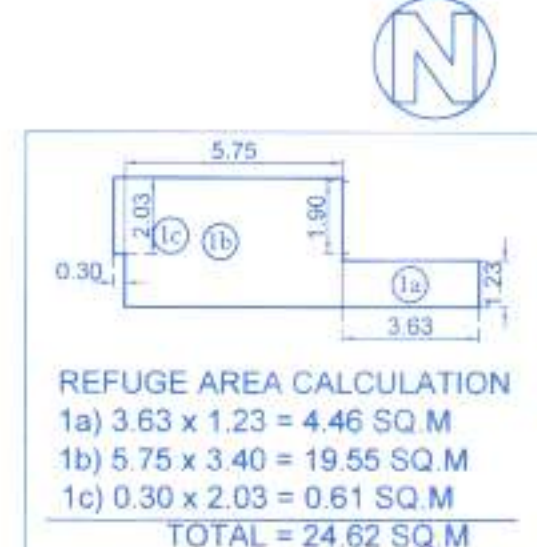
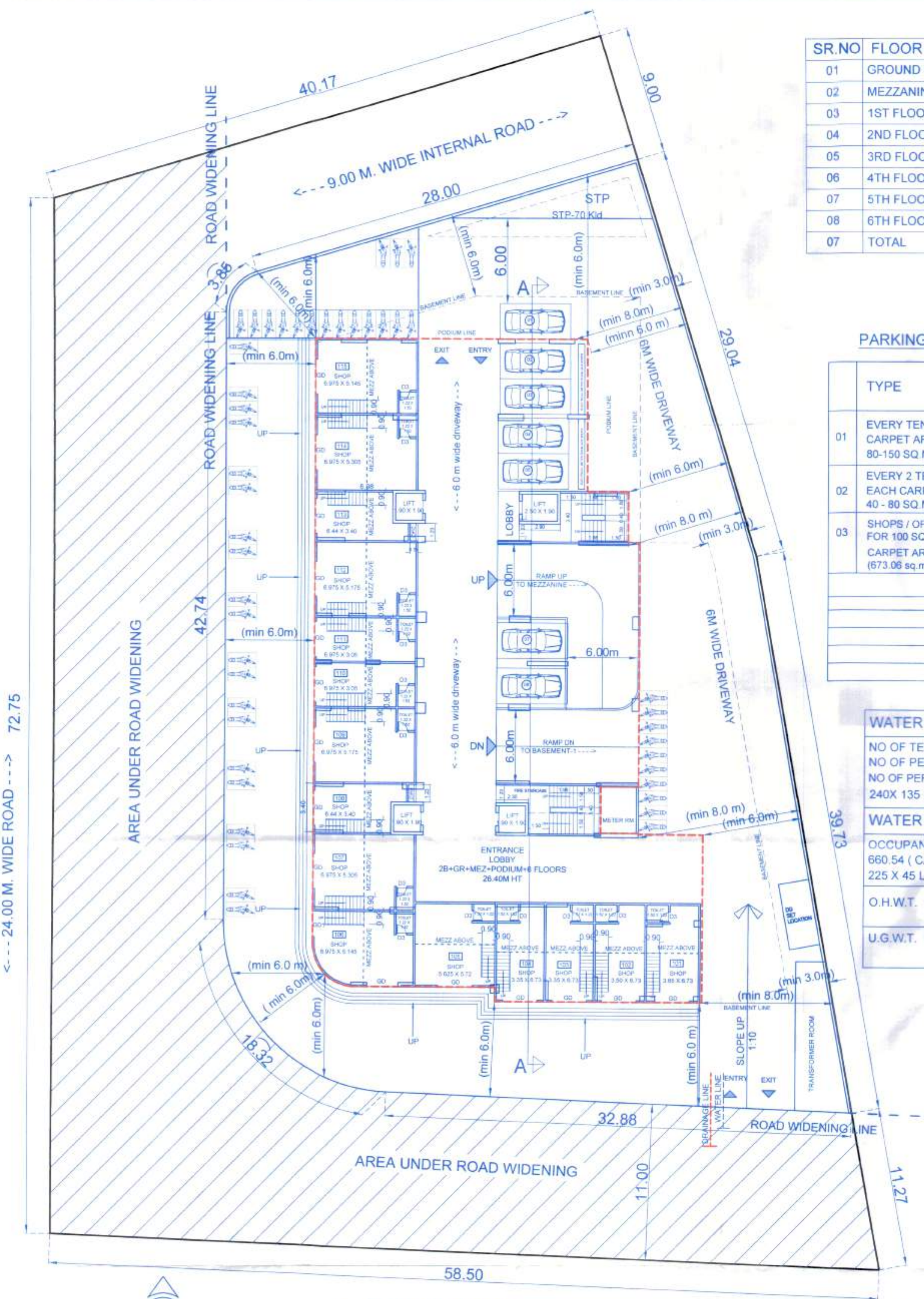
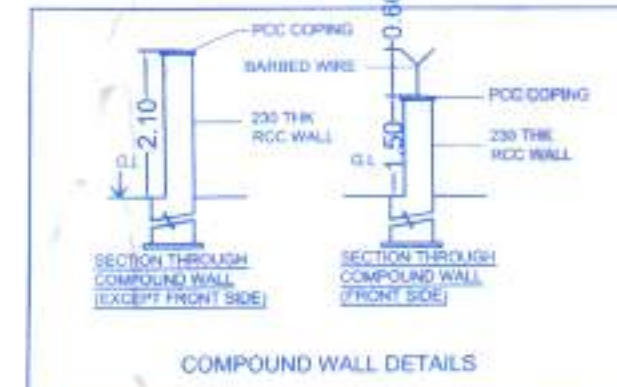




