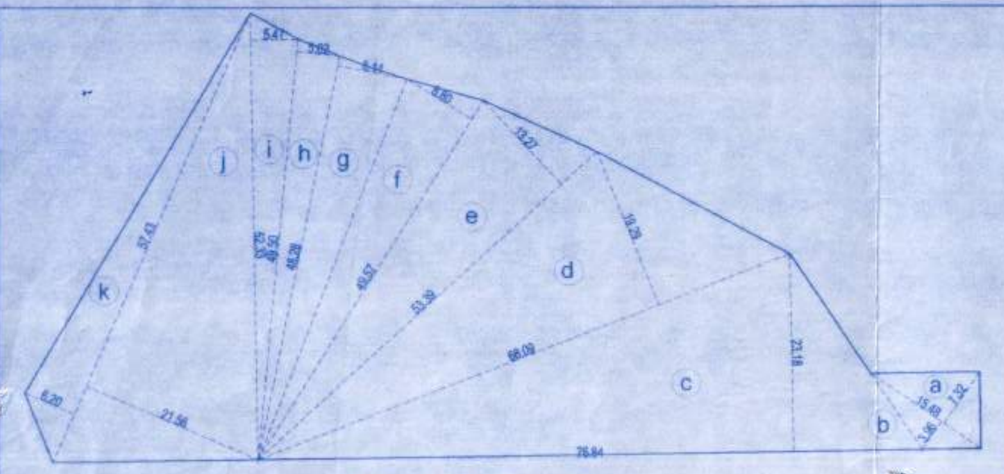
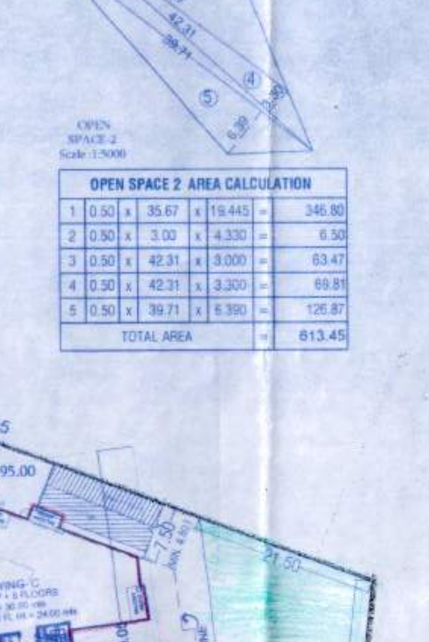
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



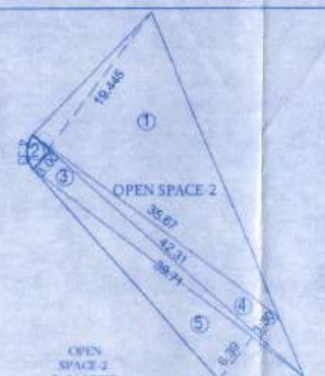
AMENITY SPACE CALCULATION:
scale 1:600

AMENITY AREA CALCULATION								
a)	0.50	x	7.32	x	15.48	=	56.65
b)	0.50	x	3.96	x	15.48	=	30.60
c)	0.50	x	23.18	x	76.64	=	890.57
d)	0.50	x	19.29	x	66.09	=	637.70
e)	0.50	x	13.27	x	53.39	=	354.24
f)	0.50	x	8.80	x	49.57	=	218.11
g)	0.50	x	8.14	x	48.28	=	196.49
h)	0.50	x	5.02	x	49.50	=	124.25
i)	0.50	x	5.47	x	52.33	=	143.13
j)	0.50	x	21.66	x	57.43	=	621.96
k)	0.50	x	6.05	x	57.43	=	173.03
TOTAL AMENITY AREA						=	3451.78



