

TOTAL F.S.I. STATEMENT IN SQ.M. (WING A, B, C, D & E)

WING	FLOOR	NET B/UP AREA	NET B/UP AREA	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.
		Comm.	Resl.	INCLUSIVE HOUSING		above Gr. Ml. above still Ml.	
A	Gr.Par.+Pod.1+Pod.2+Pod.3+Pod.4+1st To 25th Floor	0	20309.78	0.00	14.79	91.65 M 85.65 M	136
B	Gr.Par.+Pod.1+Pod.2+Pod.3+Pod.4+1st Floor	0	839.21	0.00	14.79	19.65 M 13.65 M	5
C	Gr.Par.+Pod.1+Pod.2+Pod.3+Pod.4+1st Floor	0	839.21	0.00	14.79	19.65 M 13.65 M	5
D	Par.+1st To 11th Floor	0.00	0.00	5189.06	7.22	34.80 M 31.90 M	87
E	Bas.+Gr.+ Mezz. Floor	652.42	0.00	0.00	19.00	6.70 M 0	0
TOTAL		652.42	21988.20	5189.06	70.59		233
TOTAL B/UP AREA		22640.62					

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

FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.
	RESI.	from Gr. Ml.	from Gr. Ml.	80 to 150
1ST FLOOR	839.21			3
2ND FLOOR	839.21			6
3RD FLOOR	839.21			5
4TH FLOOR	764.73			6
5TH FLOOR	839.21			6
6TH FLOOR	839.21			6
7TH FLOOR	839.21			6
8TH FLOOR	839.21			6
9TH FLOOR	764.73			5
10TH FLOOR	839.21			6
11TH FLOOR	839.21			6
12TH FLOOR	839.21			6
13TH FLOOR	839.21			6
14TH FLOOR	764.73			5
15TH FLOOR	839.21			6
16TH FLOOR	839.21			6
17TH FLOOR	839.21			6
18TH FLOOR	839.21			6
19TH FLOOR	764.73			5
20TH FLOOR	839.21			6
21ST FLOOR	839.21			6
22ND FLOOR	839.21			6
23RD FLOOR	839.21			6
24TH FLOOR	764.73			5
25TH FLOOR	541.14			5
TOTAL	20309.78	14.79		136

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

FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.	TENE. NO.
	Mhada		from Gr. Ml.	30 to 40	40 to 80
FIRST FL.	475.63			6	2
SECOND FL.	475.63			6	2
THIRD FL.	475.63			6	2
FOURTH FL.	475.63			6	2
FIFTH FL.	475.63			6	2
SIXTH FL.	475.63			6	2
SEVENTH FL.	475.63			6	2
EIGHTH FL.	432.76			5	2
NINTH FL.	475.63			6	2
TENTH FL.	475.63			6	2
ELEVENTH FL.	475.63			6	2
TOTAL	5189.060	7.220		65	22

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

FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.	TENE. NO.
	RESI.		from Gr. Ml.	80 to 150	
1ST FLOOR	839.21	14.79	19.65 M-6.00=13.65M	5	
TOTAL	839.21	14.79		5	

WATER CALCULATION WING-A

For Residential  
WATER REQUIRED AS PER RULE NO. OF PERSON X 135  
136 X 5 X 135 = 91800

ADD FIRE FITTING = 20000 X 1 = 20,000 LTRS.

TOTAL = 91800 + 20000 = 111800 LTRS.

SAY, 1,12,000 LTRS.

SUMP WELL CAPACITY.  
91800 X 1.5 = 137700.00

ADD FIRE FITTING = 75,000

TOTAL = 137700 + 75000 = 2,12,700 LTRS.

WATER CALCULATION WING-D INCLUSIVE HOUSING

For Residential  
WATER REQUIRED AS PER RULE NO. OF PERSON X 135  
87 X 5 X 135 = 58725

ADD FIRE FITTING = 20000 LTRS.

TOTAL = 58725 + 20000 = 78725.00 LTRS.

SAY, 79,000.00 LTRS.

