FORM OF STATEMENT - 2 [Sr. No. 9 (a)] TOWER - A

FLOOR NAME	RESI. BUILT UP AREA			LIFT	FIRE LIFT	REFUGE	SHOPS	TENEMENTS
	COMM.	RESI.	TOTAL					
GROUND FLOOR	1190.56	28.11	1218.67	-	-	-	11	-
PODIUM -01 (MEZZANINE FLOOR)	580.52	-	580.52	-	-	-	-	-
PODIUM - 02	204.96	-	204.96	-	-	-	-	-
PODIUM - 03	204.96	-	204.96	-	-	-	-	-
PODIUM - 04	204.96	-	204.96	-	-	-	-	-
1ST FLOOR (Recreational)	-	971.45	971.45	16.72	5.29	-	-	-
2ND FLOOR	-	971.45	971.45	-	-	-	-	9
3RD FLOOR	-	856.44	856.44	-	-	77.85	-	8
4TH FLOOR	-	971.45	971.45	-	-	-	-	9
5TH FLOOR	-	971.45	971.45	-	-	-	-	9
6TH FLOOR	-	971.45	971.45	-	-	-	-	9
7TH FLOOR	-	971.45	971.45	-	-	-	-	9
8TH FLOOR	-	856.44	856.44	-	-	77.85	-	8
9TH FLOOR	-	971.45	971.45	-	-	-	-	9
10TH FLOOR	-	971.45	971.45	-	-	-	-	9
11TH FLOOR	-	971.45	971.45	-	-	-	-	9
12TH FLOOR	-	971.45	971.45	-	-	-	-	9
13TH FLOOR	-	856.44	856.44	-	-	77.85	-	8
14TH FLOOR	-	971.45	971.45	-	-	-	-	9
15TH FLOOR	-	971.45	971.45	-	-	-	-	9
16TH FLOOR	-	971.45	971.45	-	-	-	-	9
17TH FLOOR	-	602.98	602.98	-	-	-	-	5
TERRACE								
TOTAL	2385.96	15829.26	18215.22	16.72	5.29	233.55	11.00	137.00

WATER STORAGE CAPACITY (RESIDENTIAL)

RESIDENTIAL:-

AMOUNT OF WATER REQUIRED PER PERSON = 135 lts/day

WATER REQUIRED PER FLAT = 675 lts/day
(5 person per flat)

NO. OF FLATS IN THE BLDG. = 137 NOS.

REQUIRED CAPACITY OF OVERHEAD TANK = 92,475.00 lts/day
= 92,500.00 lts/day

COMMERCIAL:-

TOTAL BUILT UP AREA = 2389.19 sq.mt.
= 560 x 45 LITER = 25200.00 lts/day

WATER REQUIRED FIRE FIGHTING = 25,000.00 lts/day

REQUIRED CAPACITY OF OVERHEAD TANK = 1,42,700.00 lts/day

RESIDENTIAL + COMMERCIAL SAY = 1,43,000.00 lts/day

REQUIRED CAPACITY OF UNDER GROUND TANK = 2,40,750.00 lts/day
(92,475.00+25,200.00=1,17,675.00 X 2.00)

SAY = 2,40,750.00 lts/day

WATER REQUIRED FIRE FIGHTING = 2,00,000.00 lts/day

REQUIRED CAPACITY OF UNDER GROUND TANK = 4,40,750.00 lts/day

PARKING STATEMENT - TOWER A (Residential)

RESIDENTIAL PURPOSE	CAR REQUIRED	SCOOTER REQUIRED
1 TENEMENTS HAVING B/UP AREA BETWEEN 80 TO 150 SQ.M	01	02
FOR 44 TENEMENTS	44	88
2 TENEMENTS HAVING B/UP AREA BETWEEN 40 TO 80 SQ.M	01	02
FOR 93 TENEMENTS	47	93
PARKING REQUIRED	91	181
ADD 5% VISITOR PARKING	05	10
TOTAL PARKING REQUIRED	96	191
TOTAL PARKING PROVIDE	144	840
EV PARKING PROVIDE (20 %)	29	57
NORMAL PARKING PROVIDE	115	783

PARKING AREA STATEMENT

	AREA REQUIRED	SQ.M.
CAR	144 X 12.50 SQ.M.	1800.00
SCOOTER	840 X 2.00 SQ.M.	1680.00
TOTAL		3480.00

PARKING STATEMENT - TOWER -A (COMMERCIAL)

