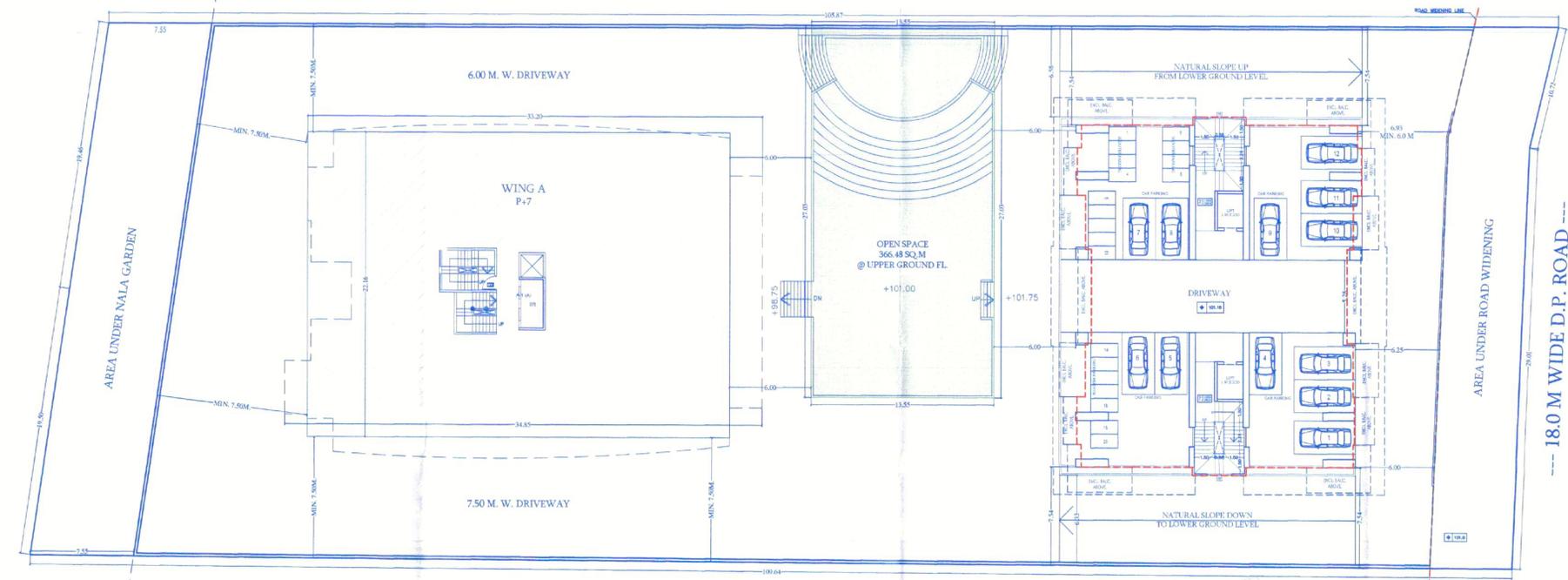


PROJECT

PROPOSED RESIDENTIAL BUILDING ON S.NO.57/1, H.NO. 1/9-10, AT BAVDHAN, PUNE.

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/1193/23 DATE 24/08/2023  
 Building Inspector Deputy Engineer Building Development Department



LAYOUT / UPPER GROUND FLOOR PLAN SCALE 1:200

TOTAL PARKING AREA STATEMENT FOR WING B

PARKING REQUIRED BY RULE	NO. OF TENEMENTS	CAR	SCOOTER
2 TENEMENTS HAVING CARPET AREA 40-80 SQ.M	2	1	2
REQUIRED PARKING FOR 2 TENEMENTS	2	1	2
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M	1	1	1
REQUIRED PARKING FOR 39 TENEMENTS	39	39	39
TOTAL		40	41
5% ADDITION PARKING		2	2
TOTAL REQ. PARKING		42	43
TOTAL PROP. PARKING		42	43
TOTAL REQ. PARKING		525.00	66.00
TOTAL PROPOSED AREA		525.00	66.00
TOTAL PARKING AREA		611.00	

