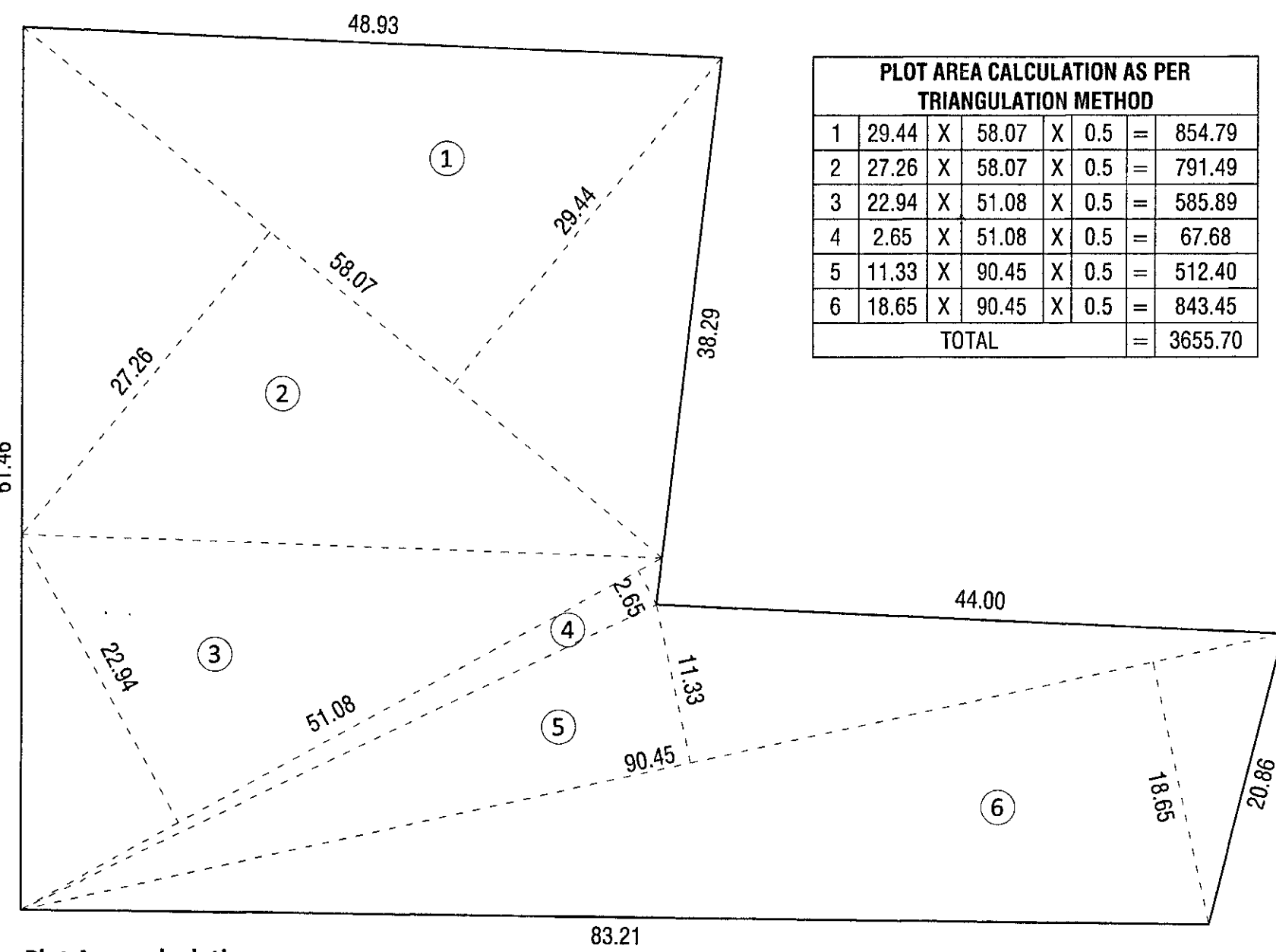