COMMERCIAL SHOPS PURPOSE	CAR REQUIRED	SCOOTER REQUIRED
REQUIRED BY RULE FOR EVERY 100 SQ.MT. CARPET AREA	02	06
CARPET AREA = AREA = 2247.87/100 = 22.47, SAY= 23	46	138
PARKING REQUIRED	46	138
PARKING PROVIDED	-	-

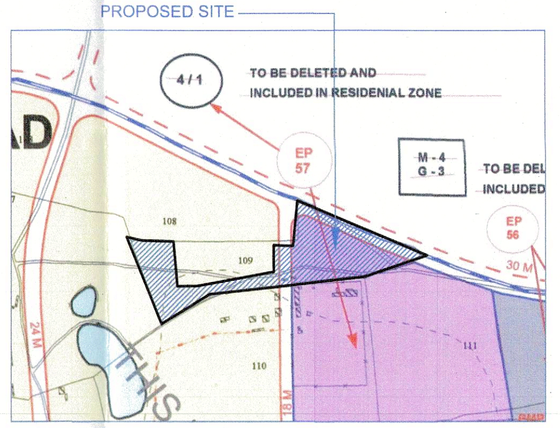
PARKING AREA STATEMENT

	AREA REQUIRED	SQ.M.
CAR	46 X 12.50 SQ.M.	575.00
SCOOTER	138 X 2.00 SQ.M.	276.00
TOTAL		851.00

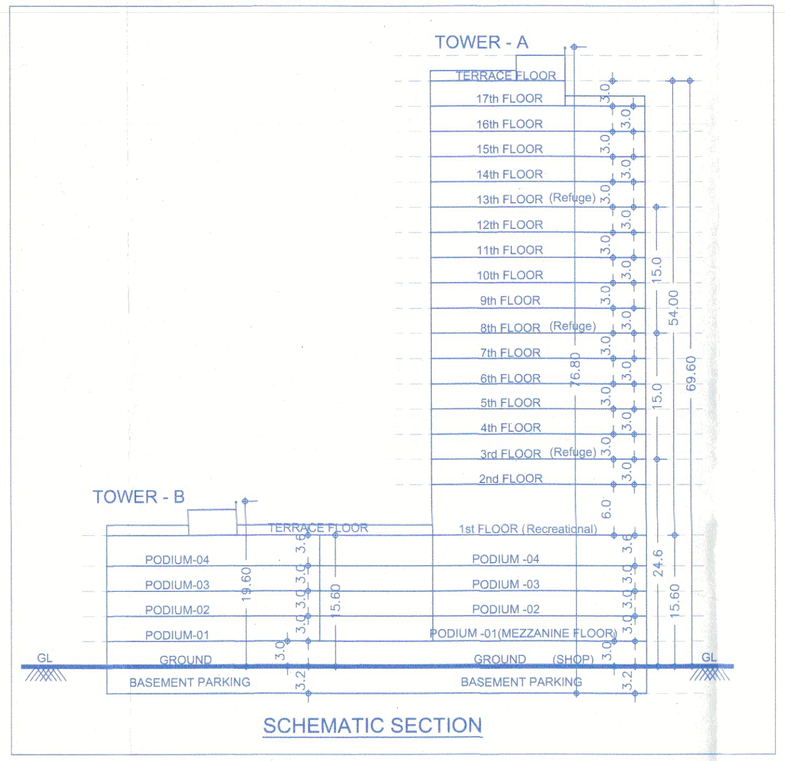
PROPOSED SITE

GOOGLE LOCATION PLAN

PROPOSED SITE



LOCATION PLAN



SCHEMATIC SECTION

DATE & STAMP OF APPROVAL

01 / 13

Master Layout

Sanctioned No. B.P. Wakad/79/2025
Subject to conditions mentioned in the
Office Order No.
aven dated 25/06/2025
Pimpri
Date 25/06/2025.

