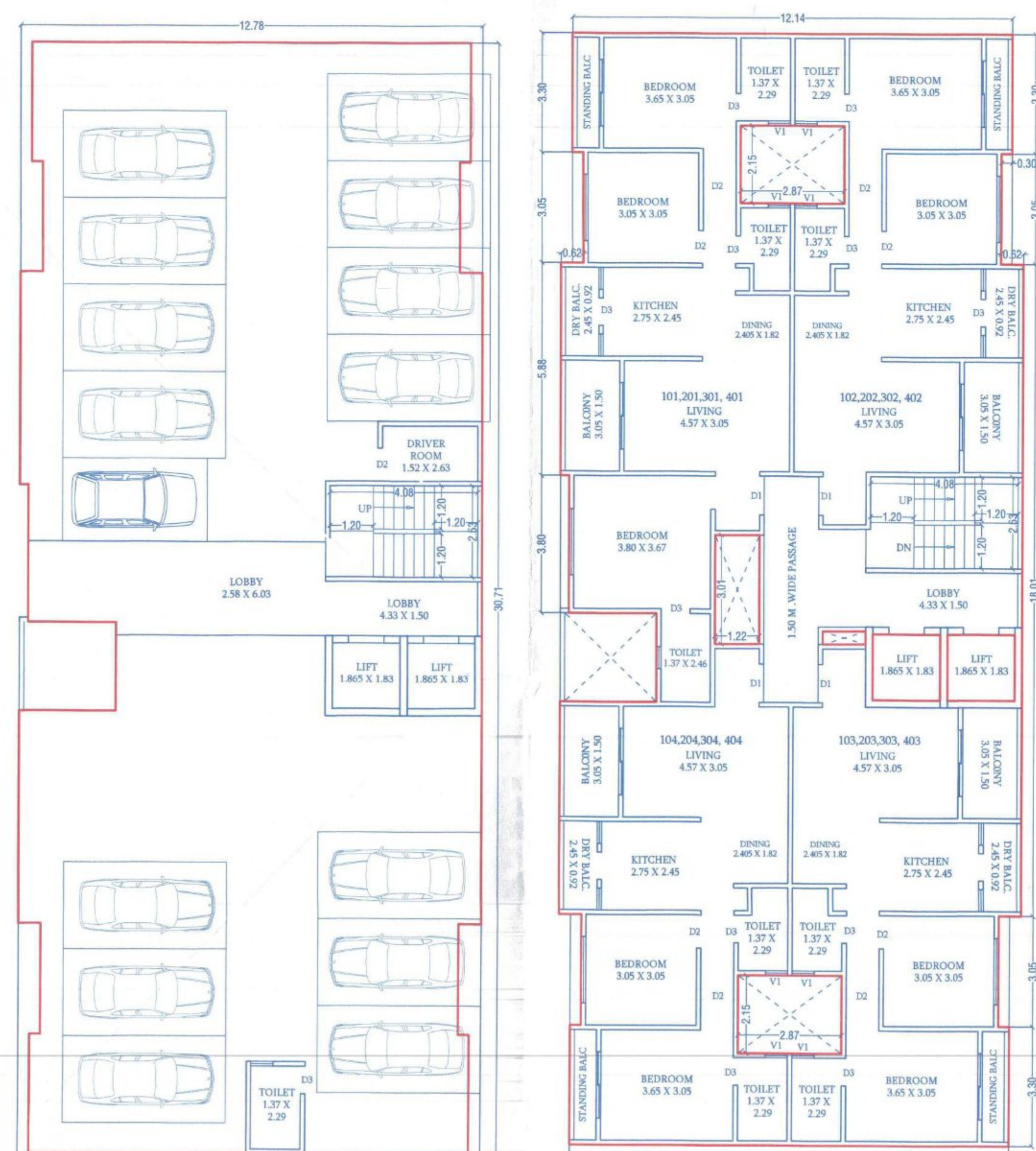
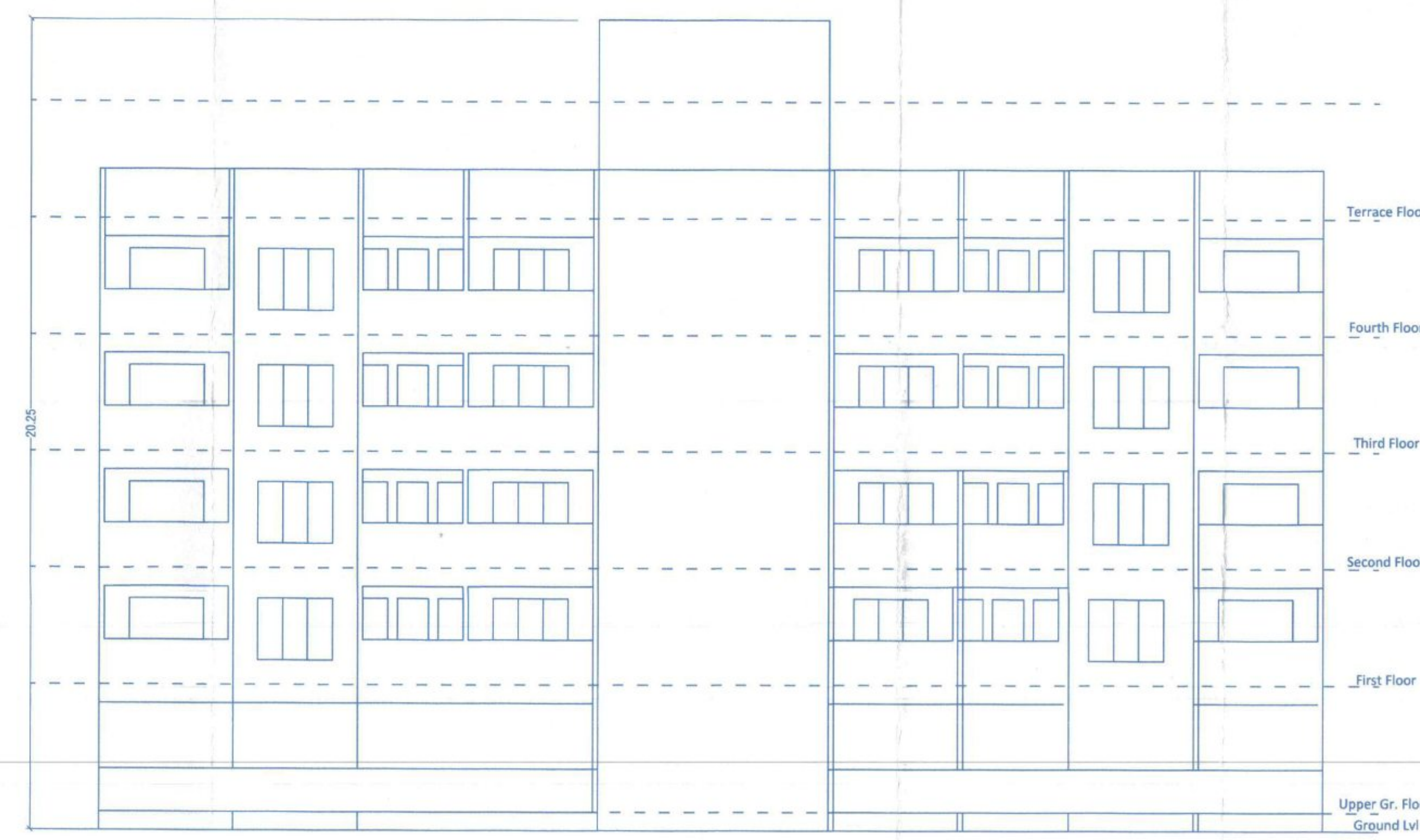
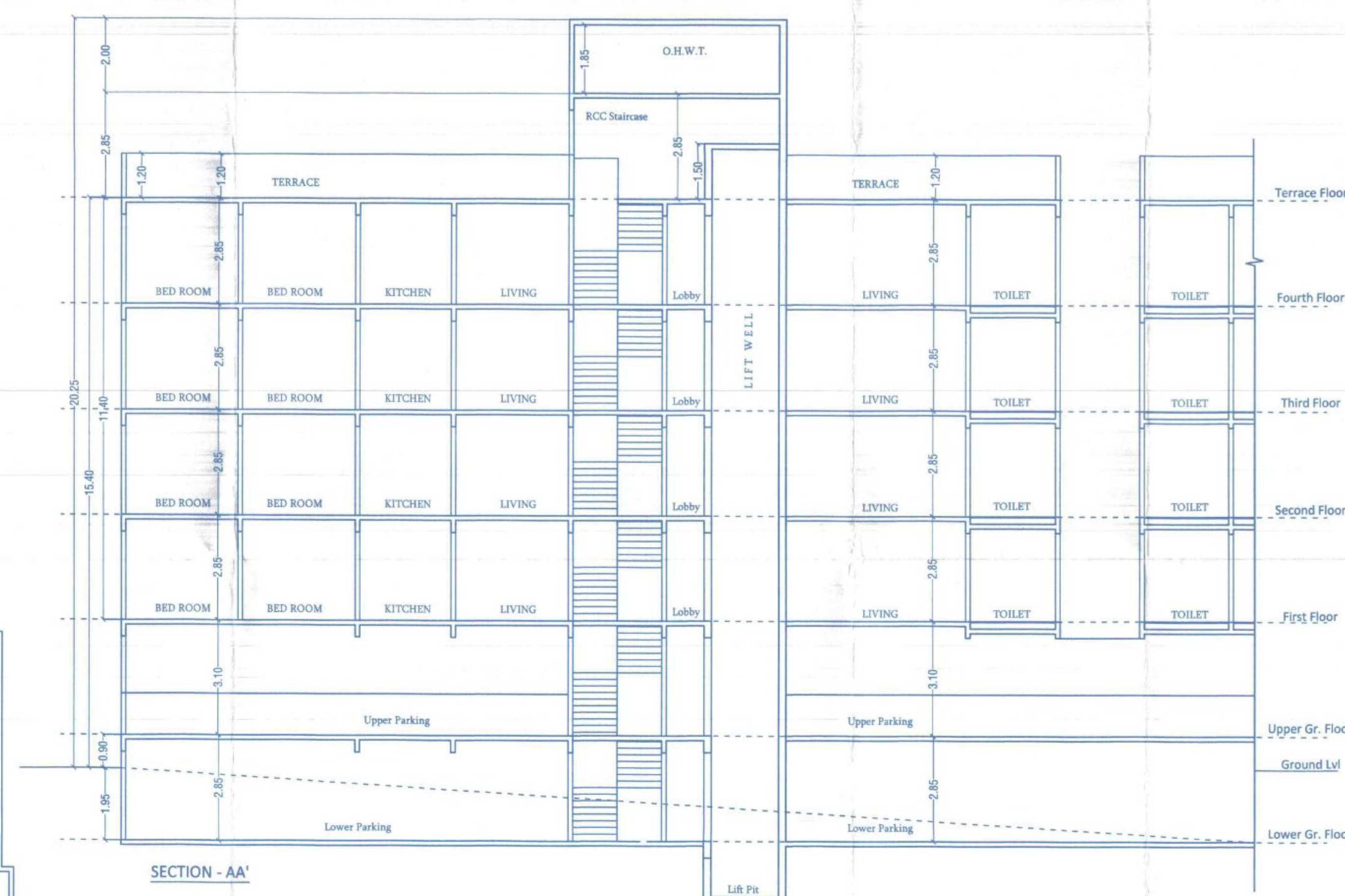
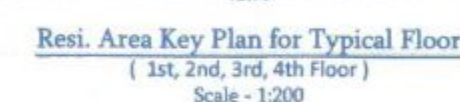


