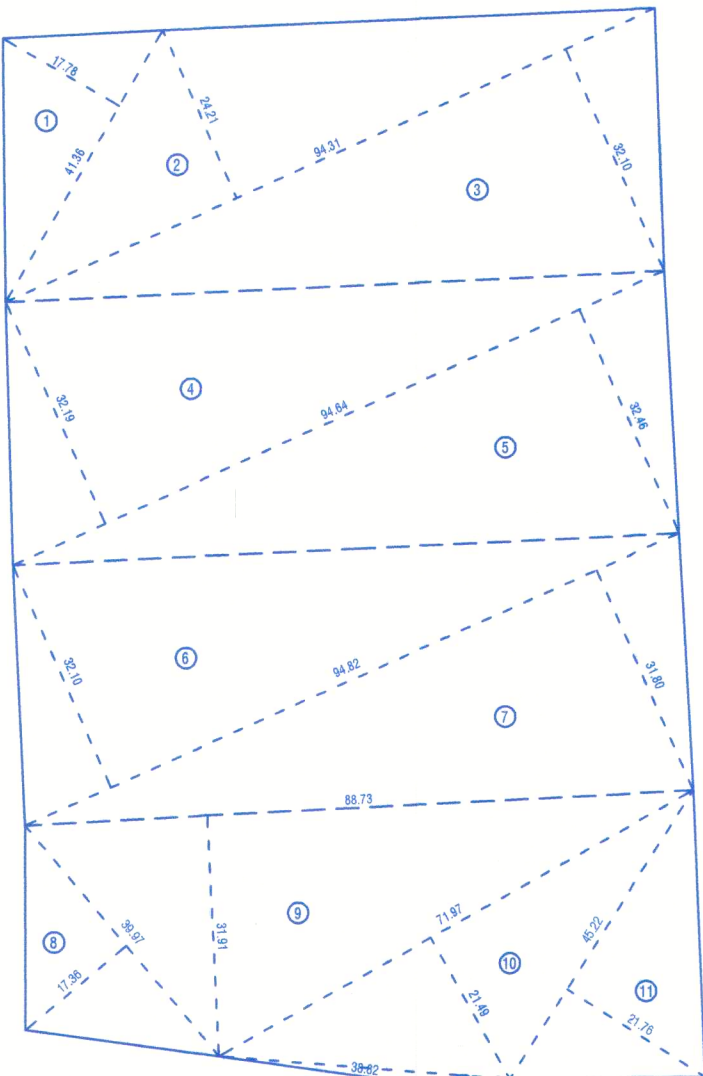


F.S.I. STATEMENT IN SQ.M. (WING - B)						
FLOOR	NET B/UP AREA	LIFT AREA	FIRE LIFT AREA	BLDG. HT.	TENE. NO.	
1ST FLOOR	934.26			40-80	80-150	
2ND FLOOR	934.26			4	4	
3RD FLOOR	934.26			4	4	
4TH FLOOR	934.26			4	4	
5TH FLOOR	889.76			6	2	
6TH FLOOR	934.26	19.81	5.76	4	4	
7TH FLOOR	934.26			4	4	
8TH FLOOR	934.26			4	4	
9TH FLOOR	934.26			4	4	
10TH FLOOR	889.76			6	2	
11TH FLOOR	934.26			4	4	
12TH FLOOR	934.26			4	4	
TOTAL	11122.12	19.81	5.76	52.00	44.00	

F.S.I. STATEMENT IN SQ.M. (WING - C)									
FLOOR	B/UP AREA	NET B/UP AREA	LIFT AREA	BLDG. HT.	SHOP NO.	TENE. NO.			
	COMM.	(INCLUSIVE HOUSING)		from Gr. M.	30-40	40-80			
GROUND FLOOR	203.69	0.00	203.69		9	0	0		
1ST FLOOR	0.00	239.25	239.25		0	1	3		
2ND FLOOR	0.00	239.25	239.25		0	1	3		
3RD FLOOR	0.00	239.25	239.25		0	1	3		
4TH FLOOR	0.00	239.25	239.25		0	1	3		
5TH FLOOR	0.00	239.25	239.25		0	1	3		
6TH FLOOR	0.00	239.25	239.25		0	1	3		
TOTAL	203.69	1435.50	1639.19	3.42	9.00	6.00	18		

