

FLOORWISE FSI STATEMENT-WING B WING A, WING B (RESIDENTIAL+MHADA)

FLOORS NAME	FSI AREA AS PER OLD SANCTION		FSI AREA as per (UDCPR)		BALCONY				TERR. AREAS	STAIR PAID	PASS. PAID	LIFT PAID	LIFT M/C ROOM	TNMTS	TOTAL FSI AREA		
	COMM.	RESI.	COMM.	RESI.	PERM.	PROP.	EXCESS	ENCL.								OPEN	
WING A	-	-	8258.80	0.00	-	-	-	-	-	-	-	-	-	-	8258.80		
WING B	312.22	8087.36	-	821.80	-	1310.24	-	1310.24	0.00	2465.12	362.49	388.74	1843.19	14.00	30.25	105	8201.38
TOTAL	312.22	8087.36	8258.80	821.80	-	1310.24	-	1310.24	0.00	2465.12	362.49	388.74	1843.19	14.00	30.25	105	15460.18
TOTAL			8376.58	7080.80													

BUILDING WISE FSI STATEMENT (MHADA BLDG.)

BUILDING	FSI AREA				BALCONY				TERRACE AREAS	STAIR PAID	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE							
WING B (MHADA)	0.00	1411.71	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	24	1411.71
Total	0.00	1411.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24	1411.71

PARKING CALCULATION (WING B RESIDENTIAL)

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	UNIT	PROP.	BY RULE REQ.	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)	BY RULE REQ.	
									REQD.	REQD.
Residential	0-80	2	77	1	39	4	154	4	154	4
Residential	80-150	1	21	1	21	2	42	2	42	2
Residential	>150	1	0	2	0	2	0	2	0	2
TOTAL REQD.(NOS)						60	196		196	
TOTAL REQD. AREA										
TOTAL PROP. AREA										

PARKING CALCULATION WING B (MHADA)

Residential	0-80	2	24	1	12	4	48	4	48
Residential	80-150	1	0	1	0	2	0	2	0
Residential	>150	1	0	2	0	2	0	2	0
Commercial	0.00	100	1	2	0	6	0	2	0
TOTAL REQD.(NOS)						12	48		48
TOTAL REQD. AREA						150.00	144.00		67.20
TOTAL PROP. AREA									361.20

PARKING STATEMENT AS PER TABLE NO 8B SR NO. 1 AS PER UDCPR

	CAR	SCOOTER
COMMERCIAL AREA (Carpet Area 5014.94 SQM.) (2/6) PER 100 SQM CARPET AREA	100	301
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT 5) (1/2)	03	06
1 FLAT AREA 80 TO 150 SQM. (NOS. OF FLAT 2) (1/1)	02	02
REQUIRED	105	309

REQUIRED PARKING STATEMENT

	CAR		SCOOTER	
	Old Rule	UDCPR	Old Rule	UDCPR
RESI.	60	-	196	-
MHADA	12	-	48	-
COMM.+RESI.	-	105	-	309
TOTAL REQUIRED	72	105	244	309

PROPOSED PARKING STATEMENT

PARKING FLOOR	CAR		SCOOTER	
	Old Rule	UDCPR	Old Rule	UDCPR
FIRST/PARKING FLOOR	42	-	122	-
SECOND/PARKING FLOOR	38	-	123	-
TOTAL PROPOSED	198	-	601	-

OCCUPANT LOAD CALCULATION (TABLE NO. 9E)

WING A
GROUND FLOOR - 812.41 / 3 = 270.80 PERSONS (CARPET AREA GR.FL.) SAY 271 PERSONS
1st To 5th FLOOR - 3930.10 / 6 = 655.01 PERSONS (CARPET AREA UPPER FL) SAY 655 PERSONS
TOTAL OCCUPANTS = 271 + 655 = 926 PERSONS

WING B
3RD FLOOR - 272.43 / 6 = 45.40 PERSONS (CARPET AREA UPPER FL) SAY 45 PERSONS

SANITATION CALCULATION (TABLE NO. 12C)

WING A
COMMERCIAL - 271 + 655 = 926 PERSONS
(50% GENTS = 463 PERSONS
(50% LADIES = 463 PERSONS

WING B
COMMERCIAL - 45 PERSONS
(50% GENTS = 22 PERSONS
(50% LADIES = 23 PERSONS

FITMENTS	REQUIRED		PROVIDED	
	G. TOILET	L. TOILET	G. TOILET	L. TOILET
W.C. / 25 PERSONS GENTS	19	32	36	37
W.C. / 15 PERSONS LADIES	19	19	19	19
WASH BASIN / 25 PERSONS L.G.	19	19	19	19
URINALS	19	19	19	19