WATER CALCULATION					
For Residential					
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135					
16	X	5	X	135	= 10800
ADD FIRE FITTING = 20,000 LTRS. X 1 Bldg = 20,000.00					
TOTAL = 10,800 + 20,000 = 30,800 LTRS.					
SAY, 31,000 LTRS.					
SUMP WELL CAPACITY.					
10800	X	1.5		=	16200
SAY, 16,200 LTRS					
ADD FIRE FITTING = 50000 LTRS. X 1 Bldg = 50,000.00					
TOTAL = 16,200 + 50,000 = 66,200 LTRS.					

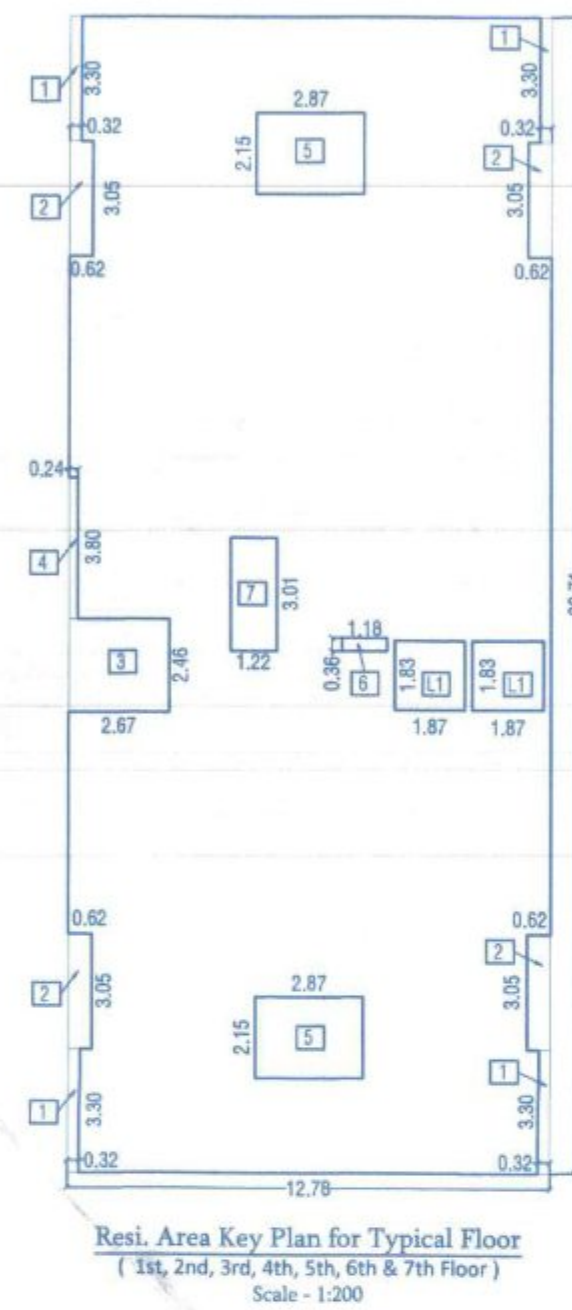
RESI. R/UP AREA CALC. FOR TYPICAL FL.						
(1st, 2nd, 3rd & 4th Floor)						
AREA OF BLOCK 'A'						
A	1	x	12.78	x	30.71	= 392.47
STANDARD DEDUCTION						
1	4	x	0.32	x	3.30	= 4.22
2	4	x	0.62	x	3.05	= 7.56
3	1	x	2.67	x	2.46	= 6.57
4	1	x	0.24	x	3.80	= 0.91
5	2	x	2.87	x	2.15	= 12.34
6	1	x	1.18	x	0.36	= 0.42
7	1	x	1.22	x	3.01	= 3.67
L1	2	x	1.87	x	1.83	= 6.84
TOTAL DEDUCTION						= 42.55
NET R/UP AREA FOR TYPICAL FL.						
			392.47	-	42.55	= 349.92



