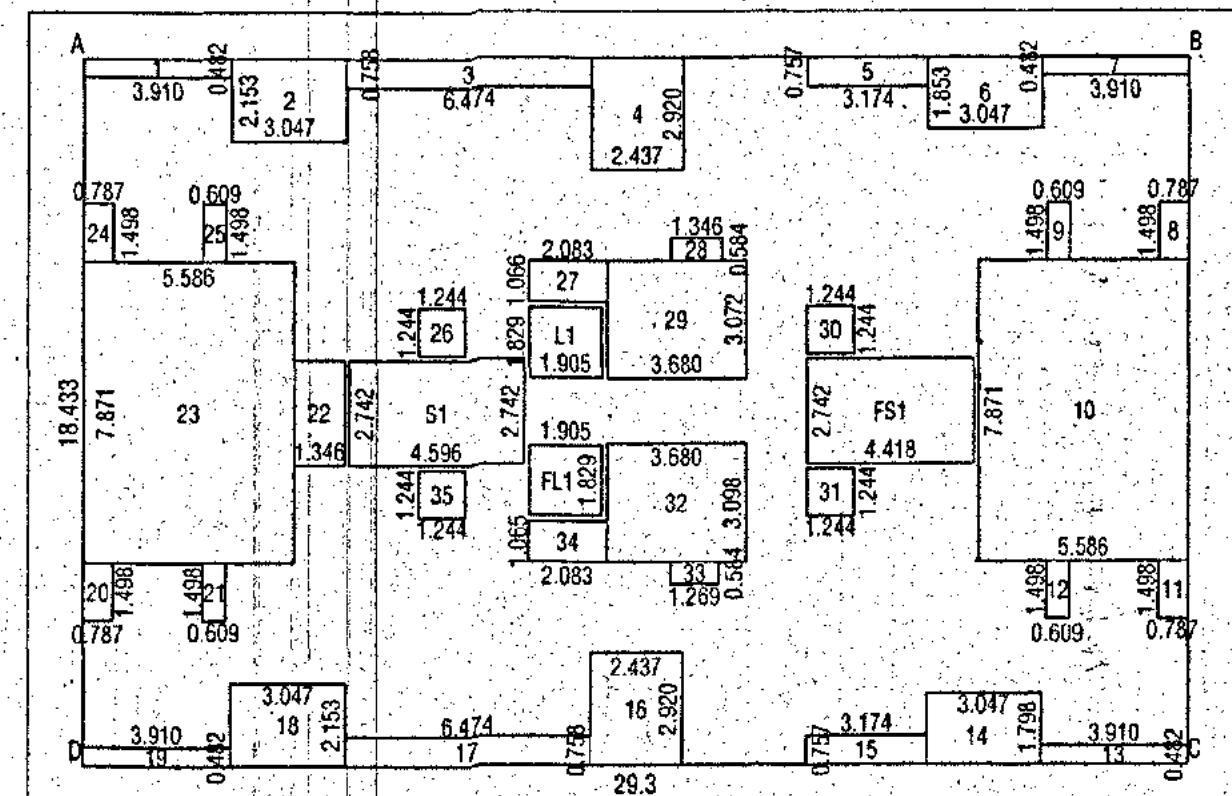




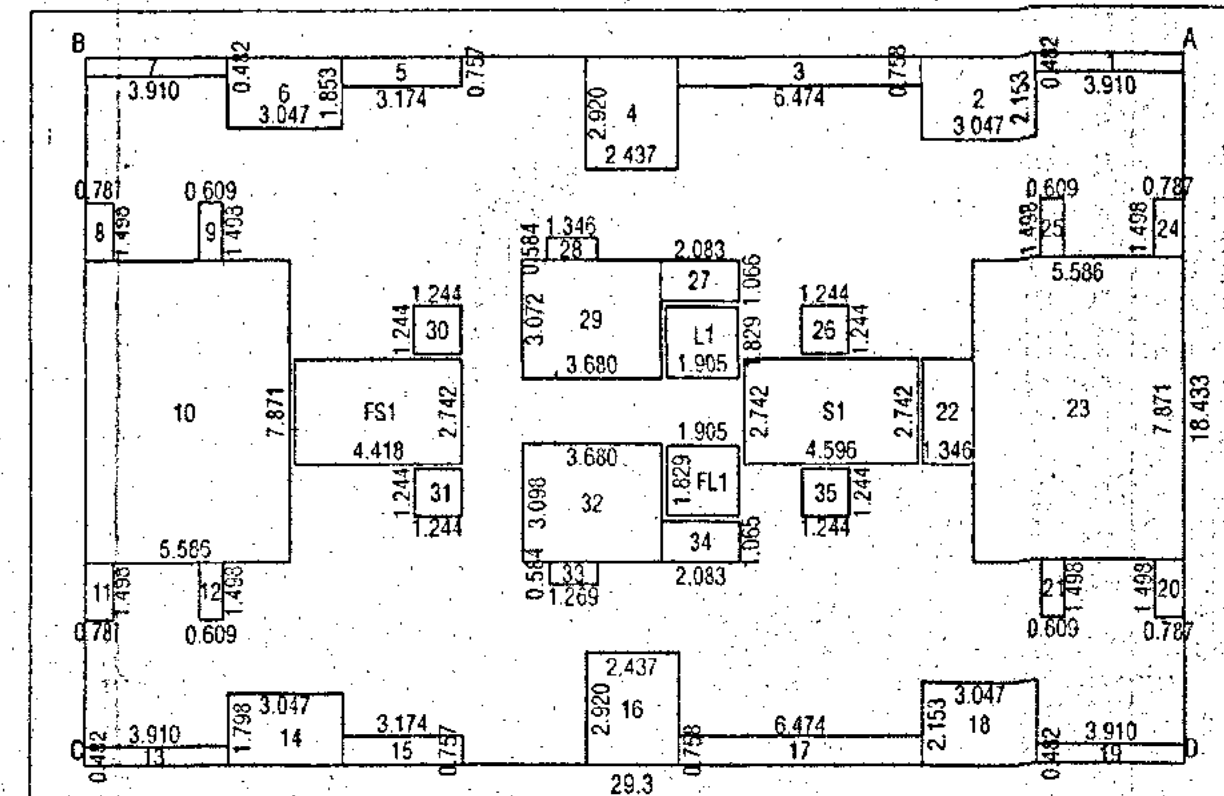


**BUILT-UP AREA STATEMENT - 11TH FLOOR**  
 AREA OF BLOCK (ABCD) = 29.3 X 18.433 = 540.087 SQ.M  
 STANDARD DEDUCTIONS :-  
 1. 3.910 X 0.482 = 1.885 SQ.M  
 2. 3.047 X 2.153 = 6.560 SQ.M  
 3. 6.474 X 0.758 = 4.907 SQ.M  
 4. 2.437 X 2.920 = 7.116 SQ.M  
 5. 3.174 X 0.757 = 2.403 SQ.M  
 6. 3.047 X 1.853 = 5.646 SQ.M  
 7. 3.910 X 0.482 = 1.885 SQ.M  
 8. 0.787 X 1.498 = 1.179 SQ.M  
 9. 0.609 X 1.498 = 0.912 SQ.M  
 10. 5.586 X 7.871 = 43.957 SQ.M  
 11. 0.787 X 1.498 = 1.179 SQ.M  
 12. 0.609 X 1.498 = 0.912 SQ.M  
 13. 3.910 X 0.482 = 1.885 SQ.M  
 14. 3.047 X 1.853 = 5.646 SQ.M  
 15. 3.174 X 0.757 = 2.403 SQ.M  
 16. 2.437 X 2.920 = 7.116 SQ.M  
 17. 6.474 X 0.758 = 4.907 SQ.M  
 18. 3.047 X 2.153 = 6.560 SQ.M

**BALCONY AREA STATEMENT (WING-A)**  
 PROPOSED OPEN BALCONY AREA - 11TH FLOOR  
 B1 3.123 X 2 = 6.246 SQ.M  
 B2 3.301 X 1.647 = 5.437 SQ.M  
 B3 3.123 X 2 = 6.246 SQ.M  
 B4 1.65 X 2.564 = 4.231 SQ.M  
 B5 1.65 X 2.564 = 4.231 SQ.M  
 B6 3.123 X 1.65 = 5.153 SQ.M  
 B7 3.174 X 1.647 = 5.228 SQ.M  
 B8 1.65 X 2.564 = 4.231 SQ.M  
 B9 1.65 X 2.564 = 4.231 SQ.M  
 TOTAL BALCONY AREA = 45.234 SQ.M

**TERRACE AREA STATEMENT (WING-A)**  
 BUILT-UP AREA FOR - 11TH FLOOR  
 T1 3.047 X 1.096 = 3.34 SQ.M  
 T2 3.174 X 2.275 = 7.221 SQ.M  
 T3 2.437 X 2.92 = 7.116 SQ.M  
 T4 2.564 X 0.889 = 2.279 SQ.M  
 T5 2.691 X 1.069 = 2.877 SQ.M  
 T6 3.047 X 1.395 = 4.251 SQ.M  
 T7 3.174 X 2.276 = 7.224 SQ.M  
 T8 3.047 X 1.395 = 4.251 SQ.M  
 T9 3.174 X 1.926 = 6.113 SQ.M  
 T10 3.301 X 0.508 = 1.677 SQ.M  
 T11 2.437 X 2.92 = 7.116 SQ.M  
 T12 2.691 X 1.955 = 5.261 SQ.M  
 T13 3.174 X 2.388 = 7.58 SQ.M  
 T14 3.047 X 1.096 = 3.34 SQ.M  
 T15 3.123 X 2.113 = 6.599 SQ.M  
 TOTAL TERRACE AREA = 76.245 SQ.M

