

अ. नं. १३ महाराष्ट्र शासनाने १९७० मध्ये प्रदान केलेल्या विनियमन विधानाचा अन्वये
 अ. नं. १३ अन्वये प्रदान केलेल्या विनियमन विधानाचा अन्वये
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**FORM OF STATEMENT - 2 [Sr. No. 9 (a)]
FLOOR WISE FSI STATEMENT :-
TOWER-A**

| FLOOR NAME | RESI. FSI AREA | TENEMENTS |
|----------------|----------------|-----------|
| BASEMENT FLOOR | 0.00 | --- |
| STILT FLOOR | 61.69 | --- |
| PODIUM FLOOR | --- | --- |
| 1ST FLOOR | 1022.41 | 8 |
| 2ND FLOOR | 1004.17 | 10 |
| 3RD FLOOR | 1004.17 | 10 |
| 4TH FLOOR | 1004.17 | 10 |
| 5TH FLOOR | 1004.17 | 10 |
| 6TH FLOOR | 966.04 | 10 |
| 7TH FLOOR | 1004.17 | 10 |
| 8TH FLOOR | 1004.17 | 10 |
| 9TH FLOOR | 1004.17 | 10 |
| 10TH FLOOR | 1004.17 | 10 |
| 11TH FLOOR | 966.04 | 10 |
| 12TH FLOOR | 1004.17 | 10 |
| 13TH FLOOR | 1004.17 | 10 |
| 14TH FLOOR | 1004.17 | 10 |
| 15TH FLOOR | 1004.17 | 10 |
| 16TH FLOOR | 966.04 | 10 |
| 17TH FLOOR | 1004.17 | 10 |
| 18TH FLOOR | 1004.17 | 10 |
| 19TH FLOOR | 1004.17 | 10 |
| 20TH FLOOR | 1004.17 | 10 |
| 21TH FLOOR | 966.04 | 10 |
| 22TH FLOOR | 1004.17 | 10 |
| 23TH FLOOR | 1004.17 | 10 |
| 24TH FLOOR | 1004.17 | 10 |
| TOTAL | 24027.49 | 236 |

**FORM OF STATEMENT - 2 [Sr. No. 9 (a)]
FLOOR WISE FSI STATEMENT :-
TOWER-B**

| FLOOR NAME | RESI. FSI AREA | TENEMENTS |
|----------------|----------------|-----------|
| BASEMENT FLOOR | 0.00 | --- |
| STILT FLOOR | 73.75 | --- |
| PODIUM FLOOR | --- | --- |
| 1ST FLOOR | 1150.26 | 7 |
| 2ND FLOOR | 1150.32 | 12 |
| 3RD FLOOR | 1150.32 | 12 |
| 4TH FLOOR | 1150.32 | 12 |
| 5TH FLOOR | 1150.32 | 12 |
| 6TH FLOOR | 1127.23 | 12 |
| 7TH FLOOR | 1150.32 | 12 |
| 8TH FLOOR | 1150.32 | 12 |
| 9TH FLOOR | 1150.32 | 12 |
| 10TH FLOOR | 1150.32 | 12 |
| 11TH FLOOR | 1127.23 | 12 |
| 12TH FLOOR | 1150.32 | 12 |
| 13TH FLOOR | 1150.32 | 12 |
| 14TH FLOOR | 1150.32 | 12 |
| 15TH FLOOR | 1150.32 | 12 |
| 16TH FLOOR | 1127.23 | 12 |
| 17TH FLOOR | 1150.32 | 12 |
| 18TH FLOOR | 1150.32 | 12 |
| 19TH FLOOR | 1150.32 | 12 |
| 20TH FLOOR | 1150.32 | 12 |
| 21TH FLOOR | 1127.23 | 12 |
| 22TH FLOOR | 1150.32 | 12 |
| 23TH FLOOR | 1150.32 | 12 |
| 24TH FLOOR | 1150.32 | 12 |
| TOTAL | 27874.01 | 283 |

