# REVISED LAYOUT OF BUILDINGS AT S.No. 48/1+2/3+4/3 ,3/5,3/6,3/7 A 3 TO 5, 39/1+4,39/3,39/2 AT DAPODI ,PUNE

OWNERS NAME :ADD & SIGN

THIS MUNICIPAL DRAWING IS PREPARED FROM INSTRUCTION OF OWNER O.A HOLDER TO THE ARCHITECT. THE OWNER O.A HOLDER HAVE ALSO PROVIDED THE S.A.I. DRAWINGS ALONG WITH THIS DRAWING FOR SUBMISSION & THEY ARE ARE AT SATISFACTION & INFORMATION OF BE THE OWNER O.A HOLDER.

SHRI. DHYAN J.PATHADE S.B.NO.A/2481 IN

ARCHITECT
NAVIJAN NAMYAE
ARCHITECTS

AKA CN-CS/2004/PUNE 0 9 SEP 2014
Off Pune-Mumbai Highway
Near Kalpataru Hotel
Ghorpadi Pune - 411 001
Tel. 020 26800000 / 9423

| JOB NO | DRG NO | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| 1221 | N.22 | 1:100 | Swapnil | Sameer S.D. |

| DRAWING NO. | DATE | DATE OF ISSUE |
|---|---|---|
| /A/ | | |
| REV NO | SHEET NO | 1 / 12 |

This is a system generated drawing as per the soft copy submitted by the Architect/ Licensed Engineer

## A) AREA STATEMENT

| | |
|---|---|
| 1. AREA OF PLOT | |
| 2. DEDUCTIONS FOR | |
| a) ROAD SET BACK AREA | 3172.05 |
| b) PROPOSED ROAD 12m | 671.37 |
| c) ANY RESERVATION | 1307.81 |
| d) ENCUMBRANCE AREA | 2305.10 |
| e) OPEN SPACE | 0.00 |
| TOTAL | 7456.33 |
| 3. NET AREA OF THE PLOT (1-2) | 10000.00 |
| 4. DEDUCTIONS FOR | |
| a) OPEN SPACE (MOTIONAL) | 2341.25 |
| b) MORTION FOR 3 E.W. | 1000.00 |
| c) ADDITIONAL AR ROAD BENEFIT | 2341.25 |
| d) INTERNAL ROAD | 0.00 |
| e) OTHER | 0.00 |
| TOTAL | 5682.50 |
| PERMISSIBLE DEPOSITS = | 1681.88 |
| a) OPEN SPACE | 1681.88 |
| b) AMENITY SPACE | 407.25 |
| TOTAL | 2089.13 |
| 6. NET AREA OF THE PLOT (3-4) | 2341.25 |
| 7. TOTAL AREA (5+6) | 7591.38 |
| PERM FLOOR AREA F.S | 15215.18 |
| 8. FLOOR SPACE INDEX PERMISSIBLE | 1.5000 |
| 9. TOTAL AREA | 15215.18 |
| 10. ADDITIONAL FSI | 0.00 |
| 11. ROAD SET BACK AREA | 0 |
| 12. PROPOSED ROAD 12m | 0.00 |
| 13. TOTAL PERM BUILT UP AREA (8+9+10+11+12) | 15215.18 |
| 14. PROPOSED AREA | |
| a) RESIDENTIAL | 9502.43 |
| b) COMMERCIAL | 0.00 |
| TOTAL | 9502.43 |
| 15. BUILT UP AREA DEDUCTION FOR R&I | 0.00 |
| 16. BUILT UP AREA DEDUCTION FOR R&I | 0.00 |
| 17. ACCESS BALCONY AREA LIMITED | 0.00 |
| 18. TOTAL BUILT UP AREA | 9502.43 |
| 19. 0.5 PERCENTAGE AREA LIMITED | 0.00 |
| 20. TOTAL BUILT UP AREA PROPOSED (18+19+19-19) | 15215.18 |
| 21. TOTAL BUILT UP AREA PROPOSED WITH BONUS | 15215.18 |
| 22. CONSUMED FSI WITHOUT BONUS | 1.5000 |
| 23. CONSUMED FSI WITH BONUS | 1.5000 |

