAL PROPOSED AREA					16740.00				

INWARD/DCMR/RPRB/18/003/19

INWARD NO.		DATE	30 Nov 2021	Scale		Date	Drawn	Chkd
KEY NO.		SHEET NO.		1:100		30/ 11/ 2021	VINOD	SGA

SANGALP ARCHITECTS

SHEETAL AGRAWAL ARCHITECTS PVT. LTD.
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