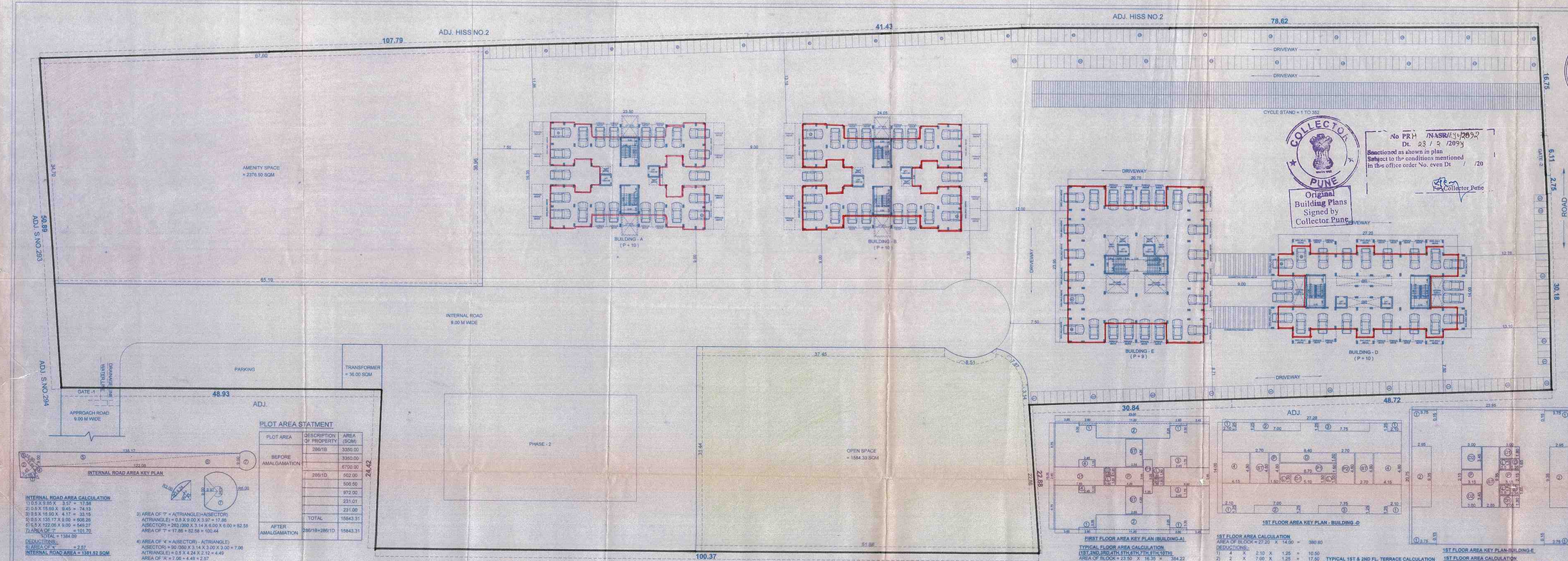


LAYOUT & PARKING FLOOR PLAN

PLOT AREA STATMENT

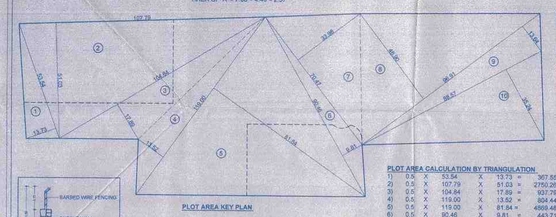
PLOT AREA	DESCRIPTION OF PROPERTY	AREA (SQM)
BEFORE AMALGAMATION	286/1B	3350.00
		3350.00
		6700.00
	286/1D	502.00
		500.50
		972.00
		231.01
		231.00
	TOTAL	15843.31
AFTER AMALGAMATION	286/1B+286/1D	15843.31

INTERNAL ROAD AREA KEY PLAN

INTERNAL ROAD AREA CALCULATION
1) 0.5 X 3.95 X 3.57 = 17.58
2) 0.5 X 15.69 X 9.45 = 74.13
3) 0.5 X 18.90 X 4.17 = 39.15
3) 0.5 X 135.17 X 6.00 = 608.26
6) 5 X 122.06 X 9.00 = 549.27
7) AREA OF '7' = 101.70
TOTAL = 1384.09
DEDUCTIONS:-
8) AREA OF '4' = 2.57
INTERNAL ROAD AREA = 1381.52 SQM

