

F.S.I. STATEMENT (SQ.M.) :- WING - A1 & A2

WING	B/UP AREA	BALCONY PERM.	ROOM	COVERAGE	BUILDING HT.
WING - A1	1,947.85	292.18	48	514.63	12.90 M.
WING - A2	652.65	97.89	24	249.97	12.90 M.
TOTAL	2,600.50	390.07	72	764.60	
BALCONY	353.31				
TOTAL	2,953.81				

F.S.I. STATEMENT (SQ.M.) :- EXISTING HOTEL WING - A1

FLOORS	B/UP AREA	BALCONY PERM.	PROP. OPEN	PROP. ENCL.	TOTAL	ROOM	COVERAGE	BUILDING HT.
U.GROUND	637.52	95.63	40.22	45.13	85.35	16		
FIRST	637.52	95.63	40.22	45.13	85.35	16	559.76 SQ.M.	12.90 M.
SECOND	637.52	95.63	40.22	45.13	85.35	16		
TOTAL	1,912.56	286.89	120.66	135.39	256.05	48		
LIFT	8.29							
L.M.R.	27.00							
TOTAL	1,947.85							

F.S.I. STATEMENT (SQ.M.) :- PROPOSED HOTEL WING - A2

FLOORS	B/UP AREA	BALCONY PERM.	PROP.	ROOM	LIFT AREA	L.M.R.	COVERAGE	BUILDING HT.
U.GROUND	217.55	32.63	32.42	08				
FIRST	217.55	32.63	32.42	08			222.15 SQ.M.	12.90 M.
SECOND	217.55	32.63	32.42	08				
TOTAL	652.65	97.89	97.26	24				

WATER REQUIREMENT :- WING-A1,A2 & WING-B

FOR COMMERCIAL :-
COMMERCIAL AREA = 269.46 SQ.M
WATER REQUIRED = 269.46 X 45/3 = 4,041.90 LIT.
SAY = 5,000.00 LIT.

FOR RESIDENTIAL :- 135 LL/DAY/PERSON
= (72 + 57 = 139 TENEMENTS X 5) X 135 = 93,825.00 LIT.
SAY = 1,00,000.00 LIT.

O.H WATER TANK CAP. = 1,00,000.00 + 5,000.00 = 1,05,000.00 LIT.
ADD FOR FIRE = 10,000.00 + 1,05,000.00 LIT.
SAY = 1,15,000.00 LIT.

UNDER GROUND SUMP WELL CAP = 1.50 X 1,15,000.00 LIT.
UNDER GROUND SUMP WELL CAP = 1,72,500.00 LIT.
ADD FOR FIRE = 10,000.00 + 1,72,500.00 LIT.
TOTAL UNDER GROUND SUMP WELL CAP = 1,83,000.00 LIT.