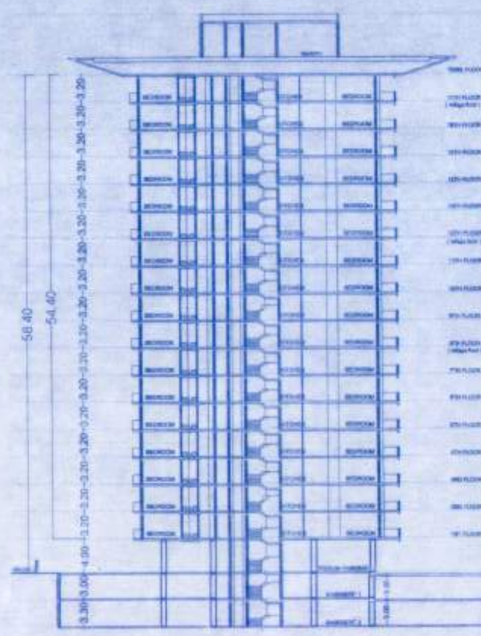
OPEN SPACE-1
Scale :1:5000

OPEN SPACE 1 AREA CALCULATION							
1	0.50	x	39.22	x	14.80	=	290.23
2	0.50	x	39.22	x	12.693	=	248.90
TOTAL AREA						=	539.13



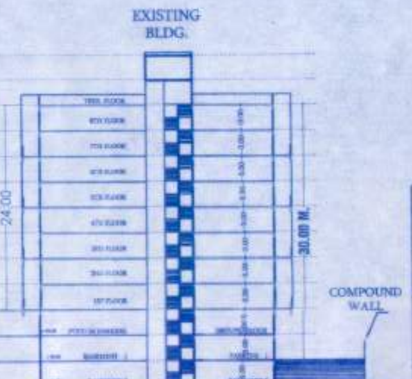
OPEN SPACE-2
Scale :1:5000

OPEN SPACE 2 AREA CALCULATION							
1	0.50	x	35.67	x	19.445	=	346.80
2	0.50	x	3.00	x	4.330	=	6.50
3	0.50	x	42.31	x	3.000	=	63.47
4	0.50	x	42.31	x	3.300	=	69.81
5	0.50	x	39.71	x	6.390	=	126.87
TOTAL AREA						=	613.45



WING - TOWER -1 TO TOWER-5

CONCEPTUAL SECTION



WING - A, B,C

PROPOSED WATER CALCULATION								
For Residential								
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135								
390	X	5	X	135	=	263250		
ADD FIRE FITTING = 20,000 X 9 BLDG. LTRS.								
TOTAL = 2,63,250 + 1,80,000 = 4,43,250.00 LTRS.								
SAY, 4,44,000 LTRS.								
SUMP WELL CAPACITY								
263250	X	1.5			=	394875.00		
SAY, 3,95,000 LTRS.								
ADD FIRE FITTING = 75,000 X 5 BLDG. + 50,000.00 X 4 BLDG. =								
395000.00	+	575000			=	970000.00		
SAY TOTAL = 9,70,000.00 LTRS.								

FSI + NON FSI AREA STATEMENT FOR EC			
SR.NO.	DESCRIPTION	AREA (SQ.M)	
01	F.S.I. AREA	78488.05	
02	NON F.S.I.	-	
	2.1 BALCONY	0	
	2.2 PASSAGE AREA	0	
	2.3 REGULAR STAIR CASE	0	
	2.4 FIRE STAIR CASE	-	
	2.5 TERRACE AREA	-	
	2.6 DRY BALCONY	-	
	2.7 PROJECTION	-	
	2.8 REFUGE AREA	441.60	
	2.9 PARKING AREA OF BLDG.	9795.50	
	2.10 BASEMENT AREA	27101.80	
	2.11 PODIUM AREA	4677.00	
	ANY OTHER		
3	3.1 CLUB HOUSE	345.18	
	3.2 LIFT AREA & LIFT MACHINE RM.	103.86	
	3.3 SWIMMING POOL	300.00	
	3.4 SERVICES (S.T.P., TRANSFORMER, U.G. T. etc)	1500.00	
	TOTAL NON F.S.I.	44264.88	
	TOTAL F.S.I. AREA + TOTAL NON F.S.I. (78488.05 + 44264.88)	122752.93	

LOCATION PLAN

EXISTING BUILDING KEY PLAN

STAMP OF APPROVAL D.P. Layout	01 / 01
विकास योजना कार्यालय मान्य नेआउट क्र.पीसी/1838/21 दि.पी.ओ. पी.सी. 2 दिनांक 7/3/2022 कार्यकारी अभियंता बांधकाम विकास विभाग (झो.क्र. 2 /) पुणे महानगरपालिका जनरल विकास नियंत्रण व प्रोत्साहन, पी.सी. योजनेतील स्थान क्र. 18/22 नगर क्र. 26/18/01-02-004 R. / 11/1 2022 रोजी मंजूर आहे	For the purpose of proper Structure of Road pattern and to have a workably of the water & drainage system and other services for the development of adjacent lands the Trustees reserves the right to permit access and extension of the internal road & services through this land under layout sub division.

