

TOTAL F.S.I. STATEMENT IN SQ.M. FOR (WING -A, B, C, D, E, F & G & H Wing Comm.)						
WING NAME	FLOOR	HEIGHT above Gr.	COMM. B/UP AREA	RESI. B/UP AREA	TOTAL B/UP AREA	TENTS. NO.
Wing - A	B2+B1+GR.+11 FL.	36.00 M	396.47	7301.06	7697.53	51
Wing - B	B2+B1+GR.+11 FL.	36.00 M	0	10021.60	10021.60	48
Wing - C	B2+B1+GR.+11 FL.	36.00 M	0	8110.42	8110.42	59
Wing - D	B2+B1+GR.+3 FL.	12.00 M	0	2746.68	2746.68	20
Wing - E	B2+B1	0	0	0	0.00	0
Wing - F	B2+B1	0	0	0	0.00	0
Wing - G	B2+B1+GR.+11 FL.	36.00 M	445.06	7403.81	7848.87	51
COMMERCIAL H WING	B3+B2+B1+GR.+ MEZZ. + 2 FL.	14.40 M	20191.14	0.00	20191.14	0
TOTAL			21032.67	35583.57	56616.24	229.00

F.S.I. STATEMENT IN SQ.M. - (WING - A)				
FLOOR	COMM.	RESI.	TOTAL	TENE. NO.
GROUND FL.	396.47	230.26	626.73	0
FIRST FL.	0.00	334.72	334.72	0
SECOND FL.	0.00	676.42	676.42	0
THIRD FL.	0.00	676.42	676.42	0
FOURTH FL.	0.00	676.42	676.42	0
FIFTH FL.	0.00	676.42	676.42	0
SIXTH FL.	0.00	676.42	676.42	0
SEVENTH FL.	0.00	676.42	676.42	0
EIGHTH FL.	0.00	648.30	648.30	0
NINTH FL.	0.00	676.42	676.42	0
TENTH FL.	0.00	676.42	676.42	0
ELEVENTH FL.	0.00	676.42	676.42	0
TOTAL	396.47	7301.06	7697.53	51.00

F.S.I. STATEMENT IN SQ.M. - (WING - B)				
FLOOR	B/UP AREA	BUILDING HEIGHT	TENE. NO.	
GROUND FL.	844.81	36.00	4	0
FIRST FL.	837.45	36.00	4	0
SECOND FL.	837.45	36.00	4	0
THIRD FL.	837.45	36.00	4	0
FOURTH FL.	837.45	36.00	4	0
FIFTH FL.	837.45	36.00	4	0
SIXTH FL.	837.45	36.00	4	0
SEVENTH FL.	837.45	36.00	4	0
EIGHTH FL.	802.29	36.00	4	0
NINTH FL.	837.45	36.00	4	0
TENTH FL.	837.45	36.00	4	0
ELEVENTH FL.	837.45	36.00	4	0
TOTAL	10021.60	36.00	48.00	51.00

F.S.I. STATEMENT IN SQ.M. - (WING - C)				
FLOOR	B/UP AREA	BUILDING HEIGHT	TENE. NO.	
GROUND FL.	689.70	36.00	4	0
FIRST FL.	677.16	36.00	4	0
SECOND FL.	677.16	36.00	4	0
THIRD FL.	677.16	36.00	4	0
FOURTH FL.	677.16	36.00	4	0
FIFTH FL.	677.16	36.00	4	0
SIXTH FL.	677.16	36.00	4	0
SEVENTH FL.	677.16	36.00	4	0
EIGHTH FL.	649.12	36.00	4	0
NINTH FL.	677.16	36.00	4	0
TENTH FL.	677.16	36.00	4	0
ELEVENTH FL.	677.16	36.00	4	0
TOTAL	8110.42	36.00	59.00	59.00

F.S.I. STATEMENT IN SQ.M. - (WING - D)				
FLOOR	B/UP AREA	BUILDING HEIGHT	TENE. NO.	
GROUND FL.	695.94	12.00	0	5
FIRST FL.	683.58	12.00	0	5
SECOND FL.	683.58	12.00	0	5
THIRD FL.	683.58	12.00	0	5
TOTAL	2746.68	12.00	0.00	20.00