REFUGE AREA CALCULATION
REFUGE AREA REQUIRED
(15SQ M OR 0.3 SQ M/PERSON FOR OCCUPANTS OF 2 FLOORS)
TOTAL NO OF OCCUPANTS PER FLOOR = 8 FLATS X 5
= 40 NO
FOR 2 FLOORS = 40X2 = 80NO
REFUGE AREA REQUIRED = 80 X 0.3 = 24 SQ M
REFUGE AREA PROPOSED = 24.62 SQ M



INTERNAL ROAD AREA CALCULATION
1) $(8.43+8.57) \times 29.38 \times 0.5 = 249.73$
2) $9.01 \times 2.08 \times 0.5 = 9.37$
3) $1.16 \times 3.27 \times 0.5 = 1.89$
TOTAL = 261.00 SQ.M



F.F.I. STATEMENT

SR.NO	FLOOR	COMMERCIAL	RESIDENTIAL	TOTAL
01	GROUND FLOOR	454.71	-	936.12
02	MEZZANINE FLOOR	481.41	-	-
03	1ST FLOOR	-	965.42	-
04	2ND FLOOR	-	965.42	-
05	3RD FLOOR	-	965.42	-
06	4TH FLOOR	-	965.42	-
07	5TH FLOOR	-	965.42	-
08	6TH FLOOR	-	943.71	-
07	TOTAL	-	-	6706.93

