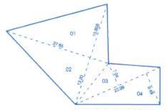


OPEN SPACE AREA CALCULATION
(SCALE - 1:500)

OPEN SPACE AREA CALCULATION	
01 0.5 X 27.65 X 15.858 X 01 =	219.24 SQ.M
02 0.5 X 27.65 X 13.20 X 01 =	182.49 SQ.M
03 0.5 X 29.99 X 07.04 X 01 =	84.46 SQ.M
04 0.5 X 23.99 X 09.49 X 01 =	113.83 SQ.M
TOTAL ADDITIONS —	600.00 SQ.M

PLOT AREA CALCULATION
SCALE - 1:700

SECTION AT- AA
(SCALE-1:250)

F.S.I. STATEMENT (SQ.M.) : - (ALL WINGS)											
BLDG./ WINGS	COMM F.S.I.	RESI F.S.I.	TOTAL F.S.I. RESI	PERMI BAL.@15%	PROP.OPEN BALCONY	STAIRCASE AREA	FIRE STAIRCASE	PROP. TERRACE	LIFT AREA	TEN.
WING- A	- - -	4075.47	4075.47	611.33	566.88	259.22	286.65	84.49	12.20	77
WING- B	- - -	2662.52	2662.52	399.59	344.35	237.24	292.56	61.80	10.61	47
WING- C	- - -	2254.53	2254.53	338.15	335.72	237.24	292.56	36.00	10.61	47
WING- D	- - -	2228.49	2228.49	334.27	332.24	237.24	292.56	36.00	10.61	47
TOTAL WING- A+B+C+D	- - -	11,221.01	11,221.01	1683.29	1579.19	970.94	1164.33	218.29	44.03	218
GRAND AREA = 11,221.01 SQ.M.										

F.S.I. STATEMENT (WING - A+B+C+D)					
FLOOR	(01) (RESI.) WING -A	(02) (RESI.) WING -B	(03) (RESI.) WING -C	(04) (RESI.) WING -D	TOTAL F.S.I (1 + 2 + 3 + 4)
1st Floor	316.26	226.47	190.95	188.83	922.51
2nd Floor	316.26	226.47	190.95	188.83	922.51
3rd Floor	316.26	226.47	190.95	188.83	922.51
4th Floor	316.26	226.47	190.95	188.83	922.51
5th Floor	316.26	226.47	190.95	188.83	922.51
6th Floor	316.26	226.47	190.95	188.83	922.51
7th Floor	316.26	226.47	190.95	188.83	922.51
8th Fl.(RF.)	280.35	171.35	154.08	151.36	757.14
9th Floor	316.26	226.47	190.95	188.83	922.51
10th Floor	316.26	226.47	190.95	188.83	922.51
11th Floor	316.26	226.47	190.95	188.83	922.51
12th Floor	316.26	226.47	190.95	188.83	922.51
13th Floor	316.26	- - - -	- - - -	- - - -	316.26
LIFT AREA	- - - -	- - - -	- - - -	- - - -	- - - -
TOTAL	4075.47	2662.52	2254.53	2228.49	11,221.01
TENAMENT	77	47	47	47	218 NO.

