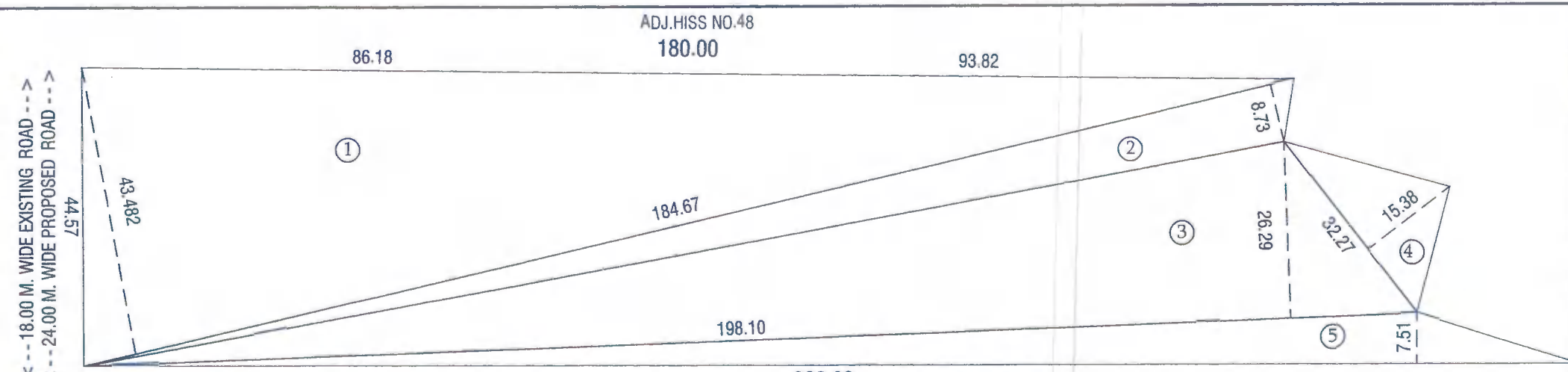
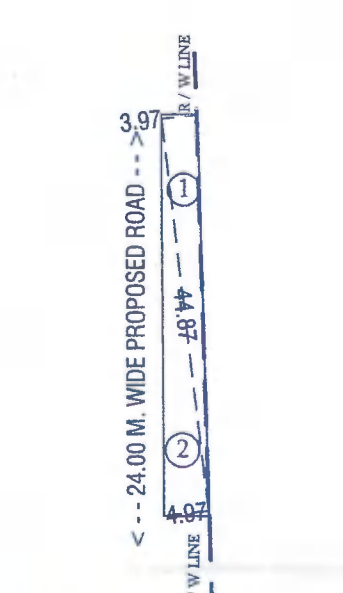
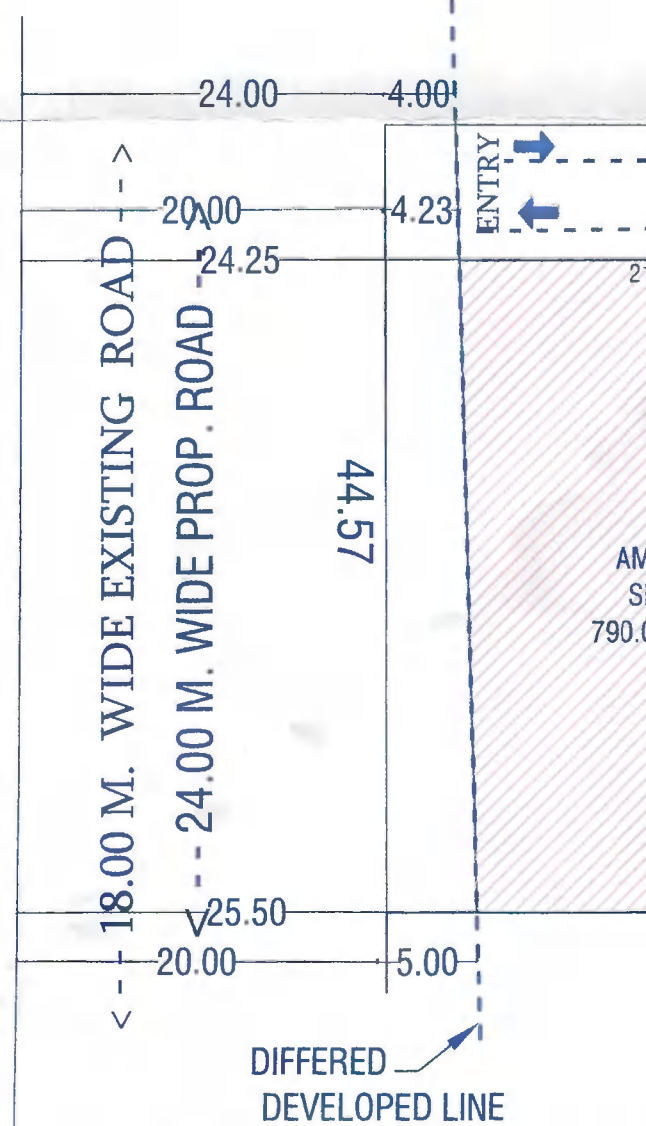
