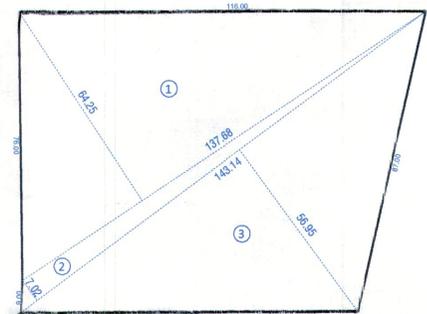
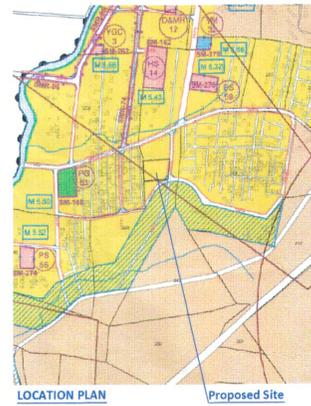


APPROVED SUBJECT TO CONDITION  
APPROVED UNDER COMMENCEMENT  
CERTIFICATE NO. 100/2024/1234

BUILDING INSPECTOR  
PUNE MUNICIPAL CORPORATION  
DEPUTY ENGINEER  
PUNE MUNICIPAL CORPORATION



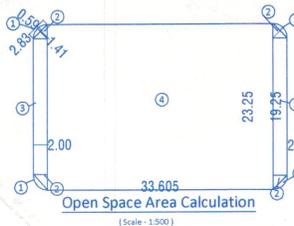
Plot Area Calculation  
(Scale - 1:1000)

PLOT AREA CALCULATION							
1)	137.68	X	64.25	X	0.50	=	4422.97
2)	143.14	X	7.02	X	0.50	=	502.42
3)	143.14	X	56.95	X	0.50	=	4075.91
<b>TOTAL</b>						=	<b>9001.30</b>
<b>AREA AS PER 7/12</b>						=	<b>9000.00</b>

ROAD WIDENING AREA CALCULATION							
1)	87.72	X	2.91	X	0.50	=	127.63
2)	87.72	X	2.90	X	0.50	=	127.19
3)	19.14	X	6.87	X	0.50	=	65.75
<b>TOTAL</b>						=	<b>320.57</b>
<b>DEDUCT</b>							
6)	19.14	X	2.20	X	2/3	=	28.07
<b>TOTAL</b>						=	<b>292.50</b>

F.S.I. STATEMENT IN SQ.M. - (WING - B)						
FLOOR	RESI	INCLUSIVE HOUSING	TOTAL	LIFT	BUILDING HEIGHT	TENE. NO.
FIRST FL.	0.00	445.60	445.60		40 - 80	6
SECOND FL.	0.00	445.60	445.60			6
THIRD FL.	0.00	445.60	445.60			6
FOURTH FL.	0.00	445.60	445.60	4.47	23.95 M	6
FIFTH FL.	311.43	134.17	445.60			6
SIXTH FL.	445.60	0.00	445.60			6
SEVENTH FL.	445.60	0.00	445.60			6
<b>TOTAL</b>	<b>1202.63</b>	<b>1916.57</b>	<b>3119.20</b>			<b>42</b>

TOTAL F.S.I. STATEMENT IN SQ.M.							
WING	FLOOR	NET RESI. B/UP AREA	NET RESI. B/UP AREA (Inclusive Housing)	TOTAL B/UP AREA	FIRE LIFT /LIFT AREA	BUILDING HEIGHT	TENE. NO.
A	Bas.+GR.P.FI.	0	0.00	0.00	0	4.00 M	0
B	Bas.+GR.P.+7 Fl.	1202.63	1916.57	3119.20	4.47	23.95 M	42
C	Bas.+GR.P.+7 Fl.	5729.39	0.00	5729.39	8.08	23.95 M	61
D	Bas.+GR.P.+7 Fl.	5822.18	0.00	5822.18	8.08	23.95 M	63
E	Bas.+GR.P.+5 Fl.	2425.10	0.00	2425.10	4.47	18.25 M	30
Ancillary Services Area		88.24	0.00	88.24			0
<b>TOTAL</b>		<b>15267.54</b>	<b>1916.57</b>	<b>17184.11</b>	<b>25.10</b>		<b>196</b>



