

<-- 24.00 M. WIDE ROAD -->

-- Area under Road Widening --

AMENITY SPACE
1596.50 sq.m.

OPEN SPACE - 4
280.16 sq.m.

OPEN SPACE - 3
255.45 sq.m.

OPEN SPACE - 2
267.85 sq.m.

OPEN SPACE - 1
800.40 sq.m.

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

WING	FLOOR	NET COMM. B/UP AREA	NET RES. B/UP AREA	NET RES. B/UP AREA (Inclusive Housing)	TOTAL B/UP AREA	BUILDING HEIGHT	TENEMENT NO.
A1	B+P+13 FL.		5395.88	0.00	5395.88	40.45 M.	0
A2	B+P+13 FL.	0.00	7332.83	0.00	7332.83	40.45 M.	0
A3	B+P+13 FL.	0.00	5803.99	3167.75	8971.74	40.45 M.	2
A4	B+P+13 FL.	0.00	5415.66	0.00	5415.66	40.45 M.	0
AMENITY AREA		0.00	68.00	0.00	68.00		0
TOTAL		0.00	24016.36	3167.75	27184.11		2
			24016.36				284

F.S.I. STATEMENT IN SQ.M. (WING - A1)

FLOOR	B/UP AREA	BUILDING HEIGHT	TENE. NO.
FIRST FL.	424.52	40.45 M.	4
SECOND FL.	418.16		4
THIRD FL.	418.16		4
FOURTH FL.	418.16		4
FIFTH FL.	418.16		4
SIXTH FL.	418.16		4
SEVENTH FL.	418.16		4
EIGHTH FL.	418.16		4
NINTH FL.	418.16		4
TENTH FL.	418.16		4
ELEVENTH FL.	418.16		4
TWELFTH FL.	418.16		4
THIRTEENTH FL.	418.16		4
TOTAL	5395.88	40.50	52.00

F.S.I. STATEMENT IN SQ.M. (WING - A2)

FLOOR	B/UP AREA	BUILDING HEIGHT	TENE. NO.
FIRST FL.	574.71	40.45 M.	5
SECOND FL.	565.21		5
THIRD FL.	565.21		5
FOURTH FL.	565.21		5
FIFTH FL.	565.21		5
SIXTH FL.	565.21		5
SEVENTH FL.	565.21		5
EIGHTH FL.	565.21		5
NINTH FL.	565.21		5
TENTH FL.	565.21		5
ELEVENTH FL.	565.21		5
TWELFTH FL.	565.21		5
THIRTEENTH FL.	565.21		5
TOTAL	7332.83	40.50	78.00

F.S.I. STATEMENT IN SQ.M. (WING - A3)

FLOOR	B/UP AREA	BUILDING HEIGHT	Tenement No.
FIRST FL.	481.99	40.45 M.	2
SECOND FL.	448.54		0
THIRD FL.	448.54		0
FOURTH FL.	448.54		0
FIFTH FL.	448.54		0
SIXTH FL.	448.54		0
SEVENTH FL.	448.54		0
EIGHTH FL.	448.54		0
NINTH FL.	448.54		0
TENTH FL.	448.54		0
ELEVENTH FL.	448.54		0
TWELFTH FL.	448.54		0
THIRTEENTH FL.	448.54		0
TOTAL	5803.99	40.50	102.00

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

FLOOR	B/UP AREA	BUILDING HEIGHT	TENE. NO.
FIRST FL.	444.30	40.45 M.	2
SECOND FL.	416.16		4
THIRD FL.	416.16		4
FOURTH FL.	416.16		4
FIFTH FL.	416.16		4
SIXTH FL.	416.16		4
SEVENTH FL.	416.16		4
EIGHTH FL.	416.16		4
NINTH FL.	416.16		4
TENTH FL.	416.16		4
ELEVENTH FL.	416.16		4
TWELFTH FL.	416.16		4
THIRTEENTH FL.	416.16		4
TOTAL	5415.66	40.50	50.00

OPEN SPACE - 1 AREA CALCULATION

1	0.50 x	49.71 x	17.20 x	1 =	427.51
2	0.50 x	49.71 x	8.65 x	1 =	215.00
3	0.50 x	26.36 x	11.98 x	1 =	157.90
TOTAL					800.40

