AREA OF PLOT TRIANGULATION

A	0.5/0.13/111.23	= 00295.30
B	0.5/112.72/133.09	= 00806.16
C	0.5/23.25+39.69/67.38	= 01748.64
D	0.5/117.02/45.95	= 00465.13
E	0.5/08.74/261.35	= 00912.74
F	0.5/05.23/261.34	= 02115.97
G	0.5/01.06/180.82	= 01055.23
H	0.5/05.40/213.83	= 00726.53
I	0.5/18.49+26.68/80.57	= 01141.38
J	0.5/0.13/437.95	= 00297.94
K	0.5/17.62+194.42/340.63	= 25943.48
L	0.5/99.36/248.43	= 11206.55
M	0.5/48.69/101.34	= 02333.35
TOTAL AREA OF PLOT AS PER DEMARCATION		= 59168.50 SQ.M
TOTAL AREA OF PLOT AS PER P.O.A.		= 59100.00 SQ.M
CONSIDER AREA WHICHEVER IS MINIMUM		

PLOT AREA STATEMENT OF S.NO 165

HISSA NO.	AREA AS PER 7/12	AREA AS PER P.O.A.
2/1B/1	15,600	10,300
2/1D	07,100	07,100
2/1C	07,100	07,100
1A	08,700	04,800
1B	12,600	10,200
2/1E	06,000	03,800
1E	07,000	03,300
1D	07,000	05,200
1C	07,000	07,000
1F	00,500	00,500
TOTAL	78,800	59,100

AREA CALCULATIONS OPEN SPACE-1

1)	22.00	+	34.50	X	0.50	X	68.50	=	1935.13
2)	0.5000	X	37.252	X	25.46			=	474.21
3)	0.5000	X	97.00	X	11.30	=	548.05		
3a)	$\frac{2}{3}$	X	8.22	X	1.60	=	8.77	=	539.28
TOTAL							=		2948.62

AREA CALCULATIONS OPEN SPACE-2

4)	36.74	+	9.63	X	0.50	X	104.59	=	2424.92
5)	0.5000	X	107.224	X	8.19			=	439.08
TOTAL							=		2864.00

TOTAL OPEN SPACE 2948.62 + 2864.00 = 5,812.62 SQ.M.

F.S.I. STATEMENT IN SQ.M.

BLDG.	BASE AREA RESI.	BALC.	FIRE STAIRCASE	STAIR-CASE	PASSAGE	TERRACE	LIFT	DRY BALC.	COVERAGE AREA	LIFT M/C ROOM.	TENTS. NO.	HT. OF BLDG.
WING 'A1'	4,804.25	694.80	113.80	113.80	662.80	649.62	8.92	296.54	593.64	18.00	79	31.79 M.
WING 'A2'	4,804.25	694.80	113.80	113.80	662.80	649.62	8.92	296.54	593.64	18.00	79	31.79 M.
WING 'A3'	4,804.25	694.80	113.80	113.80	662.80	649.62	8.92	296.54	593.64	18.00	79	31.79 M.
WING 'A4'	1,386.81	207.90	34.17	34.17	198.84	203.15	8.92	90.09	593.64	18.00	24	11.56 M.
WING 'A5'	4,804.25	694.80	113.80	113.80	662.80	649.62	8.92	296.54	593.64	18.00	79	31.79 M.
WING 'A6'	4,804.25	694.80	113.80	113.80	662.80	649.62	8.92	296.54	593.64	18.00	79	31.79 M.
WING 'A7'	1,331.21	199.53	34.17	34.17	198.84	194.95	8.92	86.33	593.64	18.00	23	11.56 M.
WING 'A8'	4,804.25	694.80	113.80	113.80	662.80	649.62	8.92	296.54	593.64	18.00	79	31.79 M.
WING 'A9'	4,804.25	694.80	113.80	113.80	662.80	649.62	8.92	296.54	593.64	18.00	79	31.79 M.
WING 'A10'	1,386.81	207.90	34.17	34.17	198.84	203.15	8.92	90.09	593.64	18.00	24	11.56 M.
WING 'A11'	4,804.25	694.80	113.80	113.80	662.80	649.62	8.92	296.54	593.64	18.00	79	31.79 M.
WING 'A12'	2574.57	443.84	122.20	86.70	627.90	646.35	8.69	231.57	430.18	18.00	79	31.79 M.
WING 'A13'	2574.57	443.84	122.20	86.70	627.90	646.35	8.69	231.57	430.18	18.00	79	31.79 M.
WING 'B1'	3060.01	457.83	106.515	106.515	406.35	372.04	8.68	169.52	429.63	18.00	71	29.05 M.
WING 'B2'	3032.37	454.33	106.515	106.515	406.35	365.99	8.68	166.94	429.63	18.00	70	29.05 M.
WING 'B3'	3032.37	454.33	106.515	106.515	406.35	365.99	8.68	166.94	429.63	18.00	70	29.05 M.
WING 'B4'	3105.78	458.07	67.14	67.14	415.17	309.68	4.50	0.00	447.75	18.00	106	29.05 M.
WING 'B5'	3105.78	458.07	67.14	67.14	415.17	400.40	4.50	0.00	447.47	18.00	106	29.05 M.
TOTAL	62224.28	9264.03	1711.935	1640.935	9204.11	8994.97	140.56	3605.37	9575.51	324.00	1284	
			3352.87									

