

PLOT AREA CAL.

SCALE :- 1:500

01) 0.50 X (08.74+09.00) X 64.02 =	567.85 sq. m.
02) 0.50 X (39.53+58.75) X 136.22 =	6693.85 sq. m.
TOTAL AREA =	7261.70 sq.m.

18.00 M.W.ROAD WINDING AREA CAL.

01) 0.50 X (08.74+09.00) X 64.02 =	567.85 sq. m.
TOTAL AREA =	567.85 sq.m.

OPEN SPACE AREA CAL.

SCALE :- 1:500

A) 0.50 X (09.98+14.58) X 33.81 =	415.18 sq. m.
B) 0.50 X (03.54+11.27) X 34.35 =	254.36 sq. m.
TOTAL AREA =	669.54 sq.m.

AMENITY SPACE AREA CAL.

SCALE :- 1:500

C) 0.50 X (20.57+18.42) X 51.504 =	1,004.07 sq. m.
TOTAL AREA =	1,004.07 sq.m.

12.00M.W.ITE. ROAD AREA CAL.

SCALE :- 1:500

D) 0.50 X (11.59+11.78) X 46.98 =	548.96 sq. m.
TOTAL AREA =	548.96 sq.m.

PLOT AREA AS PER DEMARCAION = 7261.70 sq.m.
PLOT AREA AS PER 7/12 = 8300.00 sq.m.
MIN. AREA CONSIDER = 7261.70 sq.m.

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

FLOORS	B/UP AREA	BALCONY	DRY BALCONY	STAIRCASE AREA (FIRE)	STAIRCASE AREA (REG.)	PASSAGE AREA	TERRACE AREA	LIFT AREA (FIRE)	LIFT AREA (REG.)	L.M.R.	TEN.	PARKING / BASEMENT	BUILDING HT.
FIRST	307.63	46.14	46.00	08.06	12.12	08.78	31.58	102.28			06		
SECOND	307.55	46.13	46.08	25.00	12.12	08.78	31.58	37.18			06		
THIRD	307.63	46.14	46.00	25.00	12.12	08.78	31.58	36.64			06		
FOURTH	307.55	46.13	46.08	25.00	12.12	08.78	31.58	37.18			06		
FIFTH	307.63	46.14	46.00	25.00	12.12	08.78	31.58	36.64			06		
SIXTH	307.55	46.13	46.08	25.00	12.12	08.78	31.58	37.18			06		
SEVENTH	307.63	46.14	46.00	25.00	12.12	08.78	31.58	36.64			06		
EIGHTH	311.06	46.66	46.59	20.97	12.12	08.78	31.58	37.18			06		
NINTH	307.63	46.14	46.00	25.00	12.12	08.78	31.58	36.64			06		
TENTH	307.55	46.13	46.08	25.00	12.12	08.78	31.58	37.18			06		
ELEVENTH	312.75	46.91	46.38	---	12.12	12.60	---	75.85			04		
TOTAL	3,392.16	508.79	507.29	229.03	133.32	100.40	315.80	510.59	3.48	3.48	18.00	469.77 SQ.M.	34.20 M.

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

FLOORS	B/UP AREA	BALCONY	DRY BALCONY	STAIRCASE AREA (FIRE)	STAIRCASE AREA (REG.)	PASSAGE AREA	TERRACE AREA	LIFT AREA (FIRE)	LIFT AREA (REG.)	L.M.R.	TEN.	PARKING / BASEMENT	BUILDING HT.
FIRST	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	---	---	---	---	---	---	---	---

WATER REQUIREMENT:

FOR COMM. AREA = 976.08 SQ.M.
WATER REQUIRED = $976.08 \times 45/3 = 14,641.20$ LIT.
SAY = 15,000.00 LIT.
FOR RESL. - 135 LT./DAY/PERSON
= (128 TENEMENTS X 5) X 135 = 86,400.00 LIT.
SAY = 15,000.00 + 86,400.00 = 1,01,400 LIT.
ADD FOR FIRE = 20,000.00 LIT.
O/H WATER TANK CAP. = 1,21,400.00 LIT.
UNDER GROUND SUMP WELL CAP = 1.50 X 01.01,400 LIT.
SAY = 01.52,100.00 LIT.
ADD FOR FIRE = 50,000.00 + 01.52,500.00 LIT.
UNDER GROUND SUMP WELL CAP = 02.02,500.00 LIT.

