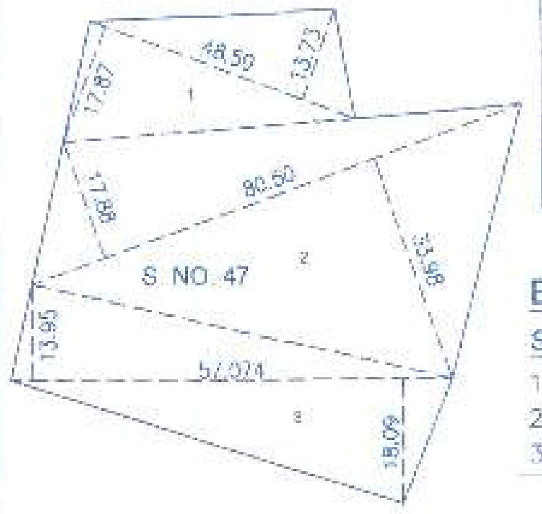
F.S.I. STATEMENT :-

WING/BLDG.	PROP. AREA	PERM. BALC.	PROP. ENC.BALC.	PROP. OP. BALC.	TOTAL BALC.	PERM. TERRACE	PROP. TERRACE	FIRE STAIR AREA	LIFT AREA	TENE. NO.
A	7976.15	1091.20	1086.81	–	1086.81	1453.99	797.44	364.65	8.68	158
B	2197.98	329.70	327.78	–	327.78	439.59	291.62	99.45	8.68	66
C	6475.58	971.30	969.20	–	969.20	1295.15	522.17	331.50	8.68	218
D	825.14	123.78	88.62	34.94	123.56	165.04	82.16	37.24	8.68	16
E	4081.49	612.27	439.10	172.01	611.11	825.20	405.68	186.20	8.68	79
TOTAL	21556.34	3128.25	2911.51	206.95	3118.46	4178.97	2099.07	1019.04	43.40	537
TOTAL B/UP AREA = 21556.34 + 43.40 = 21599.74 SQM.										

LOCATION MAP (N.T.S.)

F.S.I. STATEMENT :- CLUB HOUSE

FLOOR	PERM. AREA	PROP. AREA	PERM. BALC.	PROP. BALC.
GROUND FL.	10% OF 1215.98 = 121.60	121.56	–	–
FIRST FL.	5% OF 1215.98 = 60.80	60.77	9.12	9.08
TOTAL	182.40	182.33	9.12	9.08



BEFORE AMALGAMATION AREA CALC. :-

S. NO. 47 AREA CALC. :-

1) 0.50 x (13.73+17.87) x 48.50 = 766.30
2) 0.50 x (17.88+33.98) x 80.50 = 2087.37
3) 0.50 x (13.95+18.09) x 57.074 = 914.33

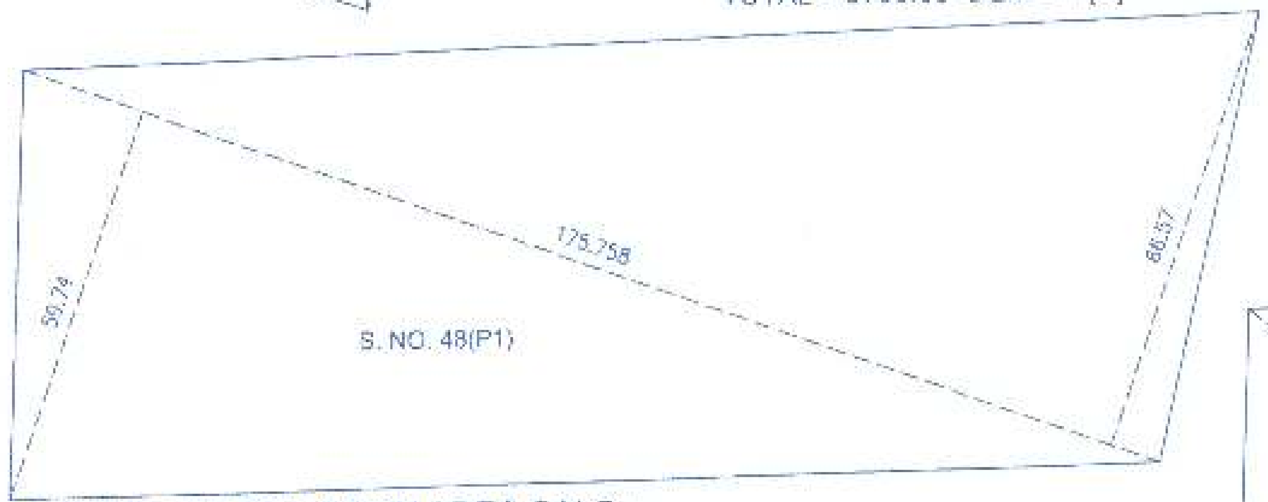
TOTAL = 3768.00 SQM - - - [A]

