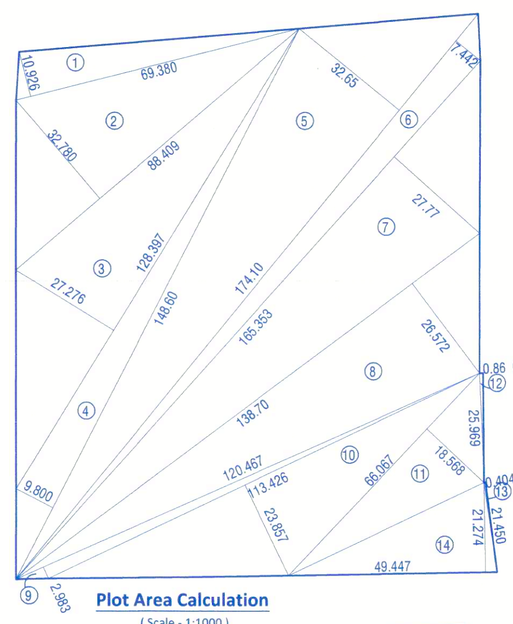
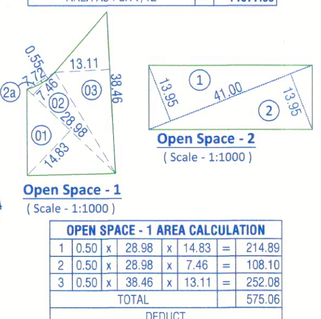
Designed by ZWCAD Academic Version



Plot Area Calculation
(Scale - 1:1000)

PLOT AREA CALCULATION							
1	0.50	x	69.380	x	10.926	=	379.02
2	0.50	x	88.409	x	32.780	=	1449.02
3	0.50	x	128.397	x	27.276	=	1751.08
4	0.50	x	148.600	x	9.800	=	728.14
5	0.50	x	174.100	x	32.650	=	2842.18
6	0.50	x	174.100	x	7.442	=	647.83
7	0.50	x	170.000	x	27.770	=	2360.45
8	0.50	x	138.700	x	26.572	=	1842.77
9	0.50	x	120.467	x	2.963	=	179.68
10	0.50	x	113.426	x	23.857	=	1353.00
11	0.50	x	66.067	x	18.568	=	613.37
12	0.50	x	25.969	x	0.860	=	11.17
13	0.50	x	21.450	x	0.404	=	4.33
14	0.50	x	49.447	x	21.274	=	525.97
			TOTAL			=	**14688.00**
			AREA AS PER 7/12			=	**14677.00**



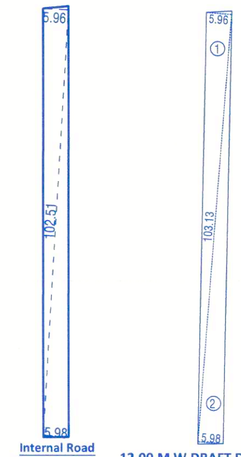
Open Space - 1
(Scale - 1:1000)

Open Space - 2
(Scale - 1:1000)

OPEN SPACE - 1 AREA CALCULATION							
1	0.50	x	28.98	x	14.83	=	214.89
2	0.50	x	28.98	x	7.46	=	108.10
3	0.50	x	38.46	x	13.11	=	252.08
			TOTAL				575.06
			DEDUCT				
2a	½	x	7.72	x	0.55	=	2.83
			TOTAL			=	**572.23**

OPEN SPACE - 2 AREA CALCULATION							
1	0.50	x	41.00	x	13.95	=	285.98
2	0.50	x	41.00	x	13.95	=	285.98
			TOTAL			=	**571.95**

TOTAL OPEN SPACE AREA			
1	OPEN SPACE -1	=	572.23
2	OPEN SPACE -2	=	571.95
	TOTAL	=	**1144.18**

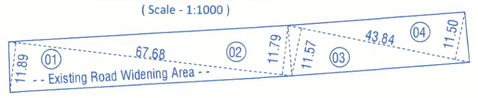


Internal Road Area Calculation
(Scale - 1:1000)

