

F.S.I. STATEMENT :-

FLOOR (WING A + B)	PROPOSED COMMERCIAL AREA (with 80% ancillary)	PROPOSED RESIDENTIAL AREA (with 60% ancillary)	PROPOSED EWS AREA (Free of FSI)	NO. OF SHOPS/OFFICES/	NO. OF FLATS	NO. OF FLATS (EWS)	LIFT AREA
LOWER GROUND LVL.	681.78			18			(3.61 x 3)+
UPPER GROUND FL.	674.93			17			(4.75 x 2)+
MEZZANINE FL.	373.05						(3.24 x 3)+
1ST FL.	1409.37			24			= 30.05
2ND FL.		468.09 (Block A)	898.73 (Block B)		04	16	
3RD FL.		754.41 (Block A)	598.25 (Block B)		06	10	
4TH FL.		1274.74			12		
5TH FL.		1274.74			12		
6TH FL. (Refuge Fl.)		1253.30			12		
7TH FL.		1274.74			12		
8TH FL.		1274.74			12		
9TH FL.		1274.74			12		
10TH FL.		1274.74			12		
11TH FL. (Refuge Fl.)		1253.30			12		
12TH FL.		203.23			01		
TOTAL	3139.13	11580.77	1496.98	59 NOS.	107 NOS.	26 NOS.	30.05

DOOR-WINDOW SCHEDULE

ED - 1.20 x 2.25	RS - 3.00 x 2.25
ED1 - 1.05 x 2.25	RS1 - 3.60 x 2.25
D - 0.90 x 2.25	RS2 - 2.40 x 2.25
D1 - 0.75 x 2.25	W - 1.80 x 1.60
SD - 1.80 x 2.25	W1 - 1.50 x 1.60
SD1 - 1.20 x 2.25	W2 - 1.20 x 1.05
	W3 - 0.90 x 1.60
	W4 - 2.50 x 1.60
	W5 - 1.80 x 0.75
	V - 0.60 x 1.05
	V1 - 0.45 x 1.05

TOTAL PROP. B/UP (FSI) (RESIDENTIAL+COMMERCIAL) 14719.90

REFUGE AREA (NON-FSI) [6th fl.=39.01 & 11th fl.=61.19]	126.34
LIFT AREA (NON-FSI)	30.05
TOTAL PROP. EWS B/UP AREA (NON-FSI)	1496.98
ANCILLARY FLOOR NON-FSI	---
UPPER GROUND FLOOR NON-FSI/PARKING AREA	1270.36
LOWER GROUND FLOOR NON-FSI/PARKING AREA	1545.47
BASEMENT 1 NON-FSI/PARKING AREA	3979.13
BASEMENT 2 NON-FSI/PARKING AREA	3979.13
SERVICES NON-FSI (STP, UGWT, OWC, DG SET, TRANSFORMER)	457.50
TOTAL FSI + NON-FSI AREA (TOTAL CONSTRUCTION AREA)	27,604.86

TOTAL PROP. B/UP (FSI) WITH ANCILLARY

	NET AREA	ANCILLARY AREA	TOTAL AREA
COMMERCIAL B/UP	1743.96	1395.17 (80%)	3139.13
RESIDENTIAL B/UP	7237.98	4342.79 (60%)	11580.77
TOTAL PROP. B/UP (FSI)	8981.94	5737.96	14716.15

CARPET AREA STATEMENT :- 2ND FLOOR

FLOOR	FLAT NO.	RERA CARPET	BALC. AREA	TOTAL AREA
TYPICAL 2nd FLOOR				
WING B (EWS Tenaments)	B-201	49.30	--	49.30
	B-202	31.59	--	31.59
	B-203	47.53	--	47.53
	B-204	44.86	--	44.86
	B-205	44.95	--	44.95
	B-206	46.32	3.35	49.67
	B-207	42.79	--	42.79
	B-208	38.34	--	38.34
	B-209	34.56	--	34.57
	B-210	39.46	--	39.46
	B-211	46.32	3.35	49.68
	B-212	44.55	--	44.13
	B-213	44.71	--	44.12
	B-214	47.53	--	47.53
	B-215	31.59	--	31.59
	B-216	49.30	--	49.31