OCCUPANCY LOAD AREA CALCULATIONS		
1. For Shops @ GR. FL.	841.53	
No. of persons	841.53 / 3 = 280.51	
Total Persons For Shops = 281		

Sanitation Requirement :		
For Comm. : 281 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)
	: 188	: 94
Water Closet	04	02
Urinals	04	----

DIFFERENCE AREA TABLE				
BUILDING	COMM. BUILT UP AREA	RESI. BUILT UP AREA	LIFT AREA	TENTS. NO.
Previous	20636.20	25445.55	0.00	160
Proposed	21032.67	35583.57	0.00	232
Difference	396.47	10138.02	0.00	72.00

F.S.I. STATEMENT IN SQ.M. COMMERCIAL H WING		
FLOOR	BUILT UP AREA	BUILDING HEIGHT
GROUND FL.	5527.2100	14.40 M.
MEZZANINE FL.	2528.37	
FIRST FL.	6168.30	
SECOND FL.	5967.26	
TOTAL	20191.14	

Occupancy Load Area Calculation : (H WING)	
@ Ground & Mezzanine Floor	
For shop	= 6842.11 / 3 = 2280.70 No. say 2281 no
For restaurant	= 1213.47 / 1.50 = 808.98 No. say 809 no.
@ above 1st. to 2nd Floor =	
	= 12135.56 / 10 = 1213.56 say 1214 No.
Total Person = 2281+809+1214 = 4304 no.	

Sanitation Requirement : (H WING)		
For Comm. : 2281 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)
	: 1521	: 761
Water Closet	30	15
Urinals	30	----

STAMP OF APPROVAL
COMM. + RESI. BLDG.
B.P. LAYOUT

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERT NO. 3382.5.1.3.3

DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION

AREA STATEMENT AS PER NEW UDCPR - 2020		SQ.M.
1 Area of Plot (Minimum area of a,b,c to be considered)	=	22910.90
a) As per ownership document (7/12, CTS extract)	=	22910.90
b) as per measurement sheet	=	22910.90
c) as per site	=	
2 Deductions for	=	0.00
a) Area under 30.00 M H.M.T.R. Road Widening (as per 2017 DP 90m)	=	536.97
b) Area under 45.00 M W Road Widening (as per EP 166)	=	375.56
Total (a+b)	=	912.53
3 Balance Area of Plot (1-2)	=	21998.37
4 Amenity Space (if applicable)	=	0.00
a) Required	=	
b) Adjustment of 2(b), if any -	=	
c) Balance Proposed	=	
5 Net Plot Area (3-4(a))	=	21998.37
6 Recreational Open Space (if applicable)	=	
a) Required	=	
b) Proposed	=	
7 Internal Road area	=	0.00
8 Ploteable area (if applicable)	=	
Total Net Plot Area (PRORATA)	=	24880.16
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X Basic F.S.I.) (24880.16 X 1.10)	=	27368.17
10 Addition of F.S.I. on Payment of Premium	=	
a) Maximum permissible premium FSI - based on Road Width (22910.9 X 0.50)	=	11455.45
b) Proposed FSI on payment on Premium	=	1807.59
11 In-Situ FSI / TDR loading	=	
a) In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)] if any	=	0.00
b) In-Situ area against Amenity Space if handed over 2.0 or .85 x Sr. No. 4(b) and / or (c)]. (as Per master Layout)	=	5061.25
c) Permissible TDR area (22910.9 X 1.40) - 11a+11b=	=	0.00
d) Proposed TDR area	=	0.00
e) Total in situ / TDR loading proposed (11 (a) + (b) + (d))	=	5061.25
12 Additional FSI area under Chapter No. 7	=	
13 Total entitlement of FSI in the Proposal	=	
a) [9 + 10b + 11(d)] or 13 whichever is applicable	=	34237.01
b) Ancillary Area FSI upto 60% or 80% with payment of charges	=	22691.69
c) Total entitlement (a+b)	=	56928.70
14 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)	=	
15 Total Built-up Area in proposal (excluding area at S.No. 17b)	=	56616.24
a) Existing Built up Area	=	0.00
b) Proposed Built up Area (as per 'P' line)	=	56616.24
c) Total (a+b)	=	56616.24
16 F.S.I. Consumed (16/14d) (should not be more than serial No. 14 above)	=	
a) Required (20% of Sr. No. 5)	=	NA
b) Proposed	=	NA