N.B:- No sale of lease of a plot in layout will be recognised and no building permission in any plot in the layout to will be given prior to final sanction of the Municipal Commissioner.

A	AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of a.b.c.d to be considered)	=	27255.37
	a) As per ownership document (7/12, CTS extract)	=	27255.37
	b) as per measurement sheet	=	27255.37
	c) as per site	=	0.00
2	Deductions for	=	0.00
	a) Existing Road widening Area	=	0.00
	b) Proposed D.P. (D.P. Road widening Area	=	0.00
	c) Any Reservation Area (B.D.P.)	=	4243.50
	Total (a+b)	=	4243.50
3	Balance area of plot (1-2)	=	23011.87
4	Amenity Space (if applicable)	=	
	(a) Required 15%	=	3451.78
	(b) Adjustment of 2(b), if any - Amenity shown in garden space/open	=	0.00
	(c) Balance Proposed -	=	3451.78
5	Net Plot Area (3-4 (c))	=	19560.09
6	Recreational Open space (if applicable)		
	(a) Required - 10%	=	2301.18
	(b) Proposed -	=	2301.18
7	Internal Road area	=	429.25
8	Potable area (if applicable)	=	19560.09
9	Built up area with reference to Basic F.S.I. as per front road width (S- No. 5.2 Basic FSI) (19560.09 X 1.10)	=	21516.10
10	Addition of FSI on payment of premium		
	a) Maximum permissible premium FSI - based on road width		11505.94
	b) Proposed FSI on payment of premium. (23011.87 X 0.50 =)		11505.94
11	In-situ FSI / TDR loading		
	a) In-situ area against D.P. road (2.00 x - - -) if any	=	0.00
	b)In-situ area against Amenity Space if handed over (2.00 x1.85 X Sr. No. 4 (haded hand) 3451.78 X 1)	=	3451.78
	c) TDR area (23011.87 X 0.85) - 3451.78 =	=	11505.94
	d) Area under	=	0.00
	e) Total in-situ / TDR loading proposed (11 (a) + 11 (b) + 11 (c) + 11 (d))	=	14957.72
11	Total area available (9 + 10)	=	47917.72
12	Additional FSI area under Chapter No. 7		
	a) Additional units FAR 360 / 1000 Sqm or equivalent (18% of incentive FSI (21516.10 X 0.09)	=	1075.80
13	Total entitlement of FSI in the proposal		
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	=	49055.55
	(b) Ancillary Area FSI upto 60% with payment of charges.		29433.33
	(d) Total entitlement (a+ c)		78488.88
14	Maximum utilisation limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.8 or 2.25		
15	Total Built-up Area in proposal (including area at Sr.No.17 b)		
	(a) Existing Built-up Area	=	0.00
	(b) Proposed Built-up Area (as per P-line) Resi	=	78488.05
	(c) Proposed Built-up Area (as per P-line) Comm.	=	0.00
	(d) Total (a+b+c)	=	78488.05
16	F.S.I. Consumed (15/13) (should not be more than area for 14 above)	=	0.99
17	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr.No.5)		0
	(b)Proposed		0.00

DESIGN ARCHITECT:

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

PROJECT :-
REVISED BUILDING ON S.NO.26 /4,KONDHAWA (KHURD) , DIST-PUNE

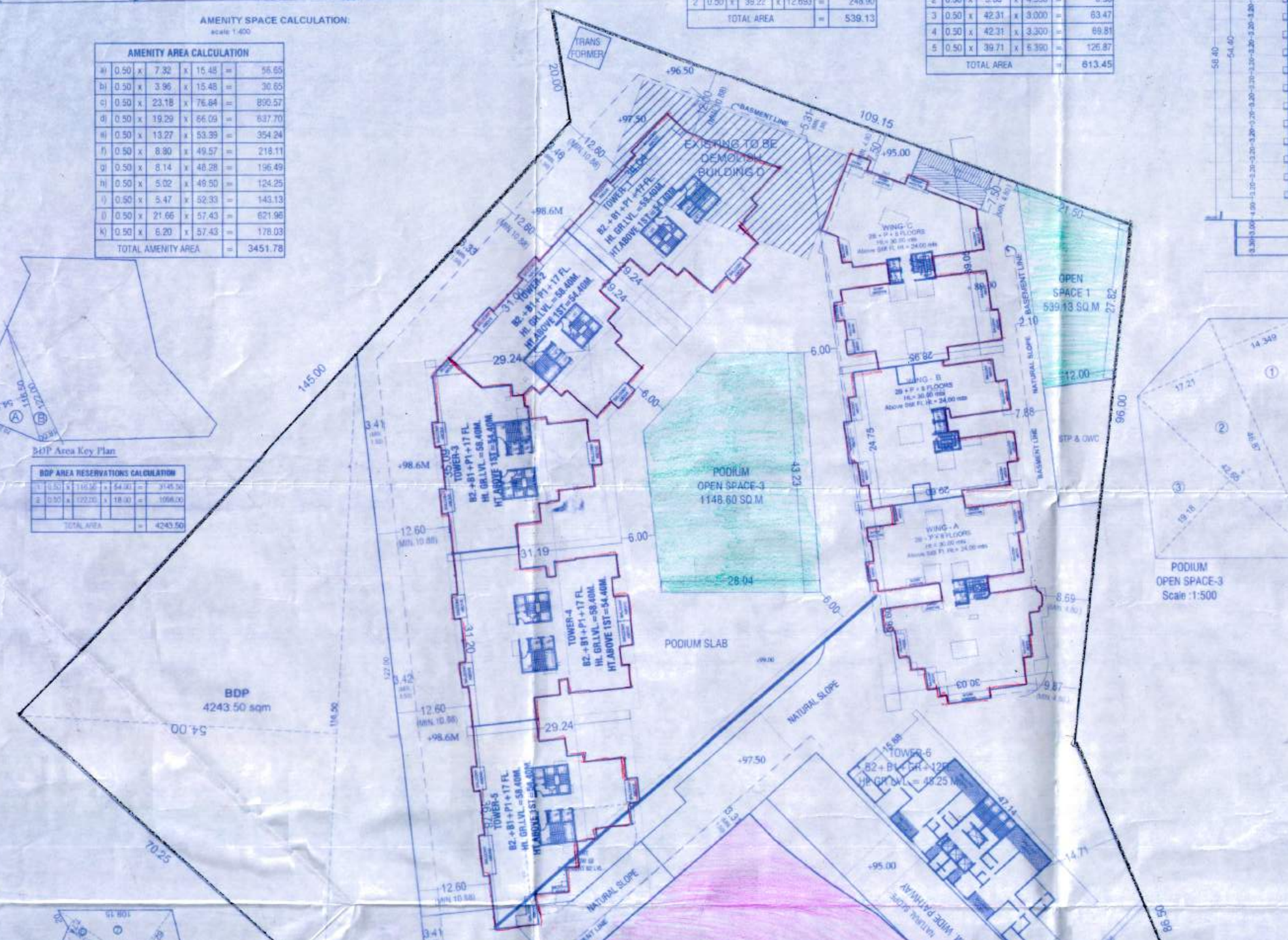
CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me/ us _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out taken with the area stated in documents of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.
SIGN OF ARCHITECT

OWNER SIGN.
DASSCON REALTY PVT LTD THRO MR. BRAJESH SINGH

ARCHITECTS	ARCHITECTS SIGN.
SANDEEP HARDIKAR & ASSOCIATES ARCHITECTS - INTERIOR DESIGNER 502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL :- 9371236337/ 9371236369. Email- syhardikar@gmail.com.	AR. SANDEEP HARDIKAR (CA /95/12777)

DATE	SCALE	DRN BY	REV DATE	REV NO.
08.03.2022	1 : 500	PRABHAKAR	---	---

Z:\Prabhakar\C_JOBS\C_CUBIX ARCHITECTS\BILLESH SINGH\SUBMISSION\SUBMISSION\SANCTIONED 2022\21 D P LAYOUT PLAN.dwg



BDP AREA RESERVATIONS CALCULATION

1	0.50	x	116.20	x	54.00	=	3135.50
2	0.50	x	105.75	x	18.00	=	1056.00
TOTAL AREA						=	4243.50