CARPET AREA STATEMENT :- 3RD FLOOR

FLOOR	FLAT NO.	RERA CARPET	BALC. AREA	TOTAL AREA
TYPICAL 3rd FLOOR				
WING B (EWS Tenaments)	B-301	49.30	--	49.30
	B-304	38.34	--	38.34
	B-305	34.56	--	34.57
	B-306	39.46	--	39.46
	B-307	46.32	3.35	49.68
	B-308	44.55	--	44.13
	B-309	44.71	--	44.12
	B-310	47.53	--	47.53
	B-311	31.59	--	31.59
	B-312	49.30	--	49.31

F.S.I. STATEMENT :- M&SC-5 RESERVATION PLOT

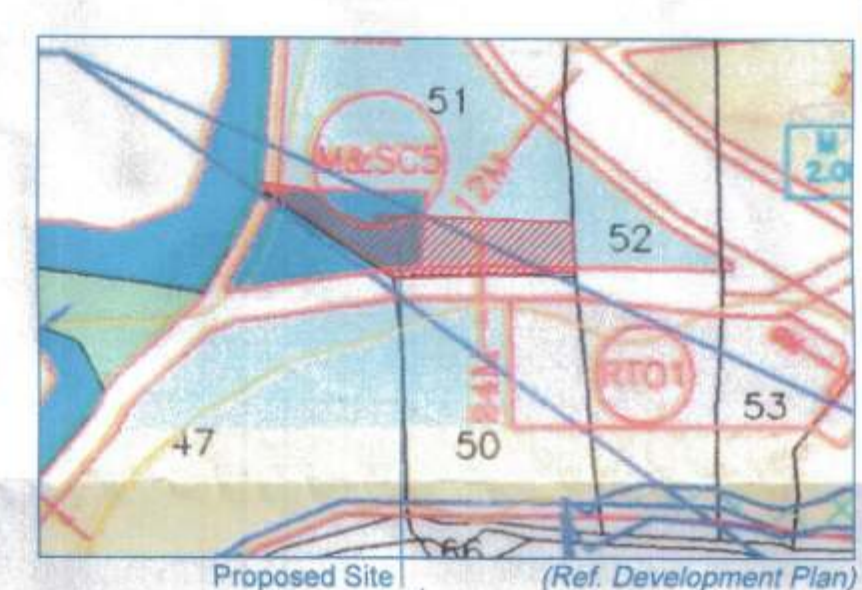
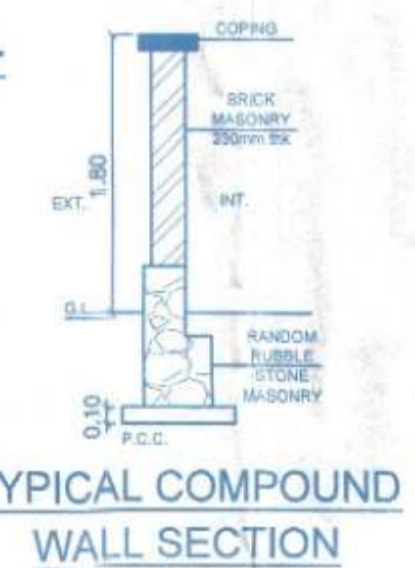
FLOOR	PROP. AREA	NO. OF SHOPS/
GROUND FL.	-	-
FIRST FL.	435.26	15
SECOND FL.	435.26	15
THIRD FL.	435.26	15
FOURTH FL.	401.47	14
TOTAL	1707.25	74 NOS.

CARPET AREA STATEMENT FOR M&SC-5 RESERVATION PLOT

FLOOR	SHOP NO.	CARPET AREA	FLOOR	SHOP NO.	CARPET AREA
FIRST, SECOND & THIRD FLOOR LEVEL					
SHOPS	S101, S201, S301	16.87	FOURTH FLOOR LEVEL	S401	16.87
	S102, S202, S302	14.42		S402	14.42
	S103, S203, S303	17.14		S403	17.14
	S104, S204, S304	17.14		S404	17.14
	S105, S205, S305	17.14		S405	17.14
	S106, S206, S306	15.47		S406	15.47
	S107, S207, S307	16.38		S407	16.38
	S108, S208, S308	16.38		S408	16.38
	S109, S209, S309	16.38		S409	16.38
	S110, S210, S310	16.38		S410	16.38
	S111, S211, S311	18.82		S411	18.82
	S112, S212, S312	22.79		S412	22.79
	S113, S213, S313	22.79		S413	22.79
	S114, S214, S314	17.67		S414	23.02
	S115, S215, S315	29.78			

