

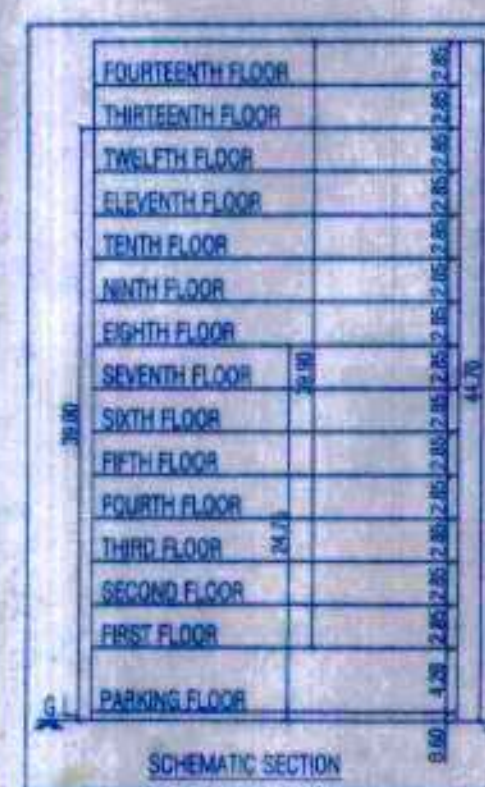
F.S.I AREA STATEMENT																	
TYPE	COVERAGE IN SQ.M.	FLOOR	HEIGHT	GROUND FLR. COMM.BUILTUP IN SQ.M.	RESIDENTIAL BUILTUP IN SQ.M.	COVERED TERRACE IN SQ.M.	TOTAL BUILTUP IN SQ.M.	PERM.BALC.15% IN SQ.M.	PROPOSED BALC. SQ.M.		STAIRCASE SQ.M.		PERM.TERRACE 20% IN SQ.M.	TERRACE IN SQ.M.	LIFT IN SQ.M.	LIFT M/C ROOM IN SQ.M.	TOTAL TENEMENT
									ENCLOSE	OPEN	NORMAL	FIRE					
A-BLDG.	435.79	G/P+14	44.70M.	335.50	5149.08	13.86	5498.44	772.25	740.87	---	290.22	225.40	1029.74	428.07	08.14	18.00	111
B-BLDG.	490.75	G/P+14	44.70M.	356.83	5647.18	20.84	6024.65	847.05	821.75	---	297.92	232.12	1223.82	569.38	08.44	18.00	83
C-BLDG.	490.75	G/P+14	44.70M.	356.83	5677.23	20.64	6254.70	881.55	519.10	288.80	297.92	232.12	1175.41	357.02	08.44	18.00	83
D-BLDG.	407.82	G/P+2	10.50M.	335.50	690.38	07.85	1033.73	102.37	---	75.59	41.46	32.20	136.50	---	08.14	18.00	13
TOTAL	1633.63			1384.66	17363.87	62.99	18611.52	2603.22	2061.72	365.39	927.52	721.84	3565.47	1354.47	33.16	72.00	290
					17426.86					2447.31							

07.50M. ROAD WIDENING AREA CALCULATIONS :-
 01) (06.70 + 05.89) x 12.13 x 0.5 = 070.28 SQ.M.
 02) (07.50 + 07.47) x 22.75 x 0.5 = 1652.31 SQ.M.
 TOTAL = 1722.60 SQ.M.

AMENITY SPACE AREA CALCULATIONS :-
 01) (22.49 + 30.12) x 73.5947 x 0.5 = 1935.91 SQ.M.
 02) (14.40 + 11.47) x 29.89 x 0.5 = 386.50 SQ.M.
 03) 20.17 x 8.17 x 0.5 - 20.17 x 2.34 x 2/3 = 44.20 SQ.M.
 TOTAL = 2366.61 SQ.M.

OPEN SPACE AREA CALCULATIONS :-
 01) (22.35 + 24.11) x 67.918 x 0.3 = 1577.74 SQ.M.
 TOTAL = 1577.74 SQ.M.

