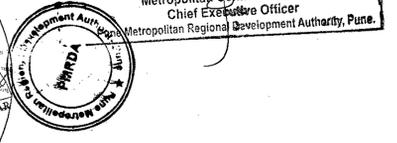


Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. BHA/M.R. No. 2222/2018, Mouza - TAL - HAVELI, DIST - PUNE. S. No./G. No./CTS No. 2222/16 Dated 05/03/2018



F.S.I. STATEMENT IN SQ.M.

WING	COMM.B/UP AREA	RESI.B/UP AREA	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TERRACE	LIFT FIRE	LIFT REG	TENTS. NO.
WING - A	54.19	1195.66	178.98	176.58	65.10	0	292.64	2.74	0.00	24
WING - B	0	1046.20	156.93	147.00	73.88	73.88	0.00	3.61	3.61	16
WING - C	0	1041.44	156.22	146.48	73.88	73.88	0.00	3.61	3.61	16
TOTAL	54.19	3283.30	492.13	470.06	212.86	147.76	292.64	9.96	7.22	56.00

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

FLOORS	B/UP AREA	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TERRACE	LIFT FIRE	LIFT REG	TENTS. NO.	COVERAGE	BUILDING HT.
GROUND	54.19										
FIRST	198.89	29.83	29.43	10.85	38.98				04		
SECOND	198.89	29.83	29.43	10.85	29.80				04		
THIRD	198.89	29.83	29.43	10.85	29.61				04		
FOURTH	198.89	29.83	29.43	10.85	29.80				04		
FIFTH	198.89	29.83	29.43	10.85	29.61				04		
SIXTH	198.89	29.83	29.43	10.85	29.80				04		
TOTAL	1,247.53	178.98	176.58	65.10					24	279.10 SQ.M.	20.55 M.
LIFT	2.32										
TOTAL	1,249.85										

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

FLOOR	BUILT UP AREA	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	LIFT	LIFT FIRE	BUILD. HT.
FIRST	261.55	39.23	36.75	18.47	18.47	4			
SECOND	261.55	39.23	36.75	18.47	18.47	4			
THIRD	261.55	39.23	36.75	18.47	18.47	4			
FOURTH	261.55	39.23	36.75	18.47	18.47	4			
TOTAL	1046.20	156.93	147.00	73.88	73.88	16.00			

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

FLOOR	BUILT UP AREA	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	LIFT	LIFT FIRE	BUILD. HT.
FIRST	260.36	39.05	36.62	18.47	18.47	4			
SECOND	260.36	39.05	36.62	18.47	18.47	4			
THIRD	260.36	39.05	36.62	18.47	18.47	4			
FOURTH	260.36	39.05	36.62	18.47	18.47	4			
TOTAL	1041.44	156.22	146.48	73.88	73.88	16.00			

DEFERENT PREMIUM CHART

	COMM.B/UP AREA	RESI.B/UP AREA	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TERRACE	LIFT LOBBY	LIFT FIRE	LIFT REG
PREVIOUS SANCTION	54.19	3148.13	449.46	163.50	0	402.51	0	6.09	0
PROPOSED SANCTION	54.19	3283.30	470.06	212.86	147.76	292.64	0	9.96	7.22
DEFERENT	0.00	135.17	20.60	49.36	147.76	0.0000	0.0000	3.87	7.22

PROPOSED PARKING AREA STATEMENT-

AS PER R.P. PROVISION

BUILT-UP AREA	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
4 TENEMENT HAVING CARPET AREA UP TO 50 SQ.M (PROPOSED 14 TENEMENTS)	00	05	05	00	18	18
3 TENEMENT HAVING CARPET AREA 50 TO 100 SQ.M (PROPOSED 42 TENEMENTS)	01	03	03	14	42	42
COMMERCIAL AREA HAVING 100 SQ.M (PROPOSED COMM. AREA 54.19 SQ.M)	01	03	03	01	03	03
TOTAL PARKING	15	63	63	15	63	63
ADD 50% FOR METROPOLITAN AREA	08	32	32	08	32	32
TOTAL PROVIDED PARKING	23 NOS.	95 NOS.	95 NOS.	23 NOS.	95 NOS.	95 NOS.
TOTAL PARKING AREA = 544.00 SQ.M	23 X 12.50	95 X 2.00	95 X 0.70	287.50	190.00	66.50