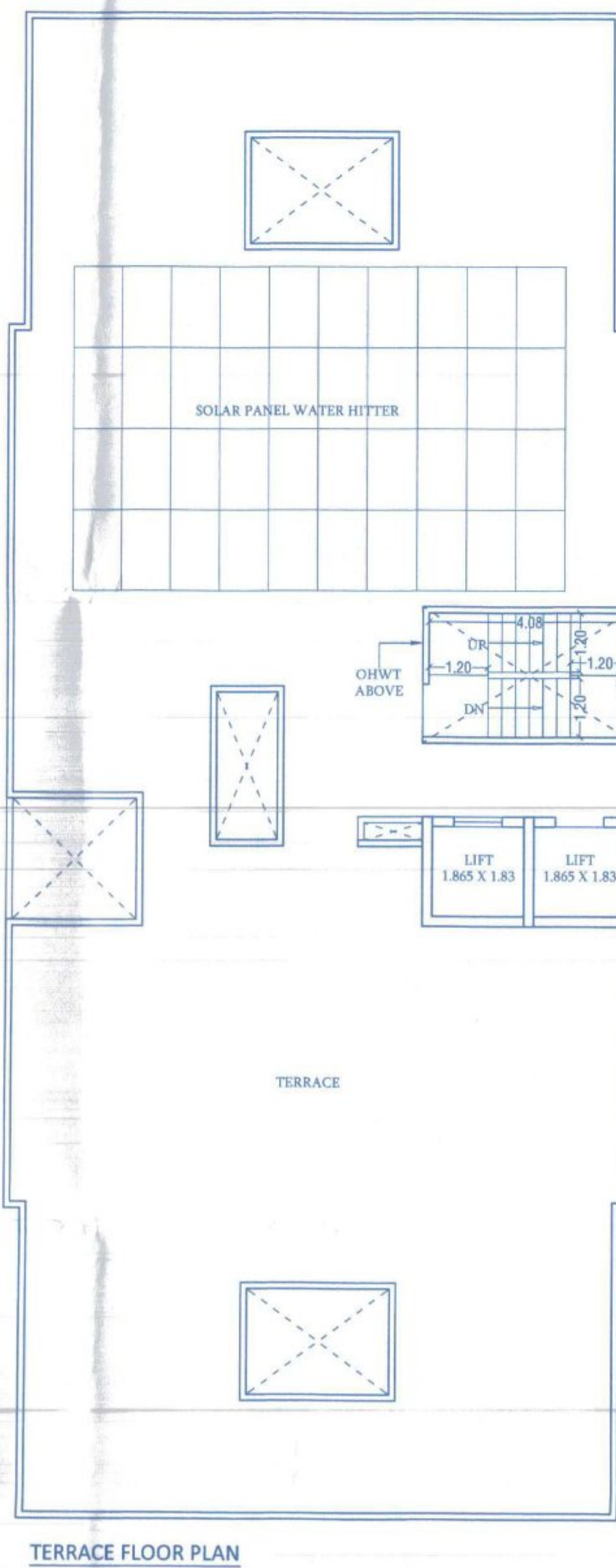
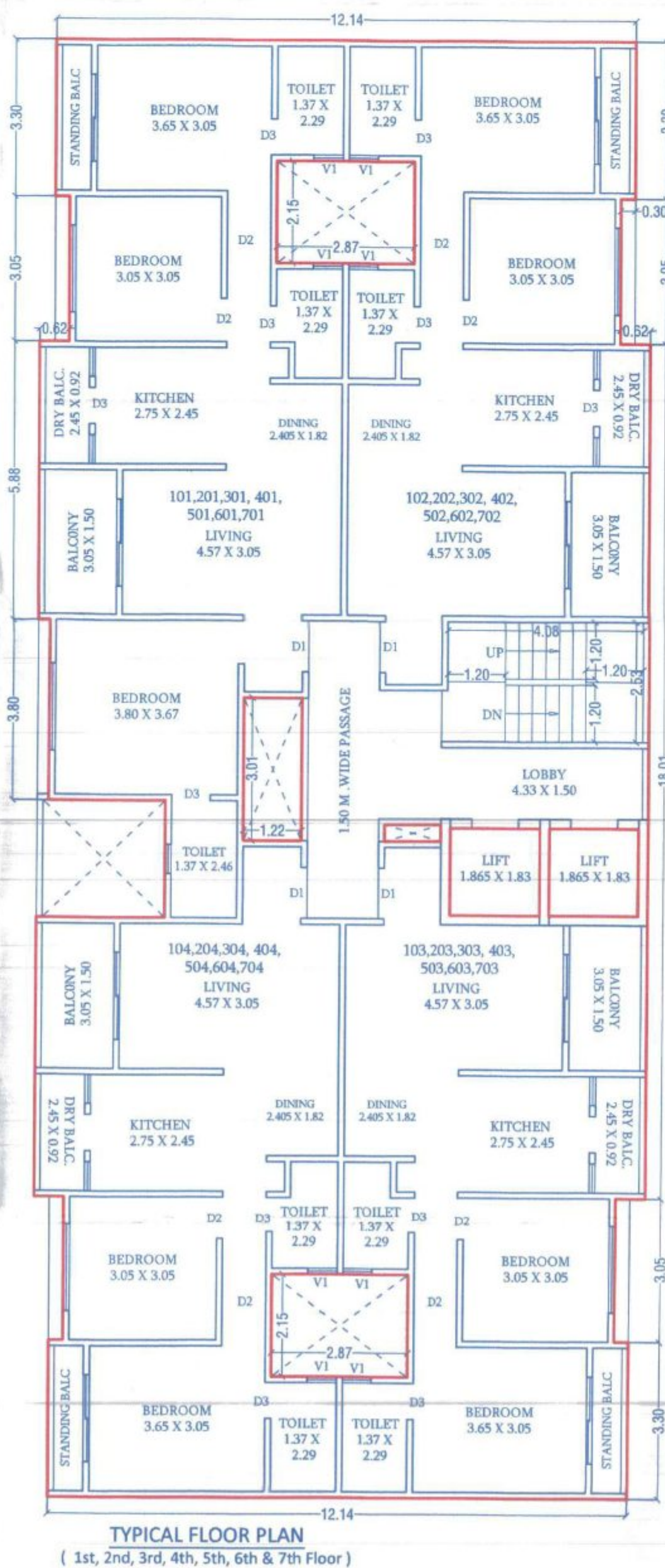
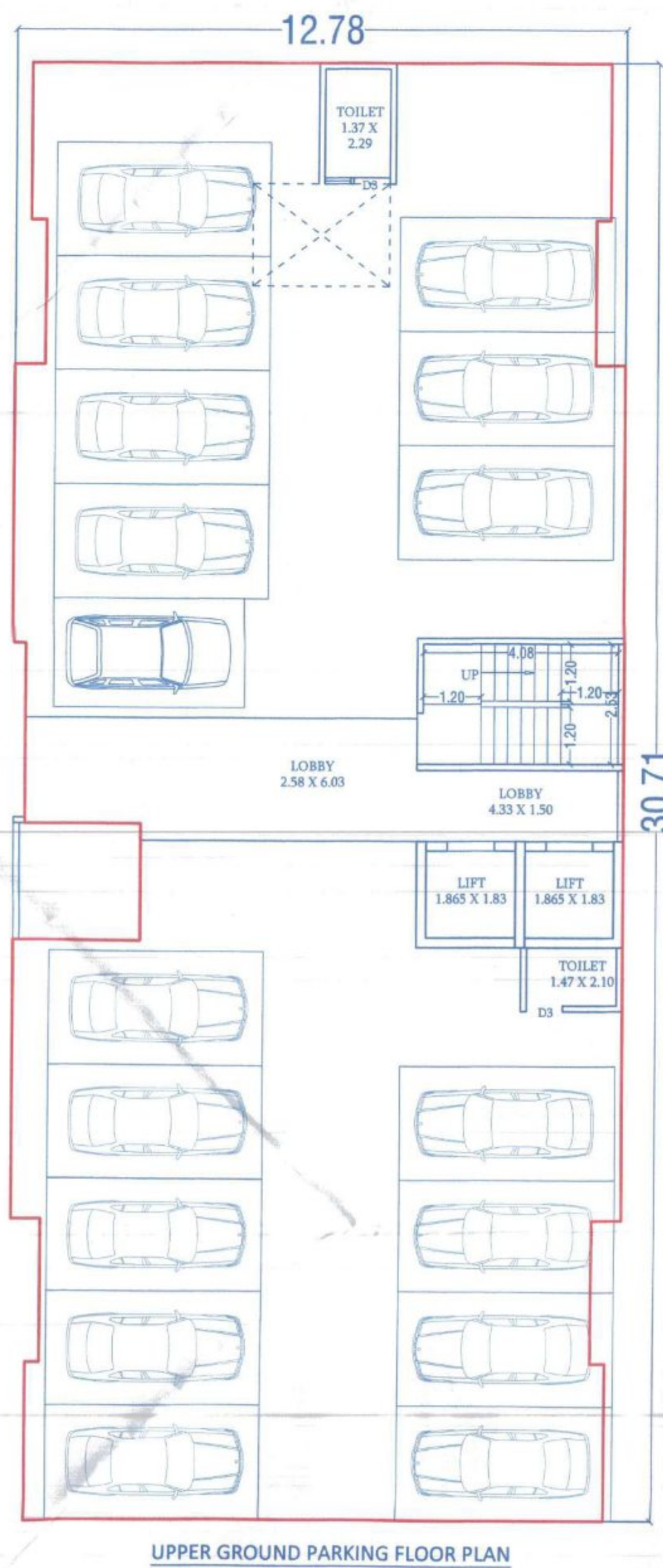
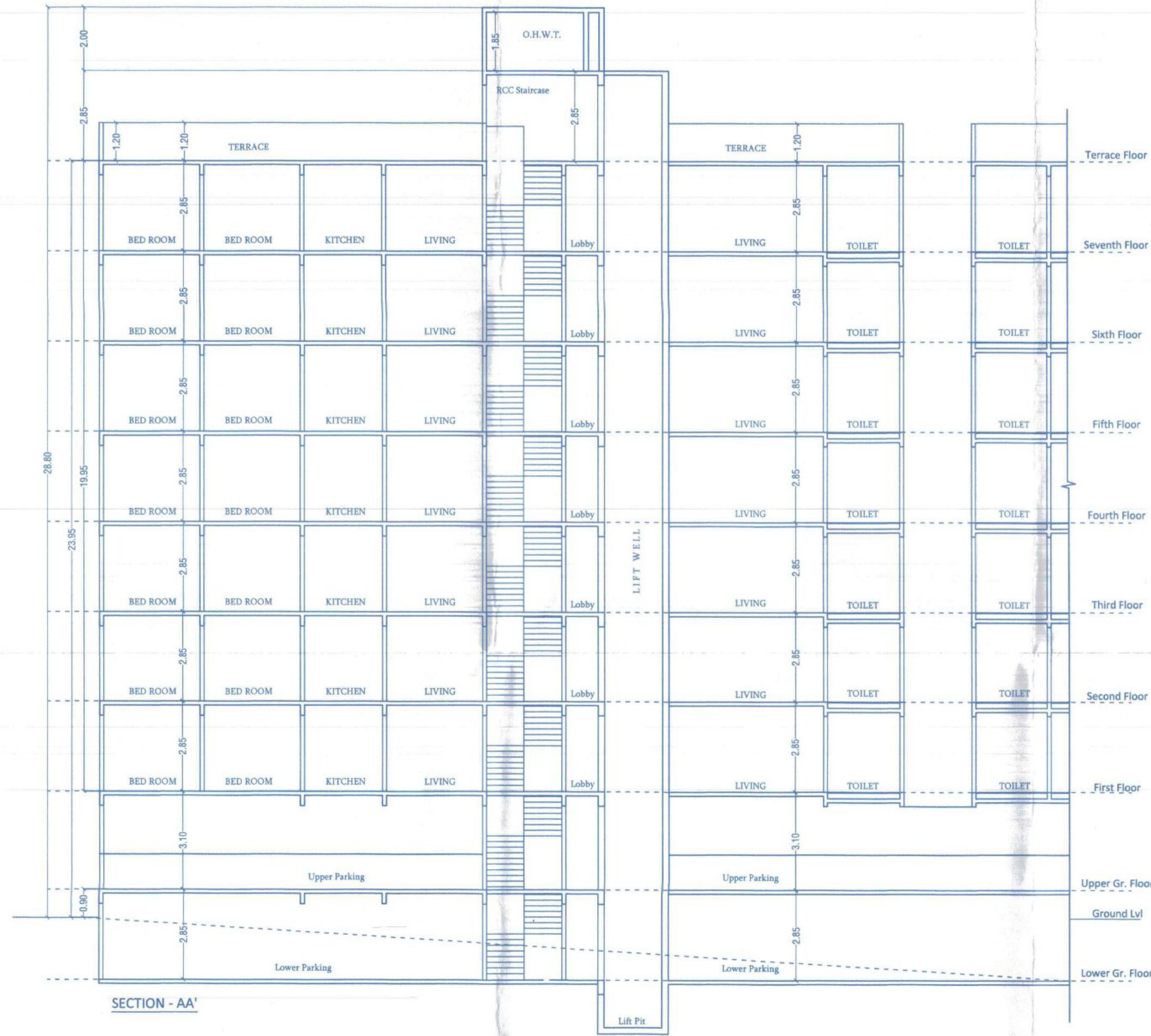
FSI STATEMENT (WING - 'D')					
S.NO.	FLOOR	RESI. B.U.P. AREA	LIFT	BLDG. HT.	TENT. NO.
1.	Lower Gr. Fl.	Parking			
1.	Upper Gr. Fl.	Parking			
1.	1st FLOOR	349.92		Gr. Fl. Height - 23.95 M	4
2.	2nd FLOOR	349.92			4
3.	3rd FLOOR	349.92	6.84		4
4.	4th FLOOR	349.92			4
5.	5th FLOOR	349.92			4
6.	6th FLOOR	349.92			4
7.	7th FLOOR	349.92			4
TOTAL		2449.44	6.84		28