PARKING STATEMENT

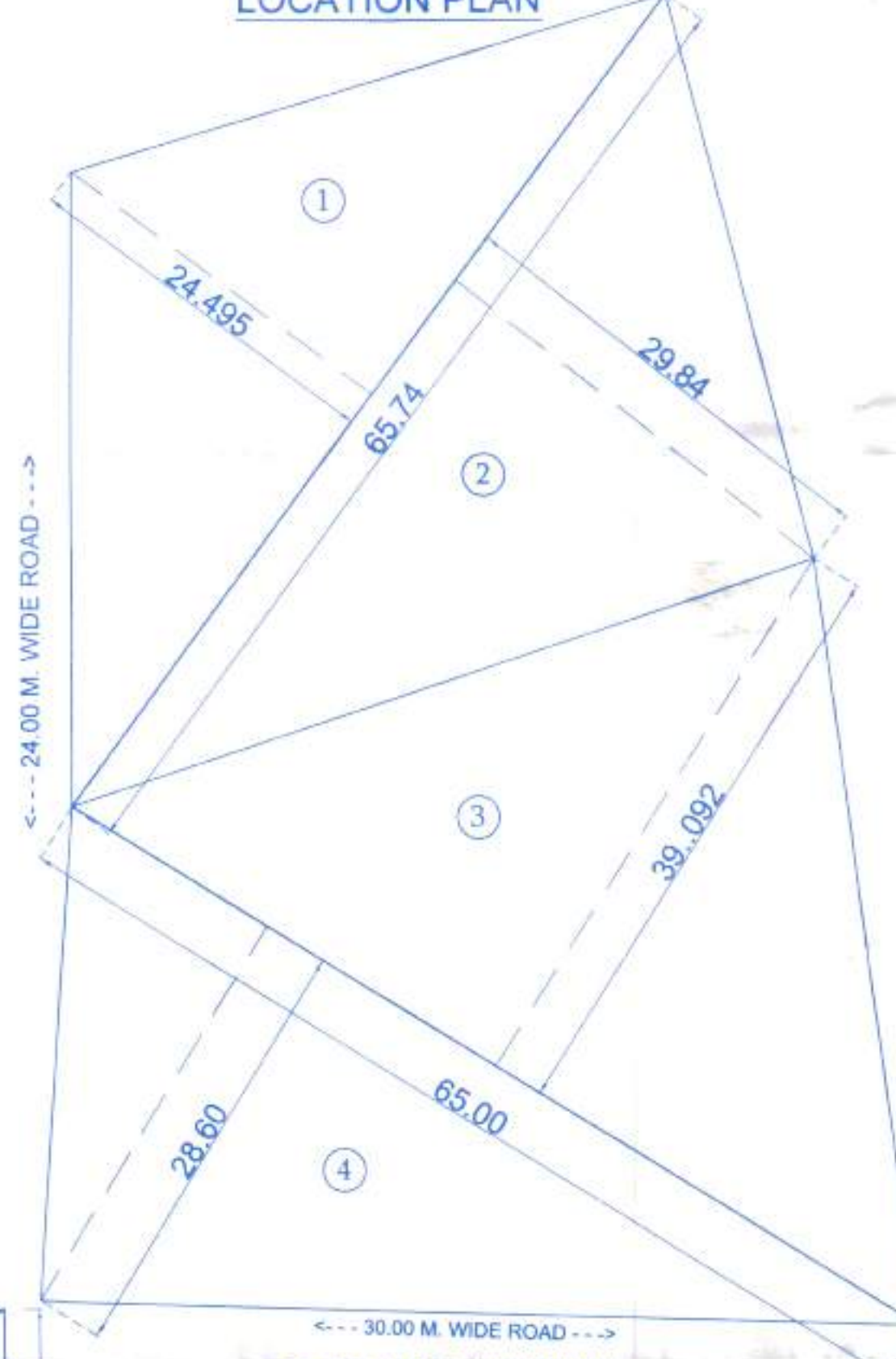
TYPE	UNITS			REQUIRED		PROPOSED		
		CAR	SCOOT.	CAR	SCOOT.	CAR	SCOOT.	
01	EVERY TENEMENT HAVIN CARPET AREA 80-150 SQ M	35	1	3	35	105	45	105
02	EVERY 2 TENEMENT HAVG EACH CARPET AREA 40 - 80 SQ M	13	1	5	7	65	10	65
03	SHOPS / OFFICES FOR 100 SQ MT CARPET AREA (673.06 sq.m)	14	2	6	28	84	30	84
TOTAL PARKING					70	254	85	254
VISITORS PARKING 5%					4	13	5	13
TOTAL PARKING					74	267	90	267
AREA PER UNIT					12.50	2.00	12.50	2.00
PARKING AREA					925	534	1125	534
TOTAL PARKING AREA					1459		1659	

WATER REQUIREMENT FOR RESIDENTIAL
NO OF TENEMENTS = 41
NO OF PERSON FOR EACH TENEMENTS = 5
NO OF PERSONS = 48 X 5 = 240
240X 135 LIT PER PERSON = 32400 LIT

WATER REQUIREMENT FOR COMMERCIAL
OCCUPANT LOAD FOR COMMERCIAL AREA -
660.54 (CARPET AREA) / 1 = 220.18 SAY 225 NOS.
225 X 45 LIT PER PERSON = 10125 LITS

O.H.W.T. CAPACITY = 32400 + 10125 + 40000 FIRE = 82,525 LIT
= 82,525 LIT

U.G.W.T. CAPACITY = 82,525 X 1.5 = 1,23,787.5 LIT
= 1,25,000 LIT



ROAD WIDENING AREA CALCULATION
1) $(50.67+54.36) \times 12.12 \times 0.5 = 636.48$
2) $(10.46+10.62) \times 25.60 \times 0.5 = 269.84$
3) $(7.64+7.95) \times 15.92 \times 0.5 = 124.09$
4) $4.63 \times 8.43 \times 0.5 = 19.53$
5) $(32.88+35.32) \times 11.00 \times 0.5 = 375.10$
TOTAL = 1425.00 SQ.M

AREA STATEMENT FOR MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)

	AREA STATEMENT FOR MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)	
1	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr.No.5X1.10) (2561.0X1.1)	2817.10
2	PROPOSED FSI ON PAYMENT OF PREMIUM (SUBJECT TO MAXIMUM OF 0.5 X SR.NO.5X2561.0 X 0.5)	1280.50
3	TDR AREA (MAX 14 OF NET PLOT IS PERMISSIBLE) (1.40 X 2561.0)	3585.40
4	TOTAL (1) BASIC F.S.I. + 0.5 PREMIUM + 1.4 TDR (1+2+3)	7683
5	ANCILLARY AREA FSI UPTO 60% FOR COMMERCIAL (936.12 X 0.6)	748.90
6	ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL (7683.0-936.12 = 6746.88X0.6X0.5 = 4048.12)	4048.12
7	TOTAL MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) (4+5+6)	12480.02

