



18.0 M WIDE ROAD

LAYOUT PLAN (Scale - 1:500)

Triangulation (Scale - 1:500)

Triangle	Area
A-01	3765.68
A-02	3372.12
Total (PLOT)	7137.80

WATER REQUIRED STATEMENT		
FOR COMMERCIAL GROUND FLOOR = 0.00 / 3 = 0.00		
0.00 X 45 Lit = 0.00 Lit		
REMAINING FLOOR = 0.00 / 8 = 0.00		
0.00 X 45 Lit = 0.00 Lit		
TOTAL COMM. REQUIRED = 0.00 Lit		
FOR RESIDENTIAL TENEMENTS = 110 NOS		
110 X 5 (Person) = 550 Persons		
550 Persons X 135 Lit / Person / Day = 74250.00 Lit		
Total Comm + Resi = 0.00 + 74250.00 Lit		
Total Overhead Water Tank Capacity Req = 74250.00 Lit		
U.G.W.Tank Capacity Req = 74250.00 X 1.50 = 111375.00 Lit		
Total Underground W.Tank Capacity Req = 111375.00 Lit		

TANK	RESI+COMM	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	74250.00	80000.00
	FIRE REQUIREMENT	50000.00	50000.00
	TOTAL	124250.00	130000.00
UGWT	Resi+Comm	111375.00	115000.00
	FIRE REQUIREMENT	150000.00	150000.00
	TOTAL	261375.00	265000.00

REFUGE AREA REQUIRED STATEMENT (WING- E)		
No of Tenements Considered For Refuge Area i.e. (02 Consecutive Floors +01 Refuge Floor (Including)=Total 03 Floors (If each Floor Have 6 Tenements)		
03 Floors X 6 Tenements = 18 Tene X 5 Persons = 90 Persons	90 Persons X 0.30 sq.m./per person = 27.00 sq.m. (each Refuge Area)	

REFUGE AREA STATEMENT (NEW)			
BUILDING NAME	FLOOR	REQ.	PROP.
(WING-E)	8TH FLOOR	27.00	36.06
	13TH FLOOR	27.00	36.06

REFUGE AREA REQUIRED STATEMENT (WING- C)		
No of Tenements Considered For Refuge Area i.e. (02 Consecutive Floors +01 Refuge Floor (Including)=Total 03 Floors (If each Floor Have 6 Tenements)		
03 Floors X 4 Tenements = 12 Tene X 5 Persons = 60 Persons	60 Persons X 0.30 sq.m./per person = 18.00 sq.m. (each Refuge Area)	

REFUGE AREA STATEMENT (NEW)			
BUILDING NAME	FLOOR	REQ.	PROP.
(WING-C)	8TH FLOOR	18.00	22.46

FORM OF STATEMENT - 1				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
WING-A	N/A	N/A	N/A	N/A
WING-B	N/A	N/A	N/A	N/A
WING-C-MHADA	N/A	N/A	N/A	N/A
WING-D	N/A	N/A	N/A	N/A
WING-E	N/A	N/A	N/A	N/A

FORM OF STATEMENT - 3						
AREA DETAILS OF APARTMENT						
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT (ENC. BALCONY)	OPEN BALCONY	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
(WING-C)	TYPICAL 1-2,3,4,5 & 7TH FLOOR	101.201.301.401	56.38	6.91	7.12	0.00
		501.601.701	49.95	3.45	6.71	0.00
		MHADA-102.202.302	49.95	3.45	6.71	0.00
		402.502.602	49.95	3.45	6.71	0.00
(WING-E)	TYPICAL 1-2,3,4,5 & 7TH FLOOR	101.201.301.401	56.38	6.91	7.12	0.00
		501.601.701	49.95	3.45	6.71	0.00
		MHADA-102.202.302	49.95	3.45	6.71	0.00
		402.502.602	49.95	3.45	6.71	0.00