PLOT AREA CALC. AS PER DEMARCATION :-
 (S.NO.23/4/1)
 01) (14.11 + 08.38) x 74.02 x 0.5 = 8832.35 SQ.M.
 02) (69.15 + 76.78) x 228.434 x 0.5 = 16667.88 SQ.M.
 TOTAL = 17500.03 SQ.M.
 PLOT AREA AS PER DEMARCATION = 17500.03 SQ.M.



F.S.I STATEMENT FOR "A" BUILDING										
FLOOR	BUILT-UP SQ.M.	PERM. BALC 15% (SQ.M.)	BALCONY SQ.M.	STAIRCASE SQ.M.	BO. FIRE SQ.M.	PERM. TERR 20% (SQ.M.)	TERRACE SQ.M.	LIFT SQ.M.	LIFT M/C ROOM SQ.M.	TENEMENT
GROUND FLR.	335.50	-----	-----	-----	-----	-----	-----			---
FIRST FLR.	356.81	52.87	29.08	20.73	16.10	70.10	11.34	8.14	6.00 X 3.00 X 1 = 18.00 SQ.M.	07
SECOND FLR.	370.33	55.54	30.37	20.73	16.10	74.08	27.72			08
THIRD FLR.	370.33	55.54	30.37	20.73	16.10	74.08	37.74			08
FOURTH FLR.	370.33	55.54	30.37	20.73	16.10	74.08	27.72			08
FIFTH FLR.	370.33	55.54	30.37	20.73	16.10	74.08	37.74			08
SIXTH FLR.	370.33	55.54	30.37	20.73	16.10	74.08	27.72			08
SEVENTH FLR.	370.33	55.54	30.37	20.73	16.10	74.08	37.74			08
EIGHTH FLR.	362.47	54.37	34.36	20.73	16.10	72.49	27.72			08
NINTH FLR.	370.33	55.54	30.37	20.73	16.10	74.08	37.74			08
TENTH FLR.	370.33	55.54	30.37	20.73	16.10	74.08	27.72			08
ELEVENTH FLR.	370.33	55.54	30.37	20.73	16.10	74.08	37.74			08
TWELFTH FLR.	370.33	55.54	30.37	20.73	16.10	74.08	27.72			08
THIRTEENTH FLR.	362.47	54.37	34.36	20.73	16.10	72.49	33.96			08
FOURTEENTH FLR.	370.33	55.54	30.37	20.73	16.10	74.08	27.72			08
TOTAL	5484.56	772.25	740.87	290.22	225.40	1029.74	428.07	08.14	18.00	111
= 5484.56 + 13.86 (COV. TERR.) = 5498.44 SQ.M.										

F.S.I STATEMENT FOR "B" BUILDING										
FLOOR	BUILT-UP SQ.M.	PERM. BALC. SQ.M.	BALCONY SQ.M.	STAIRCASE NORMAL	SQ.M. FIRE	PERM. TERR. 20% (SQ.M.)	TERRACE SQ.M.	LIFT SQ.M.	LIFT M/C ROOM SQ.M.	TENEMENT
GROUND FLR.	356.83	---	---	---	---	---	---	---	---	---
FIRST FLR.	379.48	55.91	34.86	21.28	16.58	75.89	14.86	8.44	6.00 X 3.00 X 1 = 18.00 SQ.M.	05
SECOND FLR.	405.21	60.78	30.53	21.28	16.58	81.04	41.28			06
THIRD FLR.	405.21	60.78	30.53	21.28	16.58	81.04	44.28			06
FOURTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	41.28			06
FIFTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	44.28			06
SIXTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	41.28			06
SEVENTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	44.28			06
EIGHTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	41.28			06
NINTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	44.28			06
TENTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	41.28			06
ELEVENTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	44.28			06
TWELFTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	41.28			06
THIRTEENTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	44.28			06
FOURTEENTH FLR.	405.21	60.78	30.53	21.28	16.58	81.04	41.28			06
TOTAL	6004.01	847.05	821.76	297.92	232.12	1223.82	569.38	08.44	18.00	83
= 6004.01 + 20.64 (COV. TERR.) = 6024.65 SQ.M.										