## B) BALCONY STATEMENT

| | |
|---|---|
| a) PROPOSED BALCONY AREA | 1667.79 |
| b) PERMISSIBLE BALCONY AREA | 1667.22 |
| c) TOTAL BALCONY AREA | 1667.22 |
| d) EXCESS BALCONY AREA (TOTAL) | 0.00 |

## D) PARKING STATEMENT

| | |
|---|---|
| a) TOTAL NUMBER OF CARS | 200 |
| b) TOTAL NUMBERS ON THE PLOT (4+5) | 245 |

| DRAWING BY RULE | CAR | SCOOTER CYCLE |
|---|---|---|
| a) TOTAL PARKING PROVIDED | 6000.75 | |
| b) REQUIRED PARKING AREA | 1112.20 | 1666.20 |
| c) TOTAL NO. OF SCOOTER / CYCLE PARKING | 121 | 104 |
| d) TOTAL PARKING PROVIDED | 6000.75 | |

## E) TRANSFORT FACILITIES PARKING

| | |
|---|---|
| a) TOTAL NO. OF CARS PARKING / SCOOTER PARKING REQUIRED | 2031.21 |
| b) TOTAL NO. OF CARS PARKING / SCOOTER PARKING PROVIDED | 0 |
| c) CONSTRUCTION AREA R/I | 0.00 |
| SPECIFICATIONS | |
| a) WALLS | 20/10 M |

## CERTIFICATE OF AREA

THIS PLAN FOR CONSTRUCTION OF RESIDENTIAL BUILDING AT S.NO 48/1+2/3+4/3 ,3/5,3/6,3/7 A 3 TO 5 A,M,W,H,S,D,PUNE DEVELOPED BY M/S. ARIHANT BUILDERS & DEVELOPERS AND THE AREA STATEMENT DATED 01/10/2014 AND THE AREA SHOWN ON THE PLAN ATTACHED HERETO IS TRUE AND CORRECT.

| | |
|---|---|
| 1) TOTAL PLOT AREA | 10000.00 |
| 2) DEDUCTION FOR | |
| a) ROAD SET BACK AREA | 3172.05 |
| b) PROPOSED ROAD 12m | 671.37 |
| c) ANY RESERVATION | 1307.81 |
| d) ENCUMBRANCE AREA | 2305.10 |
| e) OPEN SPACE | 0.00 |
| TOTAL | 7456.33 |
| 3) NET AREA OF THE PLOT (1-2) | 10000.00 |
| 4) DEDUCTIONS FOR | |
| a) OPEN SPACE (MOTIONAL) | 2341.25 |
| b) MORTION FOR 3 E.W. | 1000.00 |
| c) ADDITIONAL AR ROAD BENEFIT | 2341.25 |
| d) INTERNAL ROAD | 0.00 |
| e) OTHER | 0.00 |
| TOTAL | 5682.50 |
| PERMISSIBLE DEPOSITS = | 1681.88 |
| a) OPEN SPACE | 1681.88 |
| b) AMENITY SPACE | 407.25 |
| TOTAL | 2089.13 |
| 6. NET AREA OF THE PLOT (3-4) | 2341.25 |
| 7. TOTAL AREA (5+6) | 7591.38 |
| PERM FLOOR AREA F.S | 15215.18 |
| 8. FLOOR SPACE INDEX PERMISSIBLE | 1.5000 |
| 9. TOTAL AREA | 15215.18 |
| 10. ADDITIONAL FSI | 0.00 |
| 11. ROAD SET BACK AREA | 0 |
| 12. PROPOSED ROAD 12m | 0.00 |
| 13. TOTAL PERM BUILT UP AREA (8+9+10+11+12) | 15215.18 |
| 14. PROPOSED AREA | |
| a) RESIDENTIAL | 9502.43 |
| b) COMMERCIAL | 0.00 |
| TOTAL | 9502.43 |
| 15. BUILT UP AREA DEDUCTION FOR R&I | 0.00 |
| 16. BUILT UP AREA DEDUCTION FOR R&I | 0.00 |
| 17. ACCESS BALCONY AREA LIMITED | 0.00 |
| 18. TOTAL BUILT UP AREA | 9502.43 |
| 19. 0.5 PERCENTAGE AREA LIMITED | 0.00 |
| 20. TOTAL BUILT UP AREA PROPOSED (18+19+19-19) | 15215.18 |
| 21. TOTAL BUILT UP AREA PROPOSED WITH BONUS | 15215.18 |
| 22. CONSUMED FSI WITHOUT BONUS | 1.5000 |
| 23. CONSUMED FSI WITH BONUS | 1.5000 |