TENEMENT STATEMENT :-

TENEMENT BELOW 50	TENEMENT 50 ABOVE	TENEMENT TOTAL
WING - B 33 NOS	34 NOS	67 NOS
TOTAL 33 NOS	34 NOS	67 NOS

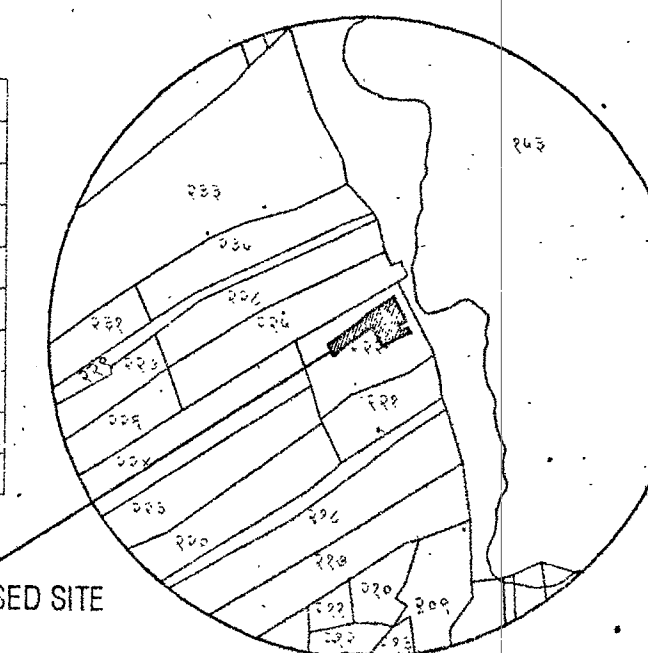
F.S.I. STATEMENT (SQ.M.) :- WING - B

FLOORS	B/UP AREA	BALCONY PERM.	PROP.	STAIRCASE AREA (FINE)	TERRACE AREA	LIFT AREA (FINE)	LIFT AREA (REG.)	L.M.R.	TEN.	COVERAGE	BUILDING HT.
GROUND	186.06										
MEZZ/FIRST	83.40	396.78	66.03	64.32	15.57	35.39			06		
SECOND		445.68	66.85	65.76	15.57	85.24			08		
THIRD		452.69	67.90	59.75	15.57	46.17			08		
FOURTH		444.99	66.75	65.45	15.57	47.34			08		
FIFTH		452.69	67.90	59.75	15.57	46.17			08		
SIXTH		444.99	66.75	65.45	15.57	47.34			08		
SEVENTH		452.69	67.90	59.75	15.57	46.17			08		
EIGHTH		422.71	63.40	63.98	15.57	47.34			07		
NINTH		351.04	52.65	49.87	15.57	34.84			06		
TOTAL	269.46	3824.26	586.13	543.18	140.13	436.00			67	541.73 SQ.M.	28.95 M.
TOTAL	4,093.72										

PREMIUM CHART :-

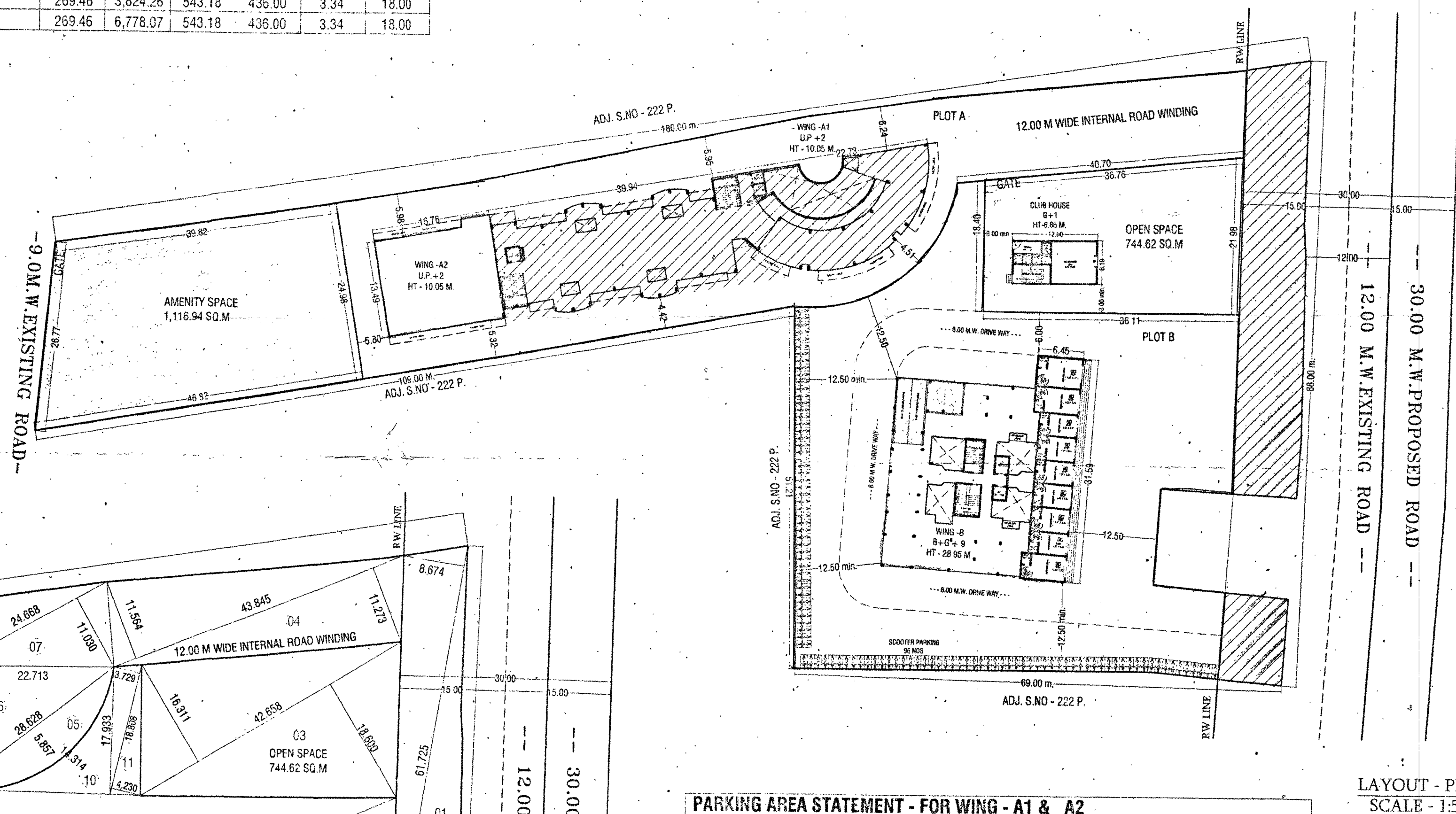
FLOORS	B/UP AREA	BALCONY PERM.	TERRACE AREA	LIFT AREA (REG.)	L.M.R.
WING - A1 & A2	2,953.81				
WING - B	269.46	3,824.26	543.18	3.34	18.00
TOTAL	269.46	6,778.07	543.18	3.34	18.00

