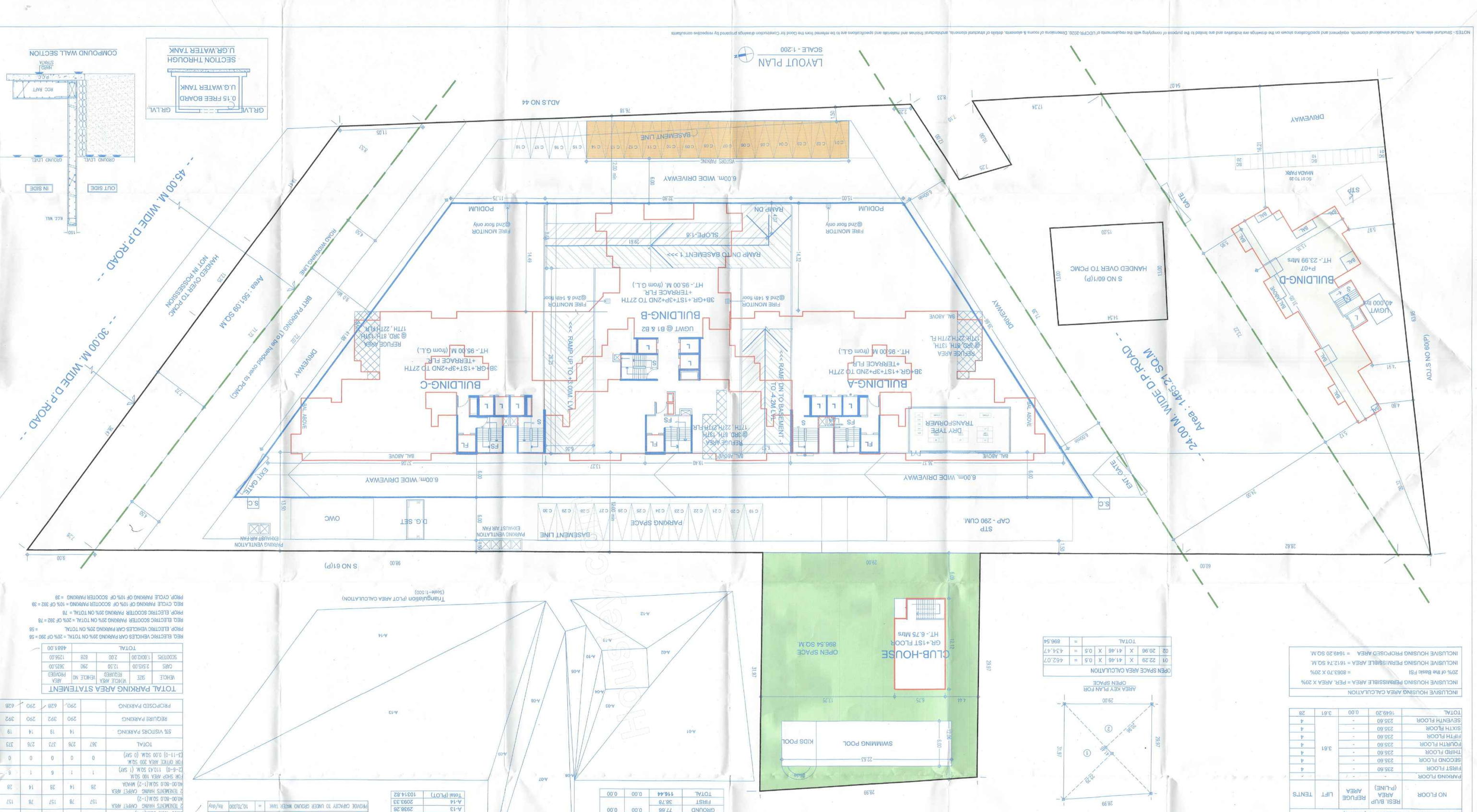


## F.S.I. STATEMENT FOR BUILDING - A

| NO FLOOR | COMM. B/UP AREA (P.-LINE) | RESI. B/UP AREA (P.-LINE) | TOTAL COMM. & RESI. B/UP AREA (P.-LINE) | REFUGE AREA | LIFT | FIRE LIFT | TENT'S |
|---|---|---|---|---|---|---|---|
| BASEMENT-3 PARKING | - | - | - | - | - | - | - |
| BASEMENT-2 PARKING | - | - | - | - | - | - | - |
| BASEMENT-1 PARKING | - | - | - | - | - | - | - |
| GROUND FLOOR | - | 21.30 | 21.30 | - | - | - | - |
| FIRST FLOOR | - | - | - | - | - | - | - |
| SECOND FLOOR | - | 0.00 | 0.00 | - | - | - | - |
| THIRD - REFUGE | - | 602.02 | 602.02 | 24.45 | - | - | 5 |
| FOURTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| FIFTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| SIXTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| SEVENTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| EIGHTH - REFUGE | - | 602.02 | 602.02 | 24.45 | - | - | 5 |
| NINTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TENTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| ELEVENTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TWELFTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| THIRTEENTH-REFUGE | - | 602.02 | 602.02 | 24.45 | - | - | 5 |
| FOURTEENTH AMENITIES | - | 0.00 | 0.00 | - | - | - | 0 |
| FIFTEENTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| SIXTEENTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| SEVENTEENTH-REFUGE | - | 602.02 | 602.02 | 24.45 | - | - | 5 |
| EIGHTEENTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| NINETEENTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TWENTIETH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TWENTY-FIRST FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TWENTY-SECOND REFUGE | - | 602.02 | 602.02 | 24.45 | - | - | 5 |
| TWENTY-THIRD FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TWENTY-FOURTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TWENTY-FIFTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TWENTY-SIXTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TWENTY-SEVENTH REFUGE | - | 602.02 | 602.02 | 24.45 | - | - | 5 |
| TWENTY-EIGHTH FLOOR | - | 524.83 | 524.83 | - | - | - | 5 |
| TOTAL | 0.00 | 13048.00 | 13048.00 | 146.70 | | | 122 |

## F.S.I. STATEMENT FOR BUILDING - B

| NO FLOOR | COMM. B/UP AREA (P.-LINE) | RESI. B/UP AREA (P.-LINE) | TOTAL COMM. & RESI. B/UP AREA (P.-LINE) | REFUGE AREA | LIFT | FIRE LIFT | TENT'S |