3) AREA OF '7' = A(TRIANGLE)+A(SECTOR)
A(TRIANGLE) = 0.5 X 9.00 X 3.37 = 17.66
A(SECTOR) = 283 /360 X 3.14 X 6.00 X 6.00 = 82.58
AREA OF '7' = 17.66 + 82.58 = 100.44

4) AREA OF '4' = A(SECTOR) - A(TRIANGLE)
A(SECTOR) = 90 /360 X 3.14 X 3.00 X 3.00 = 7.06
A(TRIANGLE) = 0.5 X 4.24 X 2.12 = 4.49
AREA OF '4' = 7.06 - 4.49 = 2.57

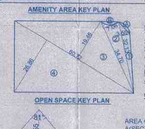

PLOT AREA KEY PLAN

BASKED WIRE FENCING
RUBBLE WALL
GR LVL
P.C.C. BED
COMPOUND WALL SECTION (NOT TO SCALE)

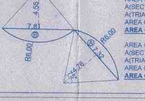
PLOT AREA CALCULATION BY TRIANGULATION
1) 0.5 X 53.54 X 13.73 = 367.85
2) 0.5 X 107.79 X 51.23 = 2760.26
3) 0.5 X 104.84 X 17.89 = 937.79
4) 0.5 X 119.00 X 13.52 = 804.44
5) 0.5 X 119.00 X 81.94 = 4869.48
6) 0.5 X 90.46 X 9.81 = 443.21
7) 0.5 X 70.47 X 33.98 = 1197.28
8) 0.5 X 96.91 X 46.90 = 2272.54
9) 0.5 X 96.91 X 13.84 = 670.93
10) 0.5 X 88.57 X 35.24 = 1560.66
TOTAL = 15864.59
PLOT AREA BY TRIANGULATION = 15864.59 SQM
PLOT AREA BY DOCUMENTS = 15843.31 SQM
MINIMUM PLOT AREA CONSIDERED = 15843.31 SQM

AMENITY AREA KEY PLAN

AMENITY SPACE
AREA CALCULATION
1) 0.5 X 74.934 X 31.285 = 1172.16
2) 0.5 X 74.934 X 32.144 = 1204.54
TOTAL = 2376.70
AMENITY SPACE =2378.50 SQM


OPEN SPACE KEY PLAN

OPEN SPACE AREA CALCULATION
1) 0.5 X 32.13 X 3.554 = 57.10
2) 0.5 X 34.70 X 7.05 = 122.49
3) 0.5 X 60.72 X 19.46 = 590.90
4) 0.5 X 50.72 X 26.86 = 815.47
AREA OF ARC 'A' = 6.13
DEDUCTIONS:-
AREA OF ARC 'B' = 7.66 SQM
TOTAL = 1584.33
OPEN SPACE = 1584.33 SQM



AREA OF 'A' = A(SECTOR) - A(TRIANGLE)
A(SECTOR) = 75 /360 X 3.14 X 6.00 X 6.00 = 23.55
A(TRIANGLE) = 0.5 X 7.32 X 4.76 = 17.42
AREA OF 'A' = 23.55+ 17.42 = 6.13
AREA OF ARC 'A' = 6.13 SQM

AREA OF 'B' = A(SECTOR) - A(TRIANGLE)
A(SECTOR) = 81 /360 X 3.14 X 6.00 X 6.00 = 25.43
A(TRIANGLE) = 0.5 X 7.81 X 4.55 = 17.77
AREA OF 'A' = 25.43 + 17.77 = 7.66
AREA OF ARC 'B' = 7.66 SQM

TOTAL F.S.I. STATEMENT (SQ.M.) -

FLOOR NAME	FLOOR AREA	PERMI. BALC. AREA	PROP. BALC. AREA	PROP. DRY. BALC.AREA	STAIRCASE AREA	FIRE STAIRCASE	PASSAGE AREA	LIFT AREA	LIFT M /RM AREA	TERRACE AREA	GROUND COVERAGE
BUILDING - A	2212.60	331.85	315.90	124.95	107.10	107.10	190.60	4.50	20.79	309.90	289.01
BUILDING - B	2333.80	350.09	315.90	109.88	107.10	107.10	158.20	4.50	20.79	315.00	302.95
BUILDING - D	2065.26	309.74	305.97	–	129.60	129.60	332.10	4.50	21.73	184.70	242.64
BUILDING - E	3168.16	475.20	472.33	–	197.28	107.28	121.95	4.50	18.97	248.85	416.99
TOTAL	9779.82	1466.88	1410.10	234.83	1066.38	1066.38	802.85	18.00	82.28	1038.45	1250.69