OCCUPANT LOAD STATEMENT AS PER Regulation No. 9.28.5 Table No. 9E - (3)

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK - COMMERCIAL (WING A)
(CARPET AREA GR.FL.) 812.41 / 3 = 270.80 SAY 271
(CARPET AREA UPPER FL) 3930.10 / 6 = 655.01 SAY 655
TOTAL = 913
926 x 45 = 41670

COMMERCIAL (WING B)
(CARPET AREA UPPER FL) 272.43 / 6 = 45.40
SAY = 45
45 x 45 = 2025

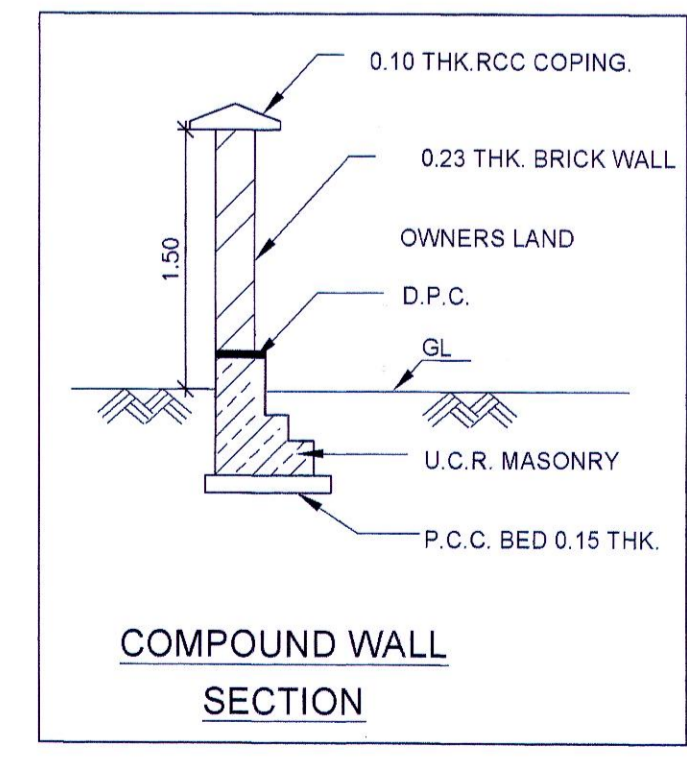
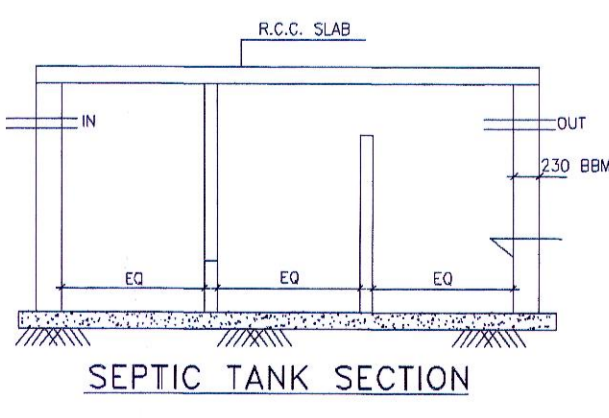