AREA STATEMENT BEFORE AMALGAMATION :-

S. NO./ H.NO	NET PLOT AREA AS PER 7/12 EXTRACT	PLOT AREA AS PER ∆ METHOD	MINIMUM AREA TO BE CONSIDERED
S.NO 47	4000.00	3768.00	3768.00
S.NO 48(P1)	11,100.00	11,100.00	11,100.00
S.NO 48(P2)	10,500.00	10,500.00	10,500.00
TOTAL	25600.00	25368.00	25368.00

AREA STATEMENT AFTER AMALGAMATION :-

S. NO.	NET PLOT AREA AS PER 7/12 EXTRACT	PLOT AREA AS PER ∆ METHOD	MINIMUM AREA TO BE CONSIDERED
S.NO 47 + S.NO 48(P1) + S.NO 48 (P2)	25600.00	25368.00	25368.00
TOTAL	25600.00	25368.00	25368.00

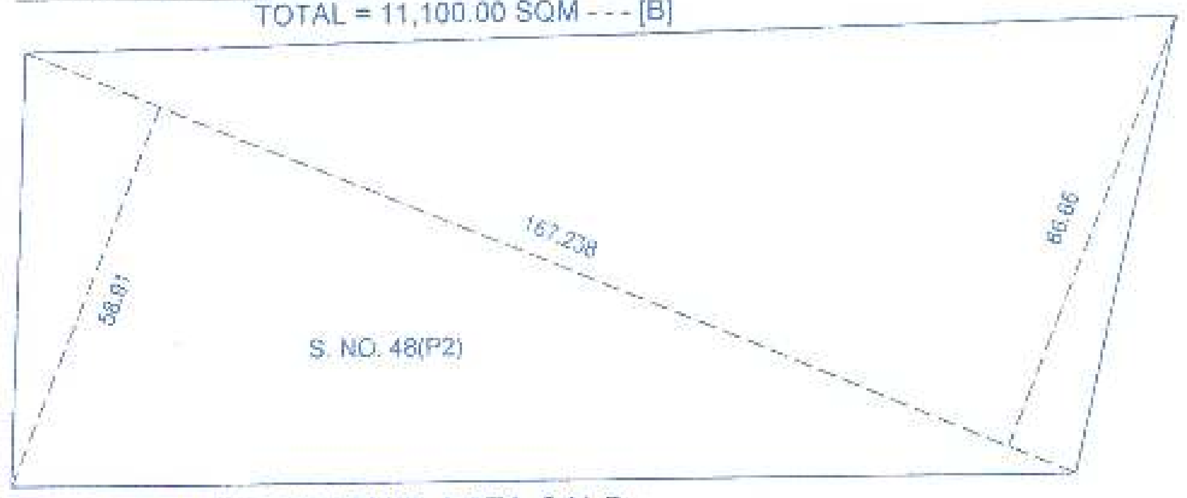


BEFORE AMALGAMATION AREA CALC. :-

S. NO. 48(P1) AREA CALC. :-

1) 0.50 x (59.74+66.57) x 175.758 = 11,100.00

TOTAL = 11,100.00 SQM - - - [B]

