

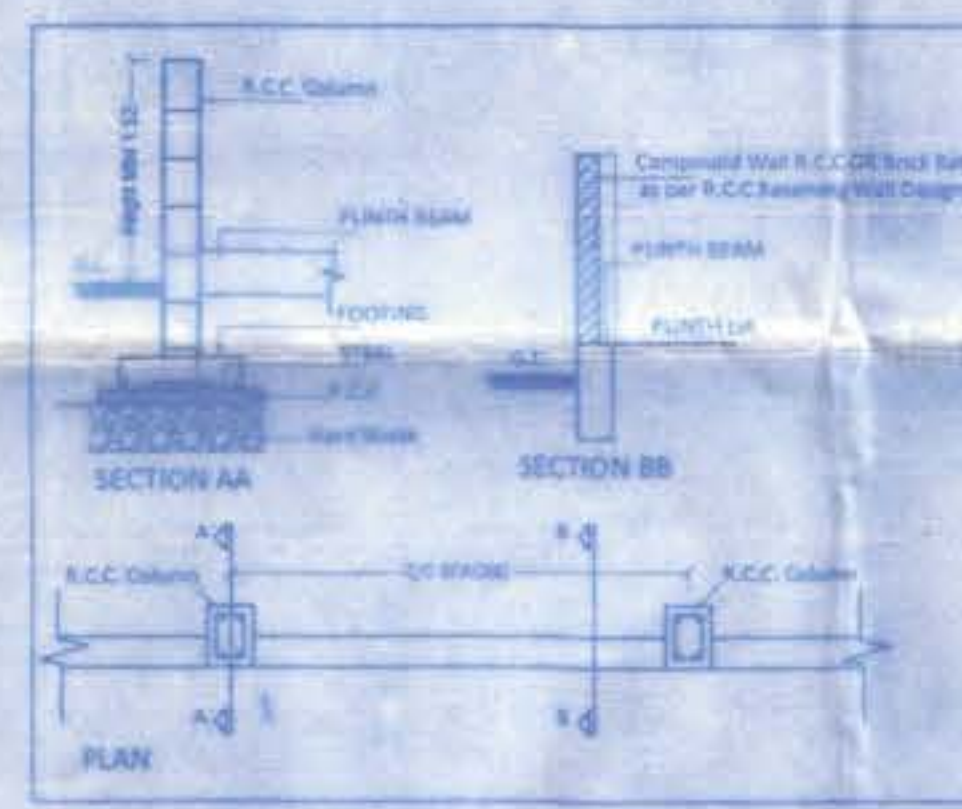


PLOT AREA CALCULATION					
5	0.5	x	30.92	=	2.04
8	0.3	x	36.92	=	4.09
TOTAL					= 100

OPEN SPACE AREA CALCULATION					
1	0.2	x	28.71	=	5.742
2	0.5	x	28.71	=	14.355
TOTAL				=	20.097



F.S.J. STATEMENT IN SQ.M. (WING A)						
FLOOR	CONGR. B/LP AREA	REIN. B/LP AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT	TERRE. NO. (40 - 80)
GROUND F.	162.29	0.06			From G. Fl. 37.15 M.	
UPPER G.F. FL.	95.17	0.00				
FIRST FL.	0.06	525.41			above 1st Fl. 11m Fl. 31.35M.	5
SECOND FL.	0.00	525.41				5
THIRD FL.	0.00	525.41				5
FOURTH FL.	0.00	525.41				5
FIFTH FL.	0.00	525.41				5
SIXTH FL.	0.00	525.41	4.75	4.75		5
SEVENTH FL.	0.00	560.94				6
EIGHTH FL.	0.00	525.41				6
NINTH FL.	0.00	525.41			6	
TENTH FL.	0.00	525.41			6	
ELEVENTH FL.	0.00	525.41			6	
TOTAL	257.46	8314.94				00

[illegible]