Proportionate Plot Area For Wing C, D & E=3070.39

BUILT-UP AREA STATEMENT				
SURRENDER FOR MHADA AREA				
BUILDING NO.	FLOOR NAME	COMM FSI AREA	RESI FSI AREA	TENEMENT
(WING-C + MHADA BLDG)	GROUND PARKING FLOOR	0.00	0.00	0
	FIRST FLOOR	0.00	187.22	2
	SECOND FLOOR	0.00	187.22	2
	THIRD FLOOR	0.00	187.22	2
	FOURTH FLOOR	0.00	187.22	2
	FIFTH FLOOR	0.00	187.22	2
	SIXTH FLOOR	0.00	187.22	2
	SEVENTH FLOOR	0.00	187.22	2
(WING-E)	GROUND PARKING FLOOR	0.00	0.00	0
	FIRST FLOOR	0.00	187.22	2
	SECOND FLOOR	0.00	187.22	2
	THIRD FLOOR	0.00	187.22	2
	FOURTH FLOOR	0.00	187.22	2
	FIFTH FLOOR	0.00	187.22	2
	SIXTH FLOOR	0.00	187.22	2
	SEVENTH FLOOR	0.00	187.22	2

FORM OF STATEMENT - 2				
[SR. NO. 9 (a)] PROPOSED BUILDING				
BUILDING NO.	FLOOR NO.	COMM FSI AREA	RESI FSI AREA	TENEMENT
(WING-A)	BASMENT-2 FLOOR	0.00	0.00	0
	BASMENT-1 FLOOR	0.00	0.00	0
	GROUND PARKING FLR	0.00	46.54	0
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	46.54	0
(WING-B)	BASMENT-2 FLOOR	0.00	0.00	0
	BASMENT-1 FLOOR	0.00	0.00	0
	GROUND PARKING FLR	0.00	0.00	0
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	0.00	0
(WING-C)	BASMENT-2 FLOOR	0.00	0.00	0
	BASMENT-1 FLOOR	0.00	0.00	0
	GROUND PARKING FLR	0.00	0.00	0
	FIRST FLOOR	0.00	147.31	2
	SECOND FLOOR	0.00	147.31	2
	THIRD FLOOR	0.00	147.31	2
	FOURTH FLOOR	0.00	147.31	2
	FIFTH FLOOR	0.00	147.31	2
(WING-D)	BASMENT-2 FLOOR	0.00	0.00	0
	BASMENT-1 FLOOR	0.00	0.00	0
	GROUND PARKING FLR	0.00	0.00	0
	TERRACE FLOOR	0.00	0.00	0
	TOTAL	0.00	0.00	0
(WING-E)	BASMENT-2 FLOOR	0.00	0.00	0
	BASMENT-1 FLOOR	0.00	0.00	0
	GROUND PARKING FLR	0.00	0.00	0
	FIRST FLOOR	0.00	562.65	6
	SECOND FLOOR	0.00	562.65	6
	THIRD FLOOR	0.00	562.65	6
	FOURTH FLOOR	0.00	562.65	6
	FIFTH FLOOR	0.00	562.65	6

Sanction FSI For Wing C, D, & E 2683.59+1056.18+7256.13 =10995.90

PARKING CALCULATION (NEW)						
TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS)	BY RULE	REQD.
RESIDENTIAL	30-40	2	0	1	0	2
RESIDENTIAL	40-80	2	110	1	55	110
COMMERCIAL (SHOP)	0.00	100	9	2	-	6
TOTAL REQD (NOS)					55	110
TOTAL REQD AREA					687.50	220.00
TOTAL PROP. AREA					907.50	sq.m
5% VISITORS PARKING (907.50 Resi.)					45.37	sq.m
TOTAL REQUIRED AREA					952.87	sq.m
TOTAL PROPOSED AREA					3825.00	sq.m

PARKING STATEMENT			
REQUIRED PARKING	PROPOSED PARKING	COVERED	OPEN
CAR	55	304	28
SCOOTER	110	0	0

REQUIRED ELECTRICAL VEHICLE PARKING	
55 CAR X 20% = 11	
TOTAL REQUIRED CAR = 11 CAR	

COMPOSITE PARKING	
NOTE: 6 SCOOTER CONVERT IN 1 CAR	
REQUIRED SCOOTER = 110 ÷ 6 = 18.33	
SCOOTER CONVERT IN CAR = 19	

MAHADA AREA STATEMENT	
MIN. REQ. AREA	1397.61
PROP. AREA	1429.59
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	15

## STAMP OF APPROVAL

Sanctioned No. B.P/ Ravet/162/2024  
Subject to conditions mentioned in the  
Office Order No.  
aven dated 04/07/2024  
Pimpri  
Date 04/07/2024



Q. C. Signed by  
City Engineer

City Engineer  
Building Permission Dept.  
PCMC., Pimpri, Pune-18.

