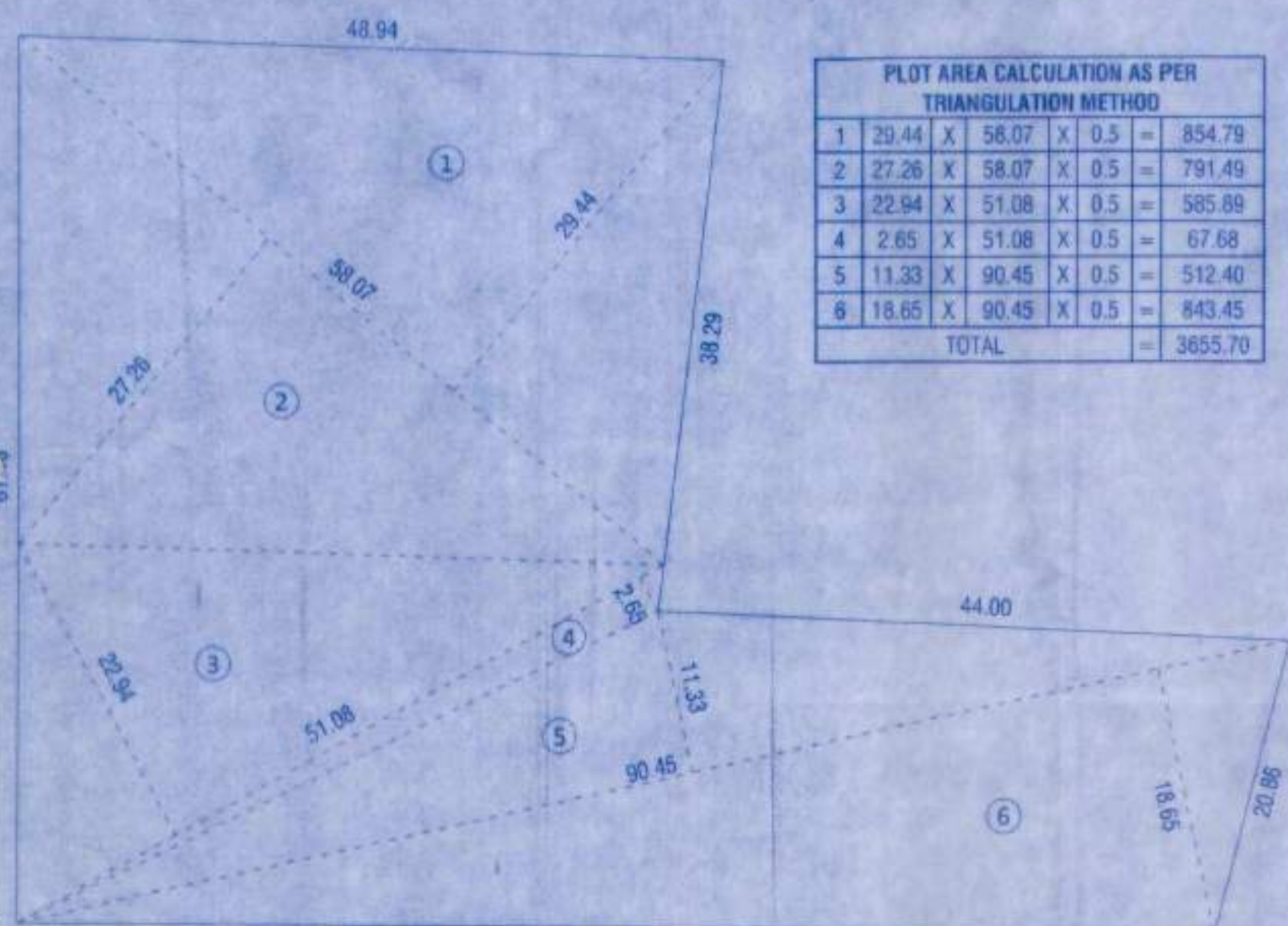