FSI + NON FSI AREA STATEMENT FOR EC		
SR. NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	11325.81
02	NON F.S.I.	-
2.1	INCLUSIVE HOUSING	1435.50
2.2	STAIRCASE CAP AREA	425.00
2.3	PROJECTION	2500.00
2.4	REFUGE AREA	100.06
2.5	GROUND PARKING/PODIUM SLAB	8200.00
2.6	BASEMENT 1 & 2 AREA	8900.00
2.7	RECREATION AREA	0.00
	ANY OTHER	-
3.1	CLUB HOUSE	0
3.2	LIFT AREA	50.01
03	3.3 SERVICES (S.T.P., TRANSFORMER, U.G.T etc)	1500.00
	TOTAL NON F.S.I.	23110.57
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (11325.81 + 23110.57)	34436.38



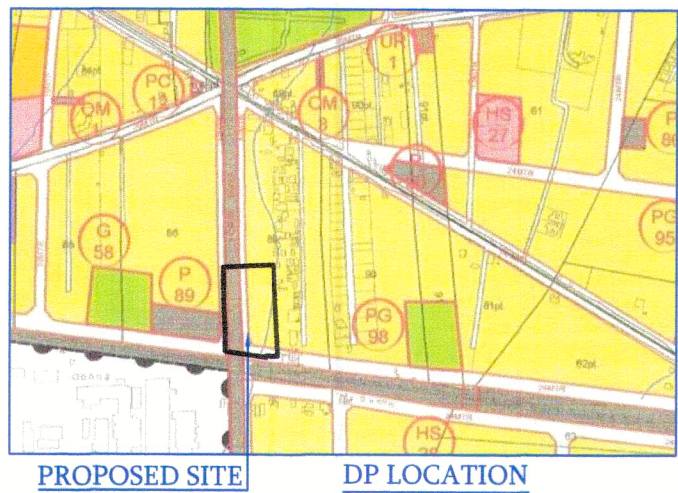
Plot Area Calculation

(Scale: 1:500)

PLOT AREA CALCULATION					
1	0.50	x	41.36	x	17.78
2	0.50	x	94.31	x	24.21
3	0.50	x	94.31	x	32.10
4	0.50	x	94.64	x	32.19
5	0.50	x	94.64	x	32.46
6	0.50	x	94.82	x	32.10
7	0.50	x	94.82	x	31.80
8	0.50	x	39.97	x	17.36
9	0.50	x	88.73	x	31.91
10	0.50	x	71.97	x	21.49
11	0.50	x	45.22	x	21.76
12	0.50	x	38.82	x	2.32
TOTAL					12184.69

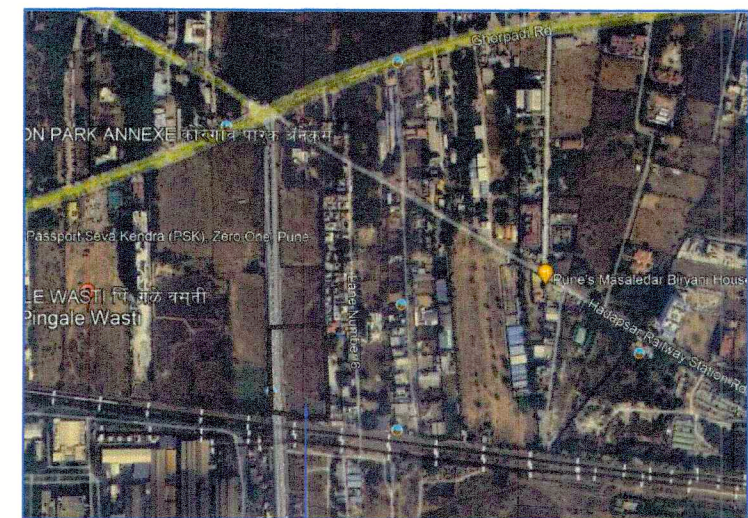
REFUGE AREA CALCULATION (WING B)		
Required Refuge Area = (Builtup Area/12.50 Sq. m. per person X 2 Fl. X 0.3sq.m. per person)		
Required Refuge Area = (934.26/12.50) X 2 X 0.30 Sq.m.		
= 44.84 + 0.90 = 45.74 SQ.M.		
Prop. Refuge Area = 50.03 Sq.m.		
50.03 X 2 = 100.06 Sq.m.		