**FORM OF STATEMENT - 2 [Sr. No. 9 (a)]
FLOOR WISE FSI STATEMENT :-
INCLUSIVE HOUSING TOWER**

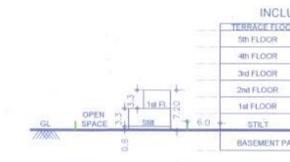
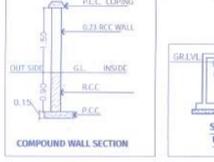
| FLOOR NAME | RESI. BUILT UP AREA | TENEMENTS |
|-------------|---------------------|-----------|
| STILT FLOOR | 38.03 | --- |
| 1ST FLOOR | 330.61 | 5 |
| 2ND FLOOR | 330.61 | 5 |
| 3RD FLOOR | 330.61 | 5 |
| 4TH FLOOR | 330.61 | 5 |
| 5TH FLOOR | 330.61 | 5 |
| LIFT AREA | 3.61 | --- |
| TOTAL | 1694.69 | 25 |

9.31. ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

| BUILDING | TENEMENTS | Area of Fibres Centre, Canteen, society office + Servants Toilet + Drivers room + Entrance lobby |
|-------------|-----------|--|
| TOWER - A | 236 Nos. | 130.87 |
| TOWER - B | 283 Nos. | 223.98 |
| INCLUSIVE H | 25 Nos. | 38.63 |
| TOTAL = | 544 Nos. | 403.88 |

PARKING STATEMENT

| RESIDENTIAL PURPOSE | CAR | SCOOTER |
|---|------------------|---------|
| 1. TENEMENTS HAVING CARPET AREA BETWEEN 40 TO 60 SQ.M | 61 | 61 |
| 2. FOR 222 TENEMENTS | 222 | 222 |
| 3. FOR 322 TENEMENTS | 322 | 322 |
| 4. FOR 5% VISITOR PARKING | 61 | 61 |
| PARKING REQUIRED | 666 | 666 |
| EXISTING CAR PARKING | 26 | 26 |
| TOTAL PARKING PROVIDED | 692 | 692 |
| EXCESS PARKING PROVIDED | 26 | 26 |
| PARKING AREA STATEMENT | --- | --- |
| AREA REQUIRED | 50.00 | 50.00 |
| CAR | 403 X 12.50 SQ.M | 5037.50 |
| SCOOTER | 572 X 2.00 SQ.M | 1144.00 |
| TOTAL | 6463.50 | 6181.50 |