WATER CALCULATION					
For Residential					
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135					
28	X	5	X	135	= 18900
ADD FIRE FITTING = 20,000 LTRS. X 1 Bldg = 20,000.00					
TOTAL = 18,900 + 20,000 = 38,900 LTRS.					
SAY, 39,000 LTRS.					
SUMP WELL CAPACITY:					
18900	X	1.5			= 28350.0
SAY, 28,500 LTRS					
ADD FIRE FITTING = 50000 LTRS. X 1 Bldg = 50,000.00					
TOTAL = 28,500 + 50,000 = 78,500 LTRS.					

PARKING AREA STATEMENT FOR BLDG.				
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER	
RESI.				
2 Tenements having Carpet Area upto 40 to 80	2	1	2	
PROVIDED PARKING FOR 28 Tenement				
TOTAL	28.00	14	28	
Add 5% Visitor Parking				
TOTAL REQ. PARKING		15 X 12.50	30 X 2.00	
TOTAL AREA		187.50	60.00	
TOTAL PARKING AREA		247.50		



RESI. B.U.P. AREA CALC. FOR TYPICAL FL.			
(1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor)			
AREA OF BLOCK - W			
A	1	X	12.78 X 30.71 = 392.47
STANDARD DEDUCTION			
1	4	X	0.32 X 3.30 = 4.22
2	4	X	0.62 X 3.05 = 7.66
3	1	X	2.67 X 2.46 = 6.57
4	1	X	0.24 X 3.80 = 0.91
5	2	X	2.87 X 2.15 = 12.34
6	1	X	1.18 X 0.38 = 0.45
7	1	X	1.22 X 3.01 = 3.67
L1	2	X	1.87 X 1.83 = 3.41
TOTAL DEDUCTION			
= 42.55			
NET B.U.P. AREA FOR TYPICAL FL.			
			392.47 - 42.55 = 349.92



STAMP OF APPROVAL
Wing - D
PROJECT NAME :-
PROPOSED BUILDING ON GAT NO. - 1398/1 , WAGHOLI, TALUKA - HAVELI, PUNE

Approved as amended in
Subject to conditions mentioned in Annexure 'A' of letter
No. BHA 1000 No. 900/2024
S. No. / G. No. / CTS No. 9966/2024
Dated: 24.10.2024

Deputy / Joint Metropolitan Planner
Pune Metropolitan Regional Development Authority, Pune



DESIGN ARCHITECT :-
CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, AMBROGATE 1, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BHAYANDUR, PUNE - 400 066. (020) 26000000
CONTACT NO. - 775743086, 775743087

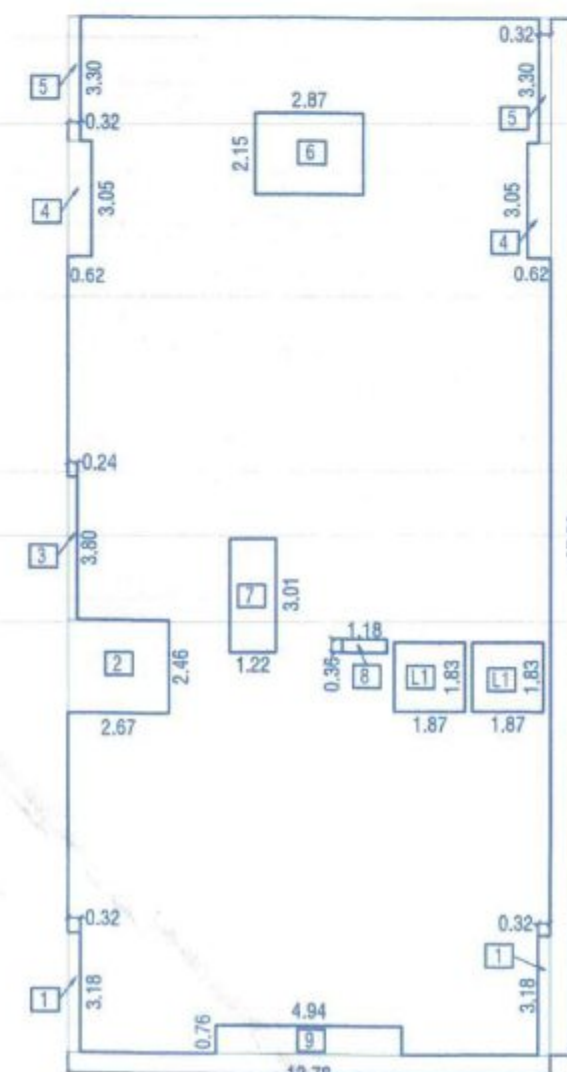
OWNER SIGN.
AGAC DEVELOPERS LLP Through, SHRI ANAND NATHURAM AGARWAL
SHRI DILIP RAMESHWARDAS AGARWAL
NAME ADDRESS & SIGN OF ARCHITECT
AR. MUBASHIR SHAIKH
CA / 2021 / 133570
B/6, 1st Floor, 5th Avenue,
Dhole Patil Road, Pune - 411001.