Refuge Area Calc.		
	5TH	10TH
2	Wing - B	50.03
TOTAL		50.03
TOTAL REFUGE AREA		100.06



PROPOSED SITE

DP LOCATION



PROPOSED SITE

GOOGLE MAP

Sanitation Requirement :

For Comm. : 68 person

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

Required Sanitation For Commercial

Fixture	Male (2/3rd)	Female (1/3rd)
Water Closet	:46	:22
Urinals	01	01
	----	----

TOTAL F.S.I. STATEMENT IN SQ.M. FOR (WING - A + B + C)									
WING NAME	FLOOR	HEIGHT above Gr.	COMM. B/UP AREA	RESI. B/UP AREA	INCLUSIVE HOUSING B/UP AREA	TOTAL B/UP AREA	REG. LIFT AREA	FIRE LIFT AREA	TENE NO.
WING A	B2+B1+GR.+Podium-1 +Podium-2 Fl.	10.60M	0	0	0	0.00	0.00	0.00	0
Wing - B	B2+B1+GR.+Podium-1 +Podium-2+12 Fl.	47.80 M	0	11122.12	0	11122.12	19.81	5.76	96
Wing - C	B2+B1+GR.+6 FL.	21.45	203.69	0	1435.50	203.69	3.42	0.00	24
	TOTAL		203.69	11122.12	1435.50	11325.81	23.23	5.76	120.00
Total b/up Area (Comm. + Resi.)				11325.81					

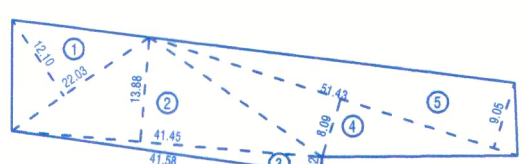
ANCILLARY AREA CALCULATION				
	P LINE AREA	BASIC AREA	Permi. Ancillary Area (60%)	Permi. Ancillary Area (80%)
01	B/UP AREA (COMM)	203.69	113.16	90.53
02	B/UP AREA (RESI)	11122.12	6951.33	4170.80
Total Permi. Ancillary Area		11325.81	7064.49	4170.80
Total Permi. Ancillary Area (Resi + Comm)				4261.32

PARKING AREA STATEMENT				
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER	
Commercial FOR EVERY 100 SQ.M. CARPET AREA	100	1	6	
REQUIRED PARKING FOR 203.69 X 0.85	173.14	2	12	
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	2	
REQUIRED PARKING FOR 52 TENEMENTS	52	26	52	
1 TENEMENTS HAVING CARPET UP AREA BETWEEN 80.00 TO 150.00 SQ.M.	1	1	1	
REQUIRED PARKING FOR 44 TENEMENTS	44	44	44	
TOTAL	96	72	108	
5% ADDITION PARKING		4	5	
TOTAL		76.00	113.00	
TOTAL REQ. PARKING		76 X 12.50	113 X 2	
TOTAL AREA		950.00	226.00	
TOTAL PARKING AREA			1176.00	

PARKING AREA STATEMENT FOR (INCLUSIVE HOUSING)				
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER	
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	2	
REQUIRED PARKING FOR 18 TENEMENTS	18	9	18	
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 30.00 TO 40.00 SQ.M.	2	1	2	
REQUIRED PARKING FOR 6 TENEMENTS	6	3	7	
TOTAL	24	12	25	
5% ADDITION PARKING		1	2	
TOTAL		13	27	
TOTAL REQ. PARKING		13 X 12.50	27 X 2	
TOTAL AREA		162.50	54.00	
TOTAL PARKING AREA			216.50	