O. C. Signed by
City Engineer

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

BUILDING WISE F.S.I. STATEMENT

BUILDING / TOWER	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	TOTAL	REFUGE	LIFT	FIRE LIFT	TOP TERRACE	TENEMENTS	SHOPS
TOWER - A	2385.96	15829.26	18215.22	233.55	16.72	5.29	971.45	137	11
TOTAL	2385.96	15829.26	18215.22	233.55	16.72	5.29	971.45	137	11

OCCUPANCY LOAD CALCULATION

GROUND FLOOR
= GROUND CARPET AREA = 1108.56 SQ.M.
NO. OF PERSON = 1108.56 / 3 = 369.52
SAY = 370 PERSON.
= MEZZ +P1+P2+P3+P4 CARPET AREA = 1139.31 SQ.M.
NO. OF PERSON = 1139.31 / 6 = 189.89
SAY = 190 PERSON.
(370 + 190 = 560 NOS.)

REFUGE AREA CALCULATION

BUILDING NAME	REQUIRED AREA	PROPOSED AREA
TOWER - A	220.29	233.55
TOWER - B		
TOTAL	220.29	233.55

SANITARY REQUIREMENT

FOR EVERY 25 MALES : 1W.C.,1WB,1URINAL
FOR EVERY 15 FEMALES : 1W.C.,1WB.

TOTAL = 560 PERSONS

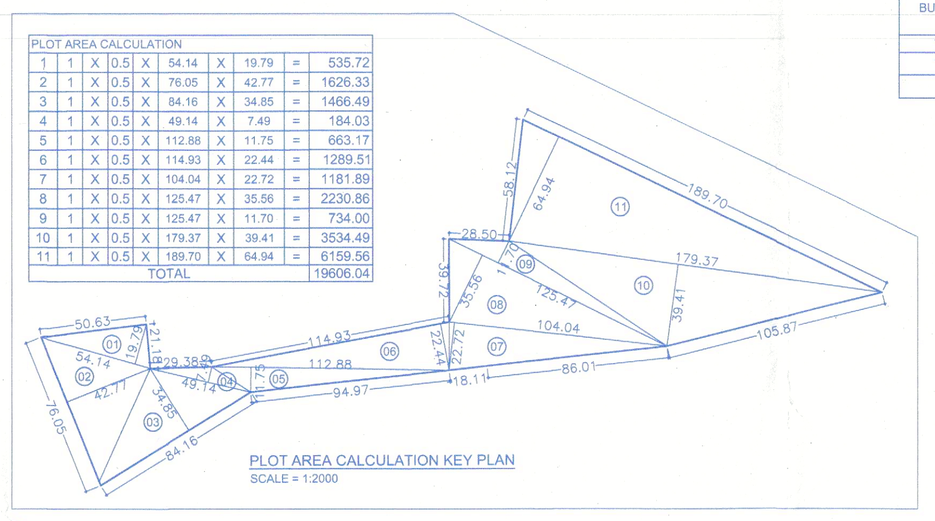
TYPE	MALE (2/3)	FEMALE (1/3)
	373	187
W.C.	15	13
W.B.	15	13
U.	15	

9.31 : ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

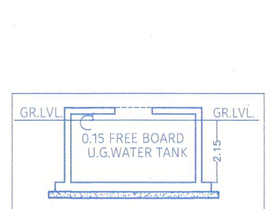
BUILDING	Area of Fitness Centre, Crèche, society office + servants Toilet +Drivers room+ Entrance lobby
TOWER = A	999.56
TOTAL = B	
TOTAL =	420.70

PLOT AREA CALCULATION

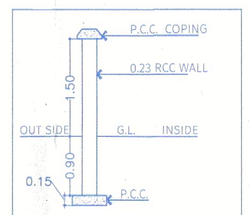
1	1	X	0.5	X	54.14	X	19.79	=	535.72
2	1	X	0.5	X	76.05	X	42.77	=	1626.33
3	1	X	0.5	X	84.16	X	34.85	=	1466.49
4	1	X	0.5	X	49.14	X	7.49	=	184.03
5	1	X	0.5	X	112.88	X	11.75	=	663.17
6	1	X	0.5	X	114.93	X	22.44	=	1289.51
7	1	X	0.5	X	104.04	X	22.72	=	1181.89
8	1	X	0.5	X	125.47	X	35.56	=	2230.86
9	1	X	0.5	X	125.47	X	11.70	=	734.00
10	1	X	0.5	X	179.37	X	39.41	=	3534.49
11	1	X	0.5	X	189.70	X	64.94	=	6159.56
TOTAL									19606.04