FSI STATEMENT

FLOORS	B/U AREA
1ST FLOOR	522.69
2ND FLOOR	522.69
3RD FLOOR	522.69
4TH FLOOR	522.69
5TH FLOOR	522.69
6TH FLOOR	522.69
7TH FLOOR	522.69
8TH FLOOR (REFUGE)	508.32
9TH FLOOR	522.69
10TH FLOOR	522.69
11TH FLOOR	193.28
TOTAL	5405.84

WATER CALCULATION FOR WING B FOR RESIDENTIAL

WATER REQUIRED AS PER RULE NO. OF TENEMENTS X 5 X 135

41 X 5 X 135 = 27675

SAY, 30,000 + 20,000 FIRE = 50,000 LTRS

SUMP WELL CAPACITY:

30,000 X 1.5 = 45000.00

TOTAL CAPACITY - 45,000.00 + 1,00,000 = 1,45,000 LTRS.

T.D.R. STATEMENT

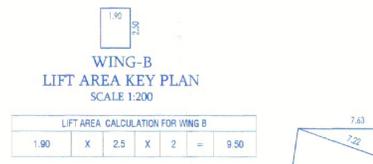
1	T.D.R. ORIGINATED FROM DRC NO.	=	DRC NO. 004209
2	T.D.R. TO BE USED ON SITE	=	S. NO. 57/1, H. NO. 9+10
3	AREA OF T.D.R. TO BE USED	=	978.18

EXISTING WING A- PARKING CALCULATIONS

AREA	CAR	SCOOTER	CYCLE
REQUIRED PARKING 2 TENEMENTS OF CARPET AREA 40 SQ.M TO 80 SQ.M	2	4	2
PROVIDED PARKING 32 TENEMENTS OF CARPET AREA 40 SQ.M TO 80 SQ.M	32	64	32
5% VISITORS PARKING	2	4	2
TOTAL	34	68.00	34.00

ANCILLARY AREA CALCULATION

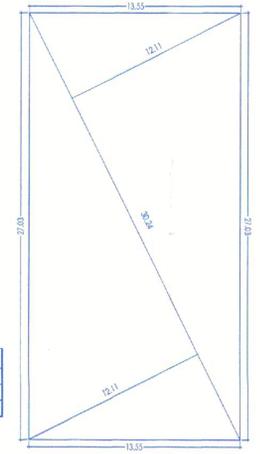
	P LINE AREA	BASIC AREA	PER. ANCILLARY AREA (50%)	PROP. ANCILLARY AREA
1	BUP AREA (RESI)	5405.84	3411.82	2047.09
				1994.02