F.S.I. STATEMENT (WING A1, A2, A3, A5, A6, A8, A9 & A11)

FLOOR	F.S.I.	ENCL. BALC. (PROP)	DRY BALCONY	PASSAGE	ST. CASE FIRE	ST. CASE REGU.	TERRACE	COVERAGE AREA	LIFT & LIFT M/C ROOM	TENTS.
FIRST	462.27	69.30	30.03	66.26	11.39	11.39	71.78		LIFT 6.68	6
SECOND	462.27	69.30	30.03	66.26	11.39	11.39	59.59			6
THIRD	462.27	69.30	30.03	66.26	11.39	11.39	71.78			6
FOURTH	462.27	69.30	30.03	66.26	11.39	11.39	59.59		LIFT M.R.M. 18.00	6
FIFTH	462.27	69.30	30.03	66.26	11.39	11.39	71.78			6
SIXTH	462.27	69.30	30.03	66.26	11.39	11.39	59.59	593.64		6
SEVENTH	462.27	69.30	30.03	66.26	11.39	11.39	71.78			6
EIGHTH	462.27	69.30	30.03	66.26	11.39	11.39	59.59			6
NINTH	462.27	69.30	30.03	66.26	11.39	11.39	71.78			6
TENTH	462.27	69.30	30.03	66.26	11.39	11.39	59.59			6
TOTAL	4,804.25	694.80	296.54	662.80	113.90	113.90	648.62	593.64		72
EXCESS REFUGE AREA	36.00				227.80					
TOTAL	4,804.25									

F.S.I. STATEMENT -WING A12 & A13

FLOOR	F.S.I.	ENCL. BALC. (PROP)	DRY BALCONY	PASSAGE	ST. CASE FIRE	ST. CASE REGU.	TERRACE	COVERAGE AREA	LIFT & LIFT M/C ROOM	TENTS.
FIRST	286.58	44.66	23.45	62.79	12.22	8.67	75.72		LIFT 6.68	8
SECOND	286.58	44.66	23.45	62.79	12.22	8.67	54.88			8
THIRD	286.58	44.66	23.45	62.79	12.22	8.67	75.72			8
FOURTH	286.58	44.66	23.45	62.79	12.22	8.67	54.88			8
FIFTH	286.58	44.66	23.45	62.79	12.22	8.67	75.72		LIFT M/C ROOM 18.00	8
SIXTH	286.58	44.66	23.45	62.79	12.22	8.67	54.88	430.18		8
SEVENTH	286.58	44.66	23.45	62.79	12.22	8.67	75.72			8
EIGHTH	267.35	40.10	20.52	62.79	12.22	8.67	48.23			7
NINETH	286.58	44.66	23.45	62.79	12.22	8.67	75.72			8
TENTH	286.58	44.66	23.45	62.79	12.22	8.67	54.88			8
TOTAL	2863.67	443.84	231.57	627.90	122.20	86.70	646.35	430.18		79
EXCESS REFUGE AREA	11.00				208.90					
TOTAL	3,874.37									

