

TOTAL F.S.I. STATEMENT IN SQ.M.(UDCPR)						
WING	B/UP AREA COMM.	B/UP AREA RESI.	LIFT FIRE	LIFT REG.	TENTS NO.	OFFICE/SHOP NO.
WING - A	-	6414.81	4.75	7.22	78	-
WING - B	-	6414.81	4.75	7.22	78	-
WING - C	4865.16	-	4.75	7.22	-	93
TOTAL	4865.16	12829.62	14.25	21.66	156	93
TOTAL	17694.78		14.25	21.66	156	93

TOTAL F.S.I. STATEMENT IN SQ.M.- WING - A (UDCPR)				
FLOOR	BUILT UP RESI.	TENTS NO.	LIFT FIRE	LIFT REG.
FIRST	536.57	06		
SECOND	492.78	06		
THIRD	492.78	06		
FOURTH	492.78	06		
FIFTH	492.78	06		
SIXTH	475.22	06		
SEVENTH	492.78	06		
EIGHTH	492.78	06		
NINTH	492.78	06		
TENTH	475.22	06		
ELEVENTH	492.78	06		
TWELFTH	492.78	06		
THIRTEENTH	492.78	06		
TOTAL	6414.81	78		

TOTAL F.S.I. STATEMENT IN SQ.M.- WING - B (UDCPR)				
FLOOR	BUILT UP RESI.	TENTS NO.	LIFT FIRE	LIFT REG.
FIRST	536.57	06		
SECOND	492.78	06		
THIRD	492.78	06		
FOURTH	492.78	06		
FIFTH	492.78	06		
SIXTH	475.22	06		
SEVENTH	492.78	06		
EIGHTH	492.78	06		
NINTH	492.78	06		
TENTH	475.22	06		
ELEVENTH	492.78	06		
TWELFTH	492.78	06		
THIRTEENTH	492.78	06		
TOTAL	6414.81	78		

TOTAL F.S.I. STATEMENT IN SQ.M.- WING - C (UDCPR)				
FLOOR	BUILT UP COMM.	SHOP OFFICE NO.	CARPET AREA	LIFT FIRE
GROUND	338.63	06	391.18	
MEZZ	146.91	-	239.16	
FIRST	348.88	-	239.16	
SECOND	450.16	-	403.60	
THIRD	450.16	-	403.60	
FOURTH	450.16	-	403.60	
FIFTH	450.16	-	403.60	
SIXTH	420.06	-	375.54	
SEVENTH	459.61	-	414.24	
EIGHTH	459.61	-	414.24	
NINTH	459.61	-	414.24	
TENTH	459.61	-	414.24	
TOTAL	4865.16	6	391.18	

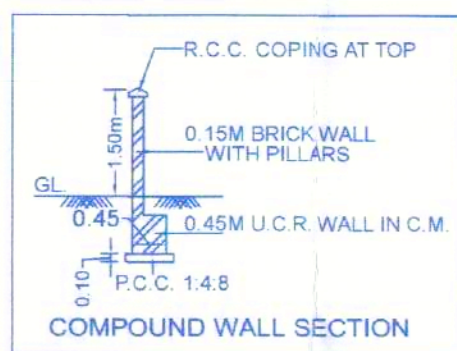
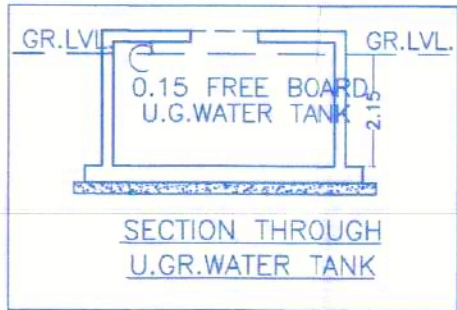
WATER STORAGE CAPACITY						
FOR RESIDENTIAL PURPOSE						
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day			
WATER REQUIRED PER FLAT (5 person per flat)	=	675	lts/day			
NO. OF FLATS IN THE SCHEME	=	156	FLATS			
WATER REQUIRED	=	1,05,300.00	lts/day			
FOR COMMERCIAL						
FLOOR	CARPET AREA	OCCUPANT LOAD/SQ.M.	NO.OF PERSONS	REQ.CAP. PER PERSON	TOTAL CAPACITY	
GROUND+MEZZ.	391.18	3	130	45	5850.00	
1ST TO 10TH	3886.16	10	389	45	17505.00	
CAPACITY OF OVER HEAD WATER TANK (1,05,300+5850+17505)						
SAY					= 1,28,655.00	lts/day
CAPACITY OF FIRE FIGHTING WATER TANK					= 1,30,000.00	lts/day
TOTAL CAPACITY OF OVER HEAD WATER TANK					= 60,000.00	lts/day
CAPACITY OF UNDER GROUND WATER TANK (130,000.00 X 1.5)					= 1,95,000.00	lts/day
CAPACITY OF FIRE FIGHTING WATER TANK					= 1,40,000.00	lts/day
TOTAL CAPACITY OF UNDER GROUND WATER TANK					= 3,40,000.00	lts/day