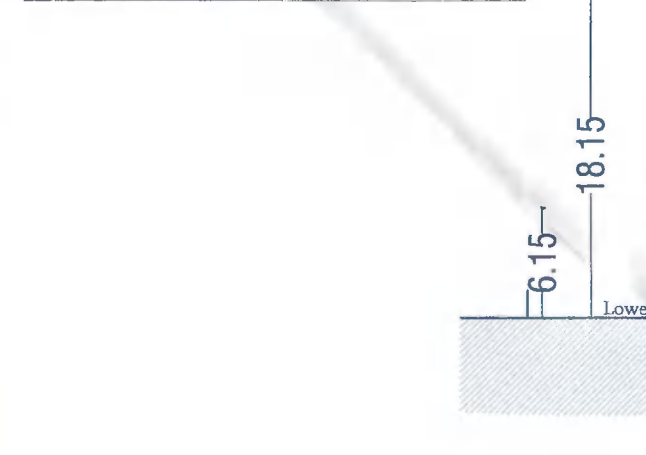
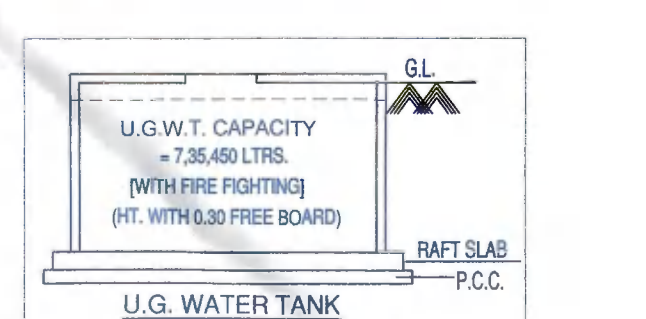
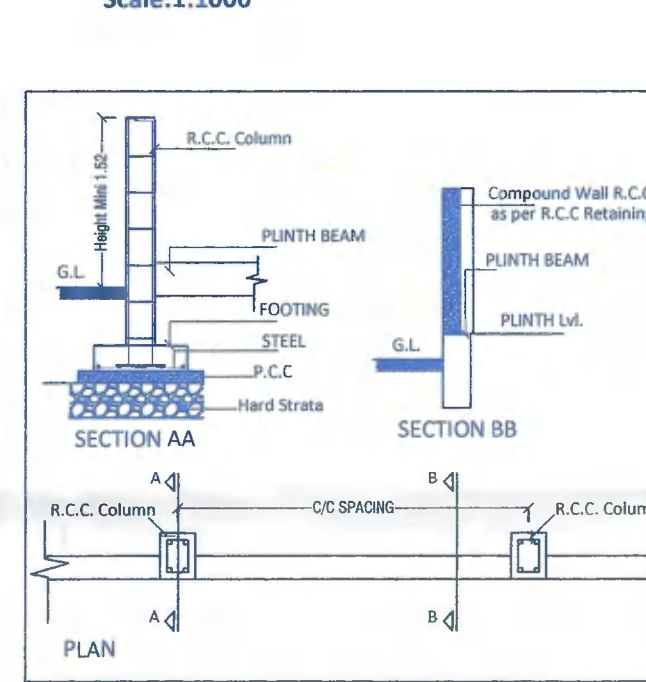