STAMP OF APPROVAL

Approved as amended in
subject to conditions mentioned in Annuxure 'A'
of letter No. ZP/P.C.R. No. 2922 Mouza
S. No./G. No./CTS No. 9/2/1/2/3/4/5
Dated 20 1 2016

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PMRDA

F.S.I. STATEMENT (WING:- A4,A10)

FLOOR	F.S.I.	BALC. (PROP)	DRY BALCONY	PASSAGE	ST. CASE FIRE	ST. CASE REGU.	TERRACE	COVERAGE AREA	LIFT	TENTS.
FIRST	462.27	69.30	30.03	66.26	11.39	11.39	71.78	593.64	LIFT M.R.M. 18.00	6
SECOND	462.27	69.30	30.03	66.26	11.39	11.39	59.59			6
THIRD	462.27	69.30	30.03	66.26	11.39	11.39	71.78			6
TOTAL	1,386.81	207.90	90.09	198.84	34.17	34.17	203.15	593.64		24

F.S.I. STATEMENT (WING:- A7)

FLOOR	F.S.I.	BALCONY (PROP)	DRY BALCONY	PASSAGE	ST. CASE REGU.	ST. CASE REGU.	TERRACE	COVERAGE AREA	LIFT	TENTS.
FIRST	462.27	69.30	30.03	66.26	11.39	11.39	71.78	593.64	LIFT M.R.M. 18.00	6
SECOND	462.27	69.30	30.03	66.26	11.39	11.39	59.59			6
THIRD	406.67	60.51	26.67	66.26	11.39	11.39	63.06			7
TOTAL	1,331.21	199.53	86.33	198.84	34.17	34.17	194.35	593.64		23

F.S.I. STATEMENT : (WING -B4)

FLOOR	F.S.I.	ENCL. BALC.	LOBBY	TERRACE	ST. CASE FIRE	ST. CASE REGU.	COVERAGE AREA	LIFT	TENTS.
FIRST	357.14	52.68	46.13	46.08	07.46	07.46	447.75	LIFT 04.50	12
SECOND	357.14	52.68	46.13	44.53	07.46	07.46			12
THIRD	357.14	52.68	46.13	46.08	07.46	07.46			12
FOURTH	357.14	52.68	46.13	44.53	07.46	07.46			12
FIFTH	357.14	52.68	46.13	46.08	07.46	07.46			12
SIXTH	357.14	52.68	46.13	44.53	07.46	07.46			12
SEVENTH	357.14	52.68	46.13	46.08	07.46	07.46		LIFT M.R.M. 18.00	12
EIGHT	248.66	36.63	46.13	35.69	07.46	07.46			10
NINTH	357.14	52.68	46.13	46.08	07.46	07.46			12
TOTAL	3,105.78	458.07	415.17	399.68	67.14	67.14			106
					134.28				

F.S.I. STATEMENT : (WING -B5)

FLOOR	F.S.I.	ENCL. BALC. (PROP)	PASSAGE	TERRACE	ST. CASE FIRE	ST. CASE REGU.	COVERAGE AREA	LIFT	TENTS.
FIRST	357.14	52.68	46.13	46.80	07.46	07.46	447.47	04.50	12
SECOND	357.14	52.68	46.13	44.53	07.46	07.46			12
THIRD	357.14	52.68	46.13	46.08	07.46	07.46			12
FOURTH	357.14	52.68	46.13	44.53	07.46	07.46			12
FIFTH	357.14	52.68	46.13	46.08	07.46	07.46			12
SIXTH	357.14	52.68	46.13	44.53	07.46	07.46			12
SEVENTH	357.14	52.68	46.13	46.08	07.46	07.46		LIFT M.R.M. 18.00	12
EIGHT	248.66	36.63	46.13	35.69	07.46	07.46			10
NINTH	357.14	52.68	46.13	46.08	07.46	07.46			12
TOTAL	3,105.78	458.07	415.17	400.40	67.14	67.14			106
					134.28				