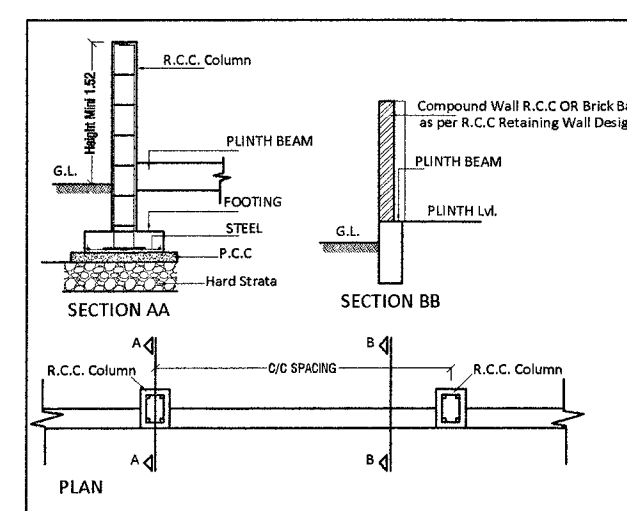
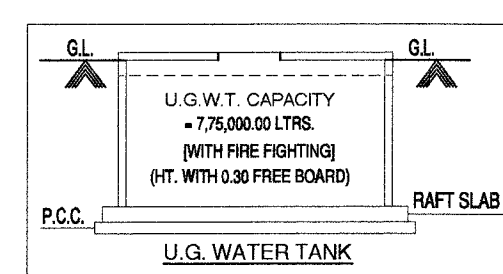
LEGEND		
1. PLOT BOUNDARY SHOWN	THICK BLACK	
2. PROPOSED WORK SHOWN	THICK RED	
3. OPEN SPACE SHOWN	THICK GREEN	
4. AMENITY SPACE SHOWN	THICK PINK	
5. DRAINAGE LINE SHOWN	THICK DOTTED	
6. WATER LINE SHOWN	BLACK DOTTED	
7. DEMOLISH SHOWN	HATCHED YELLOW	

DESIGN ARCHITECT :-		
CUBIX ARCHITECTS ASSOCIATES		
OFFICE NO. 1 AND 2, ANANDKOT, OPP. SEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BHEEMWADI, PUNE-41.10.01. Contact: 9820000000, 9820000001		
PROJECT :-		
REVISED COMMERCIAL + RESIDENTIAL BUILDING ON OLD S.NO. 227, 227 HISSA NO 1 TO 17 PLOT NO 4 C.T.S. NO 218/4 LOHAGAON (VIMAN NAGAR), TAL. - HAVELI, DIST PUNE		
CERTIFICATE OF AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 03.11.2022 & 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 LICENCE ARCHITECTS/ENGINEERS		
OWNER SIGN.		
VIMAN NAGAR SHUBH VENTURES LLP THROUGH PARTNER MR. RAJESH S. MITAL		
ARCHITECTS SIGN.		
SANDEEP HARDIKAR & ASSOCIATES ARCHITECTS - INTERIOR DESIGNER		
502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL. - 9371236397/9371236398 Email- syhardikar@gmail.com		
DATE	SCALE	DRN BY
03.11.2022	1:500	PRASHANT
REV. DATE	REV. NO	

WATER CALCULATION (H WING)		
For Commercial		
WATER REQUIRED AS PER RULE NO. OF PERSON X 45		
3495 X 45 =	157275	
WATER REQUIRED AS PER RULE (RESTAURANT) NO. OF PER SEAT X 70		
809 X 70 =	56630	
ADD FIRE FITTING = 10000 LTRS.		
TOTAL = 1,57,275+56,630+10,000 = 2,23,905 LTRS.		
SAY, 2,23,905 LTRS.		
SUMP WELL CAPACITY.		
213905 X 1.5 =	320857.50	
ADD FIRE FITTING = 0.00 LTRS.		
TOTAL = 3,21,000.00 LTRS.		

FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	56616.24
02	NON F.S.I.	
2.1	OPEN BALCONY	0
2.2	PASSAGE AREA	-
2.3	REGULAR STAIR CASE	0
2.4	FIRE STAIR CASE	0
2.5	TERRACE AREA	0
2.6	DRY BALCONY	-
2.7	PROJECTION	1425.00
2.8	REFUGE AREA	143.54
2.9	PARKING AREA OF BLDG.	10965.00
2.10	BASEMENT AREA ANY OTHER	48300.00
3	3.1 CLUB HOUSE	515.16
	3.2 PODIUM AREA	0.00
	3.3 FORMED TERRACE	620.00
	3.4 SERVICES (S.T.P., TRANSFORMER, U.G. Etc)	1500.00
TOTAL NON F.S.I.		63468.70
TOTAL F.S.I. AREA + TOTAL NON F.S.I		120084.94

Sanitation Requirement : (H WING)		
For Offices : 1214 person		
Fixture	Male	Female
Water Closet	1 per 25	1 per 15
Urinals	1 Per 20	----
Required Sanitation For Offices		
Fixture	Male (2/3rd)	Female (1/3rd)
	: 810	: 405
Water Closet	32	27
Urinals	41	----



TOTAL WATER CALCULATION (WING A TO G)		
For Commercial		
WATER REQUIRED AS PER RULE NO. OF PERSON X 45		
281 X 45 =	12645	
WATER REQUIRED AS PER RULE NO. OF PERSON X 135		
232 X 5 X 135 =	156600	
ADD FIRE FITTING = 20000 X 4 = 80,000.00 LTRS.		
TOTAL = 12645 + 1,56,600.00 + 80,000.00 = 2,49,245.00 LTRS.		
SAY, 2,50,000.00 LTRS.		
SUMP WELL CAPACITY.		
169245 X 1.5 =	253867.50	
ADD FIRE FITTING = 50000 X 4 = 2,00,000.00		
SAY TOTAL = 2,54,000.00 + 2,00,000.00 = 4,54,000.00 LTRS.		

HCMTD ROAD AREA		
1. 0.5 X 105.91 X 3.05 =	161.51 SQ.M	
2. 0.5 X 105.91 X 4.01 =	212.34 SQ.M	
3. 0.5 X 3.25 X 1.12 =	1.82 SQ.M	
TOTAL = 375.56 SQ.M		

PLOT - 4		
1. 0.5 X 147.05 X 73.142 =	5377.76 SQ.M	
2. 0.5 X 274.66 X 60.20 =	8267.08 SQ.M	
3. 0.5 X 274.66 X 68.65 =	9427.98 SQ.M	
4. 0.5 X 118.68 X 55.14 =	3272.01 SQ.M	
TOTAL = 26,345.30 SQ.M		

LESS -		
PLOT NO.-4		
AREA UNDER 30.00 M.W. D.P. ROAD = 513.66		
OPEN SPACE NO-4 = 3434.40 SQ.M		
CHAMFER AREA =		
17. 0.5 X 14.39 X 3.24 = 23.31 SQ.M		
NET AREA OF PLOT 4 = 22,373.93 SQ.M		
BY TRIANGULATION METHOD = 22,373.93 SQ.M		
AREA IS CONSIDER = 22,373.93 SQ.M		

OPEN SPACE-1 AREA CALCULATION		
1 0.67 x 4.24 x 0.88 x 4 =	10.00	
2 0.50 x 30.120 x 3.00 x 2 =	90.36	
3 0.50 x 27.29 x 2.65 x 2 =	72.31	
4 0.50 x 76.79 x 27.54 x 1 =	1057.40	
5 0.50 x 76.79 x 27.54 x 1 =	1057.40	
OPEN SPACE 1 = 2287.47		

OPEN SPACE-2 AREA CALCULATION						
1	0.67 x	2.83 x	0.59 x	2 =	2.24	
2	0.50 x	13.81 x	2.00 x	1 =	13.81	
3	0.50 x	11.98 x	1.64 x	1 =	9.82	
4	0.50 x	37.15 x	12.70 x	1 =	235.90	
5	0.50 x	37.15 x	12.61 x	1 =	234.23	
OPEN SPACE 2					=	496.00