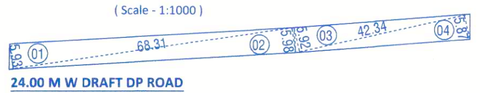
INTERNAL ROAD AREA CALCULATION							
1	0.50	x	102.51	x	5.96	=	305.48
2	0.50	x	102.51	x	5.98	=	306.50
			TOTAL			=	**611.98**

12.00 M W DRAFT DP ROAD AREA CALCULATION

12.00 M W DRAFT DP ROAD AREA CALCULATION							
1	0.50	x	103.13	x	5.96	=	307.33
2	0.50	x	103.13	x	5.98	=	308.36
			TOTAL			=	**615.69**



Existing Road Widening Area Calculation
(Scale - 1:1000)



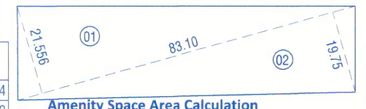
24.00 M W DRAFT DP ROAD AREA CALCULATION

36.00 M W PROPOSED DP ROAD AREA CALCULATION

EXISTING ROAD AREA CALCULATION							
1	0.50	x	67.68	x	11.89	=	402.36
2	0.50	x	67.68	x	11.79	=	398.97
3	0.50	x	43.84	x	11.57	=	253.61
4	0.50	x	43.84	x	11.50	=	252.08
			TOTAL			=	**1307.03**

PROPOSED 24.00 M DRAFT DP ROAD AREA CALCULATION							
1	0.50	x	68.31	x	5.93	=	202.54
2	0.50	x	68.31	x	5.95	=	203.22
3	0.50	x	42.34	x	5.92	=	125.33
4	0.50	x	42.34	x	5.87	=	124.27
			TOTAL			=	**655.36**

PROPOSED 36.00 M W R.P. ROAD AREA CALCULATION							
1	0.50	x	67.83	x	5.964	=	202.27
2	0.50	x	67.83	x	5.98	=	202.81
3	0.50	x	42.72	x	5.93	=	126.66
4	0.50	x	42.72	x	5.87	=	125.38
			TOTAL			=	**657.12**



Amenity Space Area Calculation
(Scale - 1:1000)

AMENITY AREA CALCULATION							
1	0.50	x	83.10	x	21.556	=	895.66
2	0.50	x	83.10	x	19.75	=	820.61
			TOTAL			=	**1716.28**

TOTAL F.S.I. STATEMENT IN SQ.M. - (WING - A3, A4, A5, A6 & A7)

BLDG. / WING	FLOOR	RESI. B/UP AREA			TOTAL B/UP AREA	PERMI. BALC.	PROP. BALC.	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT	TENT. NO.
		COMM.	RESI.	MHADA	RESI. + COMM							from Gr. lvl.	
WING - A3	B+L.Gr.+U.Gr.+Mezz.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00 M	0
WING - A4	B+L.Gr.+U.Gr.+Mezz.+14th	-	6505.39	0.00	6505.39	975.81	943.85	256.35	261.15	9.50	3.61	48.90 M	87
WING - A5	B+L.Gr.+U.Gr.+Mezz.+10th	0.00	772.73	2347.73	3120.46	468.07	391.79	170.90	154.80	4.75	3.61	37.50 M	50
WING - A6	B+L.Gr.+U.Gr.+Mezz.+14th	0.00	6310.43	0.00	6310.43	946.56	909.92	256.35	261.15	9.50	3.61	48.90 M	84
WING - A7	B+L.Gr.+U.Gr.+Mezz.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00 M	0
TOTAL		**0.00**	**13588.55**	**2347.73**	**15936.28**	**2390.44**	**2245.56**	**683.60**	**677.10**	**23.75**	**10.83**		**221.00**
TOTAL B/UP AREA		**13588.55**			0.00	0.00	0.00	0.00	0.00	0.00	0.00		0

F.S.I. STATEMENT IN SQ.M. - (WING A4)