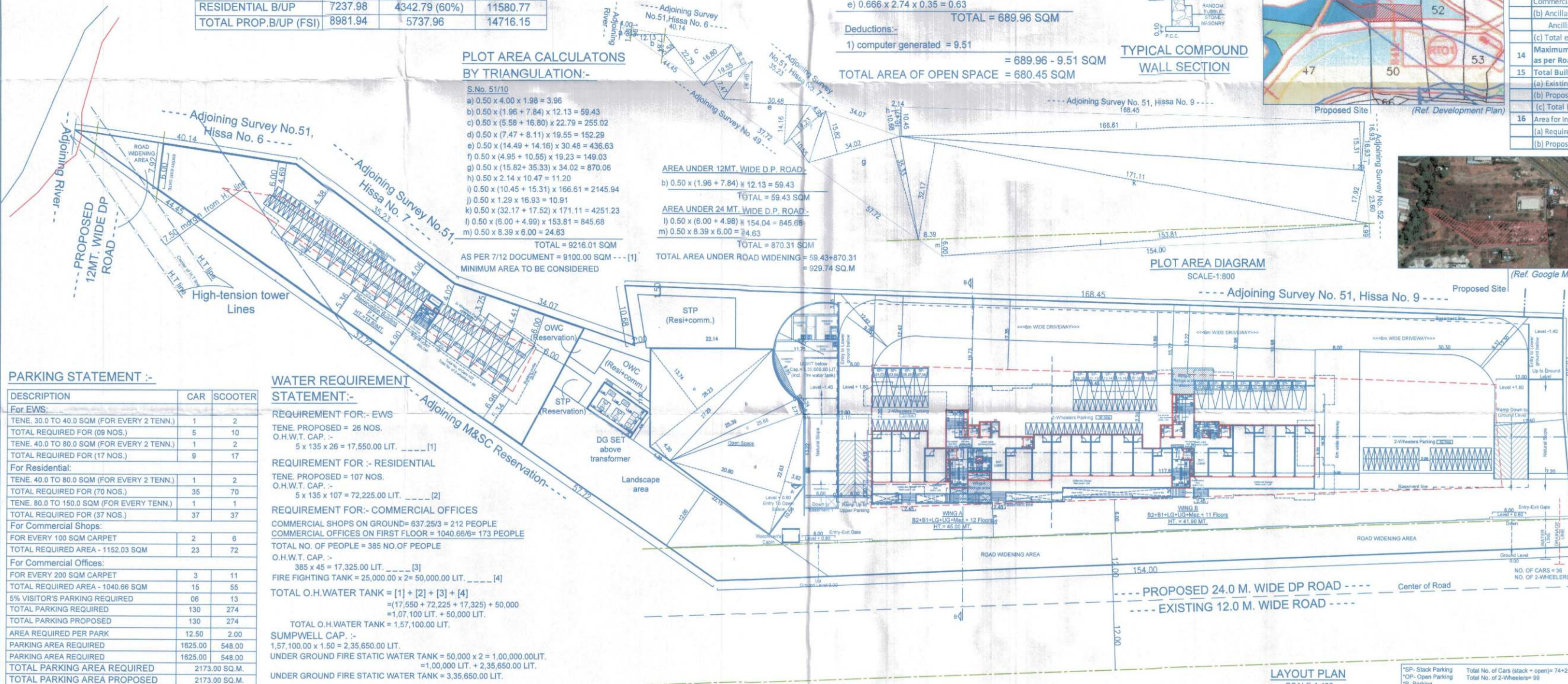
OPEN SPACE CALC. BY TRIANGULATION:-

- Additions:-
- a) 0.50 x (13.74 + 4.20) x 28.23 = 253.22
 - b) 0.50 x 25.39 x 9.85 = 125.04
 - c) 0.50 x 25.66 x 2.71 = 34.76
 - d) 0.50 x (20.80 + 3.62) x 22.63 = 276.31
 - e) 0.666 x 2.74 x 0.35 = 0.63
- TOTAL = 689.96 SQM
- Deductions:-
- 1) computer generated = 9.51
- TOTAL AREA OF OPEN SPACE = 680.45 SQM