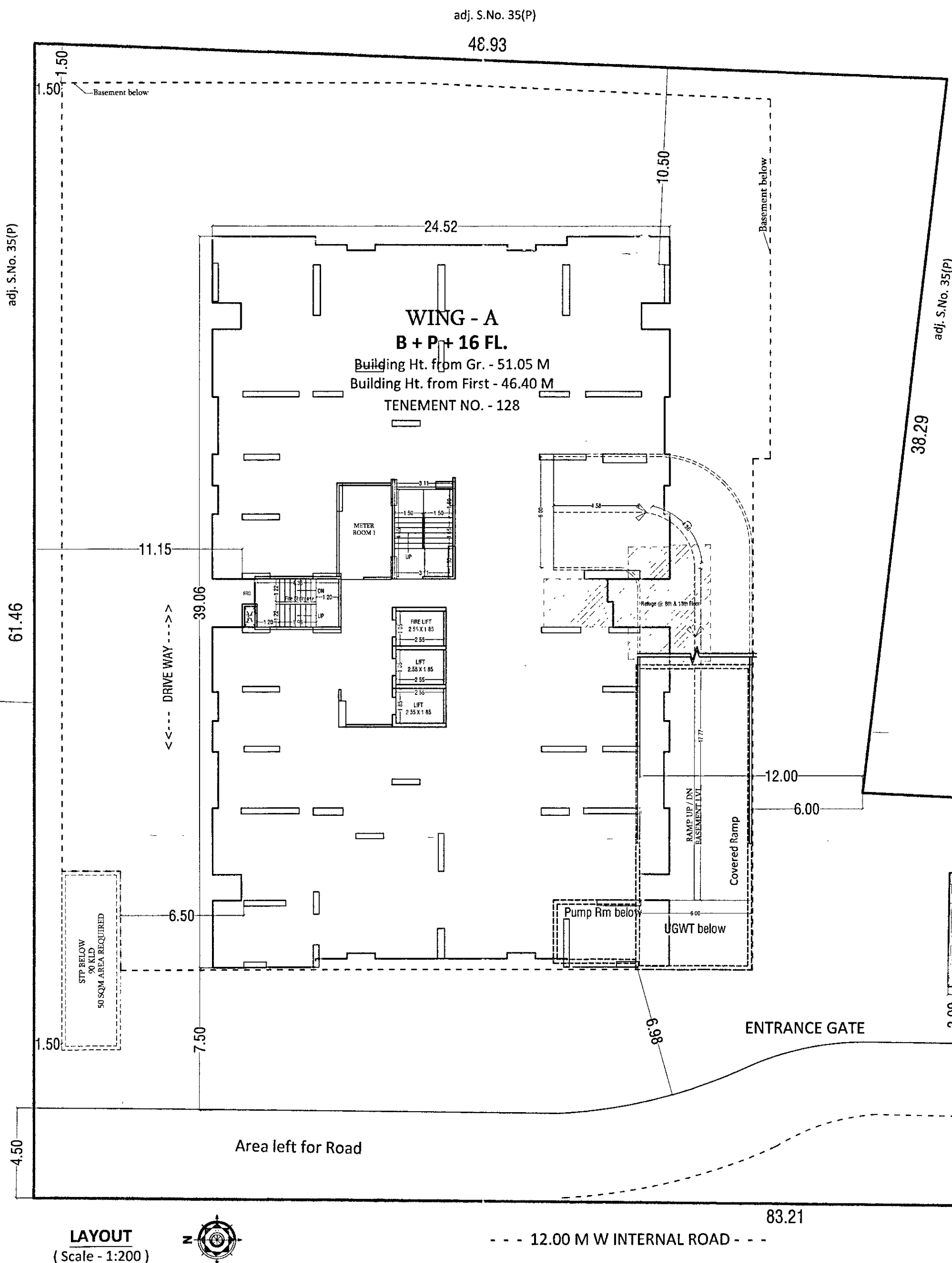




