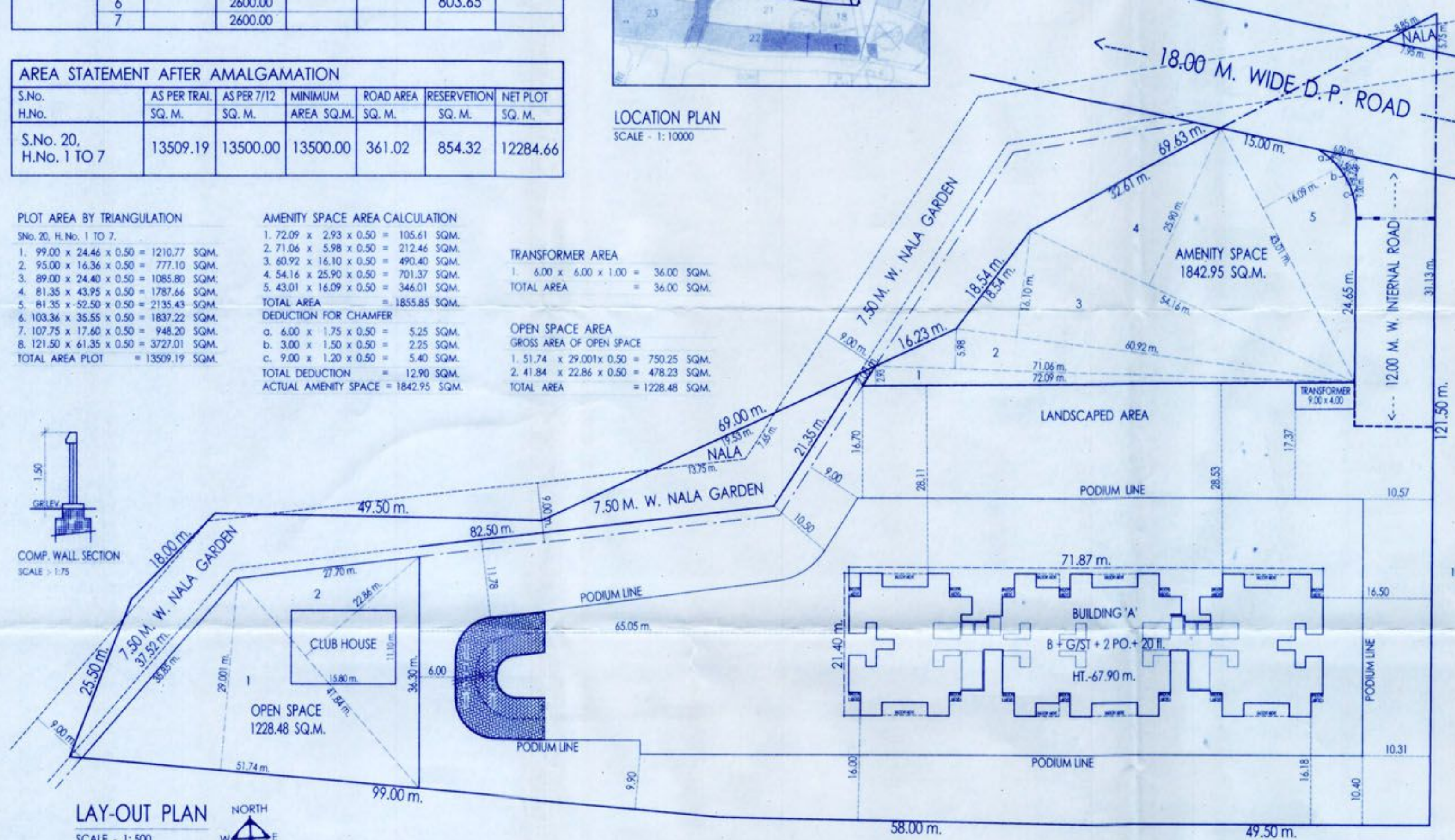
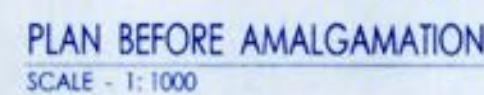
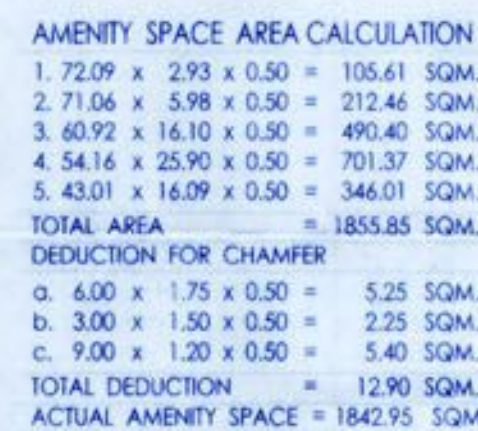