**TOTAL STANDARD DEDUCTIONS = 195.656 SQ.M**  
**GROSS AREA = 540.087 - 195.656 = 344.431 SQ.M**  
**STAIRCASE DEDUCTIONS :-**  
 S1 4.596 X 2.742 = 12.602 SQ.M  
**TOTAL STAIRCASE DEDUCT = 12.602 SQ.M**  
**LIFT DEDUCTIONS :-**  
 L1 1.905 X 1.829 = 3.484 SQ.M  
**TOTAL LIFT DEDUCTIONS = 3.484 SQ.M**  
**FIRE-STAIRCASE DEDUCTIONS :-**  
 FS1 4.418 X 2.742 = 12.114 SQ.M  
**TOTAL FIRE-STAIRCASE DEDUCT = 12.114 SQ.M**  
**FIRE-LIFT DEDUCTIONS :-**  
 FL1 1.905 X 1.829 = 3.484 SQ.M  
**TOTAL FIRE-LIFT DEDUCTIONS = 3.484 SQ.M**  
**TOTAL DEDUCTIONS = 31.684 SQ.M**  
**NET AREA 344.431 - 31.684 = 312.747 SQ.M**  
**TOTAL NET AREA = 312.747 SQ.M**



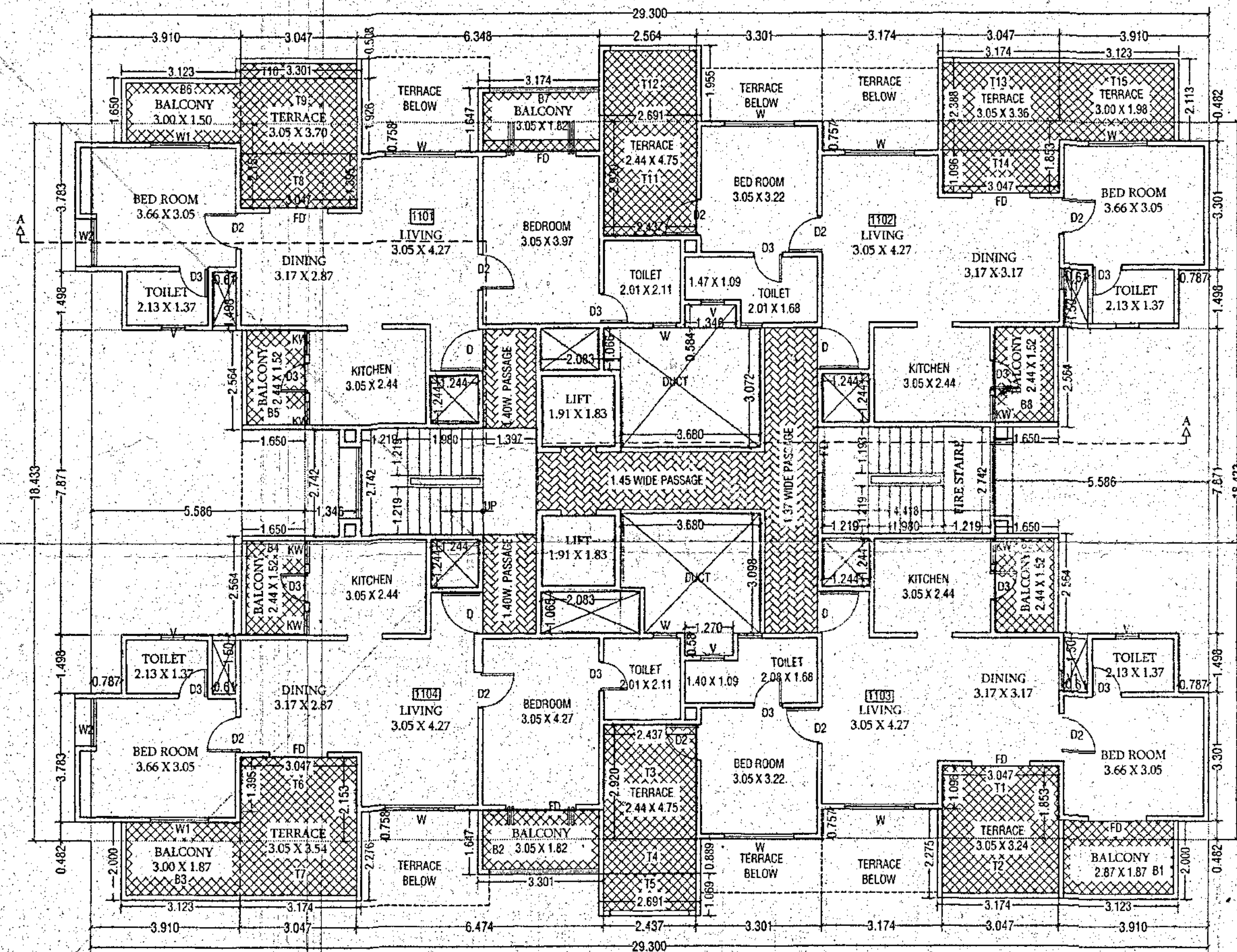
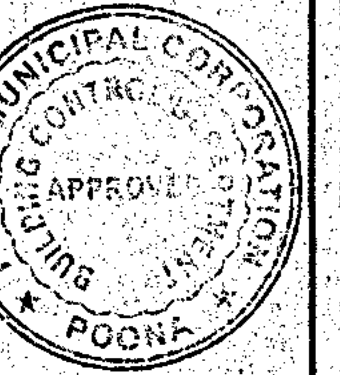
**BUILT-UP AREA STATEMENT - 11TH FLOOR**  
 AREA OF BLOCK (ABCD) = 29.3 X 18.433 = 540.087 SQ.M  
 STANDARD DEDUCTIONS :-  
 1. 3.910 X 0.482 = 1.885 SQ.M  
 2. 3.047 X 2.153 = 6.560 SQ.M  
 3. 6.474 X 0.758 = 4.907 SQ.M  
 4. 2.437 X 2.920 = 7.116 SQ.M  
 5. 3.174 X 0.757 = 2.403 SQ.M  
 6. 3.047 X 1.853 = 5.646 SQ.M  
 7. 3.910 X 0.482 = 1.885 SQ.M  
 8. 0.787 X 1.498 = 1.179 SQ.M  
 9. 0.609 X 1.498 = 0.912 SQ.M  
 10. 5.586 X 7.871 = 43.957 SQ.M  
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 13. 3.910 X 0.482 = 1.885 SQ.M  
 14. 3.047 X 1.853 = 5.646 SQ.M  
 15. 3.174 X 0.757 = 2.403 SQ.M  
 16. 2.437 X 2.920 = 7.116 SQ.M  
 17. 6.474 X 0.758 = 4.907 SQ.M  
 18. 3.047 X 2.153 = 6.560 SQ.M

**BALCONY AREA STATEMENT (WING-B)**  
 PROPOSED OPEN BALCONY AREA - 11TH FL  
 B1 3.123 X 2 = 6.246 SQ.M  
 B2 3.301 X 1.647 = 5.437 SQ.M  
 B3 3.123 X 2 = 6.246 SQ.M  
 B4 1.65 X 2.564 = 4.231 SQ.M  
 B5 1.65 X 2.564 = 4.231 SQ.M  
 B6 3.174 X 1.647 = 5.228 SQ.M  
 B7 3.123 X 2 = 6.246 SQ.M  
 B8 1.65 X 2.564 = 4.231 SQ.M  
 B9 1.65 X 2.564 = 4.231 SQ.M  
 TOTAL BALCONY AREA = 45.327 SQ.M

