

BUILDING WISE FSI STATEMENT				
BUILDING	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
A WING	2278.54	1074.80	4	3353.34
B WING	0.00	600.68	4	600.68
C WING	0.00	565.92	4	565.92
D WING(MHADA)	0.00	1894.51	30	1894.51
TOTAL	2278.54	4135.91	42.00	6414.45

WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	315594.53	315600.00
	Fire Requirement	85000	85000.00
	TOTAL	400594.53	400600.00
UGWT	2.0 Times OHWT	631189.05	631200.00
	Fire Requirement	600000.00	600000.00
	TOTAL	1231189.05	1231200.00

PARKING CALCULATION							
TYPE	CARPET AREA / FSI(M2)	TEMTS.(NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	6	1	3	2	6
RESIDENTIAL-MHADA	40-80	2	30	1	15	2	30
RESIDENTIAL	80-150	1	6	1	6	1	6
RESIDENTIAL	>150	1	0	1	0	1	0
COMMERCIAL-SHOP	1137.37	100	11.37	2	23	6	68
TOTAL REQD.(NOS)					47		110
VISITORS PARKING 5%							
					1		2
TOTAL REQD.(NOS)					48		112
TOTAL PROP.(NOS)					55		69
TOTAL PROP.(NOS)-MHADA					15		33

Reg. No. 8.1(V) Page No. 145 COMPOSITE PARKING- 6 Scooter = 1Car
EV Charging Provision For 30% Of Total Parking = 55 * 0.20 = 11 Nos.



LOCATION PLAN N.T.S.

STAMP OF APPROVAL
Sanctioned No. B. P. [Signature] / 21/2025
Subject to Conditions Mentioned In The
Office Order No. [Signature]
Ever Dated 10/11/2025
Pimpri
Date: 10/11/2025

Executive Engineer
Building Permission Unauthorised Building
Construction Control Department
Chinchwad Municipal Corporation
Pune-411018

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

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

AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	9473.80
(a) As per ownership document (7/12, CTS extract)	9473.80
(b) as per measurement sheet	0.00
(c) as per site	0.00
2. Deductions for	
(a) Proposed Road widening Area	0.00
(b) BRT PARKING Area	370.88
(Total a+b)	370.88
3. Balance area of plot (1-2)	9102.92
4. Amenity Space (if applicable)	
(a) Required -	947.60
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	947.60
5. Net Plot Area (3-4 (c))	8155.32
6. Recreational Open space (if applicable)	
(a) Required -	815.53
(b) Proposed	852.74
7. Internal Road area	0.00
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subasic FSI 1.0)	8155.32
a. Addition of FSI on payment of premium (IGBC 5%)	0.00
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	4736.90
(b) Proposed FSI on payment of premium.	0.00
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	0.00
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)].	0.00
(c) TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	
(a) 9 + 10(a)+11(d) or 12 whichever is applicable.	8155.32
(b) Ancillary Area FSI upto 80% with payment of charges.	1012.68
(c) Ancillary Area FSI upto 60% with payment of charges.	4133.68
(d) Ancillary Area FSI upto 60% or 80% with payment of charges.	5146.36
Proposed Ancillary Area	0.00
(c) Total entitlement (a+d)	8155.32
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	
TOTAL PERMISSIBLE AREA	8155.32
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area / As Per OLD Rule	0.00
(i) Completed	0.00
(ii) Residential	0.00
(iii) Commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
(i) Residential	2241.40
(ii) Commercial	2278.54
(c) Total (a+b)	4519.94
16. F.S.I. Consumed (15/13) (should not be more than serial No.14)	0.5542
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	1705.24
(b) Proposed	1894.51

FLOOR WISE FSI STATEMENT - A WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
G. PARKING / GR. FLOOR	1504.33	9.00	0	1513.33
MEZZ./PODIUM 01	774.21	0.00	0	774.21
PODIUM 02	0.00	0.00	0	0.00
PODIUM 03	0.00	0.00	0	0.00
AMENITIES/PODIUM	0.00	305.99	0	305.99
1ST FLOOR	0.00	759.81	4	759.81
TOTAL	2278.54	1074.80	4	3353.34

FLOOR WISE FSI STATEMENT - B WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
G. PARKING / GR. FLOOR	0.00	28.39	0	28.39
MEZZ./PODIUM 01	0.00	0.00	0	0.00
PODIUM 02	0.00	0.00	0	0.00
PODIUM 03	0.00	0.00	0	0.00
AMENITIES/PODIUM	0.00	57.41	0	57.41
1ST FLOOR	0.00	514.88	4	514.88
TOTAL	0.00	600.68	4	600.68

