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

WING	FLOOR	NET RESI. B/UP AREA (Regular)	LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO.
A	B+L.Gr.+U.Gr.+7 FL.	2127.54	3.61	23.85 M	28
B	B+L.Gr.+U.Gr.+3 FL.	894.19	3.61	12.45 M	12
C	B+L.Gr.+U.Gr.+3 FL.	894.19	3.61	12.45 M	12
D	B+L.Gr.+U.Gr.+3 FL.	894.19	3.61	12.45 M	12
E	B+L.Gr.+U.Gr.+3 FL.	894.19	3.61	12.45 M	12
F	B+L.Gr.+U.Gr.+1 FL.	312.80	3.61	6.75 M	4
TOTAL		6017.10	21.66		80

PARKING AREA STATEMENT FOR BLDG PERMISSION

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	1	5
REQUIRED PARKING FOR 80 TENEMENTS	80	40	200
TOTAL	80	40	200
5% ADDITION PARKING		2	10
TOTAL		42	210
TOTAL REQ. PARKING		42 X 12.50	210 X 2.00
TOTAL AREA		525.00	420.00
TOTAL PARKING AREA			945.00

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	6028.30
02	NON F.S.I.	-
	2.1 OPEN BALCONY	0
	2.2 PASSAGE AREA	0
	2.3 REGULAR STAIR CASE	0.0
	2.4 FIRE STAIR CASE	0.00
	2.5 TERRACE AREA	0.00
	2.6 DRY BALCONY	0.00
	2.7 PROJECTION	80.00
	2.8 REFUGE AREA	0.00
	2.9 PARKING AREA	3918.00
	3.00 BASEMENT AREA	2193.27
	ANY OTHER	-
3	3.1 CLUB HOUSE	0.00
	3.2 SWIMMING POOL	0.00
	3.3 LIFT AREA	21.66
	3.4 PODIUM AREA	0.00
	3.5 SERVICES (S.T.P., TRANSFORMER ,U.G. T etc)	700.00
	TOTAL NON F.S.I	6912.93
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (6028.30 + 6912.93)	12941.23

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

FLOOR	BUILT UP AREA	LIFT AREA	BUILDING HEIGHT		TENE. NO.
FIRST FL.	312.80	3.61	23.85 M.	19.95 M.	4
SECOND FL.	311.79				4
THIRD FL.	300.59				4
FOURTH FL.	300.59				4
FIFTH FL.	300.59				4
SIXTH FL.	300.59				4
SEVENTH FL.	300.59				4
TOTAL	2127.54	3.61			28.00

F.S.I. STATEMENT IN SQ.M. (WING B,C,D,E)

FLOOR	BUILT UP AREA	LIFT AREA	BUILDING HEIGHT		TENE. NO.
FIRST FL.	302.47	3.61	12.45 M.	8.55 M.	4
SECOND FL.	301.46				4
THIRD FL.	290.26				4
TOTAL	894.19	3.61			12.00

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

FLOOR	BUILT UP AREA	LIFT AREA	BUILDING HEIGHT		TENE. NO.
FIRST FL.	312.80	3.61	6.75 M.	2.85 M.	4
TOTAL	312.80	3.61			4.00

WATER CALCULATION

For Residential

WATER REQUIRED AS PER RULE

NO. OF FLATS						
80	X	5	X	135	=	54000
0					=	54000

ADD FIRE FITTING =20,000 LTRS. X 6 Bldg = 1,20,000.00

TOTAL = 54,000+ 1,20,000 = 1,74,000.00 LTRS.

SAY - 1,74,000.00 LTRS.

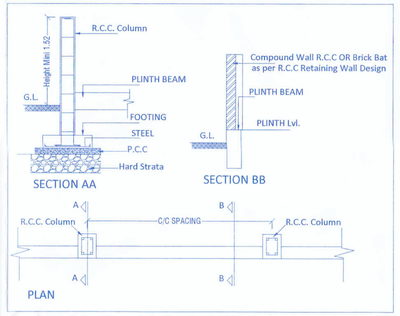
SUMP WELL CAPACITY.