ROAD WIDENING AREA KEY PLAN SCALE 1:200

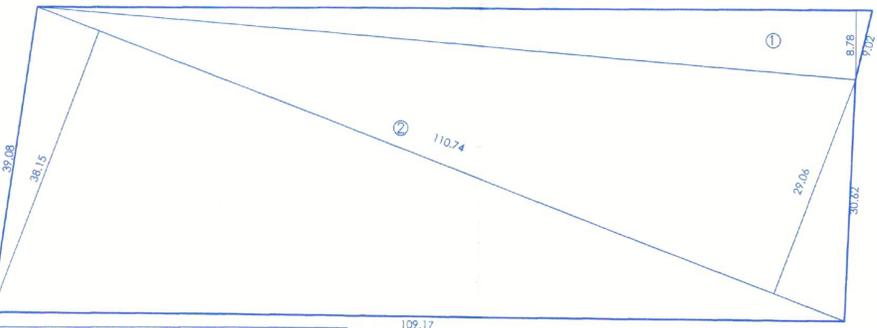
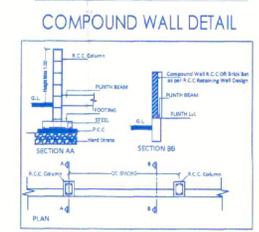
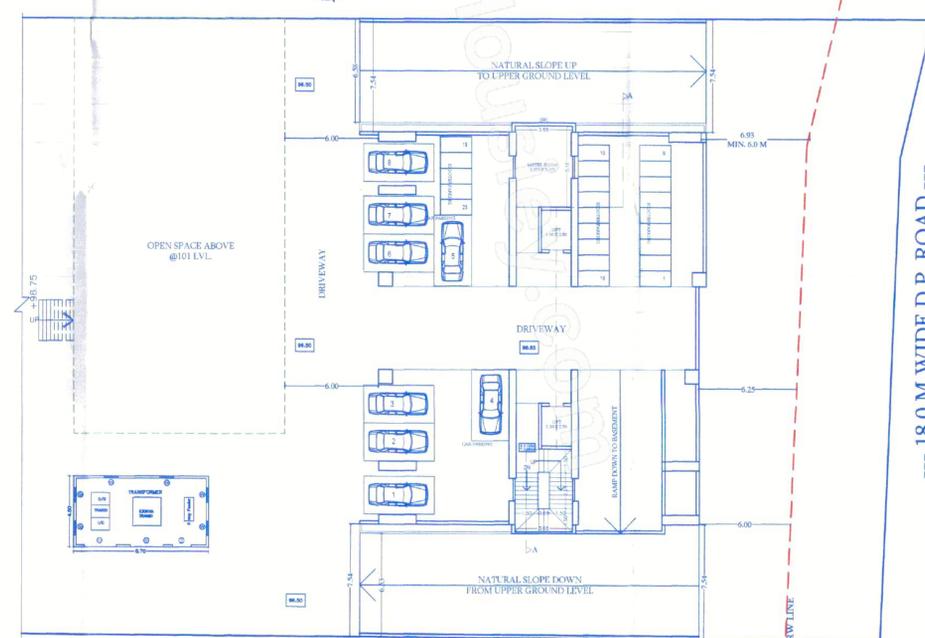
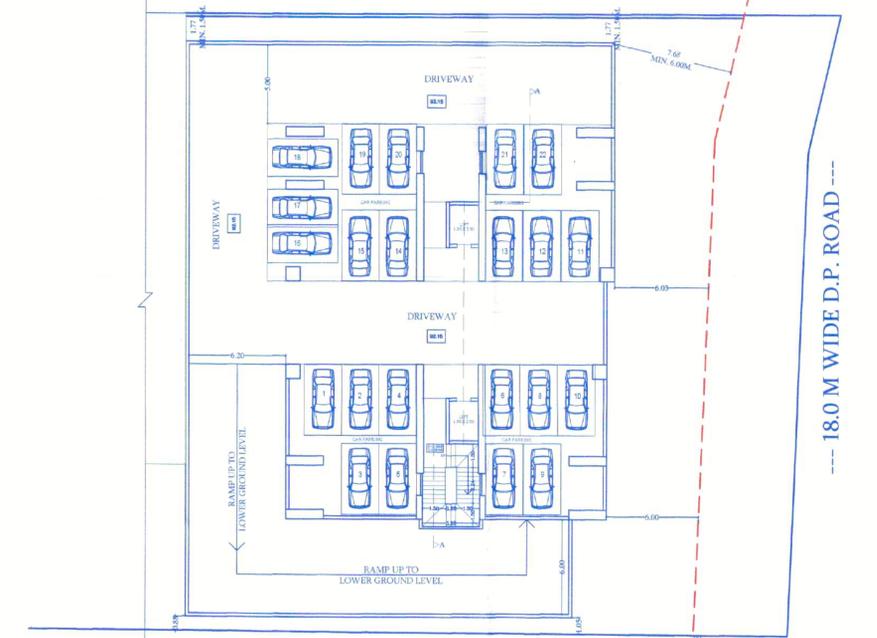
ROAD WIDENING AREA CALCULATION

