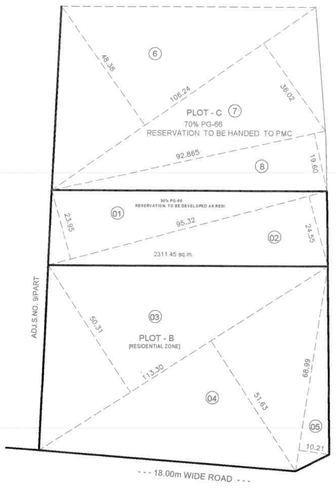
Designed by ZWCAD Academic Version

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

WING	FLOOR	NET COMM. B/UP AREA	NET RESI. B/UP AREA	NET RESI. B/UP AREA (Inclusive Housing)	TOTAL B/UP AREA	REG. LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT	TENE NO.		SHOP NO.
								from Gr. lvl.	40-80	80-150	
A	B1+GR. Fl.	396.17	0.00	0.00	**396.17**	0.00	0.00	3.60 M	0	0	11
B	B1+B2+GR. Fl.	796.43	0.00	0.00	**796.43**	0.00	0.00	3.60 M	0	0	21
C	B1+B2+GR.+9 Fl.	362.59	7298.33	519.28	**8180.20**	4.75	4.75	29.25 M	80	0	11
D	B1+GR.+9 Fl.	0.00	5275.26	741.12	**6016.38**	4.75	4.75	29.25 M	44	18	0
TOTAL		**1555.19**	**12573.59**	**1260.40**	**15389.18**	**9.50**	0.00		**124**	**18**	**43**
		14128.78							142		

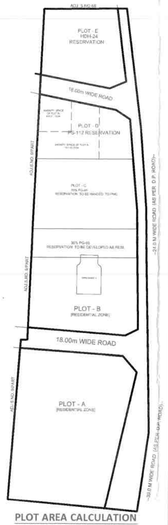


PLOT AREA CALCULATION

(Scale - 1:1000)

PLOT AREA CALCULATION						
01	0.50	X	95.32	X	23.95	= 1141.46
02	0.50	X	95.32	X	24.55	= 1169.99
03	0.50	X	113.30	X	50.31	= 2850.06
04	0.50	X	113.30	X	51.63	= 2924.84
05	0.50	X	68.99	X	10.21	= 352.19
TOTAL						= **8438.54**
AREA AS PER						**8015.25**

6)	0.50	X	106.24	X	48.38	=	2569.95	PLOT - C PG RESERVATION (70% PG)
7)	0.50	X	106.24	X	36.02	=	1913.38	5393.41
8)	0.50	X	92.865	X	19.65	=	910.08	



PLOT AREA CALCULATION AFTER SUBDIVISION

PLOT AREA AFTER SUBDIVISION

PLO.NO.	OWNER NAME	MINIMUM AREA CONSIDERED	NET PLOT AREA
PLOT - A	Nirvana Multicon Pvt.Ltd	12519.37	18271.37
PLOT - B	Shri Ram Developers	5703.80	
PLOT - C TO BE DEVELOPED	Shri Ram Developers	7704.86	7704.86
PLOT - D PS-112 RESERVATION	Amenity Of Plot - A	1877.91	4006.36
	Amenity Of Plot - B	855.51	
	Balance Reservation	1272.94	
PLOT - E HDH-24 RESERVATION	Shri Ram Developers	4531.95	4531.96