|---|---|---|---|---|---|---|---|
| BASEMENT-3 PARKING | - | - | - | - | - | - | - |
| BASEMENT-2 PARKING | - | - | - | - | - | - | - |
| BASEMENT-1 PARKING | - | - | - | - | - | - | - |
| GROUND FLOOR | - | 0.00 | 0.00 | - | - | - | - |
| FIRST FLOOR | - | - | - | - | - | - | - |
| PODIUM-1 PARKING | - | 0.00 | 0.00 | - | - | - | - |
| PODIUM-2 PARKING | - | 0.00 | 0.00 | - | - | - | - |
| PODIUM-3 PARKING | - | 0.00 | 0.00 | - | - | - | - |
| SECOND FLOOR | - | 638.28 | 638.28 | - | - | - | 2 |
| PODIUM-1 PARKING | - | - | 0.00 | - | - | - | - |
| PODIUM-2 PARKING | - | - | 0.00 | - | - | - | - |
| PODIUM-3 PARKING | - | - | 0.00 | - | - | - | - |
| THIRD - REFUGE | - | 536.50 | 536.50 | 27.40 | - | - | 5 |
| FOURTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| FIFTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| SIXTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| SEVENTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| EIGHTH - REFUGE | - | 536.50 | 536.50 | 27.40 | - | - | 5 |
| NINTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TENTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| ELEVENTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TWELFTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| THIRTEENTH-REFUGE | - | 536.50 | 536.50 | 27.40 | - | - | 5 |
| FOURTEENTH AMENITIES | - | 112.26 | 112.26 | - | - | - | 0 |
| FIFTEENTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| SIXTEENTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| SEVENTEENTH-REFUGE | - | 536.50 | 536.50 | 27.40 | - | - | 5 |
| EIGHTEENTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| NINETEENTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TWENTIETH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TWENTY-FIRST FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TWENTY-SECOND REFUGE | - | 536.50 | 536.50 | 27.40 | - | - | 5 |
| TWENTY-THIRD FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TWENTY-FOURTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TWENTY-FIFTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TWENTY-SIXTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TWENTY-SEVENTH REFUGE | - | 536.50 | 536.50 | 27.40 | - | - | 5 |
| TWENTY-EIGHTH FLOOR | - | 556.66 | 556.66 | - | - | - | 5 |
| TOTAL | 0.00 | 14037.42 | 14037.42 | 164.40 | | | 98 |
| TERRACE FLOOR | - | - | - | - | - | - | - |