## B) BALCONY STATEMENT

| | |
|---|---|
| a) PROPOSED BALCONY AREA | 1667.79 |
| b) PERMISSIBLE BALCONY AREA | 1667.22 |
| c) TOTAL BALCONY AREA | 1667.22 |
| d) EXCESS BALCONY AREA (TOTAL) | 0.00 |

## D) PARKING STATEMENT

| | |
|---|---|
| a) TOTAL NUMBER OF CARS | 200 |
| b) TOTAL NUMBERS ON THE PLOT (4+5) | 245 |

| DRAWING BY RULE | CAR | SCOOTER CYCLE |
|---|---|---|
| a) TOTAL PARKING PROVIDED | 6000.75 | |
| b) REQUIRED PARKING AREA | 1112.20 | 1666.20 |
| c) TOTAL NO. OF SCOOTER / CYCLE PARKING | 121 | 104 |
| d) TOTAL PARKING PROVIDED | 6000.75 | |

## E) TRANSFORT FACILITIES PARKING

| | |
|---|---|
| a) TOTAL NO. OF CARS PARKING / SCOOTER PARKING REQUIRED | 2031.21 |
| b) TOTAL NO. OF CARS PARKING / SCOOTER PARKING PROVIDED | 0 |
| c) CONSTRUCTION AREA R/I | 0.00 |
| SPECIFICATIONS | |
| a) WALLS | 20/10 M |

## CERTIFICATE OF AREA

THIS PLAN FOR CONSTRUCTION OF RESIDENTIAL BUILDING AT S.NO 48/1+2/3+4/3 ,3/5,3/6,3/7 A 3 TO 5 A,M,W,H,S,D,PUNE DEVELOPED BY M/S. ARIHANT BUILDERS & DEVELOPERS AND THE AREA STATEMENT DATED 01/10/2014 AND THE AREA SHOWN ON THE PLAN ATTACHED HERETO IS TRUE AND CORRECT.

