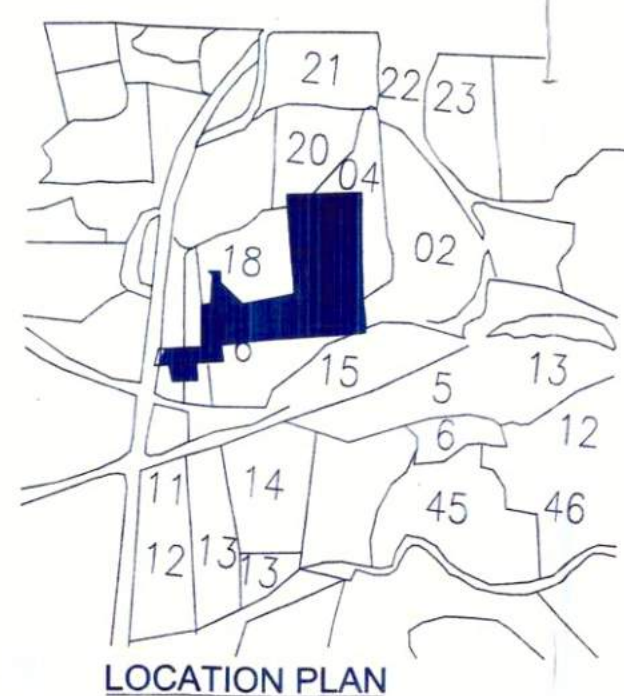
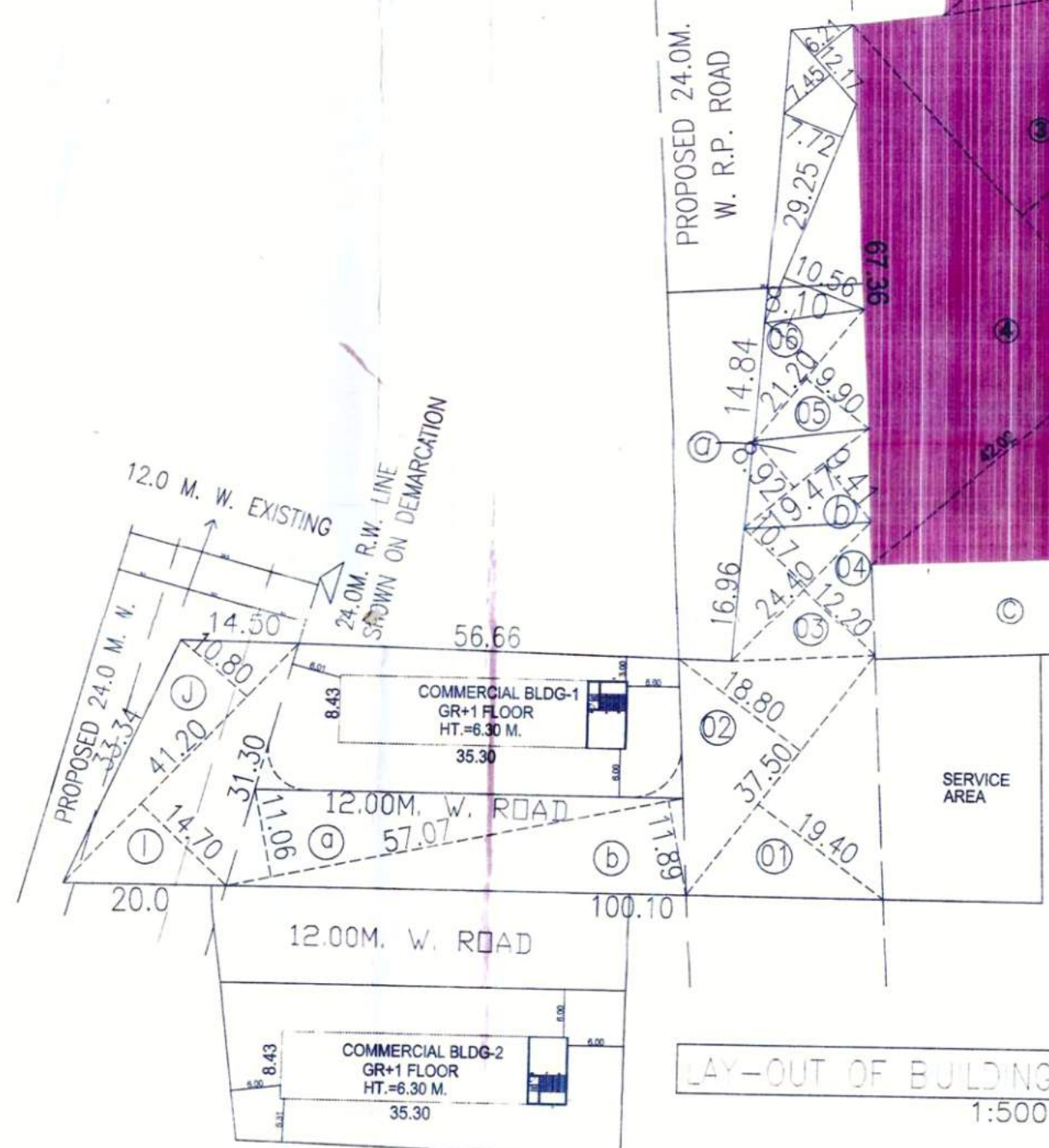
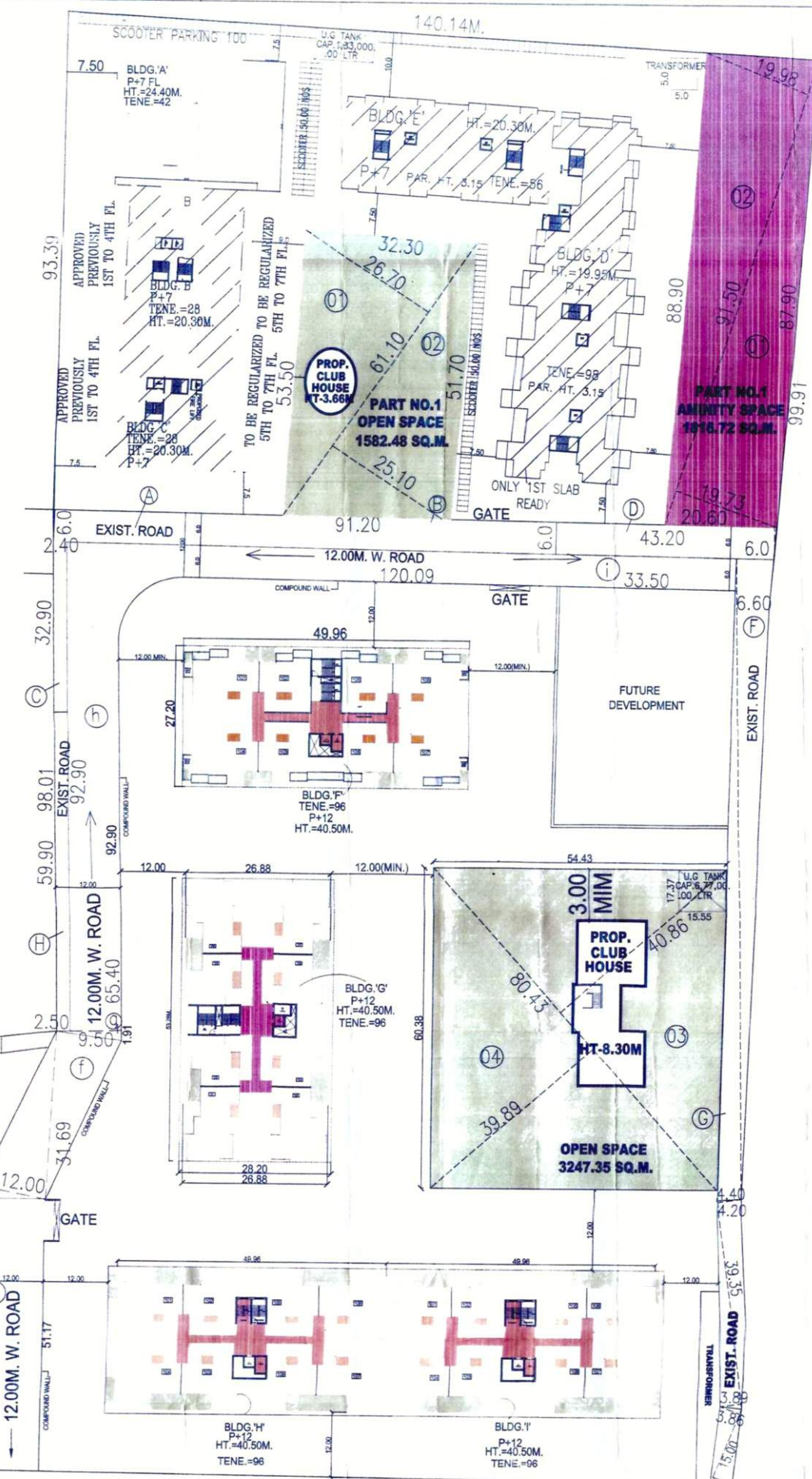