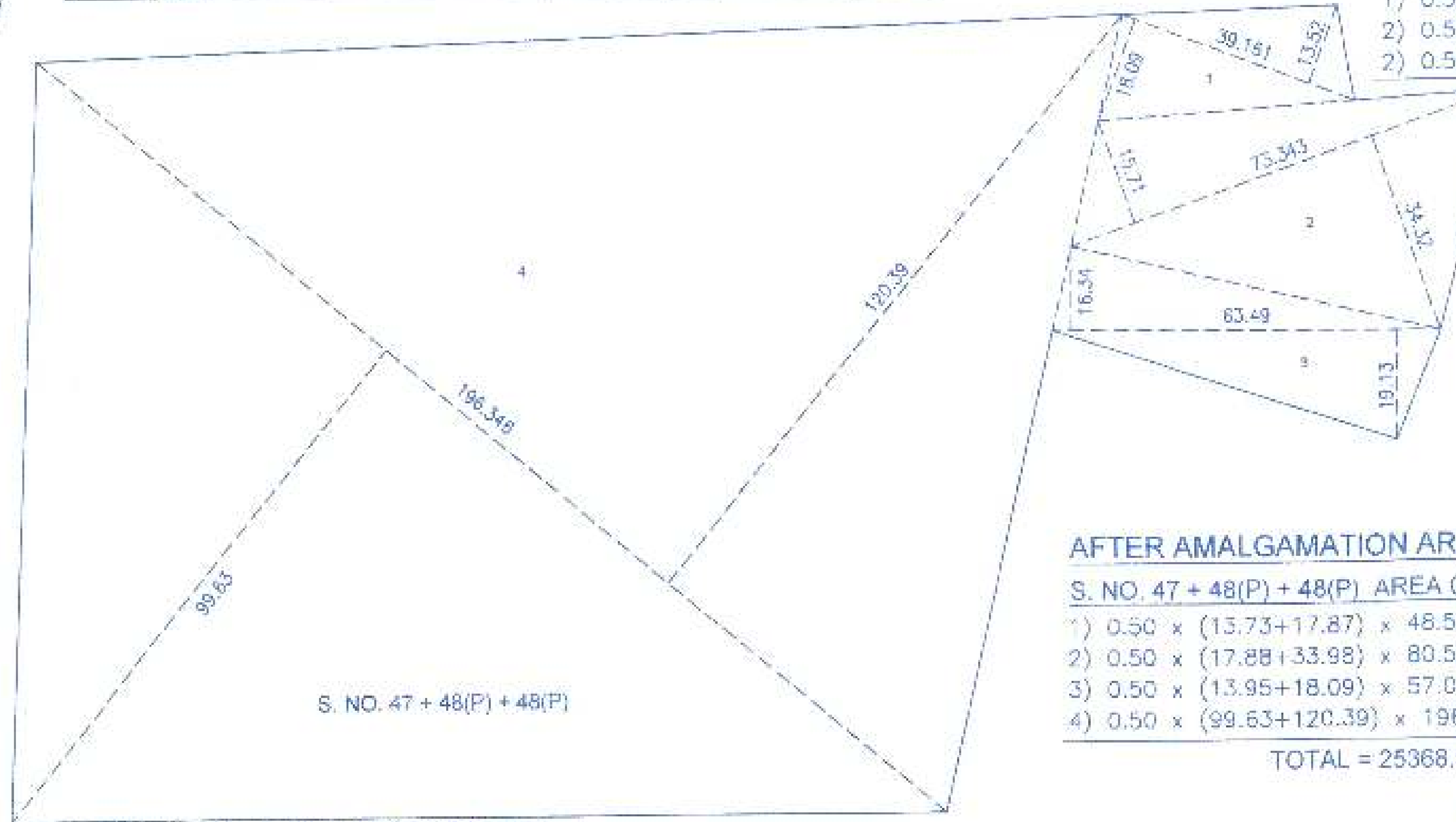


BEFORE AMALGAMATION AREA CALC. :-

S. NO. 48(P2) AREA CALC. :-

1) 0.50 x (58.91+66.66) x 167.238 = 10,500.00

TOTAL = 10500.00 SQM - - - [C]



AFTER AMALGAMATION AREA CALC. :-

AMENITY SPACE AREA CALC. :-

1) 0.50 x (18.09+13.52) x 39.161 = 618.94
2) 0.50 x (15.71+34.32) x 73.343 = 1834.67
2) 0.50 x (16.34+19.13) x 63.49 = 1126.00

TOTAL = 3579.61 SQM

OPEN SPACE (1) AREA CALC. :-

1) 0.50 x (18.55+17.87) x 34.585 = 629.80
2) 0.50 x (17.86+17.16) x 30.875 = 540.62