30'0" Area Key Plan

PODIUM
OPEN SPACE-3
Scale :1:500

OPEN SPACE 3 AREA CALCULATION							
1	0.50	x	46.87	x	14.349	=	336.27
2	0.50	x	46.87	x	17.21	=	403.32
3	0.50	x	42.55	x	19.18	=	409.01
TOTAL AREA						=	1148.60

TOTAL OPEN SPACE AREA CALCULATION			
1	OPEN SPACE 1	=	539.13
2	OPEN SPACE 2	=	613.45
			1152.58
3	OPEN SPACE 3	=	1148.60
TOTAL AREA		=	2301.18

PROPOSED PARKING AREA STATEMENT FOR BLDG. PERMISSION (TOWER -1 TO TOWER-6)			
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m	1	1	3
REQUIRED PARKING FOR 221 TENEMENTS	221	221	663
For every tenement having carpet area equal to or above150 sq.m. above	1	2	3
REQUIRED PARKING FOR 169 TENEMENTS	169	338	507
TOTAL	390	559	1170
5% ADDITION PARKING		28	59
TOTAL		587	1229
TOTAL REQ. PARKING		587 X 12.50	1229 X 2.00
TOTAL AREA		7337.50	2458
TOTAL PARKING AREA			9795.50

EXISTING + PROPOSED BUILDINGWISE FSI STATEMENT													
S.NO.	WING	FLOOR	BLDG. HEIGHT GR.LVL	BLDG. HEIGHT Above 1st to17TH	COMM. B/UP AREA	RESI. B/UP AREA	PROPOSED BALCONY	STAIRCASE	PASSAGE	REGULAR LIFT	FIRE LIFT	LIFT ROOM	TEN. NO.
1	Wing A	28 + P + 6FL	30.00 M			5722.74	0.00	0.00	0.00	7.80	0	0.00	31
2	Wing B	28 + P + 6FL	30.00 M			4347.54	0.00	0.00	0.00	8.00	0	0.00	32
3	Wing C	28 + P + 6FL	30.00 M			5498.48	0.00	0.00	0.00	7.80	0	0.00	31
4	TOWER- 1	B2 + B1 + P1 + 17FL	58.40 M	54.40 M		11236.86	-	-	-	7.90	4.99	-	51
5	TOWER -2	B2 + B1 + P1 + 17FL	58.40 M	54.40 M		9745.34	-	-	-	7.90	4.99	-	51
6	TOWER -3	B2 + B1 + P1 + 17FL	58.40 M	54.40 M		10115.60	-	-	-	7.90	4.99	-	51
7	TOWER -4	B2 + B1 + P1 + 17FL	58.40 M	54.40 M		12609.39	-	-	-	7.90	4.99	-	68
8	TOWER -5	B2 + B1 + P1 + 17FL	58.40 M	54.40 M		11019.15	-	-	-	7.90	4.99	-	51
9	TOWER -6	B2 + B1 + GR + 12FL	46.25 M.	40.80 M.	0.00	8192.55	-	-	-	10.96	4.99	-	24
		PROPOSED TOTAL			0.00	78488.05	0.00	0.00	0.00	74.06	29.94	-	390.00
TOTAL PROPOSED B/UP AREA =			78488.05										

F.S.I. STATEMENT IN SQ.M. (A WING)					
FLOOR	BUILT UP AREA Resi	LIFT AREA	BUILDING HEIGHT from Gr. lvl.	NO.OF TENAMENTS 80 - 150	NO.OF TENAMENTS 150& above
FIRST FL	725.16	7.80	30.00 M	3	1
SECOND FL	725.06			3	1
THIRD FL	719.31			3	1
FOURTH FL	719.31			3	1
FIFTH FL	719.31			3	1
SIXTH FL	719.31			3	1
SEVENTH FL	719.12			3	1
EIGHTH FL	691.16			2	1
TOTAL	5722.74			23	8

F.S.I. STATEMENT IN SQ.M. (B WING)					
FLOOR	BUILT UP AREA Resi	LIFT AREA	BUILDING HEIGHT from Gr. lvl.	NO.OF TENAMENTS 80 - 150	NO.OF TENAMENTS 150& above
FIRST FL	550.59	8.00	30.00 M	4	
SECOND FL	550.59			4	
THIRD FL	541.06			4	
FOURTH FL	541.06			4	
FIFTH FL	541.06			4	
SIXTH FL	541.06			4	
SEVENTH FL	541.06			4	
EIGHTH FL	541.06			4	
TOTAL	4347.54			32	