OPEN SPACE - 4 AREA CALCULATION

1	0.50 x	25.10 x	10.58 x	1 =	138.07
2	0.50 x	25.10 x	10.58 x	1 =	138.07
TOTAL					276.14

OPEN SPACE - 3 AREA CALCULATION

1	0.50 x	25.80 x	9.81 x	1 =	126.55
2	0.50 x	25.80 x	9.81 x	1 =	126.55
TOTAL					253.10

OPEN SPACE - 2 AREA CALCULATION

1	0.50 x	25.96 x	10.20 x	1 =	132.43
2	0.50 x	25.96 x	10.20 x	1 =	132.43
TOTAL					264.87

AMENITY SPACE AREA CALCULATION

1	0.50 x	41.11 x	17.86 x	=	367.10
2	0.50 x	57.05 x	15.61 x	=	445.28
3	0.50 x	57.05 x	25.75 x	=	734.52
4	0.50 x	34.52 x	2.73 x	=	47.12
5	0.50 x	4.24 x	0.88 x	=	2.49
TOTAL					1596.50

OPEN SPACE AREA CALCULATION

1.	OPEN SPACE 1	=	800.40
2.	OPEN SPACE 2	=	264.87
3.	OPEN SPACE 3	=	253.10
4.	OPEN SPACE 4	=	276.14
TOTAL		=	1596.50

AMENITY SPACE AREA CALCULATION

1	0.50 x	7.220 x	29.66 x	=	107.07
2	0.50 x	7.174 x	29.66 x	=	106.39
3	0.50 x	7.380 x	43.57 x	=	160.77
4	0.50 x	7.380 x	43.57 x	=	160.77
5	0.50 x	27.117 x	57.40 x	=	778.26
6	0.50 x	28.511 x	57.40 x	=	818.27
7	0.50 x	28.540 x	54.95 x	=	784.14
8	0.50 x	27.613 x	54.95 x	=	758.87
9	0.50 x	27.910 x	59.56 x	=	831.16
10	0.50 x	33.990 x	93.85 x	=	1594.98
11	0.50 x	76.83 x	59.56 x	=	2288.00
12	0.50 x	53.366 x	77.52 x	=	2068.47
13	0.50 x	69.610 x	102.87 x	=	3580.39
14	0.50 x	47.880 x	102.87 x	=	2462.88
TOTAL					16500.01

PARKING AREA STATEMENT FOR BLDG.

PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 30.00 TO 40.00 SQ.M.	2	1	2
REQUIRED PARKING FOR 2 TENEMENTS	2	1	2
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	5
REQUIRED PARKING FOR 292 TENEMENTS	282	141	705
TOTAL	284	142	707
5% ADDITION PARKING		7	35
TOTAL		149	742
TOTAL REQ. PARKING		149 X 12.50	742 X 2
TOTAL AREA		1862.50	1484.00
TOTAL PARKING AREA			3346.50

WATER CALCULATION

For Commercial & Residential						
WATER REQUIRED AS PER RULE						
NO. OF PERSON X 45						
WATER REQUIRED AS PER RULE						
NO. OF FLATS X 5 X 135						
0	X	45	X	0	=	0
284	X	5	X	135	=	191700
					=	191700
ADD FIRE FITTING = 20,000 LTRS. X 4 Bldg = 80,000.00						
TOTAL = 1,91,700 + 80,000 = 2,71,700 LTRS.						
SAY - 2,71,700.00 LTRS.						
SUMP/WELL CAPACITY						
191700	X	1.5			=	287550.00
SAY - 2,87,500.00 LTRS.						
ADD FIRE FITTING = 75000 LTRS. X 4 Bldg = 3,00,000.00						
TOTAL = 2,87,500 + 3,00,000 = 5,87,500.00 LTRS.						

R.P. LOCATION

GOOGLE LOCATION

ROAD WIDENING AREA CALCULATION

1	0.50 x	7.220 x	29.66 x	=	107.07
2	0.50 x	7.174 x	29.66 x	=	106.39
3	0.50 x	7.380 x	43.57 x	=	160.77
4	0.50 x	7.380 x	43.57 x	=	160.77
TOTAL					535.00



STAMP OF APPROVAL

B.P. Layout

01

12

महानगर निवासी वि-3/13/22
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC-1427/2-1
Building Inspector Deputy Engineer P.M.C.
(B.P.D.P. Zone No-1) P.M.C.