SUMP WELL CAPACITY.  
58725 X 1.5 = 88087.500

ADD FIRE FITTING = 50000

TOTAL = 88,088.00 + 50,000 = 1,38,088.00 LTRS.

WATER CALCULATION WING-E

For Commercial  
WATER REQUIRED AS PER RULE NO. OF PERSON X 45  
185 X 45 = 8325

ADD FIRE FITTING = --

TOTAL = 8500 LTRS.

SUMP WELL CAPACITY.  
8325 X 1.5 = 12487.50

ADD FIRE FITTING = --

TOTAL = 12,500 LTRS.

OCCUPANCY LOAD AREA CALCULATIONS

1. For Shops @ Gr. & Mezz. Fl. 652.42 X 85 = 554.56 carpet

No. of persons 554.56 / 3 = 185

Total Persons For Shops = 185 Persons

F.S.I. STATEMENT IN SQ.M. (WING E)

FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	SHOPS/OFFICE NO.
	Comm.		from Gr. Fl.	
GROUND FL.	502.25	19.00	6.70 M	4
MEZZANINE FL.	150.17			
TOTAL	652.42	19.00		4

TOTAL PARKING AREA STATEMENT FOR WING A, B, C, D & E

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
(SHOPS) FOR EVERY 100 SQ.M. CARPET AREA & PART THERE OF REQUIRED PARKING FOR CARPET AREA 554.56	100.00	2	6
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M. REQUIRED PARKING FOR 146 TENEMENTS	146	146	146
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M. REQUIRED PARKING FOR 22 TENEMENTS	22	11	22
2 TENEMENTS HAVING CARPET AREA 30-40 SQ.M. REQUIRED PARKING FOR 65 TENEMENTS	65	33	65
TOTAL	233.00	202	269
5% ADDITION PARKING		10	13
TOTAL		212	282
TOTAL REQ. PARKING	212 X 12.50	282 X 2.00	
TOTAL AREA	2650.000	564.000	
TOTAL PARKING AREA		2457.000	

ANCILLARY AREA CALCULATION

P.LINE AREA	BASIC AREA	Permit Ancillary Area (50%)	Permit Ancillary Area (80%)
01 B/UP AREA (COMM)	652.42	326.21	289.96
02 B/UP AREA (RES)	21988.200	10994.100	17590.560
Total Permit Ancillary Area	22640.620	14100.08	17880.52

WATER CALCULATION WING-B & C

For Residential  
WATER REQUIRED AS PER RULE NO. OF PERSON X 135  
10 X 5 X 135 = 6750

ADD FIRE FITTING = --

TOTAL = 6750 LTRS.

SAY, 6750 LTRS.

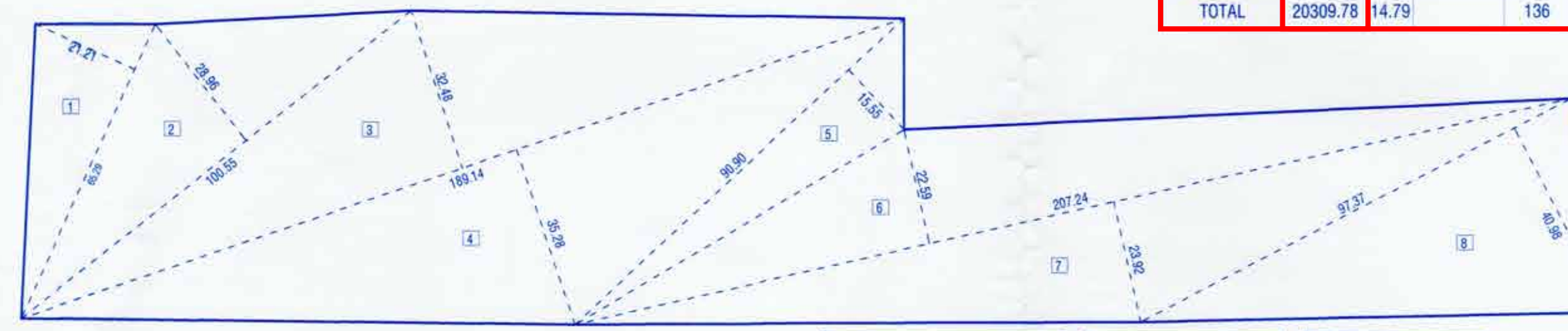
SUMP WELL CAPACITY.  
6750 X 1.5 = 10125.00

ADD FIRE FITTING = --

TOTAL = 10,125 LTRS.