F.S.I STATEMENT FOR "C" BUILDING										
FLOOR	BUILT-UP SQ.M.	PERM. BALC. SQ.M.	PROPOSED BALC. ENCLOSURE	OPEN	STAIRCASE NORMAL	SQ.M. FIRE	PERM. TERR. 20% (SQ.M.)	TERRACE SQ.M.	LIFT	LIFT M/C ROOM SQ.M.
GROUND FLR.	356.83	-----	-----	---	---	---	---	---	---	---
FIRST FLR.	379.48	55.91	34.86	---	21.28	16.58	75.89	14.86	---	---
SECOND FLR.	405.21	60.78	30.53	---	21.28	16.58	81.04	41.28	---	---
THIRD FLR.	405.21	60.78	30.53	---	21.28	16.58	81.04	44.28	---	---
FOURTH FLR.	405.21	60.78	30.53	---	21.28	16.58	81.04	41.28	---	---
FIFTH FLR.	405.21	60.78	30.53	---	21.28	16.58	81.04	44.28	---	---
SIXTH FLR.	405.21	60.78	30.53	---	21.28	16.58	81.04	41.28	---	---
SEVENTH FLR.	405.21	60.78	30.53	---	21.28	16.58	81.04	44.28	---	---
EIGHTH FLR.	405.21	60.78	30.53	---	21.28	16.58	81.04	41.28	---	---
NINTH FLR.	405.21	60.78	30.53	---	21.28	16.58	81.04	44.28	---	---
TENTH FLR.	451.22	67.88	---	57.96	21.28	16.58	90.24	---	---	---
ELEVENTH FLR.	451.22	67.88	---	57.96	21.28	16.58	90.24	---	---	---
TWELFTH FLR.	451.22	67.88	---	57.96	21.28	16.58	90.24	---	---	---
THIRTEENTH FLR.	451.22	67.88	---	57.96	21.28	16.58	90.24	---	---	---
FOURTEENTH FLR.	451.22	67.88	---	57.96	21.28	16.58	90.24	---	---	---
TOTAL	8234.06	861.55	519.10	289.80	297.92	232.12	1176.41	357.02	08.44	18.00
TOTAL BUILTUP = 8234.06 + 20.64 (COVERD TERRACE) = 8254.70 SQ.M.										

F.S.I STATEMENT FOR "D" BUILDING									
FLOOR	BUILT-UP SQ.M.	PERM. BALC 15% (SQ.M.)	OPEN ENCLOSURE SQ.M.	STAIRCASE SQ.M.	PERM TERR 20% (SQ.M.)	TERRACE SQ.M.	LIFT SQ.M.	LIFT M/C ROOM SQ.M.	TENEMENT
GROUND FLR.	335.50	---	---	---	---	---	---	---	---
FIRST FLR.	358.17	53.72	31.39	20.73	16.10	71.63	07.85	8.14	6.00 X 3.00 X 1 = 18.00 SQ.M.
SECOND FLR.	324.38	48.85	44.20	20.73	16.10	64.67	---		08
TOTAL	1018.05	102.57	75.59	41.46	32.20	136.50	---	---	13
TOTAL BUILTUP = 1018.05 + 07.85 (COV. TERR.) = 1025.85 SQ.M.									