F.S.I. STATEMENT: (WING B1)

FLOOR	F.S.I.	ENCL. BALC. (PROP)	TERRACE	LOBBY	DRY. BALC.	ST. CASE FIRE	ST. CASE REGU.	COVERAGE AREA	LIFT	TENTS.
GROUND										
FIRST	344.49	51.63	37.09	45.15	19.12	11.835	11.835	429.63	LIFT 6.68	8
SECOND	344.49	51.63	46.05	45.15	19.12	11.835	11.835			8
THIRD	344.49	51.63	37.09	45.15	19.12	11.835	11.835			8
FOURTH	344.49	51.63	46.05	45.15	19.12	11.835	11.835			8
FIFTH	344.49	51.63	37.09	45.15	19.12	11.835	11.835			8
SIXTH	344.49	51.63	46.05	45.15	19.12	11.835	11.835		LIFT M/C ROOM 18.00	8
SEVENTH	344.49	51.63	37.09	45.15	19.12	11.835	11.835			8
EIGHT	304.09	44.79	36.36	45.15	16.56	11.835	11.835			7
NINTH	344.49	51.63	37.09	45.15	19.12	11.835	11.835			8
TOTAL	3,066.01	457.83	372.04	406.35	169.52	106.515	106.515			71
						213.03				

F.S.I. STATEMENT: (WING B2 & B3)

FLOOR	F.S.I.	ENCL. BALC. (PROP)	TERRACE	LOBBY	DRY. BALC.	ST. CASE FIRE	ST. CASE REGU.	COVERAGE AREA	LIFT	TENTS.
GROUND										
FIRST	344.49	51.63	37.09	45.15	19.12	11.835	11.835	429.63	LIFT 6.68	8
SECOND	344.49	51.63	46.05	45.15	19.12	11.835	11.835			8
THIRD	344.49	51.63	37.09	45.15	19.12	11.835	11.835			8
FOURTH	344.49	51.63	46.05	45.15	19.12	11.835	11.835			8
FIFTH	344.49	51.63	37.09	45.15	19.12	11.835	11.835			8
SIXTH	344.49	51.63	46.05	45.15	19.12	11.835	11.835		LIFT M.R.M. 18.00	8
SEVENTH	344.49	51.63	37.09	45.15	19.12	11.835	11.835			8
EIGHT	276.45	41.29	36.36	45.15	13.95	11.835	11.835			6
NINTH	344.49	51.63	37.09	45.15	19.12	11.835	11.835			8
TOTAL	3,032.37	454.33	365.99	406.35	166.94	106.515	106.515			70
						213.03				

AREA FOR PREMIUM

FLOOR	PROPOSED BUILT UP AREA	PROP. BALCONY AREA ENCL.	PROP. BALCONY AREA DRY	FIRE STAIRCASE	REGULAR STAIRCASE	PASSAGE/ LOBBY AREA	TERRACE AREA	LIFT AREA	NO. OF TENTS.	LIFT MACHINE RM.	COVERAGE AREA
NEWLY PROP. AREA	62224.28	9264.03	3605.37	1711.935	1640.935	9204.11	8994.97	140.56	1284	324.00	9575.51
PREVIOUSLY SANC.	12276.30	1824.80	333.88	347.31	347.31	1650.18	1532.04	22.36	352	72.00	1755.46
AREA FOR PREMIUM	49947.98	7439.23	3271.49	1364.625	1293.625	7553.93	7462.93	118.20	932.00	252.00	7820.03
	0.00	0	0.00	2658.25		0.00	0.00	0.00	0	0.00	0.00

