BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA			LIFT AREA		TENEMENTS	SHOP	TOTAL FSI AREA
	COMM.	RESI.	INCLUSIVE HOUSING	REGULAR	FIRE			
TOWER - A1	0.00	18944.14	0.00	10.83	4.75	176	00	18944.14
TOWER - A2	0.00	18944.14	0.00	10.83	4.75	176	00	18944.14
TOWER - A3	0.00	16443.84	0.00	10.83	4.75	173	00	16443.84
TOWER - A4	0.00	18987.52	0.00	10.83	4.75	176	00	18987.52
TOWER - A5	0.00	18944.14	0.00	10.83	4.75	176	00	18944.14
TOWER - A6	0.00	18944.14	0.00	10.83	4.75	176	00	18944.14
TOWER - A7	0.00	17079.48	0.00	9.50	4.75	132	00	17079.48
COMMERCIAL + INCLUSIVE-HOUSING	429.95	0.00	6307.60	8.36	4.75	85	08	429.95
MLCP-1 (CLUB HOUSE)	416.45	0.00	0.00	0.00	0.00	00	00	416.45
MLCP-2 (CLUB HOUSE)	644.00	0.00	0.00	0.00	0.00	00	00	644.00
TOTAL	1490.40	128287.40	6307.60	82.84	38.00	1270	08	129777.80

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
TOWER A1	109.80	110.94
TOWER A2	109.80	110.94
TOWER A3	109.80	110.16
TOWER A4	109.80	110.94
TOWER A5	109.80	110.94
TOWER A6	109.80	110.94
TOWER A7	82.35	84.09
INCLUSIVE-HOUSING	52.50	55.51
TOTAL		804.46

MAHADA AREA STATEMENT

MIN. REQ. AREA	6298.26
PROP. AREA	6307.60
PERM. BALC. AREA	946.14
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.	85

FLOORWISE FSI STATEMENT:- TOWER- A1,A2,A5 & A6

F.S.I. AREA STATEMENT

FLOOR NAME	RESI. BUILT UP AREA	TENEMENTS	LIFT	FIRE LIFT
STILT FLOOR	117.14	- -		
1ST FLOOR	858.26	8		
2ND FLOOR	858.26	8		
3RD FLOOR	858.26	8		
4TH FLOOR	858.26	8		
5TH FLOOR	858.26	8		
6TH FLOOR	858.26	8		
7TH FLOOR	858.26	8		
8TH FLOOR	840.02	8		
9TH FLOOR	858.26	8		
10TH FLOOR	858.26	8		
11TH FLOOR	858.26	8	10.83	4.75
12TH FLOOR	858.26	8		
13TH FLOOR	840.02	8		
14TH FLOOR	858.26	8		
15TH FLOOR	858.26	8		
16TH FLOOR	858.26	8		
17TH FLOOR	858.26	8		
18TH FLOOR	840.02	8		
19TH FLOOR	858.26	8		
20TH FLOOR	858.26	8		
21TH FLOOR	858.26	8		
22TH FLOOR	858.26	8		
TOTAL	18944.14	176	10.83	4.75

FLOORWISE FSI STATEMENT:- TOWER-A3

F.S.I. AREA STATEMENT

FLOOR NAME	RESI. BUILT UP AREA	TENEMENTS	LIFT	FIRE LIFT
STILT FLOOR	132.29	0		
1ST FLOOR	752.14	8		
2ND FLOOR	752.14	8		
3RD FLOOR	752.14	8		
4TH FLOOR	752.14	8		
5TH FLOOR	752.14	8		
6TH FLOOR	752.14	8		
7TH FLOOR	752.14	8		
8TH FLOOR	673.63	7		
9TH FLOOR	752.14	8		
10TH FLOOR	752.14	8		
11TH FLOOR	752.14	8	10.83	4.75
12TH FLOOR	752.14	8		
13TH FLOOR	673.63	7		
14TH FLOOR	752.14	8		
15TH FLOOR	752.14	8		
16TH FLOOR	752.14	8		
17TH FLOOR	752.14	8		
18TH FLOOR	673.63	7		
19TH FLOOR	752.14	8		
20TH FLOOR	752.14	8		
21TH FLOOR	752.14	8		
22TH FLOOR	752.14	8		
TOTAL	16443.84	173	10.83	4.75