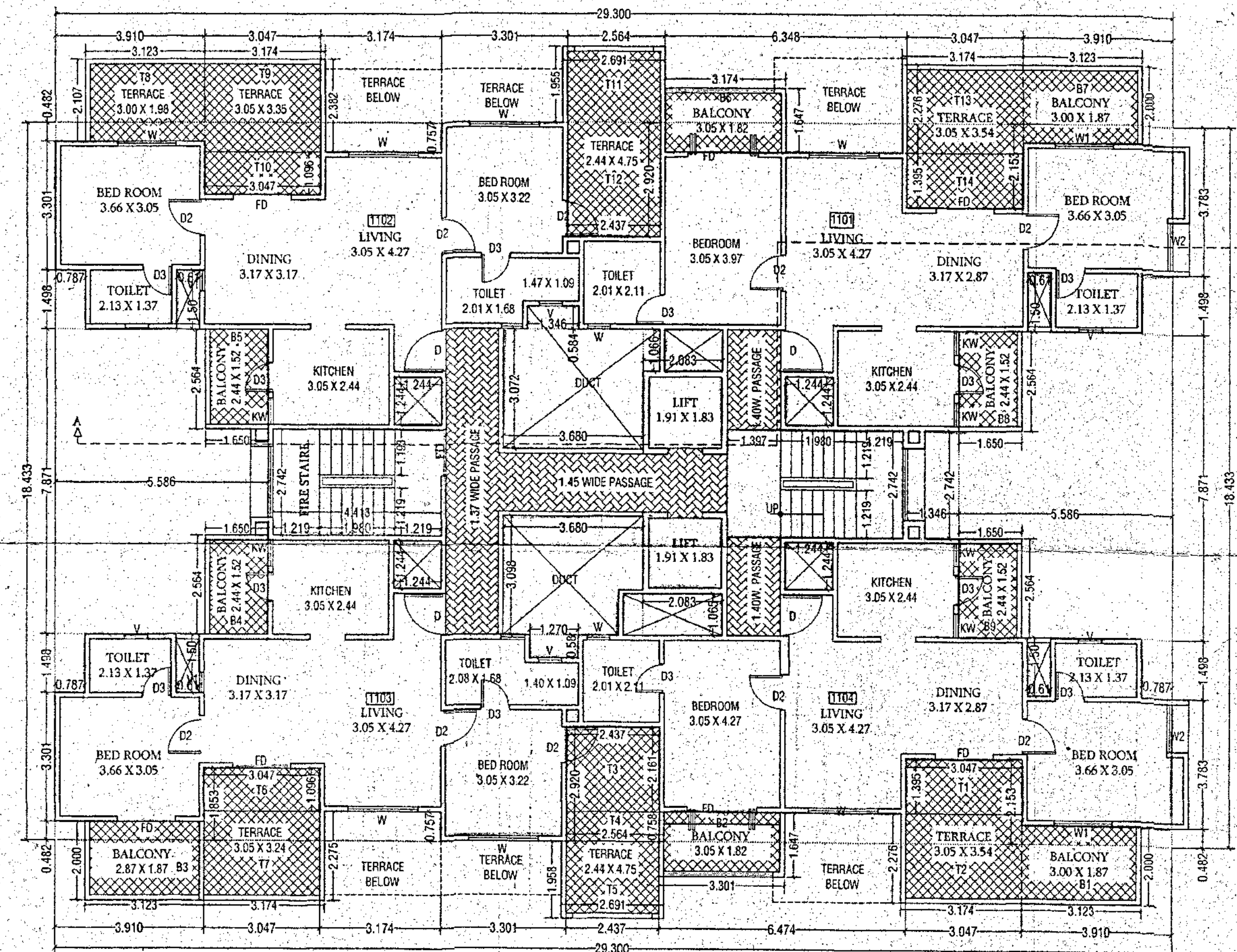
**TERRACE AREA STATEMENT (WING-B)**  
 BUILT-UP AREA FOR - 11TH FLOOR  
 T1 3.047 X 1.395 = 4.251 SQ.M  
 T2 3.174 X 2.276 = 7.224 SQ.M  
 T3 2.437 X 2.161 = 5.266 SQ.M  
 T4 2.564 X 0.758 = 1.944 SQ.M  
 T5 2.691 X 1.958 = 5.289 SQ.M  
 T6 3.047 X 1.096 = 3.34 SQ.M  
 T7 3.174 X 2.275 = 7.221 SQ.M  
 T8 3.123 X 2.107 = 6.58 SQ.M  
 T9 3.174 X 2.382 = 7.58 SQ.M  
 T10 3.047 X 1.096 = 3.34 SQ.M  
 T11 2.691 X 1.955 = 5.261 SQ.M  
 T12 2.437 X 2.92 = 7.116 SQ.M  
 T13 3.174 X 2.276 = 7.224 SQ.M  
 T14 3.047 X 1.395 = 4.251 SQ.M  
 TOTAL TERRACE AREA = 75.847 SQ.M

**TOTAL STANDARD DEDUCTIONS = 195.656 SQ.M**  
**GROSS AREA = 540.087 - 195.656 = 344.431 SQ.M**  
**STAIRCASE DEDUCTIONS :-**  
 S1 4.596 X 2.742 = 12.602 SQ.M  
**TOTAL STAIRCASE DEDUCT = 12.602 SQ.M**  
**LIFT DEDUCTIONS :-**  
 L1 1.905 X 1.829 = 3.484 SQ.M  
**TOTAL LIFT DEDUCTIONS = 3.484 SQ.M**  
**FIRE-STAIRCASE DEDUCTIONS :-**  
 FS1 4.418 X 2.742 = 12.114 SQ.M  
**TOTAL FIRE-STAIRCASE DEDUCT = 12.114 SQ.M**  
**FIRE-LIFT DEDUCTIONS :-**  
 FL1 1.905 X 1.829 = 3.484 SQ.M  
**TOTAL FIRE-LIFT DEDUCTIONS = 3.484 SQ.M**  
**TOTAL DEDUCTIONS = 31.684 SQ.M**  
**NET AREA 344.431 - 31.684 = 312.747 SQ.M**  
**TOTAL NET AREA = 312.747 SQ.M**

REVISED  
 APPROVED SUBJECT TO CONDITION  
 APPROVED UNDER COMMENCEMENT  
 CERTIFICATE NO. 33/3A/1/2  
 8/8/2018  
 P.M.C.  
 (B.P.D.P. Zone No-1) P.M.C.



11th FLOOR PLAN  
WING 'A'



11th FLOOR PLAN  
WING 'B'

**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 RESIDENTIAL & COMM. BUILDING ON -  
 (OLD S.NO- 33/3A/1/2) NEW S.NO. 33/3A/2,  
 AT - MUNDHWA, TAL- PUNE CITY, DIST - PUNE.

ARCHITECT SIGN. OWNERS SIGN.

MR. HAREN MALKANI

**ARCHITECT**  
**CUBIX**  
 ARCHITECTS  
 ASSOCIATES  
 OFFICE NO. 1 AND 2, ARISTOCAT 'L', OPP. BEVERLY  
 HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI,  
 PUNE. E-MAIL: cubixarchitects@gmail.com  
 CONTACT NO- 7757043066 / 7757043087

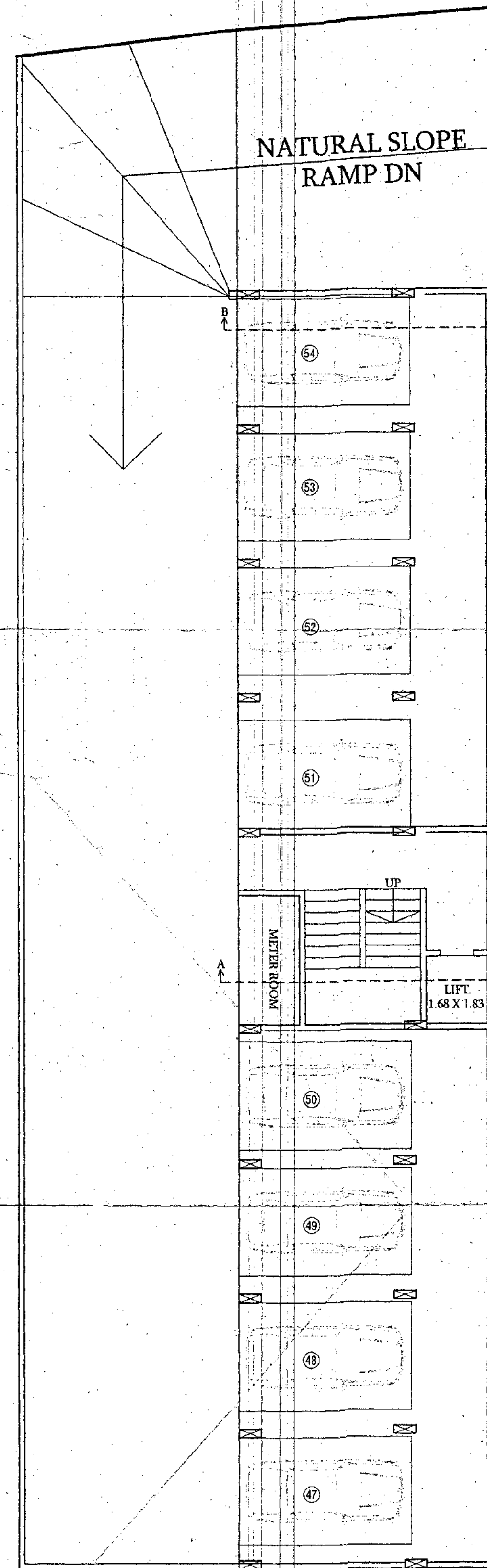
| NORTH | SCALE | DATE       | DRAWN  | CHECKED |
|-------|-------|------------|--------|---------|
|       | 1:100 | 31/05/2018 | VISHAL |         |