TOTAL OPEN SPACE AREA CALCULATION			
1	OPEN SPACE -1	=	453.41
2	OPEN SPACE -2	=	317.03
TOTAL		=	770.44

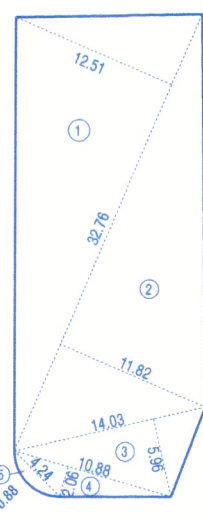
WATER CALCULATION			
For Commercial			
WATER REQUIRED AS PER RULE NO. OF PERSON X 45			
	68	X	45
		=	3060
For Residential			
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135			
	120	X	5
		X	135
		=	81000
ADD FIRE FIGHTING = 25,000 LTRS. X 1 Bldg = 25,000			
TOTAL = 3060+81,000+ 25,000 = 1,09,060 LTRS.			
SAY - 1,10,000 LTRS.			
SUMP WELL CAPACITY.			
	84060	X	1.50
		=	126090.00
SAY - 1,26,100 LTRS.			
ADD FIRE FIGHTING = 2,00,000 LTRS. X 1 Bldg = 2,00,000			
TOTAL = 1,26,100 + 2,00,000 = 3,26,100 LTRS.			



24.00 m. Area Road Widening Calculation

Scale - (1: 500)

AREA UNDER 24.00 ROAD WIDENING CAL.					
1	0.50	x	22.03	x	12.10
2	0.50	x	41.45	x	13.88
3	0.50	x	41.58	x	2.32
4	0.50	x	51.67	x	8.09
5	0.50	x	51.67	x	9.05
TOTAL					912.02



Open Space-1 Calculation

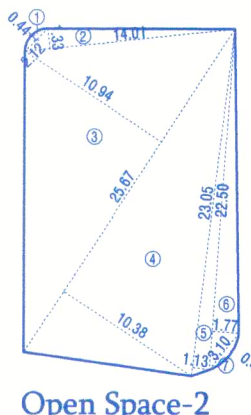
Scale - (1: 500)

OPEN SPACE-1					
1	0.50	x	32.76	x	12.51
2	0.50	x	32.76	x	11.82
3	0.50	x	14.03	x	5.96
4	0.50	x	10.88	x	2.06
5	0.50	x	4.24	x	0.88
TOTAL					453.41

12.00 m. Area Road Widening Calculation

Scale - (1: 500)

AREA UNDER 12.00 ROAD WIDENING CAL.					
1	0.50	x	36.84	x	11.30
2	0.50	x	36.84	x	11.35
3	0.50	x	36.77	x	11.34
4	0.50	x	36.77	x	11.32
5	0.50	x	36.19	x	11.30
6	0.50	x	36.19	x	11.34
7	0.50	x	21.00	x	9.82
8	0.50	x	21.00	x	4.06
9	0.50	x	15.71	x	6.80
10	0.50	x	13.15	x	6.63
TOTAL					1486.23



Open Space-2 Calculation

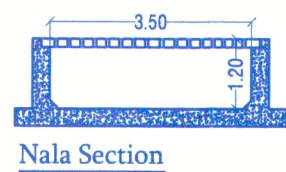
Scale - (1: 500)

OPEN SPACE - 2					
1	0.50	x	2.12	x	0.44
2	0.50	x	14.01	x	1.33
3	0.50	x	25.67	x	10.94
4	0.50	x	25.67	x	10.38
5	0.50	x	23.05	x	1.13
6	0.50	x	22.50	x	1.77
7	0.50	x	3.10	x	0.43
TOTAL					317.03