PLOT AREA CALCULATIONS BY TRIANGULATION:-

- S.No. 51/10
- a) 0.50 x 4.00 x 1.98 = 3.96
 - b) 0.50 x (1.96 + 7.84) x 12.13 = 59.43
 - c) 0.50 x (5.58 + 16.80) x 22.79 = 255.02
 - d) 0.50 x (7.47 + 8.11) x 19.55 = 152.29
 - e) 0.50 x (14.49 + 14.16) x 30.48 = 436.63
 - f) 0.50 x (4.95 + 10.55) x 19.23 = 149.03
 - g) 0.50 x (15.82 + 35.33) x 34.02 = 870.06
 - h) 0.50 x 2.14 x 10.47 = 11.20
 - i) 0.50 x (10.45 + 15.31) x 166.61 = 2145.94
 - j) 0.50 x 1.29 x 16.93 = 10.91
 - k) 0.50 x (32.17 + 17.52) x 171.11 = 4251.23
 - l) 0.50 x (6.00 + 4.99) x 153.81 = 845.68
 - m) 0.50 x 8.39 x 6.00 = 24.63
- TOTAL = 9216.01 SQM
- AS PER 7/12 DOCUMENT = 9100.00 SQM --- [1]
- MINIMUM AREA TO BE CONSIDERED
- AREA UNDER 12MT. WIDE D.P. ROAD:-
- b) 0.50 x (1.96 + 7.84) x 12.13 = 59.43
- TOTAL = 59.43 SQM
- AREA UNDER 24 MT. WIDE D.P. ROAD:-
- l) 0.50 x (6.00 + 4.99) x 153.81 = 845.68
 - m) 0.50 x 8.39 x 6.00 = 24.63
- TOTAL = 870.31 SQM
- TOTAL AREA UNDER ROAD WIDENING = 59.43 + 870.31 = 929.74 SQM



PARKING STATEMENT :-

DESCRIPTION	CAR	SCOOTER
For EWS:		
TENE. 30.0 TO 40.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (09 NOS.)	5	10
TENE. 40.0 TO 80.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (17 NOS.)	9	17
For Residential:		
TENE. 40.0 TO 80.0 SQM (FOR EVERY 2 TENN.)	1	2
TOTAL REQUIRED FOR (70 NOS.)	35	70
TENE. 80.0 TO 150.0 SQM (FOR EVERY TENN.)	1	1
TOTAL REQUIRED FOR (37 NOS.)	37	37
For Commercial Shops:		
FOR EVERY 100 SQM CARPET	2	6
TOTAL REQUIRED AREA - 1152.03 SQM	23	72
For Commercial Offices:		
FOR EVERY 200 SQM CARPET	3	11
TOTAL REQUIRED AREA - 1040.66 SQM	15	55
5% VISITOR'S PARKING REQUIRED	06	13
TOTAL PARKING REQUIRED	130	274
TOTAL PARKING PROPOSED	130	274
AREA REQUIRED PER PARK	12.50	2.00
PARKING AREA REQUIRED	1625.00	548.00
PARKING AREA REQUIRED	1625.00	548.00
TOTAL PARKING AREA REQUIRED	2173.00 SQ.M.	
TOTAL PARKING AREA PROPOSED	2173.00 SQ.M.	

WATER REQUIREMENT STATEMENT:-

REQUIREMENT FOR:- EWS

TENE. PROPOSED = 26 NOS.

O.H.W.T. CAP. :-

5 x 135 x 26 = 17,550.00 LIT. [1]

REQUIREMENT FOR:- RESIDENTIAL

TENE. PROPOSED = 107 NOS.

O.H.W.T. CAP. :-

5 x 135 x 107 = 72,225.00 LIT. [2]

REQUIREMENT FOR:- COMMERCIAL OFFICES

COMMERCIAL SHOPS ON GROUND= 637.25/3 = 212 PEOPLE

COMMERCIAL OFFICES ON FIRST FLOOR = 1040.66/6 = 173 PEOPLE

TOTAL NO. OF PEOPLE = 385 NO. OF PEOPLE

O.H.W.T. CAP. :-

385 x 45 = 17,325.00 LIT. [3]

FIRE FIGHTING TANK = 25,000.00 x 2 = 50,000.00 LIT. [4]

TOTAL O.H.WATER TANK = [1] + [2] + [3] + [4]

= (17,550 + 72,225 + 17,325) + 50,000

= 1,07,100 LIT. + 50,000 LIT.

TOTAL O.H.WATER TANK = 1,57,100.00 LIT.

SUMPWELL CAP. :-

1,57,100.00 x 1.50 = 2,35,650.00 LIT.

UNDER GROUND FIRE STATIC WATER TANK = 50,000 x 2 = 1,00,000.00 LIT.

= 1,00,000 LIT. + 2,35,650.00 LIT.

UNDER GROUND FIRE STATIC WATER TANK = 3,35,650.00 LIT.