TDR Statement					
DRG No.	Rate for land in Rs. per sq.m as per ASR of Generating Plot in Generating year (Rg)	Rate for land in Rs. per sq.m as per ASR of Receiving Plot in Generating year (Rr)	TYPE	Purchase TDR Area "Y"	As per TDR Area act 5.3 X=Rg/Rr x Y
6111	19910	19910		203.71	203.71
6163	19830	19910		1908.00	1900.17
4698	27110	19910		662.10	901.51
Total					3005.39

SANITARY REQUIREMENT						
FLOOR	CARPET AREA	OCCUPANT LOAD/SQ.M.	NO.OF PERSONS	2/3 MALE 1/3 FEMALE	REQUIRED W.C/TOILET	REQUIRED TOILETS
GROUND+ MEZZ.	391.18	3	130	=87/25 =43/15	06	TOILET FOR GENTS = 03 TOILET FOR LADIES = 03
1ST TO 10TH	3886.16	10	389	=259/25 =130/15	20	TOILET FOR GENTS = 11 TOILET FOR LADIES = 09
TOTAL PROVIDED				519	26	26

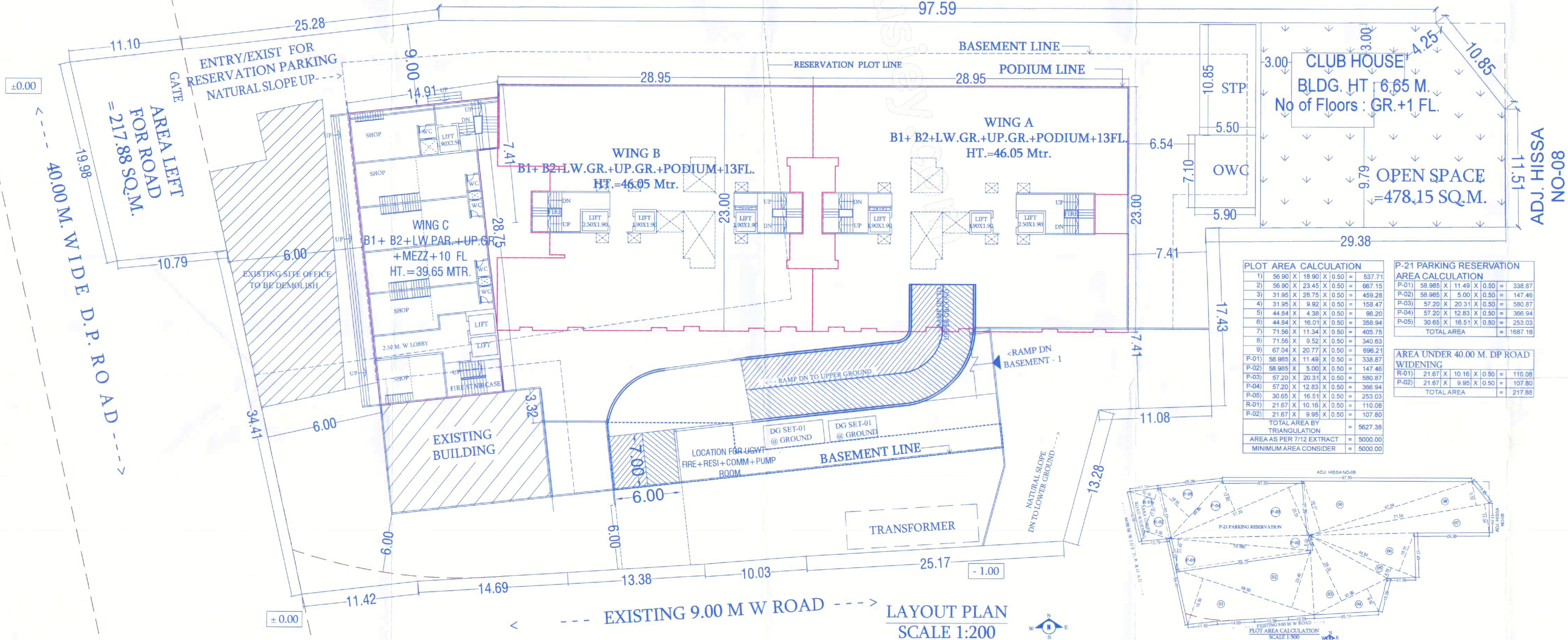
1) F.A.R. PROPOSED	
a. COMMERCIAL	4,865.16
b. RESIDENTIAL	12,829.62
c. EXISTING AREA	469.17
TOTAL F.A.R. AREA	18,163.95
2) NON F.S.I. AREA	
a. PROPOSED PARKING AREA	12,570.00
b. PROPOSED CLUB HOUSE AREA	100.00
c. PROPOSED OVER HEAD WATER TANK AREA	120.00
d. PROPOSED LIFT AREA	35.91
e. PROPOSED REFUGE AREA	73.20
f. PROPOSED U.G. WATER TANK AREA	150.00
g. PROPOSED S.T.P. AREA	50.00
h. PROPOSED OWC AREA	40.00
i. PROPOSED TRANSFORMER AREA	25.00
j. PROPOSED SECURITY CASIN AREA	18.00
l. TOP TERRACE AREA	2017.59
3) TOTAL NON FSI AREA	15,199.70
TOTAL FSI + NON FSI AREA (1+2)	33,363.65