FLOORWISE FSI STATEMENT:- TOWER-A4

F.S.I. AREA STATEMENT

FLOOR NAME	RESI. BUILT UP AREA	TENEMENTS	LIFT	FIRE LIFT
STILT FLOOR	117.14	0		
1ST FLOOR	860.24	8		
2ND FLOOR	860.24	8		
3RD FLOOR	860.24	8		
4TH FLOOR	860.24	8		
5TH FLOOR	860.24	8		
6TH FLOOR	860.24	8		
7TH FLOOR	860.24	8		
8TH FLOOR	841.94	8		
9TH FLOOR	860.24	8		
10TH FLOOR	860.24	8		
11TH FLOOR	860.24	8	10.83	4.75
12TH FLOOR	860.24	8		
13TH FLOOR	841.94	8		
14TH FLOOR	860.24	8		
15TH FLOOR	860.24	8		
16TH FLOOR	860.24	8		
17TH FLOOR	860.24	8		
18TH FLOOR	841.94	8		
19TH FLOOR	860.24	8		
20TH FLOOR	860.24	8		
21TH FLOOR	860.24	8		
22TH FLOOR	860.24	8		
TOTAL	18987.52	176	10.83	4.75

FLOORWISE FSI STATEMENT:- TOWER-A7

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

FLOOR NAME	RESI. BUILT UP AREA	TENEM ENTS	LIFT	FIRE LIFT
STILT FLOOR	31.08	0		
1ST FLOOR	778.23	6		
2ND FLOOR	778.23	6		
3RD FLOOR	778.23	6		
4TH FLOOR	778.23	6		
5TH FLOOR	778.23	6		
6TH FLOOR	778.23	6		
7TH FLOOR	778.23	6		
8TH FLOOR	754.01	6		
9TH FLOOR	778.23	6		
10TH FLOOR	778.23	6		
11TH FLOOR	778.23	6	9.50	4.75
12TH FLOOR	778.23	6		
13TH FLOOR	754.01	6		
14TH FLOOR	778.23	6		
15TH FLOOR	778.23	6		
16TH FLOOR	778.23	6		
17TH FLOOR	778.23	6		
18TH FLOOR	754.01	6		
19TH FLOOR	778.23	6		
20TH FLOOR	778.23	6		
21TH FLOOR	778.23	6		
22TH FLOOR	778.23	6		
TOTAL	17079.48	132	9.50	4.75

FLOORWISE FSI STATEMENT:- COMMERCIAL + INCLUSIVE-HOUSING

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

FLOOR NAME	COMM. B-UP AREA	RESI. B-UP AREA	SHOP	TENEMENTS	LIFT	FIRE LIFT
STILT FLOOR	280.75	38.61	08	- - -		
MEZZANINE F.	149.20	- - -	- - -	- - -		
PODIUM 1 FL	- - -	64.68	- - -	- - -		
PODIUM 2 FL	- - -	- - -	- - -	- - -		
PODIUM 3 FL	- - -	- - -	- - -	- - -		
PODIUM 4 FL	- - -	- - -	- - -	- - -		
1ST FLOOR	- - -	871.01	- - -	12	8.36	4.75
2ND FLOOR	- - -	871.01	- - -	12		
3RD FLOOR	- - -	815.73	- - -	11		
4TH FLOOR	- - -	871.01	- - -	12		
5TH FLOOR	- - -	871.01	- - -	12		
6TH FLOOR	- - -	871.01	- - -	12		
7TH FLOOR	- - -	871.01	- - -	12		
8TH FLOOR	- - -	162.52	- - -	02		
TOTAL	429.95	6307.60	08	85	8.36	4.75