F.S.I. STATEMENT IN SQ.M. (C WING)					
FLOOR	BUILT UP AREA Resi	LIFT AREA	BUILDING HEIGHT from Gr. lvl.	NO.OF TENAMENTS 80 - 150	NO.OF TENAMENTS 150& above
FIRST FL	695.96	7.80	30.00 M	4	
SECOND FL	695.96			4	
THIRD FL	690.46			4	
FOURTH FL	690.46			4	
FIFTH FL	690.46			4	
SIXTH FL	690.46			4	
SEVENTH FL	690.46			3	1
EIGHTH FL	554.26			3	
TOTAL	5498.48			30	1

F.S.I. STATEMENT IN SQ.M. (TOWER - 1)						
FLOOR	BUILT UP AREA Resi	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	BUILDING HEIGHT from 1st to 17th fl.lvl.	NO.OF TENAMENTS 80 - 150	NO.OF TENAMENTS 150& above
FIRST FL	641.82	7.90	4.99	58.40 M	54.40 M	1	2
SECOND FL	641.82					1	2
THIRD FL	641.82					1	2
FOURTH FL	641.82					1	2
FIFTH FL	641.82					1	2
SIXTH FL	641.82					1	2
SEVENTH FL	641.82					1	2
EIGHTH FL	818.06					1	2
NINTH FL	641.82					1	2
TENTH FL	641.82					1	2
ELEVENTH FL	641.82					1	2
TWELFTH FL	818.06					1	2
THIRTEENTH FL	641.82					1	2
FOURTEENTH FL	641.82					1	2
FIFTEENTH FL	641.82					1	2
SIXTEENTH FL	641.82					1	2
SEVENTEENTH FL	818.06					1	2
TOTAL	11236.86					17	34
						51	

F.S.I. STATEMENT IN SQ.M. (TOWER - 2)						
FLOOR	BUILT UP AREA Resi.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from L.Gr. lvl.	BUILDING HEIGHT from 1st to 17th fl. lvl.	TENE. NO. 80-150	TENE. NO. 150& above
FIRST FL	577.42	7.90	4.99	58.40 M	54.40 M	2	1
SECOND FL	577.42					2	1
THIRD FL	577.42					2	1
FOURTH FL	577.42					2	1
FIFTH FL	577.42					2	1
SIXTH FL	577.42					2	1
SEVENTH FL	577.42					2	1
EIGHTH FL	553.82					2	1
NINTH FL	577.42					2	1
TENTH FL	577.42					2	1
ELEVENTH FL	577.42					2	1
TWELFTH FL	553.82					2	1
THIRTEENTH FL	577.42					2	1
FOURTEENTH FL	577.42					2	1
FIFTEENTH FL	577.42					2	1
SIXTEENTH FL	577.42					2	1
SEVENTEENTH FL	553.82					2	1
TOTAL	9745.34					34	17
						51	

F.S.I. STATEMENT IN SQ.M. (TOWER - 3)						
FLOOR	BUILT UP AREA Resi.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from L.Gr. lvl.	BUILDING HEIGHT from 1st to 17Th fl. lvl.	TENE. NO. 80-150	TENE. NO. 150& above
FIRST FL	599.20	7.90	4.99	58.40 M	54.40 M	2	1
SECOND FL	599.20					2	1
THIRD FL	599.20					2	1
FOURTH FL	599.20					2	1
FIFTH FL	599.20					2	1
SIXTH FL	599.20					2	1
SEVENTH FL	599.20					2	1
EIGHTH FL	575.60					2	1
NINTH FL	599.20					2	1
TENTH FL	599.20					2	1
ELEVENTH FL	599.20					2	1
TWELFTH FL	575.60					2	1
THIRTEENTH FL	599.20					2	1
FOURTEENTH FL	599.20					2	1
FIFTEENTH FL	599.20					2	1
SIXTEENTH FL	599.20					2	1
SEVENTEENTH FL	575.60					2	1
TOTAL	10115.60					34	17
						51	