FSI + NON FSI AREA STATEMENT FOR EC

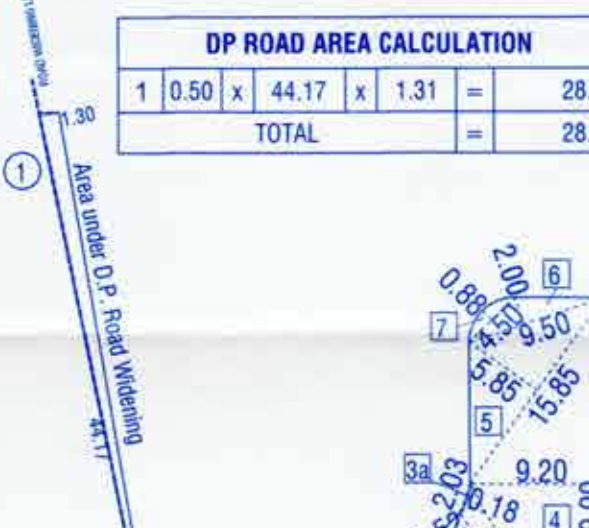
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	22640.62
02	NON F.S.I.	-
2.1	INCLUSIVE HOUSING	5189.06
2.2	PROJECTION	500.00
2.3	REFUGE AREA	445.27
2.4	PARKING + PODIUM SLAB AREA	39500.00
2.5	BASEMENT AREA	2650.00
ANY OTHER	-	-
03	3.1 CLUB HOUSE	239.57
	3.2 SWIMMING POOL AREA	79.71
	3.3 LIFT AREA	70.59
	3.4 SERVICES (S.T.P., TRANSFORMER, J.G.T. etc)	1500.00
	TOTAL NON F.S.I.	50174.20
	TOTAL F.S.I. AREA + TOTAL NON F.S.I.	72814.82



PLOT AREA CALCULATION (Scale - 1:1000)

DP ROAD AREA CALCULATION

1 0.50 x 44.17 x 1.31 = 28.93
TOTAL = 28.93



OPEN SPACE - 1 (Scale - 1:1000)

OPEN SPACE AREA CALCULATION

OPEN SPACE - 1
1 0.50 x 38.35 x 18.95 = 363.37
2 0.50 x 38.35 x 8.86 = 169.89
3 0.50 x 30.50 x 8.07 = 123.11
TOTAL = 656.37

OPEN SPACE - 2 & 3 (Scale - 1:1000)

OPEN SPACE AREA CALCULATION

OPEN SPACE - 2 & 3
1 0.50 x 22.00 x 8.90 = 97.90
2 0.50 x 22.00 x 12.80 = 140.80
3 0.50 x 15.12 x 3.05 = 23.05
4 0.50 x 17.00 x 4.50 = 38.25
TOTAL = 300.00

OPEN SPACE - 4 (Scale - 1:1000)

OPEN SPACE AREA CALCULATION

OPEN SPACE - 4
1 0.50 x 26.53 x 13.52 = 179.34
2 0.50 x 26.53 x 8.08 = 107.18
3 0.50 x 20.74 x 5.23 = 54.23
TOTAL = 340.75

REFUGE AREA

FLOOR	AREA
1 A WING	401.550
2 D WING	43.720
3 TOTAL	445.270

GREEN OPEN SPACE on Ground

Green Area	Area
1 Green Area 1	398.50
2 Green Area 2	201.50
TOTAL	600.00

Additional Green Area - 2 (Scale - 1:1000)

Additional Green Open Space Area - 2

1 0.50 x 26.69 x 15.10 = 201.50
---------------------------------

PLOT AREA STATEMENT IN SQ.M.

