

AREA CAL. AFTER AMALGAMATION PLOT AREA CALCULATION BY Δ METHOD

01) 0.50 X 95.52 X 44.721 = 2135.87 sq. m.
02) 0.50 X 95.52 X 43.68 = 2086.15 sq. m.
03) 0.50 X 51.06 X 25.84 = 659.69 sq. m.
04) 0.50 X 51.06 X 26.55 = 677.82 sq. m.
05) 0.50 X 54.55 X 26.810 = 731.25 sq. m.
06) 0.50 X 54.55 X 28.185 = 768.75 sq. m.
TOTAL AREA = 7059.53 sq.m.

DEDUCT CHAMFER AREA

i) 0.50 X 24.25 X 9.27 = 112.398 sq. m.
ii) 2/3 X 24.25 X 2.03 = 32.818 sq. m.
TOTAL CHAMFER AREA = 79.58 sq.m.
TOTAL AREA = 7059.53 - 79.58 = 6979.95 sq.m.

30.00 ROAD WIDENING AREA

A) 0.50 X (4.99+4.99) X 83.902 = 418.671 sq. m.
B) 0.50 X 3.90 X 7.97 = 15.542 sq. m.
C) 2/3 X 7.97 X 0.50 = 2.657 sq. m.

TOTAL 30.0 M. R/W AREA = 436.87 sq.m.

45.00 ROAD WIDENING AREA

D) 0.50 X 14.75 X 89.80 = 662.275 sq. m.
E) 0.50 X 14.79 X 89.80 = 664.071 sq. m.
F) 0.50 X 3.19 X 15.00 = 23.925 sq. m.
G) 0.50 X 2.52 X 5.94 = 7.484 sq. m.
H) 2/3 X 0.88 X 10.49 = 6.154 sq. m.

TOTAL AREA = 1363.909 sq.m.

ADD CHAMFER AREA

i) 0.50 X 24.25 X 9.27 = 112.398 sq. m.
ii) 2/3 X 24.25 X 2.03 = 32.818 sq. m.

TOTAL AREA = 79.58 sq.m.

TOTAL 45.0 M. R/W AREA = 1363.909 + 79.58
= 1443.489 sq.m.

6979.95 + 436.87 + 1443.49 = 8860.31 SQ.M.
TOTAL PLOT (1+2) AREA = 8860.31 SQ.M.

F.S.I. STATEMENT IN SQ.M.

WING	COMM.B/UP AREA	RESI.B/UP AREA	PERMI. BALCONY	PROPOSED OPEN BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	FIRE LIFT	REG. LIFT
WING C	690.43	843.18	126.48	114.18	47.55	50.49	8	3.61	3.61
WING D	--	5967.51	895.13	851.99	158.50	168.30	60	3.61	3.61
TOTAL	690.43	6810.69	1021.60	966.17	206.05	218.79	68.00	7.22	7.22
	7501.12 SQ.M.								

F.S.I. STATEMENT IN SQ.M. - WING - C

FLOOR	COMM.B/UP AREA	RESI.B/UP AREA	PERMI. BALCONY	PROPOSED OPEN BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	LIFT FIRE	LIFT REG.
GROUND	369.44	--	--	--	15.85	16.83	--	--	--
FIRST	--	0	0.00	0	15.85	16.83	0	--	--
SECOND	320.99	421.59	63.24	57.09	15.85	16.83	4	3.61 SQ.M	3.61 SQ.M
THIRD	--	421.59	63.24	57.09	15.85	16.83	4	--	--
TOTAL	690.43	843.18	126.48	114.18	47.55	50.49	8.00		

F.S.I. STATEMENT IN SQ.M. - WING - D

FLOOR	COMM.B/UP AREA	RESI.B/UP AREA	PERMI. BALCONY	PROPOSED OPEN BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	LIFT FIRE	LIFT REG.
GROUND	0.00	--	--	--	0	0	0	--	--
FIRST	--	0	0.00	0	0	0	0	--	--
SECOND	--	598.65	89.80	85.23	15.85	16.83	6	3.61 SQ.M	3.61 SQ.M
THIRD	--	598.65	89.80	85.23	15.85	16.83	6		
FOURTH	--	598.65	89.80	85.23	15.85	16.83	6		
FIFTH	--	598.65	89.80	85.23	15.85	16.83	6		
SIXTH	--	598.65	89.80	85.23	15.85	16.83	6		
SEVENTH	--	598.65	89.80	85.23	15.85	16.83	6		
EIGHTH	--	579.65	86.95	84.92	15.85	16.83	6		
NINTH	--	598.65	89.80	85.23	15.85	16.83	6		
TENTH	--	598.65	89.80	85.23	15.85	16.83	6		
ELEVENTH	--	598.65	89.80	85.23	15.85	16.83	6		
TOTAL	0.00	5967.51	895.13	851.99	158.50	168.30	60.00		

SEPTIC TANK CALCULATION :-

TOTAL TEN. - 68 NOS
NO OF FLATS X 135 LT. RS. PER DAY X 5 PERSON =
68 X 135 X 5 = 45900.00 (46000.00)
46000.00 X 0.90 = 41,400.00 (42,000 KLD)
PROPOSED CAP = 42 CUM/DAY

TRANSFORMER AREA CAL.

