Designed by ZWCAD Academic Version

BUILDING WISE FSI STATEMENT

S.NO.	WING	FLOOR	BLDG. HEIGHT (avg.)	COMM. B/UP AREA	RESI. B/UP AREA	INCLUSIVE HOUSING B/UP AREA	TOTAL B/UP AREA	LIFT AREA	FIRE LIFT AREA	TEN. NO.
1.	A	L.G + U.G. + 13 Fl.	44.75 M.	0.00	8339.28	0.00	8339.28	8.36	3.61	78
2.	B	L.G + U.G. + 13 Fl.	44.75 M.	0.00	7134.45	0.00	7134.45	8.36	3.61	78
3.	C	L.G + U.G. + 13 Fl.	44.75 M.	0.00	2252.05	3934.59	6186.64	8.36	3.61	78
4.	D	L.G + U.G. + 13 Fl.	44.75 M.	0.00	8339.28	0.00	8339.28	8.36	3.61	78
5.	E	L.G + U.G. + 13 Fl.	44.75 M.	0.00	8339.28	0.00	8339.28	8.36	3.61	78
6.	F	L.G + U.G. + 13 Fl.	44.75 M.	0.00	7134.45	0.00	7134.45	8.36	3.61	78
7.	G	L.G + U.G. + 13 Fl.	44.75 M.	0.00	7134.45	0.00	7134.45	8.36	3.61	78
8.	H	L.G + U.G. + 13 Fl.	44.75 M.	0.00	8339.28	0.00	8339.28	8.36	3.61	78
TOTAL				**0.00**	**57012.52**	**3934.59**	60947.11	**66.88**	**28.88**	**624.00**
9.	COMM.	3B+L.G + Gr +Mezz.+ 6 Fl.	26.10 M.	9196.21	0	0.00	9196.21	8.87	5.12	0
TOTAL				**9196.21**	**0.00**	**0.00**	**70143.32**	**75.75**	**34.00**	**0.00**
TOTAL B/UP AREA =					**66208.73**					

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

FLOOR	RESI. B/UP AREA	LIFT AREA	BUILDING HEIGHT from (Avg. Gr. Lvl.)	BUILDING HEIGHT above Stilt Fl.	TENE. NO. 40-80
FIRST FL.	645.04				6
SECOND FL.	645.04				6
THIRD FL.	645.04				6
FOURTH FL.	645.04				6
FIFTH FL.	645.04				6
SIXTH FL.	645.04	8.36 + 3.61 (FL)	44.75 M	39.65 M	6
SEVENTH FL.	645.04				6
EIGHTH FL.	621.92				6
NINTH FL.	645.04				6
TENTH FL.	645.04				6
ELEVENTH FL.	645.04				6
TWELFTH FL.	621.92				6
THIRTEENTH FL.	645.04				6
TOTAL	8339.28	11.97			78

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

FLOOR	RESI. B/UP AREA	LIFT AREA	BUILDING HEIGHT from (Avg. Gr. Lvl.)	BUILDING HEIGHT above Stilt Fl.	TENE. NO. 40-80
FIRST FL.	533.47				6
SECOND FL.	533.47				6
THIRD FL.	533.47				6
FOURTH FL.	533.47				6
FIFTH FL.	533.47				6
SIXTH FL.	533.47	8.36 + 3.61 (FL)	44.75 M	39.65 M	6
SEVENTH FL.	533.47				6
EIGHTH FL.	528.14				6
NINTH FL.	533.47				6
TENTH FL.	533.47				6
ELEVENTH FL.	533.47				6
TWELFTH FL.	528.14				6
THIRTEENTH FL.	533.47				6
TOTAL	7134.45	11.97			78