TOTAL PARKING CALCULATION			
TYPE	CAR	SCOOTER	CYCLE
A-BLDG.	13	155	154
B-BLDG.	35	104	104
C-BLDG.	35	104	104
D-BLDG.	05	23	23
TOTAL PARK REQUIRED	88	386	386
TOTAL PARK AREA REQUIRED	5812.5	3862.00	3861.40
	1100.00 SQ.M.	772.0 SQ.M.	540.40 SQ.M.
TOTAL PARK PROPOSED	137	452	452
TOTAL PARK AREA PROPOSED	13712.5	4522.00	4521.40
	1712.50 SQ.M.	904.00 SQ.M.	497.22 SQ.M.
	= 1712.50 + 904.00 + 497.20 = 3113.70 SQ.M.		

TENEMENT STATEMENT
 PERMISSIBLE FLOOR AREA = 25344.22 SQ.M.
 TENEMENTS PERMISSIBLE (BELOW 40 SQ.M.) = 84 NOS.
 TENEMENTS PROPOSED (BELOW 40 SQ.M.) = 85 NOS.
 TENEMENTS PROPOSED (50 TO 100 SQ.M.) = 160 NOS.
 TOTAL TENEMENTS PROPOSED = 245 NOS.



1) FIRST SANCTION T.P.
 संम. सं. 23/01/2013
 2) SECOND SANCTION P.M.R.D.A.
 D.P.I.B.H.A. सं. 35/ सं. 23/01/18
 म. सं. 153/15-16 दिनांक 29/01/18

Revised Date 07/09/2018
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENTS
 CERTIFICATE NO. 22/17/2018
 Building Inspector Assistant Engineer P.M.C.