Plot Area calculation as per Triangulation Method (Scale - 1:400)



BUILDINGWISE FSI STATEMENT								
S.NO.	WING	FLOOR	BLDG. HEIGHT	COMM. B/UP AREA	RESI. B/UP AREA	TOTAL B/UP AREA	LIFT AREA	TEN. NO.
1.	Wing - A	B+P+16 FL.	51.05 M.	13323.38	13323.38	14.25	128	
2.	Wing - B	G+2 FL.	12.70 M.	467.41	0	467.41	3.62	0
TOTAL				467.41	13323.38	13790.79	17.87	128.00
TOTAL B/UP AREA =				13790.79				

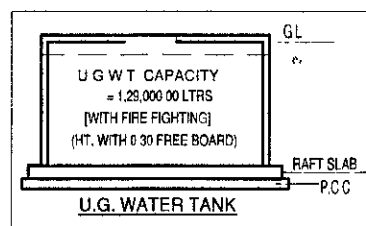
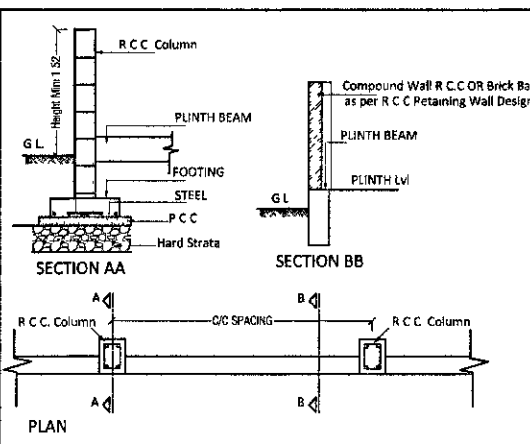
F.S.I. STATEMENT IN SQ.M. (WING B)			
FLOOR	TOTAL B/UP AREA	LIFT AREA	BUILDING HEIGHT from Gr. lvl.
GROUND FL.	90.16		
FIRST FL.	173.77	3.62	12.70 M
SECOND FL.	203.48		
TOTAL	467.41	3.69	

OVER HEAD WATER TANK CALCULATIONS			
NO. OF TENEMENT	PERSONS	WATER/ PERSON	REQUIRED CAPACITY
128	76	45	3420
ADDITIONS FOR FIRE			20000
TOTAL CAP. OF O.H.W.T.			109820
U.G.W.T. CALCULATIONS			
1.50 X CAPACITY OF OVER HEAD WATER TANK			
89820	X	1.50	134730
SAY			135000
ADDITIONS FOR FIRE			75000
TOTAL CAP. OF U.G. W.T.			210000.00

PARKING AREA STATEMENT FOR BLDG.			
PARKING REQUIRED BY RULE	NO. OF TEN.	CAR	SCOOTER
For every 100 sq.m. carpet area or fraction thereof (2 : 6)	395.51	8	24
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	2
REQUIRED PARKING FOR 64 TENEMENTS	64	32	64
1 TENEMENTS HAVING CARPET UP AREA BETWEEN 80.00 TO 150.00 SQ.M.	1	1	1
REQUIRED PARKING FOR 64 TENEMENTS	64	64	64
TOTAL	128	104	152
5% ADDITION PARKING		5	8
TOTAL		109	160
TOTAL REQ. PARKING	109 X 12.50	160 X 2	
TOTAL AREA	1362.50	320.00	
TOTAL PARKING AREA		1682.50	

REQUIRED SCOOTER	160
PROVIDED SCOOTER	48
	112
CORRECTED TO CAR	112/6 = 18.67
REQUIRED CAR	109+19 = 128
REQUIRED CAR PARKING	128
MAX. PERMI. CAR PARKING	128 X 1.50 = 192
PROPOSED CAR PARKING	141