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

FLOOR	RESI. B/UP AREA RESI	RESI. B/UP AREA INCLUSIVE Housing	TOTAL B/UP AREA	LIFT AREA	BUILDING HEIGHT from (Gr. Lvl.)	BUILDING HEIGHT above Stilt Fl.	TENE. NO. 40-80
FIRST FL.	478.02	0.00	478.02				6
SECOND FL.	0.00	478.02	478.02				6
THIRD FL.	0.00	478.02	478.02				6
FOURTH FL.	0.00	478.02	478.02				6
FIFTH FL.	0.00	478.02	478.02				6
SIXTH FL.	0.00	478.02	478.02	4.75+ 7.02 (F)	44.75 M	39.65 M	6
SEVENTH FL.	0.00	478.02	478.02				6
EIGHTH FL.	0.00	464.21	464.21				6
NINTH FL.	0.00	478.02	478.02				6
TENTH FL.	353.76	124.24	476.02				6
ELEVENTH FL.	478.02	0.00	476.02				6
TWELFTH FL.	464.21	0.00	464.21				6
THIRTEENTH FL.	478.02	0.00	478.02				6
TOTAL	2252.05	3934.59	6186.64	11.97			78

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

FLOOR	RESI. B/UP AREA	LIFT AREA	BUILDING HEIGHT from (Avg. Gr. Lvl.)	BUILDING HEIGHT above Stilt Fl.	TENE. NO. 40-80
FIRST FL.	645.04				6
SECOND FL.	645.04				6
THIRD FL.	645.04				6
FOURTH FL.	645.04				6
FIFTH FL.	645.04				6
SIXTH FL.	645.04	8.36 + 3.61 (FL)	44.75 M	39.65 M	6
SEVENTH FL.	645.04				6
EIGHTH FL.	621.92				6
NINTH FL.	645.04				6
TENTH FL.	645.04				6
ELEVENTH FL.	645.04				6
TWELFTH FL.	621.92				6
THIRTEENTH FL.	645.04				6
TOTAL	8339.28	11.97			78

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

FLOOR	RESI. B/UP AREA	LIFT AREA	BUILDING HEIGHT from (Avg. Gr. Lvl.)	BUILDING HEIGHT above Stilt Fl.	TENE. NO. 40-80
FIRST FL.	645.04				6
SECOND FL.	645.04				6
THIRD FL.	645.04				6
FOURTH FL.	645.04				6
FIFTH FL.	645.04				6
SIXTH FL.	645.04	8.36+ 3.61 (FL)	44.75 M	39.65 M	6
SEVENTH FL.	645.04				6
EIGHTH FL.	621.92				6
NINTH FL.	645.04				6
TENTH FL.	645.04				6
ELEVENTH FL.	645.04				6
TWELFTH FL.	621.92				6
THIRTEENTH FL.	645.04				6
TOTAL	8339.28	11.97			78

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

FLOOR	RESI. B/UP AREA	LIFT AREA	BUILDING HEIGHT from (Avg. Gr. Lvl.)	BUILDING HEIGHT above Stilt Fl.	TENE. NO. 40-80
FIRST FL.	553.47				6
SECOND FL.	553.47				6
THIRD FL.	553.47				6
FOURTH FL.	553.47				6
FIFTH FL.	553.47				6
SIXTH FL.	553.47	8.36+ 3.61 (FL)	44.75 M	39.65 M	6
SEVENTH FL.	553.47				6
EIGHTH FL.	523.14				6
NINTH FL.	553.47				6
TENTH FL.	553.47				6
ELEVENTH FL.	553.47				6
TWELFTH FL.	523.14				6
THIRTEENTH FL.	553.47				6
TOTAL	7134.45	11.97			78

T.D.R. GENERATION FOR (PLOT 'A')

