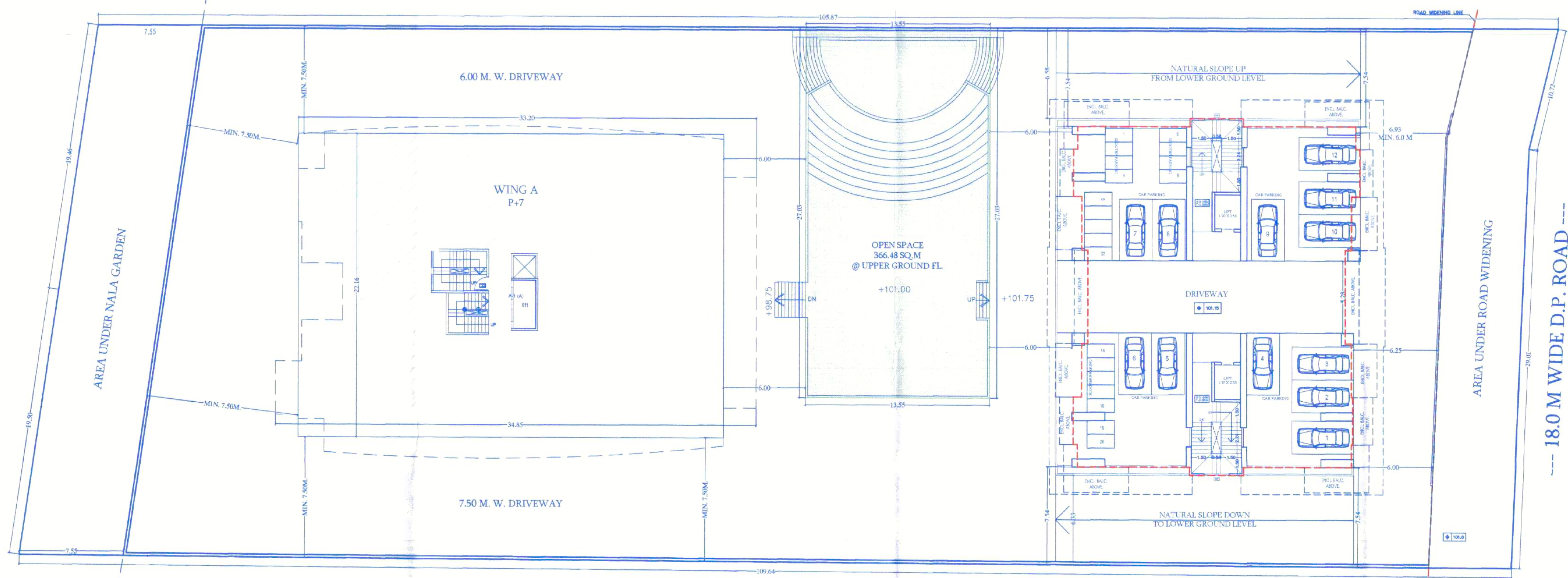