## F.S.I. STATEMENT FOR BUILDING - C

| NO FLOOR | COMM. B/UP AREA (P.-LINE) | RESI. B/UP AREA (P.-LINE) | TOTAL COMM. & RESI. B/UP AREA (P.-LINE) | REFUGE AREA | LIFT | FIRE LIFT | TENT'S |
|---|---|---|---|---|---|---|---|
| BASEMENT-3 PARKING | - | - | - | - | - | - | - |
| BASEMENT-2 PARKING | - | - | - | - | - | - | - |
| BASEMENT-1 PARKING | - | - | - | - | - | - | - |
| GROUND FLOOR | 88.85 | - | 88.85 | - | - | - | - |
| FIRST FLOOR | 21.78 | - | 21.78 | - | - | - | - |
| PODIUM-1 PARKING | - | - | 0.00 | - | - | - | - |
| PODIUM-2 PARKING | - | - | 0.00 | - | - | - | - |
| PODIUM-3 PARKING | - | - | 0.00 | - | - | - | - |
| SECOND FLOOR | 466.13 | - | 466.13 | - | - | - | 2 |
| PODIUM-1 PARKING | - | - | 0.00 | - | - | - | - |
| PODIUM-2 PARKING | - | - | 0.00 | - | - | - | - |
| PODIUM-3 PARKING | - | - | 0.00 | - | - | - | - |
| THIRD - REFUGE | 502.02 | - | 502.02 | 24.45 | - | - | 5 |
| FOURTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| FIFTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| SIXTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| SEVENTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| EIGHTH - REFUGE | 502.02 | - | 502.02 | 24.45 | - | - | 5 |
| NINTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TENTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| ELEVENTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TWELFTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| THIRTEENTH-REFUGE | 502.02 | - | 502.02 | 24.45 | - | - | 5 |
| FOURTEENTH AMENITIES | 0.00 | - | 0.00 | - | - | - | 0 |
| FIFTEENTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| SIXTEENTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| SEVENTEENTH-REFUGE | 502.02 | - | 502.02 | 24.45 | - | - | 5 |
| EIGHTEENTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| NINETEENTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TWENTIETH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TWENTY-FIRST FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TWENTY-SECOND REFUGE | 502.02 | - | 502.02 | 24.45 | - | - | 5 |
| TWENTY-THIRD FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TWENTY-FOURTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TWENTY-FIFTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TWENTY-SIXTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TWENTY-SEVENTH REFUGE | 502.02 | - | 502.02 | 24.45 | - | - | 5 |
| TWENTY-EIGHTH FLOOR | 524.83 | - | 524.83 | - | - | - | 5 |
| TOTAL | 110.43 | 12649.44 | 12759.87 | 146.70 | 14.25 | 5.29 | 119 |
| TERRACE FLOOR | - | - | - | - | - | - | - |

## F.S.I. STATEMENT FOR CLUB-HOUSE

| NO FL | B/UP AREA (P.-LINE) | M/C RM LESS LIFT |
|---|---|---|
| GROUND | 77.66 | 0.00 |
| FIRST | 38.78 | 0.00 |
| TOTAL | 116.44 | 0.00 |