D.R.C. NO.	TYPE	LOCATION & DETAILS OF LAND SURRENDERED	OWNER OF D.R.C. HOLDER	C.R.C. YEAR	C.R.C. AREA (sq.m.)	INCENTIVE	D.R.C. LOAD AREA OF APPROVAL
6063	EP ROAD	KHATA NO. S.NO. 20/2	SARVATI PROMOTERS & DEVELOPERS thro' Mr. Ramesh Narayan gh. Jha	2022-23	9656.39	1.00	9656.390
6064	EP ROAD	KHATA NO. S.NO. 20/2	SARVATI PROMOTERS & DEVELOPERS thro' Mr. Ramesh Narayan gh. Jha	2022-23	21144.29	1.00	21144.290
6561	EP ROAD	Vidyadhan No. 8 NO. 20/2A/2/P1	PARIPOORTI PROPERTIES LLP thro' Shri Ankit Vasantkumar Goyal	2023-2024	226.67	0.714	161.811
6562	EP ROAD	Vidyadhan No. 8 NO. 20/2A/2/P1	PARIPOORTI PROPERTIES LLP thro' Shri Ankit Vasantkumar Goyal	2023-2024	85.32	0.714	60.918
6573	EP ROAD	Vidyadhan No. 8 NO. 20/2B/1/1	PARIPOORTI PROPERTIES LLP thro' Shri Ankit Vasantkumar Goyal	2023-2024	196.68	0.714	140.402
							11134.515
4541	SLUM REHABILITA TION	S.NO.45, (C.T.S. : 170) Kh, Division	M/s. BUILWAYS DEVELOPERS LLP	2014-2015 (C.T.S. Zone	4800.00	1.00	4800.000
							15934.52

OCCUPANCY LOAD AREA CALCULATIONS - COMM 1

1.	**For Shops** @ Gr.+Mezz. fl.	1624.12 X .85 = 1380.50 carpet
	No. of persons	1380.50 / 3 = 460
2.	**For Shops** above Stilt floor	1278.36 X 0.85 = 1086.61 carpet
	No. of persons -	**1086.61 / 6 = 181**
3.	**For office**	6308.76 X 0.85 = 5362.45 carpet
	No. of persons -	**5362.45 / 10 = 536**
	Total no. of persons	**1177**

TOTAL PARKING AREA STATEMENT FOR

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
(SHOPS) FOR EVERY 100 SQ.M. CARPET AREA & PART THERE OF	180.80	2	6
REQUIRED PARKING FOR 2687.45 x 0.85 = 2454.35	2454.35	49	147
(OFFICE) FOR EVERY 200 SQ.M. CARPET AREA & PART THERE OF	280.80	3	11
REQUIRED PARKING FOR 6308.76 x 0.85 = 5362.45	5362.45	80	295
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	1	5
REQUIRED PARKING FOR 624 TENEMENTS	624	312	1560
TOTAL	624	441	2032
5% ADDITION PARKING		22	100
TOTAL		463	2132
TOTAL REQ. PARKING		463 X 12.50	2132 X 2.00
TOTAL AREA		5787.50	4264.00
TOTAL PARKING AREA			9991.50

Sanitation Requirment For Offices : 636 person

Fixture	Male	Female
Water Closet	1 per 25	1 per 15
Urinals	1 Per 20	----

Required Sanitation For Offices

Fixture	Male (2/3rd) :357	Female (1/3rd) :179
Water Closet	14	12
Urinals	18	----

Proposed Sanitation For Offices

	Male 357	Female : 179
Water Closet	14	12
Urinals	18	----

Sanitation Requirment : For SHOP : 641 PERSON

Fixture	Male	Female
Water Closet	1 per 50	1 per 50
Urinals	1 Per 50	----

Required Sanitation For Commercial

Fixture	Male(2/3rd):427	Female(1/3rd):214
Water Closet	08	04
Urinals	08	----

Proposed Sanitation For Commercial :

	Male : 427	Female : 214
Water Closet	08	04
Urinals	08	----

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

FLOOR	RESI. B/UP AREA	LIFT AREA	BUILDING HEIGHT from (Avg. Gr. Lvl.)	BUILDING HEIGHT above Stilt Fl.	TENE. NO. 40-80
FIRST FL.	553.47				6
SECOND FL.	553.47				6
THIRD FL.	553.47				6
FOURTH FL.	553.47				6
FIFTH FL.	553.47				6
SIXTH FL.	553.47	8.36 + 3.61 (FL)	44.75 M	39.65 M	6
SEVENTH FL.	553.47				6
EIGHTH FL.	523.14				6
NINTH FL.	553.47				6
TENTH FL.	553.47				6
ELEVENTH FL.	553.47				6
TWELFTH FL.	523.14				6
THIRTEENTH FL.	553.47				6
TOTAL	7134.45	11.97			78