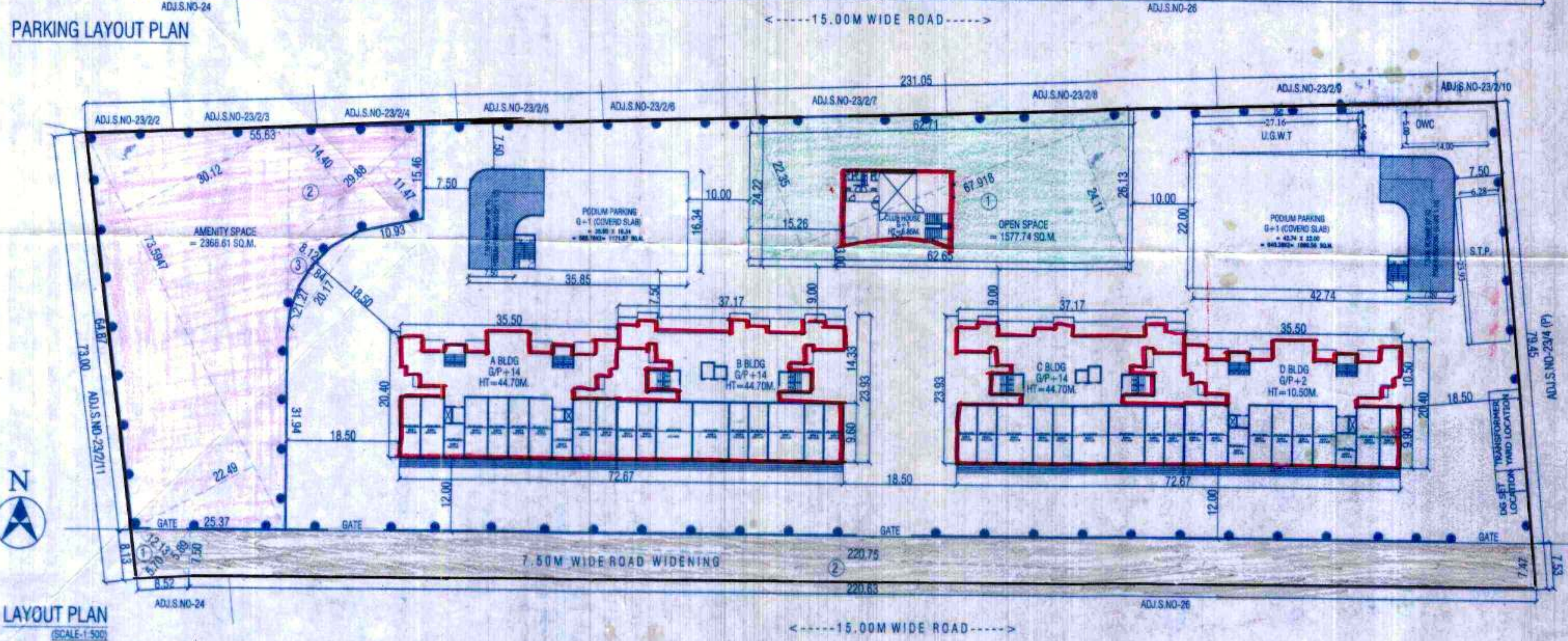
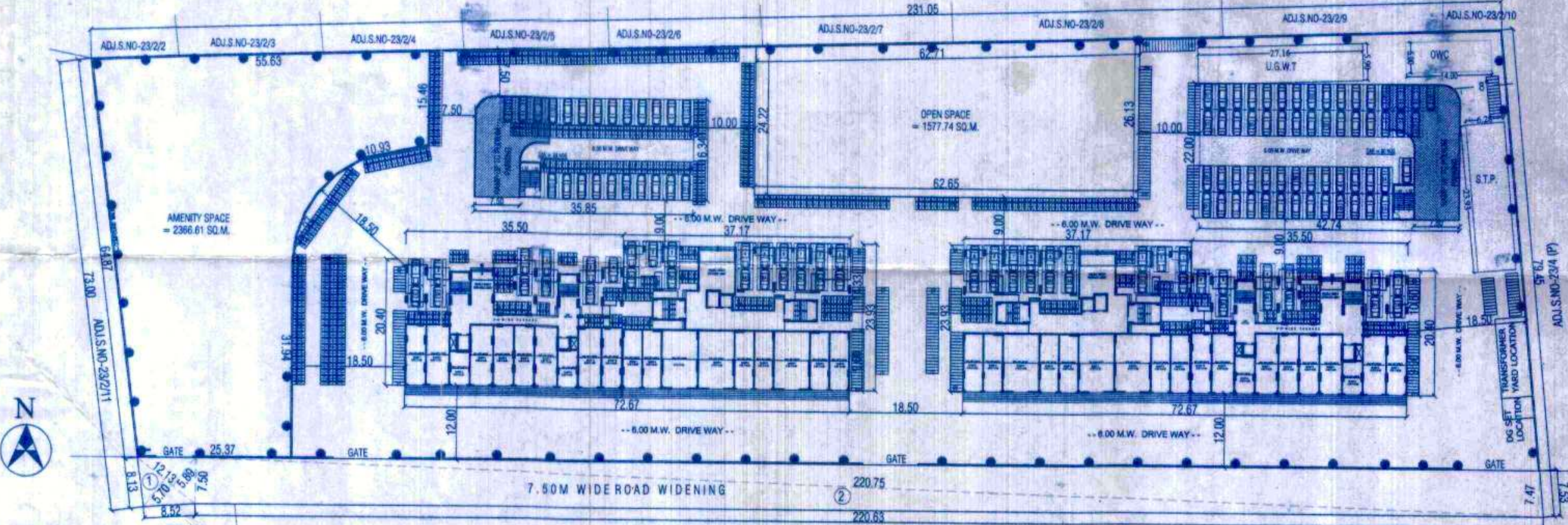
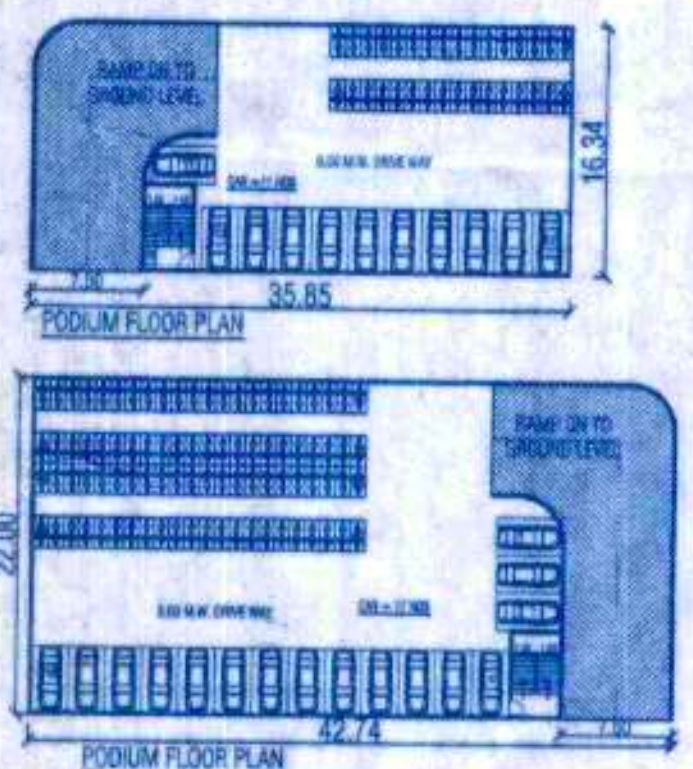
AREA STATEMENT		IN SQ.M.
1.	TOTAL PLOT AREA	17500.00
2.	AREA UNDER 7.50 M WIDE ROAD WIDENING	1722.60
3.	REMAINING PLOT AREA	15777.40
4.	LESS 15% AMENITY SPACE	2366.61
5.	LESS 10% OPEN SPACE	1577.74
6.	NET PLOT AREA	11833.05
7.	PERMISSIBLE F.S.I. 15777.40-2366.61	13410.79
8.	LESS COMPLETION AREA (BLDG A & B COMM.)	692.33
9.	PERMISSIBLE F.S.I. (7-8X1.10) 12716.40X1.10	13990.90
10.	PERMISSIBLE PAID F.S.I. (12069.71 X 20%)	2413.94
11.	ADD AREA UNDER 7.50 M WIDE ROAD WIDENING	1722.60
12.	ADD COMPLETION AREA (BLDG A & B COMM.)	692.33
13.	TOTAL PERMISSIBLE F.S.I. (9+10+11+12)	18619.17
14.	TOTAL PROPOSED RES. F.S.I.	17428.86
15.	TOTAL PROPOSED COMM. F.S.I.	1384.66
16.	TOTAL PROPOSED RES. + COMM. F.S.I.	18811.52