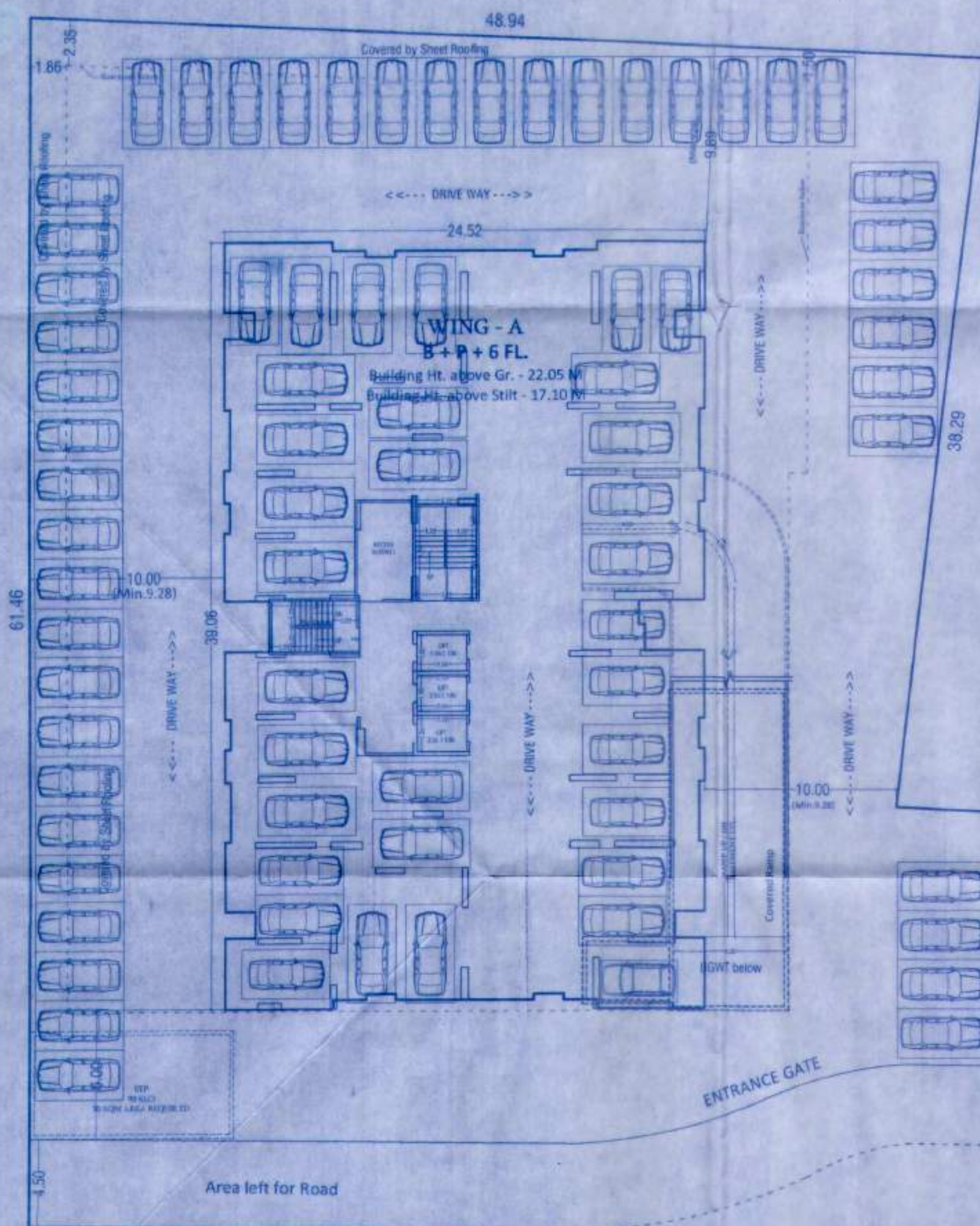