DATE 18/02/2025 SCALE 1:100 DRN BY REV. DATE REV. NO.

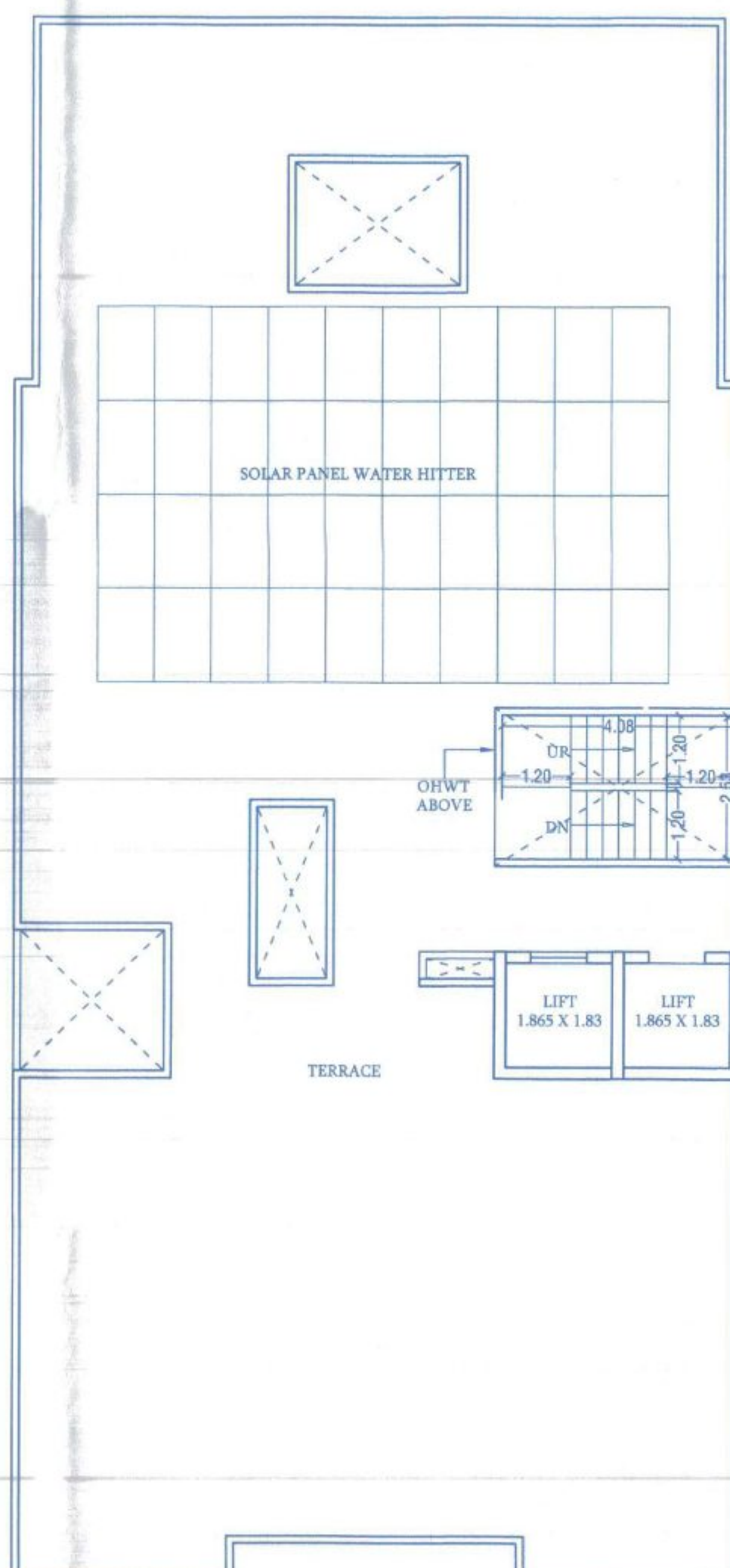
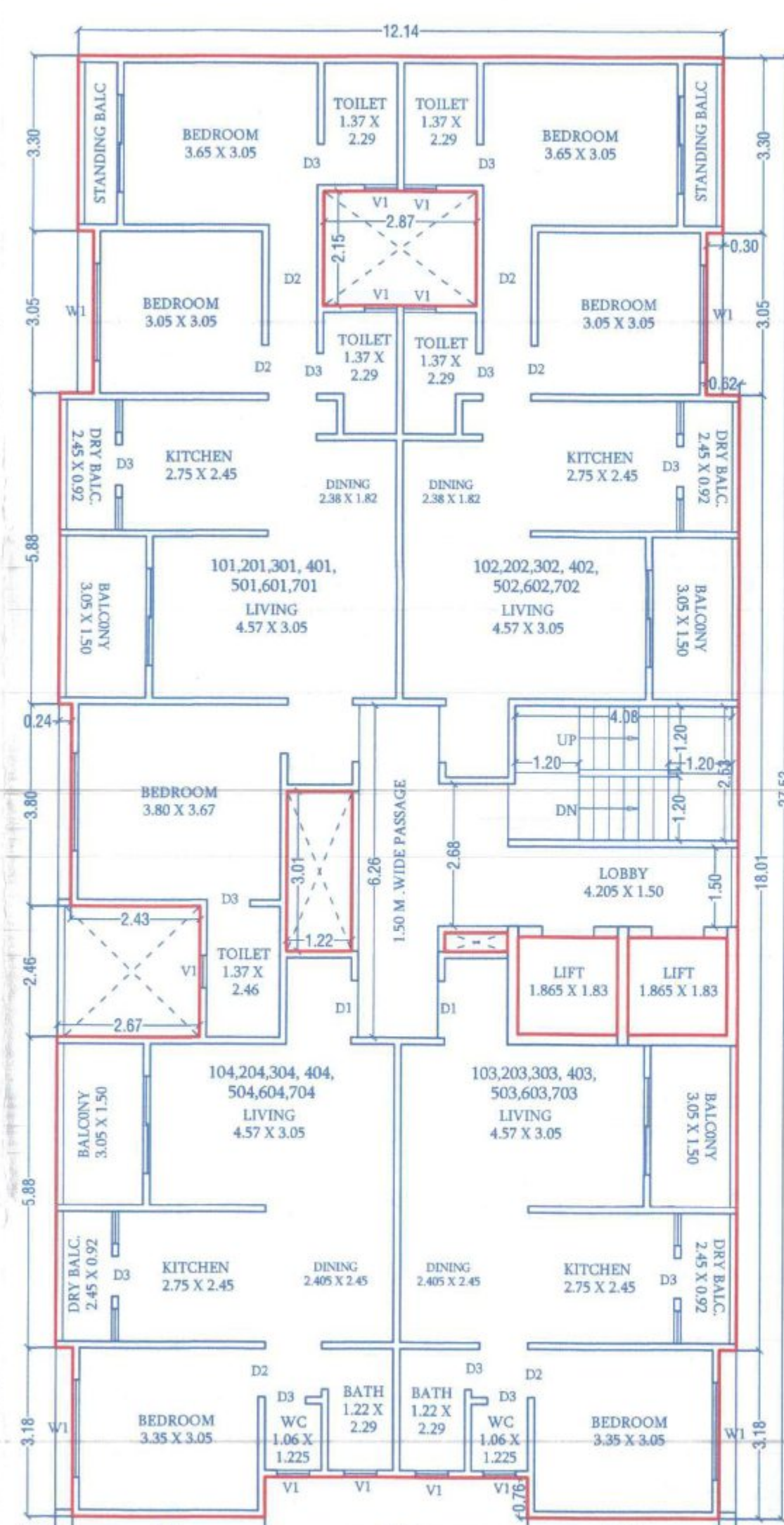
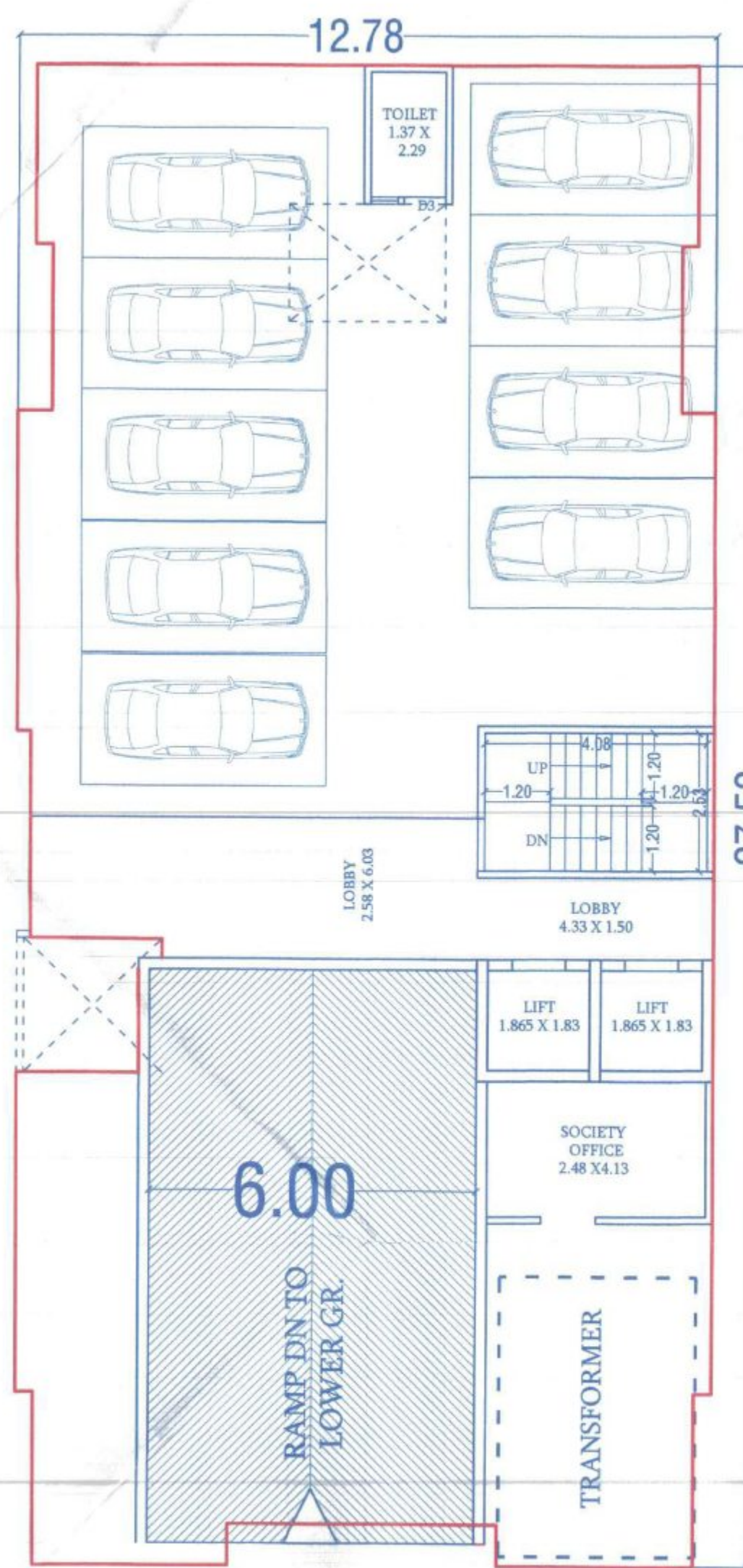
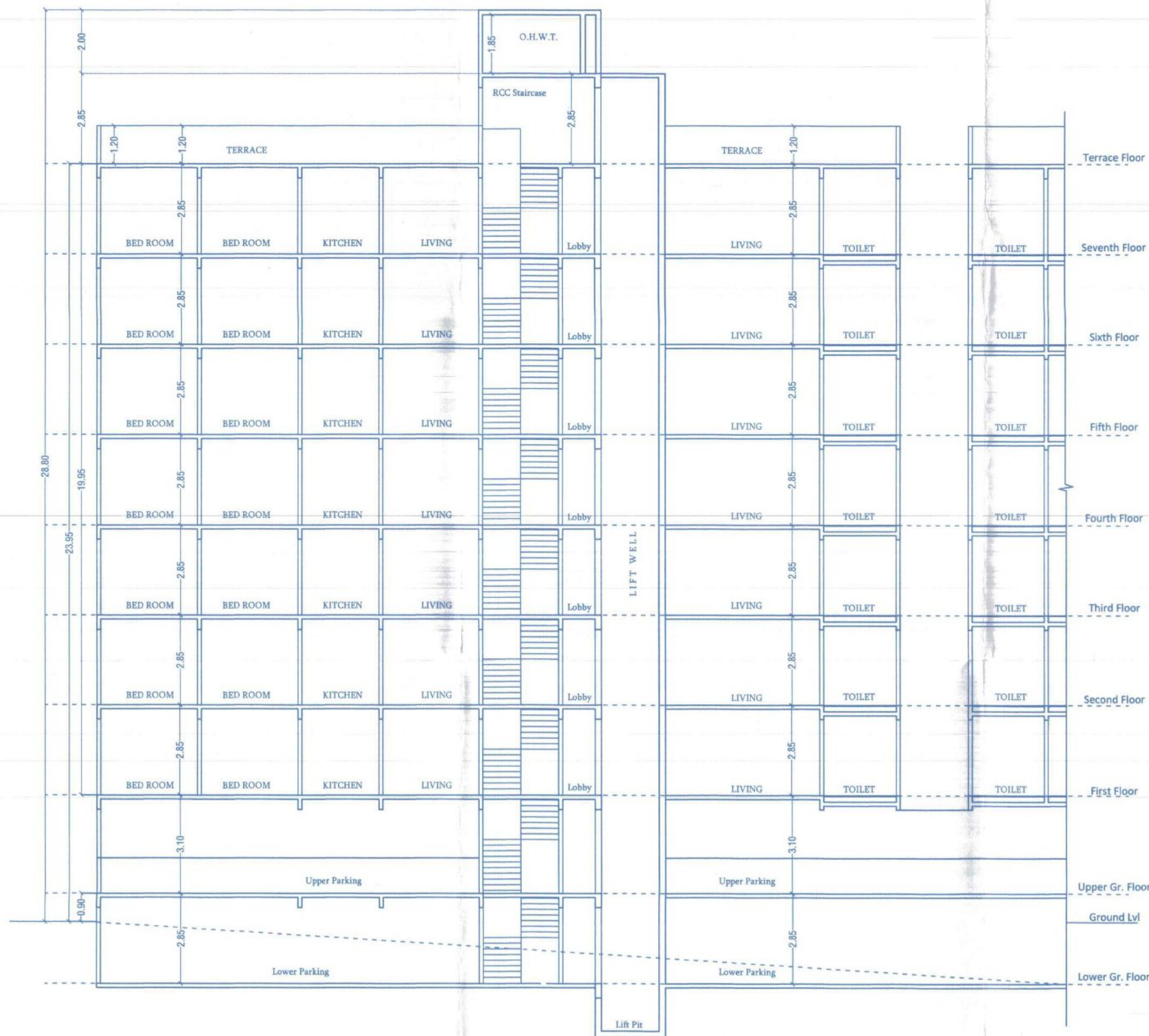
FSI STATEMENT (WING - 'E')					
S.NO.	FLOOR	RESI. B/UP AREA	LIFT	BLDG. HT.	TENT. NO.
1.	Lower Gr. FL.	Parking			
1.	Upper Gr. FL.	Parking			
1.	1st FLOOR	315.56		Gr. Fl. Height - 23.95 M	4
2.	2nd FLOOR	315.56	6.84		4
3.	3rd FLOOR	315.56			4
4.	4th FLOOR	315.56			4
5.	5th FLOOR	315.56			4
6.	6th FLOOR	315.56			4
7.	7th FLOOR	315.56			4
TOTAL		2208.92	6.84		28