F.S.I & NON F.S.I STATEMENT

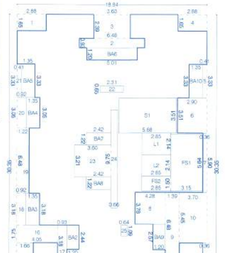
PLOT - 1 A

PLOT NO.	BLDG./ WING	1BHK	2BHK	3BHK	TOTAL TEN.	F.S. AREA COMM. F.S.I.	F.S. AREA RESI. F.S.I.	PARKING AREA	NON F.S.I. AREA OVER/UPPER PARKING AREA	LIFT AREA	TERRACE AREA	BALCONY AREA	STAIRCASE AREA	FIRE STAIRCASE	TOP TERRACE AREA	TOTAL CONST. AREA	SERVICES AREA (I.SP., U.G.W.T., TRANSFORMER, OWC.)	CLUB HOUSE AREA
PLOT -1 A	'A'	25	52	- -	77	- - -	4075.47	- -	- -	12.20	84.49	566.88	259.22	286.65	315.29	1524.73	150.00	90.00
	'B'	- -	47	- -	47	- - -	2662.52			10.61	61.80	344.35	237.24	292.56	250.76	1137.34		
	'C'	23	24	- -	47	- - -	2254.53			10.61	36.00	335.72	237.24	292.56	223.67	1135.80		
	'D'	23	24	- -	47	- - -	2228.49			10.61	36.00	332.24	237.24	292.56	213.23	1127.88		
	TOTAL	71	147	- -	218		11,221.01	- -	1259.16							1259.16		
TOTAL F.S.I.							11,221.01 SQ.M.		1259.16	44.03	218.29	1579.19	970.94	1164.33	1002.97	6238.91	240.00 SQ.M.	
TOTAL BUILDING F.S.I.							11,221.01 SQ.M.		6238.91 SQ.M.									
TOTAL AREA = (F.S.I + NON F.S.I.)							F.S.I = 11,221.01 + NON F.S.I = 6238.91 + 240.00 = 17,699.92 SQ.M.											

PLOT AREA STATEMENT

ADDITIONS :-

1.	0.50 X 69.16 X 32.85 =	1135.95 SQ.M.
2.	0.50 X 69.16 X 33.94 =	1173.64 SQ.M.
3.	0.50 X 33.59 X 14.50 =	243.53 SQ.M.
4.	0.50 X 62.19 X 27.488 =	854.74 SQ.M.
5.	0.50 X 62.19 X 29.528 =	918.17 SQ.M.
6.	0.50 X 48.70 X 21.10 =	513.78 SQ.M.
7.	0.50 X 48.70 X 13.44 =	327.26 SQ.M.
AS PER DEMARCATION =		5167.07 SQ.M.
AS PER 7/12 AREA =		5100.00 SQ.M.



BUILT-UP AREA KEY PLAN (TYPICAL (SCALE-1:200) (WING - A)
1st,2nd,3rd,4th,5th,6th,7th,8th,10th,11th,12th,13th floor

BUILT-UP AREA STATEMENT (TYPICAL (WING - A)
1st,2nd,3rd,4th,5th,6th,7th,8th,10th,11th,12th floor

AREA OF BLOCK (ABCD) - 18.84 X 30.35 - 571.79 SQ.M

STANDARD DEDUCTIONS :-

1	2.68 X 1.65	4.75 SQ.M
2	3.48 X 1.65	6.00 SQ.M
3	3.03 X 2.59 =	8.66 SQ.M
4	2.55 X 1.65 =	4.75 SQ.M
5	2.41 X 3.33 =	7.77 SQ.M
6	2.90 X 3.33 =	10.18 SQ.M
7	2.90 X 2.55 =	7.39 SQ.M
8	4.28 X 3.78 =	16.18 SQ.M
9	1.39 X 6.48 =	9.01 SQ.M
10	3.70 X 5.45 =	20.17 SQ.M
11	1.30 X 4.73 =	6.15 SQ.M
12	2.40 X 2.89 =	6.91 SQ.M
13	1.30 X 2.40 =	3.12 SQ.M
14	3.10 X 2.89 =	8.96 SQ.M
15	1.66 X 4.73 =	7.85 SQ.M
16	1.05 X 7.13 =	7.48 SQ.M
17	0.90 X 3.19 =	2.86 SQ.M
18	0.90 X 3.19 =	2.87 SQ.M
19	1.22 X 6.48 =	7.91 SQ.M
20	0.90 X 3.20 =	2.81 SQ.M
21	0.41 X 3.33 =	1.37 SQ.M
22	2.01 X 0.85 =	1.70 SQ.M
23	1.90 X 3.21 =	6.09 SQ.M
24	0.96 X 9.75 =	6.44 SQ.M
25	0.64 X 1.39 =	0.70 SQ.M