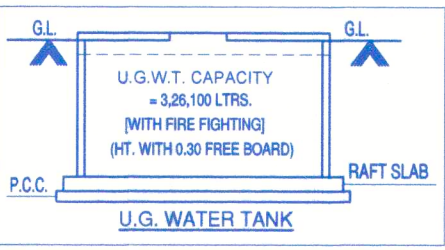
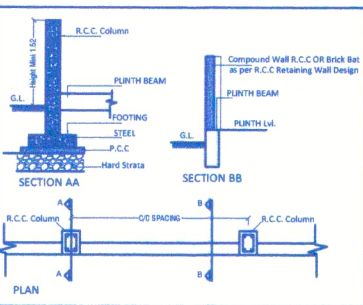
H.C.M.T.R. Existing 24.00 m. Area Road Widening Calculation

Scale - (1: 500)

AREA UNDER 24.00 ROAD WIDENING CAL.					
1	0.50	x	42.58	x	19.07
2	0.50	x	42.58	x	19.51
3	0.50	x	41.72	x	20.00
4	0.50	x	41.72	x	20.02
5	0.50	x	42.09	x	19.59
6	0.50	x	42.09	x	18.54
7	0.50	x	37.97	x	19.19
8	0.50	x	37.97	x	16.33
TOTAL					3132.98



Nala Section



STAMP OF APPROVAL

BP LAYOUT

01

06

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO...66/12549/25

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

	AREA STATEMENT	SQ.M.
1	Area of Plot (Minimum area of a,b,c.to be considered)	= 12000.00
	a) As per ownership document (7/12, CTS extract)	= 12000.00
	b) as per measurement sheet	= 12184.69
	c) as per site	= 12184.69
2	Deductions for	= 0.00
	a) Existing 24.00 Road widening Area (HCMTR)	= 3132.98
	b) Proposed 24.00 Road widening Area	= 912.02
	c) Proposed 12.00 Road widening Area	= 1486.23
	d) Any Reservation Area	= 0.00
	Total (a+b+c+d)	= 5531.23
3	Balance area of plot (1-2)	= 6468.77
4	Amenity Space (if applicable)	=
	(a) Required 15%	= 0.00
	(b) Adjustment of 2(b), if any - Amenity shown in garden reservation	= 0.00
	(c) Balance Proposed -	= 0.00
5	Net Plot Area (3-4 (c))	= 6468.77
6	Recreational Open space (if applicable)	=
	(a) Required - 10%	= 646.88
	(b) Proposed -	= 770.44
7	Internal Road area	= 0.00
8	Plottable area (if applicable)	= 6468.77
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI) (6468.77 X 1.10)	= 7115.65
10	Addition of FSI on payment of premium	=
	a)Maximum permissible premium FSI (12000.00 X 0.50)	= 6000.00
	b) Proposed FSI on payment of premium.	= 0.00
11	In-situ FSI / TDR loading	=
	a) In-situ area against D.P. road x 2	= 0.00
	b)In-situ area against Amenity Space if handed over 2.00 or .85 X Sr. No.4 (b)and (or)(c), 0.00 X 2	= 0.00
	c) TDR area (Sr. No. 1 x 1.15) - (11a+11b)	= 0.00
	d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	= 0.00
12	Total area available (9 +10b+11d)	= 7115.65
13	Additional FSI area under Chapter No. 7	=
	a) Additional Griha Five Star / IGBC Silver or equivalent rating 3% incentive FSI	= 0.00
14	Total entitlement of FSI in the proposal	=
	(a) [9 + 10(b)+11(d)] or 13 whichever is applicable.	= 7115.65
	(b) Permi. Ancillary Area FSI with payment of charges.	= 4261.32
	(c) Prop. Ancillary Area FSI with payment of charges.	= 4210.16
	(d) Total Entitlement (a+c)	= 11325.81
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) X 1.6 or 1.8 2.25	= 11376.97
16	Total Built-up Area in proposal.(excluding area at Sr.No.18b)	=
	(a) Existing Built-up Area.	=
	(b) Proposed Built-up Area (as per 'P-line') Resi.	= 11122.12
	(c) Proposed Built-up Area (as per 'P-line') Comm.	= 203.69
	(d) Total (a+b+c)	= 11325.81
17	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	= 1.00
18	Area for Inclusive Housing, if any	=
	(a) Required (20% of Sr.No.9)	= 1423.13
	(b) Proposed	= 1435.50