

BUILDINGWISE FSI STATEMENT							
S.NO.	WING	FLOOR	BLDG. HEIGHT	RESI. B/UP AREA	COMM. AREA	TOTAL B/UP AREA	TEN. NO.
1.	Wing - A	LG+UG+1 Fl.	7.55 M	0	775.35	775.35	3.61
2.	Wing - B	B+G+7 Fl.	23.40 M	2151.17		2151.17	3.61
3.	Wing - C	B+G+7 Fl.	23.40 M	2151.17		2151.17	3.61
4.	Wing - D	B+G+4 Fl.	14.85 M	1229.24		1229.24	3.61
5.	Wing - E	Parking Fl.		0	0.00	0.00	0
6.	Additional Area			35.53		35.53	
TOTAL				5567.11	775.35	6342.46	14.44
							72.00

TOTAL PARKING AREA STATEMENT FOR			
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
SHOPS FOR EVERY 100.00 SQ.M. CARPET AREA & PART THEREOF	100	2	6
PROVIDED 659.05 SQ.M. CARPET AREA 40 TO 80 SQ.M.	2	1	5
REQUIRED PARKING FOR 72 TENEMENTS	72	36	180
TOTAL	72	49	219
5% ADDITION PARKING	2	9	
TOTAL		51	228
TOTAL REQ. PARKING	51 X 12.50	228 X 2.00	
TOTAL AREA	637.50	456.00	
TOTAL PARKING AREA		1093.50	

ANCILLARY AREA CALCULATION			
	P.U. AREA	BASIC AREA	Permit Ancillary Area (80%)
01 B/UP AREA (COMM)	755.02	419.45	-
04 B/UP AREA (RES)	5567.11	3479.44	2087.07
Total Permit Ancillary Area	6322.13	3898.90	2087.07
Total Permit Ancillary Area (Res + Comm)			2423.23

WATER CALCULATION			
For Commercial			
WATER REQUIRED AS PER RULE NO. OF PERSON X 45			
189 X 45	=	8325	
For Residential			
WATER REQUIRED AS PER RULE NO. OF PERSON X 135			
72 X 135	=	48,600	
ADD FIRE FITTING	=	20,000	
TOTAL	=	76,925.00	
SAY - 77,000.00 LTRS.			
SUMP WELL CAPACITY			
56925 X 1.5	=	85387.50	
ADD FIRE FITTING	=	50,000	
TOTAL	=	135387.50	
SAY 1,35,500.00 LTRS.			

Additional Area taken in F.S.I.			
Society Office			
1 X 7.36 X 2.40	=	17.66	
Driver Room			
1 X 3.32 X 4.22	=	14.01	
Common Toilet Area			
1 X 1.62 X 2.38	=	3.86	
TOTAL	=	35.53	

F.S.I. STATEMENT IN SQ.M. (WING A)

FLOOR	NET B/UP AREA RESI.	FIRE LIFT AREA	BUILDING HEIGHT from Gr. Mt.
GROUND FL.	357.96	3.61	7.55 M
FIRST FL.	417.39		
TOTAL	775.35	3.61	

F.S.I. STATEMENT IN SQ.M. (WING - B)

FLOOR	NET B/UP AREA RESI.	LIFT AREA	BUILDING HEIGHT from Gr. Mt.	TENEMENT NO.
1ST FL.	307.31			4
2ND FL.	307.31			4
3RD FL.	307.31			4
4TH FL.	307.31	3.61	23.40 M	4
5TH FL.	307.31			4
6TH FL.	307.31			4
7TH FL.	307.31			4
TOTAL	2151.17	3.61		28.00