WATER REQUIREMENT:

FOR COMM- COMM AREA = 54.18 SQ.M
WATER REQUIRED = 54.18 X 45 / 3 = 812.85 LIT.
FOR RESI - 135 LT./DAY/PERSON
= (56 tena x 5) x 135 = 37,800.00 Lts.
SAY = 900.00 + 37,800.00 Lts.
O/H WATER TANK CAP. = 38,700.00 LIT.
UNDER GROUND SUMP WELL CAP = 1.50 X 38,700.00 LIT.
UNDER GROUND SUMP WELL CAP = 58,050.00 LIT.
SAY = 59,000.00 LIT.

PLOT AREA CAL. BY TRIANGULATION METHOD SCALE :- 1:500

PLOT AREA CAL. SCALE :- 1:500

01) 0.50 X (1.57 + 1.57) X 28.71 = 45.07 sq. m.
02) 0.50 X (25.58+25.02) X 105.60 = 2671.68 sq. m.
03) 0.50 X 24.39 X 25.80 = 314.63 sq. m.
TOTAL AREA = 3031.38 sq. m.

PLOT AREA AS PER DEMARCATION = 3031.38 sq. m.
PLOT AREA AS PER 7/12 = 3000.00 sq. m.
MIN. AREA CONSIDER = 3000.00 sq. m.

12.00 M.W.ROAD AREA CAL. SCALE :- 1:500

01) 0.50 X (1.57 + 1.57) X 28.71 = 45.07 sq. m.

AMENITY SPACE AREA CAL. SCALE :- 1:500

04) 0.50 X (12.15+12.15) X 24.53 = 298.04 sq. m.
05) 0.50 X 12.32 X 24.65 = 151.84 sq. m.
TOTAL AREA = 450.00 sq. m.

OPEN SPACE AREA CAL. SCALE :- 1:500

06) 0.50 X (13.04+12.02) X 23.95 = 300.09 sq. m.
TOTAL = 300.09 sq. m.

9.00 M WIDE INTERNAL ROAD SCALE :- 1:500

10) 0.50 X (7.19 + 9.59) X 37.89 = 317.89 sq. m.
TOTAL AREA = 317.89 sq. m.

CLUB HOUSE

F.S.I. STATEMENT - CLUB HOUSE

AREA OF PLOT = 300.00 SQ.M.
PERMISSIBLE GROUND (10%) = 30.00 SQ.M.
PROPOSED GROUND = 29.78 SQ.M.

BUILT-UP AREA STATEMENT - GROUND FLOOR
AREA OF BLOCK = 6.307 X 4.773 = 30.103 SQ.M
STANDARD DEDUCTIONS:
1. 1.106 X 0.325 = 0.325 SQ.M
NET AREA = 30.103 - 0.325 = 29.778 SQ.M
TOTAL NET AREA = 29.778 SQ.M

128.00 M. ADJ. GAT NO. 1403 P

107.50 M. ADJ. GAT NO. 1403 P

12.00 M.W. PROPOSED ROAD

9.00 M.W. EXISTING ROAD

26.00 M. ROAD CENTER

HADED OVER TO PMRDA. DATE - 01/08/2017

AMENITY SPACE 450.00 SQ.M

CLUB HOUSE 6 HT-3.65 M.

OPEN SPACE 300.00 SQ.M

WING - C B+P+4 HT - 14.25 M.

WING - B B+P+4 HT - 14.25 M.