S.NO.	S.NO.	LAND AREA	TYPE	NAME
1	222/2	44.0 R	O/W	Mr. Sanjeevkumar Agarwal
2	222/5/2	10.0 R	O/W	Mr. Sanjeevkumar Agarwal
3	222/5/1	8.5 R	O/W	Mr. Sanjeevkumar Agarwal
4	222/3	4.5 R	PAH	Mr. Raju Jadhav
5	222/5/1	6.0 R	PAH	Mr. Laxmi Jadhav
6	222/5/1	5.0 R	PAH	Mr. R.A.O.
7	222/5/2	3.0 R	O/W	Mr. Sanjeevkumar Agarwal
TOTAL		81 R		



LOCATION MAP

Approved on 08.10.2014 in
subject to conditions mentioned in Annexure 'A' B.M.U.
of letter No. J.C.R. No. 18/24-95/Mouza. 18/24-95/J. 497
& No. 16. H.C.T.S No. 222/12, 222/5/1, 222/5/2
Dated 09/06/2014
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

LAYOUT - PLAN
SCALE - 1:500

PARKING AREA STATEMENT - FOR WING - A1 & A2

AS PER R.P. PROVISION						
BUILT-UP AREA	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
4 TENEMENT HAVING CARPET AREA UP TO 50 SQ.M. (PROPOSED 00 TENEMENTS)	00	05	05	00	00 X 1.50	00 X 1.50
(FOR 4 TENEMENT)					00	00
3 TENEMENT HAVING CARPET AREA 50 TO 100 SQ.M. (PROPOSED 00 TENEMENTS)	01	03	03	00 X 1.50	00 X 1.50	00 X 1.50
(FOR 3 TENEMENT)				00	00	00
2 TENEMENT HAVING CARPET AREA 100+ SQ.M. (PROPOSED 00 TENEMENTS)	01	02	02	00	00	00
(FOR 2 TENEMENT)						
Lodging establishments tourist homes, hotels with lodging accommodation (PROPOSED ROOM 72)	01	03	03	15 X 1.50	44 X 1.50	44 X 1.50
FOR EVERY 5 GUEST ROOM				23	66	66
TOTAL PARKING				23 NOS.	66 NOS.	66 NOS
				23 X 12.50	66 X 2.00	66 X 1.40
TOTAL PARKING AREA = 511.80 SQ.M.				287.50	132.00	92.40