5.0 X 5.0 = 25.00 SQ. M.

PARKING STATEMENT :-

BUILT-UP AREA	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA FOR 40 SQ.M. (PROPOSED 00 TENEMENTS)	01	04	04	00	00	00
(FOR 2 TENEMENT)						
TENEMENT HAVING CARPET AREA FOR 40-80 SQ.M. (PROPOSED 68 TENEMENTS)	02	04	02	68	136	68
(FOR 2 TENEMENT)						
COMMERCIAL PURPOSE CARPET AREA FOR 100 SQ.M. (PROPOSED 295.55 (80% CARPET OF 369.44) SQ.M.)	03	09	03	9	27	9
(FOR 100.00 SQ.M.)						
OFFICE & I.T. BUILDING USE HAVING CARPET AREA FOR 250 SQ.M. (PROPOSED 256.79 (80% CARPET OF 320.99) SQ.M.)	05	12	04	05	12	04
(FOR 250 SQ.M.)						
TOTAL PARKING				82 NOS.	175 NOS.	81 NOS.
VISITOR PARKING 5%				4 NOS.	9 NOS.	5 NOS.
TOTAL PARKING				86 NOS.	184 NOS.	86 NOS.
TOTAL PARKING AREA = 1747.40 SQ.M.				86 X 12.50	184 X 3.00	86 X 1.4
				1075.00	552.00	120.40