MULTI LEVEL CAR PARKING 01

FLOOR NAME	PARKING AREA	CLUB HOUSE AREA
BASEMENT	1486.48	- - -
LO.GROUND	1486.48	- - -
STILT	1486.48	- - -
1ST FLOOR	1486.48	- - -
2ND FLOOR	1486.48	- - -
3RD FLOOR	1486.48	- - -
4TH FLOOR	1486.48	- - -
5TH FLOOR	1486.48	- - -
6TH FLOOR	1486.48	- - -
7TH FLOOR	1486.48	- - -
CLUB HOUSE 1ST FLOOR	- - -	265.73
CLUB HOUSE 2ND FLOOR	- - -	150.72
TOTAL	14864.80	416.45

MULTI LEVEL CAR PARKING 02

FLOOR NAME	PARKING AREA	COMM. AREA
BASEMENT	1462.97	- - -
LO.GROUND	1462.97	- - -
STILT	1462.97	279.66
1ST FLOOR	1462.97	- - -
2ND FLOOR	1462.97	- - -
3RD FLOOR	1462.97	- - -
4TH FLOOR	1462.97	- - -
5TH FLOOR	1462.97	- - -
6TH FLOOR	1462.97	- - -
CLUB HOUSE 1ST FLOOR	- - -	364.34
TOTAL	13166.73	644.00

DATE & STAMP OF APPROVAL

01/27

Layout

Sanctioned No. B.P/Punawale/69/2023
Subject to conditions mentioned in the Office Order No.
aven dated 20/09/2023
Pimpri
Date :20/9/2023

Pimpri Chinchwad Municipal Corporation — Sectional Engineer — Building Permission Dept.

O. C. Signed by City Engineer

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

RESERVATION (SWM) KEY PLAN (SCALE - 1:1000)

RESERVATION (SWM) AREA CALCULATION

1	0.50	X	17.99	X	62.97	= 566.42
2	0.50	X	11.04	X	62.97	= 347.59
3	0.50	X	6.34	X	40.41	= 128.10
4	0.50	X	20.72	X	40.41	= 418.65
TOTAL						1460.76

OPEN SPACE AREA KEY PLAN (SCALE - 1:1000)

OPEN SPACE AREA CALCULATION

1	0.50	X	34.54	X	87.29	= 1507.50
2	0.50	X	35.01	X	87.29	= 1528.01
TOTAL						3035.51

OCCUPANCY LOAD CALCULATIONS

FLOOR	B/UP AREA	OCCUPANT LOAD	NO OF PERSON
1st & Mezz.	429.95	03	144
TOTAL	429.95	- -	144

SANITARY REQUIREMENT (COMM.)
FOR EVERY 25 MALE 1W.C.1WB.1URINAL
FOR EVERY15 FEMALE 1W.C.

TOTAL NOS OF PERSONS = 144
(2/3) = 96 MALE & (1/3) = 48 FEMALE

REQD.	MALE	FEMALE
W.C.	04	04
URINALS	04	- -
W.H.B.	04	04

WATER STORAGE CAPACITY

FOR RESIDENTIAL

AMOUNT OF WATER REQUIRED PER PERSON	= 135	lts/day
WATER REQUIRED PER FLAT (5 person per flat)	= 675	lts/day
NO. OF FLATS	= 1270	
WATER REQUIRED FOR FLAT	= 8,57,250.00	lts/day

FOR COMMERCIAL

AMOUNT OF WATER REQUIRED PER PERSON	= 45	lts/day
NO. OF PERSON	= 144	
WATER REQUIRED (144X45)	= 6,480.00	lts/day
REQUIRED CAPACITY OF O.H. W.T.(COMM.+RESI.)	= 8,63,730.00	ltsday
	SAY = 8,70,000.00	ltsday
FIRE FIGHTING (25000 X 08 BLDG.)	= 2,00,000.00	ltsday
TOTAL REQUIRED CAPACITY OF OVER HEAD WATER TANK	= 10,70,000.00	ltsday
TOTAL PROVIDE CAPACITY OF OHWT	= 10,70,000.00	ltsday
U.G.WATER TANK REQUIRED = 8,63,730.00 X 1.50	= 12,95,595.00	ltsday
	SAY = 13,00,000.00	ltsday
FIRE FIGHTING (100000 X 08 BLDG. X 50%)	= 4,00,000.00	ltsday
PROVIDED CAPACITY OF U.G.WATER TANK	= 17,00,000.00	ltsday