A	AREA STATEMENT	SQ.M.
1	Area of Plot (Minimum area of a.b.c. to be considered)	16500.00
	a) As per ownership document (7/12, CTS extract)	
	b) as per measurement sheet	16500.00
	c) as per site	0.00
2	Deductions for	
	a) Existing Road widening Area	0.00
	b) Proposed D.P. / D.P. Road widening Area	535.00
	c) Any Reservation Area	0.00
	Total (a+b+c)	535.00
3	Balance area of plot (1-2)	15965.00
4	Amenity Space (if applicable)	
	(a) Required (10%)	1596.50
	(b) Adjustment in 2(b), if any	1596.50
5	Net Plot Area (3-4 (a))	15965.00
6	Recreational Open space (if applicable)	
	(a) Required - 10%	1596.50
	(b) Proposed -	1596.50
7	Internal Road area	0.00
	Deduct Plot A. (owner)	0.00
8	Plotable area (if applicable)	14368.50
9	Build up area with reference to House F.S.I. as per front road width	15805.35
	Sr. No. 3.3 house F.S.I. (14368.50 X 1.10)	
10	Addition of FSI on payment of premium	0.00
	a) Maximum permissible premium 1% based on road width 100 Feet.	
	b) Proposed FSI on payment of premium: 40.50	0.0000
11	In-situ FSI / TDR loading	
	a) In-situ area against D.P. road (2.00 x 100) if any	0.00
	(b) In-situ area against Amenity Space if handed over: 2.00 and 8.33 X 500 No. 4 (hand over)	0.00
	c) TDR area: 8.115 =	0.00
	d) Area under	0.00
	e) Total in-situ / TDR loading (proposed) (1) (a)+(b)+(c)+(d)	0.00
12	Total area available (5+10)	15805.35
13	Additional FSI area under Chapter No. 7	
	(Additional FSI area Five star BOP Silver or equivalent rating 1% incentive FSI)	
14	Total entitlement of FSI in the proposal	15805.35
	(a) (5+10b)+(11d) or 12 whichever is applicable	
	(b) Ancillary Area FSI upto 10% or 80% with payment of charges (X 10%)	9483.21
	(c) Proposed Ancillary Area FSI with payment of charges	8211.01
	(d) Total entitlement (a+b)	24016.36
15	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) 3.16 or 1.81, 2.75	61949.02
16	Total Build-up Area in proposal (including area at Sr.No 17 b)	
	(a) Existing Build-up Area	0.00
	(b) Proposed Build-up Area (as per F.S.I.) Res	24016.36
	(c) Proposed Build-up Area (as per F.S.I.) Comm	0.00
	(d) Total (a+b+c)	24016.36
17	Area for inclusive Housing, if any	
	(a) Required (20% of Sr.No 5) 14368.50X 100/20%	3161.07
	(b) Proposed	3167.75

DESIGN ARCHITECT:

CUBIX
ARCHITECTS
ASSOCIATES
OFFICE NO. 1 AND 2, ARISTOCAT, OPP. BEVERLY
HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR,
BIBWEWADI, PUNE. E-MAIL: cubixarchitects@gmail.com
CONTACT NO.: 7757043080, 7757043087

PROJECT:

PROPOSED BUILDING ON S.NO. 282/1B/1, AT -
LOHEGAON, PUNE

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me and the dimensions of
etc. 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 / P. Scheme Records / Land Records / Government City Survey
records.

SIGN OF ARCHITECT

OWNER SIGN

M/S NIVASA ASSOCIATES THRO. PARTNER

MR RAHUL RAM MOHTA

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS - INTERIOR DESIGNER

ARCHITECTS SIGN

502, SADHANA APPT. SHIVAJINAGAR,
PUNE-06 TEL: 9371236397/9371236398
Email: sylvardikar@gmail.com

AR. SANDEEP HARDIKAR

DATE SCALE DRN BY REV DATE REV NO

01/04/2022 1:500 Anuja

Z:\Projects\JOB\07_CUBIX ARCHITECTS\RAHUL MOHTA\LOHEGAON\6 SUBMISSION