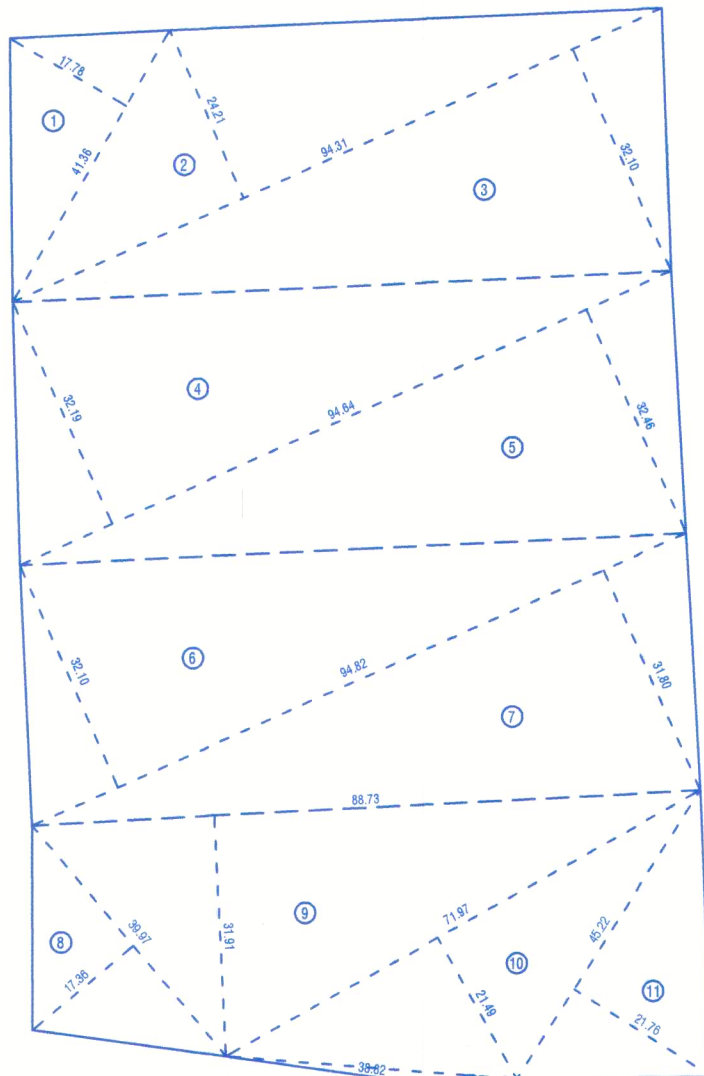


F.S.I. STATEMENT IN SQ.M. (WING - B)						
FLOOR	NET B/UP AREA	LIFT AREA	FIRE LIFT AREA	BLDG. HT. from Gr. M.	TENE. NO.	
1ST FLOOR	934.26			40-80	80-150	
2ND FLOOR	934.26			4	4	
3RD FLOOR	934.26			4	4	
4TH FLOOR	934.26			4	4	
5TH FLOOR	889.76			6	2	
6TH FLOOR	934.26	19.81	5.76	4	4	
7TH FLOOR	934.26			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	COMM.	(INCLUSIVE HOUSING)	NET B/UP AREA	LIFT AREA	BLDG. HT. from Gr. M.	SHOP NO.	TENE. NO.		
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	21.45	9.00	6.00	18	

