			NG WISE FS	· OTATEINE			
S.NO.	WING	FLOOR	BLDG. HT. For Gr. Lvl.	RESI. B/UP AREA	INCLUSIVE Housing	LIFT AREA	TEN. NO.
1.	A1	B1 + B2 + Par. + 14 Fl.	44.35 M	1684.15	1593.53	8.36	54
2.	A2	B1 + B2 + Par. Fl.	3.75 M	0	0.00	0	0
3.	А3	B1 + B2 + Par. Fl.	3.75 M	0	0.00	0	0
4.	A4	B1 + B2 + Par. Fl.	3.75 M	0	0.00	0	0
5.	<b>A</b> 5	B1 + B2 + Par. + 14 Fl.	44.35 M	5274.92	0.00	8.36	56
6.	A6	B1 + B2 + Par. + 14 Fl.	44.35 M	5274.92	0.00	8.36	56
	TOTAL	B/UP AREA =	0.00	12233.99	1593.53	25.08	166

	F.S.I	. STATEME		Q.M.	
FLOOD	NET B/	UP AREA	LIFT	BUILDING HEIGHT	TENE. NO.
FLOOR	RESI. INCLUSIVE AREA HOUSING		from Gr. Ivl.	30 to 40	
1ST FL.	240.47	0.00			4
2ND FL.	0.00	240.47		ahawa Oz Ivil	4
3RD FL.	0.00	240.47		above Gr. Lvl. 44.35 M	4
4TH FL.	0.00	240.47	73	44.33 W	4
5TH FL.	0.00	240.47			4
6TH FL.	0.00	240.47			4
7TH FL.	0.00	240.47	0.26		4
8TH FL.	45.31	150.71	8.36	ahawa Chilla Fi	3
9TH FL.	240.47	0.00		above Stilt FI. 40.60 M	4
10TH FL.	240.47	0.00		40.00 W	4
11TH FL.	240.47	0.00			4
12TH FL.	240.47	0.00	).		4
13TH FL.	196.02	0.00	4		3
14TH FL.	240.47	0.00			4
TOTAL	1684.15	1593.53	8.36		54.00

Malite MUNICIPATED FAMILY AGREEMENT AND DEL STREET AGREEMENT AND DEL STREET AGREEMENT	
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FSI	+ NON FSI AREA STATEMEN	T FOR EC
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	12233.99
02	NON F.S.I.	-
	2.1 INCLUSIVE HOUSING	1593.53
	2.2 REFUGE AREA	175.62
-	2.3 PARKING AREA OF BLDG.	3365.00
	2.4 BASEMENT AREA	10585.00
	ANY OTHER	-
3	3.1 CLUB HOUSE	118.50
100	3.2 SWIMMING POOL	0.00
E STATE OF	3.3 LIFT AREA	25.08
	3.4 FORMED TERRACE AREA	424.58
	3.5 SERVICES	1000.00
	(S.T.P, TRANSFORMER, U.G. T etc)	1000.00
,	TOTAL NON F.S.I	17287.31
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (12233.99 + 17287.31)	29521.30

TOTAL PARKING AF	REA STATE	MENT FOR	
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SC00TER
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	2	1	2
REQUIRED PARKING FOR 54 TENEMENTS	54	27	54
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	. 1	2
REQUIRED PARKING FOR 84 TENEMENTS	84	42	84
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	1
REQUIRED PARKING FOR 28 TENEMENTS	28	28	28
TOTAL	166	97	166
5% ADDITION PARKING		5	8
TOTAL		102	174
TOTAL REQ. PARKING		102 X 12.50	174 X 2.00
TOTAL AREA		1275.00	348.00
TOTAL PARKING	AREA		1623.00

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	2	1	2
REQUIRED PARKING FOR 54 TENEMENTS	54	27	54
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	1	2
REQUIRED PARKING FOR 84 TENEMENTS	84	42	84
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	1
REQUIRED PARKING FOR 28 TENEMENTS	28	28	28
TOTAL	166	97	166
5% ADDITION PARKING		5	8
TOTAL		102	174
TOTAL REQ. PARKING		102 X 12.50	174 X 2.00
TOTAL AREA		1275.00	348.00
TOTAL PARKING	AREA		1623.00