TENEMENT STATEMENT

WING	TENEMENT BELOW 50	TENEMENT 50 ABOVE	TENEMENT TOTAL
WING(WING A1 TO3 AS AA,AB,AA,AB11)	00 NOS	932 NOS	932 NOS
WING A4 ,A10	00 NOS	48 NOS	48 NOS
WING A7	00 NOS	23 NOS	23 NOS
WING A12 TO A13	158 NOS	00 NOS	158 NOS
WING B1	71 NOS	00 NOS	71 NOS
WING B2 & B3	140 NOS	00 NOS	140 NOS
WING B4 & B5	212 NOS	00 NOS	212 NOS
TOTAL	581 NOS	703 NOS	1284 NOS

	AREA STATEMENT	SQ.M
1.	AREA OF PLOT AS PER P.O.A.	59,100.00
2.	AREA OF PLOT AS DEMARCATION	59,168.50
3.	TAKEN WHICHEVER IS MINIMUM	59,100.00
4.	AREA UNDER ROAD WIDENING	973.79
5.	BALANCE PLOT AREA	58,126.21
6.	AMENITY SPACE REQUIRED [15% OF 5]	8,718.93
7.	AREA UNDER AMENITY SPACE PROPOSED	8,718.93
8.	OPEN SPACE REQUIRED 10% OF 5]	5,812.62
9.	AREA UNDER OPEN SPACE PROPOSED	5,812.62
10.	AREA UNDER INTERNAL ROAD	4,781.56
11.	PERMISSIBLE B/UP AREA 6 - 7 = 49,407.28 X 0.90 = 44,466.55 SQ.M 20% FREE FSI(ON 44,466.55) = 8,893.31 SQ.M 20% PAID FSI(ON 44,466.55) = 8,893.31 SQ.M ADD. AMENITY AREA = ADD. ROAD WIDENING AREA =	62,253.12
12.	PROPOSED B/UP AREA	62,224.28
13.	PERMISSIBLE COVERAGE AREA	- -
14.	PROPOSED COVERAGE AREA	9575.51

TENAMENT STATEMANT	AS PER STATEMENT
a)PROPOSED AREA	62,224.28
b) LESS DEDUCTIONS OF NON-RESI AREA (SHOP ETC)	
c) AREA OF TENEMENT (a-b)	62,224.28
d) TENEMENT PERMISSIBLE (12,109.76/250 DEM)	1556 NO
e) TENEMENT PROPOSED	1284 NO.

SCHEDULE OF OPENINGS

W -	1.80 x 1.21 M	D -	1.00 x 2.13 M
W1 -	1.50 x 1.21 M	D1 -	0.90 x 2.13 M
W2 -	1.21 x 1.21 M	D2 -	0.75 x 2.13 M
V1	0.60x 0.76 M		

LEGEND

a) PLOT BOUNDRY SHOWN IN BLACK
b) PROPOSED WORK SHOWN IN RED
c) DRAINAGE LINE SHOWN IN RED DOTTED
d) WATER LINE SHOWN IN BLACK DOTTED
e) EXISTING WORK SHOWN IN BLUE HATCHED
g) ROAD WIDENING LINE SHOWN IN GREEN DOTTED

REVISED GROUP HSG.RESI. LAYOUT ON S.NO.165/1A, 165/1B,165/1C,165/1D,165/1E,165/1F ,165/2/1B/1,165/2/1C, 165/2/1D,165/2/1E VILLAGE PHURSUNGI, PUNE

FOR M/S RAM INDIA SHELTERS
RAHUL RAM AGARWAL (PARTNER).

ARCHITECT SIGN. — OWNERS SIGN.

