

BUILDING WISE FSI STATEMENT

S.NO.	WING	FLOOR	BLDG. HEIGHT	COMM. B/UP AREA	RESI. B/UP AREA	TOTAL B/UP AREA	INCLUSIVE HOUSING AREA	LIFT AREA	TEN. NO.
1.	WING A	B2+B1+Gr.+M+Podi.+7 Fl.	35.50 M.	7144.65	0.00	7144.65	0.00	23.14	0
2.	WING B	B2+B1+Gr.Par. Fl.	3.50 M.	0.00	0.00	0.00	0.00	0	0
	WING C	B2+B1+Gr.Par. Fl.	3.50 M.	0.00	0.00	0.00	0.00	0	0
3.	Inclusive Housing	B2+B1+Gr.Par.+6 Fl.	19.95 M.	0.00	0.00	0.00	1523.94	3.61	24
TOTAL				7144.65	0.00	7144.65	1523.94	26.75	24.00
TOTAL B/UP AREA =				7144.65					

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

FLOOR	NET B/UP AREA Comm.	LIFT AREA	BUILDING HEIGHT from Gr. lvl.
GROUND GR. FL.	770.88		
MEZZANINE FL.	396.75		
1st FL.	974.39		
2nd FL.	974.39		
3rd FL.	974.39		
4th FL.	974.39		
5th FL.	911.72		
6th FL.	974.39		
7th FL.	193.35		
TOTAL	7144.65	23.14	from Gr. Fl. 35.50 M

F.S.I. STATEMENT IN SQ.M.
(INCLUSIVE HOUSING)

FLOOR	INCLUSIVE HOUSING AREA	LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TEN. NO.
1st FL.	253.99		40-80	30-40
2nd FL.	253.99		3	1
3rd FL.	253.99		3	1
4th FL.	253.99		3	1
5th FL.	253.99		3	1
6th FL.	253.99		3	1
TOTAL	1523.94	3.61	from Gr. Fl. 19.95 M	18.00 6.00

OCCUPANCY LOAD AREA CALCULATIONS

1. For Shops @GR+Mezz fl.	1167.63
No. of persons	1167.63 / 3 = 389.21
Total Persons For Shops = 390 Persons	
2. For Office @ 1st to 7th fl.	5977.02
No. of persons -	5977.02 / 10 = 597.70 SAY - 598

Sanitation Requirement :

For Offices : 598 person

Fixture	Male	Female
Water Closet	1 per 25	1 per 15
Urinals	1 Per 20	----
Required Sanitation For Offices		
Fixture	Male (2/3rd)	Female (1/3rd)
Water Closet	16	15
Urinals	20	----

TOTAL PARKING AREA STATEMENT FOR

PARKING REQUIRED BY RULE (SHOPS)	NO. OF TENEMENT	CAR	SCOOTER
FOR EVERY 100 SQ.M. CARPET AREA & PART THERE OF	100.00	2	6
REQUIRED PARKING FOR (1167.63 X .85)	992.49	20	60
(OFFICE)			
FOR EVERY 200 SQ.M. CARPET AREA & PART THERE OF	200.00	3	11
REQUIRED PARKING FOR (5977.02 X .85)	5080.47	76	279
2 TENEMENTS HAVING CARPET AREA 30-40 SQ.M.	2	0	2
REQUIRED PARKING FOR 6 TENEMENTS	6	0	6
2 TENEMENTS HAVING CARPET AREA 40-80 SQ.M.	2	1	4
REQUIRED PARKING FOR 18 TENEMENTS	18	9	36
TOTAL	24	105	381
5% ADDITION PARKING	0	2	
TOTAL		105	383
TOTAL REQ. PARKING	105 X 12.50	383 X 2.00	
TOTAL AREA	1312.50	766.00	
TOTAL PARKING AREA			
2078.50			

Sanitation Requirement :