	TENEMENTS HAVING CARPE  AREA 80-150 SQ.M.		1	1
	REQUIRED PARKING FOR 28 TENEMENTS		28	28
jr.	TOTAL		166	97
	5% ADDITION PARKING			5
	TOTAL			102
	TOTAL REQ. PARKING			102 X 12.50
	TOTAL AREA			1275.00
	TOTAL PARK	ING A	REA	
	COMPOSITE PARKING SCOOTER CONVERTED TO CAR	1	74/6 = 29	- 1748;
	MAX. PERMI. CAR PARKING	102	X 1.50 = 153	3

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MODIE MUNICIPAL THE HAVELL LINE DELETED FROM AGRICUATE ZONE AND THOUSED M. RESE UDE HOT NO THE HOTOLOGY DATED 28-05-2003	SEMPLE ZONE	
DATED - 28-08-2009		
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LOCATION PLAN	D WHEN A XX	

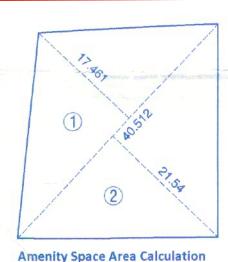
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TOTAL PARKING AI	REA STATE	MENT FOR	
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	2	1	2
REQUIRED PARKING FOR 54 TENEMENTS	54	27	54
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	. 1	2
REQUIRED PARKING FOR 84 TENEMENTS	84	42	84
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	1
REQUIRED PARKING FOR 28 TENEMENTS	28	28	28
TOTAL	166	97	166
5% ADDITION PARKING		5	8
TOTAL	-	102	174
TOTAL REQ. PARKING		102 X 12.50	174 X 2.00
TOTAL AREA		1275.00	348.00
TOTAL PARKING	AREA		1623.00

COMPOSITE PARKING SCOOTER CONVERTED TO CAR	174/6 = 29
MAX. PERMI. CAR PARKING	102 X 1.50 = 153
PROP. CAR PARKING	153

F.S.I. STATEMENT IN SQ.M. (WING A5)						
FLOOR	NET B/UP AREA	LIFT	BUILDING HEIGHT	TENE	. NO.	
	Resi.	AREA	from Gr. Ivl.	40 to 80	80 to 150	
1ST FL.	376.78			3	1	
2ND FL.	376.78		ahaya Or Lul	3	1	
3RD FL.	376.78		above Gr. Lvl.	3	1	
4TH FL.	376.78		44.35 M	3	1	
5TH FL.	376.78			3	1	
6TH FL.	376.78			3	1	
7TH FL.	376.78	0.06		3	1	
8TH FL.	376.78	8.36		3	1	
9TH FL.	376.78		ahaya Ctilt El	3	1	
10TH FL.	376.78		above Stilt Fl.	3	1	

F.S.I. STATEMENT IN SQ.M.							
(WING A6)							
FL00R	NET B/UP AREA	LIFT	BUILDING HEIGHT	TENE	. NO.		
	Resi.	AREA	from Gr. Ivl.	40 to 80	80 to 150		
1ST FL.	376.78			3	1		
2ND FL.	376.78		above Cr. Lvl	3	1		
3RD FL.	376.78		above Gr. Lvl. 44.35 M	3	1		
4TH FL.	376.78			44.33 10	3	1	
5TH FL.	376.78			3	1		
6TH FL.	376.78			3	1		
7TH FL.	376.78	0.00		3	1		
8TH FL.	376.78	8.36		3	1		
9TH FL.	376.78	-1	above Ctilt El	3	1		
10TH FL.	376.78		above Stilt FI. 40.60 M	3	1		
11TH FL.	376.78		40.00 101	3	1		
12TH FL.	376.78			3	1		
13TH FL.	376.78		_	3	1		
14TH FL.	376.78			3	1		
TOTAL	5274.92	8.36		42.00	14.00		



11TH FL.

12TH FL.

13TH FL.

14TH FL.