<u>POTENTIAL F.S.I.</u>	
<u>F.S.I. STATEMENT</u>	
AREA OF PLOT	= 83,109.00 SQ.M
UNDER ROAD	= 4835.34 SQ.M
BALANCE AREA	= 42273.66 SQ.M
15% AMENITY SPACE	= 7341.94 SQ.M
NET PLOT AREA	= 41032.62 SQ.M
GROSS AREA(41032.62 X 0.80)	= 32826.10 SQ.M
ALLOWABLE F.S.I. (1.20%)	= 44312.52 SQ.M
AD 20% PAID F.S.I.	= 8863.04 SQ.M
TOTAL F.S.I. (1.40)	= 53716.28 SQ.M
TOTAL ROAD AREA	= 5480.94 SQ.M
TOTAL ALLOWABLE F.S.I.	= 59602.76 SQ.M
AMENITY PLOT (NO.3 X 1.40)	= 10137.45 SQ.M
TOTAL F.S.I.	= 65600.21 SQ.M
<u>NON F.S.I. STATEMENT</u>	
20% TERRACE	= 12864.60 SQ.M
20% PASSAGE/STAIRCASE	= 12864.60 SQ.M
15% BALCONY	= 9848.45 SQ.M
5% OPEN BALCONY	= 5424.22 SQ.M
20% PARKING AREA	= 12864.60 SQ.M
LIFT/UTILITY ROOM AREA	= 122.69 SQ.M
REFUSE AREA	= 27.66 SQ.M
CLUB HOUSE AREA	= 563.22 SQ.M
TOTAL F.S.I.	= 5480.94 SQ.M
TOTAL PLOT AREA (15% AREA)	
(85600.21 + 5480.94 = 118881.15 SQ.M)	