ROAD WIDENING AREA KEY PLAN
SCALE 1:400

LEGEND

1	PLOT BOUNDARY
2	BUILT UP AREA
3	DRAINAGE LINE
4	DRINKING WATER LINE

PROJECT
PROPOSED RESIDENTIAL+COMMERCIAL PROJECT
AT SR.NO.587, PLOT NO.18, C.S.NO.1807/13,
SR.NO.62/1, PLOT NO.1, C.S.NO.1896
MAJEE MUNDHWA, TAL-HAVELI, DISTRICT-PUNE

STAMP OF APPROVAL
PUNE MUNICIPAL CORPORATION
APPROVED
BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION

AREA STATEMENT

	AREA STATEMENT	PROPOSED AREA IN SQ.M
1	AREA OF PLOT	
(a)	AS PER OWNERSHIP DOCUMENT (7/12,CTS)	3986.00
(b)	AS PER MEASUREMENT SHEET	3986.00
(c)	AS PER SITE	3986.00
	Minimum AREA OF a,b,c, to be considered	3986.00
2	DEDUCTIONS FOR	
(a)	PROPOSED D.P./D.P. ROAD WIDENING	1425.00
(b)	ANY D.P. RESERVATION AREA	0.00
	TOTAL (A+B)	1425.00
3	BALANCE AREA OF PLOT (1-2) (3986.0-1425.0)	2561.00
4	AMENITY SPACE (IF APPLICABLE)	
(a)	REQUIRED	-
(b)	ADJUSTMENT OF 2(B), IF ANY	-
(c)	BALANCE PROPOSED	-
5	NET PLOT AREA (3-4 (C))	2561.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a)	REQUIRED (10% OF SR.NO.3)	-
(b)	PROPOSED	-
7	INTERNAL ROAD AREA	261.00
8	PLOTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr.No.5X1.10) (2561.0X1.1)	2817.10
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE	-
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM (SUBJECT TO MAXIMUM OF 0.5 X SR.NO.5X2561.0 X 0.5)	1280.50
11	IN-SITU FSI / TDR LOADING	
(a)	IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2 (A)) (IF ANY (2.0 X 1425.0))	=2850.00
(b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.00 or 1.25 X Sr. No. 4 (b) and (c))	-
(c)	TDR AREA (MAX 14 OF NET PLOT IS PERMISSIBLE) (1.40 X 2561.0)	=3585.40
(d)	TDR AREA DEDUCTING IN-SITU (11c-11a) (3585.40-2850.00)	=735.40
(e)	TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(d))	-
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a)	(B) (100%) or 12 WHICHEVER IS APPLICABLE (2817.10+1280.50)	4097.6
(b)	ANCILLARY AREA FSI UPTO 60% FOR COMMERCIAL (936.12 X 0.6)	748.90
(c)	ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL ((a-1b) X 0.6)	1996.88
(d)	TOTAL ANCILLARY AREA (748.89+1996.88)	2645.78
(e)	TOTAL ENTITLEMENT (2817.1+1280.5+1996.88+748.90)	6743.38
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO.0.1 OR 0.2 OR 0.3 OR 0.4 AS APPLICABLE) X 1.0 OR 1.1	12480.02
15	TOTAL BUILT UP AREA IN PROPOSAL, including area at Sr.No.17 b)	
(a)	EXISTING BUILT-UP AREA	-
(b)	PROPOSED BUILT-UP AREA (as per P-line)	6706.93
(c)	TOTAL (A+B)	6706.93
16	F.S.I. CONSUMED (15/13)	0.99
17	AREA FOR INCLUSIVE HOUSING, IF ANY	-
(a)	REQUIRED (20% of Sr.No.5)	-
(b)	PROPOSED	-

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
2817.10 AND THE DIMENSIONS OF SIDES ETC. OF 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 RECORDS DEPARTMENT CITY SURVEY
RECORDS.
3585.40
(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 AT THE WORK SITE.
RECORDS.
M/S YASHCON SHELTER
1. MR. PUNIT SHRIPAD OSWAL
2. MR. VISHAL KANTILAL OSWAL
(Signature)

NAME ADDRESS & SIGN OF ARCHITECT
DESIGN ARCHITECT
CUBIX
OFFICE NO. 1 AND 2, AMBROGAT 1, OPP. BEVERLY
HILLS HOTEL, NEAR MAGNUS CLUB, 11/11A, NAGAR,
BHEWANE, PUNE, (E-MAIL: - GANESHKANTILAL@CUBIX.COM)
CONTACT NO. - 7770438000, 7775438007
(Signature)

JOB NO. DRAWING NO. DATE SCALE DRAWN BY CHECKED BY
06 01 24.04.2021 1:200 SS RD