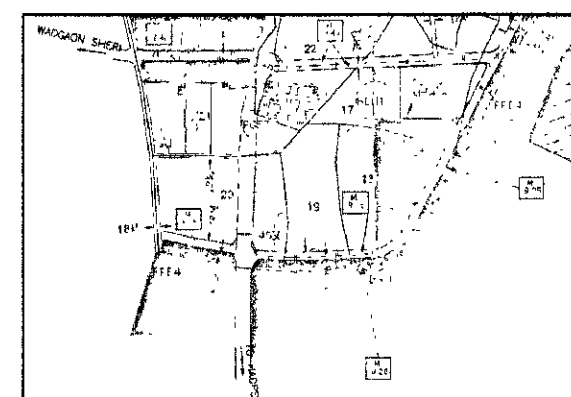
For Comm. : 390 person

Fixture	Male	Female
Water Closet	1 per 50	1 per 50
Urinals	1 Per 50	----
Required Sanitation For Commercial		
Fixture	Male (2/3rd)	Female (1/3rd)
Water Closet	260	130
Urinals	05	03
Urinals	05	----

EXISTING+PROPOSED TOTAL PARKING AREA STATEMENT (WING A & Inclusive Housing)

PARKING REQUIRED BY RULE	CAR	SCOOTER
TOTAL REQUIRED PARKING	105	383
TOTAL PARKING	105	383
TOTAL REQ. PARKING	105 X 12.50	383 X 2.00
TOTAL AREA	1312.50	766
TOTAL PARKING AREA		
2078.50		

REQUIRED SCOOTER	383
PROVIDED SCOOTER	170
	213
CORRECTED TO CAR	213/6 = 35.50
REQUIRED CAR	105+36 = 141
REQUIRED CAR PARKING	141.00
MAX. PERMI. CAR PARKING	141 X 1.50 = 212
PROP. CAR PARKING	212



D.P. LOCATION PLAN

REFUGE AREA CALCULATION (WING-A)

Required Refuge Area = (Built Up Area/10 Sq. m. per person X 2 Fl. X 0.30 sq.m. per person)

Permi. Refuge Area = (974.39/10/10) X 2 X 0.30 Sq.m. = 58.46 SQ.M.

Prop. Refuge Area = 62.46 Sq.m.

S.NO.	WING	REFUGE AREA
1.	WING - A	62.46
TOTAL REFUGE AREA		62.46

S.NO.	WING	REFUGE AREA
1.	WING - A	62.46
2.	WING - B	0
3.	WING - C	0
TOTAL REFUGE AREA (A+B+C)		62.46

TOTAL WATER CALCULATION

For Commercial	
WATER REQUIRED AS PER RULE	
NO. OF PERSON X 45	
988 X 45	= 44460
WATER REQUIRED AS PER RULE	
NO. OF PERSON X 135	
24 X 5 X 135	= 16200
ADD FIRE FITTING = 20000.00+10,000.00 =	
30,000.00 LTRS.	
TOTAL = 44460+16,200.00+30,000.00 =	
90,660.00 LTRS.	
SAY, 91,000.00 LTRS.	
SUMP WELL CAPACITY.	
60660 X 1.5	= 90990.00
ADD FIRE FITTING = 75000.00 Ltrs.	
SAY TOTAL = 91,000.00 + 75,000.00 =	
1,66,000.00 LTRS.	

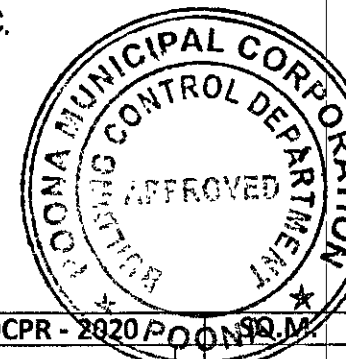
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	7144.65
02	NON F.S.I.	
2.1	INCLUSIVE HOUSING	1523.94
2.2	OPEN BALCONY	-
2.3	PASSAGE AREA	-
2.4	REGULAR STAIR CASE	-
2.5	FIRE STAIR CASE	-
2.6	TERRACE AREA	-
2.7	DRY BALCONY	-
2.8	PROJECTION	150.00
2.9	REFUGE AREA	62.46
2.10	PARKING AREA OF BLDG.	2270.00
2.11	BASEMENT AREA	9750.00
3	ANY OTHER	-
3.1	CLUB HOUSE	0.00
3.2	LIFT AREA	26.75
3.3	PODIUM SLAB AREA	893.00
3.4	FORMED TERRACE AREA	0.00
3.5	SWIMMING POOL AREA	100.00
3.5	SERVICES (S.T.P., TRANSFORMER, J.G. T etc)	1000.00
TOTAL NON F.S.I.		15776.15
TOTAL F.S.I. AREA + TOTAL NON F.S.I.		22920.80
(7144.65 + 15776.15)		