Plot Area calculation as per
Triangulation Method
(Scale: 1:400)



LAYOUT
(Scale: 1:200)

BUILDINGWISE FSI STATEMENT							
S.NO.	WING	FLOOR	BLDG. HEIGHT	COMM. B/UP AREA	RESI. B/UP AREA	TOTAL B/UP AREA	TEN. NO.
1.	Wing - A	P+6FL.	22.05 M.		5009.64	5009.64	48
2.	Wing - B	G+2 FL.	12.15 M.	465.31	0	465.31	0
TOTAL				465.31	5009.64	5474.95	48.00
TOTAL B/UP AREA =				5474.95			

F.S.I. STATEMENT IN SQ.M. (WING B)			
FLOOR	TOTAL B/UP AREA	LIFT AREA	BUILDING HEIGHT
GROUND FL.	66.76		
FIRST FL.	175.14	2.25	12.15 M
SECOND FL.	203.41		
TOTAL	465.31	2.25	

F.S.I. STATEMENT IN SQ.M. - (WING - A)					
FLOOR	B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.	
	RESI			4	4
FIRST FL.	834.94			4	4
SECOND FL.	834.94			4	4
THIRD FL.	834.94			4	4
FOURTH FL.	834.94			4	4
FIFTH FL.	834.94			4	4
SIXTH FL.	834.94			4	4
TOTAL	5009.64	13.88	22.05	24.00	24.00