TOTAL

376.78

376.78

376.78

376.78

5274.92 8.36

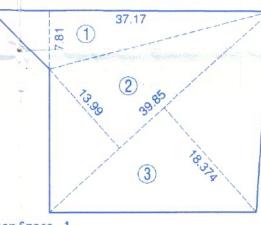
	<b>AMENIT</b>	Y S	PACE A	RE	CALC	UL	ATION
1)	40.512	X	17.461	X	0.50	=	353.69
2)	40.512	Х	21.54	X	0.50	=	436.31
		=	790.00				

3

42.00

14.00

40.60 M



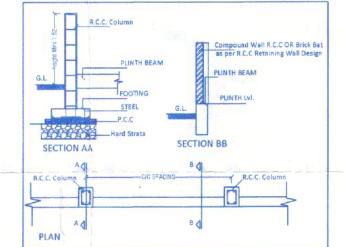
Open Space - 1

( Scale - 1:500 )	
4	ADJ. H.NO. 18
(D) (D) (A) (B) (A) (A) (B) (A	(3) 169.19 (4) 34.53

PI	.0T A	AREA CA	-	LATION				
		(Scale - 1:10		T AREA	CAL	CIII ATI	ON	
	1)	65.82		27.71			=	911.94
	2)	65.82	χ	30.49	Χ	0.50	=	1003.43
	21	400 40	V	00 40	V	0.50		2006 07

3) |169.19| X | 36.49 | X | 0.50 | = | 3086.87 4) |169.19 | X | 34.53 | X | 0.50 2921.07 7923.30 = 7900.00 AREA AS PER 7/12

(Scale - 1:500)



GL.		G.L.
	U.G.W.T. CAPACITY = 9,99,100 LTRS. [WITH FIRE FIGHTING] (HT. WITH 0.30 FREE BOARD)	RAFT SLAB

OPEN SPACE AREA CALCULATION

1) 37.17 X 7.810 X 0.50 = 145.15

2) 39.85 X 13.99 X 0.50 = 278.75

3) 39.85 X 18.374 X 0.50 = 366.10

TOTAL WATER CALCULATION

For Residential

WATER REQUIRED AS PER RULE

NO. OF PERSON X 135

166 X 5 X 135 = 112050

ADD FIRE FITTING =  $20000 \times 3 = 60,000.00 \text{ LTRS}$ .

TOTAL = 1.12,050 + 60,000 = 1,72,050.00 LTRS.

ADD FIRE FITTING =  $75000 \times 3 = 2,25,000.00$ 

SAY TOTAL = 1,68,100.00 + 2,25,000.00 =

TOTAL

SAY, 1,72,500.00 LTRS.

SUMP WELL CAPACITY.

112050 X 1.5

3,93,100.00 LTRS.

790.00

= 168075.00

CATE	R.C.C compound wall	222.57	ADJ, H,NO. 18 C150 M W compound wall	
/. line	Basement Line Below	Basement Line Below	Basement Line Below	41 5
9.00 INTERNAL ROAD	0.00 M. WIDE DRIVEWAY>>	PODIUM LINE <<8,00 M. WIDE DRIVEWAY>>	PODIUM LINE <<8.00 M. WIDE DRIVEWAY>>	12 )
line	and the state of t			:
3.00	27.00	27.00	27.00	6.00
8.1	Ht. above Gr. = 44.35 M		TOTAL TOTAL CONTRACTOR OF THE PROPERTY OF THE	C AMPROON THE STATE OF THE STAT
	Ht.above still = 40.60 M.			L R
T DE	WING A2	MING. A3 X S S XWING. A4 X		OPEN SPACE S
198 J			81+82+Par.+14 Floor	790 00 SQ M
置, AMENITY SPACE 10 %		B1+B2+Par. Floor Ht. above Gr. = 3.75 M Ht. above Gr. = 3.75 M	Ht. above Gr. = 44.35 M Ht. above stilt = 40.60 M. Ht. above stilt	= 44.35 M \$
善 790.00 SQ.M	16.71 Ht. above Gr. = 3.75 M	m. above dr. = 0.70 m	Tent Mo 56 Institute Sign Institute Resident Res	2.56 ×
	April   Apri	122   123	100 (100 (100 (100 (100 (100 (100 (100	S.T.P. COMO TRANSFORMER
<u> </u>	MIN.	<<6.00 M. WIDE FRIVEWAY>>	<<6,00 M, WIDE DRIVEWAY>>	N 3 TIER O.W.C. ROOM
	<6.00 M. WIDE FRIVEWAY>>	Bissement Line Below	Basement ine Relow	3.00
10	1.50 M W compound wall		20 R.C.C compound wall	The second secon

