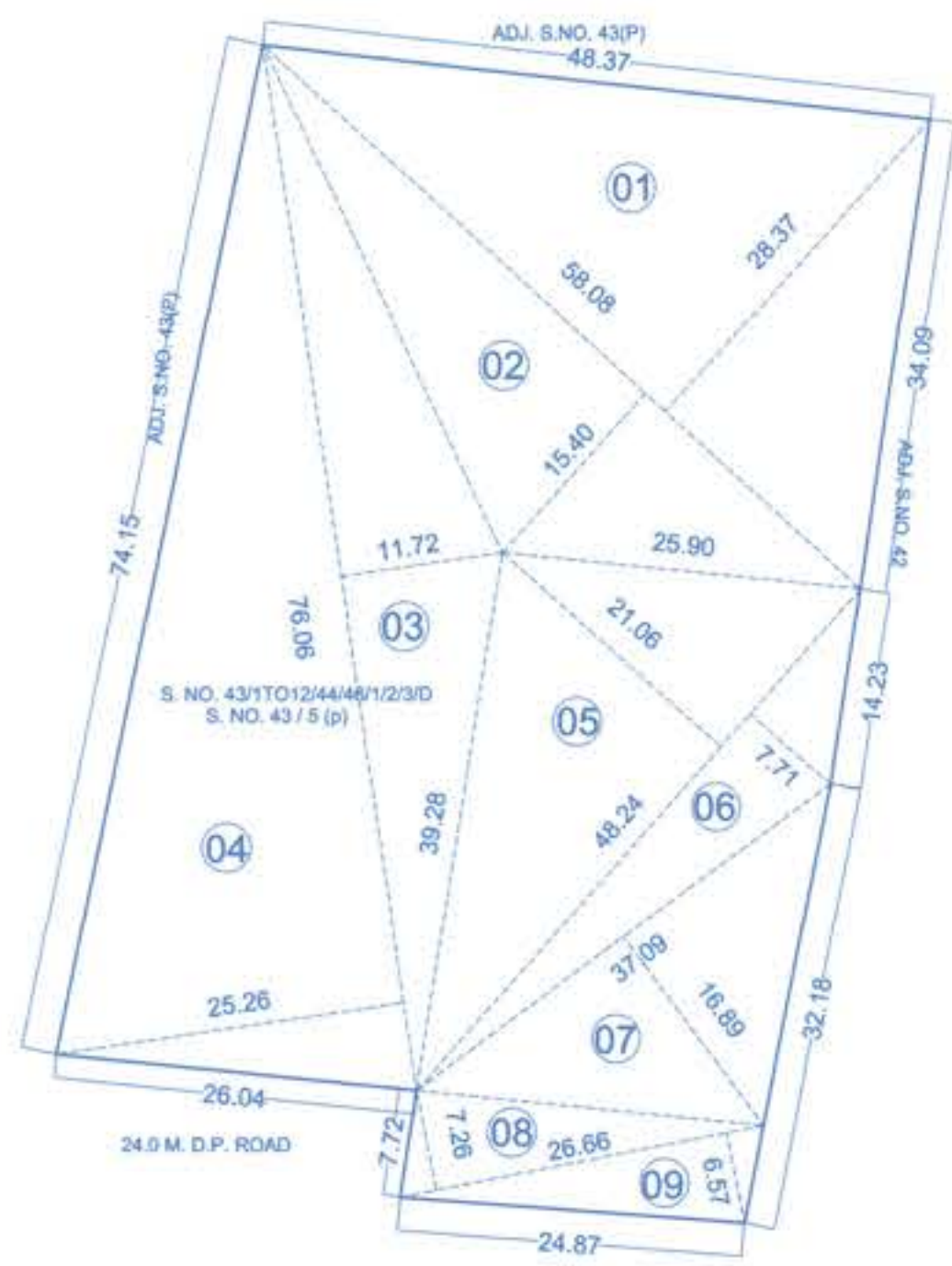


PLOT D

GROUND FLOOR PLAN, COMM. STILT FLOOR AREA KEY PLAN & CALCULATION, F.S.I, PARKING, WATER, OCCUPANCY LOAD, L.M.R., REFUGE STATEMENT, (COMM.), SCHEDULE OF OPENING, F.S.I, PARKING, WATER, OCCUPANCY LOAD, LAYOUT PLAN AND AREA CALCULATIONS

STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMERCIALS
CERTIFICATE NO. 289712/1
18.07/12/2021
Building Inspector Assistant Engineer P.M.C.