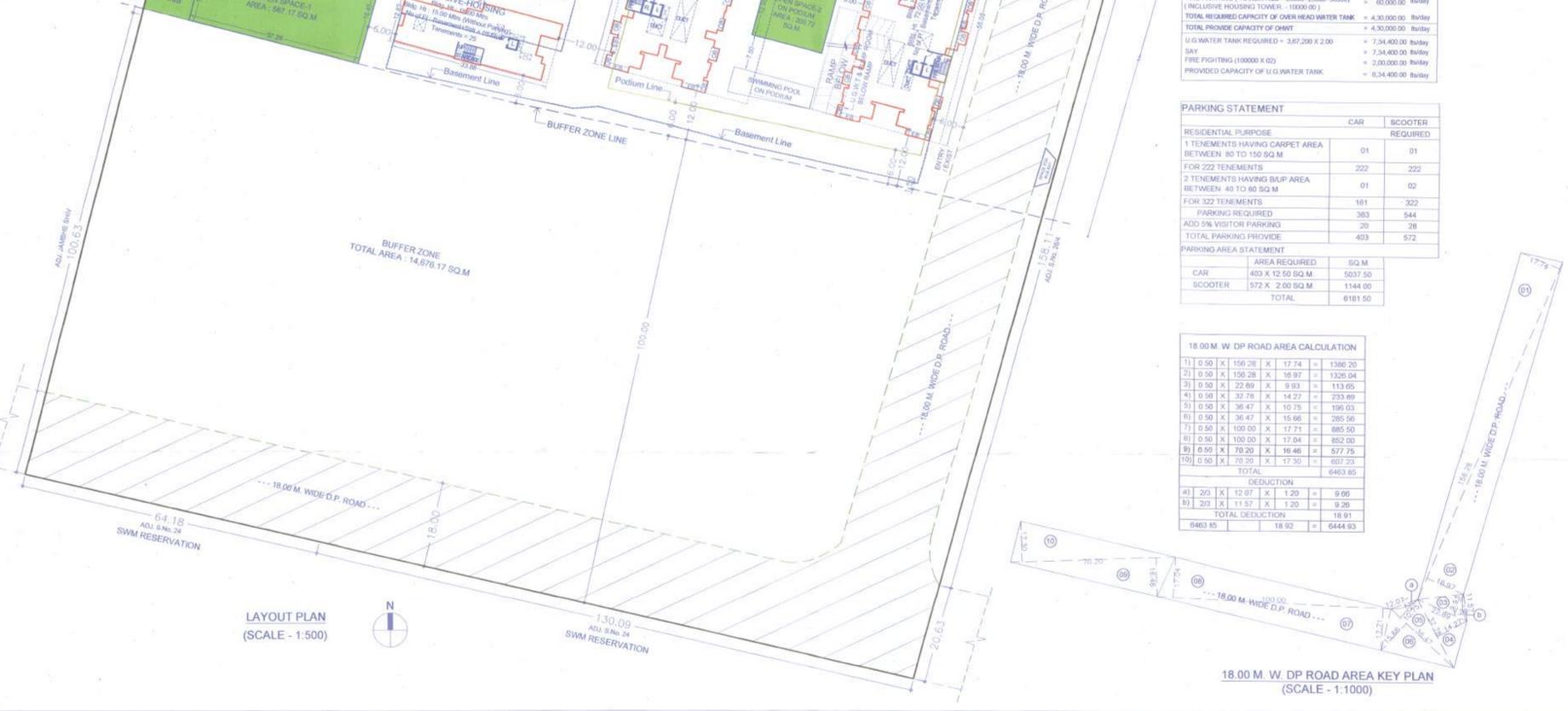
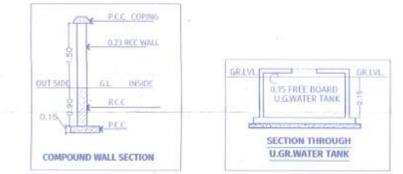
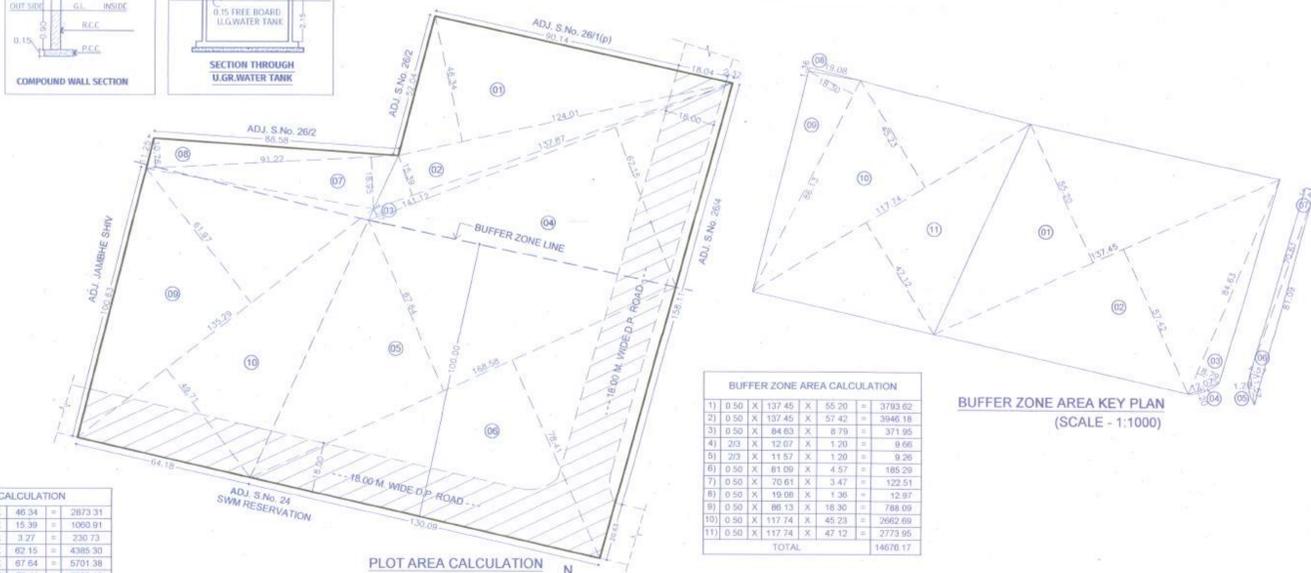