TOTAL PARKING STATEMENT

		TENA.NO.	CAR	SCOOTER	CYCLE
BUILDING - A	2 FLAT BETWEEN 40 - 80 (1:4.4)	39	20	80	80
BUILDING - B	2 FLAT BETWEEN 40 - 80 (1:4.4)	39	20	80	80
BUILDING - D	2 FLAT BETWEEN 00 - 40 (1:4.4)	59	30	120	120
BUILDING - E	2 FLAT BETWEEN 40 - 80 (1:4.4)	35	18	72	72
TOTAL		172	88	352	352
PARKING AREA CALCULATION			88X12.50 = 1100.00	352X3.00 = 1056.00	352X0.70 = 246.40
PARKING AREA REQUIRED			2402.40 SQM		

TYPICAL FLOOR TERRACE AREA CALCULATION

T1) 4 X 1.50 X 3.15 = 18.90
T2) 2 X 1.50 X 2.10 = 06.30
T3) 2 X 1.93 X 1.50 = 05.79
TOTAL = 30.99

GROUND COVERAGE AREA CALCULATION BLDG-A
= FIRST FL.AREA + TERRACE (1ST+2ND)
= 227.03 + 30.99 + 30.99
= 289.01 SQM

F.S.I. STATEMENT (SQ.M.) - TYPICAL BUILDING (A)

FLOOR NAME	FLOOR AREA
PARKING	—
FIRST	227.03
SECOND	227.03
THIRD	227.03
FOURTH	227.03
FIFTH	227.03
SIXTH	227.03
SEVENTH	227.03
EIGHTH	189.33
NINTH	227.03
TENTH	227.03
TOTAL	2212.60

F.S.I. STATEMENT (SQ.M.) - TYPICAL BUILDING (B)

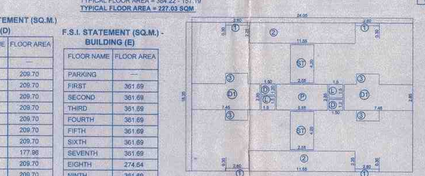
FLOOR NAME	FLOOR AREA
PARKING	—
FIRST	239.05
SECOND	239.05
THIRD	239.05
FOURTH	239.05
FIFTH	239.05
SIXTH	239.05
SEVENTH	239.05
EIGHTH	182.35
NINTH	239.05
TENTH	239.05
TOTAL	2333.80

F.S.I. STATEMENT (SQ.M.) - BUILDING (D)

FLOOR NAME	FLOOR AREA
PARKING	—
FIRST	209.70
SECOND	209.70
THIRD	209.70
FOURTH	209.70
FIFTH	209.70
SIXTH	209.70
SEVENTH	209.70
EIGHTH	177.98
NINTH	209.70
TENTH	209.70
TOTAL	2085.26

F.S.I. STATEMENT (SQ.M.) - BUILDING (E)

FLOOR NAME	FLOOR AREA
PARKING	—
FIRST	361.69
SECOND	361.69
THIRD	361.69
FOURTH	361.69
FIFTH	361.69
SIXTH	361.69
SEVENTH	361.69
EIGHTH	274.64
NINTH	361.69
TOTAL	3168.16


FIRST FLOOR AREA KEY PLAN (BUILDING-A)

TYPICAL FLOOR AREA CALCULATION
(1ST,2ND,3RD,4TH,5TH,6TH,7TH,8TH10TH)
AREA OF BLOCK = 23.50 X 16.35 = 384.22
DEDUCTIONS:-
1) 4 X 2.60 X 0.30 = 03.12
2) 2 X 11.25 X 2.25 = 50.40
3) 2 X 2.45 X 1.75 = 08.57
4) 2 X 2.45 X 1.15 = 05.63
D) 2 X 1.50 X 1.20 = 03.60
D1) 1 X 7.45 X 2.85 = 21.23
D2) 1 X 6.90 X 2.65 = 18.28
L) 2 X 1.50 X 1.50 = 04.50
P) 1 X 4.20 X 2.85 = 11.97
P1) 1 X 1.35 X 5.25 = 07.09
ST) 2 X 2.55 X 4.20 = 21.42
TOTAL = 197.19
TYPICAL FLOOR AREA = 384.22 - 157.19
TYPICAL FLOOR AREA = 227.03 SQM