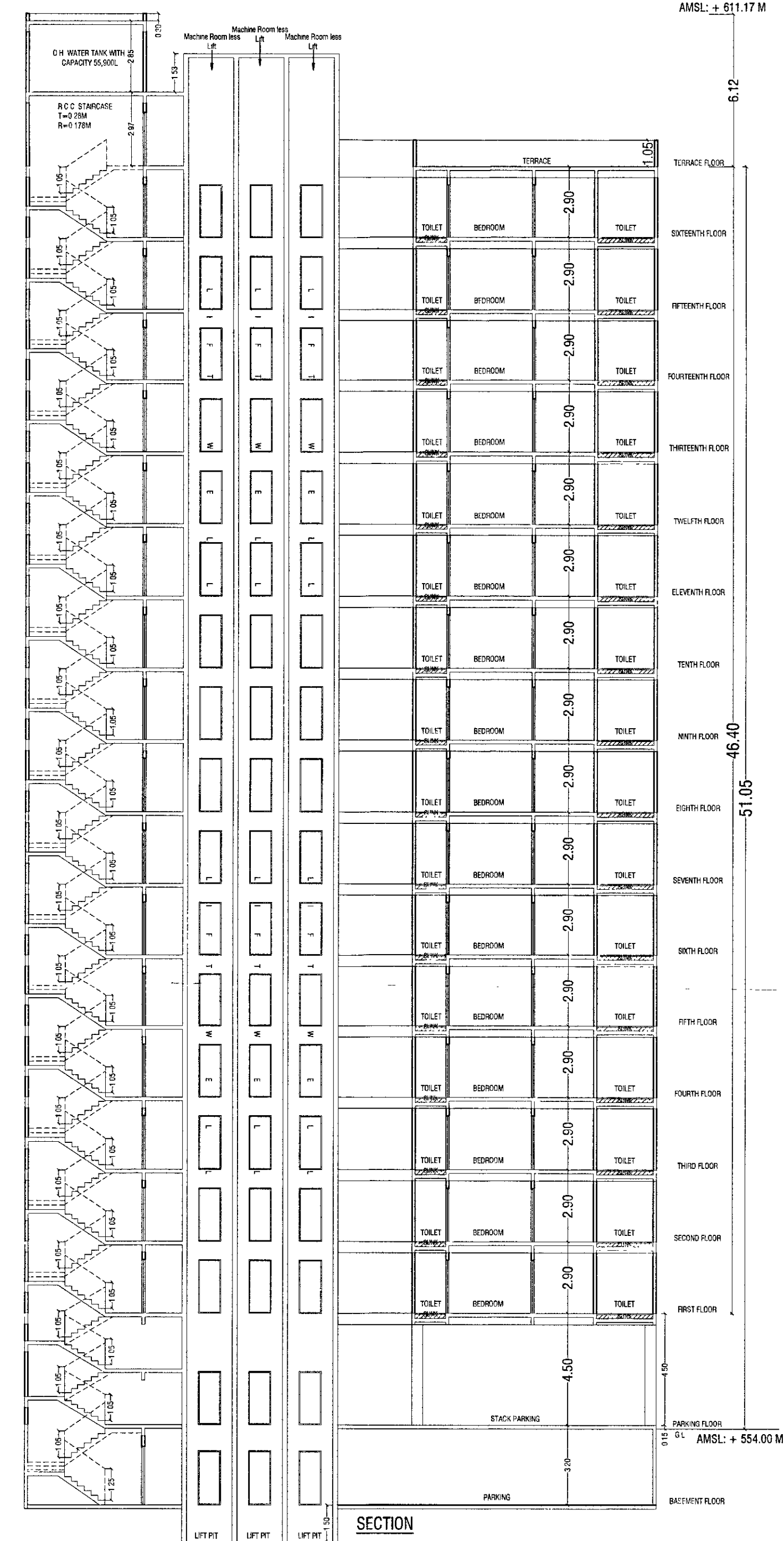
ANCILLARY AREA CALCULATION				
	P LINE AREA	BASIC AREA	Permi. Ancillary Area (60%)	Permi. Ancillary Area (80%)
01 B/UP AREA (COMM)	467.41	259.67	-	207.74
04 B/UP AREA (RESI)	13323.38	8327.11	4996.27	-
Total Permi. Ancillary Area	13790.79	8586.78	4996.27	207.74
Total Permi. Ancillary Area (Resi + Comm)			5204.01	



Occupancy Load Area Calculation	
@ Ground Floor : 66.84 / 3 = 22.28	Say : 22 Person
@ 1st & 2nd Floor : 321.77 / 6 = 53.63	Say : 54 Person
Total Person = 76	

F.S.I. STATEMENT IN SQ.M. - (WING - A)				
FLOOR	B/UP AREA	LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO.
FIRST FL.	834.94		40 - 80	4
SECOND FL.	834.94		80 - 150	4
THIRD FL.	834.94			4
FOURTH FL.	834.94			4
FIFTH FL.	834.94			4
SIXTH FL.	834.94			4
SEVENTH FL.	834.94			4
EIGHTH FL. (Refuge Fl.)	817.11	14.25	51.05 M	4
NINTH FL.	834.94			4
TENTH FL.	834.94			4
ELEVENTH FL.	834.94			4
TWELFTH FL.	834.94			4
THIRTEENTH FL. (Refuge Fl.)	817.11			4
FOURTEENTH FL.	834.94			4
FIFTEENTH FL.	834.94			4
SIXTEENTH FL.	834.94			4
TOTAL	13323.38	14.25		64.00

FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	13790.79
02	NON F.S.I.	
	2.1 INCLUSIVE HOUSING	
	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	500.00
	2.8 REFUGE AREA	80.28
	2.9 PARKING \ AREA	980.00
	2.10 BASEMENT AREA	1650.00
	ANY OTHER	
03	3.1 CLUB HOUSE	0.00
	3.2 SWIMMING POOL AREA	25.00
	3.3 LIFT AREA	17.87
	3.3 FORMED TERRACE AREA	0
	3.4 SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	173.50
	TOTAL NON F.S.I	3426.65
	TOTAL F.S.I. AREA + TOTAL NON F.S.I	17217.44



STAMP OF APPROVAL		01
D.P. Layout		01
This is an accompaniment to this office letter No. DPO. 55/2023 dated 26/12/2023		
 Executive Engineer (B.P/D.P. Zone-I) P.M.C. H-4		
AREA STATEMENT AS PER NEW UDPR - 2020		SQ.M.
1 Area of Plot		3400.00
a) Minimum area of a plot to be considered		3400.00
b) As per ownership document (7/12, CTS extract)		3655.70
c) as per measurement sheet		3400.00
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)		3400.00
4 Amenity Space (If applicable)		0.00
a) Required		0.00
b) Adjustment of 2(b), if any -		0.00
c) Balance Proposed		0.00
5 Net Plot Area (3-(a))		3400.00
6 Recreational Open Space (If applicable)		340.00
a) Required		340.00
b) Proposed		0.00
7 Internal Road Area		0.00
8 Plottable area (If applicable)		0.00
9 Built up area with reference to Basic F.S.I. as per front road width		3740.00
Sr. No. 5 X Basic F.S.I. (3400.00 X 1.10)		3740.00
10 Addition of F.S.I. on Payment of Premium (3400.00 X 0.50)		1700.00
Proposed F.S.I. on Payment of Premium		1700.00
11 In - Situ FSI / TDR loading		0.00
(a) In-Situ are against D.P. road (2.0 X Sr. No. 2(a), if any		0.00
(b) In-Situ are against Amenity Space if handled over		0.00
2.0 or 1.05 X Sr. No. 4(b) and / or (c))		0.00
(c) TDR area (1.40) (3400.00 X 0.90)		3060.00
(d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))		3059.67
12 Additional FSI area under Chapter No. 7		0.00
13 GRHA Five Star / IGRC Platinum or equivalent rating (3% Incentive)		112.20
14 Total entitlement of FSI in the Proposal		8611.87
(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable		5204.01
(b) Ancillary Area FSI upto 60% & 80% with payment of charges		5178.92
(c) Proposed Ancillary Area with payment of charges		13790.79
(d) Total entitlement (a+c)		13815.88
15 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (10% per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)		13815.88
16 Total Built-up Area in proposal (excluding area at S.No. 17a)		13790.79
a) Existing Built up Area		467.41
b) Proposed Commercial Built up Area (as per 'Plane')		13323.38
c) Proposed Residential Built up Area (as per 'Plane')		13790.79
d) Total (a+b)		13790.79
17 F.S.I. Coloured (15/13) (should not be more than serial No. 14 above)		
18 Area for Inclusive Housing, if any		
a) Required (20% of Sr. No. 5)		
b) Proposed		
DESIGN ARCHITECT:		
 OFFICE NO. 1 AND 2, ARISTOCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULU NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com CONTACT NO:- 7757043086, 7757043087		
PROJECT :-		
PROPOSED BUILDING ON OLD S.NO. 35/1A/11, 35/1A/13, 35/1A/17, 36/2A/16, NEW S.NO. 35/36/1A/2A/11/13/16/17, 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.		
Choice Lifestyle Thro' Partner		
Mr. Pranay Arun Agarwal		
Mr. Vipul Ashok Agarwal		
ARCHITECTS		
SANDEEP HARDIKAR & ASSOCIATES ARCHITECTS SIGN.		
ARCHITECTS - INTERIOR DESIGNER		
502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL - 9371236397/ 9371236398 Email- syhardikar@gmail.com.		
AR. SANDEEP HARDIKAR [CA/90/12777]		
DATE	SCALE	DRN BY
17.08.2023	1 : 200	Suhas
REV. DATE	REV. NO.	