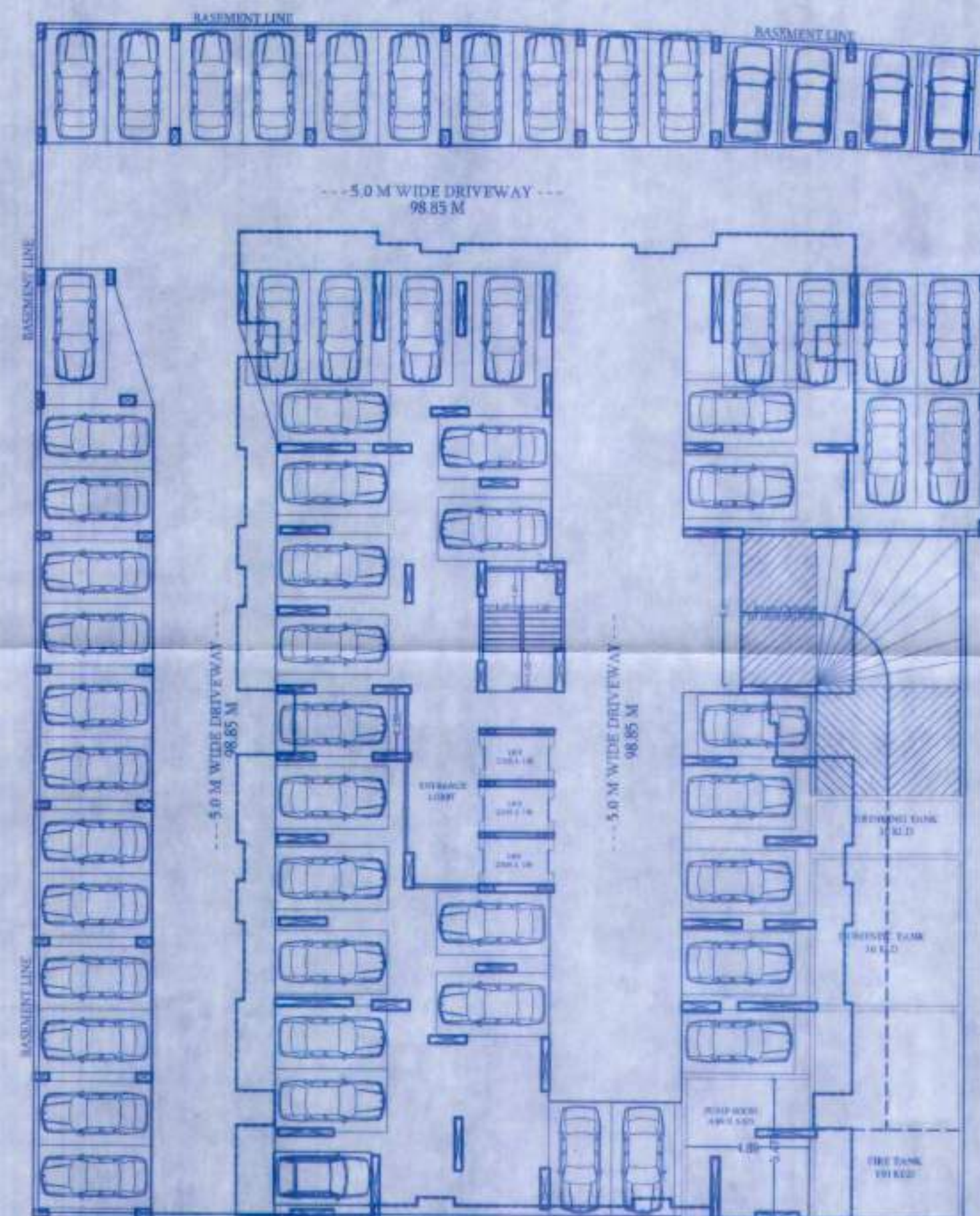
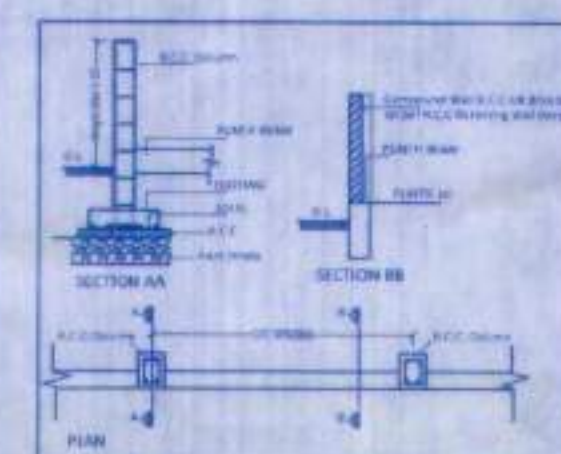
PARKING AREA STATEMENT FOR BLDG.			
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER
For every 100 sq.m. carpet area or fraction thereof (1:2)	985.51	8	24
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	5
REQUIRED PARKING FOR 24 TENEMENTS	24	12	60
1 TENEMENTS HAVING CARPET UP AREA BETWEEN 80.00 TO 150.00 SQ.M.	1	1	3
REQUIRED PARKING FOR 24 TENEMENTS	24	24	72
TOTAL	48	44	156
5% ADDITION PARKING	0	8	
TOTAL		44	164
TOTAL REQ. PARKING	44 X 12.50	164 X 2	
TOTAL AREA	550.00	328.00	
TOTAL PARKING AREA		676.00	

OVER HEAD WATER TANK CALCULATIONS			
NO. OF TENEMENT	PERSONS	WATER/PERSON	REQUIRED CAPACITY
76	45		3420
48	5	135	32400
ADDITIONS FOR FIRE			10000
TOTAL CAP. OF O.H.W.T.			45820
U.G.W.T. CALCULATIONS			
1.50 X CAPACITY OF OVER HEAD WATER TANK			
35820	X	1.50	53730
SAY			54000
ADDITIONS FOR FIRE			0
TOTAL CAP. OF U.G.W.T.			54000.00

ANCILLARY AREA CALCULATION				
	P LINE AREA	BASIC AREA	Permi. Ancillary Area (60%)	Permi. Ancillary Area (80%)
01 B/UP AREA (COMM)	465.31	258.51		206.80
04 B/UP AREA (RESI)	5009.64	3131.03	1878.62	
Total Permi. Ancillary Area	5474.95	3389.53	1878.62	206.80
Total Permi. Ancillary Area (Permi + Comm)			2085.42	

