

TOTAL F.S.I. STATEMENT IN SQ.M.									
WING	FLOOR	NET COMM. B/UP AREA	NET RESI. B/UP AREA	NET RESI. B/UP AREA (Inclusive Housing)	TOTAL B/UP AREA	REG. LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. Lvl.	TENE NO.
A	B1+GR. FL.	396.17	0.00	0.00	396.17	0.00	0.00	3.60 M	0
B	B1+B2+GR. FL.	796.43	0.00	0.00	796.43	0.00	0.00	3.60 M	0
C	B1+B2+GR.+9 FL.	362.59	7298.33	519.28	8180.20	4.75	4.75	29.25 M	80
D	B1+GR.+9 FL.	0.00	5275.26	741.12	6016.38	4.75	4.75	29.25 M	44
TOTAL		1555.19	12573.59	1260.40	15389.18	9.50	0.00		124
		14128.78					142		

PLOT AREA AFTER SUBDIVISION

PLOT NO.	OWNER NAME	MINIMUM AREA CONSIDERED	NET PLOT AREA
PLOT - A	Narvada Multicon Pvt. Ltd.	12519.37	18271.37
PLOT - B	Shri Ram Developers	5703.80	7704.86
PLOT - C	Shri Ram Developers	7704.86	7704.86
PLOT - D	Shri Ram Developers	1877.91	4006.36
PLOT - E	Shri Ram Developers	4531.95	4531.95

PLOT AREA CALCULATIONS BEFORE / AFTER SUBDIVISION	
1) 0.50 X 78.25 X 32.52 = 1272.02	
2) 0.50 X 95.35 X 16.98 = 809.52	
3) 0.50 X 95.35 X 14.75 = 703.21	
4) 0.50 X 80.09 X 38.91 = 1572.21	
5) 0.50 X 25.38 X 13.95 = 171.95	
6) 0.50 X 32.32 X 15.31 = 247.38	
7) 0.50 X 69.15 X 16.20 = 560.12	
8) 0.50 X 69.15 X 15.25 = 524.46	
9) 0.50 X 81.345 X 47.57 = 1934.79	
10) 0.50 X 88.34 X 12.80 = 555.38	
11) 0.50 X 88.34 X 34.40 = 1509.20	
12) 0.50 X 106.24 X 48.38 = 2599.95	
13) 0.50 X 106.24 X 36.02 = 1913.38	
14) 0.50 X 82.895 X 19.60 = 810.08	
15) 0.50 X 80.32 X 23.95 = 1141.48	
16) 0.50 X 80.32 X 24.55 = 1189.99	
17) 0.50 X 113.30 X 50.31 = 2850.96	
18) 0.50 X 113.30 X 51.83 = 2968.84	
19) 0.50 X 66.96 X 10.21 = 342.19	
20) 0.50 X 36.45 X 13.50 = 248.04	
21) 0.50 X 32.53 X 8.05 = 130.93	
22) 0.50 X 82.04 X 14.05 = 578.53	
23) 0.50 X 82.04 X 12.45 = 510.70	
24) 0.50 X 9.95 X 6.28 = 31.24	
25) 0.50 X 90.75 X 7.32 = 332.15	
26) 0.50 X 160.81 X 18.11 = 1456.13	
27) 0.50 X 158.05 X 69.08 = 5414.37	
28) 0.50 X 15.90 X 16.36 = 129.26	
29) 0.50 X 122.68 X 13.34 = 814.29	
30) 0.50 X 53.77 X 9.40 = 252.72	
31) 0.50 X 40.80 X 9.32 = 190.13	
32) 0.50 X 147.24 X 8.37 = 616.30	
33) 0.50 X 101.95 X 5.30 = 268.40	
34) 0.50 X 20.36 X 6.17 = 62.81	
35) 0.50 X 56.25 X 7.80 = 219.38	
36) 0.50 X 56.25 X 8.84 = 249.95	
37) 0.50 X 15.05 X 5.20 = 39.16	
38) 0.50 X 15.05 X 5.00 = 37.65	
39) 0.50 X 30.00 X 5.20 = 78.83	
40) 0.50 X 30.00 X 6.00 = 90.00	
TOTAL AREA	41964.00

PARKING AREA STATEMENT FOR BLDG.

PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER
For every 100 sq.m. carpet area or fraction thereof	100	2	6
For 1321.91 sq.m.	1321.91	26	26
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	5
REQUIRED PARKING FOR 124 TENEMENTS	124	62	310
1 TENEMENTS HAVING CARPET UP AREA BETWEEN 80.00 TO 150.00 SQ.M.	1	1	3
REQUIRED PARKING FOR 18 TENEMENTS	18	18	54
5% ADDITION PARKING		5	20
TOTAL		111	410
TOTAL REQ. PARKING	111 X 12.50	410 X 2	
TOTAL AREA	1387.50	820.00	
TOTAL PARKING AREA		2207.50	

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

FLOOR	BUILT UP	BUILDING HEIGHT
	Comm.	from Gr. Lvl.
GROUND FL.	396.17	3.60 M
TOTAL	396.17	

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

FLOOR	BUILT UP	BUILDING HEIGHT
	Comm.	from Gr. M.
GROUND FL.	796.43	3.60 M
TOTAL	796.43	

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	15389.18
02	NON F.S.I.	
	2.1 OPEN BALCONY	0.00
	2.2 PASSAGE AREA	0
	2.3 REGULAR STAIR CASE	0.00
	2.4 FIRE STAIR CASE	0.00
	2.5 TERRACE AREA	0
	2.6 DRY BALCONY	
	2.7 PROJECTION	1000
	2.8 REFUGE AREA	88.80
	2.9 PARKING AREA OF BLDG.	2207.50
	2.10 BASEMENT AREA	8900.00
3	ANY OTHER	
	3.1 CLUB HOUSE	85.55
	3.2 LIFT AREA	19.00
	3.3 PODIUM AREA	0
	3.4 SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	1500.00
	TOTAL NON F.S.I	13800.85
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (15389.18 + 13800.85)	29190.03

ANCILLARY AREA CALCULATION

	P LINE AREA	BASIC AREA	Permi. Ancillary Area (60%)	Permi. Ancillary Area (80%)
01 B/UP AREA (COMM)	1555.19	863.99	-	691.73
04 B/UP AREA (RESI)	12573.59	7858.49	4715.10	-
Total Permi. Ancillary Area	14128.78	8722.49	4715.10	691.73
Total Permi. Ancillary Area (Resi + Comm)			5406.83	

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

FLOOR	Comm.	Resi.	Inclusive Housing	TOTAL BUILT UP	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. Lvl.	TENE. NO.
GROUND FL.	362.59	0.00	0.00	362.59				
FIRST FL.	0.00	808.49	64.91	873.40				9
SECOND FL.	0.00	808.49	64.91	873.40				9
THIRD FL.	0.00	808.49	64.91	873.40				9
FOURTH FL.	0.00	808.49	64.91	873.40				9
FIFTH FL.	0.00	808.49	64.91	873.40				9
SIXTH FL.	0.00	808.49	64.91	873.40				9
SEVENTH FL.	0.00	808.49	64.91	873.40				9
EIGHTH FL.	0.00	830.41	0.00	830.41				8
NINTH FL.	0.00	808.49	64.91	873.40				9
TOTAL	362.59	7298.33	519.28	8180.20	4.75	4.75	29.25 M	80

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

FLOOR	RESI	Inclusive Housing	TOTAL	REG. LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. Lvl.	TENE. NO.
GROUND FL.	0.00	0.00	0.00				
FIRST FL.	543.35	123.26	666.61			5 2	
SECOND FL.	543.35	123.26	666.61			5 2	
THIRD FL.	543.35	123.26	666.61			5 2	
FOURTH FL.	543.35	123.26	666.61			5 2	
FIFTH FL.	616.71	62.02	678.73			5 2	
SIXTH FL.	616.71	62.02	678.73			5 2	
SEVENTH FL.	616.71	62.02	678.73			5 2	
EIGHTH FL.	635.02	0.00	635.02			4 2	
NINTH FL.	616.71	62.02	678.73			5 2	
TOTAL	5275.26	741.12	6016.38			44.00 18.00	