54000	X	1.5			=	81000.00

SAY - 81,000.00 LTRS.

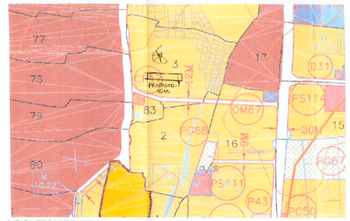
ADD FIRE FITTING =50000 LTRS.X 6 Bldg = 3,00,000.00

TOTAL = 81,000+3,00,000 = 3,81,000.00 LTRS.

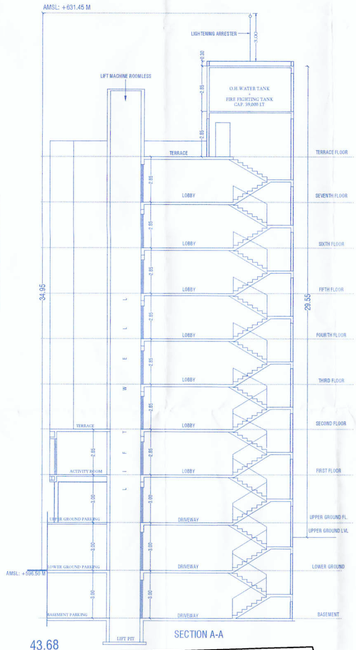


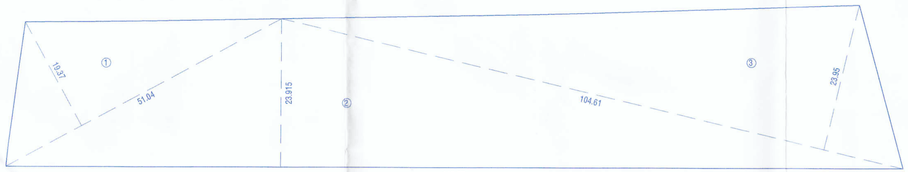
U.G. WATER TANK

PLOT AREA CALCULATION							
1	51.040	X	19.37	X	0.50	=	494.32
2	146.57	X	23.915	X	0.5	=	1752.61
3	104.640	X	23.95	X	0.5	=	1253.06
TOTAL						=	3500.00

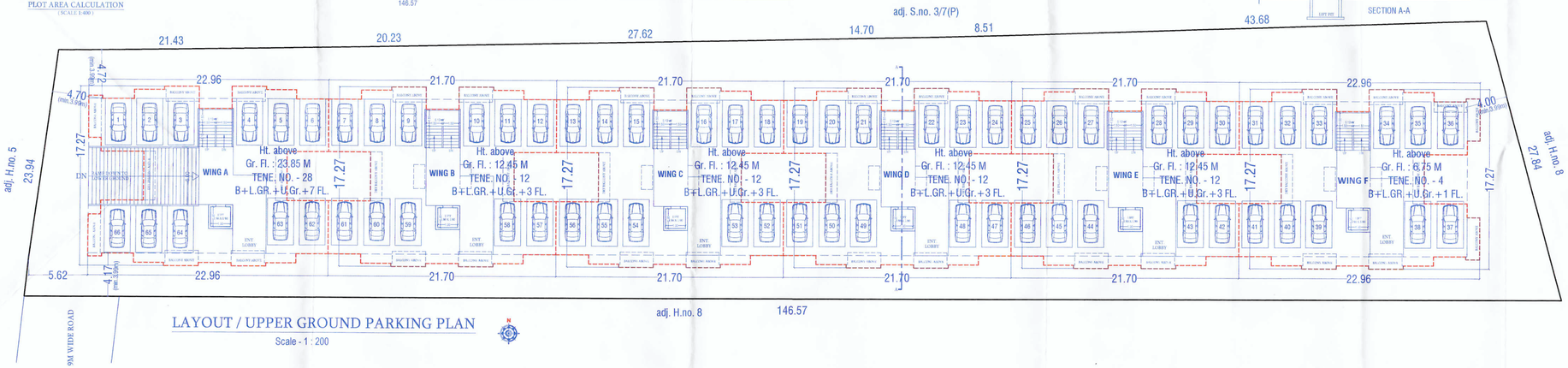


LOCATION PLAN





PLOT AREA CALCULATION
(SCALE 1:400)