FLOOR	TOTAL B/UP AREA Resi.	PERMI. BALC.	PROP. BALC.	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40-80
MEZZ. FL.	327.24	49.09	47.61	17.09	17.41	9.50	3.61	48.90 M	4
FIRST FL.	462.92	69.44	46.36	17.09	17.41				5
SECOND FL.	441.69	66.25	66.18	17.09	17.41				6
THIRD FL.	441.69	66.25	66.18	17.09	17.41				6
FOURTH FL.	441.69	66.25	66.18	17.09	17.41				6
FIFTH FL	441.69	66.25	66.18	17.09	17.41				6
SIXTH FL.	441.69	66.25	66.18	17.09	17.41				6
SEVEN FL.	441.69	66.25	66.18	17.09	17.41				6
EIGHT FL.	428.32	64.25	60.95	17.09	17.41				6
NINE FL.	441.69	66.25	66.18	17.09	17.41				6
TENTH FL.	441.69	66.25	66.18	17.09	17.41				6
ELEVENTH FL.	441.69	66.25	66.18	17.09	17.41				6
TWLETH FL.	428.32	64.25	60.95	17.09	17.41				6
THIRTEENTH FL.	441.69	66.25	66.18	17.09	17.41				6
FOURTEENTH FL.	441.69	66.25	66.18	17.09	17.41				6
TOTAL	6505.39	975.81	943.85	256.35	261.15	9.50	3.61	48.90 M	87.00

WATER CALCULATION						
For Residential:						
WATER REQUIRED AS PER RULE NO. OF PERSON X 135						
221	X	5	X	135	=	149175
ADD FIRE FITTING = 20000 X 3 = 60,000.00 LTRS.						
		149175	+	60000	=	0
SAY, 2,10,000 LTRS.						
SUMP WELL CAPACITY.						
149175	X	1.5			=	223762.50
SAY, 2,24,000.00 LTRS.						
ADD FIRE FITTING = 75000 X 3 BLDG. = 2,25,000.00						
224000	+	225000			=	449000
TOTAL = 4,49,000 LTRS.						

PARKING AREA STATEMENT FOR BLDG PERMISSION				
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER	CYCLE
Residential 3 tenements having built-up area between 50 to 100sq.m	3	1	3	3
REQUIRED PARKING FOR 221 TENEMENTS	221	74	221	221
TOTAL	221	74	221	221
50% ADDITION PARKING		37	111	111
TOTAL		111	331	331
TOTAL REQ. PARKING		111 X 12.50	331X 2.00	331 X 0.70
TOTAL AREA		1387.50	662	231.70
TOTAL PARKING AREA			=	2281.20
PROPOSED PARKING AREA				2281.20

F.S.I. STATEMENT IN SQ.M. - (WING A5)

FLOOR	B/UP AREA Resi.	B/UP AREA MHADA	TOTAL B/UP AREA Resi + Mhada	PERMI. BALC.	PROP. BALC.	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40-80
MEZZ. FL.	parking		0.00	0.00	0.00	0.00	0.00	4.75	3.61	37.50 M	50
FIRST FL.	322.11		322.11	48.32	30.61	17.09	15.48				5
SECOND FL.		313.54	313.54	47.03	39.38	17.09	15.48				5
THIRD FL.		313.54	313.54	47.03	39.38	17.09	15.48				5
FOURTH FL.		313.54	313.54	47.03	39.38	17.09	15.48				5
FIFTH FL.		313.54	313.54	47.03	39.38	17.09	15.48				5
SIXTH FL.		313.54	313.54	47.03	39.38	17.09	15.48				5
SEVENTH FL.		313.54	313.54	47.03	39.38	17.09	15.48				5
EIGHTH FL.		296.55	296.55	44.48	40.64	17.09	15.48				5
NINETH FL.	143.60	169.94	313.54	47.03	39.38	17.09	15.48				5
TENTH FL.	307.02		307.02	46.05	44.88	17.09	15.48				5
TOTAL	772.73	2347.73	3120.46	468.07	391.79	170.90	154.80	4.75	3.61	37.50 M	50

F.S.I. STATEMENT IN SQ.M. - (WING A6)