FLOOR WISE FSI STATEMENT - C WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
G. PARKING / GR. FLOOR	0.00	9.00	0	9.00
MEZZ./PODIUM 01	0.00	0.00	0	0.00
PODIUM 02	0.00	0.00	0	0.00
PODIUM 03	0.00	0.00	0	0.00
AMENITIES/PODIUM	0.00	102.88	0	102.88
1ST FLOOR	0.00	454.04	4	454.04
TOTAL	0.00	565.92	4	565.92

FLOOR WISE FSI STATEMENT - D WING(MHADA)				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	0.00	9.00	0	9.00
1ST FLOOR	0.00	323.47	6	323.47
2ND FLOOR	0.00	390.51	6	390.51
3RD FLOOR	0.00	390.51	6	390.51
4TH FLOOR	0.00	390.51	6	390.51
5TH FLOOR	0.00	390.51	6	390.51
TOTAL	0.00	1894.51	30	1894.51

AREA STATEMENT		
PLOT AREA	9473.80	SQ.MT.
AMENITY AREA 10%	947.38	SQ.MT.
NET PLOT AREA	8526.42	SQ.MT.
OPEN SPACE AREA 10%	852.64	SQ.MT.

MHADA AREA STATEMENT						
CTS.NO.	PLOT AREA	AMENITY AREA	NET PLOT	PERMISSIBLE FSI	MHADA REQUIRED AREA	MHADA PROPOSED AREA
4665 (P)	9473.80	947.38	8526.42	FSI 1.00	8526.42	1705.28
TOTAL	9473.80	947.38	8526.42	8526.42	1705.28	1894.51

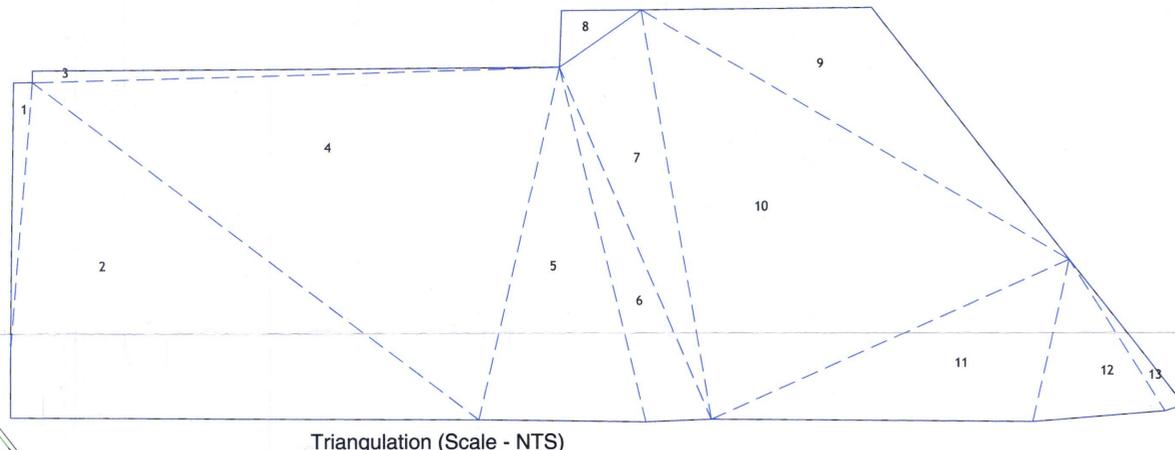
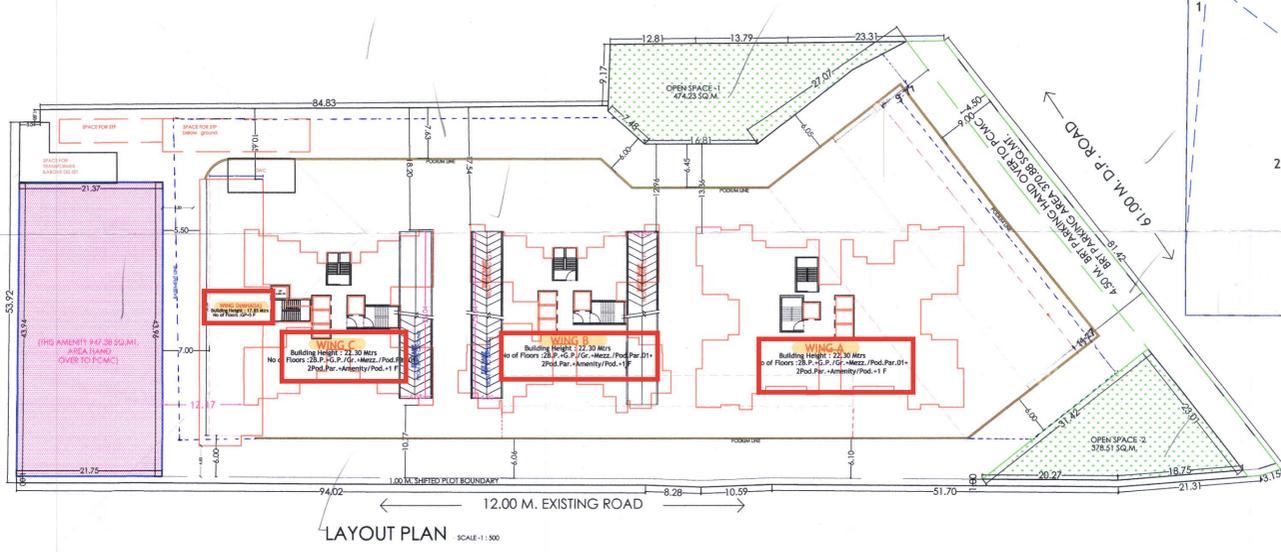
Table No. 12 O - Sanitation's Calculations													
Floor	Built-Up Area	Occupant Load Floor Area in sq.m per person	No Persons						Proposed Sanitation's				
			Total	Male	Female	Male	Female	Male	Female	Urinals	Male	Female	Shop/OFFICE
0.00	0	0											
Ground Floor (shop)	831.45	3	277.15	139	139	6	9	1 per 50 (Minimum m 2)	1 per 50 (Minimum m 2)	3	2	3	22
Mezza. Floor (shop)	459.10	6	76.52	38	38	2	3	4 (for 71 to 100)	4 (for 71 to 100)	0	0	0	0
Total	1290.55		177	177	7	12	4	4	4	2.00	3.00	22.00	