PLOT AREA CALCULATIONS				
1	=	0.50	X	58.08
2	=	0.50	X	58.08
3	=	0.50	X	76.06
4	=	0.50	X	76.06
5	=	0.50	X	48.24
6	=	0.50	X	48.24
7	=	0.50	X	37.09
8	=	0.50	X	26.66
9	=	0.50	X	26.66
TOTAL				3,868.94
CONSIDERED				3488.00

BUILT-UP AREA STATEMENT				
FLOOR	COMM.	RESI.	BUILDING HEIGHT	TENEMENTS
GROUND	432.10	-	-	-
1st	212.15	826.47	10	10
2nd	-	979.23	12	12
3rd	-	979.23	12	12
4th	-	979.23	12	12
5th	-	979.23	12	12
LMR	-	67.89	-	-
TOTAL	644.25	4811.28	-	58
G. TOTAL	5455.53	-	-	-

WATER CALCULATIONS		WATER CALCULATIONS (COMMERCIAL)	
O.H.T REQUIRED	Ltrs./day	O.H.T REQUIRED	Ltrs./day
No. of Tenements X 5 X 135 ltrs./day		No of Persons X 45 ltrs./day	
58 X 5 X 135	39150.00	179 X 45	8055.00
Fire Fighting	20000.00	Total O.H.T	8055.00
Total O.H.T	59150.00	O.H.T Provided (Say)	8200.00
O.H.T Provided (Say)	60000.00	U.G.T REQUIRED	
U.G.T REQUIRED		O.H.T X 1.5	12082.50
O.H.T X 1.5	88725.00	Total U.G.T	12082.50
Fire Fighting	50000.00	U.G.T Provided (Say)	12500.00
Total U.G.T	138725.00		
U.G.T Provided (Say)	140000.00		

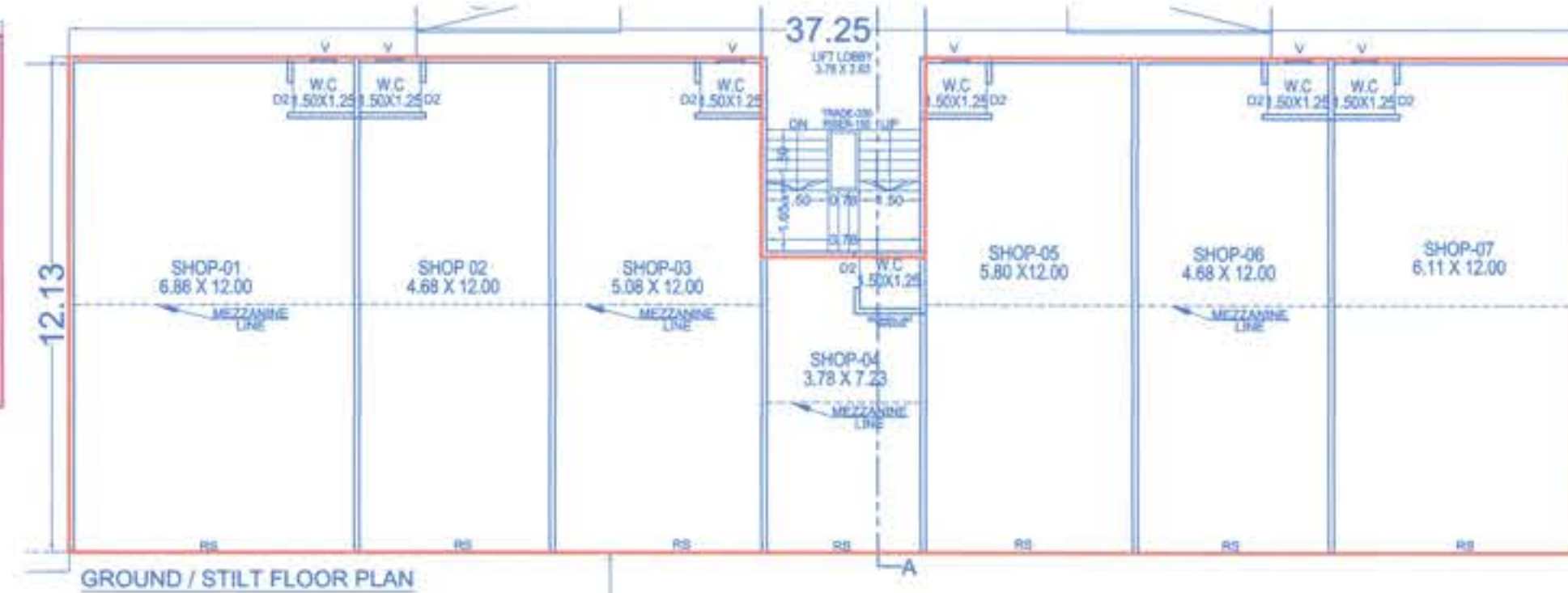
SANITARY REQUIREMENT				
(Mercantile Buildings, Commercial Complexes, Shopping Malls)				
Common Toilets in Market/ Mall Building (90%)		Public Toilet for Floating Population (10%)		
W.C	Urinal	W.C	Urinal	
For Gents	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	1 per 50 (Min. 2)	1 per 50
For 120	6	6	2	2
For Ladies	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	-	1 per 50 (Min. 2)	-
For 80	5	-	2	-