FLOOR	TOTAL B/UP AREA Resi.	PERMI. BALC.	PROP. BALC.	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40-80
MEZZ. FL.	132.28	19.84	13.68	17.09	17.41	9.50	3.61	48.90 M	1
FIRST FL.	462.92	69.44	46.36	17.09	17.41				5
SECOND FL.	441.69	66.25	66.18	17.09	17.41				6
THIRD FL.	441.69	66.25	66.18	17.09	17.41				6
FOURTH FL.	441.69	66.25	66.18	17.09	17.41				6
FIFTH FL	441.69	66.25	66.18	17.09	17.41				6
SIXTH FL.	441.69	66.25	66.18	17.09	17.41				6
SEVEN FL.	441.69	66.25	66.18	17.09	17.41				6
EIGHT FL.	428.32	64.25	60.95	17.09	17.41				6
NINE FL.	441.69	66.25	66.18	17.09	17.41				6
TENTH FL.	441.69	66.25	66.18	17.09	17.41				6
ELEVENTH FL.	441.69	66.25	66.18	17.09	17.41				6
TWLETH FL.	428.32	64.25	60.95	17.09	17.41				6
THIRTEENTH FL.	441.69	66.25	66.18	17.09	17.41				6
FOURTEENTH FL.	441.69	66.25	66.18	17.09	17.41				6
TOTAL	6310.43	946.56	909.92	256.35	261.15	9.50	3.61	48.90 M	84.00

FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	15936.28
02	NON F.S.I.	-
	2.1 BALCONY AREA	2245.22
	2.2 PASSAGE AREA	0
	2.3 REGULAR STAIR CASE	683.60
	2.4 FIRE STAIR CASE	677.10
	2.5 TERRACE AREA	0
	2.6 FORMED TERRACE AREA	-
	2.7 DRY BALCONY	0
	2.8 PROJECTION	-
	2.9 REFUGE AREA	91.49
	2.10 PARKING AREA OF BLDG.	2281.20
	2.11 BASEMENT PARKING AREA	4917.00
	2.12 PODIUM AREA	13499.98
	ANY OTHER (RAMP)	0
3	3.1 CLUB HOUSE	0.00
	3.2 LIFT AREA	34.58
	3.4 SERVICES (S.T.P , TRANSFORMER ,U.G. T etc)	1000.00
	TOTAL NON F.S.I	25430.17
0	TOTAL F.S.I. AREA + TOTAL NON F.S.I (15936.28 + 25430.17)	**41366.45**

STAMP OF APPROVEL

B.P. LAY OUT

01 / 13

Approved as amended in.....
subject to conditions mentioned in Annexure 'A'
of letter No. BHA/C.R. No. 2022/0172/23 dated
S. No/G. No. 0/13 No. 93-2022
Dated 26/09/2023