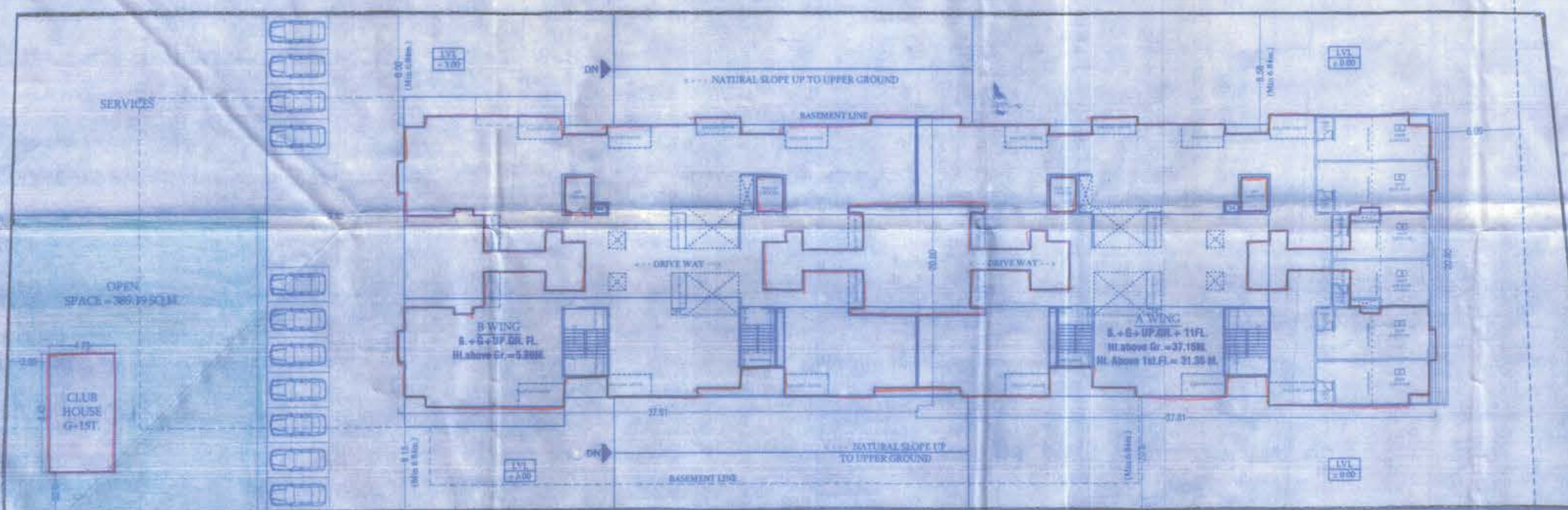
TOTAL F.S.I. STATEMENT IN SQ.M.									
WING	FLOOR	NET COMM. B.U.P AREA	NET RESI. B.U.P AREA (Regular)	TOTAL B.U.P AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT		TENE. NO.
							from Gr. lvl.	above 1st To 11th Fl.	
A	E + G + UP.BR. + 11FL.	257.45	6314.94	6572.39	4.75	4.75	37.15 M	31.25 M	66
B	B + G + UP.BR.FL.	0.00	0.00	0.00	0.00	0.00	3.80 M	-	5
TOTAL		257.45	6314.94	6572.39	4.75	4.75			66

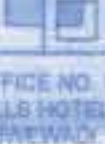
1	Gr. floor	362.28	0.85
	No. of persons	46	
2	2nd upper gr. floor	56.17	0.85
	No. of persons	13	
	Total no. of persons	59	

PARKING AREA STATEMENT FOR BLDG PERMISSION (WING A & B)			
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
(SHOP)			
FOR EVERY 100 SQ.M CARPET AREA & PART THERE OF	100	2	5
REQUIRED PARKING FOR 219	219	4	12
Total Commercial parking	0	4.00	12.00
2 TENEMENTS HAVING CARPET AREA 40 TO 90 SQ.M	2	1	5
REQUIRED PARKING FOR 66 TENEMENTS	66	33	165
TOTAL	68	37	177
5% ADDITIONAL PARKING		2	8
TOTAL		39	185
TOTAL REQ. PARKING		39 X 12.50	185 X 2.00
TOTAL AREA		537.50	390
TOTAL PARKING AREA	=		533.50

OVER HEAD WATER TANK CALCULATIONS			
NO. OF FIRE TRENCH	PERSONAL	WATER PERSON	REQUIRED CAPACITY
WATER REQUIRED AS PER RULE NO. OF PERSON X 45			
0	50	45	2250
66	5	150	4450
TOTAL			4720
ADDITION FOR FIRE EACH MINUTE 2000			2000
TOTAL CAP. OF O.H.T			6700
U.G.W.T. CALCULATIONS			
1.50 X CAPACITY OF OVER HEAD WATER TANK			
4720	X	1.50	7080.50
ADDITION FOR FIRE EACH MINUTE 2000			7500.00
TOTAL CAP. OF U.G.W.T			14580.50
SAY			14600.00