PARKING AREA STATEMENT - FOR WING - B

AS PER R.P. PROVISION						
BUILT-UP AREA	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
4 TENEMENT HAVING CARPET AREA UP TO 50 SQ.M. (PROPOSED 33 TENEMENTS)	00	05	05	00	42 X 1.50	42 X 1.50
	(FOR 4 TENEMENT)				63	63
3 TENEMENT HAVING CARPET AREA 50 TO 100 SQ.M. (PROPOSED 34 TENEMENTS)	01	03	03	12 X 1.50	34 X 1.50	34 X 1.50
	(FOR 3 TENEMENT)			.18	51	51
2 TENEMENT HAVING CARPET AREA 100+ SQ.M. (PROPOSED 00 TENEMENTS)	01	02	02	00	00	00
	(FOR 2 TENEMENT)					
COMMERCIAL AREA HAVING 100.00 SQ.M. (PROPOSED COMM. AREA 269.46 SQ.M)	01	03	03	03 X 1.50	09 X 1.50	09 X 1.50
	(FOR 100 SQ.M)			05	14	14
TOTAL PARKING				23 NOS.	128 NOS.	128 NOS.
				23 X 12.50	128 X 2.00	128 X 1.40
TOTAL PARKING AREA = 722.70 SQ.M.				287.50	256.00	179.20

AREA STATEMENT

AREA STATEMENT	SQ.M.
1. AREA OF THE PLOT AS PER 7/12	8,100.00
AREA OF THE PLOT AS PER DEMARCATION	8,100.00
MINIMUM AREA CONCEDED	8,100.00
2. LESS ROAD WIDENING AREA	653.72
3. NET AREA OF THE PLOT	7,446.28
4. 15% AMENITY SPACE AREA (ON THE 3)	1,116.94
5. 10% OPEN SPACE AREA (ON THE 3)	744.62
6. NET GROSS PLOT AREA	5,584.72
7. PERMISSIBLE F.S.I. 3-4-5 = 5,584.72 X 1.00 = 5,584.72 SQ.M	PLOT A 2658.60 PLOT B 2928.12
8. PER. NORMAL F.S.I. 1.20 20% PAID F.S.I.	3190.32 3511.34 585.22
ADD ROAD WIDENING AREA	---
TOTAL F.S.I.	3,190.32 4,096.56
9. PROPOSED B/UP AREA	2,953.81 4,093.72

TENEMENT STATEMENT

1.	PERMISSIBLE TENEMENT NO. (250T/H)	102
2.	PROPOSED TENEMENT NO.	67
PARKING STATEMENT		
	CAR	SCOOTER
1.	PARKING REQUIRED BY RULE	194
2.	PROVIDED PARKING	194

LEGEND

1. PLOT BOUNDARY SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED
3. OPEN SPACE SHOWN	THICK GREEN
4. AMENITY SPACE SHOWN	THICK RED

PROPOSED HOSTEL/HOTEL, SERVICE APP., RESI.+
COMM. BUILDING ON- S.NO. 222/2, 222/5/2, 222/5/1P. 222/3,
AT- HINJEWADI, TAL - MULASHI, DIST - PUNE

ARCHITECT SIGN.

AR. I. A. SHAIKH
(CA/2001/28514)

OWNERS SIGN.