PARKING STATEMENT			
PARKING	PARKING REQUIRED	CAR	SCOOTER
WING A			
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M	01	02	
FOR 156 TENEMENTS	78	156	
WING C			
REQUIRED BY RULE FOR SHOP EVERY 100 SQ.MT. CARPET AREA	02	06	
FOR 391.18 SQ.M CARPET AREA	08	24	
REQUIRED BY RULE FOR OFFICE EVERY 200 SQ.MT. CARPET AREA	03	11	
FOR 3886.16 SQ.M CARPET AREA	59	214	
TOTAL REQUIRED PARKING	137	370	
REQUIRED 5% VISITOR PARKING	04	08	
TOTAL PROPOSED PARKING	141	378	
PARKING AREA STATEMENT			
AREA REQUIRED	AREA PROPOSED		
CAR	141 X 12.50 SQ.M	1762.50	
SCOOTER	378 X 2.00 SQ.M	756.00	
TOTAL		2518.50 SQ.M.	



OPEN SPACE AREA CAL. BY TRIANG. METHOD :-			
1	0.50 X 15.35 X 31.17	=	239.23
2	0.50 X 15.35 X 31.17	=	238.92
TOTAL			478.15

ADJ. HISSA NO-06
97.59



PLOT AREA CALCULATION		
1)	56.90 X 18.90 X 0.50	= 537.71
2)	56.90 X 23.45 X 0.50	= 667.15
3)	31.95 X 28.75 X 0.50	= 459.28
4)	31.95 X 9.92 X 0.50	= 158.47
5)	44.84 X 4.38 X 0.50	= 98.20
6)	44.84 X 16.01 X 0.50	= 358.94
7)	71.56 X 11.34 X 0.50	= 405.75
8)	71.56 X 9.52 X 0.50	= 340.63
9)	67.04 X 20.77 X 0.50	= 696.21
P-01)	58.985 X 11.49 X 0.50	= 338.87
P-02)	58.985 X 5.00 X 0.50	= 147.46
P-03)	57.20 X 20.31 X 0.50	= 580.87
P-04)	57.20 X 12.83 X 0.50	= 366.94
P-05)	30.65 X 16.51 X 0.50	= 253.03
R-01)	21.67 X 10.16 X 0.50	= 110.08
P-02)	21.67 X 9.95 X 0.50	= 107.80
TOTAL AREA BY TRIANGULATION		= 5627.38
AREA AS PER 7/12 EXTRACT		= 5000.00
MINIMUM AREA CONSIDER		= 5000.00

P-21 PARKING RESERVATION AREA CALCULATION		
P-01)	58.985 X 11.49 X 0.50	= 338.87
P-02)	58.985 X 5.00 X 0.50	= 147.46
P-03)	57.20 X 20.31 X 0.50	= 580.87
P-04)	57.20 X 12.83 X 0.50	= 366.94
P-05)	30.65 X 16.51 X 0.50	= 253.03
TOTAL AREA		= 1687.18

AREA UNDER 40.00 M. DP ROAD WIDENING		
R-01)	21.67 X 10.16 X 0.50	= 110.08
P-02)	21.67 X 9.95 X 0.50	= 107.80
TOTAL AREA		= 217.88