PLOT AREA CALCULATIONS BEFORE / AFTER SUBDIVISION

1)	0.50	X	78.23	X	32.52	=	1272.02	4531.95	PLOT - E HDH RESERVATION
2)	0.50	X	95.35	X	16.98	=	809.52		
3)	0.50	X	95.35	X	14.75	=	703.21		
4)	0.50	X	90.039	X	38.81	=	1747.21		
5)	0.50	X	25.38	X	13.55	=	171.95	1613.90	18.00 M WIDE ROAD WIDENING
6)	0.50	X	32.32	X	15.31	=	247.38		
7)	0.50	X	69.15	X	16.20	=	560.12		
8)	0.50	X	69.15	X	18.35	=	634.45		
9)	0.50	X	81.345	X	47.57	=	1934.79	4006.36	PLOT - D PS RESERVATION
10)	0.50	X	88.34	X	12.80	=	565.38		
11)	0.50	X	88.34	X	34.10	=	1506.20		
12)	0.50	X	106.24	X	48.38	=	2569.95	5393.41	PLOT - C PG RESERVATION (70% PG)
13)	0.50	X	106.24	X	36.02	=	1913.38		
14)	0.50	X	92.865	X	19.65	=	910.08		
15)	0.50	X	95.32	X	23.95	=	1141.46	2311.45	(30% PG RESERVATION)
16)	0.50	X	95.32	X	24.55	=	1169.99		
17)	0.50	X	113.30	X	50.31	=	2850.06	6127.09	PLOT - B
18)	0.50	X	113.30	X	51.63	=	2924.84		
19)	0.50	X	68.99	X	10.21	=	352.19		
20)	0.50	X	36.45	X	13.50	=	246.04	1827.39	18.00 M WIDE ROAD WIDENING
21)	0.50	X	32.53	X	9.05	=	130.93		
22)	0.50	X	62.04	X	14.05	=	576.33		
23)	0.50	X	82.04	X	12.45	=	510.70		
24)	0.50	X	9.95	X	6.28	=	31.24		
25)	0.50	X	90.75	X	7.32	=	332.15		
26)	0.50	X	160.81	X	74.25	=	5970.07	12567.57	PLOT - A
27)	0.50	X	160.81	X	18.11	=	1456.13		
28)	0.50	X	158.05	X	65.06	=	5141.37		
29)	0.50	X	75.30	X	16.36	=	691.26	1758.27	30.00 M WIDE ROAD WIDENING
30)	0.50	X	122.08	X	13.34	=	814.29		
31)	0.50	X	53.77	X	9.40	=	252.72		
32)	0.50	X	40.80	X	9.32	=	190.13	1846.60	24.00 M WIDE ROAD WIDENING
33)	0.50	X	147.24	X	8.37	=	616.28		
34)	0.50	X	101.66	X	5.30	=	269.40		
35)	0.50	X	20.36	X	6.17	=	62.81		
36)	0.50	X	56.25	X	7.80	=	219.38		
37)	0.50	X	56.25	X	8.64	=	243.06		
38)	0.50	X	15.06	X	5.20	=	39.16		
39)	0.50	X	15.06	X	5.00	=	37.65		
40)	0.50	X	30.00	X	5.26	=	78.83		
41)	0.50	X	30.00	X	6.00	=	90.00		
TOTAL AREA						=	41984.00		

PARKING AREA STATEMENT FOR BLDG.

PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER
For every 100 sq.m. carpet area or fraction thereof	100	2	6
For 1321.91 sq.m	1321.91	26	26
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	5
REQUIRED PARKING FOR 124 TENEMENTS	124	62	310
1 TENEMENTS HAVING CARPET UP AREA BETWEEN 80.00 TO 150.00 SQ.M.	1	1	3
REQUIRED PARKING FOR 18 TENEMENTS	18	18	54
TOTAL	142	106	390
5% ADDITION PARKING		5	20
TOTAL		111	410
TOTAL REQ. PARKING		111 X 12.50	410 X 2
TOTAL AREA		1387.50	820.00
TOTAL PARKING AREA			2207.50

F.S.I. STATEMENT IN SQ.M. - (WING - A)

FLOOR	BUILT UP	BUILDING HEIGHT
	Comm.	from Gr. lvl.
GROUND FL.	396.17	3.60 M
TOTAL	396.17	

F.S.I. STATEMENT IN SQ.M. - (WING - B)

FLOOR	BUILT UP	BUILDING HEIGHT
	Comm.	from Gr. lvl.
GROUND FL.	796.43	3.60 M
TOTAL	796.43	

ANCILLARY AREA CALCULATION

		P LINE AREA	BASIC AREA	Permi. Ancilarry Area (60%)	Permi. Ancilarry Area (80%)
01	B/UP AREA (COMM)	1555.19	863.99	-	691.73
04	B/UP AREA (RESI)	12573.59	7858.49	4715.10	-
Total Permi. Ancillary Area		14128.78	8722.49	4715.10	691.73
Total Permi. Ancillary Area (Resi + Comm)					5406.83