# F.S.I. STATEMENT (SQ.M.), WING - C

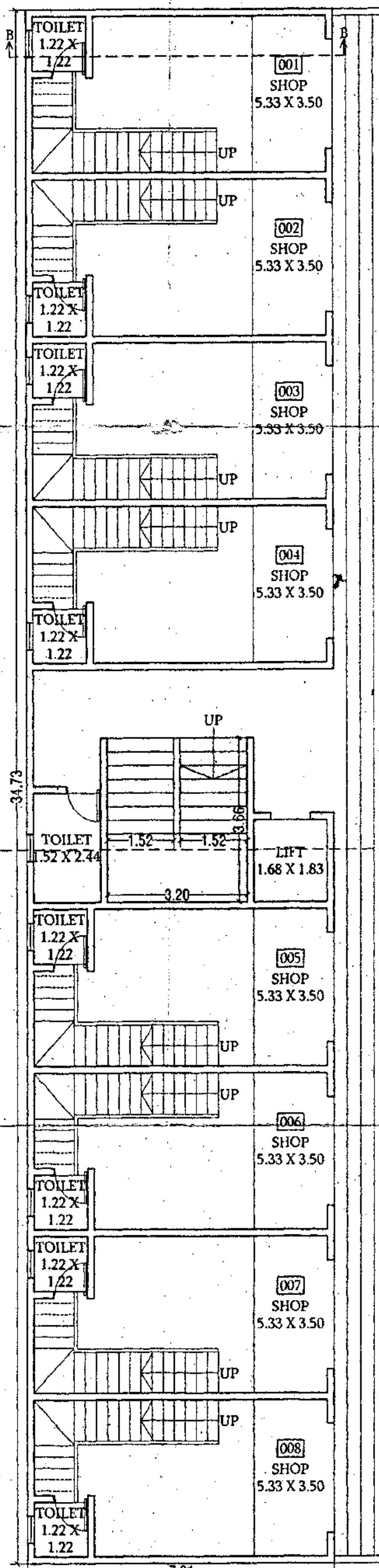
| FLOORS   | B/UP AREA COM. | BALCONY PER.MI. | PROP. | EXCESS | B/UP AREA COM. | COVERAGE     | BUILDING HT. |
|----------|----------------|-----------------|-------|--------|----------------|--------------|--------------|
| U.GROUND | 240.35         | ---             | ---   | ---    | 240.35         | 240.35 SQ.M. | 14.10 M.     |
| FIRST    | 191.84         | ---             | ---   | ---    | 191.84         |              |              |
| SECOND   | 260.60         | 39.09           | 44.40 | 5.31   | 265.91         |              |              |
| THIRD    | 260.60         | 39.09           | 44.40 | 5.31   | 265.91         |              |              |
| TOTAL    | 953.39         | 78.18           | 88.80 | 10.62  | 964.01         |              |              |

GROUND COVERAGE AREA-  
GROUND COVERAGE AREA =  
UPPER GROUND FL. B/UP = 240.35 SQ.M

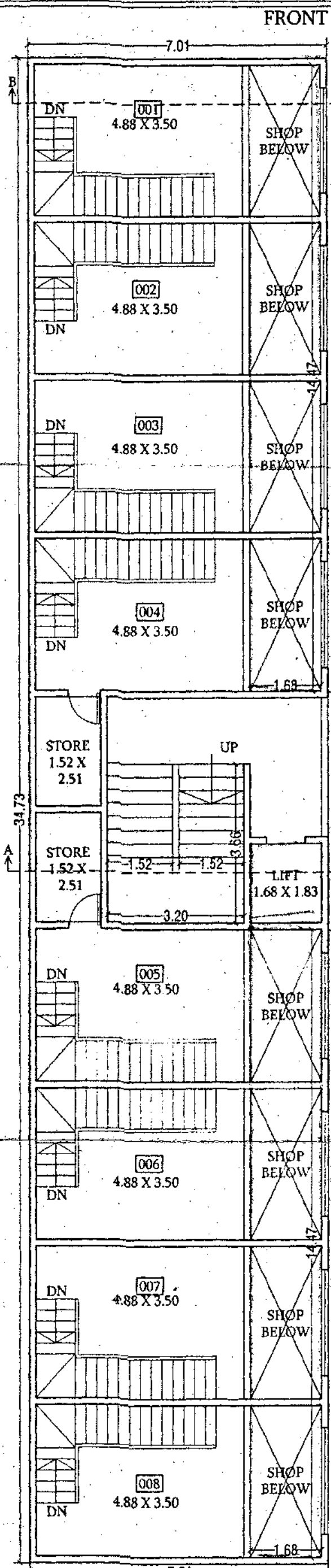
|        |        |
|--------|--------|
| LIFT   | 3.07   |
| L.M.R. | 9.00   |
| TOTAL  | 976.08 |



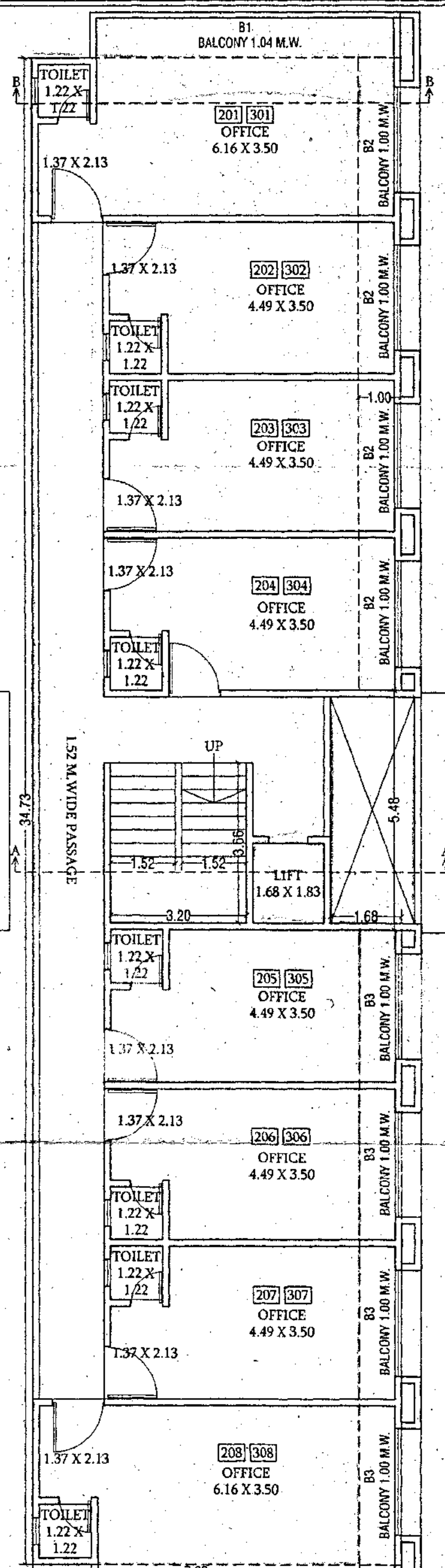
LOWER GROUND FLOOR PLAN  
WING 'C'



UPPER GROUND FLOOR PLAN  
WING 'C'