## F.S.I. STATEMENT FOR BULDING - D (MHADA)

| NO FLOOR | RESI. B/UP AREA (P.-LINE) | REFUGE AREA | LIFT | TENT'S |
|---|---|---|---|---|
| PARKING FLOOR | - | - | | - |
| FIRST FLOOR | 235.60 | - | | 4 |
| SECOND FLOOR | 235.60 | - | | 4 |
| THIRD FLOOR | 235.60 | - | 3.61 | 4 |
| FOURTH FLOOR | 235.60 | - | | 4 |
| FIFTH FLOOR | 235.60 | - | | 4 |
| SIXTH FLOOR | 235.60 | - | | 4 |
| SEVENTH FLOOR | 235.60 | - | | 4 |
| TOTAL | 1649.20 | 0.00 | 3.61 | 28 |

## INCLUSIVE HOUSING AREA CALCULATION

INCLUSIVE HOUSING PERMISSIBLE AREA = FEE, AREA X 20%
= 4063.70 x 20%
INCLUSIVE HOUSING PERMISSIBLE AREA = 1612.74 SQ.M
INCLUSIVE HOUSING PROPOSED AREA = 1649.20 SQ.M

## OPEN SPACE AREA CALCULATION

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 01 | 22.29 | X | 41.46 | X | 0.5 | = | 462.07 | |
| 02 | 20.98 | X | 41.46 | X | 0.5 | = | 434.47 | |
| TOTAL | | | | | | = | 896.54 | |

AREA KEY PLAN FOR OPEN SPACE

## D.P. LOCATION

PROPOSED SITE

## WATER AREA CALCULATION BUILDING A,B,C

| | | | |
|---|---|---|---|
| AMOUNT OF WATER REQUIRED PER PERSON | = | 135.0 | lts/day |
| WATER REQUIRED PER FLAT(5 PERSONS/FLAT) | = | 675.0 | lts/day |
| NO OF FLATS IN BLDG | = | 367 | NOS. |
| REQUIRED CAPACITY OF OVERHEAD WATER TANK | = | 247725.0 | lts/day |
| | | 247.72 | M3 |
| CHECKING | | 0.0 | |
| NO'S OF PERSON USR | = | 30 | NOS. |
| REQ. CAP. OF OVERHEAD WATER TANK (33%) | = | 1493 | |
| TOTAL NO'S OF PERSON | = | 33 | NOS. |
| TOTAL WATER REQ. FOR RES+COMM | = | 24621.8 | |
| WATER REQUIRED FOR FIRE FIGHTING (250000+10000) | = | 85000 | lts/day |
| TOTAL WATER REQUIRED PER DAY | = | 324621.8 | |
| REQUIRED CAPACITY TO UNDER GROUND WATER TANK | = | 97387 | lts/day |
| WATER REQUIRED FOR FIRE FIGHTING TO UGWT | = | 60000 | lts/day |
| REQUIRED CAPACITY TO UNDER GROUND WATER TANK | = | 157387 | lts/day |
| PROVIDE CAPACITY TO UNDER GROUND WATER TANK | = | 170,000 | lts/day |

## SERVICES AREA (NON FSI)

| | DESCRIPTION | AREA |
|---|---|---|
| 1 | U.G.W.T. | 224.30 |
| 2 | STP | 160.00 |
| 3 | OWC | 60.00 |
| 4 | TRANSFORMER | 60.00 |
| 5 | CLUBHOUSE | 116.44 |
| | TOTAL AREA | 640.74 |