PARKING STATEMENT

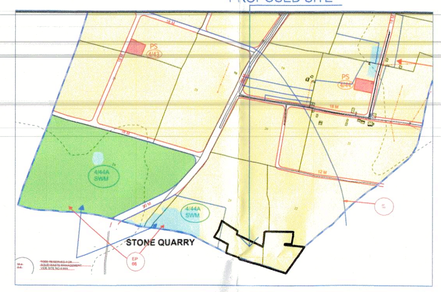
RESIDENTIAL PURPOSE	CAR	SCOOTER REQUIRED
1 TENEMENTS HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M	01	01
FOR 513 TENEMENTS	513	513
2 TENEMENTS HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M	01	02
FOR 757 TENEMENTS	379	757
PARKING REQUIRED	892	1270
ADD 5% VISITOR PARKING	45	64
REQUIRED TOTAL PARKING FOR RESI.	937	1334

COMMERCIAL PURPOSE	REQUIRED	
REQUIRED BY RULE FOR EVERY 100 SQ.MT. CARPET AREA	02	06
FOR CARPET AREA = 398.64 = 398.64/100 = 3.98	08	24
REQUIRED TOTAL PARKING FOR COM.	08	24
TOTAL PARKING FOR RESI.+ COMM.	945	1358
TOTAL PARKING PROVIDE	1219	1455

PARKING AREA STATEMENT

	AREA REQUIRED	SQ.M.
CAR	1219 X 12.50 SQ.M.	15,237.50
SCOOTER	1455 X 2.00 SQ.M.	2,910.00
TOTAL		18,147.50

PROPOSED SITE



LOCATION PLAN

N

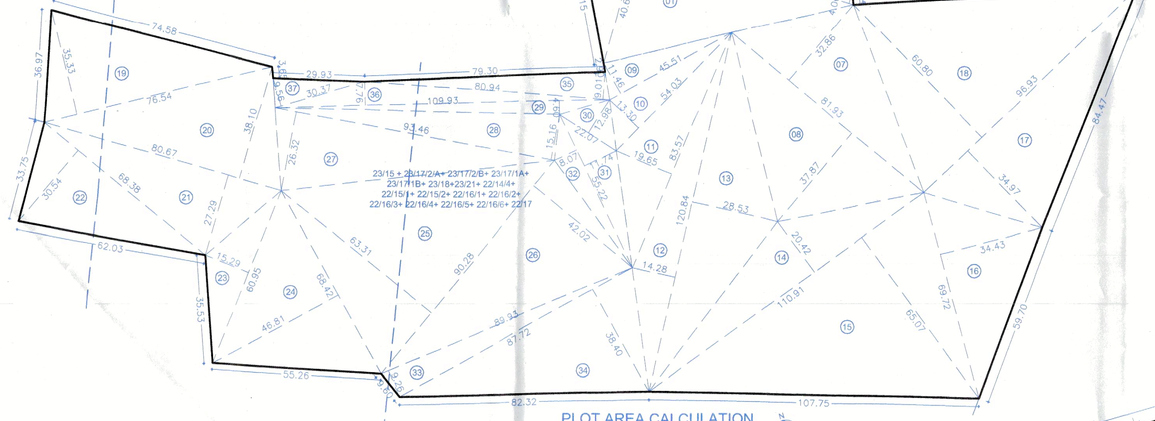
PLOT AREA CALCULATION AFTER AMALGAMATION (IN SQ.M.)