A.	ADDITION
1]	11.320 X (4.33+4.73) X 0.50 = 51.28
2]	30.604 X (5.81+5.93) X 0.50 = 179.65
TOTAL	= 230.93



OPEN SPACE AREA CALCULATION

A.	ADDITION
1]	30.24 X (12.12+12.12) X 0.50 = 366.51
TOTAL	= 366.51



PLOT AREA CALCULATION

A.	ADDITION
1]	106.890 X 8.780 X 0.50 = 469.25
2]	110.740 X (29.06+38.15) X 0.50 = 3721.42
TOTAL	= 4190.66

AREA STATEMENT

S. NO.	DESCRIPTION	AREA IN SQ.M.
1	AREA OF PLOT AS PER MEASUREMENT SHEET AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	
2	MINIMUM AREA CONSIDERED AS PER AMALGAMATION SHEET	4186.00
3	REDUCTIONS FOR	
a)	PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING	230.93
b)	AREA UNDER NALA GARDEN	292.18
c)	TOTAL (a+b)	523.11
4	BALANCE AREA OF PLOT (1-2)	3662.89
5	AMENITY SPACE (IF APPLICABLE)	0.00
a)	REQUIRED	
b)	ADJUSTMENT OF 2(b), IF ANY-	0.00
6	BALANCE PROPOSED-	
a)	BALANCE PROPOSED D-	0.00
b)	ADJUSTMENT OF 2(b), IF ANY-	0.00
7	NET PLOT AREA (3-4 (c))	3662.89
8	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a)	REQUIRED	366.28
b)	PROPOSED	366.28
9	TRANSFORMER	36.00
10	INTERNAL ROAD AREA	0.00
11	PROTECTABLE AREA (IF APPLICABLE)	0.00
12	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8 & BASIC F.S.I.) (1.50)	4029.18
13	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
a)	MINIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ T.D.R. ZONE (D.50)	2093.00
b)	PROPOSED FSI ON PAYMENT OF PREMIUM (D.26%)	543.43
14	IN-SITU FSI / TDR LOADING	
a)	IN-SITU AREA AGAINST D.P. ROAD (2.0XSR. NO.2(a)), IF ANY	461.86
b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.0 OR 1.85 X SR. NO. 4 (B) AND / OR (C))	0.00
c)	IN-SITU AGAINST NALA GARDEN	0.00
d)	PERMISSIBLE T.D.R. AREA (0.90)	3305.54
e)	PROPOSED T.D.R. AREA (0.26%)	978.18
f)	TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c)+(d)+(e))	1440.04
15	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	0.00
16	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	0.00
a)	(1) 9 + 10(b)+(11)(d) OR 12 WHICHEVER IS APPLICABLE.	6012.65
b)	EXISTING BUILT UP	2600.83
c)	BALANCE AREA (6012.65-2600.83) = 3411.82	3411.82
d)	ANCILLARY AREA FSI (FOR RESIDENTIAL 60%) WITH PAYMENT OF CHARGES, (3411.82 X 0.60 = 2047.09)	2047.09
e)	TOTAL ENTITLEMENT	8059.75
17	NET PERMISSIBLE FSI P - LINE AREA	
a)	EXISTING BUILT UP AREA	2600.83
b)	PROPOSED P-LINE AREA FOR RESIDENTIAL	5405.84
c)	PROPOSED RESIDENTIAL MAIN FSI	3411.82
d)	PROPOSED RESIDENTIAL ANCILLARY FSI (60%)	1994.02
e)	TOTAL (a+b+c)	8006.67
18	F.S.I. CONSUMED (15/13) SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.	
19	AREA FOR INCLUSIVE HOUSING, IF ANY	
a)	REQUIRED (20% OF SR. NO. 5)	
b)	PROPOSED	

DESIGN ARCHITECT:

**CUBIX ARCHITECTS ASSOCIATES**

OFFICE NO. 1 AND 2 ANTRICCAT 1, OPP. BEVERLY HILLS HOTEL, NEAR MANJUS CLUB, LULUA NAGAR, BHIRWADI, PUNE. E-MAIL: cubixarchitects@gmail.com CONTACT NO. 775042008 - 775042009

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON --- 8 --- DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. ACT.

SIGNATURE OF LICENCED ARCHITECTS/ ENGINEERS

OWNER SIGN:

**RISHI WASH REALITY THROUGH MR. JAYWANT JAGTAP**

ARCHITECTS

**Swati Mangale**  
 LIC No. 2012  
 SWATI MANGALE  
 LICENSED ARCHITECT  
 CHOICE ARCADE,  
 DHOLE PATIL ROAD, PUNE-411001

DATE: 22/08/2023 SCALE: 1:100 DRN BY: S.M. REV: R-8