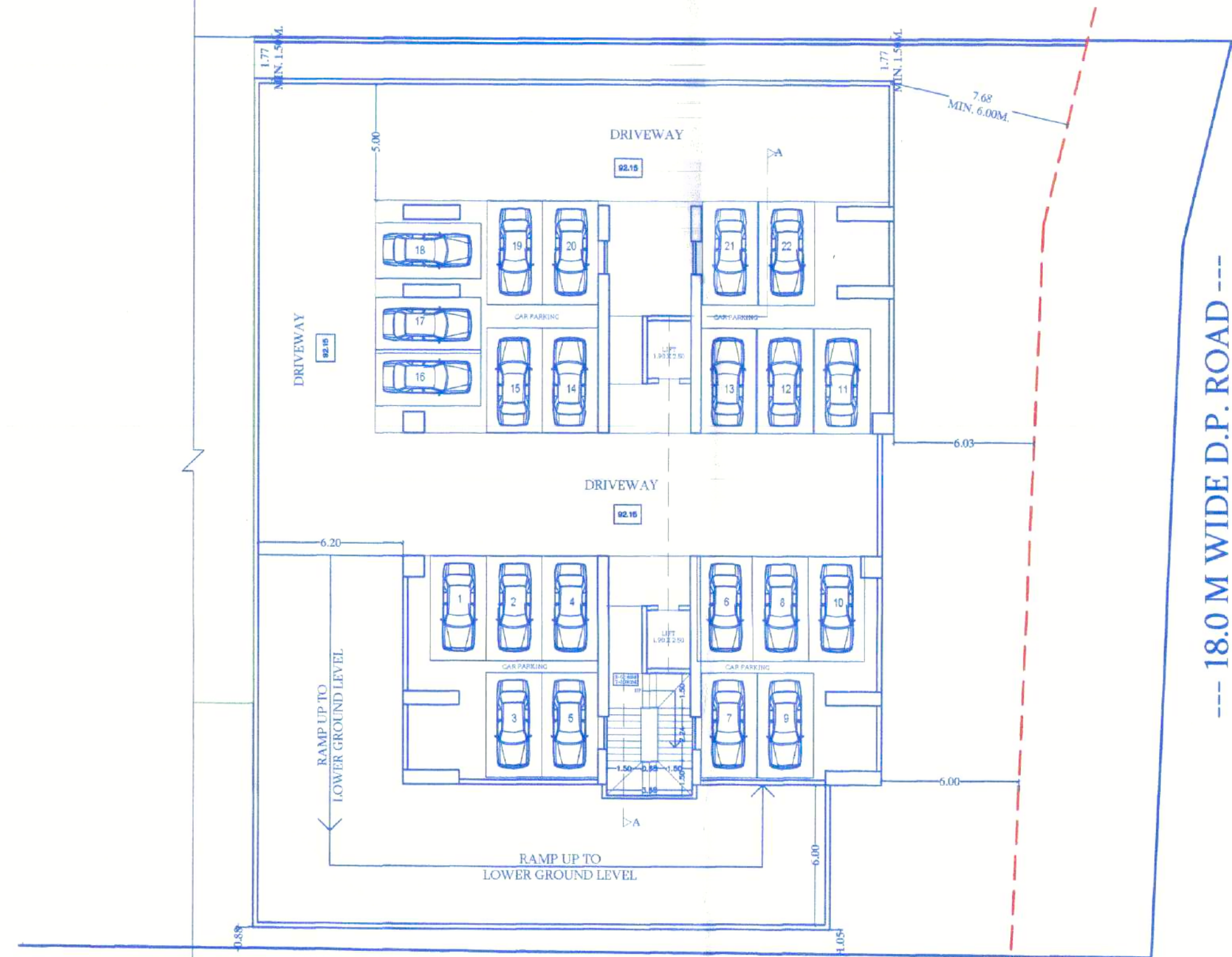