Discrepancy Limit Calculation	
@ Ground Floor	96.84 / 3 = 32.28 Say: 22 Person
@ 1st & 2nd Floor	321.77 / 6 = 53.63 Say: 54 Person
Total Person =	76

FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	5474.95
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	-
2.8	REFUGE AREA	0
2.9	PARKING AREA OF BLDG.	878.00
2.10	BASEMENT AREA	1815.00
ANY OTHER		-
3	3.1 CLUB HOUSE	0.00
	3.2 LIFT AREA	16.40
	3.3 PODIUM AREA	0
	3.4 SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	1000.00
TOTAL NON F.S.I		3709.40
TOTAL F.S.I. AREA + TOTAL NON F.S.I (5463.79 + 3709.40)		9184.35



BASEMENT PARKING

जतिन निवासी नव्यापारी दि. 21/5/2022
APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 66/0241/22
Building Inspector Deputy Engineer P.M.C.
(B.P./D.P. Zone No.-1) P.M.C.



A AREA STATEMENT AS PER NEW UDCPR - 2020		SQ.M.
1 Area of Plot		
a) Minimum area of a,b,c to be considered		3400.00
a) As per ownership document (7/12, CTS extract)		3400.00
b) as per measurement sheet		3400.00
c) as per site		3400.00
2 Deductions for		
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)		3400.00
4 Amenity Space (if applicable)		
a) Required		0.00
b) Adjustment of 2(b), if any -		
c) Balance Proposed		
5 Net Plot Area (3-4(a))		3400.00
6 Recreational Open Space (if applicable)		
a) Required		340.00
b) Proposed		
7 Internal Road Area		
8 Potable area (if applicable)		
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic F.S.I.) (3400.00 X 1.10)		3740.00
10 Addition of F.S.I. on Payment of Premium (3400.00 x 0.50)		0.00
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 Sr. No. 2(a), if any		0.00
(b) In-Situ are against Amenity Space if handed over (2.0 or 1.85 x Sr. No. 4(b) and / or (c)).		0.00
(c) TDR area (0.90) (3400.00 x 0.90)		0.00
(d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))		0.00
12 Additional FSI area under Chapter No. 7		0.00
13 GRIHA Five Star / IGBC Platinum or equivalent rating (3% incentive)		0.00
14 Total entitlement of FSI in the Proposal		
(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable		3740.00
(b) Ancillary Area FSI upto 60% & 80% with payment of charges		2085.42
(c) Prop. Ancillary Area FSI upto 80% with payment of charges		1734.95
(d) Total entitlement (a+c)		5474.95
15 Maximum utilization limit of F.S.I. (building potentially 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)		0
16 Total Built-up Area in proposal (excluding area at Sr. No. 17b)		
a) Existing Built up Area		
b) Proposed Commercial Built up Area (as per 'Pline')		465.31
c) Proposed Residential Built up Area (as per 'Pline')		5009.64
d) Total (a+b)		5474.95
17 F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)		
18 Area for Inclusive Housing, if any		
a) Required (20% of Sr. No. 5)		
b) Proposed		

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

PROJECT :-

PROPOSED BUILDING ON S.NO. 35/1A/11, 35/1A/13, 35/1A/17, 36/2A/16, AT - MUNDAVA, PUNE

OWNER SIGN.

ARCHITECTS SIGN.

M/s Choice Lifestyle Thro' Partner

Mr. Pranay Arun Agarwal &
Mr. Vipul Ashok Agarwal

AR. SANDEEP HARDIKAR
[CA /90/12777]

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES

ARCHITECTS - INTERIOR DESIGNER

502, 'SADHANA APTS', NARVEER TANAJIWADI,

SHIVAJINAGAR, OPP. VIKRAM TILES, PUNE-05

TEL - 25531182, 9371236397

Email- syhardikar@gmail.com.

DATE	SCALE	DRN BY	REV BY
02.05.2022	1 : 200		RG