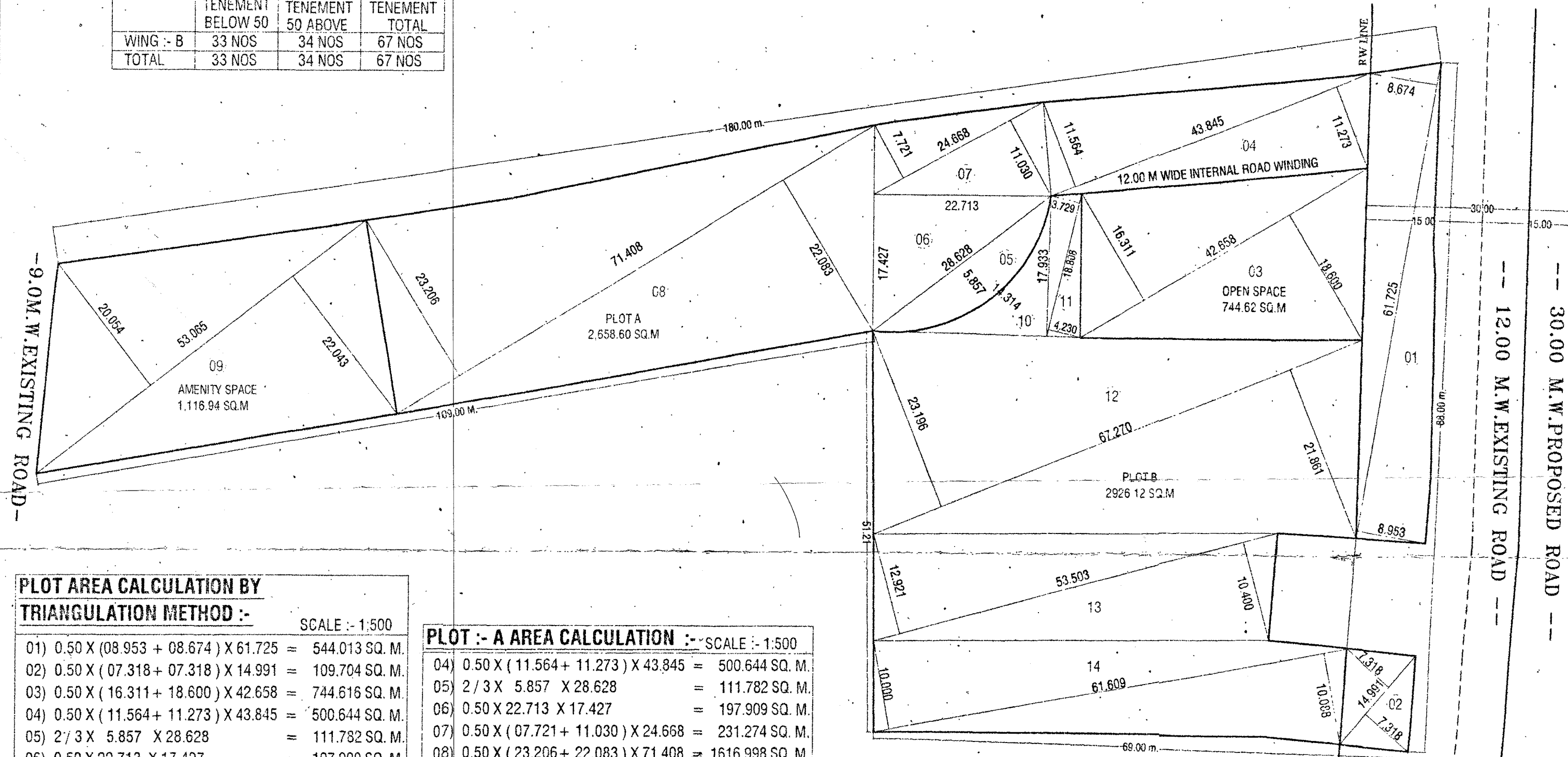
MR. S. R. AGARWAL

ARCHITECT

CUBIX
ARCHITECTS
ASSOCIATES

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Mobile 9823704527, 9373317410.