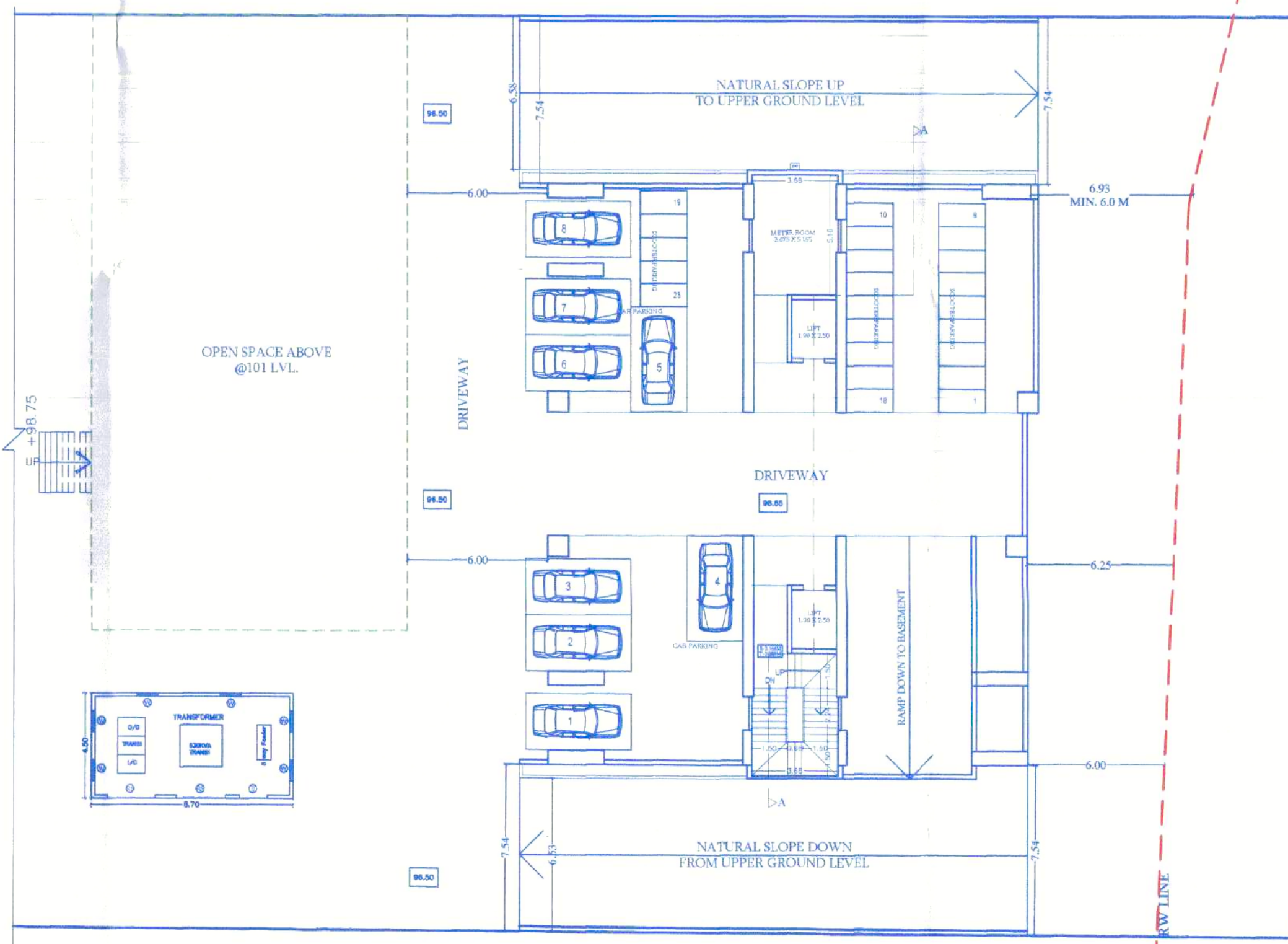