WATER CALCULATION					
For Residential					
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135					
28	X	5	X	135	= 18900
ADD FIRE FITTING = 20,000 LTRS. X 1 Bldg = 20,000.00					
TOTAL = 18,900 + 20,000 = 38,900 LTRS.					
SAY, 39,000 LTRS.					
SUMP WELL CAPACITY.					
18900	X	1.5			= 28350.0
SAY, 28,500 LTRS.					
ADD FIRE FITTING = 50000 LTRS. X 1 Bldg = 50,000.00					
TOTAL = 28,500 + 50,000 = 78,500 LTRS.					

PARKING AREA STATEMENT FOR BLDG.				
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER	
RESI.				
2 Tenements having Carpet Area upto 40 to 80 (1 2)	2	1	2	
PROVIDED PARKING FOR 28 Tenement	28.00	14	28	
TOTAL		14	28	
Add 5% Visitor Parking		1	2	
TOTAL REQ. PARKING	15 X 12.50	30 X 2.00		
TOTAL AREA		187.50	60.00	
TOTAL PARKING AREA			247.50	



RESI. B/UP AREA CALC. FOR TYPICAL FL.	
(1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor)	
AREA OF BLOCK 'A'	
A 1 X 12.78 X 27.53	= 351.83
STANDARD DEDUCTION	
1 2 X 0.32 X 3.18	= 2.04
2 1 X 2.87 X 2.46	= 6.57
3 1 X 0.24 X 3.80	= 0.91
4 2 X 0.62 X 3.05	= 3.78
5 2 X 0.32 X 3.30	= 2.11
6 1 X 2.87 X 2.15	= 6.17
7 1 X 1.22 X 3.01	= 3.67
8 1 X 1.18 X 0.39	= 0.42
9 1 X 4.54 X 0.78	= 3.75
L1 2 X 1.87 X 1.83	= 6.84
TOTAL DEDUCTION	= 36.28
NET B/UP AREA FOR TYPICAL FL.	
351.83 - 36.28	= 315.56



STAMP OF APPROVAL
Wing - E
PROJECT NAME :-
PROPOSED BUILDING ON GAT NO. - 1398/1 , WAGHOLI, TALUKA - HAVELI, PUNE
Approved as amended in
Subject to conditions mentioned in Annexure 'A' of letter
No. 1111 / C.R. No. 9601/2024
S. No. / G. No. / CTS No. 99/2/97
Dated: 24/02/2024
Deputy Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



DESIGN ARCHITECT:-
CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2 ARISTOCAT L. OPP. BEVERLY WELLS HOTEL, NEAR MARION CLUB, LULU MALL, BHIVANDI, PUNE. E-MAIL - cubixarchitects@gmail.com
CONTACT NO. - 775746587
OWNER SIGN.
AGAC DEVELOPERS LLP Through: SHRI ANAND NATHURAM AGARWAL
SHRI DILIP RAMESHWARDAS AGARWAL
NAME ADDRESS & SIGN OF ARCHITECT
AR. MUBASHIR SHAIKH
CA / 2021 / 133570
B/6, 1st Floor, 5th Avenue,
Dhole Patil Road, Pune - 411001.
Bhimraj Bhingare & Associates
DATE 18/02/2025 SCALE 1:100 DRN BY REV. DATE REV. NO.