TOTAL = 1170.42 SQM

OPEN SPACE (2) AREA CALC. :-

1) 0.50 x (18.91+14.74) x 38.67 = 650.62
2) 0.50 x (17.94+13.46) x 36.01 = 565.36

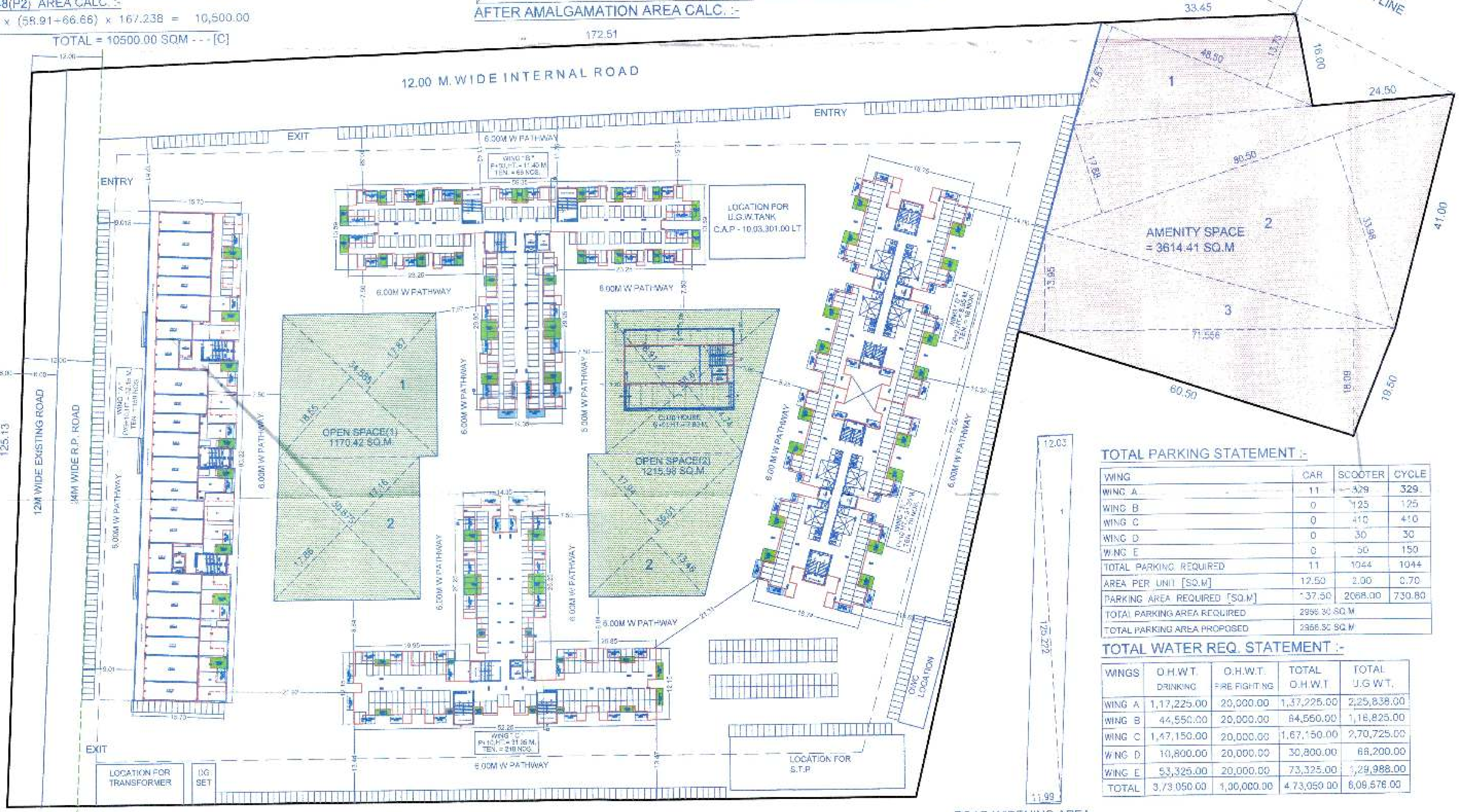
TOTAL = 1215.98 SQM

AFTER AMALGAMATION AREA CALC. :-

S. NO. 47 + 48(P) + 48(P) AREA CALC.(A+B+C) :-

1) 0.50 x (13.73+17.87) x 48.50 = 766.30
2) 0.50 x (17.88+33.98) x 80.50 = 2087.37
3) 0.50 x (13.95+18.09) x 57.074 = 914.33
4) 0.50 x (99.63+120.39) x 196.346 = 21600.00