STAMP OF APPROVAL		01 12
B.P. LAYOUT		
20/11/2024 + 21/11/24 APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 218545124.12.28/11/24 Building Inspector Deputy Engineer (Jr.Engt. Sd. Engt.) BUILDING PERMISSION DGT. ZONE-2, P.M.C.		
NO.	AREA CALCULATIONS :-	SQ.M.
1	Area of plot (Minimum area of a.b.c. to be considered)	5000.00
	a) As per Ownership document (7 / 12, CTS extract) & Our possession	5000.00
	b) As per measurement sheet	5627.39
	c) As per site	5627.39
2	Deductions for	
	a) Proposed 40.00 m. D.P. Road	217.88
	b) Parking Reservation Area (not deducted)	1687.16
	Total (a+b)	217.88
3	Balance area of plot (1-2)	4782.12
4	Amenity Space (if applicable)	
	a) Required	
	b) Adjustment of 2(b), if any-	
	c) Balance Proposed-	
5	Net Plot Area (3-4(C))	4782.12
6	Recreational Open Space (if applicable)	
	a) Required	478.12
	b) Proposed	478.15
7	Internal Road area	0.00
8	Plotable area	
9	Built up area with reference to Basic F.S.I. as per front road width (4782.12 x basic fsi-1.10)	5260.33
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI-based on road width TDR Zone. [5000 00X0.50]	2500.00
	b) Proposed FSI on payment of premium	2500.00
11	In-situ FSI / TDR loading	
	a) In - situ area against 40.00 m. w. D.P.Road [217.88 x 2]	435.76
	b) In - situ area against Amenity Space if handed over	
	c) TDR Area [5000.00X1.40]-11a (7000.00-435.76=6564.24)	3005.39
	d) Total in-situ TDR loading proposed [11(a)+(b)+(c)]	3441.15
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	
	(a) (9+10(b)+11(e)) or 12 whichever is applicable	11,201.48
	(b) Existing Built-up Area	469.17
	(c) Balance Area. (13a - 13b)	10,732.31
	(d) Ancillary Area FSI upto 80% with payment of charges (for Commercial 2702.86 x 80% = 2162.29)	2162.29
	(e) Ancillary Area FSI upto 60% with payment of charges (for Residential) (10,732.31-2702.86) x 60% = 4817.67	4817.67
	(f) Total entitlement (a+d+e) (11,201.48+2162.29+4817.67)	18,181.44
14	Maximum utilization limit of FSI (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	
15	Total Built up Area in proposal (excluding area at Sr. No. 17 b)	
	(a) Existing Built-up Area	469.17
	(b) Proposed Built-up Area (as per 'P-line') (COM+RESI.)	17,694.78
	(c) Total (a+b)	18,163.95
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14)	0.99
17	Area for Inclusive Housing, if any	
	(a) Required (BASIC FSI X 20%)	0.00
	(b) Proposed	0.00
LEGEND 1) PLOT BOUNDARY SHOWN --- THICK BLACK 2) THROTTLED ROADS SHOWN --- THICK RED 3) OPEN SPACE SHOWN --- THICK GREEN 4) LANDMARK SPACE SHOWN --- THICK PINK 5) DRAINAGE LINE SHOWN --- RED DOTTED 6) WATER LINE SHOWN --- BLACK DOTTED 7) LEVEL OF SHOWN --- NATURAL YELLOW		
CERTIFICATE OF AREA CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON --- & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP. IF ANY. SIGNATURE OF LICENSED ARCHITECTS/ENGINEERS		
DESIGN ARCHITECT :- CUBIX ARCHITECTS ASSOCIATES OFFICE NO. 1 AND 2, ARISTOCRAFT, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BHIMAVADI, PUNE. E-MAIL :- cubixarchitects@gmail.com CONTACT NO. :- 770540586, 770434067		
OWNER'S NAME:		OWNER'S SIGN:
FOR - MR. SACHIN MEDIRATTA & OTHERS		
PROJECT: LAYOUT OF BUILDING		
SURVEY NO.: S.NO - 38, H.NO - 5A/2, S.NO - 38, H.NO - 5A/1, S.NO - 38, H.NO - 7		
HISSA NO:		CTS NO:
PLOT NO:		SOC. NAME:
FINAL PLOT NO:		PETH: KONDHWA KH.
LAISONING ARCHITECT:		ARCHITECT'S SIGN:
ER. SANDIP VAYDANDE & ASSOCIATE (P)MC Lic No-17000 E-MAIL:- vaydande.s@gmail.com, 7709331633 Add:- A-104, Guruganesh nagar app. Katraj, Pune		
JOB NO.		SCALE
INWARD NO.		DRAWN BY
KEY NO.		CHECKED BY
		DATE
		SHEET NO.