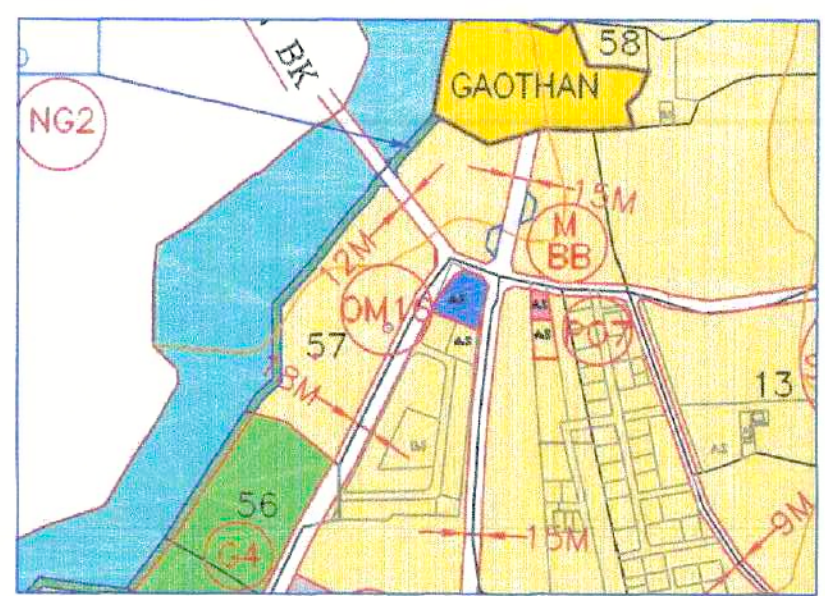
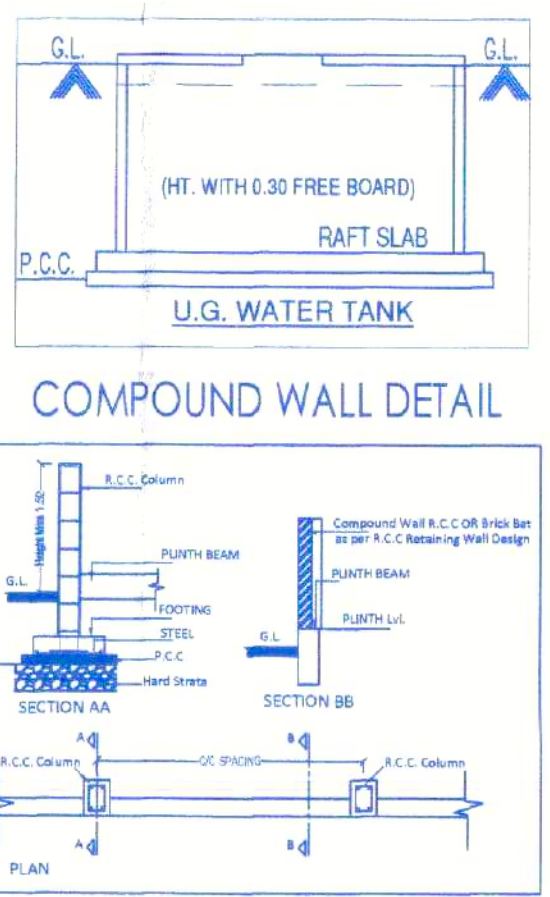
LAYOUT / UPPER GROUND FLOOR PLAN SCALE 1:200



