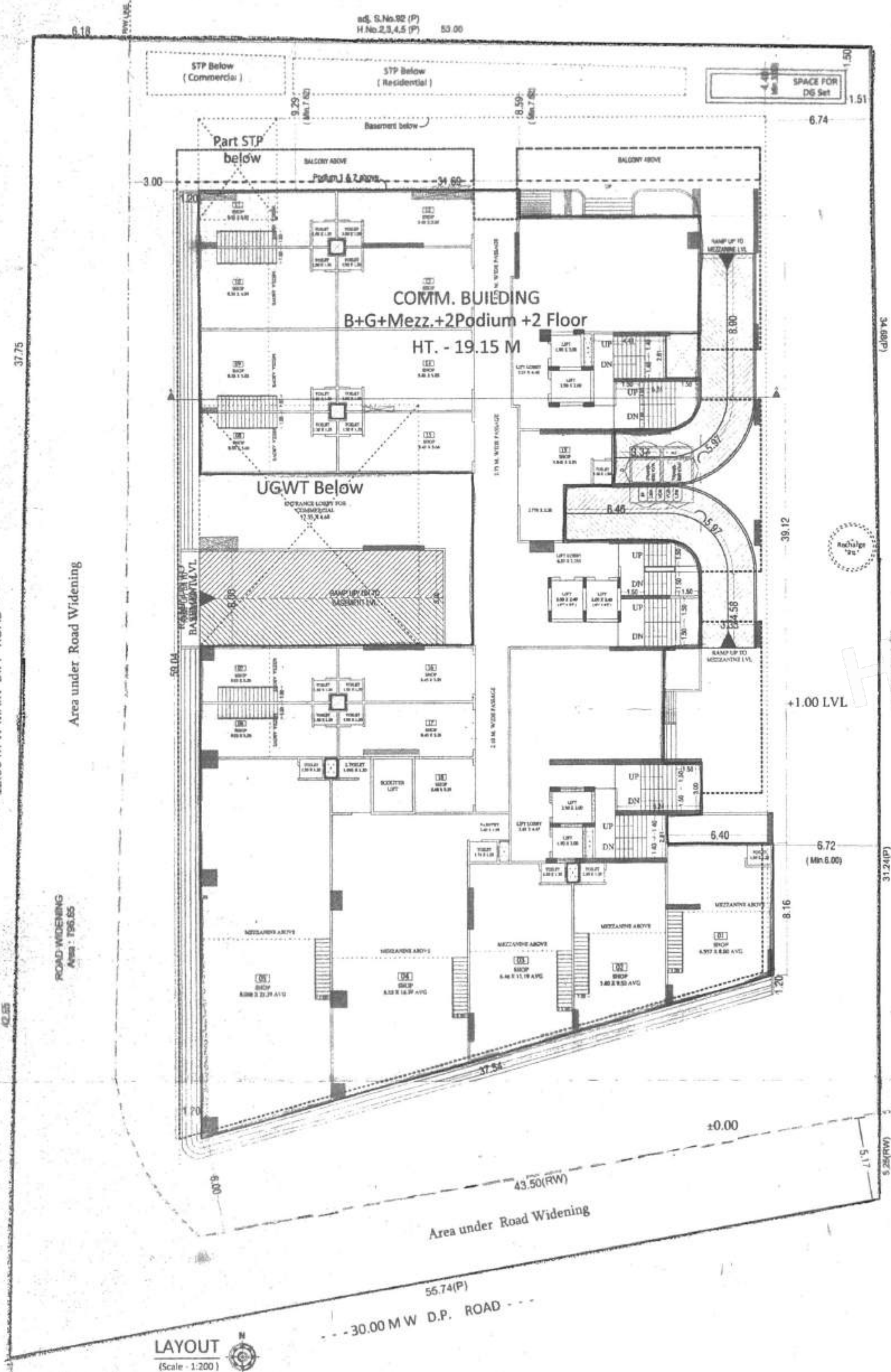


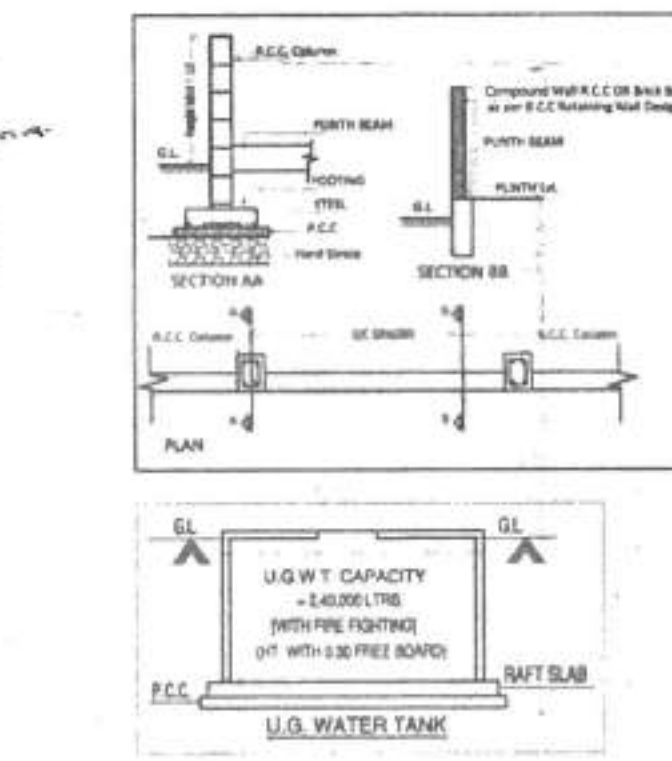


ANCILLARY AREA CALCULATION					
	P LINE AREA	BASIC AREA	Permi. Ancillary Area (60%)	Permi. Ancillary Area (60%)	Prop. Ancillary Area
01	BUP AREA (COMM)	5714.91	3174.95	2539.96	2258.21
Total Permi. Ancillary Area		5714.91	3174.95	2539.96	0.00
Total Permi. Ancillary Area (Comm.)				2539.96	



ROAD WIDENING AREA CALCULATION (12M)			
1	0.5 x 40.53 x 6.07	=	123.01
2	0.5 x 40.53 x 6.27	=	127.06
3	0.5 x 37.98 x 6.23	=	118.31
4	0.5 x 37.98 x 6.12	=	116.22
5	as per P Line	=	21.29
TOTAL		=	505.89
ROAD WIDENING AREA CALCULATION (30M)			
6	0.5 x 56.90 x 5.17	=	147.09
7	0.5 x 56.90 x 5.05	=	143.67
TOTAL		=	290.76

TOTAL PARKING AREA STATEMENT FOR			
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
(SHOPS) FOR EVERY 100 SQ.M. CARPET AREA & PART THERE OF	100.00	2	6
REQUIRED PARKING FOR 1441.21 SQ.M.	1441.21	28	84
(OFFICE) FOR EVERY 200 SQ.M. CARPET AREA & PART THERE OF	200.00	3	11
REQUIRED PARKING FOR 3416.46	3416.46	51	187
TOTAL COMM.	0	79.00	271.00
5% ADDITION PARKING	0	0	0
TOTAL REQ. PARKING	79	271	