1 PLOT AS PER DEMARCATION	= 16077.65
2 PLOT AS PER SITE	= 16077.65
3 PLOT AS PER 7/12	= 16000.00

Recreational Open Space (10%)

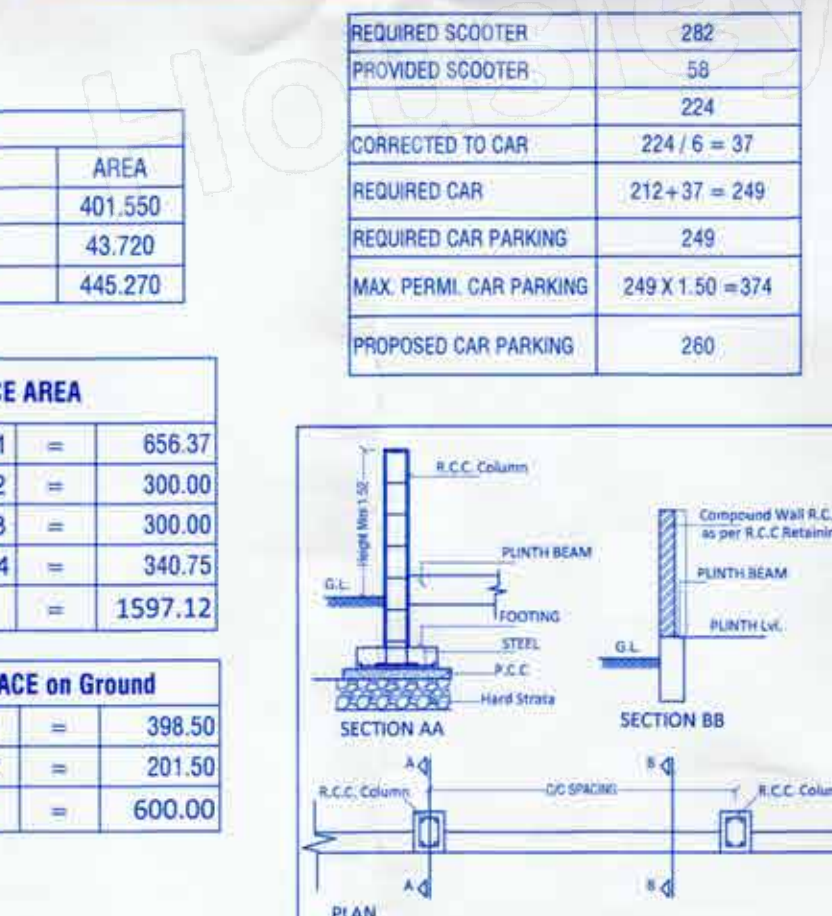
Open Space	Area
1 Open Space - 1	= 656.37
2 Open Space - 2	= 300.00
3 Podium Open Space - 3	= 300.00
4 Open Space - 4	= 340.75
TOTAL	= 1597.12

Green Open Space (10% on Ground)

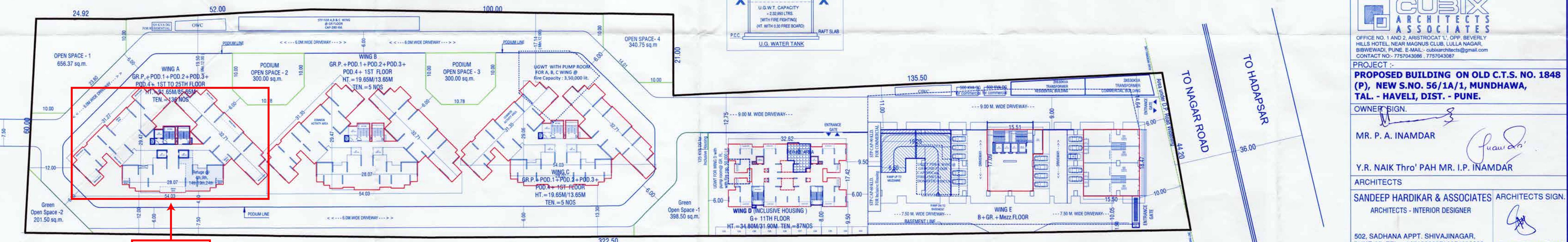
Open Space	Area
1 Open Space - 1	= 656.37
2 Open Space - 4	= 340.75
3 Green Open Space - 1	= 398.50
4 Green Open Space - 2	= 201.50
TOTAL	= 1597.12

DEDUCT

3a 3/2 x 2.03 x 0.18 = 0.25
TOTAL = 398.50



D.P. Location Proposed Site



LAYOUT PLAN (SCALE 1:500)

Area - 2068.70 Sq.mts

STAMP OF APPROVAL 01 18

LAYOUT

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 55/95/2/1/2014

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION

AREA STATEMENT SQ.M.