OWNER SIGN. Shri. LAXMAN PARSHURAM JADHAV & OTHERS THROUGH POH

PROPOSED BUILDING ON S.NO.9 TO 14, H.NO.1/19 AT

Certified that the plot under reference was surveyed by me on\_\_\_\_\_ and the dimensions of

sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey

Shri. RANJEET ASHOK DARAK

ARCHITECTS

AR	A	NU	JA	DA	TIR

9, HER <b>AM</b> B P <b>AF</b> PUNE-09. TEL - Email- aranuja da	9371236397	
DATE	SCALE	DRN BY

AR. ANUJA DATIR [ CA /2016/74265 ] REV. DATE REV. NO.

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= 7110.00

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STAMP OF APPROVEL

42201 Franch le 08(11 (24
APPROVED SUBJECT CONDITION

APPROVED UNDER COMMENCEMENT CERTIFICATE NO. S.C. 3433(24

Building Inspector Deputy Engineer P.M.C. (B.P./D.P. Zone No. , P.M.C.

**AREA STATEMENT** 

( Minimum area of a,b,c,to be considered )

b) Proposed D.P. / D.P. Road widening Area

b) as per measurement sheet

a) Existing Road widening Area

C) Any Reservation Area

Balance Area of Plot (1-2)

4 Amenity Space (if applicable)

b) Adjustment of 2(b), if any -

Recreational Open Space (if applicable)

0 Addition of F.S.I. on Payment of Premium

[2.0 or] .85 x Sr. No. 4(b) and / or (c) ].

Additional FSI area under Chapter No. 7

3 Total entitlement of FSI in the Proposal

(d) Total entitlement (13a+c)

(a) Existing Built up area

17 Area for Inclusive Housing, if any

a) Required ( 7821.00 X 20 % )

LEGEND
. PLOT BOUNDRY SHOWN THICK BLACE.
. PROPOSED WORK SHOWN THICK RED

OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com

CONTACT NO:- 7757043086 , 7757043087

**DESIGN ARCHITECT:** 

(d) Total (a+b+c)

b) Proposed

PROJECT :-

records.

MUNDHWA, PUNE.

CERTIFICATE OF AREA.

Built up area with reference to Basic F.S.I. as per front road

(a) In-Situ are against D.P. road [ 2.0 x Sr. No. 2(b), if any

(a) Maximum permissible premium FSI (7900 X 0.50)

(b) In-Situ are against Amenity Space if handed over

c) Required TDR area (Sr. No. 1 x 1.15) - 11a

(d) Total in situ / TDR loading proposed (11 (a) + (c)

(a) [9 + 10(b) + 11(e)] or 12 whichever is applicable

(c) Total Proposed Ancillary Area with payment of charges

14 Permissible as per Road width {(as per Regulation No. 6.1 or

F.S.I. Cosumed (15/13d) (should not be more than serial No. 14

Maximum utilization limit of F.S.I. (building potential)

(b) Proposed Comm. Built up Area (as per 'Pline')

c) Proposed Resi. Built up Area (as per 'Pline')

6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}

(b) Perm. Ancillary Area FSI upto 60% with payment of charges =

15 Total Built-up Area in proposal (excluding area at S.No. 17b) = 12233.99

Total (a+b+c)

c) Balance Proposed

5 Net Plot Area (3-4(c))

a) As per ownership document (7/12, CTS extract)

B.P. LAYOUT PLAN

Area of Plot

c) as per site

Deductions for

a) Required

a) Required

b) Proposed

width X 1.10

7 Internal Road Area

8 Plotable area ( if applicable )

(b) Proposed premium FSI

11 In - Situ FSI / TDR loading

(e) Proposed TDR

06.04.2024 1:500 PRASHANT Z:\Projects\C-JOB\07. CUBIX ARCHITECTS\ARV GROUP\MUNDHWA (S.NO. 9 TO 14) PLOT 1\6 SUBMISSION\SANCTIONED 2024\14 REVISED B.P SUBMISSION\25.10.2024.dw