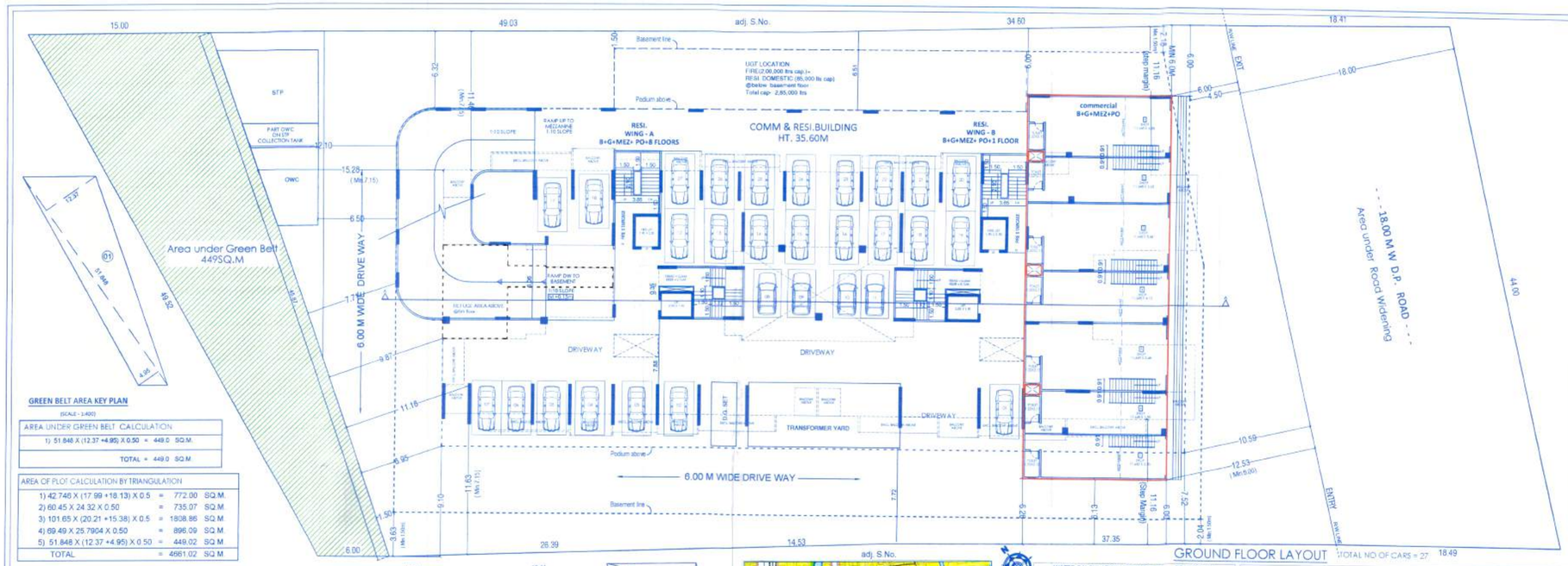


GROUND FLOOR LAYOUT TOTAL NO OF CARS = 27

GREEN BELT AREA KEY PLAN

(SCALE - 1:400)

AREA UNDER GREEN BELT CALCULATION
1) 51.846 X (12.37 +4.95) X 0.50 = 449.0 SQ.M.
TOTAL = 449.0 SQ.M.

AREA OF PLOT CALCULATION BY TRIANGULATION		
1) 42.746 X (17.99 +18.13) X 0.5	= 772.00	SQ.M.
2) 60.45 X 24.32 X 0.50	= 735.07	SQ.M.
3) 101.65 X (20.21 +15.38) X 0.5	= 1808.86	SQ.M.
4) 69.49 X 25.7904 X 0.50	= 896.09	SQ.M.
5) 51.846 X (12.37 +4.95) X 0.50	= 449.02	SQ.M.
TOTAL	= 4661.02	SQ.M.