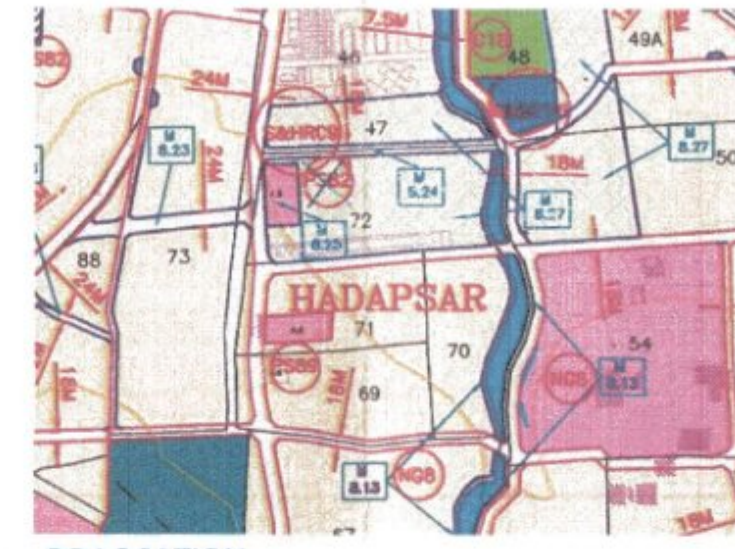
F.S.I. STATEMENT IN SQ.M. (WING - C)

FLOOR	NET B/UP AREA RESI.	LIFT AREA	BUILDING HEIGHT from Gr. Mt.	TENEMENT NO.
1ST FL.	307.31			4
2ND FL.	307.31			4
3RD FL.	307.31			4
4TH FL.	307.31	3.61	23.40 M	4
5TH FL.	307.31			4
6TH FL.	307.31			4
7TH FL.	307.31			4
TOTAL	2151.17	3.61		28.00

F.S.I. STATEMENT IN SQ.M. (WING - D)

FLOOR	NET B/UP AREA RESI.	LIFT AREA	BUILDING HEIGHT from Gr. Mt.	TENEMENT NO.
1ST FL.	307.31			4
2ND FL.	307.31			4
3RD FL.	307.31	3.61	14.85 M	4
4TH FL.	307.31			4
TOTAL	1229.24	3.61		16.00

Sanitation Requirement:		
For SHOP : 189 PERSON		
Fixture	Male	Female
Water Closet	1 per 50	1 per 50
Urinals	1 Per 50	----
Required Sanitation For Commercial		
Fixture	2/3 Male: 126	1/3 Female: 63
Water Closet	03	01
Urinals	03	----
Proposed Sanitation For Commercial :		
Male	126	Female: 63
Water Closet	03	01
Urinals	03	----
OCCUPANCY LOAD AREA CALCULATIONS		
1. @ Ground & Mezz fl.	Shop area	
No. of persons	357.96 / 3 = 119.32	
NO. OF Persons For Shop	Say 119	
2. @ 1st fl.	417.39 / 6 = 69.57	
NO. OF Persons	Say 70	
TOTAL NO. OF PERSON (1+2)	189	
	77.40	



DP LOCATION

ROAD WIDENING AREA CALCULATION

AREA UNDER 24.00 M W ROAD WIDENING			
1	0.5 x 29.55 x 14.63	=	216.16
2	0.5 x 29.55 x 15.15	=	223.84
TOTAL		=	440.00
AREA UNDER 18.00 M W ROAD WIDENING			
3	0.5 x 15.34 x 7.17	=	54.99
4	0.5 x 77.40 x 0.70	=	27.09
5	0.5 x 27.61 x 0.70	=	9.66
6	0.5 x 27.61 x 0.50	=	6.90
TOTAL		=	98.65
DEDUCT			
3a	3 x 15.34 x 2.41	=	24.65
TOTAL		=	74.00
TOTAL		=	514.00