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

FLOOR	BUILT UP			TOTAL BUILT UP	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT	TENE. NO.
	Comm.	Resi.	Inclusive Housing				from Gr. lvl.	40 - 80
GROUND FL.	362.59	0.00	0.00	362.59	4.75	4.75	29.25 M	
FIRST FL.	0.00	808.49	64.91	873.40				9
SECOND FL.	0.00	808.49	64.91	873.40				9
THIRD FL.	0.00	808.49	64.91	873.40				9
FOURTH FL.	0.00	808.49	64.91	873.40				9
FIFTH FL.	0.00	808.49	64.91	873.40				9
SIXTH FL.	0.00	808.49	64.91	873.40				9
SEVENTH FL.	0.00	808.49	64.91	873.40				9
EIGHTH FL.	0.00	830.41	0.00	830.41				8
NINTH FL.	0.00	808.49	64.91	873.40				9
TOTAL	362.59	7298.33	519.28	8180.20	4.75	4.75		80

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

FLOOR	B/UP AREA			REG. LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT	TENA. NO.	
	RESI	Inclusive Housing	TOTAL			from Gr. lvl.	40 - 80	80 - 150
GROUND FL.	0.00	0.00	0.00	4.75	4.75	29.25M		
FIRST FL.	543.35	123.26	666.61				5	2
SECOND FL.	543.35	123.26	666.61				5	2
THIRD FL.	543.35	123.26	666.61				5	2
FOURTH FL.	543.35	123.26	666.61				5	2
FIFTH FL.	616.71	62.02	678.73				5	2
SIXTH FL.	616.71	62.02	678.73				5	2
SEVENTH FL.	616.71	62.02	678.73				5	2
EIGHTH FL.	635.02	0.00	635.02				4	2
NINTH FL.	616.71	62.02	678.73				5	2
TOTAL	**5275.26**	**741.12**	**6016.38**				44.00	18.00

BASIC FSI CALCULATION

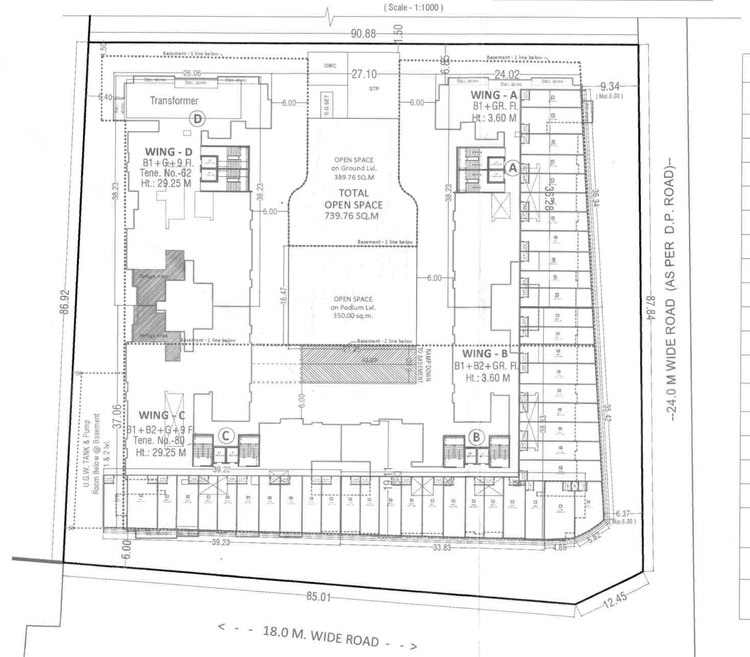
01	PLOT - C (PG-66 Reservation to be Handed to PMC)	7704.86	8475.35
02	PLOT - B	5703.80	6274.18
TOTAL		13408.66	14749.53

PLOT AREA AFTER SUBDIVISION

	PLOT NO.	OWNER NAME	MINIMUM AREA CONSIDER
	PLOT - B	Shri Ram Developres	5703.80
	PLOT - C TO BE DEVELOPED	Shri Ram Developres	7704.86
	TOTAL		13408.66