PLOT AREA CALCULATION AS PER TRIANGULATION METHOD					
1	0.50	X	184.47	X	43.482 = 4010.56
2	0.50	X	184.47	X	8.73 = 805.21
3	0.50	X	198.10	X	26.29 = 2604.02
4	0.50	X	32.27	X	15.38 = 248.16
5	0.50	X	222.00	X	7.51 = 833.61
TOTAL					= 8501.56

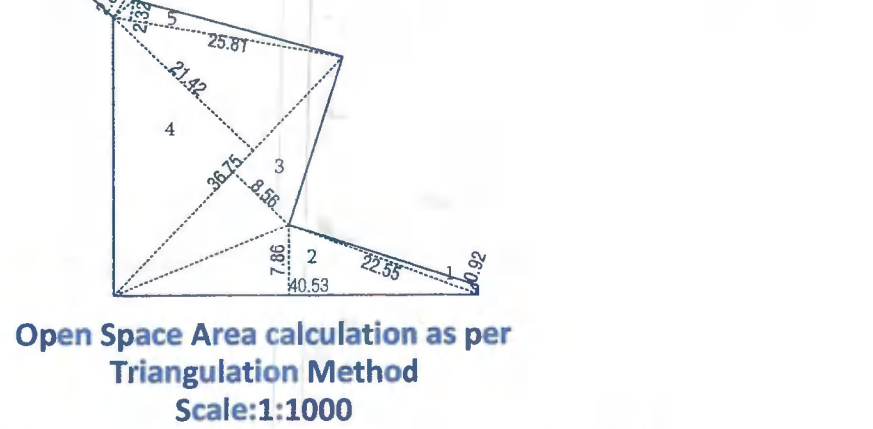


