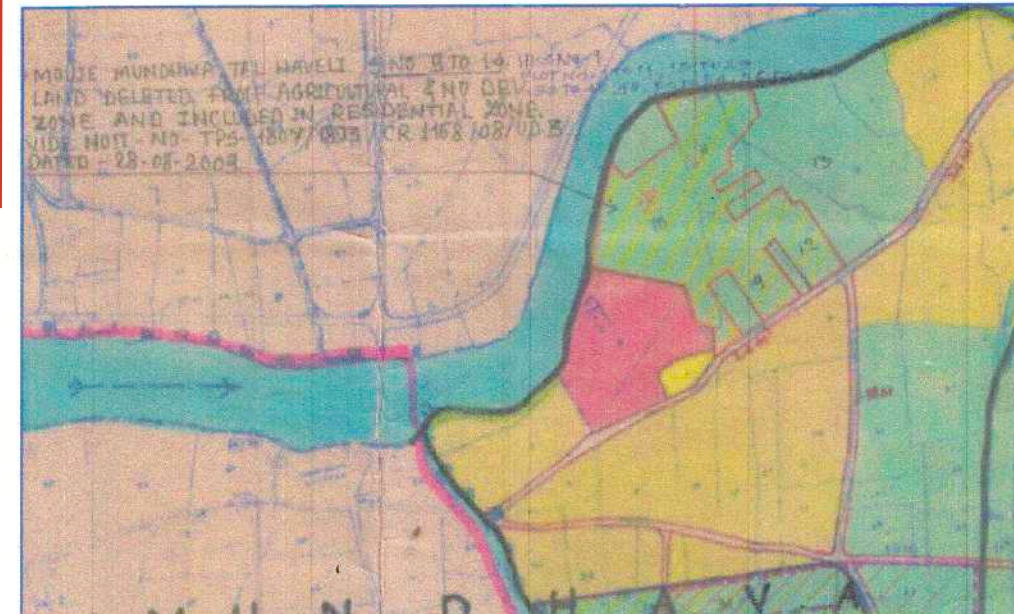


BUILDING WISE FSI STATEMENT							
S.NO.	WING	FLOOR	BLDG. HT. For Gr. Lvl.	RESI. B/UP AREA	INCLUSIVE HOUSING	LIFT AREA	TEN. NO.
1.	A1	B1 + B2 + Par. + 14 FL.	44.35 M	1684.15	1593.53	8.36	54
2.	A2	B1 + B2 + Par. FL.	3.75 M	0	0.00	0	0
3.	A3	B1 + B2 + Par. FL.	3.75 M	0	0.00	0	0
4.	A4	B1 + B2 + Par. FL.	3.75 M	0	0.00	0	0
5.	A5	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. STATEMENT IN SQ.M. (WING A1)					
FLOOR	NET B/UP AREA		LIFT AREA	BUILDING HEIGHT	TENE. NO.
	RESI.	INCLUSIVE HOUSING		from Gr. Lvl.	30 to 40
1ST FL.	240.47	0.00			4
2ND FL.	0.00	240.47		above Gr. Lvl. 44.35 M	4
3RD FL.	0.00	240.47			4
4TH FL.	0.00	240.47			4
5TH FL.	0.00	240.47			4
6TH FL.	0.00	240.47			4
7TH FL.	0.00	240.47			4
8TH FL.	45.31	150.71			3
9TH FL.	240.47	0.00		above Stilt Fl. 40.60 M	4
10TH FL.	240.47	0.00			4
11TH FL.	240.47	0.00			4
12TH FL.	240.47	0.00			4
13TH FL.	196.02	0.00			3
14TH FL.	240.47	0.00			4
TOTAL	1684.15	1593.53	8.36		54.00

F.S.I. STATEMENT IN SQ.M. (WING A5)					
FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.	
	Resi.		from Gr. Lvl.	40 to 80	80 to 150
1ST FL.	376.78			3	1
2ND FL.	376.78			3	1
3RD FL.	376.78		above Gr. Lvl. 44.35 M	3	1
4TH FL.	376.78			3	1
5TH FL.	376.78			3	1
6TH FL.	376.78			3	1
7TH FL.	376.78			3	1
8TH FL.	376.78			3	1
9TH FL.	376.78			3	1
10TH FL.	376.78		above Stilt Fl. 40.60 M	3	1
11TH FL.	376.78			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