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO CC/01/14/23 DATE 19/04/2023 Building Inspector Deputy Engineer Building Department



STAMP OF APPROVAL 1/9

AREA STATEMENT		SQ.M.	SQ.M.
		PLOT-A	PLOT-B M&SC-5
1	Area of plot (Minimum area of a, b, c to be considered)	9,100.00	-
a. As per ownership document (7/12,CTS Extract)			
b. As per measurement sheet			
c. As per Site			
2	DEDUCTION FOR		
a) Proposed D.P / D.P road widening area			
	24.0 m wide D.P Road	870.31	-
	12.0 m wide D.P Road	59.43	-
b) Any D.P reservation area (3414.49; Area to be handed over = 40% of 3414.49 = 1365.79 sq.m)			
	c) Area under River		1365.79
	Total (a+b)		
3	BALANCE AREA OF THE PLOT(1-2)	8,170.26	1,365.79
4	Amenity Space (if applicable)		
	a. Required	0	-
	b. Adjustment of 2(b), if any -	0	-
	c. Balance Proposed -	0	-
5	NET PLOT AREA (3-4 (c))	8170.26	1365.79
6	Recreational Open space (if applicable)		
	a. Required (10% of (5-2b))	680.45	-
	b. Proposed	680.45	-
7	INTERNAL ROAD AREA	0	-
8	Plottable area (if applicable)	0	-
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI 1.10)	8987.29	1707.25
11	Addition of FSI on payment of premium		
	(a) Maximum permissible premium FSI - based on road width / TOD	0	-
	(b) Proposed FSI on payment of premium.	0	-
11	In-situ FSI / TDR loading		
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0	-
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)].	0	-
	(c) TDR area (Sr. no 5 x 1.15)	0.00	-
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00	-
12	Additional FSI area under Chapter No. 7 Green FSI (5% on basic FSI)	0.00	-
13	Total entitlement of FSI in the proposal		
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	8987.29	1707.25
	Residential FSI	7237.98	-
	Commercial FSI	1743.96	-
	(b) Ancillary Area FSI 60% with payment of charges. (Residential)	4342.79	-
	Ancillary Area FSI 80% with payment of charges. (Commercial)	1395.17	-
	(c) Total entitlement (a+b)	14719.90	1707.25
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width	39597.76	1707.25
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)		
	(a) Existing Built-up Area.	0	-
	(b) Proposed Built-up Area (as per 'P-line')	14719.90	1707.25
	(c) Total (a+b)	14719.90	1707.25
16	Area for Inclusive Housing, if any		
	(a) Required	1,496.98	-
	(b) Proposed	1,496.98	-

CERTIFICATE OF AREA

1- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.

2- THIS DRAWING IS COPYRIGHT OF 'PI CONSULTANTS' & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSIONS OF ARCHITECT.

CA/2019/76434 AR. PRASAD R. INGAWALE

SCHEDULE OF OPENINGS

ED - 1.20 x 2.25	RS - 3.00 x 2.25	W - 1.80 x 1.60	W4 - 2.50 x 1.60
ED1 - 1.05 x 2.25	RS1 - 3.60 x 2.25	W1 - 1.50 x 1.60	W5 - 1.80 x 0.75
D - 0.90 x 2.25	RS2 - 2.40 x 2.25	W2 - 1.20 x 1.05	V - 0.60 x 1.05
D1 - 0.75 x 2.25	W3 - 0.90 x 1.60		

LEGEND

PLOT LINE SHOWN - BLACK

PROPOSED WORK SHOWN - RED

DRAINAGE LINE SHOWN - RED DOTTED

WATER LINE SHOWN - BLACK DOTTED

EXISTING TO BE RETAINED - HATCHED BLUE

EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME & DECLARATION:-

We undersigned hereby confirm that I/we would abide by plans sanctioned by Authority. 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 worksite.

ALOK KUMAR JHA (P.A.H) CREE REALITY PVT.LTD.

PROJECT:-

Development of Group housing scheme "Cloud 51"

On S. no. 51/10, At Village - Bavdhan Khurd., Taluka - Mulshi, District - Pune

ARCHITECT SIGNATURE:-

AR. PRASAD R. INGAWALE CA/2019/76434 B.Arch. M.Tech (Town & Country planning)

PI CONSULTANTS 3, TEJ APARTMENT, SENAPATI BAPAT ROAD, BHAMBURDA, SHIVAJINAGAR, PUNE - 411016

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DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
18.04.2023	RASIKA	DARSHANA	PRASAD	1:400