AMENITY SPACE AREA CALCULATION					
1	0.50	X	42.59	X	18.11 = 385.62
2	0.50	X	42.59	X	17.50 = 372.66
3	0.50	X	22.65	X	2.58 = 29.22
4	0.67	X	4.24	X	0.88 = 2.50
TOTAL					= 790.00

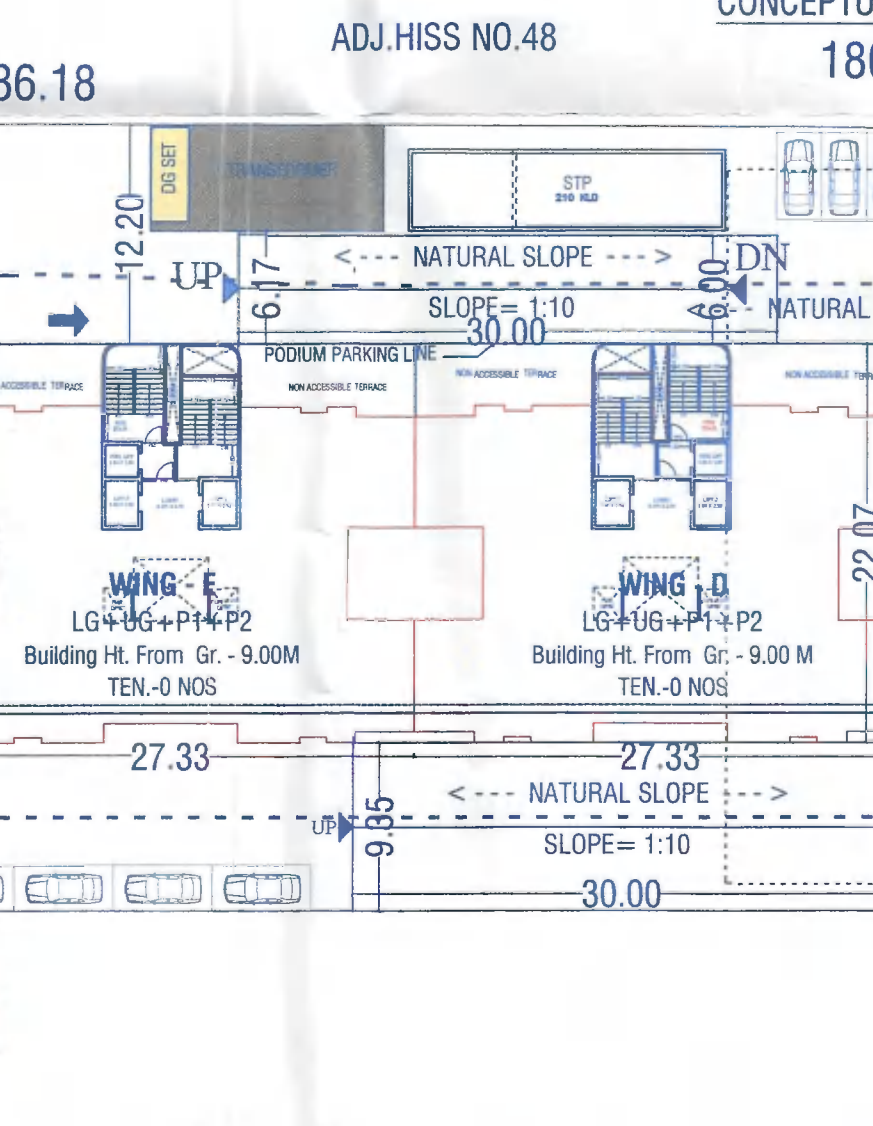
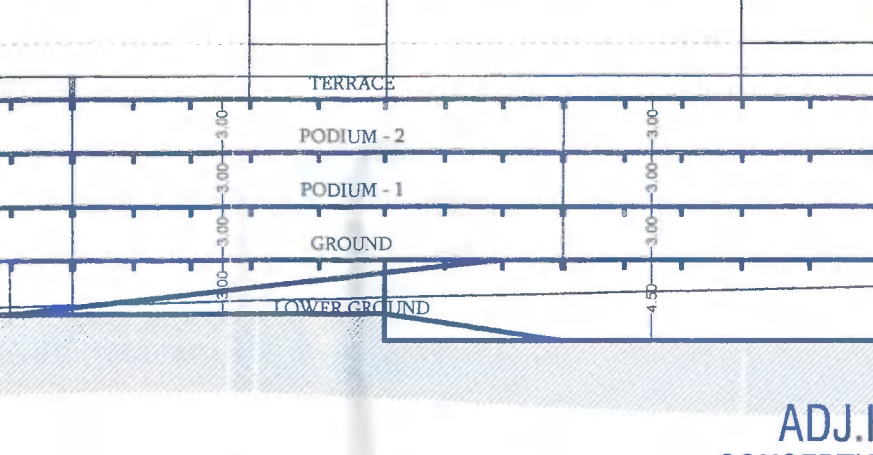
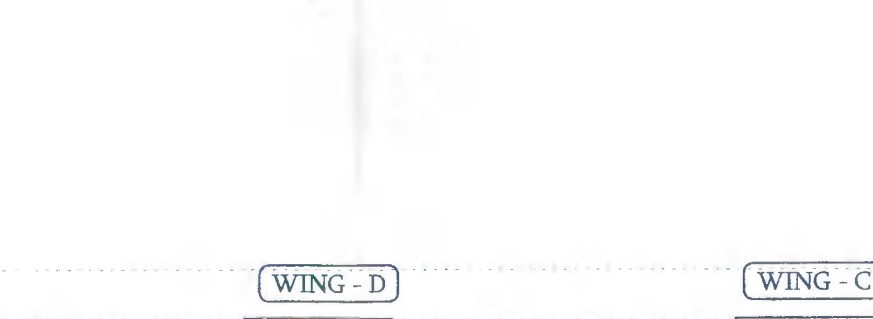