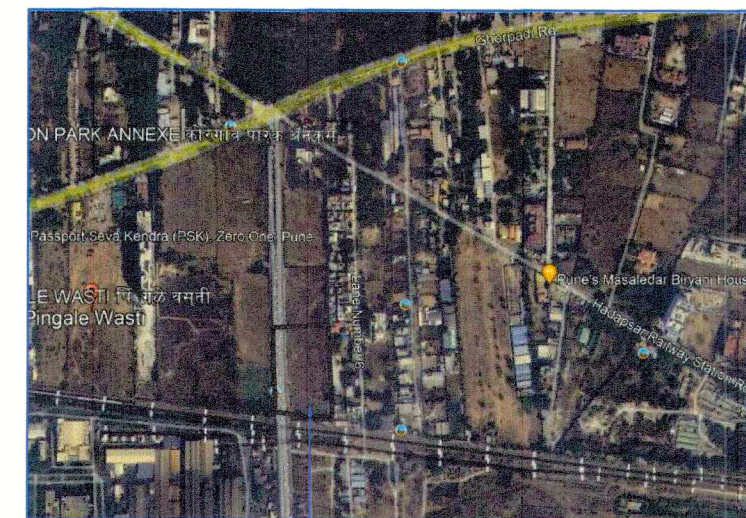
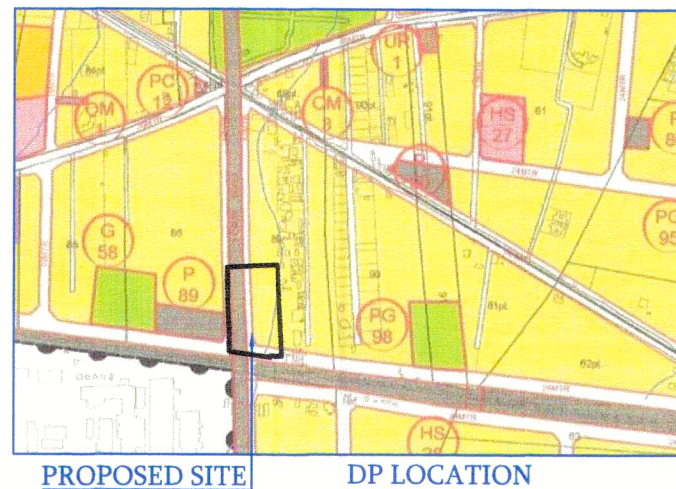
FSI + NON FSI AREA STATEMENT FOR EC		
SR. NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	11325.81
02	NON F.S.I.	-
2.1	INCLUSIVE HOUSING	1435.50
2.2	STAIRCASE CAP AREA	425.00
2.3	PROJECTION	2500.00
2.4	REFUGE AREA	100.06
2.5	GROUND PARKING/PODIUM SLAB	8200.00
2.6	BASEMENT 1 & 2 AREA	8900.00
2.7	RECREATION 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					
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 0.3sq.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



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.

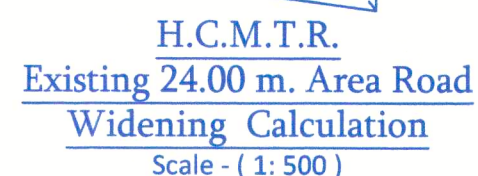
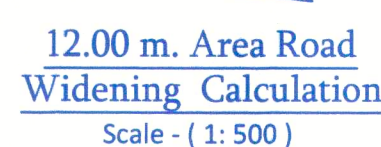
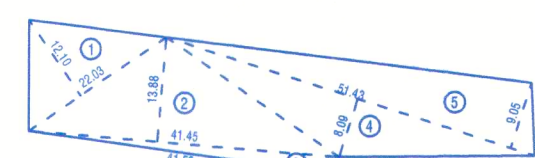
SUMP WELL CAPACITY.

84060 X 1.50 = 126090.00

SAY - 1,26,100 LTRS.

ADD FIRE FIGHTING = 2,00,000 LTRS. X 1 Bldg = 2,00,000

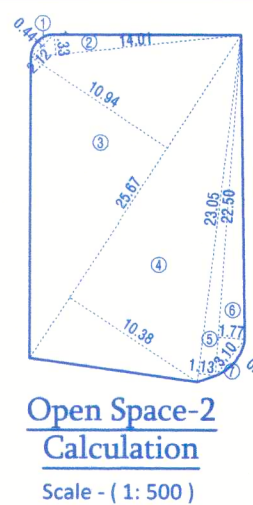
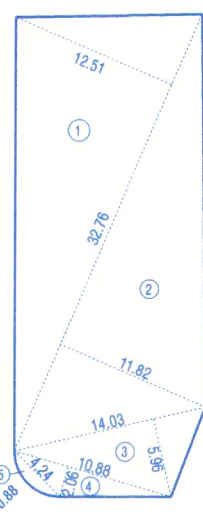
TOTAL = 1,26,100 + 2,00,000 = 3,26,100 LTRS.



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

AREA UNDER 12.00 ROAD WIDENING CAL.					
1	0.50	x	36.84	x	11.30 = 208.15
2	0.50	x	36.84	x	11.35 = 209.07
3	0.50	x	36.77	x	11.34 = 208.49
4	0.50	x	36.77	x	11.32 = 208.12
5	0.50	x	36.19	x	11.30 = 204.47
6	0.50	x	36.19	x	11.34 = 205.20
7	0.50	x	21.00	x	9.82 = 103.11
8	0.50	x	21.00	x	4.06 = 42.63
9	0.50	x	15.71	x	6.80 = 53.41
10	0.50	x	13.15	x	6.63 = 43.59
	TOTAL				1486.23

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



OPEN SPACE-1					
1	0.50	x	32.76	x	12.51 = 204.91
2	0.50	x	32.76	x	11.82 = 193.61
3	0.50	x	14.03	x	5.96 = 41.81
4	0.50	x	10.88	x	2.06 = 11.21
5	0.50	x	4.24	x	0.88 = 1.87
	TOTAL				453.41