BASIC FSI CALCULATION

01 PLOT - C (PG-66 Reservation to be Handled to PMC)	7704.86	8475.35
02 PLOT - B	5703.80	6274.18
TOTAL	13408.66	14749.53

PLOT AREA AFTER SUBDIVISION

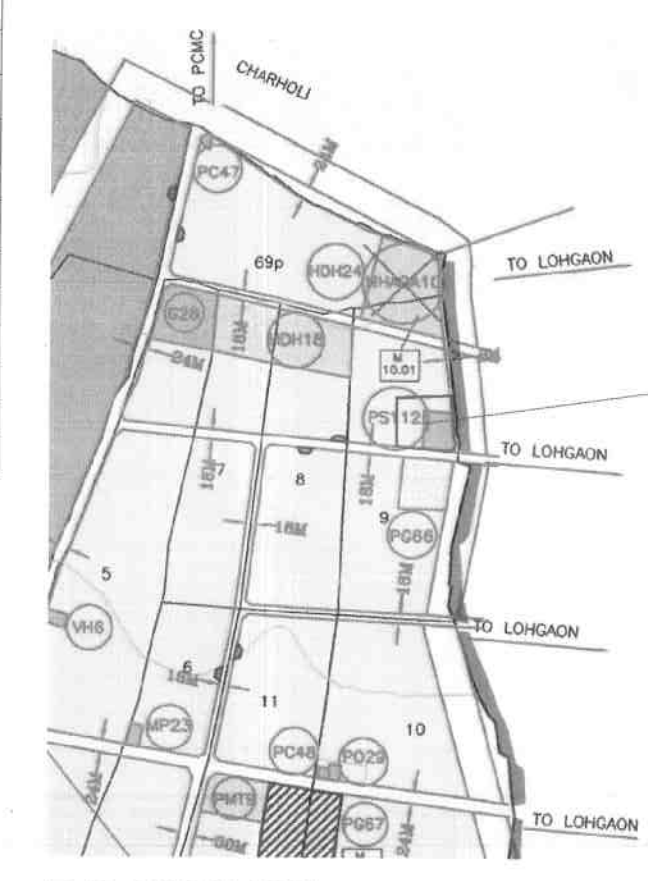
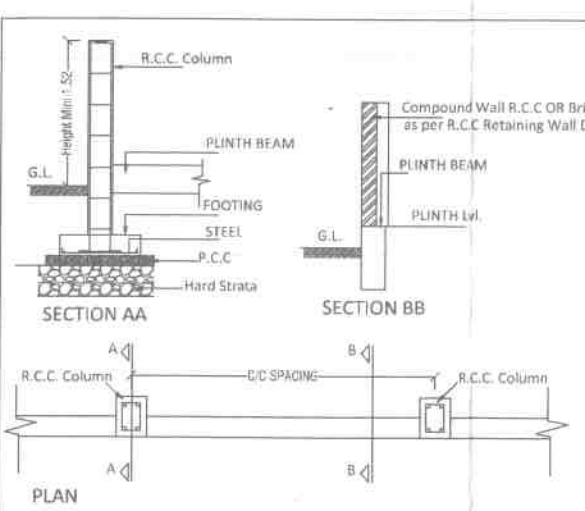
PLOT NO.	OWNER NAME	MINIMUM AREA CONSIDERED
PLOT - B	Shri Ram Developers	5703.80
PLOT - C TO BE DEVELOPED	Shri Ram Developers	7704.86
TOTAL		13408.66

WATER CALCULATION

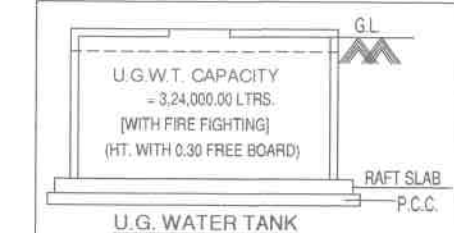
For Commercial & Residential			
WATER REQUIRED AS PER RULE			
NO. OF PERSON X 45			
WATER REQUIRED AS PER RULE			
NO. OF FLATS X 5 X 135			
441	X	45	= 19845
142	X	5 X 135	= 95850
			= 115695
ADD FIRE FIGHTING = 20,000 LTRS. X 3 Bldg = 60,000.00			
TOTAL = 115695 + 60000 = 1,75,695 LTRS.			
SAY - 1,76,000.00 LTRS.			
SUMP WELL CAPACITY.			
115695	X	1.5	= 173542.50
SAY - 1,74,000.00 LTRS.			
ADD FIRE FIGHTING = 50,000 LTRS. X 3 Bldg = 1,50,000.00			
TOTAL = 1,74,000 + 1,50,000 = 3,24,000.00 LTRS.			