No.	Survey Number	Plot Area as per 7-12	Plot Area as per Demarcation	Plot Area as per Min. Considered
1	23/15 + 23/17/2/A+ 23/17/2/B+ 23/17/1A+ 23/17/1B+ 23/18+23/21+ 22/14/4+ 22/15/1+ 22/15/2+ 22/16/1+ 22/16/2+ 22/16/3+ 22/16/4+ 22/16/5+ 22/16/6+ 22/17	47170.00	40874.99	40170.00
TOTAL AREA		47170.00	40874.99	40170.00

PLOT AREA CALCULATION (SCALE - 1:1000)

PLOT AREA CALCULATION - S No. 22(P)

1	0.50	X	40.65	X	93.02	= 1890.63
2	0.50	X	4.06	X	93.02	= 188.83
3	0.50	X	9.40	X	116.75	= 553.98
4	0.50	X	4.64	X	116.75	= 270.86
5	0.50	X	29.57	X	113.45	= 1677.36
6	0.50	X	18.50	X	109.36	= 1011.58
7	0.50	X	32.86	X	81.93	= 1346.11
8	0.50	X	37.87	X	81.93	= 1551.34
9	0.50	X	11.46	X	45.51	= 260.77
10	0.50	X	13.30	X	54.03	= 359.30
11	0.50	X	19.65	X	83.57	= 821.08
12	0.50	X	14.28	X	120.84	= 862.80
13	0.50	X	28.53	X	120.84	= 1723.78
14	0.50	X	20.42	X	110.91	= 1132.39
15	0.50	X	65.07	X	110.91	= 3608.46
16	0.50	X	34.43	X	69.72	= 1200.23
17	0.50	X	34.97	X	96.93	= 1694.82
18	0.50	X	60.80	X	96.93	= 2946.67
19	0.50	X	35.33	X	76.54	= 1352.08
20	0.50	X	38.10	X	80.67	= 1536.76
21	0.50	X	27.29	X	80.67	= 1100.74
22	0.50	X	30.54	X	68.38	= 1044.16
23	0.50	X	15.29	X	60.95	= 465.96
24	0.50	X	46.81	X	68.42	= 1601.37
25	0.50	X	63.31	X	90.28	= 2857.81
26	0.50	X	42.02	X	90.28	= 1896.78
27	0.50	X	26.32	X	93.46	= 1229.93
28	0.50	X	15.16	X	93.46	= 708.43
29	0.50	X	4.60	X	109.93	= 252.84
30	0.50	X	12.98	X	22.07	= 143.23
31	0.50	X	11.74	X	55.22	= 324.14
32	0.50	X	8.07	X	55.22	= 222.81
33	0.50	X	9.26	X	89.93	= 416.36
34	0.50	X	38.40	X	87.72	= 1684.22
35	0.50	X	80.94	X	9.01	= 364.63
36	0.50	X	109.93	X	7.76	= 426.53
37	0.50	X	30.37	X	9.56	= 145.17
TOTAL						40874.99

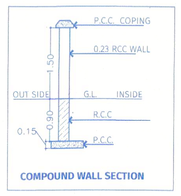


LAYOUT PLAN (SCALE - 1:500)

N

MARUNJI SHIV

COMPOUND WALL SECTION



SECTION THROUGH U.G.R.WATER TANK

AMENITY SPACE AREA KEY PLAN (SCALE - 1:1000)

AMENITY SPACE AREA CALCULATION

1	0.50	X	28.607	X	63.85	= 913.28
2	0.50	X	18.59	X	63.85	= 593.49
TOTAL						1506.77

BUFFER ZONE AREA KEY PLAN (SCALE - 1:1000)

BUFFER ZONE AREA CALCULATION

1	0.50	X	42.15	X	70.97	= 1495.69
2	0.50	X	8.44	X	80.29	= 338.82
3	0.50	X	29.91	X	80.29	= 1200.74
4	0.50	X	5.41	X	65.49	= 177.15
5	0.50	X	26.01	X	84.93	= 1104.51
6	0.50	X	23.73	X	107.99	= 1281.30
7	0.50	X	45.55	X	107.99	= 2459.47
8	0.50	X	2.61	X	91.87	= 119.89
9	0.50	X	18.55	X	7.76	= 71.97
10	0.50	X	46.21	X	7.76	= 179.29
11	0.50	X	30.37	X	9.56	= 145.17
TOTAL						8574.02