LAYOUT / UPPER GROUND PARKING PLAN

Scale - 1 : 200

STAMP OF APPROVEL

01 / 07

B.P. LAYOUT

जावक क्रमांक दि. 26/6/2023

APPROVED SUBJECT CONDITION

APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/0721/23

Building Inspector - Deputy Engineer PMC

(B.P./D.P. Zone No. ...)

A	AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of a,b,c,to be considered)	=	3500.00
	a) As per ownership document (7/12, CTS extract)	=	
	b) as per measurement sheet	=	3500.00
	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	=	0.00
	Total (a+b+c)	=	0.00
3	Balance area of plot (1-2)	=	3500.00
4	Amenity Space (if applicable)	=	
	(a) Required (10% of sr.no.3)	=	0.00
	(b) Adjustment of 2(b), if any	=	
	(c) Balance Proposed -		0.00
5	Net Plot Area (3-4 (c))	=	3500.00
6	Recreational Open space (if applicable)		
	(a) Required - (10% of sr.no.3)	=	
	(b) Proposed -	=	
7	Internal Road area	=	0.00
8	Plotable area (if applicable)	=	**3500.00**
9	Built up area with reference to Basic F.S.I. as per front road width *(Sr. No. 5 X basic FSI)* (3500.00 X 1.10)	=	**3850.00**
10	Addition of FSI on payment of premium		
	a)Maximum permissible premium FSI - based on road width / TOD Zone.		0.00
	(b) Proposed FSI on payment of premium. x0.50		0.00
11	**In-situ FSI / TDR loading**		
	a) In-situ area against D.P. road [2.00 x of sr.no.2)] if any	=	0.00
	(b)In-situ area against Amenity Space if handed over *[2.00 or1.85 X Sr. No. 4 (b)and /or(c)],*	=	0.00
	c) TDR area X 1.15 =	=	0.00
	d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d))	=	0.00
	e) GRIHA five star/IGBC Platinum or equivalent rating-7% incentive FSI (sr.no.9)	=	0.00
12	Additional FSI area under Chapter No. 7	=	0.00
13	Total entitlement of FSI in the proposal		
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	=	3850.00
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges. (X 60%)	=	2310.00
	(c) Proposed Ancillary Area FSI upto 60% or 80%with payment of charges. (X 60%)	=	2178.30
	(d) Total entitlement (a+c)		6028.30
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}* 2.75	=	
15	Total Built-up Area in proposal *(excluding area at Sr.No.17 b)*		
	(a) Existing Built-up Area.	=	0.00
	(b) Proposed Built-up Area (as per 'P-line') Resi.	=	6017.10
	(c) Proposed Built-up Area (as per 'P-line') Comm.	=	0.00
	(d) Total (a+b+c)	=	6017.10
16	F.S.I. Consumed (15/13) *(should not be more than serial No.14 above.)*		
17	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr.No.5) 3500.00X1.10X20%		NA
	(b) Proposed		NA

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 :-

PROPOSED BUILDING ON S.NO.3/7(P), AT Village - DHANORI, Taluka - Haveli, District - Pune

OWNER SIGN.

M/s.PRAKRITI SPACE LLP
THRO' Partner

Mr. Sukanto Bhowal

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS - INTERIOR DESIGNER

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

ARCHITECTS SIGN.

[CA /90/12777]

DATE	SCALE	DRN BY	REV. DATE
27.06.2023	1 : 200		--------

Z:\Projects\C- JOB\07. CUBIX ARCHITECTS\SUKANTO\DHANORI 2(3-7)\6 SUBMISSION\Sanctioned 27.06.2023\07.SUB DWG.dwg

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