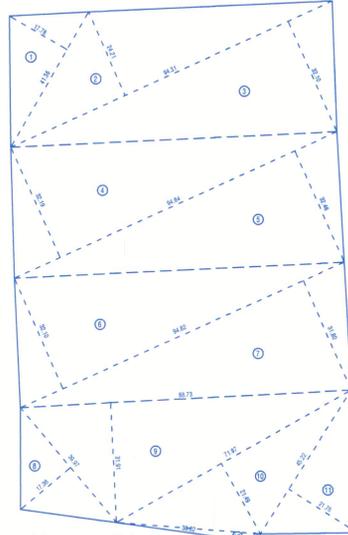


F.S.I. STATEMENT IN SQ.M. (WING - B)						
FLOOR	NET B/UP AREA	LIFT AREA	FIRE LIFT AREA	BLDG. HT.	TENE. NO.	
1ST FLOOR	934.26			40-80	80-150	
2ND FLOOR	934.26			4	4	
3RD FLOOR	934.26			4	4	
4TH FLOOR	934.26			4	4	
5TH FLOOR	889.76			6	2	
6TH FLOOR	934.26	19.81	5.76	4	4	
7TH FLOOR	934.26			4	4	
8TH FLOOR	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.
GROUND FLOOR	203.69	0.00	203.69		9	0
1ST FLOOR	0.00	239.25	239.25		0	1
2ND FLOOR	0.00	239.25	239.25		0	1
3RD FLOOR	0.00	239.25	239.25		0	1
4TH FLOOR	0.00	239.25	239.25		0	1
5TH FLOOR	0.00	239.25	239.25		0	1
6TH FLOOR	0.00	239.25	239.25		0	1
TOTAL	203.69	1435.50	1639.19	3.42	9.00	6.00

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
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	=	367.69
2	0.50	x	94.31	x	24.21	=	1141.62
3	0.50	x	94.31	x	32.10	=	1513.68
4	0.50	x	94.64	x	32.19	=	1523.23
5	0.50	x	94.64	x	32.46	=	1536.01
6	0.50	x	94.82	x	32.10	=	1521.86
7	0.50	x	94.82	x	31.80	=	1507.64
8	0.50	x	39.97	x	17.36	=	346.94
9	0.50	x	88.73	x	31.91	=	1415.69
10	0.50	x	71.97	x	21.49	=	773.32
11	0.50	x	45.22	x	21.76	=	491.99
12	0.50	x	38.82	x	2.32	=	45.03
TOTAL							12184.69

REFUGE AREA CALCULATION (WING B)	
Required Refuge Area =	(Builtup Area/12.50 Sq. m. per person X 2Fl. X 0.30sq. 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	50.03
TOTAL	50.03	50.03
TOTAL REFUGE AREA		100.06



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

OCCUPANCY LOAD AREA CALCULATIONS		
1. For Shops @ GR. fl. + 1st. fl.		203.69
No. of persons	203.69 / 3 =	67.90
Total Persons For Shops = 68 Persons		

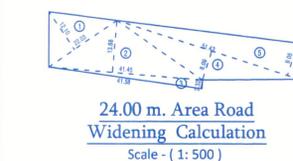
WATER CALCULATION		
For Commercial		
WATER REQUIRED AS PER RULE NO. OF PERSON X 45		
68	X	45 = 3060
For Residential		
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135		
120	X	5 X 135 = 81000
ADD FIRE FIGHTING = 25,000 LTRS. X 1 Bldg = 25,000		
TOTAL = 3060 + 81,000 + 25,000 = 1,09,060 LTRS.		
SAY - 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.		

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	90.53
Total Permi. Ancillary Area (Resi + Comm)				4261.32

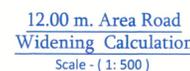
PARKING AREA STATEMENT				
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER	
Commercial FOR EVERY 100 SQ.M. CARPET AREA	100	1	6	
REQUIRED PARKING FOR 203.69 X 0.85	173.14	2	12	
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	2	
REQUIRED PARKING FOR 52 TENEMENTS	52	26	52	
1 TENEMENTS 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	

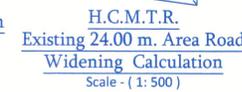
TOTAL OPEN SPACE AREA CALCULATION		
1	OPEN SPACE -1	= 453.41
2	OPEN SPACE -2	= 317.03
TOTAL		= 770.44



24.00 m. Area Road Widening Calculation (Scale - (1:500))



12.00 m. Area Road Widening Calculation (Scale - (1:500))



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	22.03	x	12.10	=	133.28
2	0.50	x	41.45	x	13.88	=	287.66
3	0.50	x	41.58	x	2.32	=	48.23
4	0.50	x	51.67	x	8.09	=	209.02
5	0.50	x	51.67	x	9.05	=	233.82
TOTAL							912.02



Open Space-1 Calculation (Scale - (1:500))



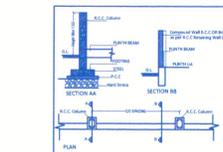
Open Space-2 Calculation (Scale - (1:500))

OPEN SPACE - 2							
1	0.50	x	2.12	x	0.44	=	0.47
2	0.50	x	14.01	x	1.33	=	9.32
3	0.50	x	25.67	x	10.94	=	140.41
4	0.50	x	25.67	x	10.38	=	133.23
5	0.50	x	23.05	x	1.13	=	13.02
6	0.50	x	22.50	x	1.77	=	19.91
7	0.50	x	3.10	x	0.43	=	0.67
TOTAL							317.03