TOTAL STANDARD DEDUCTIONS :- 157.19 SQ.M

GROSS AREA (571.79 - 0.00) - 157.19 = 414.60 SQ.M

OPEN BALCONY DEDUCTIONS :-

BA1	6.53 X 1.35 =	8.82 SQ.M
BA2	1.20 X 2.44 =	2.93 SQ.M
BA3	1.35 X 3.18 =	4.29 SQ.M
BA4	1.35 X 3.05 =	4.12 SQ.M
BA5	1.35 X 3.33 =	4.50 SQ.M
BA6	5.21 X 1.35 =	6.03 SQ.M
BA7	2.42 X 1.22 =	2.95 SQ.M
BA8	2.42 X 1.22 =	2.95 SQ.M
BA9	1.20 X 2.57 =	3.08 SQ.M
BA10	1.35 X 3.33 =	4.50 SQ.M

TOTAL BALCONY DEDUCTIONS :- 44.15 SQ.M

STAIRCASE DEDUCTIONS :-

S1	5.68 X 3.51 =	19.94 SQ.M

TOTAL STAIRCASE DEDUCTIONS :- 19.94 SQ.M

LIFT DEDUCTIONS :-

L1	2.85 X 2.14 =	6.10 SQ.M
L2	2.85 X 2.14 =	6.10 SQ.M

TOTAL LIFT DEDUCTIONS :- 12.20 SQ.M

FIRE-STAIRCASE DEDUCTIONS :-

FS1	3.15 X 5.64 =	17.77 SQ.M
FS2	2.85 X 1.50 =	4.28 SQ.M

TOTAL FIRE-STAIRCASE DEDUCTIONS :- 22.05 SQ.M

TOTAL DEDUCTIONS :- 96.34 SQ.M

NET AREA - 414.60 - 96.34 = 318.26 SQ.M

TOTAL NET AREA :- 318.26 SQ.M

(WING - B)

BUILT-UP AREA STATEMENT : TYPICAL (ODD & EVEN FL.
1st,2nd,3rd,4th,5th,6th,7th,8th,10th,11th,12th floor

AREA OF BLOCK (ABCD) - 20.83 X 21.27 = 443.05 SQ.M

STANDARD DEDUCTIONS :-

1	2.24 X 4.83 =	9.85 SQ.M
2	3.30 X 1.95 =	6.43 SQ.M
3	3.20 X 2.36 =	7.55 SQ.M
4	3.20 X 2.36 =	7.55 SQ.M
5	3.20 X 2.36 =	7.55 SQ.M
6	1.80 X 4.83 =	8.69 SQ.M
7	1.26 X 8.27 =	10.42 SQ.M
8	3.12 X 4.63 =	14.44 SQ.M
9	1.80 X 3.35 =	6.03 SQ.M
10	3.30 X 0.47 =	1.55 SQ.M
11	3.20 X 0.85 =	2.85 SQ.M
12	3.20 X 0.47 =	1.50 SQ.M
13	3.20 X 0.47 =	1.50 SQ.M
14	2.04 X 3.35 =	6.84 SQ.M
15	3.07 X 4.63 =	14.21 SQ.M
16	1.52 X 8.27 =	12.57 SQ.M
17	1.07 X 5.01 =	5.36 SQ.M
18	1.79 X 2.27 =	4.85 SQ.M
19	1.07 X 2.31 =	2.48 SQ.M

TOTAL STANDARD DEDUCTIONS :- 132.52 SQ.M

GROSS AREA - 443.05 - 132.52 = 310.53 SQ.M

OPEN BALCONY DEDUCTIONS :-

BA1	3.20 X 1.35 =	4.32 SQ.M
BA2	3.20 X 1.35 =	4.32 SQ.M
BA3	1.20 X 5.01 =	6.01 SQ.M
BA4	3.20 X 1.35 =	4.32 SQ.M
BA5	3.20 X 1.35 =	4.32 SQ.M
BA6	1.20 X 5.01 =	6.01 SQ.M