AS PER STATEMENT	
a) PERMISSIBLE BALC. AREA 15%	2603.22
b) PROPOSED BALC. AREA	2447.31
c) EXCESS BALC. AREA (TOTAL)	---

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 26-06-2015 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 RECORD DEPTT./CITY SURVEY RECORDS.

SIGNATURE OF ARCHITECT
 1) This drawing is based on information/document provided by owner/P.A.H. and Architect is not responsible for discrepancy, dispute regarding ownership of the property.
 2) This drawing is copyright of AR. CREATIVE DESIGNS & this drawing should not be copied or used without prior permission of architect (CREATIVE DESIGNING).
 V. Jay 22/3/18
 M.L. G. 23/8/18

ARCHITECT'S SIGN. OWNER'S P.A.H. SIGN.
PROJECT
PROPOSED BUILDING AT,
S.NO. 23/4/1, UNDRY, PUNE.
FOR. MEENAMANI GANGA BUILDER LLP
VILAS TARWADI
ARCHITECTS & INTERIOR DESIGNERS
"SIDDHI GOLD" 1ST FLOOR S.NO.39 D
SHANKAR SHETH ROAD, NEAR MEERA SOCIETY,
GULTEKADI, PUNE 411037 PH. 26456334
EMAIL - vilasstarwadi@gmail.com CA/92/14877.
DATE 09.08.2018 SCALE 1:500 DRAWN BY AMRUT JOB NO. 635/16



LAYOUT PLAN (SCALE: 1:500)