TOTAL F.S.I. STATEMENT:-

BUILDING	B/UP AREA	BALCONY	DRY BALCONY	STAIRCASE AREA (FIRE)	STAIRCASE AREA (REG.)	PASSAGE AREA	TERRACE AREA	LIFT AREA (FIRE)	LIFT AREA (REG.)	L.M.R.	TEN.	PARKING / BASEMENT	BUILDING HT.
WING - A	---	3,481.07	522.16	519.41	204.03	133.32	91.62	284.22	464.97	3.48	3.48	18.00	474.89
WING - B	---	3,392.16	508.79	507.21	229.03	133.32	100.40	315.80	510.59	3.48	3.48	18.00	469.77
WING - C	976.08	---	78.18	88.80	---	---	---	---	---	---	---	---	---
TOTAL	976.08	6,873.23	1,109.13	1,115.56	433.06	266.64	192.02	975.56	6.96	6.96	36.00	1,152.93	128

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

FLOORS	B/UP AREA	BALCONY	DRY BALCONY	STAIRCASE AREA (FIRE)	STAIRCASE AREA (REG.)	PASSAGE AREA	TERRACE AREA	LIFT AREA (FIRE)	LIFT AREA (REG.)	L.M.R.	TEN.	PARKING / BASEMENT	BUILDING HT.
FIRST	311.52	46.73	46.61	08.06	12.12	08.78	31.58	95.96			06		
SECOND	307.56	46.13	46.06	25.00	12.12	08.78	31.58	37.18			06		
THIRD	311.52	46.73	46.61	25.00	12.12	08.78	31.58	30.32			06		
FOURTH	307.56	46.13	46.06	25.00	12.12	08.78	31.58	37.18			06		
FIFTH	311.52	46.73	46.61	25.00	12.12	08.78	31.58	30.32			06		
SIXTH	307.56	46.13	46.06	25.00	12.12	08.78	31.58	37.18			06		
SEVENTH	311.52	46.73	46.61	25.00	12.12	08.78	31.58	30.32			06		
EIGHTH	311.06	46.66	46.59	20.97	12.12	08.78	31.58	37.18			06		
NINTH	311.52	46.73	46.61	25.00	12.12	08.78	31.58	30.32			06		
TENTH	376.98	56.55	56.42	---	12.12	---	---	22.77			06		
ELEVENTH	312.75	46.91	45.23	---	12.12	12.60	---	76.24			04		
TOTAL	3,481.07	522.16	519.47	204.03	133.32	91.62	284.22	464.97	3.48	3.48	18.00	474.89 SQ.M.	34.20 M.

PARKING AREA STATEMENT
AS PER R.P. PROVISION

BUILD-UP AREA	REQUIRED	PROVIDED
4 TENEMENT HAVING CARPET AREA UP TO 50 SQ.M. (PROPOSED 40 TENEMENTS)	00 05 05 00	50 X 1.50 50 X 1.50
3 TENEMENT HAVING CARPET AREA 50 TO 100 SQ.M. (PROPOSED 60 TENEMENTS)	01 03 03 00	27 X 1.50 60 X 1.50
2 TENEMENT HAVING CARPET AREA 100+ SQ.M. (PROPOSED 00 TENEMENTS)	01 02 02 00	40 120 120
COMMERCIAL AREA HAVING 100.00 SQ.M. (PROPOSED COMM. AREA 976.08 SQ.M.)	01 03 03 00	10 X 1.50 30 X 1.50
TOTAL PARKING	55 NOS.	240 NOS.
TOTAL PARKING AREA =	1503.50 SQ.M.	336.00