1ST FLOOR AREA KEY PLAN - BUILDING -D

1ST FLOOR AREA CALCULATION
AREA OF BLOCK = 27.20 X 14.50 = 390.80
DEDUCTIONS:-
1) 4 X 2.10 X 1.25 = 10.50
2) 2 X 7.00 X 1.25 = 17.50
3) 2 X 7.75 X 1.25 = 19.38
4) 2 X 4.15 X 4.80 = 39.84
D1) 1 X 5.10 X 1.50 = 7.65
D) 1 X 1.50 X 8.40 = 12.60
L) 2 X 1.50 X 1.50 = 4.50
P) 1 X 1.50 X 4.80 = 7.20
P1) 1 X 8.70 X 1.50 = 13.05
P2) 1 X 2.70 X 4.80 = 12.96
ST) 2 X 2.70 X 4.80 = 25.92
TOTAL = 171.10
1ST FLOOR AREA = 390.80 - 171.10
1ST FLOOR AREA = 209.70 SQM

TYPICAL 1ST & 2ND FL. TERRACE CALCULATION
T1) 6 X 1.83 X 1.50 = 16.47

GROUND COVERAGE AREA CALCULATION BLDG-D
= FIRST FL.AREA + TERRACE (1ST+2ND)
= 209.70 + 16.47 + 16.47
= 242.64 SQM

TOTAL COVERAGE AREA CALCULATION:-
289.01+302.05 + 242.64 + 416.99 = 1250.69 SQM

1ST FLOOR AREA KEY PLAN-BUILDING-E

1ST FLOOR AREA CALCULATION
AREA OF BLOCK = 23.56 X 20.75 = 496.96
DEDUCTIONS:-
1) 4 X 3.75 X 0.15 = 2.25
2) 2 X 2.55 X 0.35 = 55.17
D1) 2 X 3.00 X 1.20 = 10.80
D) 2 X 1.38 X 1.65 = 4.46
D2) 2 X 3.00 X 3.45 = 20.70
L) 2 X 1.50 X 1.50 = 4.50
P) 2 X 3.15 X 2.15 = 13.55
ST) 1 X 2.55 X 4.35 = 23.54
TOTAL = 135.47
1ST FLOOR AREA = 496.96 - 135.27
1ST FLOOR AREA = 361.69 SQM

TYPICAL 1ST & 2ND FL. TERRACE CALCULATION
T1) 4 X 3.10 X 2.23 = 27.85

GROUND COVERAGE AREA CALCULATION BLDG-E
= FIRST FL.AREA + TERRACE (1ST+2ND)
= 361.69 + 27.85 + 27.85
= 416.99 SQM

FIRST FLOOR AREA KEY PLAN (BUILDING-B)

TYPICAL FLOOR AREA CALCULATION
(1ST,2ND,3RD,4TH,5TH,6TH,7TH,8TH10TH)
AREA OF BLOCK = 24.05 X 16.35 = 393.22
DEDUCTIONS:-
1) 4 X 2.60 X 0.30 = 03.12
2) 2 X 11.55 X 2.25 = 51.98
3) 4 X 2.45 X 1.15 = 11.27
D1) 2 X 7.45 X 2.65 = 42.46
D) 2 X 1.50 X 1.20 = 03.60
L) 2 X 1.50 X 1.50 = 04.50
P) 1 X 5.55 X 2.85 = 15.82
ST) 2 X 2.55 X 4.20 = 21.42
TOTAL = 154.17
TYPICAL FLOOR AREA = 393.22 - 154.17
TYPICAL FLOOR AREA = 239.05 SQM

TYPICAL FLOOR TERRACE AREA CALCULATION
T1) 4 X 1.50 X 3.15 = 18.90
T2) 4 X 1.50 X 2.10 = 12.60
TOTAL = 31.50

GROUND COVERAGE AREA CALCULATION BLDG-B
= FIRST FL.AREA + TERRACE (1ST+2ND)
= 239.05 + 31.50 + 31.50
= 302.05 SQM

COLLECTOR PUNE
Original Building Plans Signed by Collector Pune

No PRH /NASR/ 1/2093
Dt. 23 / 5 /2023
Sanctioned as shown in plan
Subject to the conditions mentioned
in the office order No. even Dt / /20
For Collector Pune

STAMP OF APPROVAL

1/9

TOWN PLANNING & VALUATION DEPARTMENT DIRECTOR OF TOWN PLANNING PUNE BRANCH

Recommended for approval as amended in S.D.P. Panel's letter
No.TPS/1219/2019/CR-19/TP(BP) Dt. 28/10/2019
Ref No. ZE(TP)/BP/2019/CR-192
Dated 2/12/2021
Assistant Director of Town Planning, Pune