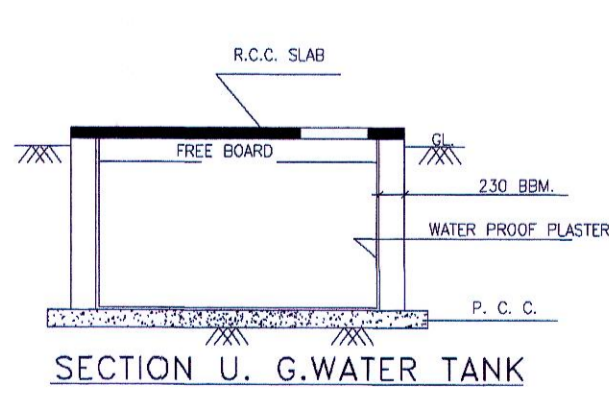
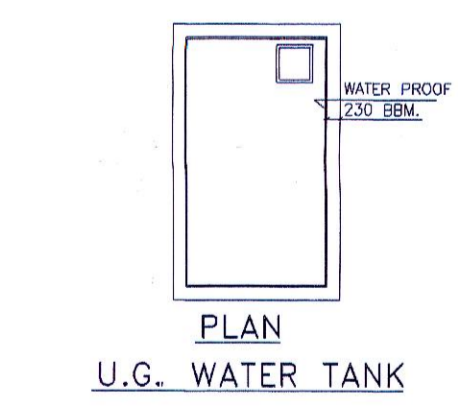
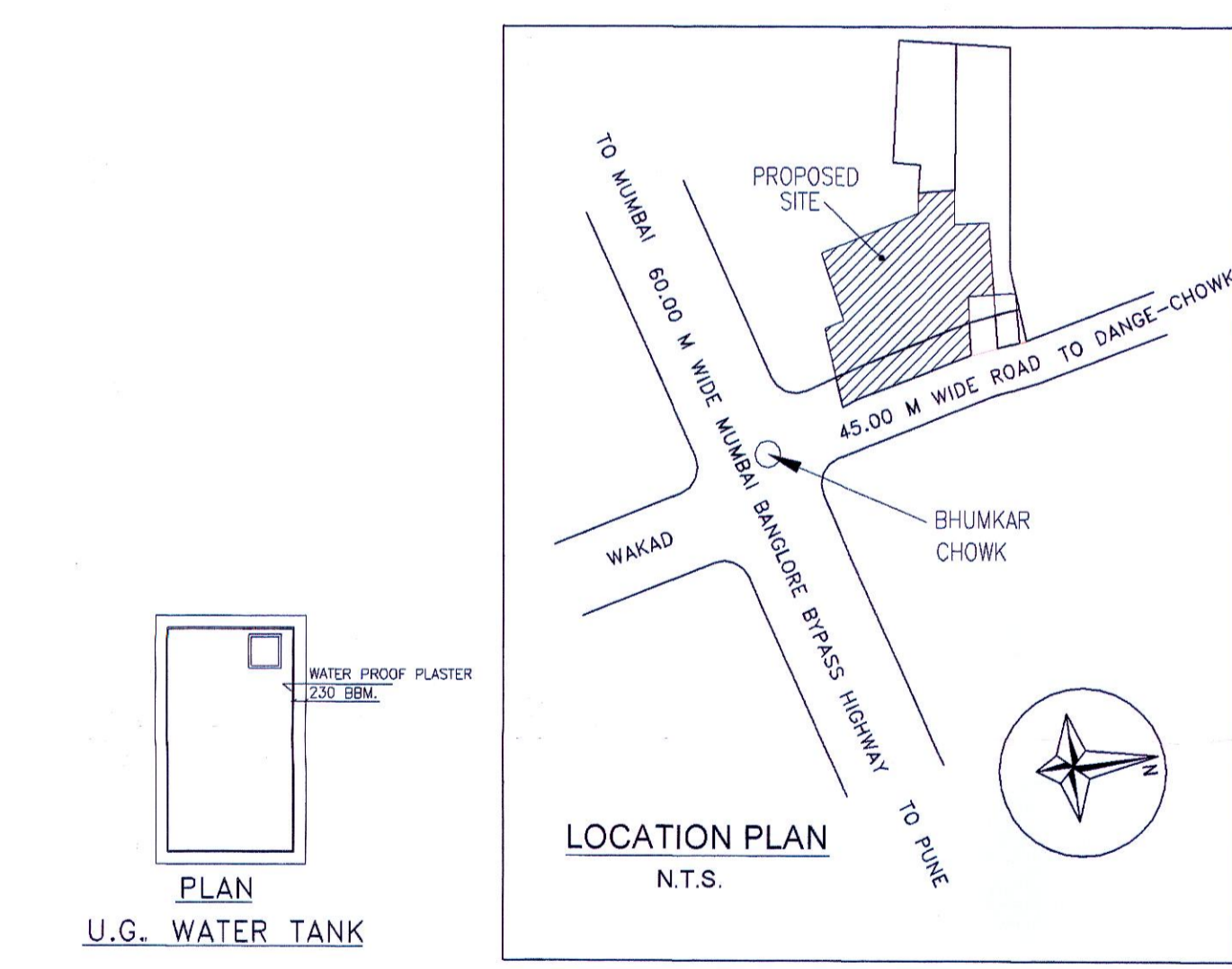
RESIDENTIAL (WING B)
= 129 TENEMENTS x 135 LTS. x 5 PERSONS = 87075 LTS.
= 87075 + 2025 + 41670 (WING A) + (WING B) = 130770 + 50000 (FIRE FIGHTING)
REQUIRED = 180770 LTS.
PROPOSED = 181000 LTS.

U.G. WATER TANK - 130770 x 1.50 = 196155 + 150000 (FIRE FIGHTING)
REQUIRED = 346155 LTS.
PROPOSED = 346500 LTS.