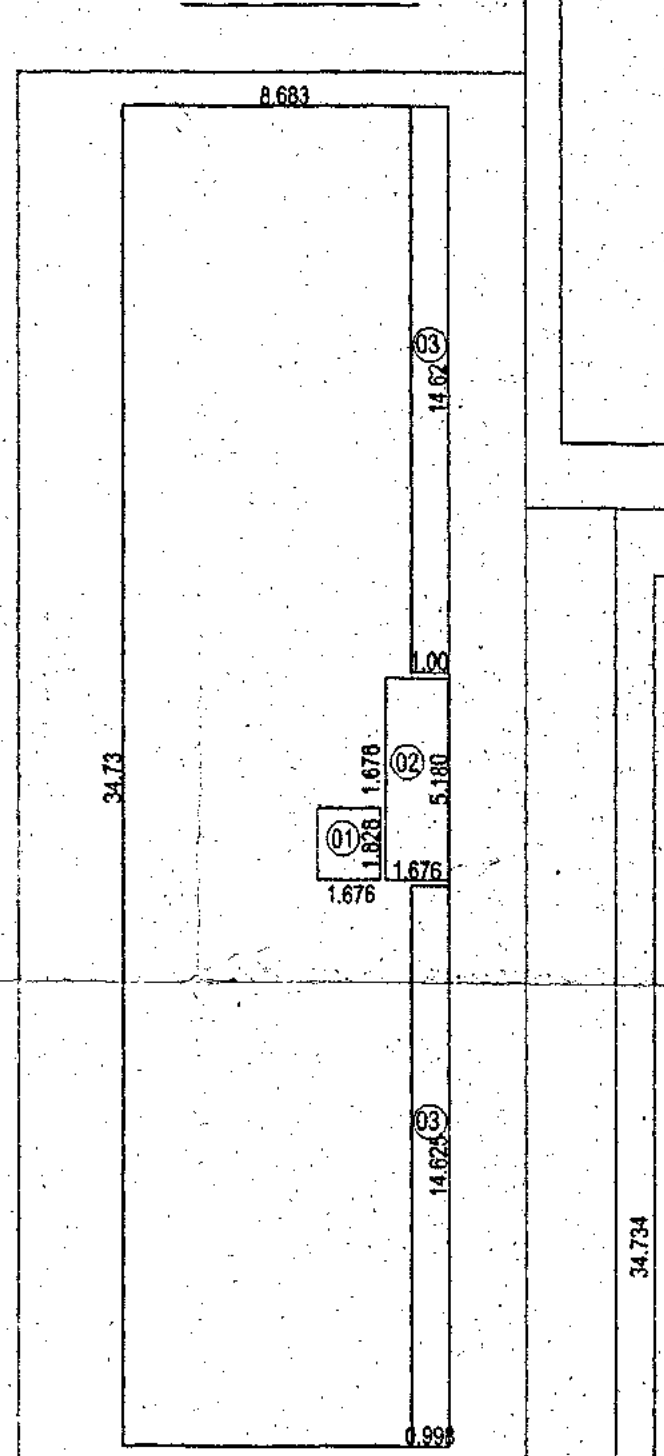
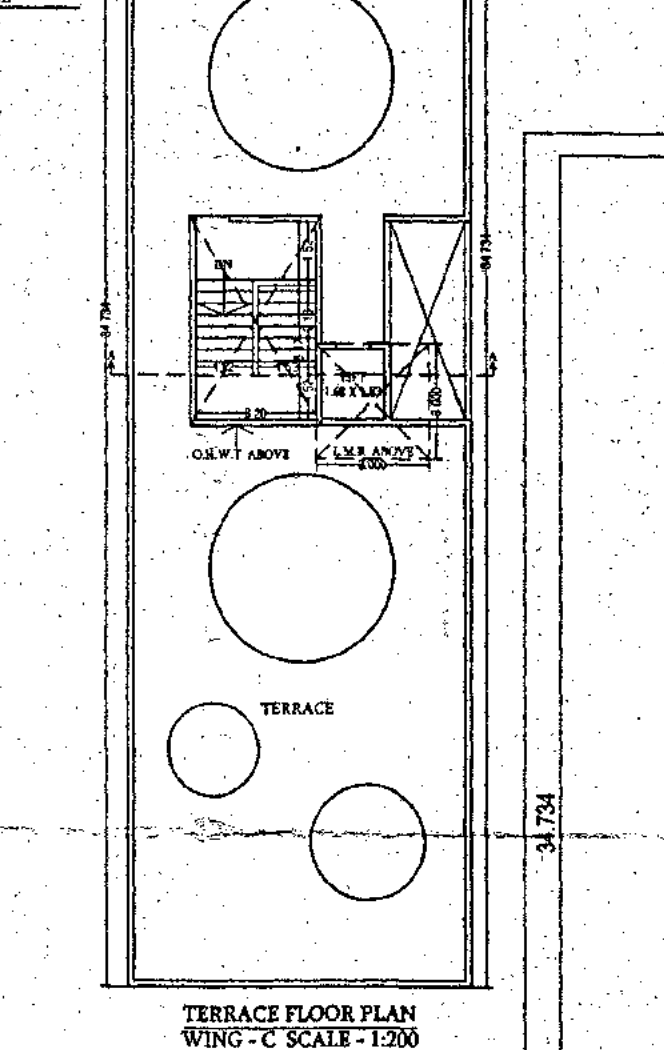
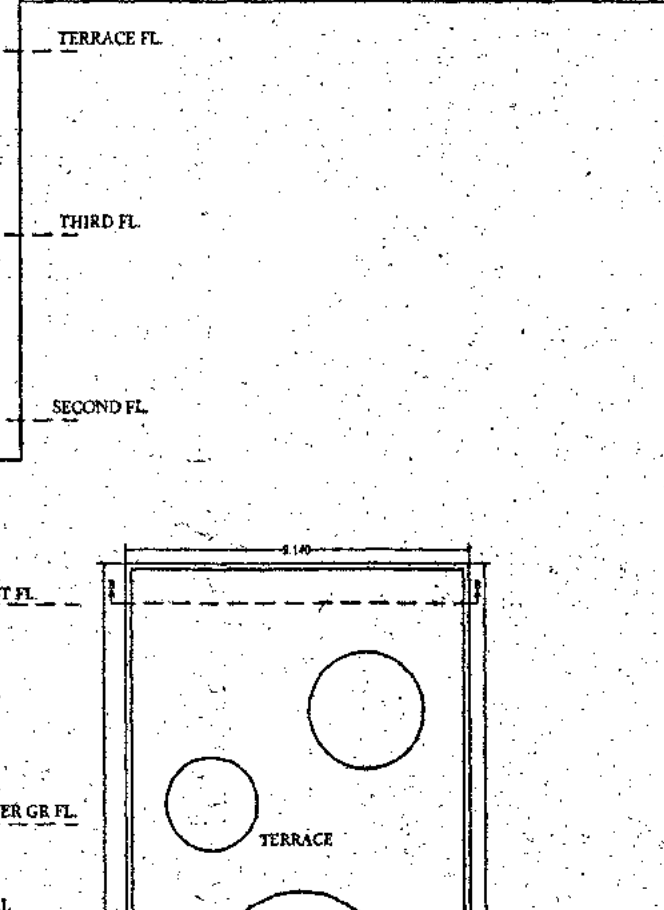
FIRST FLOOR PLAN  
WING 'C'