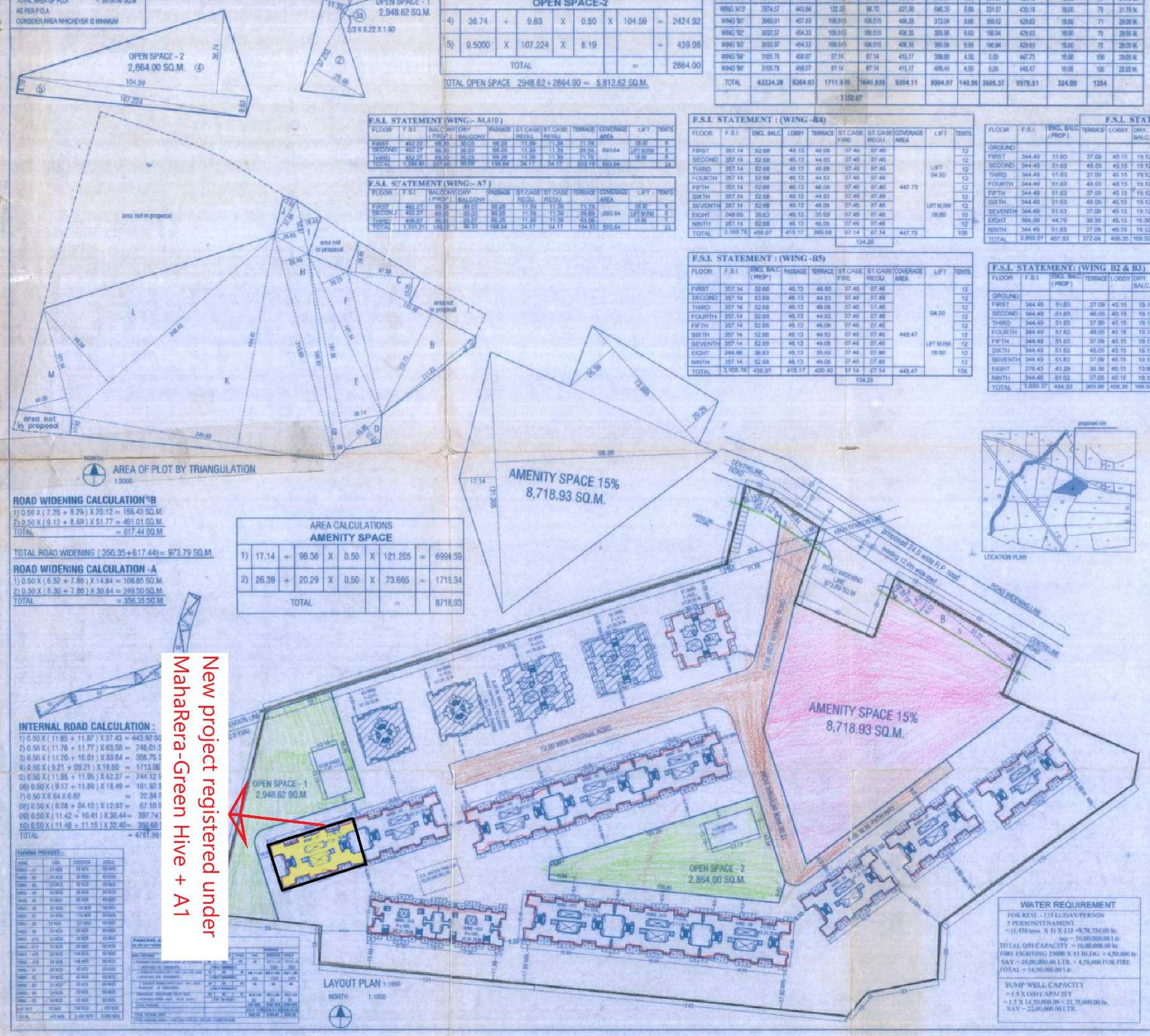
SANDEEP HARDIKAR
CA./90/12777

FOR - RAM INDIA SHELTERS.

ARCHITECT

SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS – INTERIOR DESIGNER
502, SADHANA APT.1842, SHIVAJINAGAR
PUNE 05. TEL – 25511183, 25511183
E-MAIL = syhardikar@gmail.com

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:100	16/12/2015	BALAJI	



New project registered under MahaRera-Green Hive + A1

ROAD WIDENING CALCULATION B

1) 0.50 X (7.26 + 8.29) X 20.12 = 156.45 SQ.M.
2) 0.50 X (9.12 + 8.69) X 51.77 = 461.01 SQ.M.
TOTAL = 617.44 SQ.M.