LAYOUT PLAN
(Scale - 1:500)

ROAD AREA IN DIFFER LINE CALCULATION 24.00M.WIDE PROPOSED ROAD					
1	0.50	X	44.87	X	3.970 = 89.07
2	0.50	X	44.87	X	4.97 = 111.50
TOTAL					= 200.57

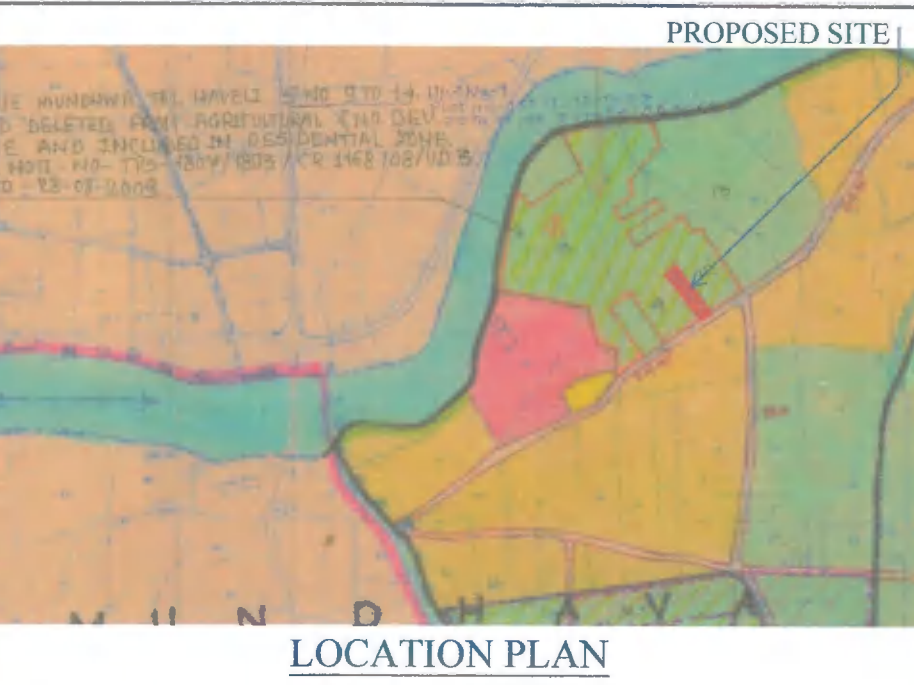
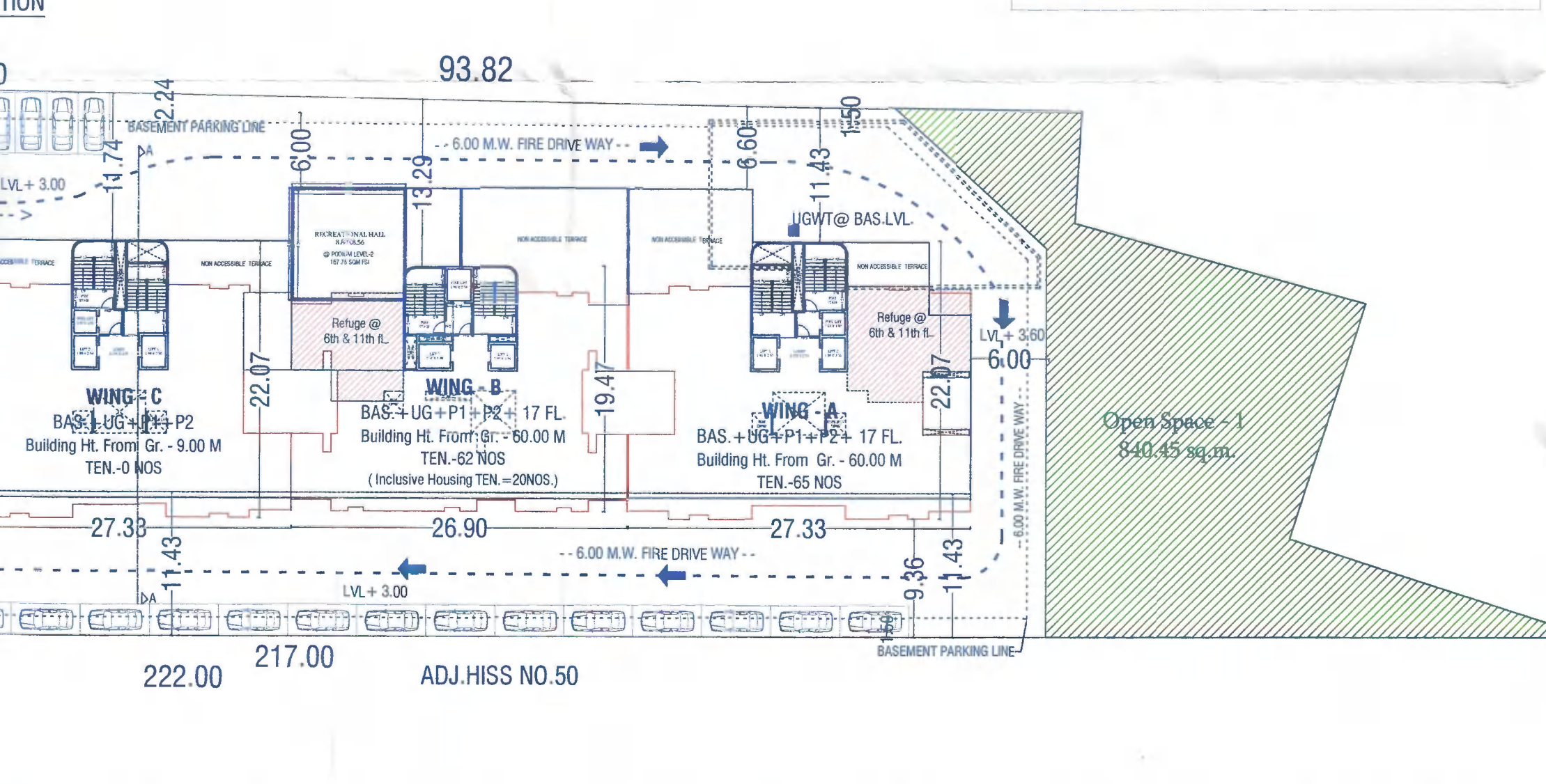
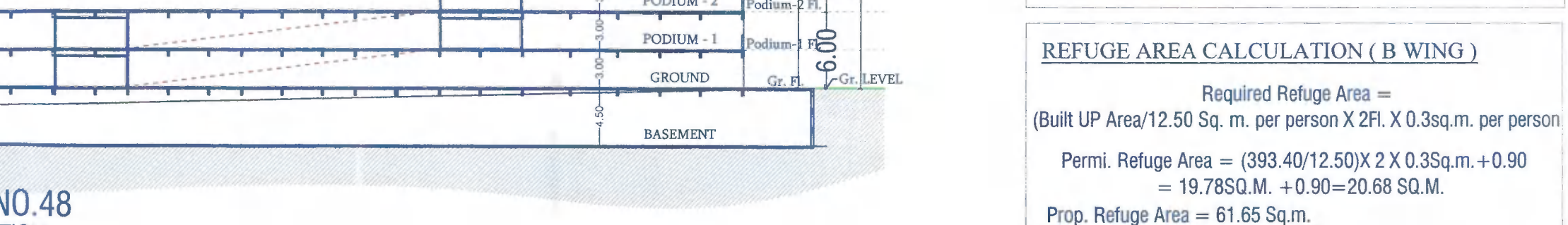
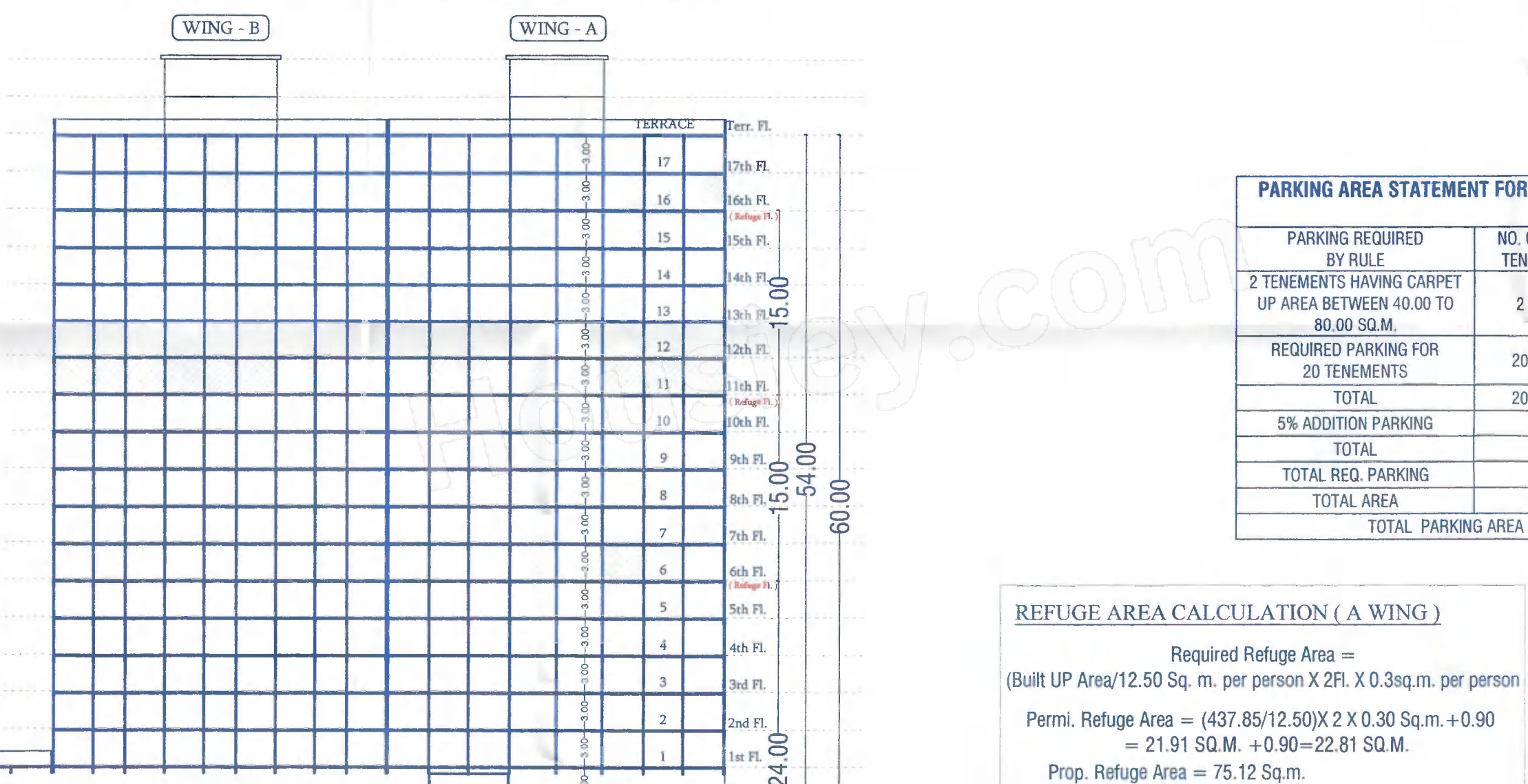