AMENITY AREA CALCULATIONS NO-1

1)	$91.50 \times 19.98 \times 0.50 \times 1$	=	914.08 S.M.T.
2)	$91.50 \times 19.73 \times 0.50 \times 1$	=	902.64 S.M.T.
	TOTAL	=	1816.72 S.M.T

AMENITY AREA CALCULATIONS NO-2

1)	$29.59 \times 14.16 \times 0.50 \times 1$	=	209.49 S.M.T.
2)	$60.21 \times 40.58 \times 0.50 \times 1$	=	1212.66 S.M.T.
3)	$87.12 \times 49.65 \times 0.50 \times 1$	=	2162.75 S.M.T.
4)	$87.12 \times 42.03 \times 0.50 \times 1$	=	1830.82 S.M.T.
	TOTAL	=	5424.72 S.M.T.

TOTAL AMENITY AREA (1816.72+5424.72)

TOTAL AREA = 7241.44 SQ.M.

OPEN SPACE AREA CALCULATIONS

1) $61.10 \times 26.70 \times 0.50 \times 1 = 815.68 \text{ SQ.M.}$
2) $61.10 \times 25.10 \times 0.50 \times 1 = 766.80 \text{ SQ.M.}$

TOTAL	=	1582.48 SQ.M
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OPEN SPACE AREA CALCULATIONS

3) $80.43 \times 40.86 \times 0.50 \times 1 = 1643.18 \text{ SQ.M.}$

4) $80.43 \times 39.89 \times 0.50 \times 1 = 1604.17 \text{ SQ.M.}$

TOTAL = 3247.35 SQ.M.

TOTAL AREA = 3247.35 SQ.M.

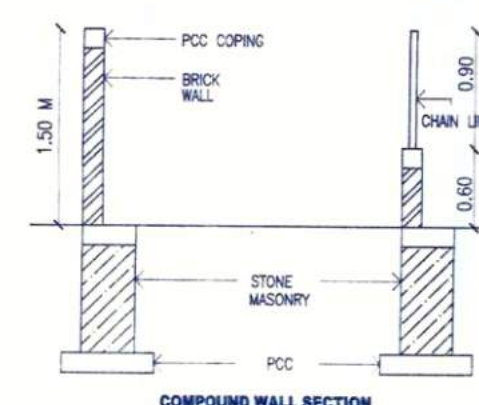
TOTAL OPEN SPACE AREA (1582.48 + 3247.35)

TOTAL AREA = 4829.83 SQ M

INTERNAL 12.0M. ROAD AREA CAL.

a) $57.07 \times 11.06 \times 0.50 \times 1$	= 315.59 SQ.M.
b) $57.07 \times 11.89 \times 0.50 \times 1$	= 339.28 SQ.M.
c) $100.77 \times 12.00 \times 1$	= 1209.24 SQ.M.
d) $54.25 \times 12.00 \times 1$	= 651.00 SQ.M.
e) $51.17 \times 12.00 \times 1$	= 614.04 SQ.M.
f) $31.69 \times 12.00 \times 1$	= 380.28 SQ.M.
g) $12.00 \times (2.26+1.91) \times 0.5$	= 25.02 SQ.M.
h) $92.90 \times 9.50 \times 1$	= 882.55 SQ.M.
i) $120.09 \times 6.0 \times 1$	= 720.54 SQ.M.
TOTAL = 5137.54 SQ.M.	