PLOT AREA KEY PLAN (Scale - 1:400)

ROAD WIDENING AREA KEY PLAN (SCALE - 1:400)

LOCATION PLAN

AREA UNDER ROAD WIDENING CALCULATION
1) 42.746 X (17.99 +18.13) X 0.50 = 772.0 SQ.M.
TOTAL = 772.0 SQ.M.

WATER CALCULATION (COMMERCIAL + RESIDENTIAL)					
For Commercial					
WATER REQUIRED AS PER RULE NO. OF PERSON X 45					
158	X	45	=	7110	
FOR RESIDENTIAL					
WATER REQUIRED AS PER RULE NO. OF TENEMENTS X 5 X 135					
36	X 5	X 135	=	24300	
			=	31410	
SAY, 32,000 LTRS					
ADD FIRE FITTING = 20,000 + 32,000 = 52,000 LTRS.					
TOTAL = 55,000 LTRS.					
SUMP WELL CAPACITY					
55,000	X 1.5		=	82500.0000	
TOTAL CAPACITY - 82,500.00 LTRS.					
ADD FIRE FITTING = 2,00,000 LTRS.					
TOTAL = 82,5000 + 2,00,000 = 2,82,500 LTRS.					

OCCUPANCY LOAD AREA CALCULATIONS		
1.	@ Ground Floor	355.02
	No. of persons	118
2.	@ Mezzanine floor	238.60
	No. of persons	40
	Total no. of persons	158

Sanitation Requirement :