OPEN SPACE -01 AREA STATEMENT.									
1)	2.83	X	2.83	X	0.59	X	4	=	4.45
2)	0.5	X	2.83	X	1.410	X	4	=	7.981
3)	1	X	2.00	X	19.25	X	2	=	77.000
4)	1	X	33.605	X	23.25	X	1	=	781.32
<b>TOTAL</b>						=	<b>870.75</b>		

Road Widening Area Calc.  
(Scale - 1:500)

F.S.I. STATEMENT IN SQ.M. - (WING - C)						
FLOOR	B/UP AREA	FIRE LIFT	BUILDING HEIGHT	TENE. NO.		
FIRST FL.	738.950			7		
SECOND FL.	831.740			9		
THIRD FL.	831.740			9		
FOURTH FL.	831.740	8.08	23.95 M	9		
FIFTH FL.	831.740			9		
SIXTH FL.	831.740			9		
SEVENTH FL.	831.740			9		
<b>TOTAL</b>	<b>5729.39</b>			<b>61</b>		

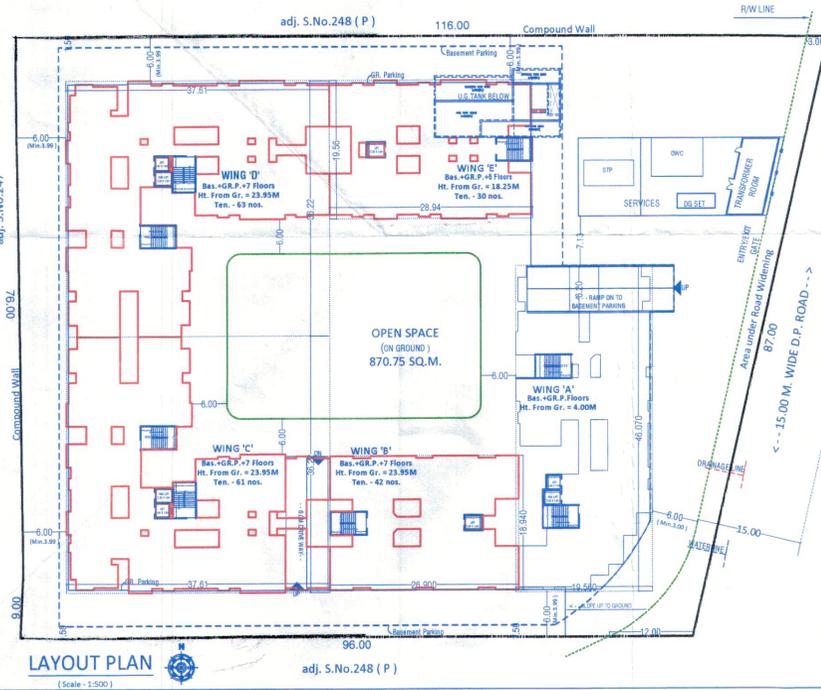
F.S.I. STATEMENT IN SQ.M. - (WING - D)						
FLOOR	B/UP AREA	FIRE LIFT	BUILDING HEIGHT	TENE. NO.		
FIRST FL.	831.740			9		
SECOND FL.	831.740			9		
THIRD FL.	831.740			9		
FOURTH FL.	831.740	8.08	23.95 M	9		
FIFTH FL.	831.740			9		
SIXTH FL.	831.740			9		
SEVENTH FL.	831.740			9		
<b>TOTAL</b>	<b>5822.18</b>			<b>63</b>		

PARKING AREA STATEMENT FOR BLDG.				
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER	
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	2	
REQUIRED PARKING FOR 196 TENEMENTS	196	98	196	
<b>TOTAL</b>	<b>196</b>	<b>98</b>	<b>196</b>	
5% ADDITION PARKING		5	10	
<b>TOTAL</b>	<b>196</b>	<b>103</b>	<b>206</b>	
TOTAL REQ. PARKING	103 X 12.50	206 X 2		
<b>TOTAL AREA</b>	<b>1287.50</b>	<b>412</b>		
<b>TOTAL PROP. PARKING</b>	<b>144 X 12.50</b>	<b>268 X 2</b>		
<b>TOTAL AREA</b>	<b>1800.00</b>	<b>536</b>		
<b>TOTAL PARKING AREA</b>		<b>2336.00</b>		

FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	15267.54
02	NON F.S.I.	
2.1	INCLUSIVE HOUSING	1916.57
2.2	PROJECTION	1474.900
2.3	PARKING AREA OF BLDG.	11046.99
2.4	BASEMENT AREA	0.00
2.5	LIFT/FIRE LIFT AREA	25.10
	ANY OTHER	-
3	3.1 CLUB HOUSE	130.61
	3.2 PODIUM SLAB AREA	0.00
	3.3 SWIMMING POOL AREA	100.00
	3.4 SERVICES (S.T.P., TRANSFORMER, J.G. T etc)	1000.00
	<b>TOTAL NON F.S.I</b>	<b>15694.170</b>
	<b>TOTAL F.S.I. AREA + TOTAL NON F.S.I</b>	<b>30961.710</b>
	(15267.54 + 15694.17)	

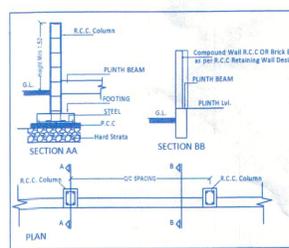
WATER CALCULATION						
For Residential						
WATER REQUIRED AS PER RULE						
NO. OF FLATS X 5 X 135						
196	X	5	X	135	=	132300
ADD FIRE FITTING = 10,000 LTRS. X 4 Bldg = 40,000.00						
TOTAL O/H WATER TANK = 1,32,300 + 40,000 = 1,72,300 LTRS.						
SAY - 1,72,300.00 LTRS.						
SUMP WELL CAPACITY.						
132300	X	1.5	=	198450		
SAY - 1,98,450.00 LTRS.						
ADD FIRE FITTING = 25000 LTRS. X 4 Bldg = 100000 LTRS.						
TOTAL U/G WATER TANK = 1,98,450 + 100000 = 298450 LTRS.						

F.S.I. STATEMENT IN SQ.M. - (WING - E)						
FLOOR	B/UP AREA	LIFT	BUILDING HEIGHT	TENE. NO.		
FIRST FL.	485.020			6		
SECOND FL.	485.020			6		
THIRD FL.	485.020	4.47	18.25 M	6		
FOURTH FL.	485.020			6		
FIFTH FL.	485.020			6		
<b>TOTAL</b>	<b>2425.100</b>			<b>30</b>		



LAYOUT PLAN  
(Scale - 1:500)

Tree Area Calculation :  
1 Tree for 80.00 sq.m.  
Net Plot Area / 80 = 8272.13 / 80 = 103.40 Say 103 No.  
Required Tree = 103  
Proposed = 103



LEGEND	
1. FLOOR FINISH SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED
3. EXISTING WORK SHOWN	THICK GREEN
4. AMENITY SPACE SHOWN	THICK PINK
5. DRAINAGE LINE SHOWN	RED DOTTED
6. WATER MAIN SHOWN	BLACK DOTTED
7. DEMOLISH SHOWN	HATCHED YELLOW

**CUBIX ARCHITECTS ASSOCIATES**  
OFFICE NO. 1 AND 2, ARISTOCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEVADE, PUNE. E-MAIL: cubixarchitects@gmail.com CONTACT NO: 7757043586, 7757043587

**PROJECT :-**  
Proposed building on S.No.248/1/1/2, Village -Lohegaon, Taluka -Haveli, District -Pune - 411014.

**CERTIFICATE OF AREA**  
Confirmed that this 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. NIVASA BUILDCON THRO. PARTNER  
*raahul*  
MR. RAHUL RAM MOHTA

**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/9012777 ]

DATE: 02.02.2024 SCALE: 1:500 DRN BY: REV. DATE: REV. NO.