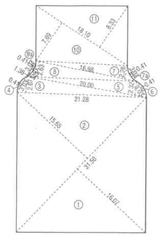
FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	**15389.18**
02	NON F.S.I.	-
	2.1 OPEN BALCONY	0.00
	2.2 PASSAGE AREA	0
	2.3 REGULAR STAIR CASE	0.00
	2.4 FIRE STAIR CASE	0.00
	2.5 TERRACE AREA	0
	2.6 DRY BALCONY	-
	2.7 PROJECTION	1000
	2.8 REFUGE AREA	88.80
	2.9 PARKING AREA OF BLDG.	2207.50
	2.10 BASEMENT AREA	8900.00
	ANY OTHER	-
3	3.1 CLUB HOUSE	85.55
	3.2 LIFT AREA	19.00
	3.3 PODIUM AREA	0
	3.4 SERVICES (S.T.P , TRANSFORMER ,U.G. T etc)	1500.00
	TOTAL NON F.S.I	13800.85
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (15389.18+ 13800.85)	29190.03



BUILDING LAYOUT

(Scale - 1:500)



OPEN SPACE AREA CALCULATION

OPEN AREA CALCULATION

1	0.5	x	31.50	x	15.65	=	246.49
2	0.5	x	31.50	x	16.07	=	253.10
3	0.5	x	21.28	x	2.67	=	28.41
4	0.5	x	3.03	x	0.41	=	0.83
5	0.5	x	20.00	x	2.32	=	23.20
6	0.5	x	3.03	x	0.41	=	0.83
7	0.5	x	16.98	x	2.26	=	19.19
8	0.5	x	16.98	x	2.63	=	22.33
9	0.5	x	3.03	x	1.36	=	2.06
10	0.5	x	18.10	x	7.69	=	69.59
11	0.5	x	18.10	x	8.33	=	75.39
TOTAL						=	741.41
DEDUCT							
7a	0.5	x	3.03	x	0.41	=	0.83
9a	0.5	x	3.03	x	0.41	=	0.83
TOTAL						=	1.66
TOTAL OPEN SPACE						=	**739.76**

WATER CALCULATION

For Commercial & Residential

WATER REQUIRED AS PER RULE
NO. OF PERSON X 45
WATER REQUIRED AS PER RULE
NO. OF FLATS X 5 X 135

441	X	45	X	0	=	19845
142	X	5	X	135	=	95850
					=	115695

ADD FIRE FIGHTING =20,000 LTRS. X 3 Bldg = 60,000.00

TOTAL = 115695+ 60000 = 1,75,695 LTRS.

SAY - 1,76,000.00 LTRS.

SUMP WELL CAPACITY.

115695	X	1.5			=	173542.50

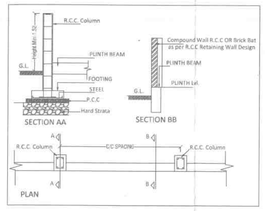
SAY - 1,74,000.00 LTRS.

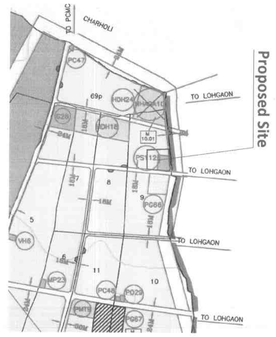
ADD FIRE FIGHTING =50000 LTRS.X 3 Bldg = 1,50,000.00

TOTAL = 1,74,000+1,50,000 = 3,24,000.00 LTRS.

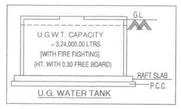
OCCUPANCY LOAD AREA CALCULATIONS WING A8

1.	**For Shops** @ Gr.	1555.19 X .85 = 1321.91 carpet
	No. of persons	1321.91 / 3 = 440.64
	Total Persons For Shops = 441 Persons	





D.P. LOCATION



U.G. WATER TANK

STAMP OF APPROVEL | 01/13

B.P. LAYOUT

B.P. Layout

नविन नियमी + व्यापारी दि. 29/11/2022

APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2280/22

Building Inspector (B.P./D.P. Zone No.-1) P.M.C. | Deputy Engineer P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

PLOT AREA AS PER 7/12 : 8015.25 SQ.M.
PLOT AREA AS PER DEMARCATION : 8438.54 SQ.M.
MINIMUM PLOT AREA : 8015.25 SQ.M.