F.S.I. STATEMENT IN SQ.M. (TOWER - 4)						
FLOOR	BUILT UP AREA Resi.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from L.Gr. lvl.	BUILDING HEIGHT from 1st to 17Th fl. lvl.	TENE. NO. 80-150	TENE. NO. 150& above
FIRST FL	750.27	7.90	4.99	58.40 M	54.40 M	2	2
SECOND FL	750.27					2	2
THIRD FL	750.27					2	2
FOURTH FL	750.27					2	2
FIFTH FL	750.27					2	2
SIXTH FL	750.27					2	2
SEVENTH FL	750.27					2	2
EIGHTH FL	701.87					2	2
NINTH FL	750.27					2	2
TENTH FL	750.27					2	2
ELEVENTH FL	750.27					2	2
TWELFTH FL	701.87					2	2
THIRTEENTH FL	750.27					2	2
FOURTEENTH FL	750.27					2	2
FIFTEENTH FL	750.27					2	2
SIXTEENTH FL	750.27					2	2
SEVENTEENTH FL	701.87					2	2
TOTAL	12609.39					34	34
						68	

F.S.I. STATEMENT IN SQ.M. (TOWER - 5)						
FLOOR	BUILT UP AREA Resi.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from L.Gr. lvl.	BUILDING HEIGHT from 1st to 17Th fl. lvl.	TENE. NO. 80-150	TENE. NO. 150& above
FIRST FL	652.35	7.90	4.99	58.40 M	54.40 M	1	2
SECOND FL	652.35					1	2
THIRD FL	652.35					1	2
FOURTH FL	652.35					1	2
FIFTH FL	652.35					1	2
SIXTH FL	652.35					1	2
SEVENTH FL	652.35					1	2
EIGHTH FL	628.75					1	2
NINTH FL	652.35					1	2
TENTH FL	652.35					1	2
ELEVENTH FL	652.35					1	2
TWELFTH FL	628.75					1	2
THIRTEENTH FL	652.35					1	2
FOURTEENTH FL	652.35					1	2
FIFTEENTH FL	652.35					1	2
SIXTEENTH FL	652.35					1	2
SEVENTEENTH FL	628.75					1	2
TOTAL	11019.15					17	34
						51	

F.S.I. STATEMENT IN SQ.M. (TOWER - 6)						
FLOOR	BUILT UP AREA Comm.	BUILT UP AREA Resi.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from L.Gr. lvl.	BUILDING HEIGHT from 1st to 12Th fl. lvl.	TENE. NO. 80-150	TENE. NO. 150& above
Basement FL	0.00	739.14	10.96	4.99	46.25 M	40.80 M	0	0
Ground FL	0.00	420.18					0	0
FIRST FL	0.00	592.44					2	2
SECOND FL	0.00	592.44					2	2
THIRD FL	0.00	592.44					2	2
FOURTH FL	0.00	592.44					2	2
FIFTH FL	0.00	592.44					2	2
SIXTH FL	0.00	592.44					2	2
SEVENTH FL	0.00	592.44					2	2
EIGHTH FL	0.00	592.44					2	2
NINTH FL	0.00	592.44					2	2
TENTH FL	0.00	592.44					2	2
ELEVENTH FL	0.00	592.44					2	2
TWELFTH FL	0.00	516.81					2	2
TOTAL	0.00	8192.95					24	

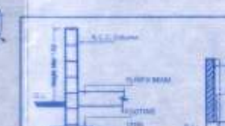
PLOT AREA CALCULATION

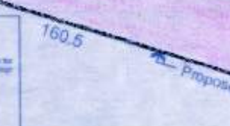
PLOT AREA CALCULATION								
3	0.50	x	231.05	x	113.30	=	13088.98
4	0.50	x	254.05	x	14.40	=	1863.56
5	0.50	x	226.50	x	14.60	=	1673.76
6	0.50	x	181.75	x	7.74	=	625.97
7	0.50	x	161.75	x	62.06	=	5019.10
8	0.50	x	162.00	x	64.00	=	5184.00
TOTAL AREA S.NO.26 / 4						=	27255.37

LAYOUT PLAN IN RESIDENTIAL ZONE

12.00M WIDE INTERNAL ROAD

12.00M WIDE INTERNAL ROAD AREA CALCULATION							
1	0.50	x	37.10	x	11.82	=	219.25
2	0.50	x	37.10	x	11.32	=	209.99
TOTAL AREA						=	429.25





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