A) AREA STATEMENT	SQ. M.
1. AREA OF PLOT (minimum area of a, b, c to be considered)	7137.80
(a) As per ownership document (712, cts extract)	8000.00
(b) As per measurement sheet	7137.80
(c) As per site	7137.80
2. DEDUCTIONS FOR	
(a) Proposed D.P./ Road Widening Area/ Service Road / Highway Widening	785.00
(b) Any D.P. Reservation Area	0.00
TOTAL (a-b)	785.00
3. BALANCE AREA OF PLOT (1-2)	6352.80
4. AMENITY SPACE (If Applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4 (C))	6352.80
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) Required -	635.28
(b) Proposed -	636.00
7. INTERNAL ROAD AREA	0.00
8. PLOTABLE AREA (If Applicable)	0.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (6352.80 X 1.10)	6988.08
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) Maximum Permissible Premium FSI - Based On Road Width / TOD Zone.	3568.90
(b) Proposed FSI On Payment Of Premium.	0.00
11. IN-SITU FSI / TDR LOADING	
(a) In-Situ Area Against D.P. Road [2.0 x sr. no. 2 (a)], if any	1609.25
(b) In-Situ Area Against Amenity Space If Handled Over [2.00 or 1.85 x Sr. No. 4 (b) and for (c)]	0.00
(c) TDR Area	0.00
(d) Total In-Situ / TDR Loading Proposed (11 (a)+(b)+(c) )	1609.25
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	8556.67
(a) [9 = 1000 + 1100] or 12 whichever is Applicable.	8556.67
(b) Ancillary Area FSI Up To 80% Or 80% (Sr No 13a-Sr.No.15a) 8556.67 X 0.80 = 5134.00 sq.m. perm	0.00
(c) Total Entitlement (a+b)	8556.67
14. Maximum Utilization Limit Of F.S.I. (Building Potential) Permissible As Per Road Width (As Per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 As Applicable) x 1.5 or 1.8	1.76
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17.B)	
(a) Existing Built-Up Area	
i) Completed.	0.00
ii) Residential	0.00
iii) Commercial	0.00
iv) Excess Balcony Area	0.00
(b) Proposed Built-Up Area (As Per P-Line)	
i) Completed.	0.00
ii) Residential	8556.67
iii) Commercial	0.00
(c) Total (a+b)	8556.67
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE).	0.999
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) Required (MHADA)(20% of sr.no.5)	1397.61
(b) Proposed (MHADA)	1429.59

CERTIFICATE OF AREA

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.

(Name & signature of architect/ licensed engineer/ supervisor.)

LEGEND

PLOT BOUNDARY SHOWN BLACK  
PROPOSED WORK SHOWN RED  
DRAINAGE LINE SHOWN RED DOTTED  
WATERLINE SHOWN BLACK DOTTED  
EXISTING TO BE RETAINED HATCHED  
DEMOLITION SHOWN HATCHED YELLOW

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO. 1 AND 2, ARISTOCAT L, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, HIRYARWADI, PUNE - 411017. Email: cubixarchitects@gmail.com  
CONTACT NO. - 7757043085 - 7757043087

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME: Shree. Daulat Pandurang Bhandave through P.O.A holder M/s. Dolphin Realty through partner Mr. Dinesh S. Gupta

PROJECT: SURVEY NO. : 139/2/1 & 139/2/2/1 (P) HISA NO. : PLOT NO. : CT'S NO. : DESCRIPTION: REGULAR TRACK, VILLAGE- RAVET

ARCHITECT: YOGESH S. MANAKSHI Shop No 5/6 The Wood Society Wakad, Pune 411017 Email: vastushali@gmail.com

JOB NO. : DRG NO. : SCALE : 1:100 DRAWN BY : CHECKED BY : INWARD NO. : DATE : 24 JUNE 2024 KEY NO. : SHEET NO. : 01 / 8