STAMP OF APPROVAL

01 07

B.P LAYOUT PLAN

नविन निवासी + व्यापारी दि. 10/3/2023

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 13233/23Building Inspector Deputy Engineer P.M.C.
(B.P.D.P. Zone No.-1) P.M.C.

A AREA STATEMENT AS PER NEW UDCPR - 2020		6500.00
1	Area of Plot (Minimum area of a, b, c to be considered)	6500.00
a)	As per ownership document (7/12, C/S extract)	6500.00
b)	As per measurement sheet	6501.70
c)	As per site	6501.70
ADDITIONS		0.00
i)	Proposed 24.00 M W.D.P. Road widening	811.42
ii)	Green Belt (River Projection)	1438.82
iii)	TOTAL GROSS PLOT AREA	8750.24
2	Deductions for	0.00
a)	Proposed 24.00 M W.D.P. Road widening	811.42
b)	Green Belt (River Projection)	1438.82
c)	Any Reservation Area	0.00
Total (a+b+c)		2250.24
3	Balance Area of Plot (1-2)	6500.00
4	Amenity Space (if applicable)	0.00
a)	Required	
b)	Adjustment of 2(b), if any -	
c)	Balance Proposed	
5	Net Plot Area (3-4(a))	6500.00
6	Recreational Open Space (if applicable)	
a)	Required	650.00
b)	Proposed	650.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic F.S.I.) (6500.00 X 1.10)	7150.00
10	Addition of F.S.I. on Payment of Premium	
a)	Maximum permissible premium FSI. (8750.24 X 0.50)	0.00
b)	Proposed FSI on payment on Premium	0.00
11	In-Situ FSI/ TDR loading	
a)	In-situ area against D.P. road (2.0 X 811.42)	0.00
b)	In-situ area against Amenity Space if handed over (2.0 or 1.85 X Sr. No. 4(b) and / or (c) 1. (260.17 X 2)	0.00
c)	RPB Area	0.00
d)	TDR area (8750.24 X 1.15)	0.00
e)	Total in situ / TDR loading proposed (11 (a)+(b)+(c)+(d))	0.00
12	Additional FSI area under Chapter No. 7	
13	GRIHA Five Star/GBC Platinum or equivalent rating (7% Incentive)	0.00
14	Total entitlement of FSI in the Proposal	
a)	[9 + 10b + 11(e) + 12a] or 13 whichever is applicable	7150.00
b)	Ancillary Area FSI upto 60% or 80% with payment of charges (7150 X 0.80 = 5720.00)	0.00
c)	Total entitlement (a+d)	7150.00
15	Maximum utilization limit of F.S.I. (building potential) 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	
a)	Existing Built up Area	0.00
b)	Proposed Built up Area (as per 'Pline')	7144.65
c)	Total (a+b)	7144.65
16	F.S.I. Consumed (16/140) (should not be more than serial No. 14 above)	
17	Area for Inclusive Housing, if any	
a)	Required (20% of Sr. No. 5)	1430.00
b)	Proposed	1523.94

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. FENCELINE SHOWN	WATCHED YELLOW

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES

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

PROJECT :-

PROPOSED BUILDING ON S.NO.18/1/2/3,19/1/2, P.No. P3,P4,P3A,P3B,P4A,P4B Village - Kharadi, Taluka - Haveli, District - Pune - 411014.

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.

OWNER SIGN.

M/s. Sattva Landmarks LLP Thro'
Mr. Dhanaraj Baburao Patil & Others

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS - INTERIOR DESIGNER

502, SADHANA APPT. SHIVAJINAGAR,
PUNE-05. TEL - 9371236397/ 9371236398
Email- syhardikar@gmail.com.

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
13.03.2023	1:500	PRASHANT		

AR. SANDEEP HARDIKAR [CA/90/12777]