BUILDING WISE FSI STATEMENT

| BUILDING | COMMERICAL/RESIDENTIAL | FSI AREA | INCLUSIVE HOUSING | LIFT PAID | LIFT FIRE | TENEMENTS | TOTAL FSI AREA |
|-------------------|------------------------|----------|-------------------|-----------|-----------|-----------|----------------|
| TOWER - A | 0.00 | 24027.49 | 0.00 | 14.25 | 9.50 | 236 | 24027.49 |
| TOWER - B | 0.00 | 27874.01 | 0.00 | 14.25 | 9.50 | 283 | 27874.01 |
| INCLUSIVE-HOUSING | 0.00 | 0.00 | 1,694.69 | 0.00 | 0.00 | 25 | 0.00 |
| TOTAL | 0.00 | 51901.50 | 1,694.69 | 28.50 | 19.00 | 544 | 51901.50 |

MAHADA AREA STATEMENT

| MIN. REQ. AREA | 1,689.30 |
|---------------------------|----------|
| PROP. AREA | 1694.69 |
| PERM. BALC. AREA | 254.20 |
| 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. | 25 |



WATER STORAGE CAPACITY

| FOR RESIDENTIAL | AMOUNT OF WATER REQUIRED PER PERSON | WATER REQUIRED PER FLAT |
|---|-------------------------------------|---|
| | = 135 ltr/day | = 675 ltr/day |
| | = 5 ltr per flat | = 544 |
| NO. OF FLATS | = 544 | = 3,752,000 ltr/day |
| SAY | = 3,752,000 ltr/day | SAY = 3,752,000 ltr/day |
| FIRE FIGHTING (TOWER A+B = 25000-25000-60000) | = 60,000 ltr/day | (INCLUSIVE HOUSING TOWER - 10000.00) |
| TOTAL REQUIRED CAPACITY OF OVER HEAD WATER TANK | = 4,30,000.00 ltr/day | TOTAL REQUIRED CAPACITY OF OVER HEAD WATER TANK = 4,30,000.00 ltr/day |
| TOTAL PROVIDED CAPACITY OF CHWT | = 4,30,000.00 ltr/day | U.G. WATER TANK REQUIRED = 3,67,200 X 2.00 = 7,34,400.00 ltr/day |
| U.G. WATER TANK REQUIRED = 3,67,200 X 2.00 | = 7,34,400.00 ltr/day | SAY = 7,34,400.00 ltr/day |
| FIRE FIGHTING (10000 X 0.0) | = 2,00,000.00 ltr/day | PROVIDED CAPACITY OF U.G. WATER TANK = 8,34,400.00 ltr/day |

PARKING STATEMENT

| RESIDENTIAL PURPOSE | CAR | SCOOTER |
|--|-----|---------|
| 1. TENEMENTS HAVING CARPET AREA BETWEEN 40 TO 150 SQ.M | 01 | 01 |
| FOR 222 TENEMENTS | 222 | 222 |
| 2. TENEMENTS HAVING BALC. AREA BETWEEN 40 TO 60 SQ.M | 01 | 02 |
| FOR 322 TENEMENTS | 161 | 322 |
| PARKING REQUIRED | 383 | 544 |
| ADD 5% VISITOR PARKING | 20 | 28 |
| TOTAL PARKING PROVIDED | 403 | 572 |

18.00 M. W. DP ROAD AREA CALCULATION

| Sl. No. | Area (sq.m) |
|---------|---------------------------------|
| 1) | 0.50 X 156.28 X 17.74 = 1386.20 |
| 2) | 0.50 X 156.28 X 16.97 = 1326.04 |
| 3) | 0.50 X 122.89 X 9.03 = 550.95 |
| 4) | 0.50 X 32.78 X 14.27 = 233.66 |
| 5) | 0.50 X 36.47 X 10.75 = 196.03 |
| 6) | 0.50 X 36.47 X 15.66 = 285.56 |
| 7) | 0.50 X 100.00 X 17.71 = 885.50 |
| 8) | 0.50 X 100.00 X 17.04 = 852.00 |
| 9) | 0.50 X 70.20 X 16.46 = 577.75 |
| 10) | 0.50 X 70.20 X 17.30 = 607.23 |
| TOTAL | 6463.85 |

DATE & STAMP OF APPROVAL 01/18

Layout

Sanctioned No. B.P./Punawale/26/2024
 Subject to conditions mentioned in the
 Office Order No. 283/2024
 even dated 28/3/2024.
 Pimpri
 Date 28/3/2024.