GROUND/STILT FLOOR AREA CALCULATIONS (COMMERCIAL)		
A	37.25 X 12.13 X 1	= 451.84
DEDUCTIONS:		
1	4.03 X 4.90 X 1	= 19.75
TOTAL NET AREA		= 432.10

24.00 M. WIDE ROAD AREA CALCULATION		
8	=	0.50 X 26.66 X 7.26 = 96.78
9	=	0.50 X 26.66 X 6.57 = 87.58
TOTAL		184.35

OPEN SPACE AREA CALCULATION		
1	=	0.50 X 30.74 X 11.41 = 175.37
2	=	0.50 X 30.74 X 10.12 = 155.54
TOTAL		330.92
AREA CONSIDERED		330.37

SCHEDULE OF OPENINGS			
DOORS		WINDOWS	
NUMBER	SIZE	NUMBER	SIZE
D	1.05 X 2.10	W	1.80 X 1.80
D1	0.90 X 2.10	W1	1.50 X 1.80
D2	0.75 X 2.10	W2	1.63 X 1.20
SD	1.88 X 2.10	V	0.60 X 0.90

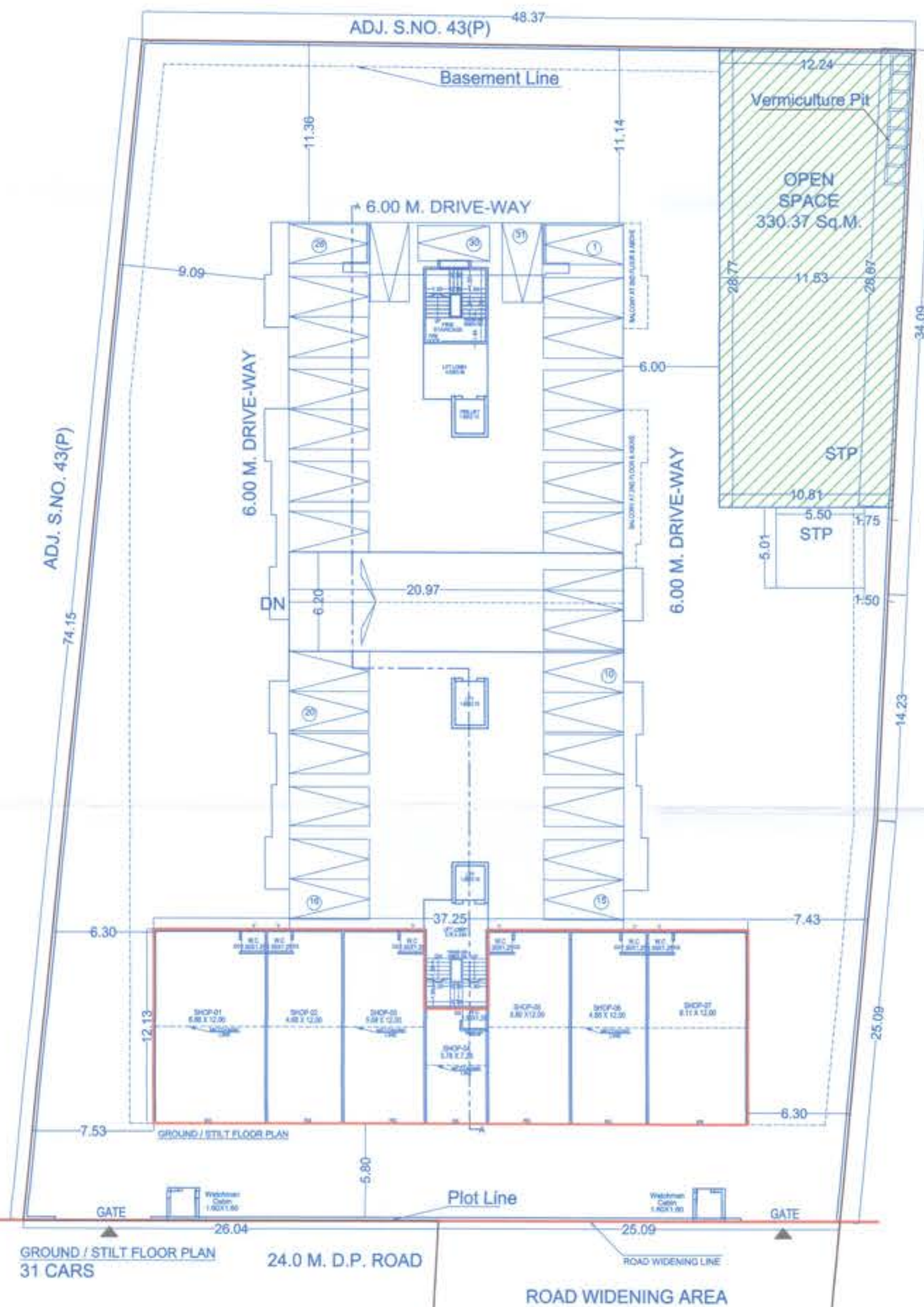
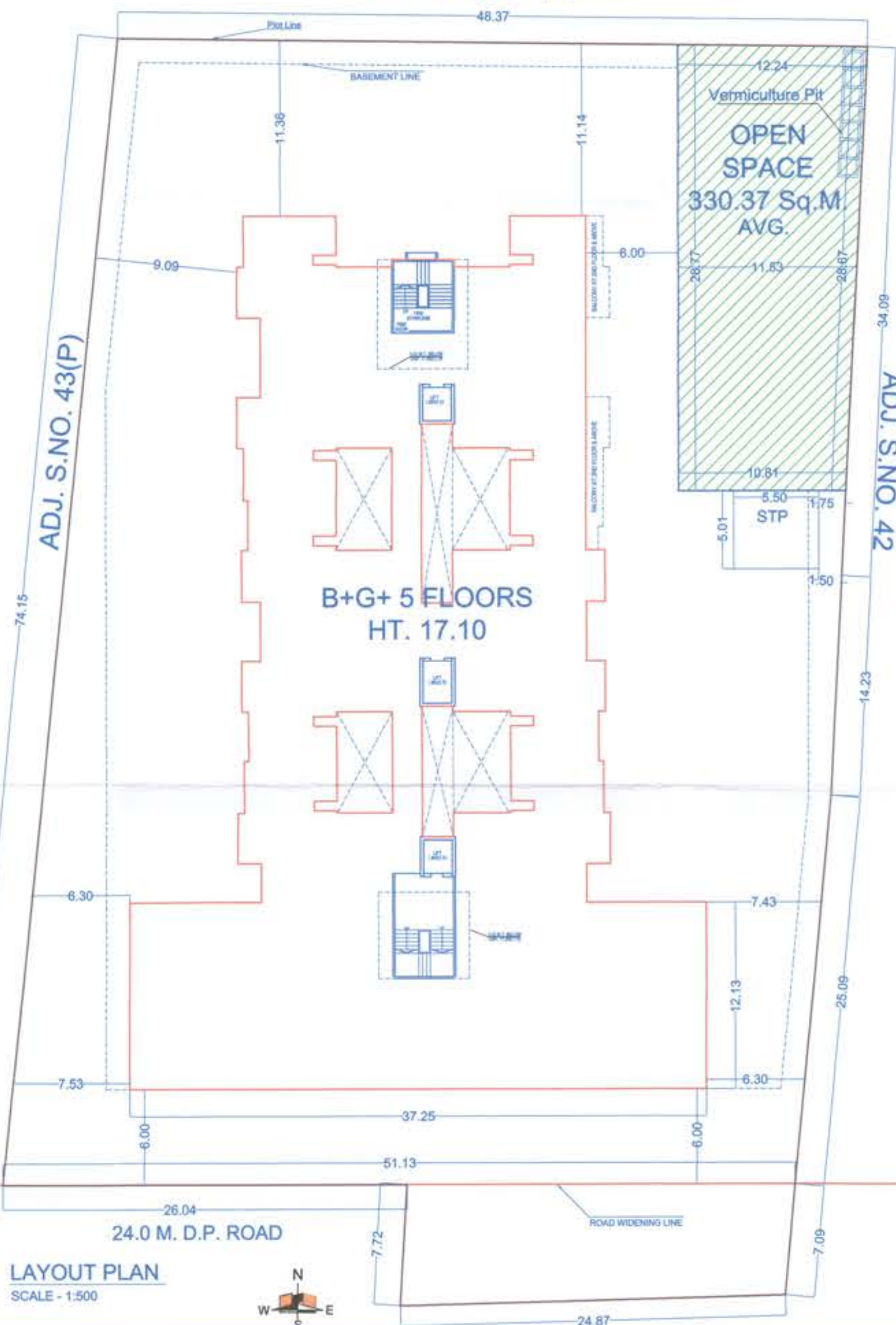
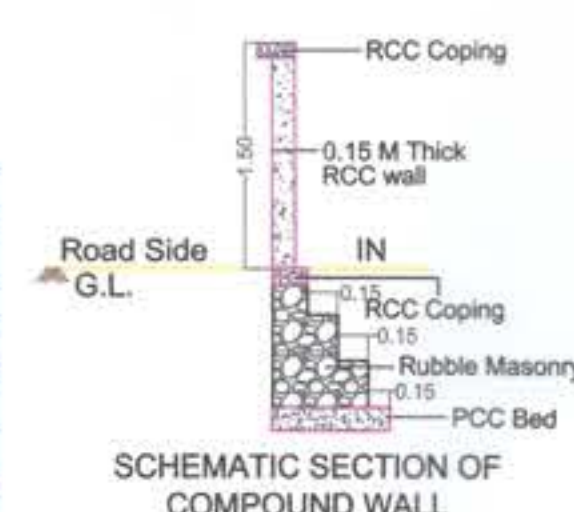