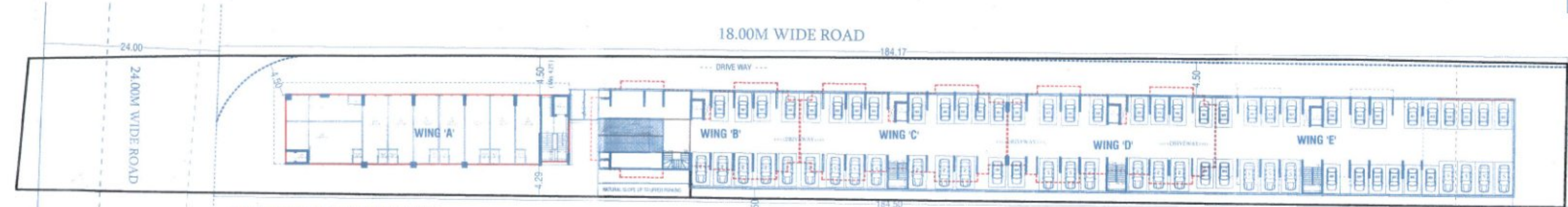
GOOGLE LOCATION

PLOT AREA CALCULATION

1	0.5 x 18.00 x 3.00	=	27.00
2	0.5 x 18.00 x 2.00	=	18.00
3	0.5 x 29.55 x 14.63	=	216.16
4	0.5 x 29.55 x 15.15	=	223.84
5	0.5 x 39.22 x 16.05	=	314.74
6	0.5 x 158.38 x 15.00	=	1187.85
7	0.5 x 158.38 x 19.95	=	1579.84
8	0.5 x 33.81 x 16.07	=	271.66
9	0.5 x 33.81 x 16.00	=	270.48
TOTAL		=	4109.57