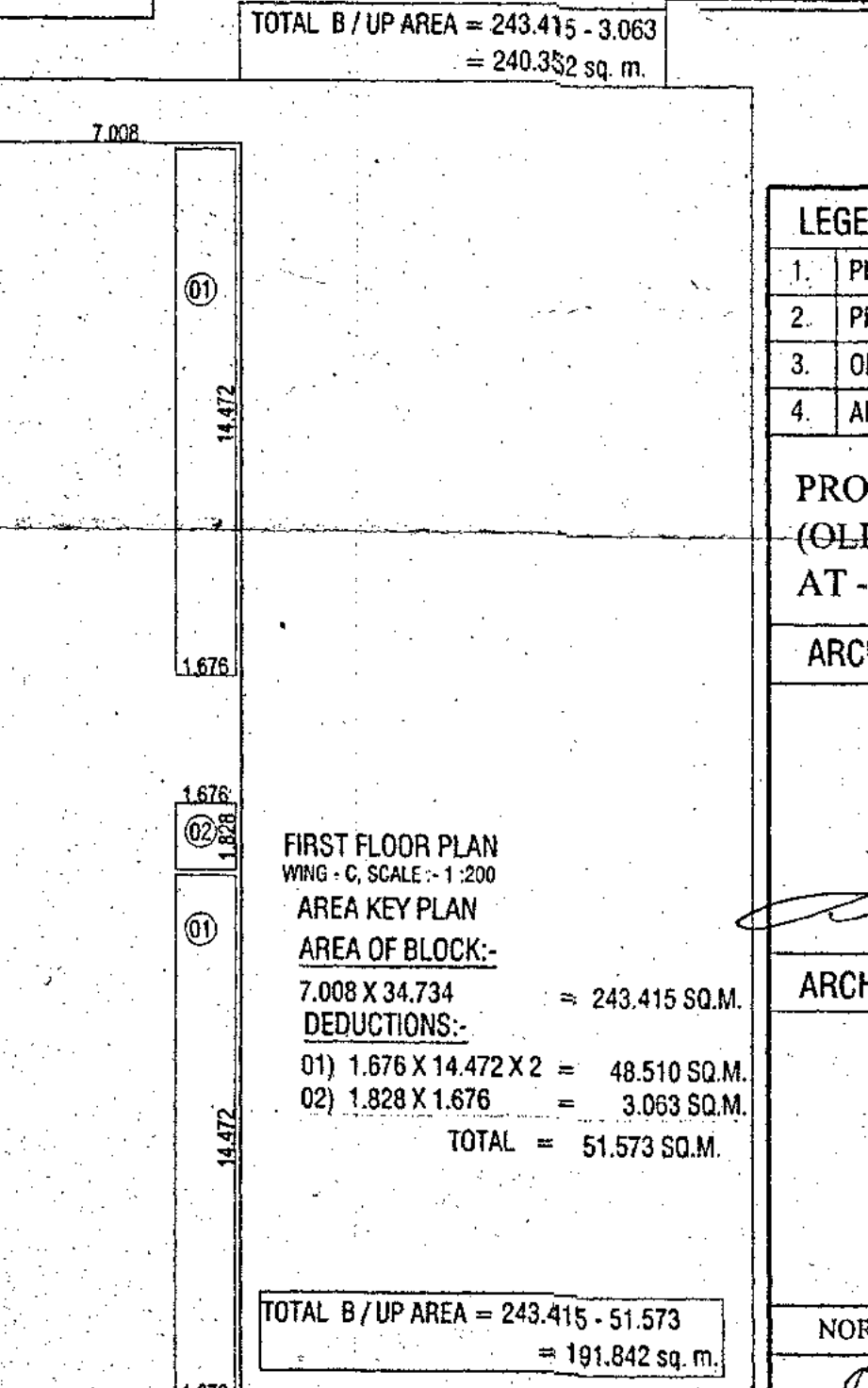
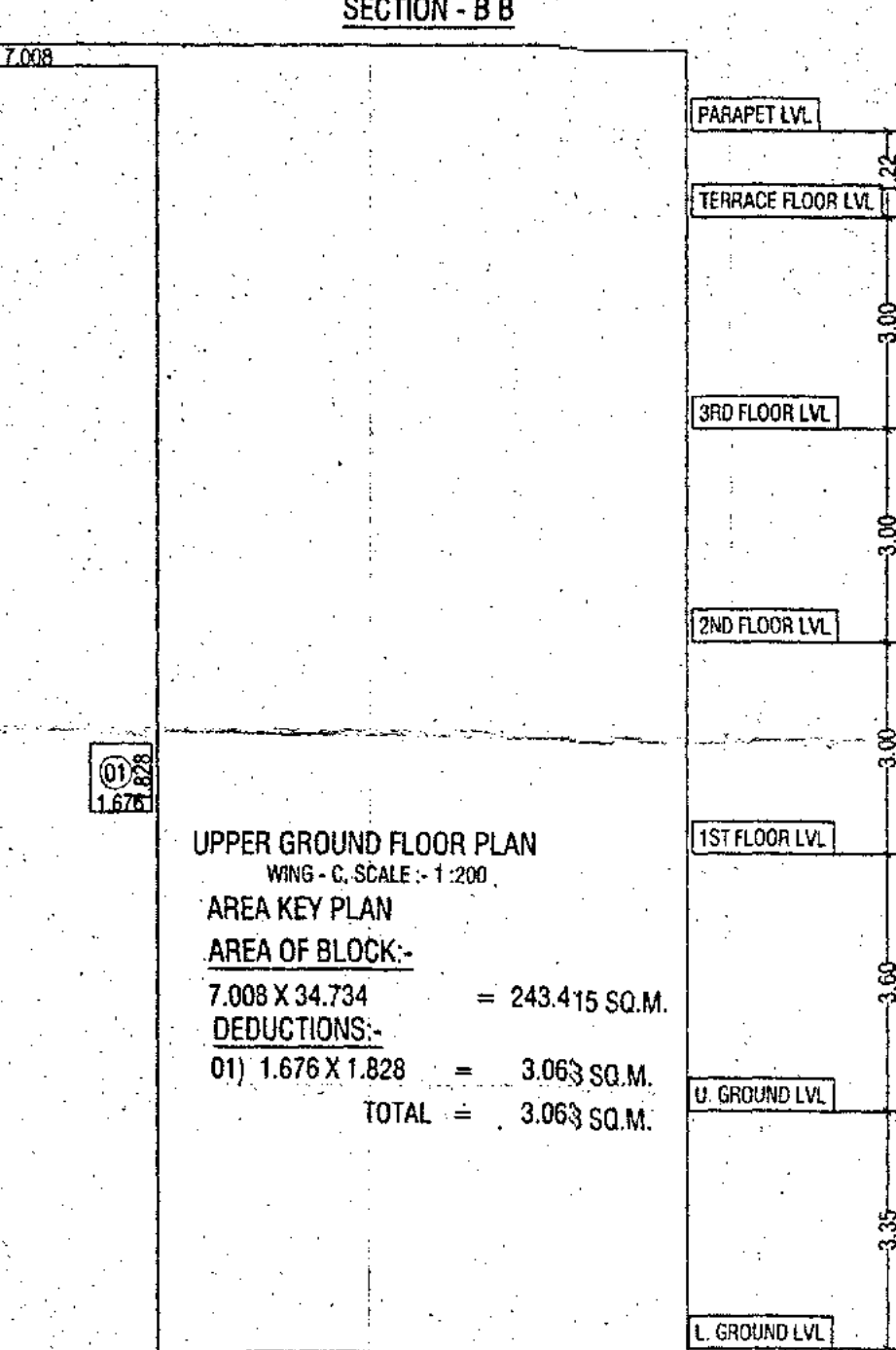
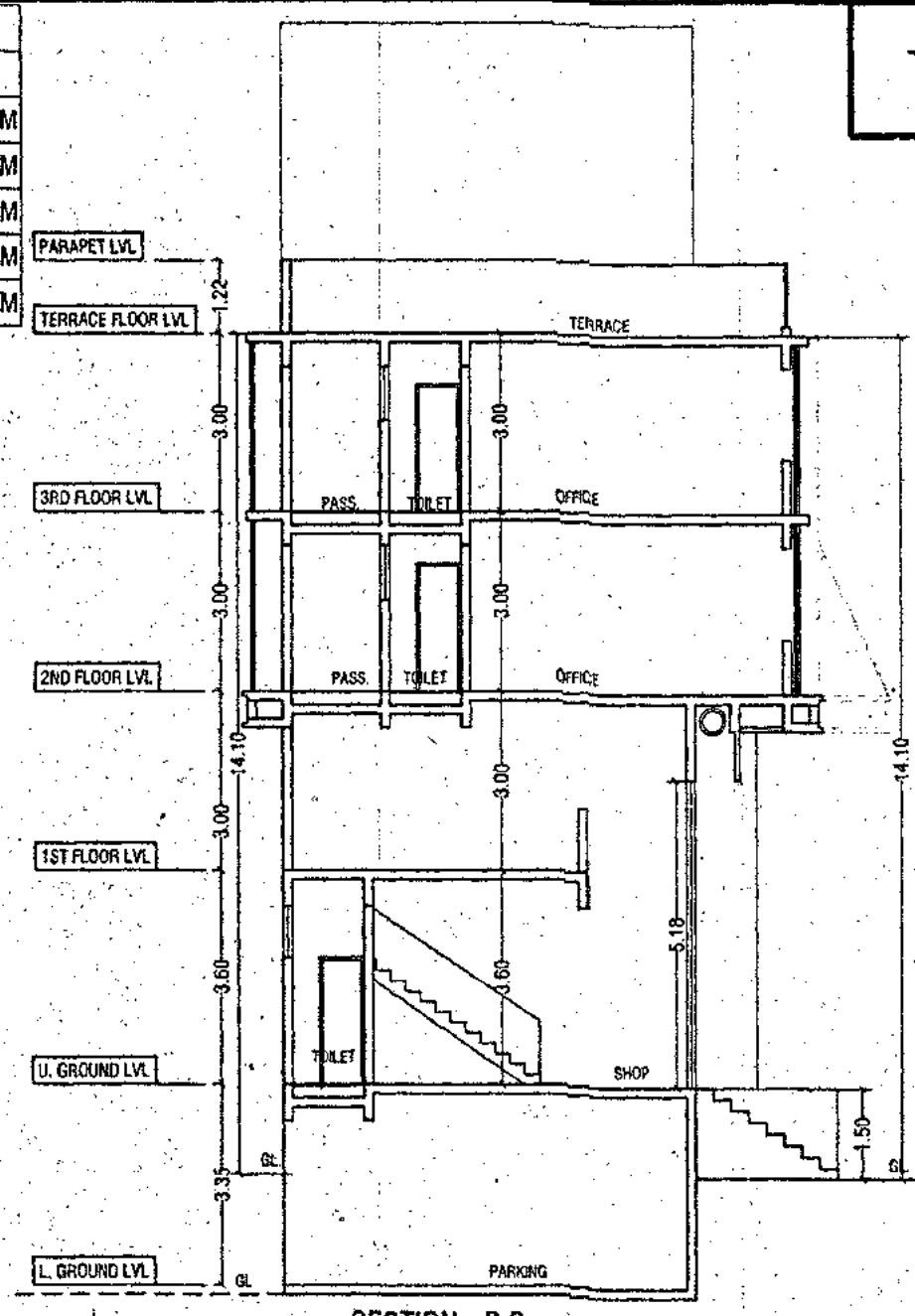
SECOND & THIRD FLOOR PLAN  
WING 'C'



| BALCONY AREA STATEMENT |                |   |             |
|------------------------|----------------|---|-------------|
| AREA FOR:- FIRST FLOOR |                |   |             |
| B1                     | 1.04 X 7.312   | = | 7.604 SQ.M  |
| B2                     | 14.625 X 0.998 | = | 14.596 SQ.M |
| B3                     | 14.625 X 0.998 | = | 14.596 SQ.M |
| B4                     | 1.04 X 7.312   | = | 7.604 SQ.M  |
| TOTAL BALCONY AREA =   |                |   | 44.4 SQ.M   |



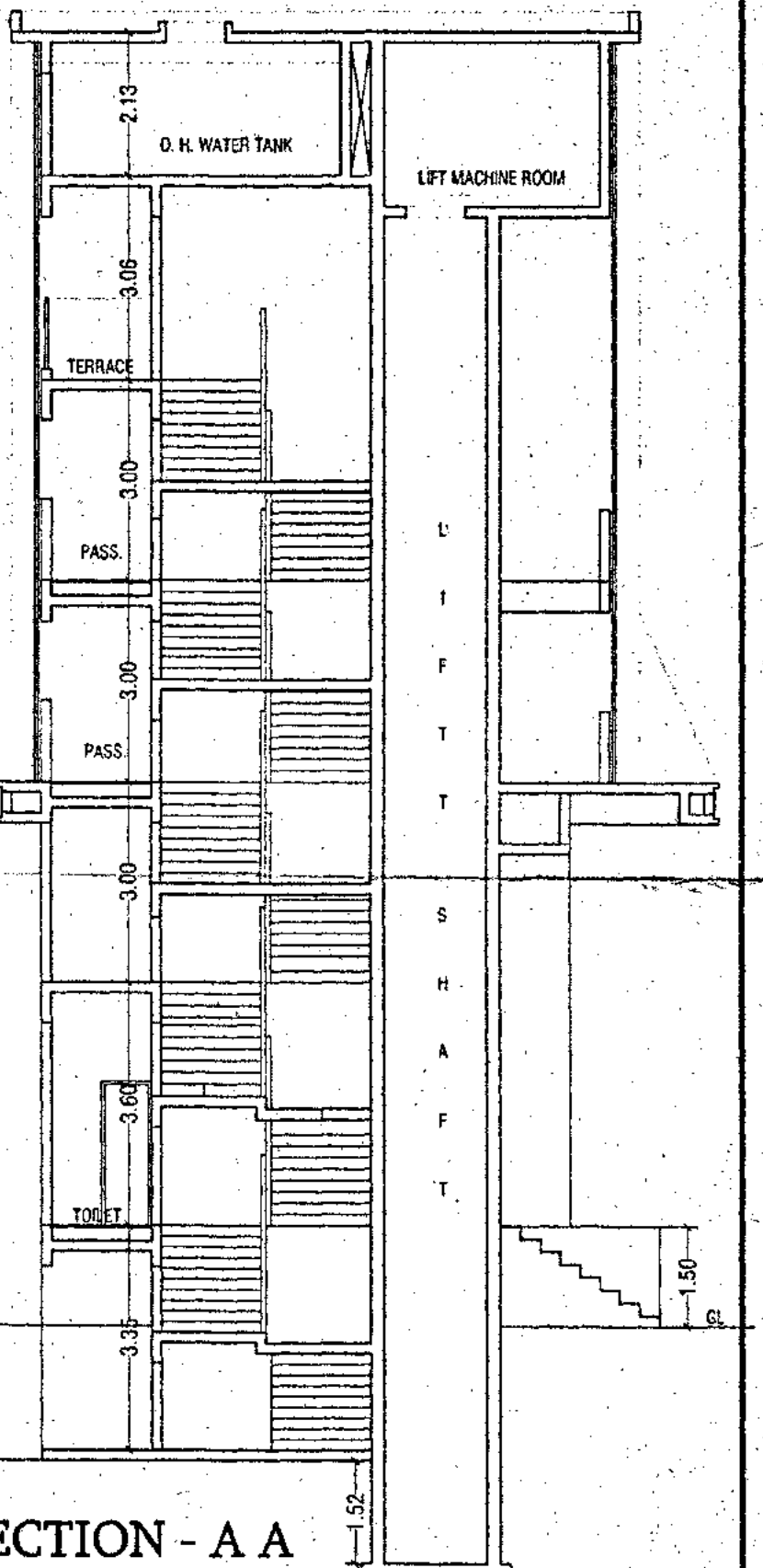
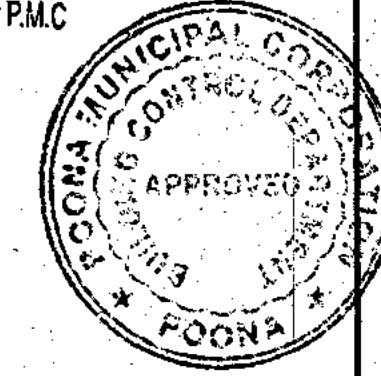
| AREA KEY PLAN         |   |                  |                  |
|-----------------------|---|------------------|------------------|
| AREA OF BLOCK:-       |   |                  |                  |
| 8.883 X 34.734        | = | 301.595 SQ.M.    |                  |
| DEDUCTIONS:-          |   |                  |                  |
| 01) 1.676 X 1.828     | = | 3.063 SQ.M.      |                  |
| 02) 1.676 X 5.180     | = | 8.681 SQ.M.      |                  |
| 03) 1.00 X 14.625 X 2 | = | 29.25 SQ.M.      |                  |
| TOTAL                 |   | =                | 40.994 SQ.M.     |
| TOTAL B/UP AREA =     |   | 301.595 - 40.994 | = 260.601 sq. m. |