A AREA STATEMENTS

			SQ.M
01	Area of Plot *(Minimum area of a, b, c to be considered)*		40,170.00
	(a)	As per ownership document (7/12, CTS extract)	40,170.00
	(b)	As per measurement sheet	40,874.99
	(c)	As per site	40,874.99
02	Deductions for:		
	(a)	Proposed D.P./ D.P. Road widening Area	0.00
	(b)	Any D.P.Reservation area	1,460.76
	(c)	Area under Buffer Zone	8,574.02
	Total (a + b + c)		10,034.78
03	Balance Area of the plot (01-02)		30,135.22
04	Amenity space		
	(a)	Required-	1,506.77
	(b)	Adjustment of 2(b), if any-	0.00
	(c)	Balance Proposed-	1,506.77
05	Net Plot Area [3-4-(c)]		28,628.45
06	Recreational Open Space (if applicable)		
	(a)	Required	3,013.52
	(b)	Proposed	3,035.51
07	Internal Road area		0.00
08	Plotable area (if applicable)		28,628.45
09	Built up area with reference to Basic F.S.I. as per front road width *(Sr.No.5 x basic FSI)*		31,491.30
10	Addition of FSI on Payment of Premium		
	(a)	Maximum permissible premium FSI - based on road width *[0.50 x Sr.No.01]*	20,085.00
	(b)	Proposed FSI on Payment of Premium	17,731.21
11	In-situ FSI/TDR loading		
	(a)	In-situ area against D.P. Reservation) *[2.00 x Sr. No. 2 (a)], if any*	0.00
	(b)	In-situ area against Amenity Space *[2.00 x Sr.No.4(b) and/or (c)]*	0.00
	(c)	TDR area *[0.90 x Sr.No.01]* (40,170.00 x 90% = 36153.00)	31,916.18
	(d)	Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	31,916.18
12	Additional FSI area under Chapter No. 7		0.00
13	Total entitlement of FSI in the proposal		
	(a)	[9+10(b)+11(d)] or 12 whichever is applicable.	81,138.69
	(b)	Ancillary Area FSI upto 60% with payment of charges (81,138.69X 60%=48683.21)	48,640.00
	(c)	Total entitlement (a+b)	1,29,778.69
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)*		1,40,366.88
15	Total Built-up Area in proposal. *(excluding area at Sr.No.17.b)*		
	(a)	Existing Built-up Area	0.00
	(b)	Proposed Commercial Built-up Area (as per 'P-Line')	1,490.40
	(c)	Proposed Residential Built-up Area (as per 'P-Line')	1,28,287.40
	(d)	Total (a+b+c)	1,29,777.80
16	F.S.I. Consumed (15/13) *(should not be more than Serial No.14 above)*		0.00
17	Area for Inclusive Housing, if any		
	(a)	Required *(20% of Sr.No.9)*	6,298.26
	(b)	*Proposed*	6,307.60

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	

E PROJECT TEAM

01	Concept Designers	Vk:a
02	Environment Consultant	Vk:e
03	Structural Consultant	Satish Marathe Consulting Engineers
04	Plumbing Consultant	- - -
05	Electrical Consultant	- - -
06	Fire Consultant	- - -
07	HVAC Consultant	- - -

F JOB TITLE / SITE ADDRESS

PROPOSED LAYOUT ON S.NO - 22/14/4, 22/15/1+2, 22/16/1 +2 +3+4+5+6, 22/17, 23/15, 23/17/2A+2B, 23/17/1A +1B, 23/18, 23/21. OF VILLAGE - PUNAWALE, TAL - MULSHI, PUNE.

G OWNER NAME AND SIGNATURE

Owner(s) Name: M/s GOLDWAY REALTY THROUGH PARTNER MIR, VINEET K. GOYAL.

Owner(s) Sign:

H ARCHITECT

Architect(s) Name: Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235

Architect(s) Sign:

NORTH

VK:a architecture
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