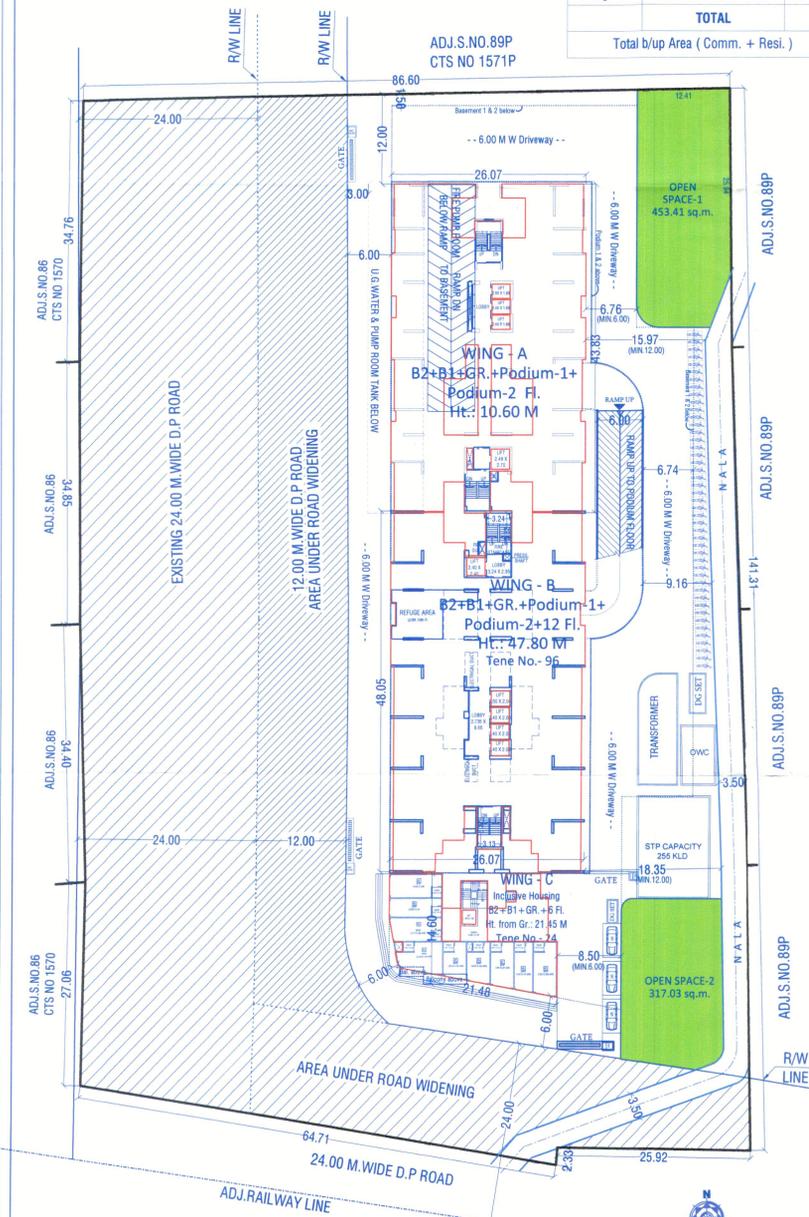
AREA UNDER 24.00 ROAD WIDENING CAL.							
1	0.50	x	42.58	x	19.07	=	406.00
2	0.50	x	42.58	x	19.51	=	415.37
3	0.50	x	41.72	x	20.00	=	417.20
4	0.50	x	41.72	x	20.02	=	417.62
5	0.50	x	42.09	x	19.59	=	412.27
6	0.50	x	42.09	x	18.54	=	390.17
7	0.50	x	37.97	x	19.19	=	364.32
8	0.50	x	37.97	x	16.33	=	310.03
TOTAL							3132.98



Nala Section



U.G. WATER TANK



LAYOUT PLAN Scale: 1:500

STAMP OF APPROVAL 01/06

BP LAYOUT

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO... 19.05/10/2025

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER 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)	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)	0.00
(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)	0.00
(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	0.00
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	0.00
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 1.85 X Sr. No. 4 (b) and (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	0.00
a)	Additional Griha Five Star/ IGBC Silver or equivalent rating 3% incentive FSI	0.00
14	Total entitlement of FSI in the proposal	0.00
(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)	0.00
(a)	Existing Built-up Area.	0.00
(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	0.00
(a)	Required (20% of Sr.No.9)	1423.13
(b)	Proposed	1435.50

DESIGN ARCHITECT :-

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO. 1 AND 2, ARISTOCAT 1, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL - cubixarchitects@gmail.com CONTACT NO. - 7757043086, 7757043087

PROJECT :-

PROPOSED BUILDING ON S.No:89A/5A, 89A/5B, 89A/6, CTS No: 1571(P), AT MUNDHWA, PUNE.

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.

OWNER SIGN.

Mrs.Pramila D. Jejurkar & Others through POA Mundhwa Infra LLP through Mr. Navin Rajendra Agarwal

ARCHITECTS ARCHITECTS SIGN.

AR. ANISH TAMBE

CTS No. 11, Plot No. A, Amar Avinash Corporate City, Office No. 3, 4 2nd floor, Bund Garden Road Pune- 01

AR. ANISH TAMBE [CA /2009/45787]