	AREA STATEMENT	SQ.M.
1	Area of Plot (Minimum area of 4.0 ha to be considered)	= 4000.00
a)	As per ownership document (F72, CTS record)	= 4000.00
b)	As per measurement sheet	= 4001.33
c)	As per title	= 4012.81
2	Deductions for	= 0.00
a)	Existing Road widening Area	= 0.00
b)	Proposed C.P. / 11.20 C.P. Road widening Area	= 108.00
c)	Any Penetration Area	= 0.00
	Total: (a+b+c+d+e)	= 108.00
3	Balance Area of Plot (1-2)	= 3891.89
4	Amenity Space (if applicable)	= 0.00
a)	As Required	= 0.00
b)	Adjustment of 50% if any	= 0.00
c)	Balance Proposed / Amenity Proposed in Reservation Area	= 0.00
5	Net Plot Area (3-4(c))	= 3891.89
6	Recreational / Open Space (if applicable)	= 0.00
a)	As Required	= 389.19
b)	As Proposed	= 389.19
7	Internal Road Area	= 0.00
8	Plotable Area (if applicable)	= 0.00
9	Build up area with reference to Basic F.S.I. as per front road width Sr. No. 5 x 1.10 (3891.89 x 1.10)	= 4281.08
10	Addition of F.S.I. on Payment of Premium	= 0.00
a)	Maximum permissible premium FSI - based on road width	= 0.00
b)	Proposed FSI on Payment of Premium 3891.89X0.50 = 1945.95	= 0.00
11	Net FSI / TOR loading	= 0.00
a)	Is 50% area against D.R. Road (2.0 x Sr. No. 20); if any (7.0004 / 100 / 11.12)	= 0.00
b)	Is 50% area against Amenity Area if needed (as per 2.0 x Sr. No. 40) and (as per 0.0000-2.00)	= 0.00
c)	Is Required TOR Area (Sr. No. 5 x 0.25) 3891.89X0.25 = 972.97	= 0.00
d)	Area Reservation	= 0.00
	(If Total in situ / TOR loading proposed (71 (a) + (b) + (c))	= 0.00
12	Additional FSI area under Chapter No. 7	= 0.00
13	Total entitlement of FSI in the Proposal	= 0.00
a)	(b) / 9 + 10(a) + 11(b) or 12 whichever is applicable	= 4281.08
b)	Ancillary FSI upto 50% or 50% with payment of charges	= 2482.00
c)	Total entitlement (a+c)	= 6763.08
	Maximum utilization limit of F.S.I. (building potential) Permissible as per	
14	Road width (As per Regulation No. 3.1 or 6.2 or 6.3 or 5.4 as applicable) x 1.6 or 1.8) 2.25	
15	Total Build-up Area in proposal (including area in Sr. No. 17b)	= 6572.33
a)	Existing Build up Area	= 0.00
b)	Proposed Build up Area Columns (as per "Plot")	= 857.47
c)	Proposed Build up Area Road (as per "Plot")	= 6314.93
d)	Total (a+b+c)	= 6572.33
16	F.S.I. Consumed (15/13) / should not be more than series No. 14 above	= 0.97
17	Area for Inclusive Housing, if any	
a)	As Required / 20% of Sr. No. 9)	= 0.00
b)	As Proposed	= 0.00



 CUBIX ASSOCIATES					
OFFICE NO. 1 MID 2, ARRETHOCATY, OFF. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUE, LULA NAGAR, BISKWEWAY PUNE-2. MAIL : tailorarchitect@rediffmail.com CONTACT NO. - 775043686, 775043007					
PROJECT :					
PROPOSED RESIDENTIAL & COMMERCIAL BUILDING S.NO. 67/HB/ 6, AT DHANORI, PUNE.					
CERTIFICATE OF AREA.					
I, <u>Sandeep Hardikar</u> of the said office, do hereby certify that the above is the true and correct copy of the plan as approved by the local authorities and the same is in accordance with the provisions of the Maharashtra Building Act, 1962 and the provisions of the Maharashtra Building Rules, 1962.					
<u>Sandeep Hardikar</u> SIGNATURE OF ARCHITECT					
OWNER SIGN.					
<u>SEKHSZ VENTURE LLP DHO</u> <u>MR. SONIL TIWARI</u> AGARWAL <i>Signature</i> <u>MR. ANURAG ASHOK GOYAL</u> <i>Signature</i> <u>MR. SATISH AGARWAL</u> <i>Signature</i>					
ARCHITECTS			ARCHITECTS SIGN		
SANDEEP HARDIKAR & ASSOCIATES ARCHITECTS - INTERIOR DESIGNER			<i>Signature</i> DR. SANDEEP HARDIKAR (CA 9001877)		
802, SACHANA APPT, SHIVAJINAGAR, PUNE-05. TEL. - 9071250361/ 9071250368 Email : gsyandil@gmail.com					
DATE	SCALE	DRAWN BY	REV DATE	REV NO.	
20/05/2017	1:300				