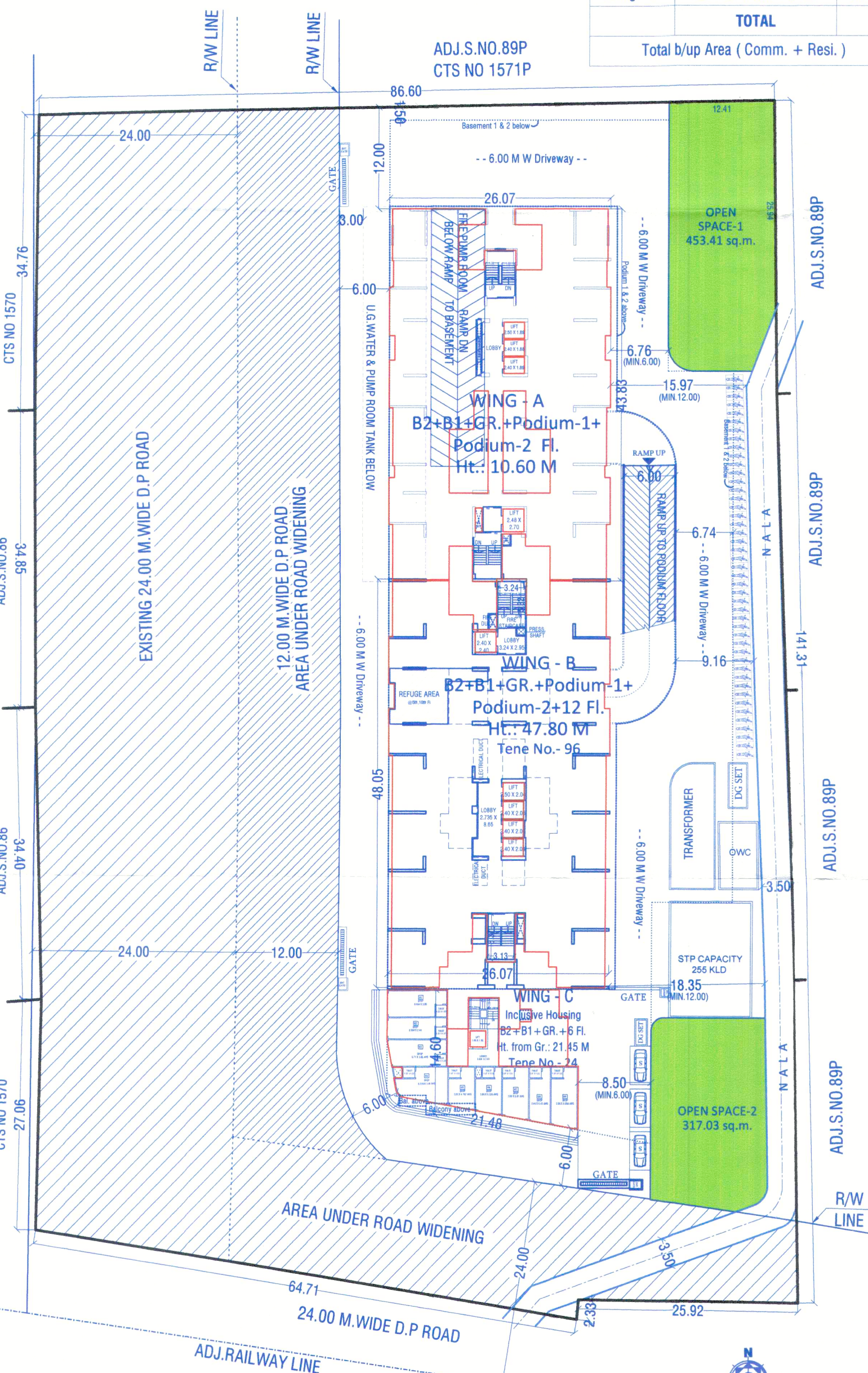
OPEN SPACE - 2					
1	0.50	x	2.12	x	0.44 = 0.47
2	0.50	x	14.01	x	1.33 = 9.32
3	0.50	x	25.67	x	10.94 = 140.41
4	0.50	x	25.67	x	10.38 = 133.23
5	0.50	x	23.05	x	1.13 = 13.02
6	0.50	x	22.50	x	1.77 = 19.91
7	0.50	x	3.10	x	0.43 = 0.67
	TOTAL				317.03

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

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	



STAMP OF APPROVAL		01
BP LAYOUT		06
30/01/2025 APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO...66/2549/25 BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION		

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)	=
	(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	Plotable 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 1.85 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
	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
15	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