PLOT AREA CALCULATION KEY PLAN
SCALE = 1:2000



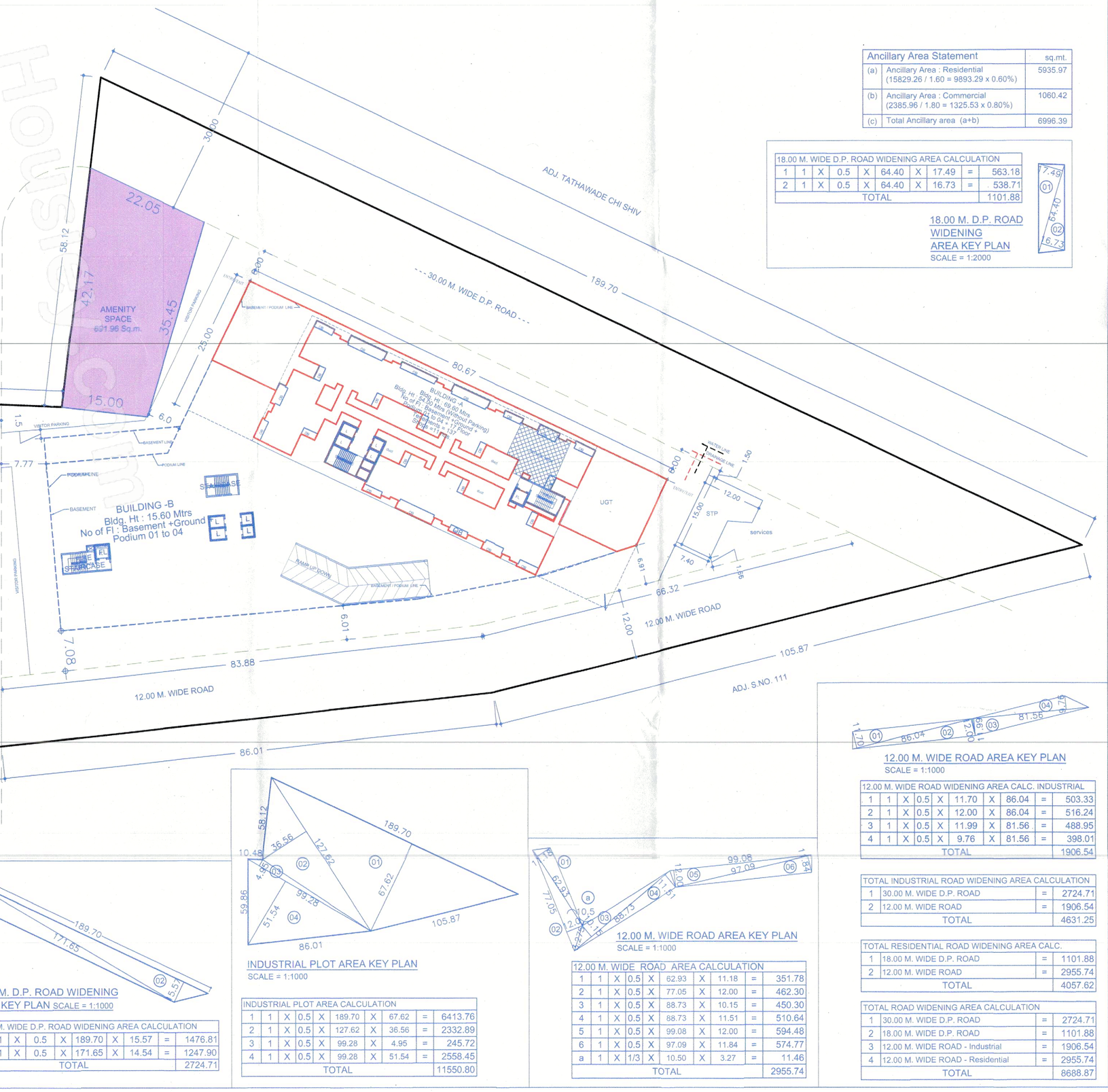
SECTION THROUGH U.GR.WATER TANK



COMPOUND WALL SECTION

OCCUPANCY LOAD CALCULATION

GROUND FLOOR
= GROUND CARPET AREA = 1108.56 SQ.M.
NO. OF PERSON = 1108.56 / 3 = 369.52
SAY = 370 PERSON.
= MEZZ +P1+P2+P3+P4 CARPET AREA = 1139.31 SQ.M.
NO. OF PERSON = 1139.31 / 6 = 189.89
SAY = 190 PERSON.
(370 + 190 = 560 NOS.)