OPEN SPACE AREA CALCULATION					
1	0.50	X	22.55	X	0.920 = 10.37
2	0.50	X	40.53	X	7.86 = 159.28
3	0.50	X	36.75	X	8.56 = 157.29
4	0.50	X	36.75	X	21.42 = 393.59
5	0.50	X	25.81	X	2.32 = 29.94
6	0.50	X	16.96	X	2.87 = 24.34
7	0.50	X	16.96	X	7.74 = 65.64
TOTAL					= 840.45



BUILDINGWISE FSI STATEMENT											
S.NO.	WING	FLOOR	BLDG. AVG. HEIGHT	RESI. B/UP AREA	INCLUSIVE HOUSING B/UP AREA	TOTAL B/UP AREA	LIFT AREA	FIRE LIFT AREA	SALE TEN. NO. 40 TO 80	TEN. NO. 80 TO 150	MAHDA TEN. NO. 40 TO 80
1.	Wing - A	BAS.+UG+P1+P2 +17 FL.	60.00 M.	7141.26	0.00	7141.26	9.25	3.24	31	34	0
2.	Wing - B	BAS.+UG+P1+P2 +17 FL.	60.00 M.	4917.13	1570.40	6487.53	8.36	4.75	62	0	20
3.	Wing - C	BAS.+UG+P1+P2	9.00 M.	0.00	0.00	0.00	4.75	4.75	0	0	0
4.	Wing - D	LG+UG+P1+P2	9.00 M.	0.00	0.00	0	4.75	4.75	0	0	0
5.	Wing - E	LG+UG+P1+P2	9.00 M.	0	0.00	0.00	4.75	4.75	0	0	0
RECREATIONAL HALL		PODIUM-2 PARKING FL.		167.78	0.00	167.78	0.00	0.00	0	0	0
Additional Services Area				0.00	0.00	0	0.00	0.00	93	34	20
TOTAL				12226.17	1570.40	13796.57	31.86	22.24	147		

F.S.I. STATEMENT IN SQ.M. (WING - A)											
FLOOR	B/UP AREA	LIFT AREA	FIRE LIFT AREA	BLDG. HT.AVG. from Gr. Mt.	TENE. NO. 40 to 80	TENE. NO. 80 to 150					
Basement Fl.	Parking				0	0					
U Ground Fl.	Parking				0	0					
Podium-1 Fl.	Parking				0	0					
Podium-2 Fl.	Parking				0	0					
1ST FLOOR	392.60	0.00	0.00	392.60	5	0					
2ND FLOOR	0.00	392.60	0.00	392.60	0	5					
3RD FLOOR	0.00	392.60	0.00	392.60	0	5					
4TH FLOOR	0.00	392.60	0.00	392.60	0	5					
5TH FLOOR	0.00	392.60	0.00	392.60	0	5					
6TH FLOOR	330.11	0.00	0.00	330.11	4	0					
7TH FLOOR	392.60	0.00	0.00	392.60	5	0					
8TH FLOOR	392.60	0.00	0.00	392.60	5	0					
9TH FLOOR	392.60	0.00	0.00	392.60	5	0					
10TH FLOOR	392.60	0.00	0.00	392.60	5	0					
11TH FLOOR	330.51	0.00	0.00	330.51	4	0					
12TH FLOOR	392.60	0.00	0.00	392.60	5	0					
13TH FLOOR	392.60	0.00	0.00	392.60	5	0					
14TH FLOOR	392.60	0.00	0.00	392.60	5	0					
15TH FLOOR	392.60	0.00	0.00	392.60	5	0					
16TH FLOOR	330.51	0.00	0.00	330.51	4	0					
17TH FLOOR	392.60	0.00	0.00	392.60	5	0					
TOTAL					62	20					



FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	12226.17
02	NON F.S.I.	-
2.1	INCLUSIVE HOUSING AREA	1570.40
2.2	PROJECTION AREA	1000.00
2.3	REFUGE AREA	410.31
2.4	PARKING AREA OF BLDG.	3790.00
2.5	BASEMENT AREA	3790.00
2.6	BASEMENT RAFT	3790.00
3	ANY OTHER	-
3.1	CLUB HOUSE	106.65
3.2	SWIMMING POOL	57.82
3.3	LIFT/ FIRE LIFT AREA	54.10
3.4	PODIUM PARKING AREA	5800.00
3.5	TERRACE AREA	2235.50
3.6	O.H.W.T AREA	207.39
3.6	SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	1000.00
TOTAL NON F.S.I		23812.17
TOTAL F.S.I. AREA + TOTAL NON F.S.I (12226.17 + 23812.17)		36038.34

OCCUPANCY LOAD AREA CALCULATIONS (M.Hall)		
1.	For@ Podium2. fl.	80.45
No. of persons	80.45 / 6 = 13.40	
Total Persons = 13 Persons		

WATER CALCULATION		
For Residential		
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135		
147	X	5 X 135 = 98225
TOTAL = 100000		
ADD FIRE FIGHTING = 20,000 LTRS. X 2 Bldg = 40,000 LTRS.		
TOTAL = 1,00,000 + 40,000 = 1,40,000 LTRS.		
SAY, 1,40,000 LTRS.		
SUMP WELL CAPACITY.		
100000	X	1.5 = 150000.00
SAY, 1,50,000 LTRS.		
ADD FIRE FIGHTING = 75000 LTRS. X 2 Bldg = 1,50,000		
TOTAL = 1,50,000 + 1,50,000 = 3,00,000 LTRS.		