WATER REQUIREMENT:-

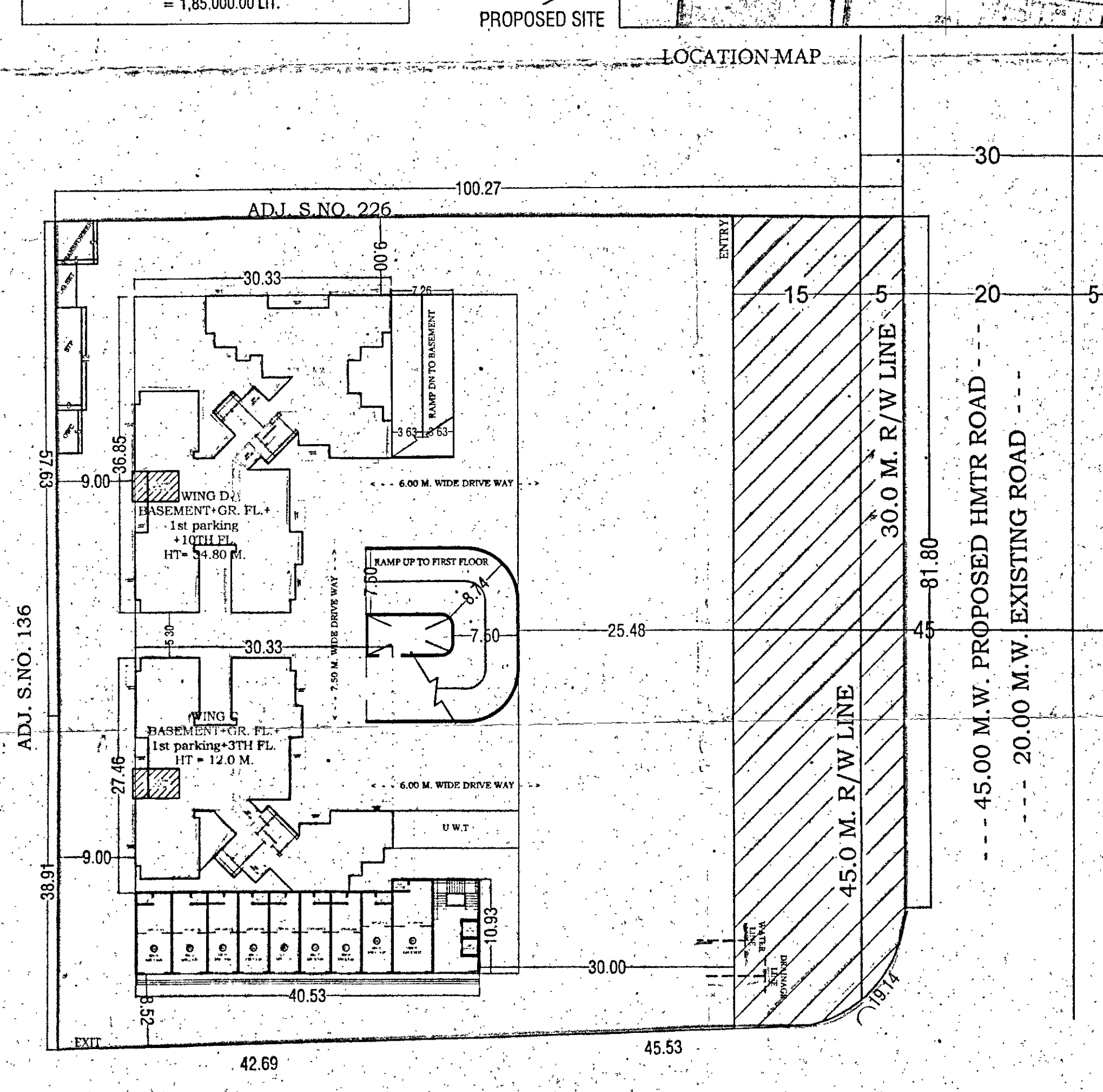
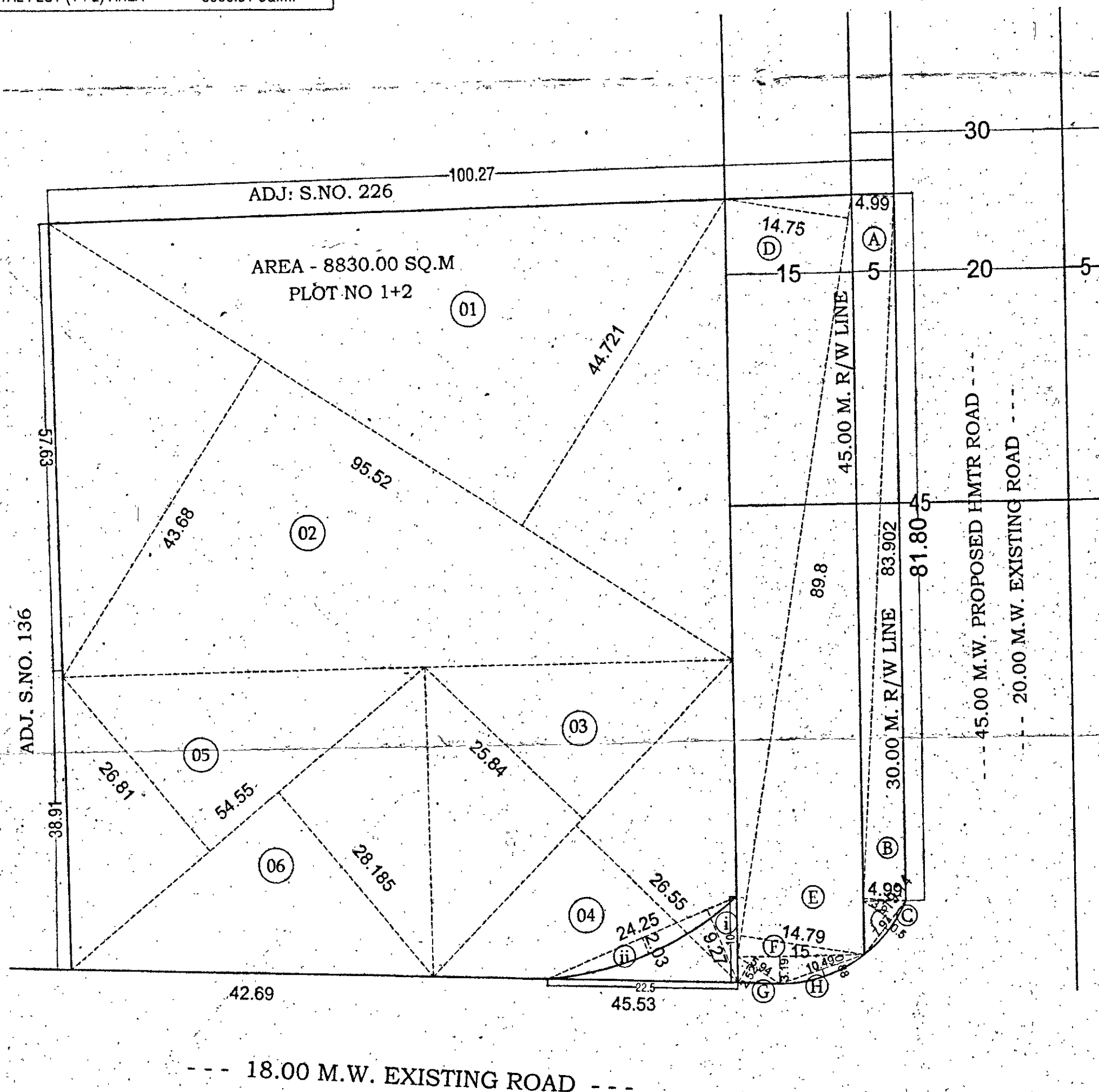
FOR COMM. AREA = 690.43 SQ.M
WATER REQUIRED = 690.43 X 45 / 3 = 10,356.45 LIT.