## WING 'C'

9/10

APPROVED SUBJECT TO CONDITION  
APPROVED UNDER COMMENCEMENT  
CERTIFICATE NO. 114/23/18  
Building Inspector Deputy Engineer P.M.C.  
(B.P.D.P. Zone No-1) P.M.C.



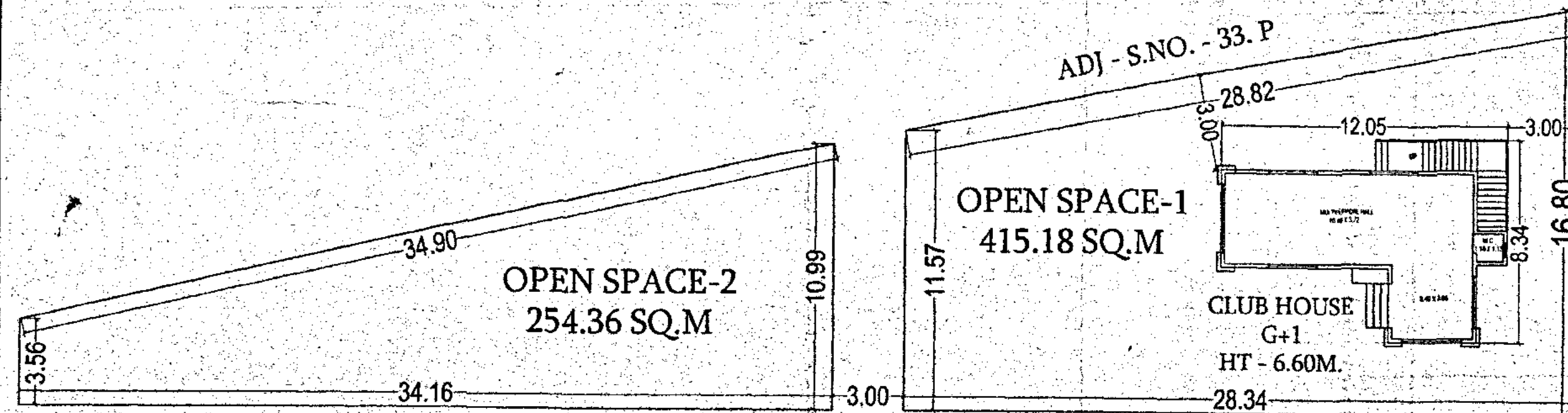
| LEGEND                 |             |
|------------------------|-------------|
| 1. PLOT BOUNDARY SHOWN | THICK BLACK |
| 2. PROPOSED WORK SHOWN | THICK RED   |
| 3. OPEN SPACE SHOWN    | THICK GREEN |
| 4. AMENITY SPACE SHOWN | THICK RED   |

PROPOSED RESIDENTIAL & COMM. BUILDING ON-  
(OLD S.NO-33/3A/1/2)-NEW S.NO. 33/3A/2,  
AT - MUNDHWA, TAL- PUNE CITY, DIST - PUNE.

ARCHITECT SIGN. OWNERS SIGN.

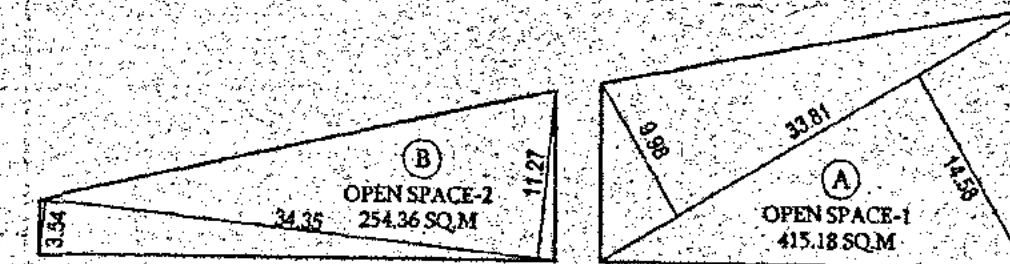
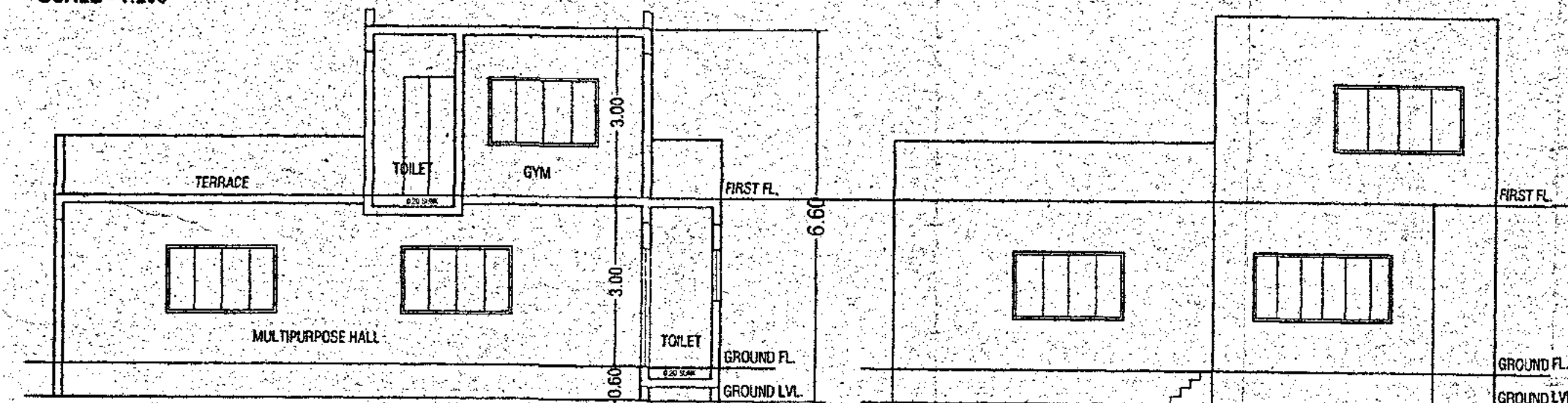
ARCHITECT: CUBIX ARCHITECTS ASSOCIATES  
OFFICE NO. 1 AND 2, ARISTOCRAFT, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL: cubixarchitects@gmail.com  
CONTACT NO- 7757043089 / 7757043087

| NORTH | SCALE | DATE       | DRAWN  | CHECKED |
|-------|-------|------------|--------|---------|
|       | 1:100 | 31/05/2018 | VISHAL |         |