Executive Engineer
 Building Formulation and Unsanctioned Building
 Construction Control Department
 Pimpri City Municipal Corporation
 Pimpri-411 004

City Engineer
 Building Formulation Dept.
 P.M.C., Pimpri-411 008

A AREA STATEMENTS

| Sl. No. | Description | SQ.M |
|---------------|---|-----------|
| 01 | Area of Plot (Minimum area of a, b, c to be considered) | 28,800.00 |
| (a) | As per ownership document (7/12, CTS extract) | 28,800.00 |
| (b) | As per measurement sheet | 29,770.48 |
| (c) | As per site | 29,770.48 |
| 02 | Deductions for: | |
| (a) | Proposed 18.00 M. Wide D.P. Road Area | 6,444.93 |
| (b) | Adjustment in Buffer Zone | 21,121.10 |
| Total (a + b) | | 7,678.96 |
| 03 | Balance Area of the plot (01-02) | 7,678.96 |
| 04 | Amenity space: | |
| (a) | Required | 0.00 |
| (b) | Adjustment of 2%, if any | 0.00 |
| (c) | Balance Proposed | 0.00 |
| 05 | Net Plot Area (3-4) | 7,678.96 |
| 06 | Recreational Open Space (if applicable): | |
| (a) | Required | 767.89 |
| (b) | Proposed | 767.89 |
| 07 | Internal Road area | 0.00 |
| 08 | Plotable area (if applicable) | 0.00 |
| 09 | Built up area with reference to Basic F.S.I. as per front road width (05 No. 5% Bonus F.S.I.) | 6,446.79 |
| 10 | Addition of FSI on Payment of Premium: | |
| (a) | Maximum permissible premium F.S.I. based on road width (0.50 x Sr.No.05) | 14,400.00 |
| (b) | Proposed F.S.I. on Payment of Premium (0.595 %) | 8568.89 |
| 11 | In situ FSI/TDR loading: | |
| (a) | In-situ area against D.P. Road (2.00 x Sr.No.2 (a)), if any | 12889.86 |
| (b) | In-situ area against Amenity Space (2.00 x Sr.No.4(b) or (c)) | 0.00 |
| (c) | TDR area (28800.00 X 0.90 = 25920.00) 0.90 x Sr.No.01) - (11a+11b) | 2534.14 |
| (d) | Total in-situ / TDR loading proposed (11(a)+(b)+(c)) (0.595 %) | 15424.00 |
| 12 | Additional FSI area under Chapter No. 7 | 0.00 |
| 13 | Total entitlement of FSI in the proposal: | |
| (a) | [B+10(b)+11(a)] or 12 whichever is applicable | 32430.68 |
| (b) | Auxiliary Area FSI upto 60% with payment of charges | 19403.80 |
| (c) | Total entitlement (a+b) | 51934.48 |
| 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) + 1.8 | 78,026.86 |
| 15 | Total Built up Area in proposal (excluding area at Sr.No.17.2): | |
| (a) | Existing Built up Area | 0.00 |
| (b) | Proposed Built up Area (as per 'P' Line) | 51901.50 |
| (c) | Total (a+b) | 51901.50 |
| 16 | F.S.I. Consumed (15/13) (should not be more than Serial No.14 above) | 0.90 |
| 17 | Area for Inclusive Housing, if any: | |
| (a) | Required (20% of Sr.No.9) | 1694.69 |
| (b) | Proposed | 1694.69 |

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

E PROJECT TEAM

| Sl. No. | Designation | Name |
|---------|------------------------|------|
| 01 | Concept Designer | --- |
| 02 | Environment Consultant | --- |
| 03 | Structural Consultant | --- |
| 04 | Planning Consultant | --- |
| 05 | Electrical Consultant | --- |
| 06 | Fire Consultant | --- |
| 07 | HVAC Consultant | --- |

F JOB TITLE / SITE ADDRESS

PROPOSED LAYOUT ON S.No. 26/16, 26/3/1, 26/3/2, OF VILLAGE - PUNAWALE, TAL. - MULSHI, PUNE.

G OWNER NAME AND SIGNATURE

TIRUPATI SKYSCRAPERS LLP THROUGH ITS PARTNER MR. RAJESH GOYAL

Sign of the Owner

H ARCHITECT

Architect: VK:a architecture
 Address: C/A/1984/845, Hishikesh Kulkarni, CAZ/2002/29235

Master Layout Dwg
 Scale: 1:500 at 900 x 900 Paper Size

Drawn by: Sagar P., Anil S.
 Checked by: 2284, 201

Date: 21/03/2024

FOR P.C.M.C. SANCTION