S.T.P. CALCULATION

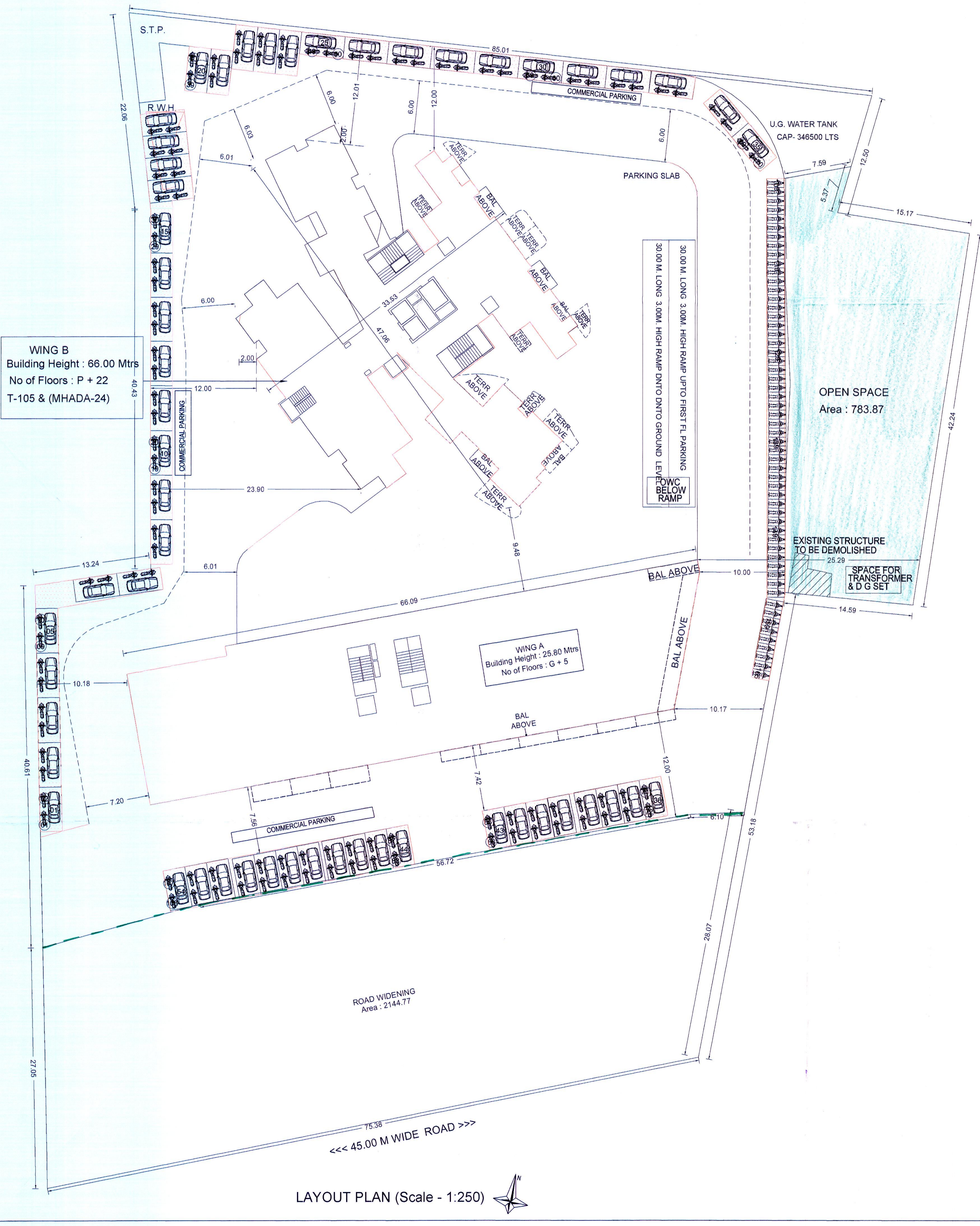
NO OF TENEMENTS RESIDENTIAL = 129
NO OF PERSON = 129 x 5 = 645 PERSONS
FOR COMMERCIAL AREA = 812.41 / 3 = 270.80 PERSONS SAY 271 PERSONS
4202.53 / 6 = 700.42 PERSONS SAY = 700 PERSONS
TOTAL = 1616.22 PERSONS

REQUIREMENT OF S.T.P. FOR RESIDENTIAL & COMMERCIAL BLDG.
645 PERSONS x 135 LTS = 87075 LTS
971 PERSONS x 45 LTS = 43695 LTS
COMM. + RESIDENTIAL = TOTAL S.T.P. PROVIDED
43695 + 87075 = 130770 LTS
130770 LTS x 85% LTS = 111154.45 LTS
110560.75 LTS / 1000 = 111.154 CUM
SAY = 111 CUM
TOTAL S.T.P. PROVIDED = 111 CUM



NOTE:- THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT. IT MUST NOT BE COPIED OR REPRODUCED IN ANYWAY OR MADE ACCESSIBLE TO THIRD PARTY WITHOUT THE WRITTEN APPROVAL OF THE OWNER.