F.S.I. STATEMENT IN SQ.M. (WING A6)					
FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.	
	Resi.		from Gr. Lvl.	40 to 80	80 to 150
1ST FL.	376.78			3	1
2ND FL.	376.78			3	1
3RD FL.	376.78		above Gr. Lvl. 44.35 M	3	1
4TH FL.	376.78			3	1
5TH FL.	376.78			3	1
6TH FL.	376.78			3	1
7TH FL.	376.78			3	1
8TH FL.	376.78			3	1
9TH FL.	376.78			3	1
10TH FL.	376.78		above Stilt Fl. 40.60 M	3	1
11TH FL.	376.78			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

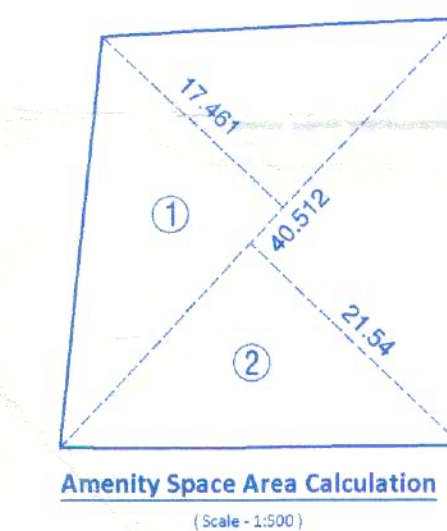


LOCATION PLAN

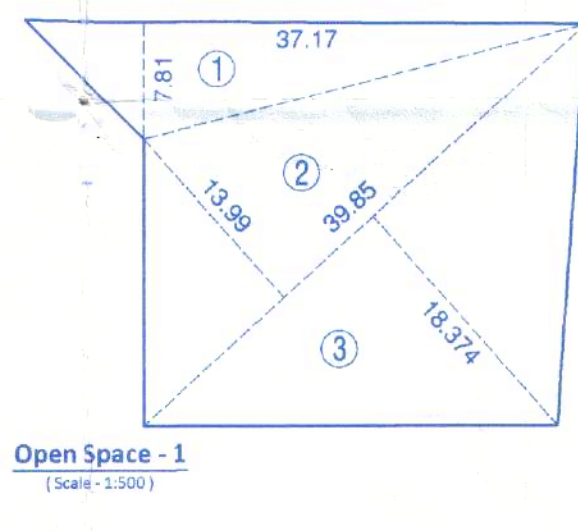
FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	12233.99
02	NON F.S.I.	-
	2.1 INCLUSIVE HOUSING	1593.53
	2.2 REFUGE AREA	175.62
	2.3 PARKING AREA OF BLDG.	3365.00
	2.4 BASEMENT AREA	10585.00
	ANY OTHER	-
3	3.1 CLUB HOUSE	118.50
	3.2 SWIMMING POOL	0.00
	3.3 LIFT AREA	25.08
	3.4 FORMED TERRACE AREA	424.58
	3.5 SERVICES (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 AREA STATEMENT 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