NOTE: PER SHOP & OFFICE 1 TOILET IS ADDITIONAL PROVISION

FORM OF STATEMENT - 3 [SR. NO. 9 (g)]					
AREA DETAILS OF APARTMENT					
BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF ENC. BALCONY	AREA OF OPEN BALCONY
A WING	FIRST FLOOR	101	117.15	27.45	15.55
		102	117.15	27.45	15.55
		103	117.15	27.45	15.55
		104	117.15	27.45	15.55
B WING	FIRST FLOOR	101	59.86	21.37	7.64
		102	107.31	0.00	10.20
		103	107.31	0.00	10.20
		104	59.86	21.37	7.64
C WING	FIRST FLOOR	101	59.86	21.37	7.64
		102	59.86	21.37	7.64
		103	59.86	21.37	7.64
		104	59.86	21.37	7.64

TOTAL NUMBER OF TENEMENTS: 12

Sanctioned FSI: 4519.94+1894.51= 6414.45



Triangulation (Scale - NTS)

Triangle	Area
01	65.18
02	2055.18
03	79.65
04	2389.32
05	763.73
06	304.83
07	485.74
08	58.71
09	757.63
10	2041.75
11	676.71
12	272.71
13	44.10
Total	9815.24

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: AR.USHA 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 Delta Residency Llp. Through Mr. Sandeep D. Agarwal

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME: M/s Delta Residency Llp. Through Mr. Sandeep D. Agarwal
OWNER'S SIGN: [Signature]

PROJECT: Village - Akurdi Pune.
SURVEY NO: HISSA NO 4665 (P)
DESCRIPTION: CTS NO: [Signature]

ARCHITECT: AR. USHA RANGARAJAN
LANDMARK DESIGN GROUP
LIC NO. - CA9013423
PLOT NO 22 SECTOR NO 29 ISKCON TEMPLE ROAD, RAVET PRADHIKARAN PUNE 411001

ARCH. SIGN: [Signature]

JOB NO. DRG.NO. SCALE DRAWN BY CHECKED BY
1:100
INWARD NO. DATE 30-09-2025
KEY NO. SHEET NO. 1/13