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Sanctioned No. B.P/Wakad/200/2023
Subject to conditions mentioned in the Office Order No. 24/12/2023
Date: 24/12/2023

[Signature]
City Engineer
Building Permission Dept.
88/CMC, Pimpri, Pune-18.

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	9983.41	SQM.
a) As per ownership document (7/12, CTS extract)	-	SQM.
b) As per measurement sheet	9983.41	SQM.
c) As per site	-	SQM.
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	2144.76	SQM.
b) Any D.P. Reservation Area	-	SQM.
(Total a+b+c)	2144.76	SQM.
3. Balance area of plot (1-2)	7838.65	SQM.
4. Amenity space (if applicable)	-	SQM.
a) Required	-	SQM.
b) Adjustment of 2(b) if any	-	SQM.
c) Balance proposed	-	SQM.
5. Net plot area (3-4(c))	7838.65	SQM.
6. Recreational Open space (if applicable)	-	SQM.
a) Required	-	SQM.
b) Proposed	783.87	SQM.
7. Internal Road area	-	SQM.
8. Plottable area (if applicable)	-	SQM.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic F.S.I.) (7838.65 x 1.10)	8622.51	SQM.
a) Maximum permissible premium FSI-based on road width/TOD Zone	3919.33	SQM.
b) Proposed FSI on payment of premium	2101.00	SQM.
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x Sr.No.2(a)], if any	2144.74	SQM.
b) In-situ area against Amenity space if handed over [2.00 or 1.80 x Sr.No.4(b)] and/or (c)]	-	SQM.
c) TOR area	-	SQM.
d) Total in-situ/TDR loading proposed [11(a)+(b)+(c)]	2144.74	SQM.
12. Additional FSI area under Chapter No.7	-	SQM.
13. Total entitlement of FSI in the proposal		
a) [5+10(b)+11(c)] or 12 whichever is applicable	12868.25	SQM.
b) Ancillary Area FSI upto 60% or 80% with payment of charges [12868.25-2379.29+488.67] 50% (821.60 x 80% + 663.06) Comm. (3666.81 x 80% + 2933.50)	2920.40	SQM.
c) Total entitlement (a+b)	15788.65	SQM.
14. Maximum utilization limit of FSI (building potential) Permissible as per road width [as per Regulation No.5.1 or 6.2 or 6.3 or 6.4 as applicable] x 1.5 or 1.8]	-	SQM.
15. Total Built-up Area in proposal (including area at Sr. No.7(b))		
a) Existing Built-up area/Previously sanctioned area	8379.58	SQM.
b) Proposed Built-up Area (as per P-line)	7080.60	SQM.
c) Total (a+b)	15460.18	SQM.
16. FSI consumed (15/13) (should not be more than Sr. No.14 above)	0.979	
17. Area for Inclusive Housing, if any		
a) Required (20% of Sr. No.5)	1410.95	SQM.
b) proposed	1411.71	SQM.

and the dimensions of sides etc. of plot stated on plan are as measured on site and the area to worked out to be the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey Records.

Signature
(Name of Architect/Licensed Engineer/Supervisor.)

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 of the work site.

PROJECT
PROPOSED RESIDENTIAL /COMMERCIAL BLDG. ON S.NO. 123/2/2/3 (P), 123/3A/1, 3A/2, 3A/3, 3B (P), 3B/2, 123/4/4 (P), 4/7, 4/7/1 AT WAKAD, PUNE

OWNER'S NAME & SIGN.
For KEYSTONE LIFESPACES PVT. LTD.
M/S KEYSTONE LIFESPACES PVT.LTD. THROUGH
SHRI VEERHAN BAJAJ, Director, Auth. Sign

ARCHITECT'S NAME & SIGN.
SHASHANK PRAKASH HADKE
Scale: 1:100 Date: 12-09-2023
Dwg. No.: M-3 Job No.: P-323/A
Desk. Suje Checked
Inward No.: INWD/WKD/0081/13 Key No.
Sheet No.: 01/18 Rev. No.

solespace
Licensing & consulting architects.
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