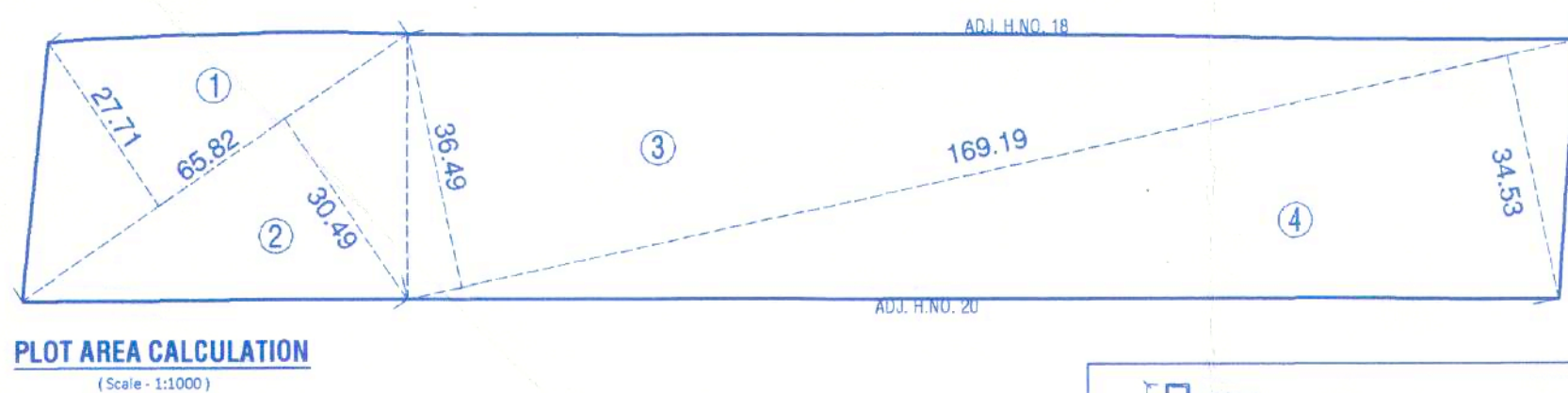
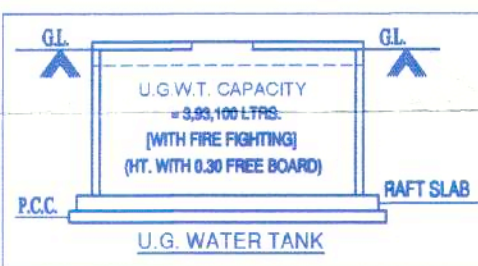
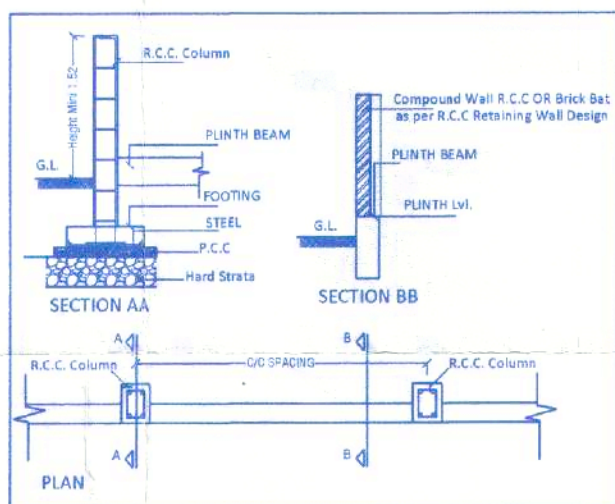


AMENITY SPACE AREA CALCULATION		
1) 40.512 X 17.461 X 0.50 =	353.69	
2) 40.512 X 21.54 X 0.50 =	436.31	
TOTAL	790.00	

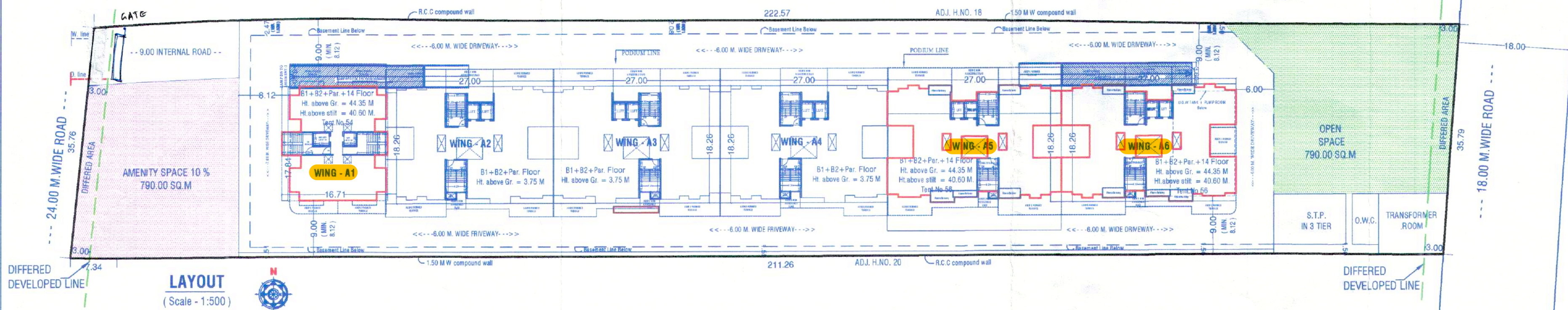


OPEN SPACE AREA CALCULATION		
1) 37.17 X 7.810 X 0.50 =	145.15	
2) 39.85 X 13.99 X 0.50 =	278.75	
3) 39.85 X 18.374 X 0.50 =	366.10	
TOTAL	790.00	

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 X 3 = 60,000.00 LTRS.	
TOTAL = 1,12,050 + 60,000 = 1,72,050.00 LTRS.	
SAY, 1,72,500.00 LTRS.	
SUMP WELL CAPACITY.	
112050 X 1.5 =	168075.00
ADD FIRE FITTING = 75000 X 3 = 2,25,000.00	
SAY TOTAL = 1,68,100.00 + 2,25,000.00 = 3,93,100.00 LTRS.	