PARKING STATEMENT:-

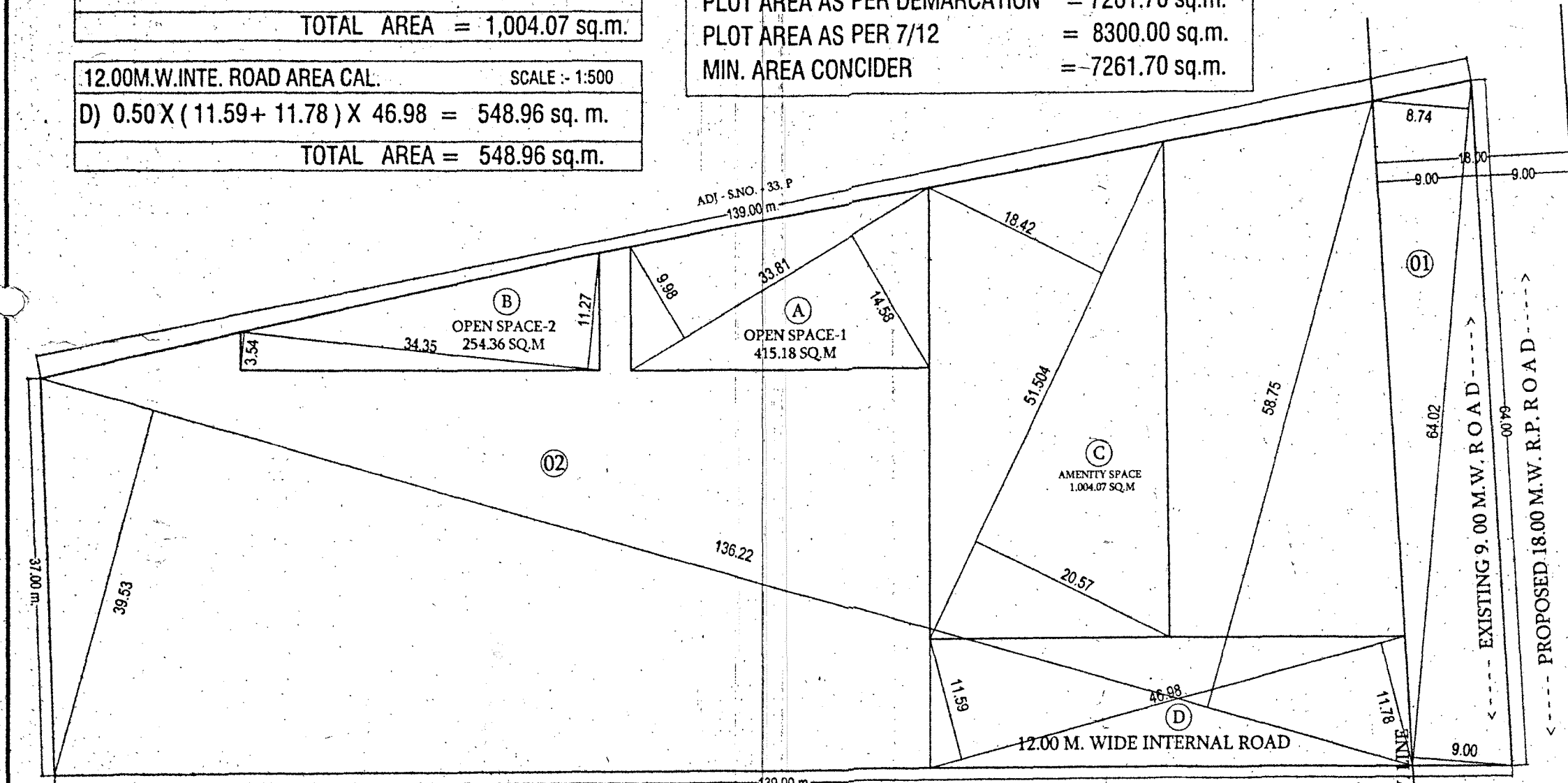
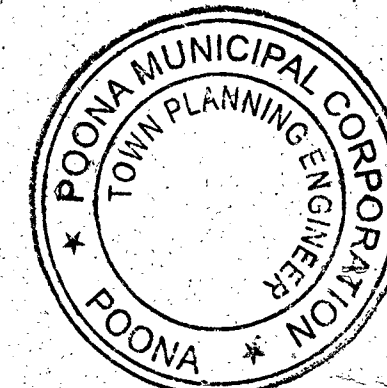
BUILD-UP AREA	REQUIRED	PROVIDED
TENEMENT HAVING CARPET AREA FOR 40-50 SQ.M. (PROPOSED 40 TENEMENTS)	02 04 02 00	08 NOS. 16 NOS. 08 NOS.
TOTAL PARKING	01 NOS. 01 NOS. 01 NOS.	09 NOS. 17 NOS. 09 NOS.
VISITOR PARKING 5%	09 X 12.50	17 X 3.00 09 X 2.50
TOTAL PARKING AREA =	109.80 SQ.M.	112.50

TENEMENT STATEMENT

WING	TENEMENT BELOW 50	TENEMENT 50 ABOVE	TENEMENT TOTAL
WING - A	20 NOS.	44 NOS.	64 NOS.
WING - B	20 NOS.	44 NOS.	64 NOS.
WING - C	00 NOS.	00 NOS.	00 NOS.
TOTAL	40 NOS.	88 NOS.	128 NOS.