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

FLOOR	RESI. B/UP AREA	LIFT AREA	BUILDING HEIGHT from (Avg. Gr. Lvl.)	BUILDING HEIGHT above Stilt Fl.	TENE. NO. 40-80
FIRST FL.	645.04				6
SECOND FL.	645.04				6
THIRD FL.	645.04				6
FOURTH FL.	645.04				6
FIFTH FL.	645.04				6
SIXTH FL.	645.04	8.36+ 3.61 (FL)	44.75 M	39.65 M	6
SEVENTH FL.	645.04				6
EIGHTH FL.	621.92				6
NINTH FL.	645.04				6
TENTH FL.	645.04				6
ELEVENTH FL.	645.04				6
TWELFTH FL.	621.92				6
THIRTEENTH FL.	645.04				6
TOTAL	8339.28	11.97			78

F.S.I. STATEMENT IN SQ.M. (Comm- 1)

FLOOR	BUILT UP AREA Comm.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.
UPPER GR. FL.	1107.75			
MEZZANINE FL.	516.37			
FIRST FL.	1269.33			
SECOND FL.	1260.46			
THIRD FL.	1260.46	8.87	5.12	26.10 M
FOURTH FL.	1260.46			
FIFTH FL.	1260.46			
SIXTH FL.	1266.92			
TOTAL	9196.21	8.87	5.12	

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	70143.32
02	NON F.S.I.	-
	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	2000.00
	2.8 REFUGE AREA	476.14
	2.9 PARKING AREA OF BLDG.	18238.987
	2.10 BASEMENT AREA	4950.976
	2.11 PODIUM AREA	5653.307
	ANY OTHER	-
3	3.1 CLUB HOUSE	0.00
	3.2 LIFT AREA	34.00
	3.3 SWIMMING POOL	120.00
	3.4 SERVICES (S.T.P , TRANSFORMER ,U.G. T etc)	2000.00
	TOTAL NON F.S.I	33473.410
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (70143.32 + 33473.41)	103616.73

PLOT AREA CALCULATION PLOT A

1	0.50	x	180.05	x	84.780	=	7632.29
2	0.50	x	180.05	x	74.56	=	6712.26
3	0.50	x	92.70	x	10.72	=	496.87
4	0.50	x	48.26	x	6.35	=	153.23
5	0.50	x	79.43	x	36.13	=	1434.90
6	0.50	x	79.43	x	35.7660	=	1420.45
TOTAL						=	**17850.00**

OPEN SPACE 1 & 2 AREA CALCULATION

1	1.00	x	39.35	x	18.124	=	713.35
TOTAL						=	713.35

OPEN SPACE 3 AREA CALCULATION

1	1.00	x	33.29	x	13.434	=	447.21
TOTAL						=	447.21

TOTAL WATER CALCULATION

For Commercial

WATER REQUIRED AS PER RULE NO. OF PERSON X 45

1177 X 45 = 52965

WATER REQUIRED AS PER RULE NO. OF PERSON X 135

624 X 5 X 135 = 421200

ADD FIRE FITTING = 20000 X 9 = 1,80,000 LTRS.

TOTAL = 52000 + 421200+ 1,80,000 = 6,54,200 LTRS

SAY, 6,55,000 LTRS.

SUMP WELL CAPACITY.