	AREA STATEMENT		SQ.M
1.	AREA OF THE PLOT		15843.31
2.	DEDUCTIONS FOR		
	a. ROAD WIDENING AREA		-
	b. ANY RESERVATION		-
	c. AMENITY SPACE 15%		2378.50
	d. OPEN SPACE 10%		1584.33
	e. TOTAL		3962.83
= 3.	NET AREA OF THE PLOT		11882.48
4.	DEDUCTIONS FOR		
	a. TRANSFORMER AREA		36.00
	b. 9.00 M WIDE INTERNAL ROAD		1381.52
	c. TOTAL		1417.52
5.	BALANCE AREA OF THE PLOT		10464.96
6.	ADDITION FOR		
	i. PROPOSED ROAD (9.00 M WIDE INTERNAL ROAD)		1381.52
	a. TRANSFORMER AREA		36.00
	c. AMENITY SPACE 15%		2378.50
	ii. TOTAL		3794.02
7.	TOTAL AREA OF THE PLOT		14258.98
8.	FLOOR SPACE PERMISSIBLE (1-2C X 0.76)		10100.11
9.	EXISTING RESIDENTIAL FLOOR SPACE		-
10.	PROPOSED RESIDENTIAL FLOOR SPACE		10100.11
11.	EXCESS BALCONY AREA TAKEN IN F.A.R. B(3)		0.00
12.	TOTAL RESIDENTIAL FLOOR SPACE		10100.11
13.	EXISTING COMMERCIAL FLOOR SPACE		-
14.	PROPOSED COMMERCIAL FLOOR SPACE		-
15.	EXCESS BALCONY AREA TAKEN IN F.A.R. B(3)		-
16.	TOTAL COMMERCIAL FLOOR SPACE		-
17.	TOTAL RESIDENTIAL FLOOR SPACE		9779.82
18.	PERMISSIBLE COVERAGE (11882.48 X 20%)		2376.50
19.	PROPOSED COVERAGE		1250.69

	BALCONY STATEMENT	
1.	PERMISSIBLE BALCONY 15%	1466.87
2.	PROPOSED BALCONY	1410.10
3.	EXCESS BALCONY AREA (TOTAL)	0.00

	TENAMENT STATEMENT	
1.	NET AREA OF THE PLOT - A(7)	11882.48
2.	DEDUCTION OF NON RESIDENTIAL AREA	-
3.	AREA OF TENEMENTS (1-2)	11882.48
4.	TENEMENTS PERMISSIBLE 250/HA (11882.48X 250 /10000)	297
5.	TENEMENTS PROPOSED	172

	PARKING STATEMENT	CARS	SCOOTERS	CYCLES
1.	PARKING REQUIRED BY RULES	88	352	352
2.	PARKING PROVIDED FOR	90	352	352
3.	GARAGES PROVIDED FOR	-	-	-

LEGEND

1. PLOT BOUNDRY THICK BLACK
2. PROPOSED WORK RED
3. DRAINAGE LINE RED DOTTED
4. WATER LINE
5. EXISTING WORK TO BE RETAINED
6. EXISTING WORK TO BE DEMOLISHED.

SCHEDULE OF OPENINGS

DOORS		WINDOWS			
D1	1.20 X 2.10	W1	1.20 X 1.83	W5	2.10 X1.83
D2	0.90 X 2.10	W2	1.40 X 1.83	W6	0.75 x 1.83
D3	0.76 X 2.10	W3	1.50 X 1.83		
		W4	1.80 X 1.83	V	0.76 X 0.75

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ____ AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS/LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

TRIPTI GUPTA - HAWALDAR
CA/2002/20372
ARCHITECT'S SIGN

OWNER'S SIGN

PROJECT :
PROPOSED BUILDING AT S.NO. 286/1B+286/1D ,MOUJE-LOHGAON,TAL.-HAVELI, PUNE.

THIS DRAWING IS PROPERTY OF TRIPTI E GUPTA ARCHITECTS AND DESIGNERS AND MUST BE RETURNED ON REQUEST. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE NOR MAY T BE COPIED OR LENT WITHOUT OUR AUTHORITY IN WRITING.

N

JOB NO.	DRG. NO.	DATE	DEALT.	CHECKED
	CORP-1	2012.09.04	MRUCHULA	T.A.H

TRIPTI GUPTA
ARCHITECTS AND DESIGNERS
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PHONE : +919822288095