BASEMENT PARKING PLAN SCALE 1:200



LOWER GROUND PARKING PLAN SCALE 1:200

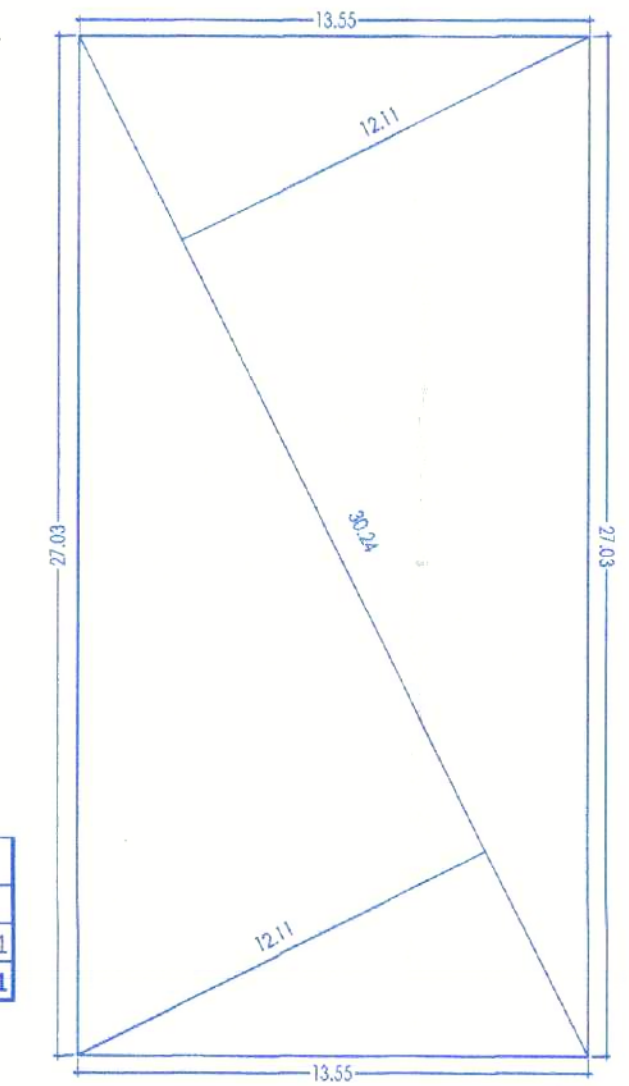


LOCATION PLAN

OPEN SPACE AREA CALCULATION				
A.	ADDITION			
1]	30.24	X	(12.12+12.12)	X 0.50 = 366.51
TOTAL				366.51

ROAD WIDENING AREA CALCULATION				
A.	ADDITION			
1]	11.320	X	(4.33+4.73)	X 0.500 = 51.28
2]	30.604	X	(5.81+5.93)	X 0.500 = 179.65
TOTAL				230.93

ROAD WIDENING AREA KEY PLAN SCALE 1:200



OPEN SPACE AREA KEY PLAN SCALE 1:400

TOTAL PARKING AREA STATEMENT FOR WING B				
PARKING REQUIRED BY RULE	NO. OF TENEMENTS	CAR	SCOOTER	
2 TENEMENTS HAVING CARPET AREA 40-80 SQ.M.	2	1	2	
REQUIRED PARKING FOR 2 TENEMENTS	2	1	2	
1 TENEMENTS HAVING CARPET AREA 80-120 SQ.M.	1	1	1	
REQUIRED PARKING FOR 39 TENEMENTS	39	39	39	
TOTAL		40	41	
5% ADDITIONAL PARKING		2	2	
TOTAL REQ. PARKING		42	43	
TOTAL PROP. PARKING		42	43	
TOTAL REQ. PARKING		525.00	66.00	
TOTAL PROPOSED AREA		525.00	66.00	
TOTAL PARKING AREA		611.00		

WATER CALCULATION FOR WING B FOR RESIDENTIAL				
WATER REQUIRED AS PER RULE	NO. OF TENEMENTS X 5 X 135			
41	X	5	X	135 = 27675
SAY, 30,000 + 20,000 FIRE = 50,000 LTRS.				
SUMP WELL CAPACITY:				
30,000	X	1.5		= 45000.00
TOTAL CAPACITY - 45,000.00 + 1,00,000 = 1,45,000 LTRS.				

FSI STATEMENT	
FLOORS	B/U AREA
1ST FLOOR	522.69
2ND FLOOR	522.69
3RD FLOOR	522.69
4TH FLOOR	522.69
5TH FLOOR	522.69
6TH FLOOR	522.69
7TH FLOOR	522.69
8TH FLOOR (REFUGE)	508.32
9TH FLOOR	522.69
10TH FLOOR	522.69
11TH FLOOR	193.28
TOTAL	5405.84

T.D.R. STATEMENT	
1	T.D.R. ORIGINATED FROM DRC NO. = DRC NO. 004209
2	T.D.R. TO BE USED ON SITE = S. NO. 57/1, H. NO. 9 + 10
3	AREA OF T.D.R. TO BE USED = 978.18

EXISTING WING A- PARKING CALCULATIONS				
	AREA	CAR	SCOOTER	CYCLE
REQUIRED PARKING	2 TENEMENTS OF CARPET AREA 40 SQ.M. TO 80 SQ.M.	2	4	2
PROVIDED PARKING	32 TENEMENTS OF CARPET AREA 40 SQ.M. TO 80 SQ.M.	32	64	32
TOTAL	5% VISITORS PARKING	2	4	2
		34	68.00	34.00

ANCILLARY AREA CALCULATION				
	P LINE AREA	BASIC AREA	PER. ANCILLARY AREA (50%)	PROP. ANCILLARY AREA
1	BUP AREA (RESI)	5405.84	3411.82	2047.09
				1994.02

WING-B LIFT AREA KEY PLAN SCALE 1:200

LIFT AREA CALCULATION FOR WING B				
1.90	X	2.5	X	2 = 9.50

NALA GARDER AREA KEY PLAN SCALE 1:200

NALA GARDER AREA CALCULATION				
A.	ADDITION			
1]	40.44	X	(7.22+7.23)	X 0.50 = 292.18
TOTAL				292.18

STAMP OF APPROVAL

PROJECT

PROPOSED RESIDENTIAL BUILDING ON S.NO.57/1, H.NO. 19-10, AT BAVDHAN, PUNE.