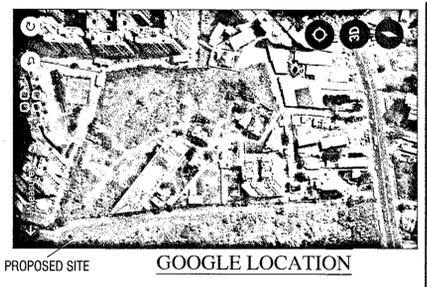
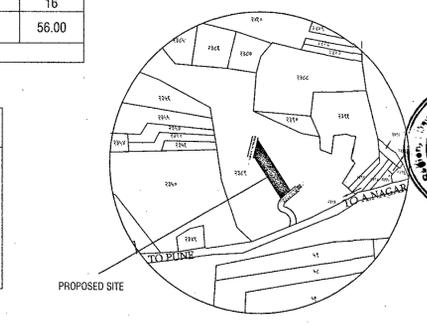
WING - A B+P+6 HT - 20.55 M.

DRIVE WAY

BASEMENT LINE

connected @ parking lot

LAY-OUT SCALE - 1:200



AREA STATEMENT

AREA STATEMENT	PREVIOUS SANCTION	PROPOSED SANCTION
1) a) AREA OF THE PLOT (AS PER 7/12 EXTRACT)	6,000.00	6,000.00
b) AREA AS PER DOCUMENT	3,000.00	3,000.00
c) AREA AS PER DEMARCATION	3,031.38	3,031.38
d) MIN. PLOT AREA TAKEN	3,000.00	3,000.00
2) DEDUCTIONS FOR		
(a) AREA UNDER ROAD ACQUISITION	45.00	45.00
3) NET GROSS AREA OF PLOT	3,000.00	2,955.00
4) DEDUCTIONS FOR		
(a) AMENITY SPACE 15% (ON 1)	450.00	450.00
(b) OPEN SPACE 10% (NOT DEDUCTED)	300.00	300.00
TOTAL DEDUCTED (3-4a)	2,550.00	2,505.00
5) NET AREA OF PLOT = (3-4a) X 0.90	2,295.00	
6) NET AREA OF PLOT = (3-4a)	2,550.00	2,505.00
7) MAX. PER.F.S.I. 1.40 (2,550.00 X 1.50 = 3,825.00)		
ROAD WIDTH		
BASIC FS	1.00	0.20
ADDITIONAL PREMIUM	0.20	0.30
PERMISSIBLE TDR	0.30	1.50
8) FS PERMISSIBLE ON NET PLOT AREA (1.00)	2,550.00	2,505.00
9) ADDITION FOR FS		
a) AMENITY SPACE	450.00	450.00
b) ADD PREMIUM FS (ALL READY PAID = 459.00)	459.00	459.00
c) ADD TDR AREA (PERMISSIBLE TDR = 2,550.00 X 0.20 = 510.00)		
TOTAL ADDITION	909.00	909.00
10) PERMISSIBLE FLOOR AREA(8-9)	3,459.00	3,414.00
11) PROPOSED COMMERCIAL AREA	54.19	54.19
11) PROPOSED RESIDENTIAL AREA	3,148.13	3,283.30
13) TOTAL BUILT-UP AREA	3,202.32	3,337.49

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCH. / RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

LEGEND

1. PLOT BOUNDARY SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED
3. OPEN SPACE SHOWN	THICK GREEN
4. AMENITY SPACE SHOWN	THICK RED

PROPOSED RESI. + COMM. BUILDING ON - GAT.NO. - 1403/7P, AT - WAGHOLI, TAL - HAVELI, DIST - PUNE.

ARCHITECT SIGN. OWNERS SIGN. (P.A.H)

ARCHITECT: AR. V. SHAIKH (CA/2001/28514)

OWNERS SIGN: [Signature]

CUBIX ARCHITECTS ASSOCIATES

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

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:100	02/08/2022	VISHAL	