TOTAL BALCONY DEDUCTIONS :- 29.30 SQ.M

FIRE-STAIRCASE DEDUCTIONS :-

FS1	3.29 X 5.20 =	19.75 SQ.M
FS2	1.63 X 2.85 =	4.65 SQ.M

TOTAL FIRE-STAIRCASE DEDUCTIONS :- 24.38 SQ.M

LIFT DEDUCTIONS :-

L1	2.11 X 2.85 =	6.01 SQ.M
L2	2.11 X 2.19 =	4.60 SQ.M

TOTAL LIFT DEDUCTIONS :- 10.61 SQ.M

STAIRCASE DEDUCTIONS :-

S1	3.73 X 4.35 =	16.22 SQ.M
S2	1.63 X 2.16 =	3.55 SQ.M

TOTAL STAIRCASE DEDUCTIONS :- 19.77 SQ.M

TOTAL DEDUCTIONS :- 84.06 SQ.M

NET AREA - 310.53 - 84.06 = 226.47 SQ.M

TOTAL NET AREA :- 226.47 SQ.M

(WING - C)

BUILT-UP AREA STATEMENT : TYPICAL (ODD & EVEN FL.
AREA OF BLOCK (ABCD) - 18.83 X 21.85 = 411.52 SQ.M

STANDARD DEDUCTIONS :-

1	2.10 X 6.80 =	14.28 SQ.M
2	3.30 X 2.53 =	8.35 SQ.M
3	3.20 X 2.94 =	9.41 SQ.M
4	3.05 X 3.59 =	10.95 SQ.M
5	3.24 X 4.82 =	15.64 SQ.M
6	1.63 X 8.04 =	13.10 SQ.M
7	3.24 X 1.94 =	6.28 SQ.M
8	3.05 X 1.54 =	4.70 SQ.M
9	3.20 X 0.54 =	1.73 SQ.M
10	3.20 X 0.47 =	1.50 SQ.M
11	2.10 X 3.65 =	7.66 SQ.M
12	3.07 X 4.63 =	14.21 SQ.M
13	1.52 X 8.27 =	12.57 SQ.M
14	1.07 X 5.01 =	5.36 SQ.M
15	1.50 X 3.45 =	5.18 SQ.M
16	1.79 X 3.45 =	6.18 SQ.M
17	1.07 X 5.01 =	5.36 SQ.M

TOTAL STANDARD DEDUCTIONS :- 130.68 SQ.M

GROSS AREA - 411.52 - 130.68 = 274.26 SQ.M

OPEN BALCONY DEDUCTIONS :-

BA1	3.20 X 1.35 =	4.32 SQ.M
BA2	3.20 X 1.35 =	4.32 SQ.M
BA3	1.20 X 4.72 =	5.66 SQ.M
BA4	3.05 X 1.35 =	4.12 SQ.M
BA5	3.20 X 1.35 =	4.32 SQ.M
BA6	1.20 X 5.01 =	6.01 SQ.M

TOTAL BALCONY DEDUCTIONS :- 28.53 SQ.M

FIRE-STAIRCASE DEDUCTIONS :-

FS1	3.29 X 5.20 =	19.73 SQ.M
FS2	1.63 X 2.85 =	4.65 SQ.M

TOTAL FIRE-STAIRCASE DEDUCTIONS :- 24.38 SQ.M

LIFT DEDUCTIONS :-

L1	2.11 X 2.85 =	6.01 SQ.M
L2	2.11 X 2.19 =	4.60 SQ.M

TOTAL LIFT DEDUCTIONS :- 10.61 SQ.M

STAIRCASE DEDUCTIONS :-

S1	3.73 X 4.35 =	16.22 SQ.M
S2	1.63 X 2.16 =	3.55 SQ.M

TOTAL STAIRCASE DEDUCTIONS :- 19.77 SQ.M

TOTAL DEDUCTIONS :- 83.37 SQ.M

NET AREA - 274.26 - 83.37 = 190.96 SQ.M

TOTAL NET AREA :- 190.96 SQ.M

(WING - D)