REFUGE AREA		
S.NO.	WING	REFUGE AREA (Propo.)
1	A	75.12
2	B	61.65
TOTAL		136.77
TOTAL REFUGE AREA		410.31

ANCILLARY AREA CALCULATION				
	P LINE AREA	BASIC AREA	Permi. Ancillary Area (60%)	Permi. Ancillary Area (80%)
01	B/UP AREA (COMM)	0.00	0.00	0.00
02	B/UP AREA (RESI)	12226.17	7641.36	4584.81
Total Permi. Ancillary Area		12226.17	7641.36	4584.81
Total Permi. Ancillary Area (Resi + Comm)				4584.81

PARKING AREA STATEMENT FOR BLDG.			
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER
1 TENEMENTS HAVING CARPET AREA ABOVE 80 BUT LESS THAN 150 SQ.M.	1	1	1
REQUIRED PARKING FOR 34 TENEMENTS	34	34	34
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	2
REQUIRED PARKING FOR 93 TENEMENTS	93	19	186
TOTAL	147	53	220
5% ADDITION PARKING		3	11
TOTAL		56	231
TOTAL PROP. PARKING		84	347
TOTAL REQ. PARKING		56 X 12.50	231 X 2
TOTAL AREA		700	462
TOTAL PARKING AREA			1162

STAMP OF APPROVAL
BUILDING PERMISSION
PROJECT :-
PROPOSED BUILDING ON S.NO. 9TO14/1/49 (P),
AT - MUNDHWA , PUNE

APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 65/25-5-6/23
Building Inspector Deputy Engineer P.M.C.
(R.P.D.P. Zone No.-17 P.M.C.

AREA STATEMENT AS PER NEW UDCPR - 2020

SR.NO.

DESCRIPTION

AREA (SQ.M)

1

Area of Plot (Minimum area of a,b,c.to be considered)

7900.00

2

a) As per ownership document (7/12, CTS extract)

7900.00

3

b) as per measurement sheet

8501.56

4

c) as per site

7900.00

5

Deductions for

0.00

6

a) Proposed 18.00M.D.P.Road widening Area

0.00

7

b) Any Reservation Area

0.00

8

Total (a+b)

0.00

9

Balance Area of Plot (1-2)

7900.00

10

Amenity Space (if applicable)

790.00

11

a) Required 10%

790.00

12

b) Proposed

790.00

13

c) Balance Proposed

0.00

14

Net Plot Area (3-4(a))

7110.00

15

Recreational Open Space (if applicable)

0.00

16

a) Required

711.00

17

b) Proposed

840.45

18

Internal Road Area

0.00

19

Plotable area (if applicable)

0.00

20

Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic F.S.I.) (7110.00 X 1.10)

7821.00

21

Addition of F.S.I. on Payment of Premium { 7900.00 X 0.50 }

0.00

22

In - Situ FSI / TDR loading

0.00

23

(a) In-Situ are against D.P. road [2.0 X Sr. No. 2(a), if any

0.00

24

(b) In-Situ are against Amenity Space if handed over 2.0 or 1.85 X Sr. No. 4(b) and / or (c)] (790.00 X 2)

0.00

25

(c) TDR area (7900.00 X 0.90) - (1580.00)

0.00

26

(d) Total in situ / TDR loading proposed (11 (a) + (b) + (c))

0.00

27

Additional FSI area under Chapter No. 7

0.00

28

a) GRIHA Five Star / IGBC Platinum or equivalent rating (7% Incentive)

0.00

29

Total entitlement of FSI in the Proposal

0.00

30

(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable

7821.00

31

(b) PERMISSIBLE Ancillary Area FSI upto 60% or 80% with payment of chages

4692.60

32

(c) PROPOSED Ancillary Area FSI upto 60% or 80% with payment of chages

4584.81

33

(d) Total entitlement (a+c)

12405.81

34

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 } =

0.00

35

Total Built-up Area in proposal (excluding area at S.No. 17b)

0.00

36

a) Existing Built up Area

0.00

37

b) Proposed Residential Built up Area (as per 'Pline')

12226.17

38

c) Total (a+b)

12226.17

39

F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)

0.00

40

Area for Inclusive Housing, if any

0.00

41

a) Required (20% of Sr. No. 9)

1564.20

42

b) Proposed

1573.60

43

LEGEND

1.

PLOT BOUNDARY 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

44

DESIGN ARCHITECT:

CUBIX 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

45

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.

46

OWNER SIGN.

M/S.BANSALL AMARA LLP. Thro Kounal Bansall

47

NAME ADDRESS & SIGN OF ARCHITECT

SWATI MANGALE

48

LICENSED ARCHITECT

REG. NO. 2012

49

DATE

02.08.2025

50

SCALE

1:500

51

DRN BY

52

REV. DATE

53

REV. NO.