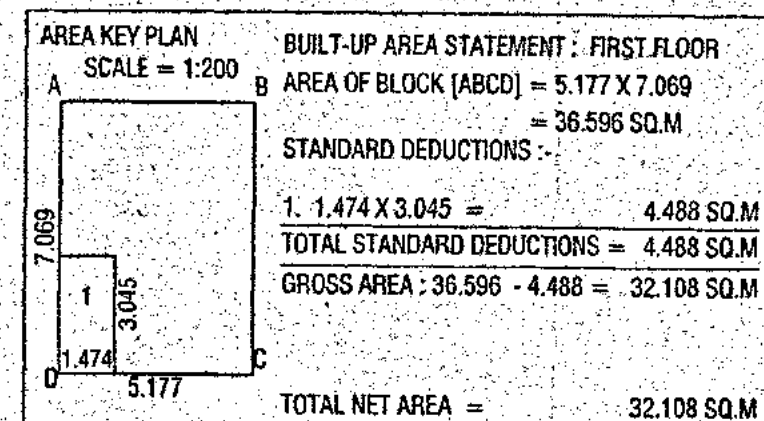
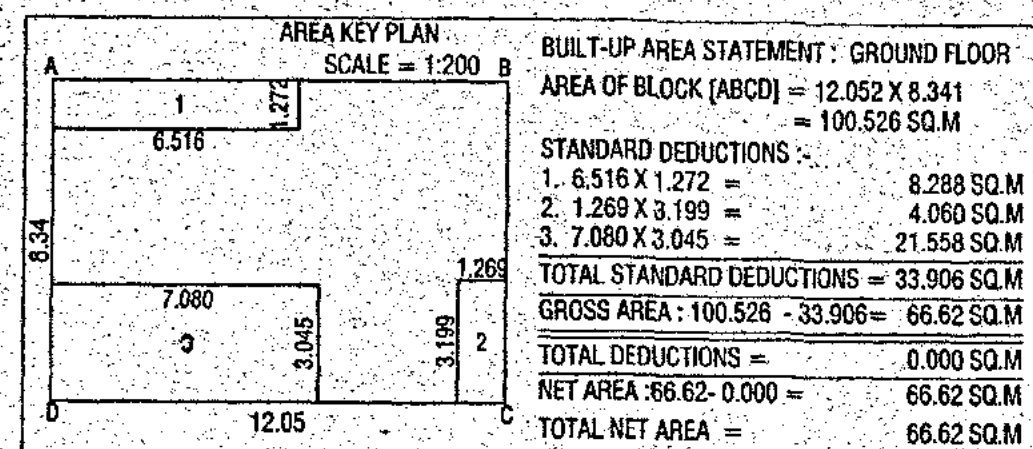
LAY- OUT

SCALE - 1:200



## F.S.I. STATEMENT

|                          |                 |
|--------------------------|-----------------|
| AREA OF PLOT             | = 669.54 SQ. M. |
| PERMISSIBLE GROUND (10%) | = 66.95 SQ. M.  |
| PROPOSED GROUND          | = 66.62 SQ. M.  |
| PERMISSIBLE FIRST (5%)   | = 33.47 SQ. M.  |
| PROPOSED FIRST           | = 32.11 SQ. M.  |
| PROPOSED F.S.I.          | = 98.73 SQ. M.  |



## WATER REQUIREMENT:

FOR COMM.

COMM AREA = 98.73 SQ.M

WATER REQUIRED =  $98.73 \times 45/3 = 1480.95 \text{ LIT.}$

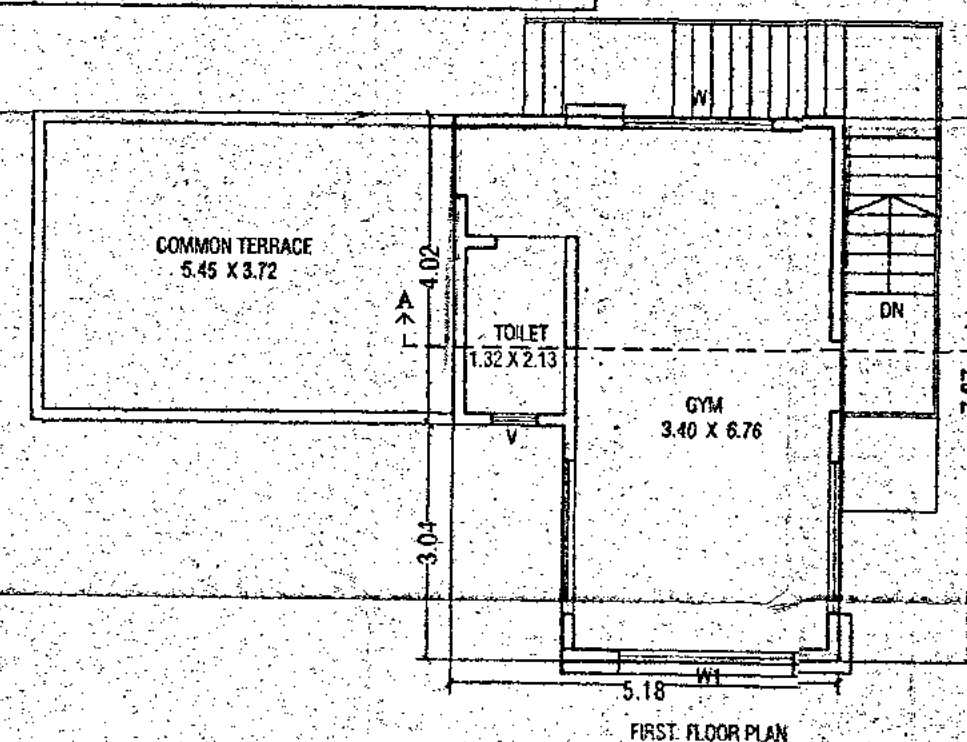
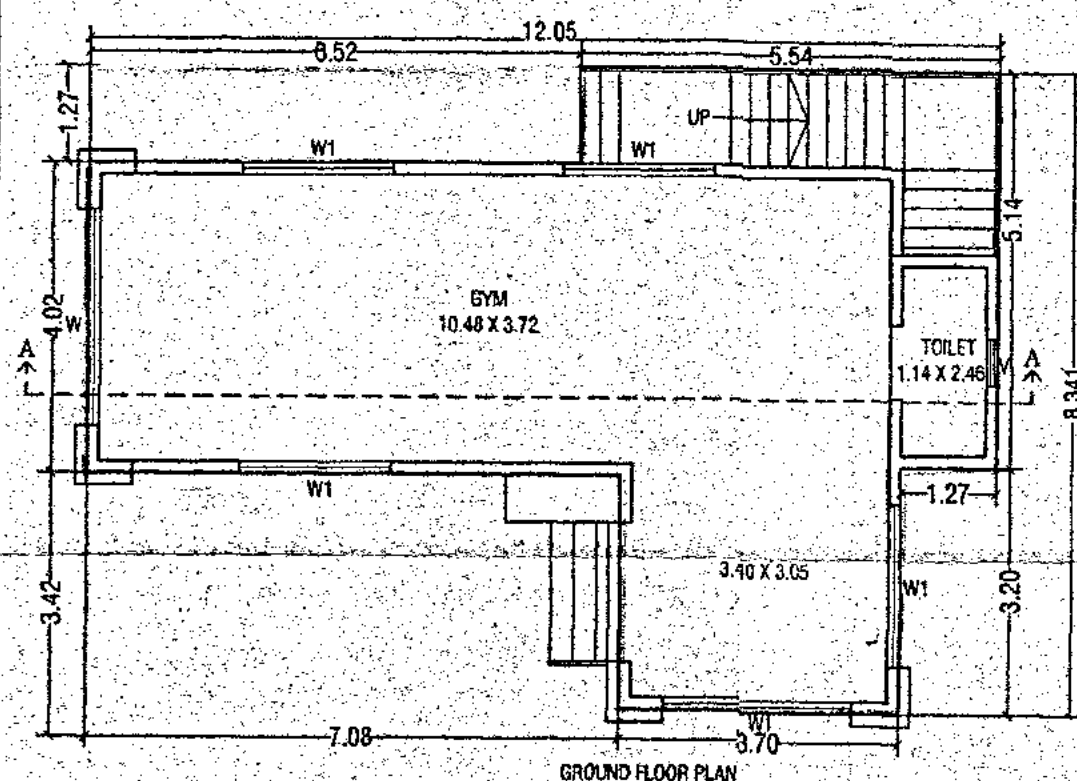
SAY = 1500.00 LIT.

O/H WATER TANK CAP. = 1500.00 LIT.

UNDER GROUND SUMP WELL CAP =  $1.5 \times 1500.00 \text{ LIT.}$

UNDER GROUND SUMP WELL CAP = 2250.00 LIT.

SAY = 2500.00 LIT.



## 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 CLUB HOUSE BUILDING ON -  
(OLD S.NO- 33/3A/1/2) NEW S.NO. 33/3A/2,  
AT - MUNDHWA, TAL - PUNE CITY, DIST - PUNE.

ARCHITECT SIGN.

OWNERS SIGN.

*[Signature]*  
(CV/2001/28514)

*[Signature]*  
MR. HAREN MALKAN

ARCHITECT

**CUBIX**  
ARCHITECTS  
ASSOCIATES

91, 92, Office No - 3, Sai Narayan Plaza, Ganjave Chowk,  
Near Patrakar Bhavan, Sadashiv Path, Pune - 411 030.  
Email : [pejman.panjarkar@gmail.com](mailto:pejman.panjarkar@gmail.com)  
[shrushtikshodates2013@gmail.com](mailto:shrushtikshodates2013@gmail.com)  
Mobile: 9823704527, 9373317410.

| NORTH | SCALE | DATE       | DRAWN  | CHECKED |
|-------|-------|------------|--------|---------|
|       | 1:100 | 26/07/2018 | SANDIP |         |