AREA STATEMENT AFTER AMALGAMATION						
S.No. H.No.	AS PER TRIAL SQ. M.	AS PER 7/12 SQ. M.	MINIMUM AREA SQ.M.	ROAD AREA SQ. M.	RESERVATION SQ. M.	NET PLOT SQ. M.
S.No. 20, H.No. 1 TO 7	13509.19	13500.00	13500.00	361.02	854.32	12284.6



F.S.I. STATEMENT PLOT 'A'							
TYPE OF BUILDING	FLOOR	B.O.P AREA RESIDENTIAL	BALCONY AREA	SHRUBS AREA	LEFT AREA	GROUND COVERAGE	TERRACE UNIT
'A' BUILDING	FIRST FLOOR	834.92	119.94	17.84	22.89	1029.29	
	SECOND FLOOR	834.92	119.94	17.84			11
	THIRD FLOOR	1029.29	152.57	17.84			14
	FOURTH FLOOR	1029.29	152.57	17.84			14
	FIFTH FLOOR	365.83	43.65	17.84			04
	SIXTH FLOOR	365.83	43.65	17.84			04
	SEVENTH FLOOR	365.83	43.65	17.84			04
	EIGHTH FLOOR	365.83	43.65	17.84			04
	NINTH FLOOR	365.83	43.65	17.84			04
	TENTH FLOOR	365.83	43.65	17.84			04
	ELEVENTH FLOOR	365.83	43.65	17.84			04
	TWELTH FLOOR	365.83	43.65	17.84			04
	THIRTEENTH FLOOR	365.83	43.65	17.84			04
	FOURTEENTH FLOOR	365.83	43.65	17.84			04
	FIFTEENTH FLOOR	365.83	43.65	17.84			04
	SIXTEENTH FLOOR	365.83	43.65	17.84			04
	SEVENTEENTH FLOOR	365.83	43.65	17.84			04
	EIGHTEENTH FLOOR	365.83	43.65	17.84			04
	NINETEENTH FLOOR	365.83	43.65	17.84			04
	TWENTIETH FLOOR	365.83	43.65	17.84			04
		9901.70	1243.42	356.80	22.89	1029.29	114

PARKING STATEMENT							
TYPE OF	REQUIRED				PROPOSED		
TENEMENT	NOS.	CM	SCORING	CM	CM	SCORING	CM
BEFORE 40 TO 80 SQ.M. FOR 1.00 + 1	114	114	238	114	114	238	114
5% VEHICLE PARKING	5%	05	11	05	05	11	05
TOTAL	114	119	239	119	119	239	119

PARKING AREA CALCULATION			
VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS		12.50 x 119 = 1487.50	12.50 x 119 = 1487.50
SCOOTERS	114	3.00 x 239 = 717.00	3.00 x 239 = 717.00
CYCLES		1.40 x 119 = 166.60	1.40 x 119 = 166.60
TOTAL		2371.10 SQ.M.	2371.10 SQ.M.



AREA UNDER NALA GARDEN			
1.	37.50 x	7.50 x 0.50 =	140.62 SQM
2.	19.35 x	8.05 x 0.50 =	77.88 SQM
3.	8.60 x	7.50 x 0.50 =	32.25 SQM
4.	47.40 x	7.27 x 0.50 =	172.29 SQM
5.	82.50 x	1.85 x 0.50 =	76.31 SQM
6.	35.20 x	6.60 x 0.50 =	116.16 SQM
7.	18.89 x	5.47 x 0.50 =	51.47 SQM
8.	13.45 x	4.25 x 0.50 =	28.58 SQM
9.	22.82 x	7.50 x 0.50 =	85.57 SQM
10.	8.85 x	5.09 x 0.50 =	22.52 SQM
TOTAL AREA			= 803.65 SQM

AREA UNDER NALA

A.	$19.35 \times 1.05 \times 0.50$	=	10.15	SQM
B.	$19.53 \times 4.15 \times 0.50$	=	40.52	SQM
TOTAL AREA		=	50.67	SQM

AREA UNDER 18.00 M. W. D. P. ROAD

1.	$21.30 \times 27.35 \times 0.50$	$= 291.27$	SQM
2.	$21.30 \times 6.55 \times 0.50$	$= 69.75$	SQM
TOTAL AREA		$= 361.02$	SQM

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO : DATE
ARCHITECT CERTIFIED COPY
[Signature]
VILAS J. YELE
ARCHITECT Interior Designer

STAMP OF APPROVAL OF PLANS 01/0

दुर्गेश - 1
विकास अमेरिका कार्यालय
मार्च होनापुर क्र. 00/85/1/7
18 फी. जो / डी. क्र. 1 दि. 26/3/18
X X X
कार्यकारी अधिकारी
विकास अमेरिका कार्यालय
पुणे महानगरपालिका

एनमिड विकसनीयि १३५०० जे.जे. अत्रासादी
 एकम क. ७,३७,०६२ यलगा क. CE/DP/11306/1
 मे अरले आदिना.