BUILT-UP AREA STATEMENT : TYPICAL (ODD & EVEN FL.
AREA OF BLOCK (ABCD) - 18.50 X 21.85 = 404.22 SQ.M

STANDARD DEDUCTIONS :-

1	2.10 X 6.80 =	16.14 SQ.M
2	3.05 X 3.59 =	10.95 SQ.M
3	3.20 X 2.94 =	9.41 SQ.M
4	3.30 X 2.53 =	8.35 SQ.M
5	1.63 X 8.80 =	11.10 SQ.M
6	1.12 X 8.27 =	9.26 SQ.M
7	3.07 X 4.63 =	14.21 SQ.M
8	1.65 X 3.65 =	6.02 SQ.M
9	1.81 X 8.69 =	15.73 SQ.M
10	1.79 X 3.45 =	6.18 SQ.M
11	1.50 X 3.45 =	5.18 SQ.M
12	1.07 X 5.01 =	5.36 SQ.M

TOTAL STANDARD DEDUCTIONS :- 132.40 SQ.M

GROSS AREA - 404.22 - 132.40 = 271.82 SQ.M

OPEN BALCONY DEDUCTIONS :-

BA1	3.05 X 1.35 =	4.12 SQ.M
BA2	1.20 X 4.72 =	5.66 SQ.M
BA3	3.05 X 1.35 =	4.12 SQ.M
BA4	3.20 X 1.35 =	4.32 SQ.M
BA5	1.20 X 5.01 =	6.01 SQ.M
BA6	3.20 X 1.35 =	4.32 SQ.M

TOTAL BALCONY DEDUCTIONS :- 28.23 SQ.M

FIRE-STAIRCASE DEDUCTIONS :-

FS1	3.29 X 5.20 =	19.73 SQ.M
FS2	1.63 X 2.85 =	4.65 SQ.M

TOTAL FIRE-STAIRCASE DEDUCTIONS :- 24.38 SQ.M

LIFT DEDUCTIONS :-

L1	2.11 X 2.85 =	6.01 SQ.M
L2	2.11 X 2.19 =	4.60 SQ.M

TOTAL LIFT DEDUCTIONS :- 10.61 SQ.M

STAIRCASE DEDUCTIONS :-

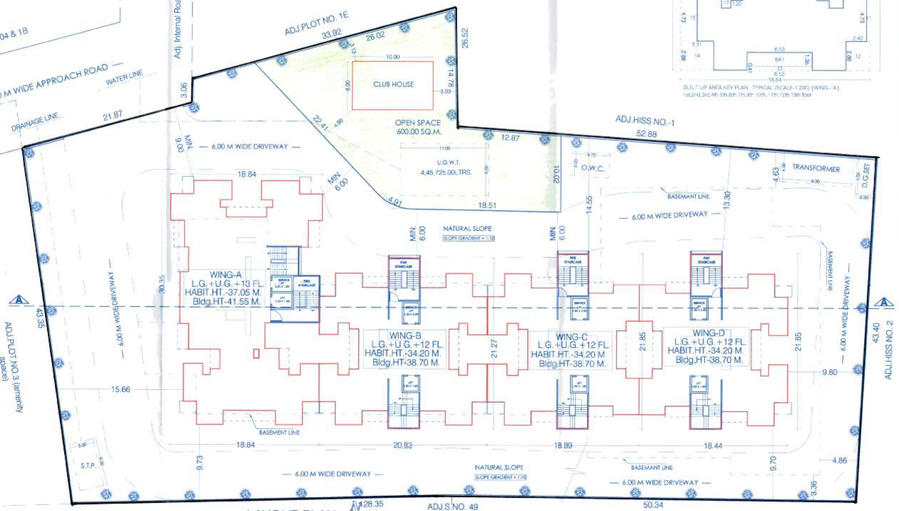
S1	3.73 X 4.35 =	16.22 SQ.M
S2	1.63 X 2.16 =	3.55 SQ.M