FOR RESI. - 135 LT./DAY/PERSON
= (68 tenn. x 5) x 135 = 45,900.00 LIT.
= 10,356.45 + 45,900.00 = 56,256.45 LIT.
= 56,256.45 + 50,000.00 (FIRE) = 1,06,256.45
O.H. WATER TANK CAP. = say 1,07,000.00
UNDER GROUND SUMP WELL CAP = 1.5 X 56,256.45 LIT.
UNDER GROUND SUMP WELL CAP = 84,384.675 LIT.
SAY = 85,000.00 LIT.

ADD FOR FIRE = 1,00,000.00 + 85,000.00 LIT.
= 1,85,000.00 LIT.

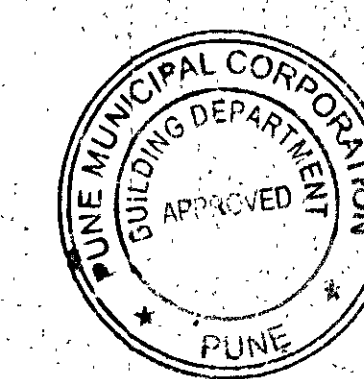
PROPOSED SITE

LOCATION MAP



PLOT AREA CALCULATION BY Δ METHOD
SCALE 1:500

LAYOUT
SCALE 1:500



Revised 01/08/2019
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 34/S/12/18
BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION

AREA STATEMENT -	SQ.M.
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	8830.00
a) As per ownership document (7/12,CTS extract)	8830.00
b) As per measurement sheet	8860.31
c) As per site	
2. DEDUCTIONS FOR	
a) AREA UNDER 30.00 M.W. ROAD WIDENING	436.87
b) AREA UNDER 45.00 M.W. ROAD WIDENING	1443.49
b) Any D.P. Reservation area	---
(Total a+b)	---
3. GROSS AREA OF PLOT (1-2)	6,949.64
4. RECREATIONAL OPEN SPACE (10% OF 3)	---
5. AMENITY SPACE - (15% OF 3)	---
6. SERVICE ROAD AND HIGHWAY WIDENING	---
7. INTERNAL ROAD AREA	---
8. NET AREA OF PLOT = [3-5]	6,949.64
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no.8 x 1.1)	7644.60
10. ADDITION OF AREA FOR F.S.I.	
(a) In-situ area against D.P. road [2.00 x sr.no.2(a)], if any	---
(b) In-situ area against Amenity Space [2.00 x sr.no.5(b)], if any	---
(c) Premium F.S.I. area (subject to maximum of 0.50 of sr.no.8)	---
(d) T.D.R. Area (1.40 OF sr.no. 8)	---
(e) Additional FSI area under chapter viii	---
Total of (a+b+c+d+e)	---
11. TOTAL PERMISSIBLE F.S.I.	7,644.60
13. TOTAL PROPOSED F.S.I.	7,501.12

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

1. PLOT BOUNDARY SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED

PROPOSED COMM+ RESI. BUILDING ON - S.NO. 227,
HISSA NO. 1 TO 17, PLOT NO.1+2
AT - LOHAGAON TAL - HAVELI, DIST - PUNE.

ARCHITECT SIGN.

CUBIX
ARCHITECTS

AR. A. SHAIKH
(CA/2001/28514)

ARCHITECT

OWNERS SIGN.

CUBIX
ARCHITECTS
ASSOCIATES
OFFICE NO. 1 AND 2, ARISTOCAT 'L', OPP. BEVERLY
HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR,
BIBWEWADI, PUNE. E-MAIL: cubixarchitects@gmail.com
CONTACT NO. - 7757043086 / 7757043087

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:100	26/11/2018	SHWETA	