PODIUM AREA CALCULATION			
GROSS	137.53 x 38.46	=	5289.40 SQ.M
DEDUCTION			
1.	26.07 x 2.07 x 1.00	=	58.10 SQ.M
2.	6.12 x 6.12 x 0.50	=	18.72 SQ.M
3.	5.32 x 6.07 x 0.50	=	16.14 SQ.M
4.	18.89 x 5.11 x 0.50	=	48.26 SQ.M
5.	50.50 x 16.27 x 0.50	=	410.81 SQ.M
6.	50.50 x 12.01 x 0.50	=	303.25 SQ.M
7.	12.38 x 6.99 x 0.50	=	43.26 SQ.M
8.	11.97 x 7.90 x 0.50	=	47.28 SQ.M
TOTAL DEDUCTION		=	943.82 SQ.M
TOTAL B / UP AREA			
	5289.40	-	943.82
		=	4345.58 SQ.M

AREA STATEMENT		SQ. M.
1.	PLOT AREA AS PER 7/12	
	a. As per ownership document (7/12 CTS extracts)	13,500.00
	b. As per measurement sheet	13,509.19
	c. As per site	13,509.19
	Minimum area of a, b, c to be considered	13,500.00
2.	DEDUCTION FOR	
	A. Proposed D.P. / D.P. Road widening Area	
	a. 18.00 m. Wide Plot 'A'	361.02
	b. 9.00 m. Wide Plot 'A'	NIL
	[Total Road widening Area a + b]	361.02
	B. Any D.P. Reservation Area	
	a. Area Reservation Nala	50.67
	b. Area Reservation Nala Garden	803.65
	[Total D.P. Reservation Area a + b]	854.32
	Total Area A + B	1,215.34
3.	Grass Area of Plot (1 - 2)	12,284.86
4.	Recreational Open Space	
	a. Required Open Space (10 % of s.no.3)	1,228.48
	b. Proposed Open Space (1318.46 - 89.98)	1,228.48
5.	Amenity Space	
	a. Required Amenity Space (15 % of s.no.3)	1,842.69
	b. Proposed Amenity Space	1,842.85
6.	Service Road and Highway widening	NIL
7.	Internal Road Area	467.06
8.	Net Area of Plot (3 - 5(b))	10,441.81
	Built-up Area with reference to Basic F.S.I. as per Front Road width (s.no. 8 x 1.10)	11,485.99
10.	Addition of Area for F.S.I. [For E.C. Only]	
	a. In-situ Area against D.P. Road (2.00 x s.no.20(a))	722.04
	b. In-situ Area against Amenity Space (2.00 x s.no.5(b))	3,685.70
	c. In-situ Area against Nala Garden (1.00 x s.no.28(b))	803.65
	d. Premium F.S.I. Area (subject to max. of 0.50 of s.no.8)	5,220.90
	e. T.D.R. Area (max. 0.90 % of s.no.8)	9,397.62
	f. Additional F.S.I. Area under chapter VIII	NIL
	Total Area [a + b + c + d + e + f]	19,829.91
11.	Total Area available (9 + 10)	31,315.90
12.	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 17.3)	3.02
13.	Total Built-up Area in proposal (excluding area of s.no.15.b.)	40,500.00
	a. Existing Built-up Area [sanction C.C.2402/16]	NIL
	b. Proposed Built-up Area	9,901.70
	c. Excess Balcony Area counted in F.S.I.	NIL
	d. Excess Double Height Terrace Area counted in F.S.I.	NIL
	Total Area [a + b + c + d]	9,901.70
14.	F.S.I. Consumed (s.no.13/s.no.11) (should not more than s.no.12 above)	0.31
		NIL

COVERAGE STATEMENT		SQ. M.
15.	Permissible Coverage above Ground (20% of sq.no.8)	2,088.36
16.	Proposed Coverage above Ground	1,029.29
17.	Excess Coverage above Ground (max 35% of sq.no.8)	NIL
18.	Permissible Coverage below Ground (50% of sq.no.8)	5,220.90
19.	Proposed Coverage below Ground	

TENEMENT STATEMENT			No.
20.	Permissible Residential Tenement	(250/H)	287 No.
20.	Proposed Residential Tenement		114 No.

Plot boundary shown in black
Proposed work shown in red
Drainage line shown in red dot

Water line shown in black dot
Existing work shown in yellow

DESCRIPTION OF PROPOSAL

**PROPOSED LAY-OUT OF BUILDING'S ON
S. No. 20 Hissa No. 1 TO 7, AT MOHAMADWADI, PUNE.**

PARTICULARS OF DRG.	JOB. NO.	2017/2018
CORPORATION DWG. 001	DRG. NO.	MUN - LB/0
NAME OF OWNER / P. A. H.	SCALE	A5 SHOWN
Mr. Latif Ahamed Manjothi and Others	DATE	09 / 02 / 18
SIGN. OWNER	DRAWN BY	DEEP
<i>L. a. Manjothi</i>	SIGN. ARCHITECT	<i>MLK</i>

ARCHITECT



iDeas and iMages
of
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architects, interior designer and project consultant
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