Commercial : 158 person

Required Sanitation For Commercial

Fixture	Male : 79	Female : 79
Water Closet	4	5
Urinals	4	----

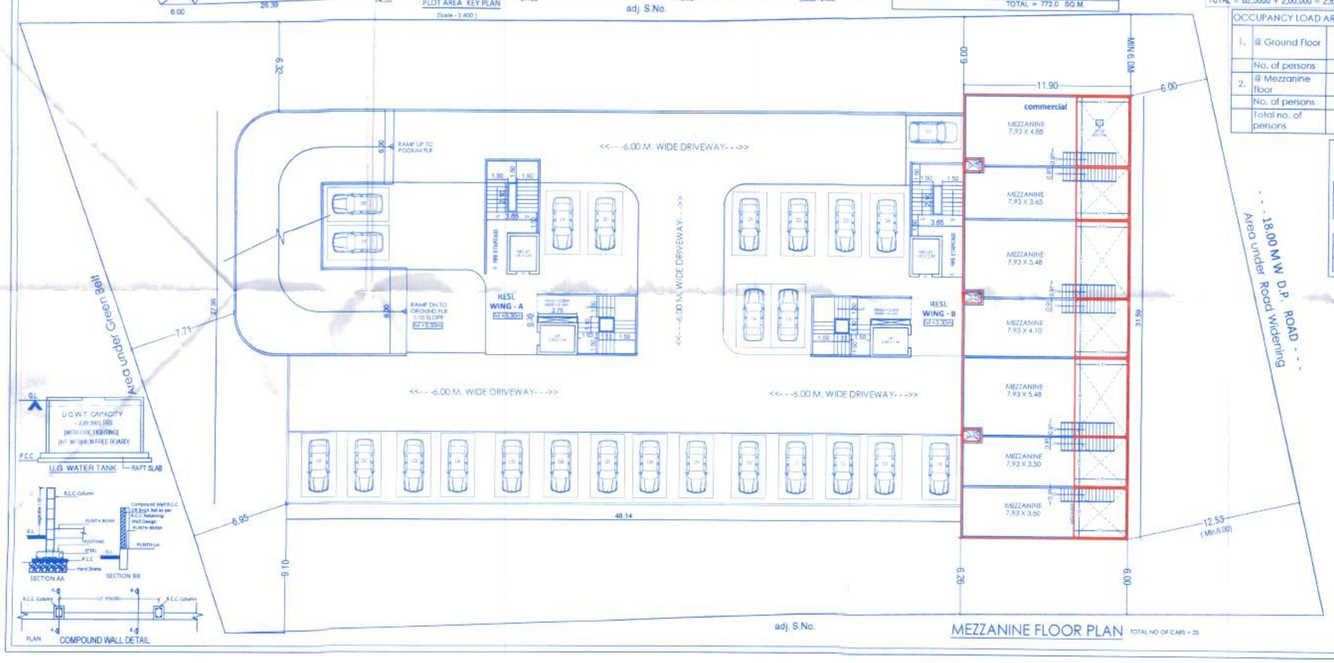
Proposed Sanitation For Commercial

Fixture	Male : 71	Female : 71
Water Closet	4	5
Urinals	4	----

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

FLOOR	NET B/UP AREA AS PER P LINE				LIFT AREA	BUILDING HEIGHT		Tene. No.
	COMM.	RESI - WING A	RESI - WING B	RESI-TOTAL		from Gr. lev.		
GROUND FL	372.9200	0.00	0.00	0.00				
MEZZANINE	259.1300	0.00	0.00	0.00				
Podium		Parking						
FIRST FL	0.00	540.4100	540.4100	1080.8200				8
SECOND FL	0.00	542.21		542.21				8
THIRD FL	0.00	542.21		542.21				8
FOURTH FL	0.00	542.21		542.21	19.00	35.60 M	35.60 - 6.15 = 29.45 M	8
FIFTH FL (REFUGE)	0.00	542.21		542.21				8
SIXTH FL	0.00	542.21		542.21				8
SEVENTH FL	0.00	542.21		542.21				8
EIGHTH FL	0.00	542.21		542.21				8
TOTAL	632.05	4335.88	540.41	4876.29	19.00			64.00
TOTAL COMM.+RESI.	5508.34							

TOTAL PARKING AREA STATEMENT FOR			
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
(SHOPS) FOR EVERY 100 SQ.M. CARPET AREA & PART THERE OF	1	2	6
REQUIRED PARKING FOR 593.63 SQ.M.	7	12	36
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	3
REQUIRED PARKING FOR 36 TENEMENTS	36	36	108
TOTAL	43	48	144
5% ADDITION PARKING		2	5
TOTAL REQ. PARKING		50	149
TOTAL PROP. PARKING		213	149
TOTAL REQ. PARKING		2662.50	298.80
TOTAL AREA		2662.50	298.80
TOTAL PARKING AREA			2961.30



MEZZANINE FLOOR PLAN TOTAL NO OF CARS = 25

REFUGE AREA KEY PLAN WING-A

REFUGE AREA CALCULATION A-WING			
R1) 5.09 X 7.76 X 1	=	39.50	SQ.M
R2) 8.93 X 1.50 X 1	=	13.23	SQ.M
TOTAL	=	52.73	SQ.M

ANCILLARY AREA CALCULATION						
		P LINE AREA	BASIC AREA	Permi. Ancillary Area (60%)	Permi. Ancillary Area (80%)	Proposed Ancillary area
01	B/UP AREA (COMM)	632.05	351.14	-	280.91	280.91
04	B/UP AREA (RESI)	4876.2900	3432.8600	1828.6		1443.43
Total Permi. Ancillary Area		5508.3400	3784.00	1828.6	280.91	1724.3400
Total Permi. Ancillary Area (Resi + Comm)			5508.3400			

STAMP OF APPROVEL 01/06

COMM.+RESI. BUILDING

PROJECT :-

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON S.NO. 678/18+19/1A, C.T.S. NO. 992/11,(AS PER DEMARCATION C.T.S NO-865 PART)BIBWEWADI, PUNE.

भवन निवासी व्यापारी

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/3/24/22

Dt. 03/03/2023

Building Permission Officer — Deputy Engineer P.M.C. (B.P./D.P. Zone-5) P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