## F.S.I. STATEMENT FOR PREVIOUS 'P' SANCTION AND PROPOSED 'P' LINE AREA WING WISE

| BUILDING NAME | PREVIOUS SANCTION P.LINE AREA Comm. | Resi. | Total Comm.+ Resi. | PROPOSED P.LINE AREA Comm. | Resi. | Total Comm.+ Resi. | Mahda - Proposed P.line (BWS) | TENEMENT ENG. MMPA TENTS | TOTAL TENTS | REFUGE AREA LIFT | FIRE LIFT | MC LESS LIFT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (A) | (B) | (C) (A+B) | (D) | (E) | (F) (D+E) | (G) | (H) | (I) | (J) | | (K) |
| BULDING-A | 0.00 | 12020.15 | 12020.15 | 0.00 | 13048.00 | 13048.00 | 0.00 | 122 | 122 | 146.70 | 14.25 | 5.29 | 0.00 |
| BULDING-B | 0.00 | 12840.26 | 12840.26 | 0.00 | 14037.42 | 14037.42 | 0.00 | 98 | 98 | 164.40 | 14.25 | 5.29 | 0.00 |
| BULDING-C | 110.43 | 10318.85 | 10429.28 | 110.43 | 12649.44 | 12759.87 | 0.00 | 119 | 119 | 146.70 | 14.25 | 5.29 | 0.00 |
| BULDING-D (MHADA) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1649.20 | 28 | 0 | 28 | 3.61 | 0.00 | 0.00 |
| TOTAL | 110.43 | 35279.26 | 35389.69 | 110.43 | 39834.86 | 39945.29 | 1649.20 | 367 | 339 | 457.80 | 42.75 | 15.87 | 0.00 |

## TOTAL PARKING AREA STATEMENT

| VEHICLE | SIZE | VEHICLE AREA REQUIRED | VEHICLE NO | AREA PROVIDED |
|---|---|---|---|---|
| CARS | 2.5X5.0M | 12.50 | 290 | 3625.00 |
| SCOOTERS | 1.0X2.0M | 2.00 | 628 | 1256.00 |
| TOTAL | | | | 4881.00 |

## TOTAL PARKING AREA STATEMENT

| TYPE OF FLAT | NO OF FLAT | REQUIRED PARKING | PROVIDED PARKING | |
|---|---|---|---|---|
| | | CAR | SCOOTER | CAR | SCOOTER |
| 1 TEDEMENTS HAVING CARPET AREA 40.00- 50.00 SQM(1-2) | 182 | 182 | 182 | 182 |
| 2 TEDEMENTS HAVING CARPET AREA 50.00-100.0 SQM(1-2) | 157 | 78 | 157 | 78 | 157 |
| TOTAL | 339 | 260 | 339 | 260 | 339 |

## TOTAL PARKING AREA STATEMENT

| | | | | | |
|---|---|---|---|---|---|
| | | | | | |
| REQUIRED PARKING | 290 | 292 | 290 | 292 | 292 |
| PROPOSED PARKING | 290 | 628 | 290 | 628 | 628 |