TOTAL STAIRCASE DEDUCTIONS :- 19.77 SQ.M

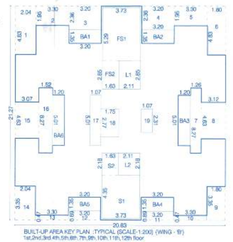
TOTAL DEDUCTIONS :- 82.99 SQ.M

NET AREA - 271.82 - 82.99 = 188.83 SQ.M

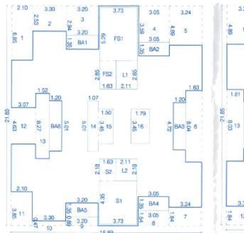
TOTAL NET AREA :- 188.83 SQ.M



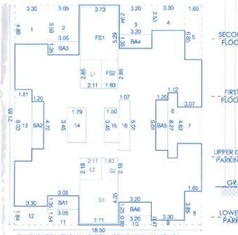
LAYOUT PLAN
(SCALE:- 1:250)



BUILT-UP AREA KEY PLAN (TYPICAL (SCALE-1:200) (WING - 'B')
1st,2nd,3rd,4th,5th,6th,7th,8th,10th,11th,12th floor



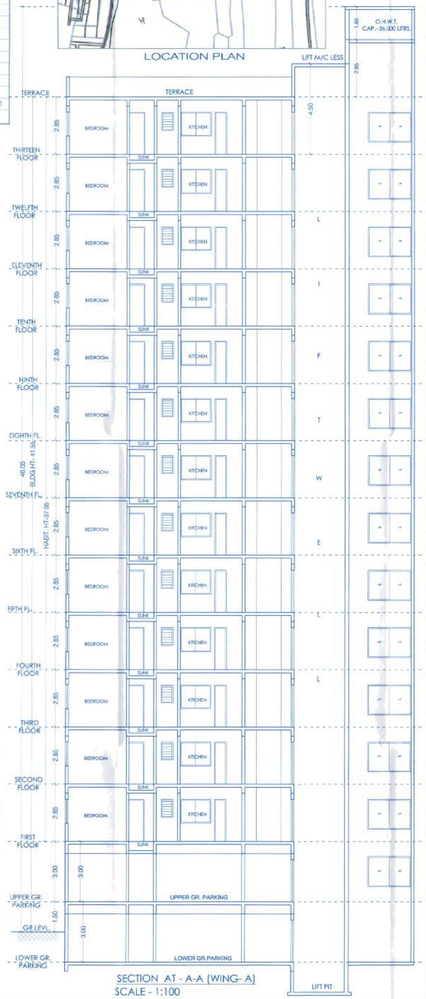
BUILT-UP AREA KEY PLAN (TYPICAL (SCALE-1:200) (WING - 'C')
1st,2nd,3rd,4th,5th,6th,7th,8th,10th,11th,12th floor



BUILT-UP AREA KEY PLAN (TYPICAL (SCALE-1:200) (WING - 'D')
1st,2nd,3rd,4th,5th,6th,7th,8th,10th,11th,12th floor

PROPOSED SITE

LOCATION PLAN



SECTION AT - A-A (WING- A)
SCALE - 1:100

STAMP OF APPROVAL

D.P. LAYOUT (PLOT NO.- 1A)