A	AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of a,b,c,to be considered)	=	4661.00
	a) As per ownership document (7/12, CTS extract)	=	4661.02
	b) as per measurement sheet	=	4661.00
	c) as per site	=	
2	Deductions for	=	
	a) Proposed D.P. / D.P. Road widening Area	=	772.00
	b) Area Under Green Belt	=	449.00
	Total (a+b+c+d)	=	1221.00
3	Balance Area of Plot (1-2)	=	3440.00
4	Amenity Space (if applicable)	=	
	a) Required	=	0.00
	b) Adjustment of 2(b), if any -	=	0.00
	c) Balance Proposed (Amenity Proposed in Reservation Area)	=	0.00
5	Net Plot Area (3-4(c))	=	3440.00
6	Recreational Open Space (if applicable)	=	
	a) Required	=	0
	b) Proposed	=	0
7	Internal Road Area	=	
8	Plotable area (if applicable)	=	3440.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.10) (3440.0 X 1.10)	=	3784.00
10	Addition of F.S.I. on Payment of Premium	=	
	a) Maximum permissible premium FSI - based on road width, TOD Zone	=	
	b) Proposed FSI on Payment of Premium	=	
11	In - Situ FSI / TDR loading	=	
	(a) In-Situ are against D.P. road [2.0 x Sr. No. 2(b). (772.0 X 2)	=	----
	(b) In-Situ are against Amenity Space if handed over 2.0 or] .85 x Sr. No. 4(b) and / or (c)], (0.00X 2.00)	=	----
	(c) Area under Green Belt	=	----
	(d) TDR area [0.90 of sr. no. 1]- raod -Green Belt	=	----
	(e)Total in situ / TDR loading proposed (11 (a)+(b)+(c))	=	----
12	Additional FSI area under Chapter No. 7	=	0
13	(Additional GRIHA Five star/ IGBC Silver or equivalent rating 5% incentive FSI)	=	----
14	Total entitlement of FSI in the Proposal	=	
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	=	3784.00
	(b) Perm. Ancillary Resi Area FSI upto 60% with payment of charges(3784-351.14=3432.86)	=	2059.72
	(c) Proposed Ancillary Resi Area FSI upto 60% with payment of charges	=	1445.00
	(d) Ancillary Comm Area FSI upto 80% with payment of charges	=	280.91
	(e)Total Ancillary FSI Resi.+ Comm. (c + d)	=	1725.91
	(f) Total entitlement (a+d)	=	5509.91
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 1.5 or 1.8}	=	5509.91
16	Total Built-up Area in proposal (excluding area at S.No. 17b)	=	
	a) Existing Built up Area	=	0.00
	b) Proposed Built up Area Comm. (as per ' Pline')	=	632.05
	c) Proposed Built up Area Resi. (as per ' Pline')	=	4876.29
	d) Total (a+b+c)	=	5508.3400
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)	=	0.00
	b) Proposed	=	0.00

DOOR & WINDOW SCHEDULES

D 1.05 X 2.10	SD 2.40 X 2.10	W 1.50 X 1.35	
D1 0.90 X 2.10	RS 2.45 X 2.10	W1 1.20 X 1.20	
D2 0.75 X 2.10	FD 1.50 X 2.10	KW 1.20 X 1.20	
D3 1.15 X 2.10	FD1 1.20 X 2.10	V 0.60 X 0.90	
OP 0.90 X 2.10			

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO 1 AND 2, ARISTROCAT L. OPP. BEVERLY HOTEL, NEAR MAGNUM CLUB, LUNA NAGAR, BIBWEWADI, PUNE. E-MAIL : cubixarchitects@gmail.com CONTACT NO : 7720040088 , 7720040087

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/ T.P.ACT.

SIGNATURE OF LICENCED ARCHITECTS/ ENGINEERS

OWNER SIGN. — RAM INDIA PROPERTIES THROUGH MR. RACHIT RAHUL AGARWAL.

ARCHITECTS SIGN. — AR. SHILPA SHIVAJIRAO YADAV CA/2010/48938

ARCHITECTS

AR. SHILPA SHIVAJIRAO YADAV
CA/2010/48938
VENKATESH GRAFFITI,
'F' BUILDING, FLAT NO 202,
KESHAV NAGAR,
MUNDHWA, 411036
Email - visioneersdesignstudio@gmail.com
Contact no - 7774004206, 7387817850

VISIONEERS design studio

DATE	SCALE	DRN BY	REV BY
24-12-2022	1:200	S.S.	S.M.