TOTAL PROP. PARKING	206	671	
TOTAL PROP. PARKING AREA	206X12.50	671X2.00	
TOTAL AREA	2575.00	1342	
TOTAL PARKING AREA		3917.00	



Sanitation Requirement			
Office	342 persons		
Public	Male	Female	
Water Closet	1 per 25	1 per 15	
Urinals	4 Per 100		
Required Sanitation For Office			
Public	Male (2/3rd) : 228	Female (1/3rd) : 114	
Water Closet	9	9	
Urinals	9		
Proposed Sanitation For Office			
Public	Male : 228	Female : 114	
Water Closet	9	9	
Urinals	9		

F.S.I. STATEMENT IN SQ.M.			
FLOOR	NET B/UP AREA AS PER P LINE	LIFT AREA	BUILDING HEIGHT
	COMM.		from Gr. fl. ABOVE STILT
GROUND FL.	1297.58		
MEZZANINE	397.96		
Podium - 1	Parking	27.20	19.15 M
Podium - 2	Parking		18.70 M
FIRST FL.	2012.36		
SECOND FL.	2007.01		
TOTAL	5714.91	27.20	

WATER CALCULATION			
For Commercial			
WATER REQUIRED AS PER RULE			
NO. OF PERSON X 45			
780	X	45	= 35100
SAY, 35,100 LTRS.			
ADD FIRE FITTING = 20,000 + 35,100 = 55,100 LTRS.			
TOTAL = 55,100 LTRS.			
SUMP WELL CAPACITY.			
35100.00	X	1.5	= 52650.00
SAY, 53,000.00 LTRS.			
ADD FIRE FITTING = 50,000 LTRS.			
TOTAL = 53,000 + 50,000 = 1,03,000 LTRS.			

FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	5714.91
02	NON F.S.I.	-
2.1	OPEN BALCONY	-
2.2	PASSAGE AREA	-
2.3	REGULAR STAIR CASE	-
2.4	FIRE STAIR CASE	-
2.5	TERRACE AREA	-
2.6	DRY BALCONY	-
2.7	PROJECTION	250.00
2.8	REFUGE AREA	0.00
2.9	PARKING / BASEMENT AREA OF BLDG.	2096.46
2.11	PODIUM AREA & AMENITY AREA	6956.04
ANY OTHER		-
3	3.1 CLUB HOUSE	-
3.2	LIFT AREA	27.20
3.4	SERVICES (S.T.P., TRANSFORMER, J.G.T etc.)	700.00
TOTAL NON F.S.I.		10029.70
TOTAL F.S.I. AREA + TOTAL NON F.S.I. (5714.91 + 10029.70)		15744.61

OCCUPANCY LOAD AREA CALCULATIONS		
1.	@ Ground + Mezzanine Floor	1411.21
	No. of persons	470
2.	@ above gr. floor	3415.90
	No. of persons	342
	Total no. of persons	780

STAMP OF APPROVAL

COMM. BUILDING

B+G+Mezz.+2P+2nd Floor

15/6/2022

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO. 55/0587/22

BUILDING INSPECTOR

PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER

PUNE MUNICIPAL CORPORATION

01

11

A AREA STATEMENT

1 Area of Plot (Minimum area of a.b.c. to be considered)

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

b) As per measurement sheet

c) As per site

2 Deductions for

a) Proposed 12.00 D.P. Road widening Area

b) Proposed 30.00 D.P. Road widening Area

c) Any Reservation Area

Total (a+b+c+d)

3 Balance Area of Plot (1-2)

4 Amenity Space (if applicable)

a) Required

b) Adjustment of 2(b), if any

c) Balance Proposed (Amenity Proposed in Reservation Area)

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

6 Recreational Open Space (if applicable)

a) Required

b) Proposed

7 Internal Road Area

8 Ploteable area (if applicable)

9 Road up area with reference to Basic F.S.I. as per the road width

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

a) Maximum permissible premium FSI - based on road width 100 Zone

b) Proposed FSI on Payment of Premium

11 In-Situ FSI / TOR loading

a) In-Situ FSI against U.P. Road (20% of 5714.91)

b) In-Situ FSI against Amenity space if provided over 2.0 or 1.80 x (Sr. No. 4(b) and / or (c)), (0.00X 2.00)

c) Required TOR area (Sr. No. 5 x 1.40) 3009.10 X 1.40 =

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

12 Additional FSI area under Chapter No. 7

(Additional GR94A Five star / IGBC Silver or equivalent rating 5% incentive FSI)

13 Total entitlement of FSI in the Proposal

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

b) Ancillary Area FSI upto 50% of 80% with payment of charges

c) Total entitlement (a+d)

14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 5.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8

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

a) Existing Built up Area

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

c) Total (a+b+c)

16 F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)

17 Area for Inclusive Housing, if any

a) Required (20% of Sr. No. 9)

b) Proposed

DOOR & WINDOW SCHEDULES

D 1.05 X 2.10

D 0.90 X 2.10

D 0.75 X 2.10

D 0.15 X 2.10

DP 0.90 X 2.10

SD 2.40 X 2.10

RS 2.45 X 2.10

W 1.50 X 1.35

W 1.20 X 1.20

KW 1.20 X 1.20

V 0.60 X 0.90

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES

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

CONTACT NO.: 7757043096, 7757043097

PROJECT :-

PROPOSED COMMERCIAL & RESIDENTIAL LAYOUT

ON S. NO 92/2A & 92/2B, C.T.S. No. 1173-1174-1175-1176 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.

OWNER SIGN.

SAPRA CONSTRUCTIONS

Thro'

MR. NISHIT LALEHAND SAPRA

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES

ARCHITECTS - INTERIOR DESIGNER

502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL - 9371236397/ 9371236398

Email- syhardikar@gmail.com.

ARCHITECTS SIGN.

AR. SANDEEP HARDIKAR

CA/90/12777

DATE 16/06/2022

SCALE 1:200

DRN BY Suhas

REV DATE

REV NO