BUILT-UP AREA STATEMENT			
Sr.no	FLOOR	FSI	Total
1	Basic FSI	357.92	3276.10
2	Permissible Ancillary FSI	286.33	1965.66
3	Proposed Ancillary FSI	286.33	1535.18
4	Total (1+3)	644.25	4811.28

PARKING STATEMENT		
Area required for one car and scooter (In Sq.Mt.)	Car	Scooter
	12.50	2.00
For Commercial (Shops)		
For every 100 Sq.Mt. carpet area	2	6
For 1687.29 Sq.Mt.	13	40
Total parking for commercial	13	40
For Residential		
For every two tenements with each tenement having carpet area equal to or above 40 Sq.Mt. but less than 80 Sq.Mt.	1	5
For 58 Tenements	29	145
5% visitors' parking	1	7
Total parking for residential	30	152
Total Parking Required (Commercial + Residential)	44	192
Total Parking Proposed	40	204
Basement	31	0
Lower ground	71	204

CARPET AREA DETAILS OF SHOP (For Commercial (Shops))			
Floor No.	SHOP No.	CARPET AREA OF SHOP	TOTAL CARPET AREA
GROUND/1st (SHOP)	01	82.38	123.11
	02	56.10	83.86
	03	60.90	91.03
	04	27.28	40.68
	05	60.90	91.03
	06	56.10	83.86
	07	73.37	109.67
TOTAL			623.24

OCCUPANCY LOAD		
FOR COMMERCIAL		
For GROUND / STILT FLOOR		
Built-up Area of Floor/3 = No of Persons		
432.10 / 3 = 144.03	say	144 Persons
For MEZZ. Floors		
Built-up Area of Floor/6 = No of Persons		
212.15 / 6 = 35.36	say	35 Persons
Total no of Persons		179
Male	120	Female 59



Sr. No.	Area Statement	Area in Sq.m.
1	Area of plot as per 7/12	3,488.00
a)	Area of plot as per demarcation	3,868.94
b)	Area of plot as per site survey	3,868.94
c)	Plot Area considered for calculations	3,488.00
2	Deduction	-
a)	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening (24.0 m. Wide DP Road)	184.35
b)	Any D.P. Reservation area	-
c)	Total (a+b)	184.35
3	Balance Plot Area (1c-2c)	3,303.65
4	Amenity Space (if applicable)	-
a)	Required - (3x 15%) as per earlier sanction plan	-
b)	Adjustment of 2(b), if any	-
c)	Balance Proposed Amenity Space (6a-6b)	-
5	Net Plot Area (3-4c)	3,303.65
6	Recreational Open space (if applicable)	-
a)	Required - (10% of Sr. No. 3)	330.37
b)	Proposed -	330.37
7	a) Internal Road area	-
8	Plot area (if applicable)	-
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI 1.10)	3,634.02
10	Addition of FSI on payment of premium	-
a)	Maximum permissible premium FSI - based on road width (1c x 50%)	1,744.00
b)	Proposed Premium FSI	-
11	a) Maximum permissible in-situ FSI / TDR loading (1c X 1.15)	4,011.20
b)	In-situ area against D.P. road (184.35X2.00)	-
c)	In-situ area against Amenity Space	-
d)	Total (b + c)	-
e)	Balance Permissible TDR area loading (11a - 11d)	4,011.20
f)	Proposed Addition of TDR Area	-
g)	Proposed Slum TDR Area (30% of 13f)	-
h)	Proposed Normal TDR Area (13f-13g)	-
i)	Total in-situ / TDR loading proposed (Sr. No. 11d + 11f)	-
12	Additional FSI area under Chapter No. 7	-
a)	Green building incentive FSI (Sr. No. 9 X 5%)	-
13	a) Total entitlement of FSI in the proposal (a) [9 + 10(d) + 11(i) + 12(a)]	3,634.02
b)	Ancillary Area FSI upto 60% with payment of charges (3634.02 X 0.60 = 2180.41)	1,825.00
Total (a+b)		5,459.02
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	4.40
15	Total Built-up Area in proposal	-
a)	Existing Built-up Area	5,455.53
b)	Proposed Built-up Area (as per 'P-line')	5,455.53
c)	Total (a+b)	5,455.53
16	F.S.I. Consumed (15/5) (should not be more than serial No. 14 above.)	1.65
17	Area for Inclusive Housing, if any	-
a)	Required (20% of Sr. No. 9)	NA
b)	Proposed	NA

NAME, ADDRESS & SIGNATURE OF THE OWNER

NAME OF THE OWNER	SIGNATURE OF THE OWNER
1). Mr. Subahu Shah	
2). Mr. Ashist Sanghvi	
3). Mr. Suketu Shah	
4). Mr. Brijesh Singh	

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED LAYOUT OF BUILDINGS ON S. NO. 43/1TO12/44/46/112/3/D+ 43/5(p), MOHAMMADWADI, PUNE.

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

Pinnac AECL Consultancy Pvt. Ltd.
DINESH CHANDRATRE
LIC. ENGINEER
'Pinnac House', Pinnac Memories,
S. No. 7/3+4, Kolhrud,
Pune - 411038

Diresh Chandratre
Lic. No - 18

Dealt by: RCHIT
Date: 11/11/2021
Checked by: A.W.