AMENITY SPACE AREA KEY PLAN
SCALE = 1:500

OPEN SPACE AREA KEY PLAN
SCALE = 1:500

30.00 M. D.P. ROAD WIDENING AREA KEY PLAN SCALE = 1:1000

INDUSTRIAL PLOT AREA KEY PLAN
SCALE = 1:1000

12.00 M. WIDE ROAD AREA KEY PLAN
SCALE = 1:1000

12.00 M. WIDE ROAD AREA KEY PLAN
SCALE = 1:1000

18.00 M. D.P. ROAD WIDENING AREA KEY PLAN
SCALE = 1:2000

Ancillary Area Statement

		sq.mt.
(a)	Ancillary Area : Residential (15829.26 / 1.60 = 9893.29 x 0.60%)	5935.97
(b)	Ancillary Area : Commercial (2385.96 / 1.80 = 1325.53 x 0.80%)	1060.42
(c)	Total Ancillary area (a+b)	6996.39

18.00 M. WIDE D.P. ROAD WIDENING AREA CALCULATION

1	1	X	0.5	X	64.40	X	17.49	=	563.18
2	1	X	0.5	X	64.40	X	16.73	=	538.71
TOTAL									1101.88

OPEN SPACE AREA CALCULATION

1	1	X	0.5	X	39.40	X	14.20	=	279.74
2	1	X	0.5	X	39.40	X	6.33	=	124.70
3	1	X	0.5	X	36.22	X	30.78	=	557.43
4	1	X	0.5	X	39.49	X	5.87	=	115.90
5	1	X	0.666	X	9.19	X	2.25	=	13.77
TOTAL									1091.54

AMENITY SPACE AREA CALCULATION

1	1	X	0.5	X	44.144	X	17.21	=	379.86
2	1	X	0.5	X	44.144	X	14.14	=	312.10
TOTAL									691.96

30.00 M. WIDE D.P. ROAD WIDENING AREA CALCULATION

1	1	X	0.5	X	189.70	X	15.57	=	1476.81
2	1	X	0.5	X	171.65	X	14.54	=	1247.90
TOTAL									2724.71

INDUSTRIAL PLOT AREA CALCULATION

1	1	X	0.5	X	189.70	X	67.62	=	6413.76
2	1	X	0.5	X	127.62	X	36.56	=	2332.89
3	1	X	0.5	X	99.26	X	4.95	=	245.72
4	1	X	0.5	X	99.26	X	51.54	=	2558.45
TOTAL									11550.80

12.00 M. WIDE ROAD AREA CALCULATION

1	1	X	0.5	X	92.93	X	11.18	=	351.78
2	1	X	0.5	X	77.05	X	12.00	=	462.30
3	1	X	0.5	X	88.73	X	10.15	=	450.30
4	1	X	0.5	X	88.73	X	11.51	=	510.64
5	1	X	0.5	X	99.08	X	12.00	=	594.48
6	1	X	0.5	X	97.09	X	11.84	=	574.77
7	1	X	1/3	X	10.50	X	3.27	=	11.46
TOTAL									2955.74

12.00 M. WIDE ROAD AREA KEY PLAN

1	1	X	0.5	X	11.70	X	86.04	=	503.33
2	1	X	0.5	X	12.00	X	86.04	=	516.24
3	1	X	0.5	X	11.99	X	81.56	=	488.95
4	1	X	0.5	X	9.76	X	81.56	=	398.01
TOTAL									1906.54

TOTAL INDUSTRIAL ROAD WIDENING AREA CALCULATION

1	30.00 M. WIDE D.P. ROAD	=	2724.71
2	12.00 M. WIDE ROAD	=	1906.54
TOTAL			4631.25

TOTAL RESIDENTIAL ROAD WIDENING AREA CALC.