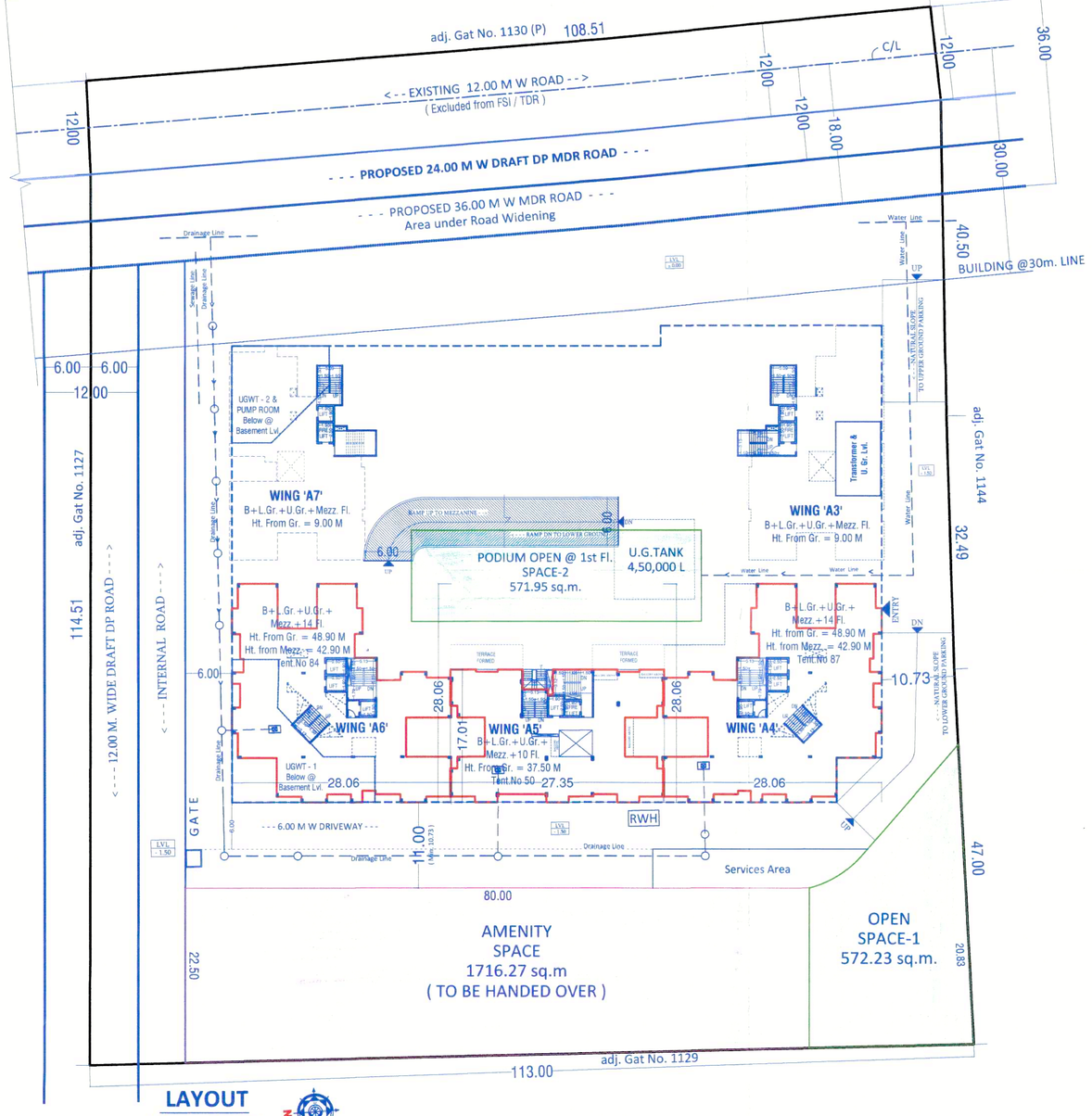
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