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/1193/23 DATE: 24/08/2023

Building Inspector Deputy Engineer Building Development Department

AREA STATEMENT

S. NO.	DESCRIPTION	AREA IN SQ. M.
1	AREA OF PLOT AS PER MEASUREMENT SHEET AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	
2	MINIMUM AREA CONSIDERED AS PER AMALGAMATION SHEET	4186.00
3	DEDUCTIONS FOR	
a)	PROPOSED D.P. / D.P. ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING	230.93
b)	AREA UNDER NALA GARDEN	292.18
c)	TOTAL (a+b)	523.11
4	BALANCE AREA OF PLOT (1-2)	3662.89
5	AMENITY SPACE (IF APPLICABLE)	
a)	REQUIRED	0.00
b)	ADJUSTMENT OF 2(b), IF ANY:	
b)	BALANCE PROPOSED -	0.00
6	NET PLOT AREA (3-4 (c))	3662.89
7	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a)	REQUIRED	366.28
b)	TRANSFORMER	36.00
8	INTERNAL ROAD AREA	0.00
9	PROTABLE AREA (IF APPLICABLE)	0.00
10	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8 basic FSI) (1.10)	4029.18
11	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ ZONE (0.50)	2093.00
b)	PROPOSED FSI ON PAYMENT OF PREMIUM (0.26%)	543.43
12	IN- SITU FSI / TOR LOADING	
a)	IN- SITU AREA AGAINST D.P. ROAD (2.0XSR. NO.2(a)), IF ANY	461.86
b)	IN- SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.0 OR 1.85 X SR. NO. 4 (b) AND / OR (c))	0.00
c)	PERMISSIBLE T.D.R. AREA (0.90)	3305.54
d)	PROPOSED T.D.R. AREA (0.26%)	978.18
13	TOTAL IN- SITU / TOR LOADING PROPOSED (11 (a)+(b)+(c)+(d))	1440.04
14	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	0.00
15	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	6012.65
a)	EXISTING BUILT UP	2600.83
b)	BALANCE AREA (6012.65-2600.83) = 3411.82	3411.82
c)	ANCILLARY AREA FSI (FOR RESIDENTIAL 60%) WITH PAYMENT OF CHARGES, (3411.82 X 0.60 = 2047.09)	2047.09
d)	TOTAL ENTITLEMENT	8059.75
16	NET PERMISSIBLE FSI P - LINE AREA	2900.83
a)	EXISTING BUILT UP AREA	5405.84
b)	PROPOSED P-LINE AREA FOR RESIDENTIAL	3411.82
c)	PROPOSED RESIDENTIAL MAIN FSI	1994.02
d)	PROPOSED RESIDENTIAL ANCILLARY FSI (60%)	8006.87
17	TOTAL (a+b+c)	
18	F.S.I. CONSUMED (15/13) SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.	
19	AREA FOR INCLUSIVE HOUSING, IF ANY	
a)	REQUIRED (20% OF SR. NO. 5)	
b)	PROPOSED	

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO. 1 AND 2, ARISTOCAT 1, OPP. BEVERLY HILLS HOTEL, NEAR MARQUIS CLUB, LULU NAGAR, BHIMNAGAR, PUNE. E-MAIL: cubixarchitects@gmail.com CONTACT NO. 775043088, 775043087

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON --- & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA SIGNED IN DOCUMENT OF OWNERSHIP/ T.P. ACT.

SIGNATURE OF LICENCED ARCHITECTS/ ENGINEERS

OWNER SIGN.

RISHIRESH REALITY THROUGH MR. JAYWANT JAGTAP

ARCHITECTS

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON --- & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA SIGNED IN DOCUMENT OF OWNERSHIP/ T.P. ACT.

SIGNATURE OF LICENCED ARCHITECTS/ ENGINEERS

SWATI MANGALE

LIC No. 2012

REG NO. 2012

DATE

SCALE

DRN BY

REV

22/08/2023

1:100

S.M.

R-8