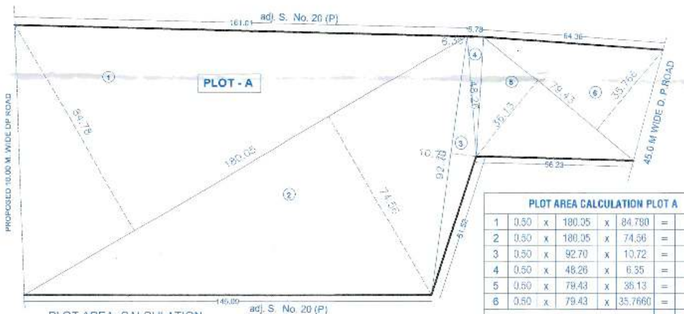
474200 X 1.5 = 711300.00

ADD FIRE FITTING = 75000 X 9 = 6,75,800.00

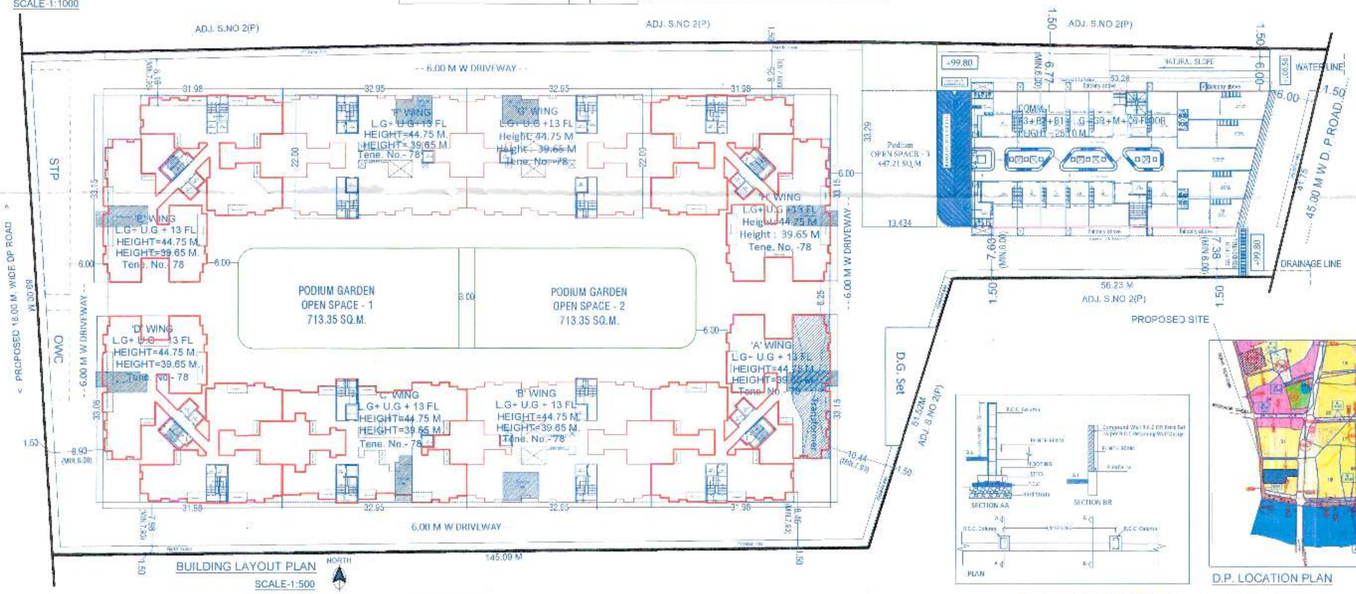
SAY TOTAL = 7,11,300 + 6,75,000 = 13,86,300 LTRS.

ANCILLARY AREA CALCULATION

		P LINE AREA	BASIC AREA	Permi. Ancillary Area (50%)	Permi. Ancillary Area (50%)
01	B/UP AREA (COMM)	9196.210	5109.01	-	4087.20
04	B/UP AREA (RES)	57012.520	39632.83	21379.70	
Total Permi. Ancillary Area		66208.73	40741.83	21379.70	4087.20
Total Permi. Ancillary Area (Resi + Comm)					25466.90



PLOT AREA CALCULATION
SCALE 1:1000



BUILDING LAYOUT PLAN
SCALE-1:500

D.P. LOCATION PLAN

STAMP OF APPROVAL

01 / 29

B.P. LAYOUT

डुबल नेवासी + व्यापारी दि. 16/12/2022

APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.....SC/ 2448/22

Building Inspector — Deputy Engineer P.M.C. (S.P.C.P. Zone No.-1) P.M.C.