OCCUPANCY LOAD AREA CALCULATIONS WING A8

1. For Shops	1555.19 X .85 = 1321.91
@ Gr.	
No. of persons	1321.91 / 3 = 440.64
Total Persons For Shops =	441 Persons



D.P. LOCATION



STAMP OF APPROVAL

B.P. LAYOUT

01

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B.P. Layout

नविन निवासी + व्यावसायिक दि. 29/11/2022

APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 500/2389/22Building Inspector Deputy Engineer P.M.C.
(B.P.D.P. Zone No-1) P.M.C.PLOT AREA AS PER 7/12 : 8015.25 SQ.M.
PLOT AREA AS PER DEMARCATION : 8438.54 SQ.M.
MINIMUM PLOT AREA : 8015.25 SQ.M.

A	AREA STATEMENT	SQ.M.
1	Area of Plot	8015.25
	Minimum area of a.b.c. to be considered	
a)	As per ownership document (7/12, CTS extract)	8015.25
b)	As per measurement sheet	8015.25
c)	As per site	8015.25
2	Deductions for	0.00
a)	Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening	0.00
b)	Any Reservation Area	0.00
	Total (a+b)	0.00
3	Balance Area of Plot (1-2)	8015.25
4	Amenity Space (if applicable)	
a)	Required	0.00
b)	Adjustment of 2(b), if any -	0.00
c)	Balance Proposed	0.00
5	Net Plot Area (3-4(a))	8015.25
6	Recreational Open Space (if applicable) (as Provided in Sanctioned Layout)	
a)	Required	739.76
b)	Proposed	739.76
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	8816.76
	Sr. No. 5 X Basic F.S.I. Total Area = (Plot B + Plot C) (8015.25 X 1.10)	
10	a. Addition of F.S.I. on Payment of Premium (13408.66 X 0.50)	0.00
b.	Proposed F.S.I. on Payment of Premium	0.00
11	In-Situ FSI / TDR loading	
a)	In-Situ area against D.P. road [2.0 x - -]	0.00
b)	In-Situ area against Amenity Space if handed over 2.0 x 1.85 X Sr. No. 4(b) and / or (c).	0.00
	TDR area [13408.66 X 1.40]	0.00
(d)	Total in situ / TDR loading proposed (11 (a) + (b) + (c))	0.00
12	Additional FSI area under Chapter No. 7	8816.76
(a)	[10 + 11(b) + 12(d)] or 13 whichever is applicable	8816.76
(b)	Permi. Ancillary Area FSI upto 60 or 80% with payment of charges	5406.83
(c)	Prop. Ancillary Area FSI upto 60 or 80% with payment of charges	5312.00
(d)	Total entitlement (a+b+c)	14128.78
14	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 1.8 or 1.8	14223.67
15	Total Built-up Area in proposal (excluding area at S.No. 18b)	
a)	Existing Built up Area	
b)	Proposed Commercial Built up Area (as per 'Pliner')	1555.19
c)	Proposed Residential Built up Area (as per 'Pliner')	12573.59
d)	Total (b+c)	14128.78
16	F.S.I. Consumed (15/13) (should not be more than serial No. 15 above)	
17	Area for inclusive Housing, if any	
a)	Required (20% of Sr. No. 9)	1254.84
b)	Proposed	1260.40

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTOCAT, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL: cubixarchitects@gmail.com
CONTACT NO: 7757043086, 7757043087

PROJECT :-

REVISED COMMERCIAL + RESIDENTIAL BUILDING ON S.NO. 9 (P), H.NO. --, AT DHANORI, 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 Ram Developers, Thro'

Shri. Mahadev Narayan Kawade

Shri. Santosh Namdevrao Pawar & Others

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES

ARCHITECTS - INTERIOR DESIGNER

ARCHITECTS SIGN.

502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL. - 9371236597/ 9371236398
Email: syhardikar@gmail.com.

AR. SANDEEP HARDIKAR [CA / 9012777]

DATE 12/03/2022 SCALE 1:500 DRN BY Suhas REV. DATE REV. NO.