PLOT AREA CALCULATION		
1) 65.82 X 27.71 X 0.50 =	911.94	
2) 65.82 X 30.49 X 0.50 =	1003.43	
3) 169.19 X 36.49 X 0.50 =	3086.87	
4) 169.19 X 34.53 X 0.50 =	2921.07	
TOTAL	7923.30	
AREA AS PER 7/12	7900.00	



STAMP OF APPROVAL 01 08

B.P. LAYOUT PLAN

33rd March 2024
APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 55/3433/24
Building Inspector Deputy Engineer P.M.C.
(B.P.D.P. Zone No. 1, P.M.C.)



AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of a,b,c to be considered)	7900.00
	a) As per ownership document (7/12, CTS extract)	7900.00
	b) as per measurement sheet	7923.30
	c) as per site	7923.30
2	Deductions for	0.00
	a) Existing Road widening Area	0.00
	b) Proposed D.P. / D.P. Road widening Area	0.00
	c) Any Reservation Area	0.00
	Total (a+b+c)	0.00
3	Balance Area of Plot (1-2)	7900.00
4	Amenity Space (if applicable)	
	a) Required	790.00
	b) Adjustment of 2(b), if any -	790.00
	c) Balance Proposed	0.00
5	Net Plot Area (3-4(c))	7110.00
6	Recreational Open Space (if applicable)	
	a) Required	790.00
	b) Proposed	790.00
7	Internal Road Area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width X 1.10	7821.00
10	Addition of F.S.I. on Payment of Premium	
	a) Maximum permissible premium FSI (7900 X 0.50)	3950.00
	b) Proposed premium FSI	0.00
11	In-Situ FSI / TDR loading	0.00
	a) In-Situ are against D.P. road [2.0 x Sr. No. 2(b), if any	0.00
	b) In-Situ are against Amenity Space if handed over 2.0 or 1.85 x Sr. No. 4(b) and / or (c).	0.00
	c) Required TDR area (Sr. No. 1 x 1.15) - 11a	0.00
	d) Total in situ / TDR loading proposed (11 (a) + (c)	0.00
	(e) Proposed TDR	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the Proposal	0.00
	a) [9 + 10(b) + 11(e)] or 12 whichever is applicable	7821.00
	b) Perm. Ancillary Area FSI upto 60% with payment of charges	4692.60
	c) Total Proposed Ancillary Area with payment of charges	4413.00
	d) Total entitlement (13a+c)	12234.00
	Maximum utilization limit of F.S.I. (building potential)	
14	Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	0.00
15	Total Built-up Area in Proposal (excluding area at S.No. 17b)	12233.99
	a) Existing Built up area	0.00
	b) Proposed Comm. Built up Area (as per 'Pline')	0.00
	c) Proposed Resi. Built up Area (as per 'Pline')	12233.99
	d) Total (a+b+c)	12233.99
16	F.S.I. Consumed (15/13d) (should not be more than serial No. 14 above)	1.00
17	Area for Inclusive Housing, if any	
	a) Required (7821.00 X 20 %)	1564.20
	b) Proposed	1593.53

LEGEND	
1) PLOT BOUNDARY SHOWN	THICK BLACK
2) PROPOSED WORK SHOWN	THICK RED
3) OPEN SPACE SHOWN	THICK GREEN
4) AMENITY SPACE SHOWN	THICK PINK
5) DRAINAGE LINE SHOWN	RED DOTTED
6) WATERLINE SHOWN	BLACK DOTTED
7) DEMOLISH SHOWN	HATCHED YELLOW

DESIGN ARCHITECT:



OFFICE NO. 1 AND 2, ARISTOCAT 'L' OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULIA NAGAR, BIRWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086, 7757043087

PROJECT:-

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

CERTIFICATE OF AREA.

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 records.

SIGN OF ARCHITECT

OWNER SIGN.

Shri. LAXMAN PARSHURAM JADHAV & OTHERS THROUGH POH

Shri. RAJJEET ASHOK DARAK

ARCHITECTS

AR. ANUJA DATIR

9, HERAMB PARK, PARVATI PUNE-09. TEL - 9371236397 Email- aranuja.datir@gmail.com

AR. ANUJA DATIR [CA/2016/74265]

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
06.04.2024	1:500	PRASHANT		