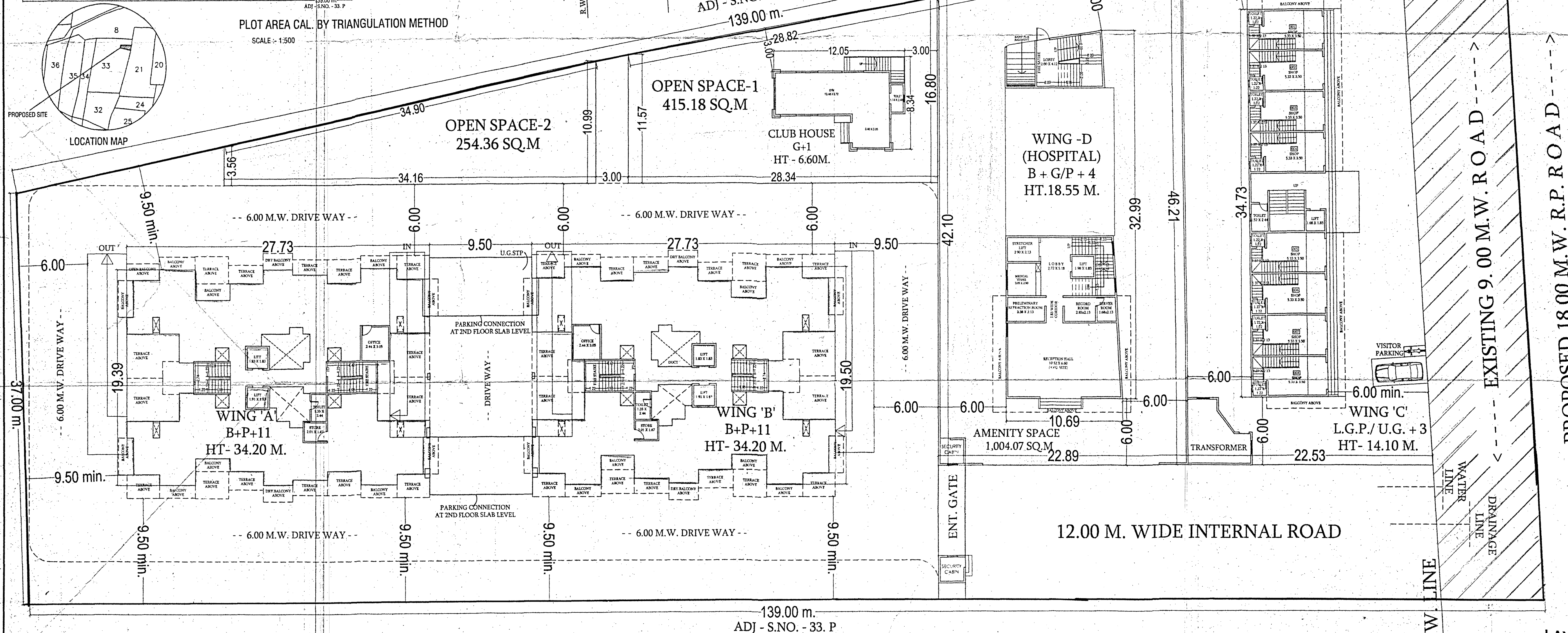
This is an accompaniment to
this office letter No. DPO.S.C./
1443/18, date 2/2/2018

Executive Engineer
(B.P.D. P. Zone-I) P.M.C.



PLOT AREA CAL. BY TRIANGULATION METHOD

SCALE :- 1:500



AREA STATEMENT	SQ.M.
1. AREA OF THE PLOT AS PER 7/12	8,300.00
2. AREA OF THE PLOT AS PER DEMARCAION	7,261.70
3. MINIMUM AREA CONSIDER	7,261.70
4. LESS ROAD WIDENING AREA	567.85
5. NET AREA OF THE PLOT	6,693.85
6. 15% AMENITY SPACE AREA (ON THE 3)	1,004.07
7. NET GROSS PLOT AREA	5,689.78
8. PERMISSIBLE F.S.I. 3-4 = 5,689.78 X 1.00 X 1.10 = 6,258.75 SQ.M. 20% PAID F.S.I. (ON 5,120.80) = 1,024.16 SQ.M. ROAD WIDENING AREA = 567.85 SQ.M.	7,850.76
9. 10% OPEN SPACE (ON THE 3)	669.54
10. ADD (a) INTERNAL ROAD	548.96
(b) 15% AMENITY SPACE AREA	---
11. PROPOSED COMMERCIAL B/UP AREA	976.08
12. PROPOSED RESIDENTIAL B/UP AREA	6,873.23
13. PROPOSED TOTAL B/UP AREA	7,849.31

BALCONY STATEMENT	
1. PERMISSIBLE BALCONY AREA	1,109.13
2. PROPOSED BALCONY AREA	1,115.56

TENEMENT STATEMENT	
1. PERMISSIBLE TENEMENT NO. (250T/H)	197
2. PROPOSED TENEMENT NO.	128

PARKING STATEMENT	CAR	SCOOTER	CYCLE
1. PARKING REQUIRED BY RULE	64	257	249
2. PROVIDED PARKING	64	257	249

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 BUILDING LAY-OUT 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, ARISTOCAT 'L', OPP. BEVERLY
HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI,
PUNE. E-MAIL: cubixarchitects@gmail.com
CONTACT NO. - 7757043088 / 7757043087

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:100	17/07/2018	VISHAL	

LAY-OUT
SCALE - 1:200