A	AREA STATEMENT		SQ.M.
1	Area of Plot Minimum area of a,b,c,to be considered)	=	8015.25
	a) As per ownership document (7/12, CTS extract)	=	8015.25
	b) as per measurement sheet	=	8015.25
	c) as per site	=	8015.25
2	Deductions for	=	0.00
	a) Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening	=	0.00
	b) Any Reservation Area	=	0.00
	Total (a + b)	=	0.00
3	Balance Area of Plot (1-2)	=	8015.25
4	Amenity Space (if applicable)	=	
	a) Required	=	0.00
	b) Adjustment of 2(b), if any -	=	0.00
	c) Balance Proposed	=	
5	Net Plot Area (3-4(a))	=	8015.25
6	Recreational Open Space (if applicable) (as Provided in Sanctioned Layout)	=	
	a) Required	=	739.76
	b) Proposed	=	739.76
7	Internal Road Area	=	0.00
8	Plotable area (if applicable)	=	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic F.S.I.) . Total Area = (Plot B + Plot C) (8015.25 X 1.10)	=	8816.78
10	a. Addition of F.S.I. on Payment of Premium (13408.66 X 0.50)	=	0.00
	b. Proposed F.S.I. on Payment of Premium	=	0.00
11	In - Situ FSI / TDR loading	=	
	(a) In-Situ are against D.P. road [2.0 x - -]	=	0.00
	(b) In-Situ are against Amenity Space if handed over 2.0 or] .85 x Sr. No. 4(b) and / or (c)],	=	0.00
	(c) TDR area [13408.66 X 1.40]	=	0.00
	(d)Total in situ / TDR loading proposed (11 (a) + (b) + (c))	=	0.00
12	Additional FSI area under Chapter No. 7	=	8816.78
13	Total entitlement of FSI in the Proposal	=	
	(a) [10 + 11(b) + 12(d)] or 13 whichever is applicable	=	8816.78
	(b) Permi. Ancillary Area FSI upto 60 or 80% with payment of chages	=	5406.83
	(b) Prop. Ancillary Area FSI upto 60 or 80% with payment of chages	=	5312.00
	(d) Total entitlement (a + b + c)	=	14128.78
14	Maximum utilization 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 1.6 or 1.8)	=	14223.61
15	Total Built-up Area in proposal (excluding area at S.No. 18b)	=	
	a) Existing Built up Area	=	
	b) Proposed Commercial Built up Area (as per ' Pline')	=	1555.19
	c) Proposed Residential Built up Area (as per ' Pline')	=	12573.59
	d) Total (b + c)	=	14128.78
16	F.S.I. Cosumed (15/13) (should not be more than serial No. 15 above)	=	
17	Area for Inclusive Housing, if any	=	
	a) Required (20% of Sr. No. 9) [5703.80 X 1.10 X 0.20]	=	1254.84
	b) Proposed	=	1260.40

DESIGN ARCHITECT:

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

PROJECT :-

REVISED COMMERCIAL + RESIDENTIAL BUILDING ON S.NO. 9 (P), H.NO. -- , AT DHANORI, PUNE

CERTIFICATE OF AREA.

Certified that the plot under reference was surveyed by me on _____ 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.

SIGN OF ARCHITECT

OWNER SIGN.

Shri Ram Developers, Thro'

Shri. Mahadev Narayan Kawade

Shri. Santosh Namdevrao Pawar & Others

ARCHITECTS | ARCHITECTS SIGN.

SANDEEP HARDIKAR & ASSOCIATES

ARCHITECTS - INTERIOR DESIGNER

502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL - 9371236397/ 9371236398
Email- syhardikar@gmail.com.

AR. SANDEEP HARDIKAR [CA /90/12777]

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
12/03/2022	1:500	Suhas	- - -	- - -

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