TOTAL = 5137.54 SQ.M



LAY-OUT OF BUILDING	2
STAMP OF APPROVAL	28

Approved as an addn.
subject to conditions mentioned in Annexure 'A' BHA
of letter No. C.R. No. 1334/13-14/2002
S. No. 9, No. 1334/13-14/2002
Dated 17/12/02
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

AREA STATEMENT	SQ.M.
1 TOTAL AREA PER FORM 712	53,106.00
2 AREA AS PER OVERLAYS (POWER OF ATTORNEY)	53,106.00
3 AREA PER COMPARISON	54,147.47
4 AREA UNDER PROPOSAL	53,106.00
5 DEDUCTION	
6 AREA UNDER EXISTING ROAD	2,484.85
7 R.F. ROAD AREA	2,360.04
8 ANY RESERVATION	
9 BALANCE AREA OF PLOT	48732.96
10 DEDUCTIONS FOR:	
11 LESS AMBNEY - 15%	7261.24
12 GROSS PLOT AREA	41502.62
13 NET PLOT AREA (+1032.82 @ 0.90)	36929.35
14 PERMISSIBLE F.S.I. @ 1.20	44515.22
15 PERMISSIBLE F.S.I. @ 1.20 PREMIUM PAID	
16 PURCHASED F.S.I. @ 1.20 PREMIUM PAID(22-220)	6915.22
17 TOTAL PERMISSIBLE F.S.I.	51501.00
18 PROPOSED F.S.I. + EXISTING F.S.I.	51010.00
19 OPEN SPACE 15%	4581.88
20 15% INTERNAL ROAD	8137.54
21 F.F. CONSUMED (137)	0.89
TENEMENT STATEMENT	
1) NET AREA OF PLOT (ITEM A5) ABOVE	-- --
2) LESS DEDUCTIONS OF NON-RESH AREA (SHOP ETC)	
3) AREA OF TENEMENT (A-B)	51200.44
4) AREA OF TENEMENT (A-B) X 100 (507H)	28700.00
5) TENEMENT EXISTING + PROPOSED	255 NOS
6) TOTAL TENEMENT (A-C)	255 NOS

LEGEND		716 NOS.
* EXISTING TO BE RETAIN	(BLUE HATCHED)	☐
* TO BE REGULARISED	(PINK HATCHED)	☐
* PROPOSED WORK	(RED)	☐
* BALCONY (ENCLOSED)	(BLUE)	☐
* GREEN	(GREEN)	☐
* DRY BALCONY	(ORANGE)	☐
* PREVIOUSLY APPROVED	(VIOLET)	☐
LAT-OUT PLOT (1650.0 SQ.M.)	(GREEN)	☐
* PROPOSED ADDITIONAL PLOT	(GREEN DOTTED)	☐
* PROPOSED R.P. ROAD	(GREEN DOTTED)	☐
* INTERNAL ROAD	(BROWN)	☐
* AMENITY PLOT	(PINK)	☐
* OPEN SPACE PLOT	(PINK)	☐
* WATER LINE	(RED DOTTED)	☐
* DRAINAGE LINE	(THEN BLACK DOTTED)	☐

SCHEDULE OF OPENINGS		
W - 1.00 x 2.23 M	D - 1.00 x 2.15 M	
WT - 1.32 x 1.23 M	D - 1.00 x 2.15 M	
W2 - 0.91 x 2.23 M	D - 0.92 x 2.15 M	
WT - 1.32 x 1.23 M	D - 1.00 x 2.15 M	

V - 0.80 x 0.90 M

1) THIS DRAWING IS BASED ON INFORMATION AND DOCUMENT PROVIDED BY OWNERSHIP P.A. AND THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR ANY LEGALITY OF THE OWNERSHIPS.

2) THIS DRAWING IS COPYRIGHT OF SCHEME DESIGNERS SYNDICATE & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT

CERTIFICATE OF PROPERTY

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 P.T.P. SCHEME _____ AND RECORD OF DEPT. _____ HOUSING

SIGNATURE OF LICENSED ARCHITECT.

REVISED AMALGAMATION AND LAY OUT OF BUILDING ON
 S.NO. 16/1,16/2,16/3+16/4A+4B+16/4C+16/5+17/1+17/2+17/2A/1,
 2,3+17/3A+17/3B+17/7A/10+17/2/4+17/5+17/6+17/8/10C
 AT UNDRI,PUNE.

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

SHARIF ZUBER RASHID //CA/13/75291

ARCHITECTS
SPACE DESIGNERS' SYNDICATE
MEGASPACE, FIRST FLOOR, SOLAPUR BAZAR RD.
OFF EAST STREET, PUNE- 411001.
TEL: 22252224, 22252214

DRG	SCALE	DATE	DEALT	CHK. BY	JOB.NO.
MD(REV)	1:50	26.9.2016	B.SUNIL	POORNIMA	10740

TRUE COPY