A	AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of s.b.c.to be considered)	=	17848.63
	a) As per ownership document (7/12, CTS extract)	=	17848.63
	b) as per measurement sheet	=	17850.00
	c) as per site	=	0.00
2	Deductions for	=	0.00
	a) Existing Road widening Area	=	0.00
	b) Proposed D.P. / 18.00 D.P. Road widening Area	=	0.00
	c) Proposed D.P. / 45.00 D.P. Road widening Area	=	0.00
	d) Any GARDEN Reservation Area	=	0.00
	Total (a+b+c+d)	=	0.000
3	Balance Area of Plot (1-2)	=	17848.63
4	Amenity Space (if applicable)	=	
	a) Required	=	0.000
	b) Adjustment of 2(c), if any -	=	0.00
	c) Balance Proposed (Amenity Proposed in Reservation Area)	=	0.00
5	Net Plot Area (3-4(c))	=	17848.63
6	Recreational Open Space (if applicable)	=	
	a) Required	=	1873.90
	b) Proposed	=	1873.90
7	Internal Road Area	=	0.00
8	Plotable area (if applicable)	=	17848.63
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.10) (17848.63 X 1.10)	=	19633.49
*10	Addition of F.S.I. on Payment of Premium	=	
	(a) Maximum permissible premium FSI - based on road width	=	8924.32
	(b) Proposed FSI on Payment of Premium	=	5690.90
11	In - Situ FSI / TDR loading	=	
	(a) In-Situ are against D.P. road [2.0 x Sr. No. 2(b), if any (18.00 M RD) (801.81 X 2)	=	0.000
	(b) In-Situ are against Amenity Space if handed over [2.0 or] .55 x Sr. No. 4(b) and / or (c)], (0.00X 2.00)	=	0
	(c) Permi. TDR area (Sr. No. 5 x 1.40) 17848.63 X 1.40 = 24988.08 - 1603.62	=	24988.08
	(e) Prop. TDR Area	=	15934.52
	(d)Total in situ / TDR loading proposed (11 (a)+(b)+(c))	=	15934.52
12	Additional FSI area under Chapter No. 7	=	0
13	Total entitlement of FSI in the Proposal	=	0
	(a) [9 + 10(b) + 11 (d)] or 12 whichever is applicable	=	41258.91
	(b) Ancillary Permi.Resi.Area FSI upto 50% or 50% with payment of charges	=	24949.82
	(e) Total entitlement (a+d)	=	66208.73
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 1.6 or 1.8) 3	=	66972.39
*15	Total Built-up Area in proposal (excluding area at S.No. 17b)	=	66208.73
	a) Existing Built up Area	=	0.00
	b) Proposed Built up Area Comm. (as per ' Plinth')	=	9196.21
	c) Proposed Built up Area Resi. (as per ' Plinth')	=	57012.52
	d) Total (a+b+c)	=	66208.73
17	F.S.I. Cosumed (15/13c) (should not be more than serial No. 14 above)	=	
18	Area for Inclusive Housing, if any	=	
	a) Required (20% of Sr. No. 9)	=	3926.70
	b) Proposed	=	3934.59

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES

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

PROJECT :-

PROPOSED BUILDING ON S.NO. 20/2A/2B/1/1/PLOT- A, KHARADI , PUNE.

OWNER SIGN.

Mahalaxmi Shelters thro' Partner

Pritam Ishwarchand Goyal /
Sachin Ishwarchand Goyal
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.
15.12.2022	1:500	suhas	--------	

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