Pune Metropolitan Regional Development Authority PMRDA

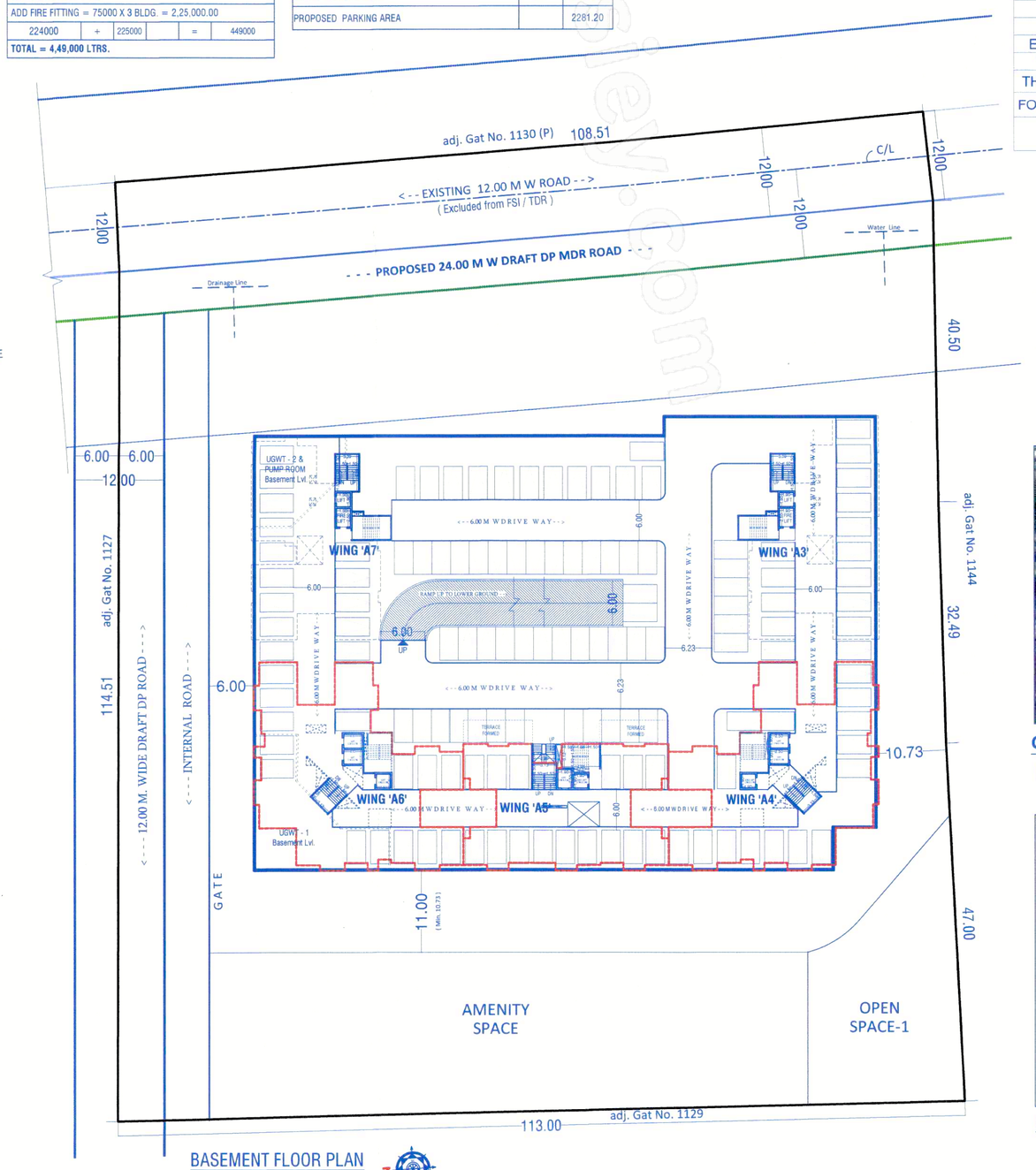
PLOT AREA AS PER 7/12 : 14677.00 SQ.M.
PLOT AREA AS PER DEMARCATION : 14686.00 SQ.M.
MINIMUM PLOT AREA : 14677.00 SQ.M.