## A AREA STATEMENTS

| | | SQ.M |
|---|---|---|
| 01 | Area of (Minimum area of a, b, c to be considered) | 10090.00 |
| | (a) As per ownership document (7/12 CTS extract) | 10090.00 |
| | (b) As per measurement sheet | 10314.82 |
| | (c) As per Development plan | 10473.55 |
| | Deductions for: | |
| | (d) As per side | 1047.55 |
| | (e) Proposed D.P./ D.P. 24.00 & 45.00M Road widening Area (1465.21+6198.09) | 2026.30 |
| | (f) BRT Parking Area | 2321.41 |
| | Total (a + b) | 2349.71 |
| 02 | Net Plot Area | 7740.29 |
| 03 | Balance Area of the plot (01-02) | 7740.29 |
| | Deduction for: | |
| 04 | Amenity space | |
| | (a) Required - | 0.00 |
| | (b) Proposed | 896.54 |
| 05 | Net Plot Area [3-(4)] | 7740.29 |
| | (c) Balance Proposed- | 0.00 |
| | (d) Adjustment of 2(b), if any- | 0.00 |
| | (e) Required - | 0.00 |
| 06 | Recreational Open Space (if applicable) | |
| | (a) Required - 10% | 774.02 |
| | (b) Proposed | 896.54 |
| 07 | Internal Road area | 0.00 |
| 08 | Plot area with reference to base F.S.I. as per front road width (F.S.I.0.5 x base FSI) (1.00 FSI) BRT | 3870.15 |
| 09 | Built up area (if applicable) | 7740.29 |
| 10 | Addition of FSI on Payment of Premium | |
| | (a) Maximum permissible premium FSI - based on road width (7740.29x 0.75) | 5805.22 |
| | (b) Proposed FSI on Payment of Premium (3870.15 x 0.9675597) | 3744.97 |
| 11 | In-situ FSI/TDR loading | |
| | (a) Permissible TDR area (7740.29 X 1.75=13545.51X0.9675597) | 13107.40 |
| | (b) In-situ area against D.P. Road (2026.30 X 2) | 0.00 |
| | (c) In-situ area against BRT Parking area (2321.41 X 1) | 0.00 |
| | (d) Total in-situ / TDR loading proposed Newly Proposed loading | - |
| | (e) Previously Used T.D.R | 10997.24 |
| 12 | Additional FSI area under Chapter No. 7 (Incentive Green FSI-0.05X | 387.01 |
| 13 | Total entitlement of FSI in the proposal | |
| | (a) (8+10(b)+11(e)) & 12 whichever is applicable | 24297.67 |
| | (b) Residential Balance entitlement for Ancillary Area (15x0.80) | 61.35 |
| | (c) Commercial Balance entitlement for Ancillary Area (15x0.80) | |
| | Residential Ancillary Area FSI upto 60% With Payment of charge | 14816.54 |
| | (d) (Ch.b Whichever applicable) (9734.88/1.8 = 2483.41 x 60% = 1490.05) | |
| | Commercial Ancillary Area FSI upto 60% With Payment of charge | 49.08 |
| | (e) (Ch.b Whichever applicable) (110.43/1.8=61.35 x 80% = 49.08) | |
| 14 | (f) Total entitlement (4+9+d+e) | 39846.29 |
| | 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 or 14.2.5 as applicable) x 2.66 | 50116.47 |
| 15 | Total Built-up Area in proposal. (excluding area at Sr.No.17.b) | 0.00 |
| | (a) Proposed Built-up Area (as per 'P.-Line') | |
| | (b) Existing Built-up Area(as per Old Plan) | 0.00 |
| | Residential | |
| | (i) Commercial | 110.43 |
| 16 | F.S.I. Consumed (15c(1) (should not be more than Serial No. 14 above) | 39945.29 |
| | (c) Total (a+b) | 0.99 |
| 17 | Area for Inclusive Housing, if any | |
| | (a) Required (20% of Sr.No.9) | 1612.74 |
| | (b) Proposed | 1649.20 |

## B CERTIFICATE OF AREA

Certified that the built under reference was surveyed by me on and the dimensions of sides etc. of the built 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 land able for plans sanctioned by C.M.C. I/We would execute the structure as per sanctioned plan. 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 | Demolition : Yellow hatched |

## F JOB TITLE / SITE ADDRESS

PROPOSED COMMERCIAL+RESIDENTIAL BUILDING ON S.NO.60/1, 60/3 TO 60/6, 60/8 TO 60/13, 60/15 TO 60/19,61/2/1(P) AT RAVET, PUNE.

## G OWNER NAME AND SIGNATURE

Jananee Realty Private Limited
Through its Director Anup Ramanand Jamdhre
(For self and POA holder of Smt. Gauribai Dharam Chaudhari and Mr.Parshuram Vithal Jamdhare)

## H ARCHITECT

Architect Name: Hrishikesh Kularni
Signature
Designation: Architect
Reg. No.: CA/2002/28236
Signature

## I DATE & STAMP OF APPROVAL

Sanctioned No. BP / Rave/ 2621/21
Subject to conditions endorsed in the Office Order No. 2611/2024
Order dated 26/12/24
Permit
Date

Building Permission Dept
PCMC. Pimpri-Pune-18

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

## BUILDING LAYOUT

01 / 25