| | |
|---|---|
| 1) TOTAL PLOT AREA | 10000.00 |
| 2) DEDUCTION FOR | |
| a) ROAD SET BACK AREA | 3172.05 |
| b) PROPOSED ROAD 12m | 671.37 |
| c) ANY RESERVATION | 1307.81 |
| d) ENCUMBRANCE AREA | 2305.10 |
| e) OPEN SPACE | 0.00 |
| TOTAL | 7456.33 |
| 3) NET AREA OF THE PLOT (1-2) | 10000.00 |
| 4) DEDUCTIONS FOR | |
| a) OPEN SPACE (MOTIONAL) | 2341.25 |
| b) MORTION FOR 3 E.W. | 1000.00 |
| c) ADDITIONAL AR ROAD BENEFIT | 2341.25 |
| d) INTERNAL ROAD | 0.00 |
| e) OTHER | 0.00 |
| TOTAL | 5682.50 |
| PERMISSIBLE DEPOSITS = | 1681.88 |
| a) OPEN SPACE | 1681.88 |
| b) AMENITY SPACE | 407.25 |
| TOTAL | 2089.13 |
| 6. NET AREA OF THE PLOT (3-4) | 2341.25 |
| 7. TOTAL AREA (5+6) | 7591.38 |
| PERM FLOOR AREA F.S | 15215.18 |
| 8. FLOOR SPACE INDEX PERMISSIBLE | 1.5000 |
| 9. TOTAL AREA | 15215.18 |
| 10. ADDITIONAL FSI | 0.00 |
| 11. ROAD SET BACK AREA | 0 |
| 12. PROPOSED ROAD 12m | 0.00 |
| 13. TOTAL PERM BUILT UP AREA (8+9+10+11+12) | 15215.18 |
| 14. PROPOSED AREA | |
| a) RESIDENTIAL | 9502.43 |
| b) COMMERCIAL | 0.00 |
| TOTAL | 9502.43 |
| 15. BUILT UP AREA DEDUCTION FOR R&I | 0.00 |
| 16. BUILT UP AREA DEDUCTION FOR R&I | 0.00 |
| 17. ACCESS BALCONY AREA LIMITED | 0.00 |
| 18. TOTAL BUILT UP AREA | 9502.43 |
| 19. 0.5 PERCENTAGE AREA LIMITED | 0.00 |
| 20. TOTAL BUILT UP AREA PROPOSED (18+19+19-19) | 15215.18 |
| 21. TOTAL BUILT UP AREA PROPOSED WITH BONUS | 15215.18 |
| 22. CONSUMED FSI WITHOUT BONUS | 1.5000 |
| 23. CONSUMED FSI WITH BONUS | 1.5000 |

## B) BALCONY STATEMENT

| | |
|---|---|
| a) PROPOSED BALCONY AREA | 1667.79 |
| b) PERMISSIBLE BALCONY AREA | 1667.22 |
| c) TOTAL BALCONY AREA | 1667.22 |
| d) EXCESS BALCONY AREA (TOTAL) | 0.00 |

## D) PARKING STATEMENT

| | |
|---|---|
| a) TOTAL NUMBER OF CARS | 200 |
| b) TOTAL NUMBERS ON THE PLOT (4+5) | 245 |

| DRAWING BY RULE | CAR | SCOOTER CYCLE |
|---|---|---|
| a) TOTAL PARKING PROVIDED | 6000.75 | |
| b) REQUIRED PARKING AREA | 1112.20 | 1666.20 |
| c) TOTAL NO. OF SCOOTER / CYCLE PARKING | 121 | 104 |
| d) TOTAL PARKING PROVIDED | 6000.75 | |

## E) TRANSFORT FACILITIES PARKING

| | |
|---|---|
| a) TOTAL NO. OF CARS PARKING / SCOOTER PARKING REQUIRED | 2031.21 |
| b) TOTAL NO. OF CARS PARKING / SCOOTER PARKING PROVIDED | 0 |
| c) CONSTRUCTION AREA R/I | 0.00 |
| SPECIFICATIONS | |
| a) WALLS | 20/10 M |

## CERTIFICATE OF AREA

THIS PLAN FOR CONSTRUCTION OF RESIDENTIAL BUILDING AT S.NO 48/1+2/3+4/3 ,3/5,3/6,3/7 A 3 TO 5 A,M,W,H,S,D,PUNE DEVELOPED BY M/S. ARIHANT BUILDERS & DEVELOPERS AND THE AREA STATEMENT DATED 01/10/2014 AND THE AREA SHOWN ON THE PLAN ATTACHED HERETO IS TRUE AND CORRECT.

## LEGEND

| | |
|---|---|
| PLAN SHOWING PROPOSED BLDG. | SIZE OF ROAD WIDT |
| PLAN SHOWING PROPOSED BLDG. | |
| DIMENSIONS SHOWN ON THE PLAN | |
| SHOWING THE BUILDING LINE | |
| SHOWING THE BUILDING LINE | |
| SHOWING THE BUILDING LINE