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:100	05/01/2015	VISHAL	

PLOT AREA CALCULATION BY
TRIANGULATION METHOD :-

SCALE :- 1:500
01) 0.50 X (08.953 + 08.674) X 61.725 = 544.013 SQ. M.
02) 0.50 X (07.318 + 07.318) X 14.991 = 109.704 SQ. M.
03) 0.50 X (16.311 + 18.600) X 42.658 = 744.616 SQ. M.
04) 0.50 X (11.564 + 11.273) X 43.845 = 500.644 SQ. M.
05) 2/3 X 5.857 X 28.628 = 111.782 SQ. M.
06) 0.50 X 22.713 X 17.427 = 197.909 SQ. M.
07) 0.50 X (07.721 + 11.030) X 24.668 = 231.274 SQ. M.
08) 0.50 X (23.206 + 22.083) X 71.408 = 1616.998 SQ. M.
09) 0.50 X (20.054 + 22.043) X 53.065 = 1116.938 SQ. M.
10) 0.50 X 28.628 X 14.314 = 204.890 SQ. M.
LESS:- 2/3 X 5.857 X 28.628 = 111.782 SQ. M.
TOTAL = 93.108 SQ. M.
11) 0.50 X (03.729 + 04.23) X 18.808 = 74.846 SQ. M.
12) 0.50 X (23.196 + 21.861) X 67.270 = 1515.497 SQ. M.
13) 0.50 X (12.921 + 10.400) X 53.503 = 623.871 SQ. M.
14) 0.50 X (10.000 + 10.088) X 61.609 = 618.800 SQ. M.
TOTAL AREA = 8100.003 SQ.M.

PLOT :- A AREA CALCULATION :- SCALE :- 1:500

04) 0.50 X (11.564 + 11.273) X 43.845 = 500.644 SQ. M.
05) 2/3 X 5.857 X 28.628 = 111.782 SQ. M.
06) 0.50 X 22.713 X 17.427 = 197.909 SQ. M.
07) 0.50 X (07.721 + 11.030) X 24.668 = 231.274 SQ. M.
08) 0.50 X (23.206 + 22.083) X 71.408 = 1616.998 SQ. M.
TOTAL AREA = 2,658.607 SQ.M.

PLOT :- B AREA CALCULATION :- SCALE :- 1:500

10) 0.50 X 28.628 X 14.314 = 204.890 SQ. M.
LESS:- 2/3 X 5.857 X 28.628 = 111.782 SQ. M.
TOTAL = 93.108 SQ. M.
11) 0.50 X (03.729 + 04.23) X 18.808 = 74.846 SQ. M.
12) 0.50 X (23.196 + 21.861) X 67.270 = 1515.497 SQ. M.
13) 0.50 X (12.921 + 10.400) X 53.503 = 623.871 SQ. M.
14) 0.50 X (10.000 + 10.088) X 61.609 = 618.800 SQ. M.
TOTAL AREA = 2,926.122 SQ.M.

PLOT AREA CALCULATION BY
TRIANGULATION METHOD AFTER SUBDIVISION :-

AMENITY SPACE AREA CAL. :- SCALE :- 1:500
09) 0.50 X (20.054 + 22.043) X 53.065 = 1116.938 SQ. M.
TOTAL AREA = 1116.938 SQ. M.
ROAD WINDING AREA CAL. :- SCALE :- 1:500
01) 0.50 X (08.953 + 08.674) X 61.725 = 544.013 SQ. M.
02) 0.50 X (07.318 + 07.318) X 14.991 = 109.704 SQ. M.
TOTAL AREA = 653.717 SQ.M.

OPEN SPACE AREA CAL. :- SCALE :- 1:500

03) 0.50 X (16.311 + 18.600) X 42.658 = 744.616 SQ. M.
TOTAL AREA = 744.616 SQ. M.
12.00 M WIDE INTERNAL ROAD AREA CAL. :- SCALE :- 1:500
04) 0.50 X (11.564 + 11.273) X 43.845 = 500.644 SQ. M.
TOTAL AREA = 500.644 SQ. M.