A	AREA STATEMENT (sq.m.)		PREVIOUSLY SANCTIONED	NEWLY PROPOSED
1	Area of Plot Minimum area of a,b,c,to be considered)	=	14677.00	14677.00
	a) As per ownership document (7/12, CTS extract)	=	14677.00	14677.00
	b) as per measurement sheet	=	14688.00	14688.00
	c) as per site	=	14677.00	14677.00
2	Deductions for	=		
	a) Area under 12.00 M W Existing Road Widening (excluded from FSI / TDR)	=	1307.03	1307.03
	b) Area under 36.00 M W R.P. Road Widening		657.12	657.12
	c) Area under 24.00 M W Draft DP Road Widening		655.36	655.36
	d) Area under 12.00 M W Draft DP Road Widening		615.69	615.69
	e) Any Reservation Area	=	0.00	0.00
	Total (a+b+c+d)	=	3235.20	3235.20
3	Gross Area of Plot (1-2)	=	11441.80	11441.80
4	Recreational Open Space	=		
	a) Required (10%)	=	1144.18	1144.18
	b) Proposed	=	1144.18	1144.18
5	Amenity Space	=		
	a) Required 15% (for Residential),20% (for Industrial)	=	1716.27	1716.27
	b) Proposed	=	1716.27	1716.27
6	Service road and Highway widening	=	0.00	0.00
7	Internal Road area	=	611.98	611.98
9	Net Area of Plot [3-5b]	=	**9725.53**	**9725.53**
10	Built up area with reference to Basic F.S.I. as per front road width 9725.53 X 1.20)	=	11670.64	11670.64
11	Addition of area for F.S.I.	=		
	a) In-situ area against Road widening (1312.48 X 2)	=	0.00	0.00
	b) In-situ area against Amenity Space	=	0.00	0.00
	c) Premium FSI area (subject to maximum of 0.2 of s.no. 9)	=	0.00	1945.11
	d) TDR area	=	0.00	0.00
	(Total of a+b+c+d+e)	=	0.00	0.00
12	Total area available (10+11)	=	**11670.64**	**13615.74**
13	Maximum utilization of F.S.I. Permissible as per Road width as per Regulation no. 15.4)	=	**11670.64**	**19451.06**
14	Total Built-up Area in proposal (excluding area at S.No. 16b)	=	**11475.60**	**13588.55**
	a) Existing Built up Area	=		
	b) Proposed Commercial Built up Area	=	513.34	0.00
	c) Proposed Residential Built up Area	=	10962.26	13588.55
	d) Excess Balcony area counted in F.S.I.	=		
	e) Excess Double Height Terraces area counted in F.S.I.	=		
15	F.S.I. Cosumed (14/13)	=	0.98	1.00
16	Area for Inclusive Housing, if any	=		
	a) Required (20% of sr. no. 10)	=	2334.13	2334.13
	b) Proposed	=	2347.73	2347.73

LEGEND		
1. PLOT BOUNDRY SHOWN	THICK BLACK	
2. PROPOSED WORK SHOWN	THICK RED	
3. OPEN SPACE SHOWN	THICK GREEN	
4. AMENITY SPACE SHOWN	THICK PINK	
5. DRAINAGE LINE SHOWN	RED DOTTED	
6. WATERLINE SHOWN	BLACK DOTTED	
7. DEMOLISH SHOWN	HATCHED YELLOW	

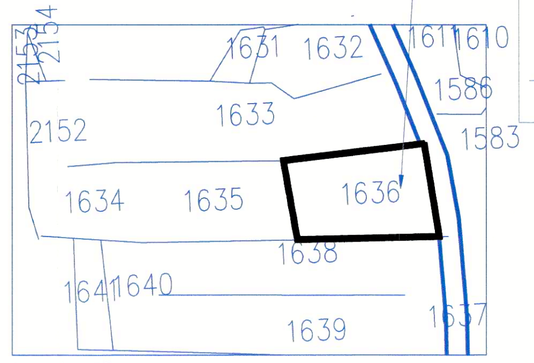


LAYOUT
(Scale - 1:500)

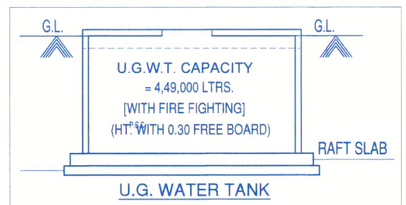


BASEMENT FLOOR PLAN
(Scale - 1:500)

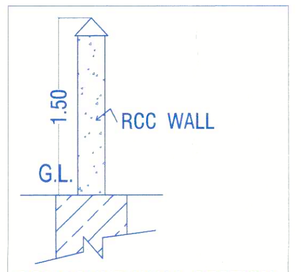
GOOGLE MAPS
(Scale 1:400)



Location Plan



U.G. WATER TANK



COMPOUND WALL SECTION

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087

PROJECT :-

REVISED COMMERCIAL + RESIDENTIAL BUILDING ON GAT.NO. (OLD-1636) NEW 1130 (P), VILLAGE - WAGHOLI , TAL.- HAVELI, 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.

SIGN OF ARCHITECT

OWNER SIGN.

M/S. TRIAA LIFESPACES LLP THRO'
MR. SHYAMALAL P. GOEL & OTHERS

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 /90/12777]

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
15.05.2023	1 : 500	PRASHANT		

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