TOTAL ROAD WIDENING (356.35+617.44)= 973.79 SQ.M.

ROAD WIDENING CALCULATION -A

1) 0.50 X (6.52 + 7.88) X 14.84 = 106.85 SQ.M.
2) 0.50 X (8.30 + 7.88) X 30.84 = 249.50 SQ.M.
TOTAL = 356.35 SQ.M.

AREA CALCULATIONS AMENITY SPACE

1)	17.14	+	98.36	X	0.50	X	121.265	=	6994.59
2)	26.39	+	20.29	X	0.50	X	73.665	=	1719.34
TOTAL								=	8718.93

INTERNAL ROAD CALCULATION :

1) 0.50 X (11.85 + 11.87) X 37.43 = 443.92 SQ.M.
2) 0.50 X (11.76 + 11.77) X 63.56 = 746.01 SQ.M.
3) 0.50 X (11.26 + 10.01) X 33.64 = 356.75 SQ.M.
4) 0.50 X (9.21 + 09.21) X 18.00 = 1113.06
5) 0.50 X (11.95 + 11.95) X 62.27 = 744.12 S
06) 0.50 X (9.17 + 11.59) X 18.49 = 191.92 S
7) 0.50 X 6.64 X 6.82 = 22.34 S
08) 0.50 X (6.28 + 04.10) X 12.93 = 67.10 S
09) 0.50 X (11.42 + 10.41) X 36.44 = 397.74
10) 0.50 X (11.48 + 11.15) X 32.40 = 396.60
TOTAL = 4787.56

WATER REQUIREMENT

FOR RESI - 135 LI./DAY/PERSON
5 PERSONS/TENAMENT
= (1,450 tenes X 5) X 135 = 9,78,750.00 ltr.
say = 10,00,000.00 Ltr.
TOTAL O/H CAPACITY = 10,00,000.00 ltr.
FIRE FIGHTING 25000 X 15 BLDG. = 4,50,000 ltr.
SAY = 10,00,000.00 LTR. + 4,50,000 FOR FIRE
TOTAL = 14,50,000.00 Ltr.

SUMP WELL CAPACITY
= 1.5 X O/H CAPACITY
= 1.5 X 14,50,000.00 = 21,75,000.00 ltr.
SAY – 22,00,000.00 LTR.

S. NO. 165/1F	AREA AS PER 7/12		
01] M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL	500.00 SQM		
S. NO. 165/2/1E	AREA AS PER 7/12		
01] M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL	3600.00 SQM		
S. NO. 165/2/1B/1	AREA AS PER 7/12		
01] M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL	10,300.00 SQM		
S. NO. 165/1C	AREA AS PER 7/12		
01] M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL	7000.00 SQM		
S. NO. 165/2/1C	AREA AS PER 7/12 7,100.00 SQM		
01] M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL	5200.00 SQM POTHARAB=500.0 SQM		
S. NO. 165/1D	AREA AS PER 7/12		
01] M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL	5200.00 SQM		
S. NO. 165/2/1D	AREA AS PER 7/12		
01] M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL	7100.00 SQM		
S. NO. 165/1E	AREA AS PER 7/12		
01] M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL	3300.00 SQM		
S. NO. 165/1B	AREA AS PER 7/12 10,200.00 SQM	AREA AS P.A.H.	P.A.H.
01] BABASAHEB KALU HARAPALE 02] M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL	2400.00 SQM 7800.00 SQM	2400.00 SQM	M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL
S. NO. 165/1A	AREA AS PER 7/12	AREA AS P.A.H.	P.A.H.
01] BABASAHEB KALU HARAPALE	8700.00 SQM	4800.00 SQM	M/S RAM INDIA SHELTERS RAHUL RAM AGARWAL

\SERVER\PROJECT\SR-JOB\03-RAM INDIA\PHURSUNGI\10-SUBMISSION\02-SUBMISSION\01-SUB\03-REV-SUB - ALL P+10 FL_A4,A7,A10+3FL_RAM INDIA- 16-12-15.DWG