1	18.00 M. WIDE D.P. ROAD	=	1101.88
2	12.00 M. WIDE ROAD	=	2955.74
TOTAL			4057.62

TOTAL ROAD WIDENING AREA CALCULATION

1	30.00 M. WIDE D.P. ROAD	=	2724.71
2	18.00 M. WIDE D.P. ROAD	=	1101.88
3	12.00 M. WIDE ROAD - Industrial	=	1906.54
4	12.00 M. WIDE ROAD - Residential	=	2955.74
TOTAL			8688.87

A AREA STATEMENTS

		Industrial SQ.M	Residential SQ.M	Total SQ.M
01	Area of Plot *(Minimum area of a, b, c to be considered)*	11550.80	8049.20	19600.00
	(a) As per ownership document (7/12, CTS extract)	19600.00		19600.00
	(b) As per measurement sheet	11550.80	8055.24	19606.04
	(c) As per site	11550.80	8055.24	19606.04
02	Deductions for:			
	(a) Proposed D.P / D.P. Road widening Area	4631.25	4057.62	8688.87
	(b) Any D.P.Reservation area	00.00	00.00	00.00
	Total (a + b)	4631.25	4057.62	8688.87
03	Balance Area of the plot. (01-02)	6919.55	3991.58	10911.13
04	Amenity space			
	(a) Required- Industrial (I to R)10%	691.96	00.00	691.96
	(b) Adjustment of 2(b), if any-	00.00	00.00	00.00
	(c) Balance Proposed-	691.96	00.00	691.97
05	Net Plot Area [3-4(c)]	6227.59	3991.58	10219.17
06	Recreational Open Space (if applicable)			
	(a) Required	691.96	399.15	1091.11
	(b) Proposed	1091.54		1091.54
07	Internal Road area	00.00	00.00	00.00
08	Plotable area (if applicable)	6227.59	3991.58	10219.17
09	Built up area with reference to Basic F.S.I. as per front road width *(Sr.No.5 x basic FSI) (1.10 FSI)*	6850.35	4390.74	11241.09
10	Addition of FSI on Payment of Premium			
	(a) Maximum permissible premium FSI - based on road width (0.50)	-	-	-
	(b) Proposed FSI on Payment of Premium	-	-	-
11	In-situ FSI/TDR loading			
	(a) In-situ area against D.P. Road *[2.00 x Sr. No. 2 (a)] if any*	-	-	-
	(b) In-situ area against Amenity Space *[2.00 or 1.85 x Sr.No.4(b)and/or(c)]*	-	-	-
	(c) TDR area (1.40)	-	-	-
	(d) Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	-	-	-
12	Additional FSI area under Chapter No. 7	-	-	-
13	Total entitlement of FSI in the proposal			
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.			11241.09
	(b) Ancillary area : Residential + Commercial	-	-	6996.39
	(c) Total entitlement (a+b)	-	-	18237.48
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)*	-	-	-
16	Total Built-up Area in proposal. *(excluding area at Sr.No.18.b)*			
	(a) Existing Built-up Area	-	-	-
	(b) Proposed Built-up Area Residential (as per 'P-Line')	-	-	15829.26
	(c) Proposed Built-up Area Commercial (as per 'P-Line')	-	-	2385.96
	(d) Total (a+b+c)	-	-	18215.22
17	F.S.I. Consumed (15/13) *(should not be more than Serial No.14 above)*	-	-	-
18	Area for Inclusive Housing, if any			
	(a) Required *(20% of Sr.No.5)*	-	-	NA
	(b) Proposed	-	-	-

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	Water line : Black Dotted
Proposed Work : Red	Existing to be retained: Hatched
Drainage Line: Red Dotted	Demolitions: Yellow hatched

F JOB TITLE / SITE ADDRESS

PROPOSED COMMERCIAL + RESIDENTIAL BUILDING ON S.NO. 109/1, OF VILLAGE - WAKAD, PUNE.

G OWNER NAME AND SIGNATURE

Owner/s Name: Godiva Buildcon Pvt. Ltd. through Director Mr. Vineet K. Goyal.

Owner(s) sign

H ARCHITECT

Architect(s) Name: Hrishikesh Kulkarni : CA/2002/29235
Amit Shetty : CA/2010/48283

Architect(s) sign

NORTH

VK:a architecture
5th Floor,Nextgen Avenue,Sr.No.103(p), C.T.S No.2850,S.B.Road,Near ICC Trade Tower,Bahirajwadi, Pune-411016.
P +91 20 6626 8888
E mail@vkarch.com
W www.vkarch.com

Drawing Title: LAYOUT PLAN			Scale: 1:500 at 900x1150 A1-Paper Size
Drawn by: Sagar P.	Checked by: Amit S.		Date: 19/05/2025
Job no.: 2582	Drawing no.: 211		Revision: -
Status: FOR P.C.M.C Submission			