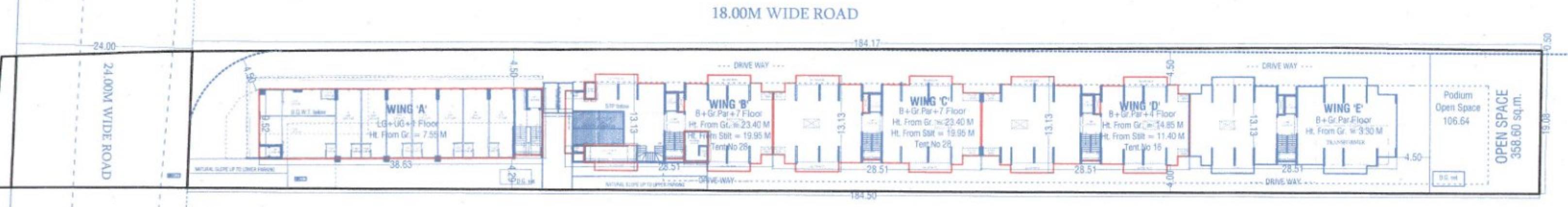
PLOT AREA CALCULATION



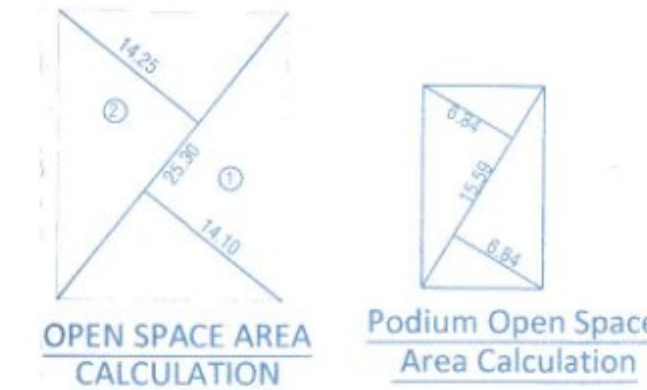
BASEMENT FLOOR PARKING



GROUND FLOOR PARKING



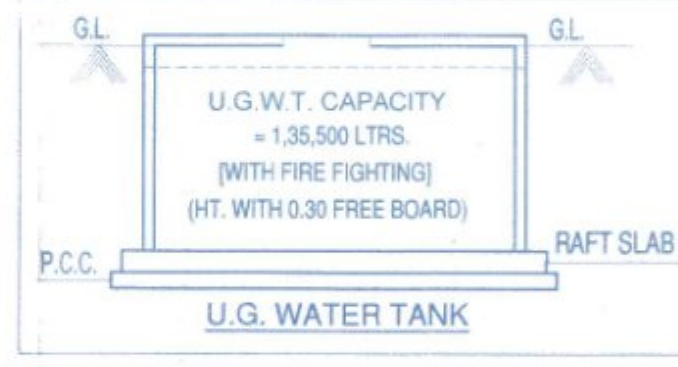
LAYOUT Scale: 1:500



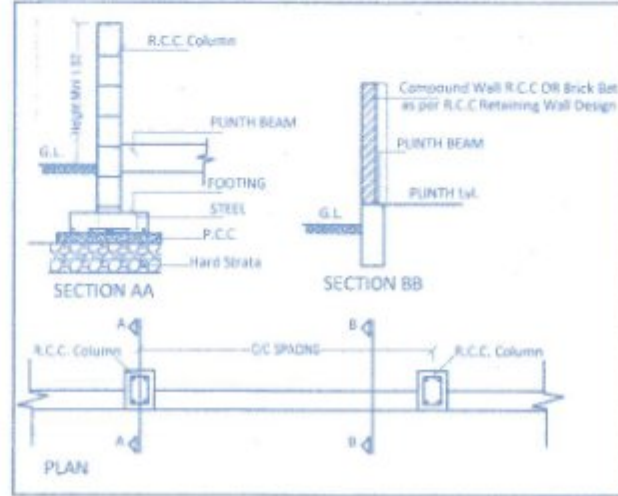
OPEN SPACE AREA CALCULATION

OPEN SPACE AREA CALCULATION			
1	0.5 x 25.30 x 14.25	=	180.26
2	0.5 x 25.30 x 14.10	=	178.37
TOTAL		=	358.63

OPEN SPACE AREA CALCULATION			
1	0.5 x 15.59 x 6.84	=	53.32
2	0.5 x 15.59 x 6.84	=	53.32
TOTAL		=	106.64



U.G. WATER TANK



PLAN

SECTION AA

SECTION BB



AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of a.b.c. to be considered)	4100.00
a)	As per ownership document (7/12, CTS extract)	
b)	As per measurement sheet	
c)	As per site	
2	Deductions for	0.00
a)	Proposed D.P. Road widening Area	514.00
b)	Area under Existing Road	0.00
c)	Encroachment Area	0.00
d)	Any Reservation Area	0.00
Total (a+b+c+d)		514.00
3	Balance area of plot (1-2)	3586.00
4	Amenity Space (if applicable)	
a)	Required	0.00
b)	Adjustment of 2(b), if any	0.00
c)	Balance Proposed -	
5	Net Plot Area (3-4 (c))	3586.00
6	Recreational Open space (if applicable)	
a)	Required - 10%	358.60
b)	Proposed -	358.60
7	Internal Road area	0.00
8	Profitable area (if applicable)	3586.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI) (3586.00 X 1.10)	3944.60
10	Addition of FSI on payment of premium	
a)	Maximum permissible premium FSI (4100 X 0.50)	0.00
b)	Proposed FSI on payment of premium	0.00
11	In-situ FSI / TDR loading	
a)	In-situ area against D.P. road (2.00 x -) if any	0.00
b)	In-situ area against Amenity Space if handed over (2.00 x 85 X 5, No. 4 (land) (or) (c))	0.00
c)	PERMISSIBLE TDR AREA (1.15) (4100.00 X 1.15) - 427.22	0.00
d)	Total in-situ / TDR loading proposed (11 (a) + (b) + (c))	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
a)	(9 + 10(b) + 11(e)) or 12 whichever is applicable.	3944.60
b)	Ancillary Area FSI upto 60% or 80% with payment of charges	2397.86
c)	Total entitlement (a+b)	6342.46
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 2.0	
15	Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	6342.46
a)	Existing Built-up Area	0.00
b)	Proposed Built-up Area (as per 'P' line)	6342.46
c)	Total (a+b)	6342.46
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	1.00
17	Area for Inclusive Housing, if any	
a)	Required (20% of Sr. No. 5)	NA
b)	Proposed	NA

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

DESIGN ARCHITECT:



OFFICE NO. 1 AND 2, ARISTOCAT 'I', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BHOWADI, PUNE. E-MAIL: cubixarchitects@gmail.com
CONTACT NO. - 7757043508 - 7757043087

PROJECT :

PROPOSED BUILDING ON S.NO. 71/3/2C, AT HADAPSAR, TAL. - HAVELI, DIST.- 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.

M/s RAJ ENGINEERS
Thro'

MR. MANOJ PRITHIVIRAJ DHOKA

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES ARCHITECTS SIGN.
ARCHITECTS - INTERIOR DESIGNER

502, SADHANA APPT, SHIVAJINAGAR, PUNE-05, TEL. - 9371236397/ 9371236398
Email: syhardikar@gmail.com.

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
02.09.2022	1:500	SHAS		