1 Area of Plot (Minimum area of a,b,c to be considered)	= 16000.00
a) As per ownership document (7/12, CTS extract)	= 16000.00
b) as per measurement sheet	= 16077.65
c) as per site	= 16077.65

2 Deductions for

a) Road widening Area	= 0.00
b) Proposed D.P. Road widening Area	= 28.93
c) Any Reservation Area	= 0.00
Total (a+b+c)	= 28.93

3 Balance Area of Plot (1-2)

4 Amenity Space (if applicable)

a) Required	= 0
b) Adjustment of 2(b), if any -	= 0.00
c) Balance Proposed (Amenity Proposed in Reservation Area)	= 0.00

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

6 Recreational Open Space (if applicable)

a) Required	= 1597.12
b) Proposed	= 1597.12

7 Internal Road Area

8 Plottable area (if applicable)

9 Built up area with reference to Basic F.S.I. as per front road width (15971.07 X 1.10)

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

a) Maximum permissible premium FSI - based on road width	= 8000.00
b) Proposed FSI on Payment of Premium 16000X0.50 = 8000	= 0.00

11 In-Situ FSI / TDR Loading

a) In-Situ area against D.P. road [2.0 x Sr. No. 2(b), if any 28.93x2 = 2.0 or 1.85 x Sr. No. 4(b) and / or (c)] (0.0X 2.00)	= 0.00
b) Required TDR area (Sr. No. 5 x 1.40)	= 0.00
c) Total in situ / TDR loading proposed (11(a)+(b)+(c))	= 0.00

12 Additional FSI area under Chapter No. 7 (Additional GRHA Three star IGBC Silver or equivalent rating 5% incentive FSI)

13 Total entitlement of FSI in the Proposal

a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	= 17568.18
b) Permi. Ancillary Area FSI up to 60% & 80% with payment of charges	= 8535.54
c) Prop. Ancillary Area FSI up to 60% & 80% with payment of charges	= 5072.44
(d) Total entitlement (a+c)	= 22640.62

14 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

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

a) Existing Built up Area	= 0.00
b) Proposed Built up Area Comm. (as per 'Pline')	= 0.00
c) Proposed Built up Area Resi. (as per 'Pline')	= 22640.62
d) Total (a+b+c)	= 22640.62

16 F.S.I. Consumed (15/13c) should not be more than serial No. 4 above

a) Required (20% of Sr. No. 9) (3513.64+1453.48)	= 4967.12
b) Proposed (3735.58+1453.48)	= 5189.06

NOTE:

INCLUSIVE HOUSING FOR S.NO. 85/4, C.T.S. No. 1552 (P) = 1453.48 sq.m. & C.T.S. 1848 (P) = 3735.58 sq.m., PROPOSED IN THIS PLOT.

CERTIFICATE OF AREA

SIGNATURE OF LICENCED ARCHITECTS/ENGINEERS

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO. 1 AND 2, ARISTOCROAT 1, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BUNWADI, PUNE. E-MAIL: cubixarchitects@gmail.com CONTACT NO. - 775043086, 775043087

PROJECT :-

PROPOSED BUILDING ON OLD C.T.S. NO. 1848 (P), NEW S.NO. 56/1A/1, MUNDHAWA, TAL. - HAVELI, DIST. - PUNE.

OWNER SIGN:

MR. P. A. INAMDAR

Y.R. NAIK Thro' PAH MR. I.P. INAMDAR

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 REV. DATE REV. NO

01.04.2024 1:500 DRN BY REV. DATE REV. NO 0