PREVIOUSLY SANCTION DETAILS

01 NO.NABP / MALUE,UNDRI / TAL.- HAVELI
s.no- 52/7K/1,7K/2
NO. BHA /N.A/S.R/1336/2016
Dated - 17/12/2016

02 LAYOUT OF PLOT APPROVED VIDE
CC / _____ / _____ DATED :- _____

AREA STATEMENT		SQ.M.
01	NET AREA OF PLOT	5100.00
	(Minium area of a,b,c to be considered)	- - - -
	a) As per ownership documents (7/12 ,ctls extract)	5100.00
	b) As per measurement sheet	- - -
	c) As per site	- - -
02	DEDUCTION FOR	
	A) PROPOSED 30.00 M D.P. ROAD WIDENING AREA	NIL
	B) ANY RESERVATION	NIL
	Total Area (A+B)	- -
03	GROSS PLOT AREA (1 - 2)	5100.00
04	Recreational open space	
	a) Required - @10 %	600.00
	b) Proposed - (As Per Layout)	600.00
05	Amenity space	
	a) Required - @15 %	- - - - -
	b) Proposed : (As Per Layout - 900.00 SQ.M.)	- - - - -
06	Service road & highway widening	- - - - -
07	Internal Road Area	- - - - -
08	Net Area of Plot For F.S.I Calculation = (3 - 5 (b))	5,100.00
09	AFTER SUBDIVISION	PLOT-1A
10	Area Of Plot (New Plot)	5100.00
11	Front Road Width	12.00 Mtr.
12	Net Area Of Plot	5100.00
13	Built up area in refrance to basic F.S.I. as per front road width (Sr.no.12 X 1.10)	5610.00

14	ADDITIONAL OF AREA FOR F.S.I.	PERMI.	PROP.
	a) In-situ area against 30.00 M. D.P.Road (2 x ....00)	NIL	NIL
	b) In-situ area against amenity space(2.00 x 900.00)	1800.00	1800.00
	c) Premium F.S.I. @ 1 (Sr.No.14 A,15,B,1 & 0.33 OF PM - 1C,5D)	2550.00	2550.00
	d) T.D.R. Area @ (0.6 of PM- 1A,1B,1E,1 & 0.40 of PM- 1C,5D)	1515.00	1515.00
	e) Additional F.S.I. area under chapter VIII	NIL	NIL
	TOTAL OF (a+b+c+d+e)	5865.00	5865.00
17	F.S.I. Permissible (15+16)		11,475.00
12	Maximum utilization of F.S.I. Permissible as per road width (12 Mtr.) (As per Regulation no.17.3) 2.25 & 1.80 of 14		11,475.00
13	Proposed Commercial B/UP Area		NIL
14	Proposed Residential B/UP Area		11,221.01
15	Existing B/UP Area		NIL
16	Total Proposed Exist.+Comm.+Resi. B/UP Area		11,221.01
17	Area For Inclusive Housing, If Any		
	a) Required (25% of sr.no. 14)		
	b) Proposed		NIL
18	TENAMENT		
	a) TENAMENT PROPOSED		218 TEN.
	b) F.S.I.CONSUMED		1.00

LEGENDS :

a) PLOT BOUNDARY — BLACK THICK c) DRAINAGE LINE — RED DOTTED
b) PROPOSED WORK — RED e) WATER LINE — BLACK DOTTED

NAME,SIGN & ADDRESS OF OWNER :-

The Municipal Drawing Is Prepared From The Instructions, Information, Specification, Papers AND Legal Documents Etc. Given Me And The Authenticity Of The Same Is My Responsibility. I The Owner / P.O.A. Holder Have Read & Studied This And All The Drawings Along With Documents For Submission And They Area As Per My Instructions & Information Given To The Architect.

MR.- PANKAJ MANTRI

PROJECT :-

PROPOSED (REVISED) LAYOUT OF BUILDING, ON PLOT - 1A OF 01, ON S. NO.52, H.NO 7K/1,7K/2, AT UNDRI, TAL. HAVELI, DIST-PUNE.

ARCHITECT

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JOB NO.	DATE	SCALE	DRN. BY	CHKD. BY
650	30 - 01 - 2020	1:100	PRASHANT	JAY SIR

Z:\SANK\JOB NO. 650 - PankaJ ManTRI - UNDRI S.NO.52 H.NO.7K/1,7K/2\DRAWING\