TOTAL = 25368.00 SQM



ROAD WIDENING AREA

1) 0.5 x (11.99+12.03) x 125.222 = 1503.92

STAMP OF APPROVAL

1/17

LAYOUT

Approved as amended in........................
subject to conditions mentioned in Annexure 'A'
of letter No. PMR/C.R. No. 258/9 ... Mouza वराळे
S. No./G. No./CTS No. ४७ पै. ४८ पै.
Dated 09 / 08 /2018

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

पुमप्रविप्रा

AREA STATEMENT

AREA STATEMENT	SQM
1 AREA OF THE PLOT AS PER 7/12 EXTRACT	25368.00
2 DEDUCTION FOR	
a) AREA UNDER EXISTING 12.0M ROAD	----
b) AREA UNDER 24.0M WIDE ROAD WIDENING	1503.92
3 GROSS AREA OF THE PLOT (1-2)	23864.08
4 DEDUCTION FOR (a+b+c)	
a) AMENITY SPACE (15%)	3579.61
b) OPEN SPACE (10%)	2386.40
c) INTERNAL ROAD (COMPUTER GENERATED)	-
5 BALANCE PLOT AREA FOR GROUP HOUS. SCHEME (3-4b)	20284.47
6 NET PLOT AREA (0.90% OF 5)	18256.02
7 PERMISSIBLE B/UP AREA (6 x 1.20)	21907.23
8 ADDITION FOR (a+b+c)	
a) AMENITY SPACE (15%) (AFTER HANDING OVER)	00
b) AREA UNDER 24.0M WIDE ROAD WIDENING	00
c) 20% PAID F.S.I (20% OF 5)	00
9 TOTAL PERMISSIBLE B/UP AREA (7+8)	21907.23
10 TOTAL PROPOSED B/UP AREA	21599.74

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. 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.

CA/2005/36501

AR. MANGESH GOTAL

SCHEDULE OF OPENINGS

DOORS
ED-1.05x2.10
D -0.90x2.10
D1-0.75x2.10
SD-1.80x2.10
SD-1.65x2.10

WINDOWS
W -1.80x0.90
W1-1.65x1.20
W2-1.05x1.20
V-0.60x0.90

LEGEND

PLOT LINE SHOWN – BLACK
PROPOSED WORK SHOWN – RED
DRAINAGE LINE SHOWN – RED DOTTED
WATER LINE SHOWN – BLACK DOTTED
EXISTING TO BE RETAINED – HATCHED BLUE
EXISTING TO BE DEMOLISHED – HATCHED YELLOW

NORTH

N

OWNER'S NAME, ADDRESS, SIGNATURE -

MR.SHAILESH SHAH(P.A.H)
For - M/s NAMRATA DEVELOPERS PVT. LTD.

PROJECT -

PROPOSED RESIDENTIAL BUILDING

S.NO. 47 (P), S.NO. 48 (P), VILLAGE- VARALE,
TALUKA - MAVAL, PUNE

ARCHITECT SIGNATURE -

AR. SIDDARTH HARISCHANDRAKAR CA/2004/34707	AR. MANGESH GOTAL CA/2005/36501	AR. DEEPALI AGARWAL CA/2007/39491

ARCHITECT -

A design studio
architecture planning interiors graphics
Office 70,71,72, 4th Floor, Patil Arcade Apt., Above Hotel Kalinga Near Sharda Centre, Khilare Road, Erandawane, Pune 411004
+91-020-25430046, info@adesignstudio.co.in

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
21/02/2018	-	-	MANGESH	1:500

\\Dataserver\Y\Server Data Drive\Y101-Namrata Group\VARALE S.NO. 47 & 48\SD\2018.02.13 - REVISED FOR "5" SANCTION\LAYOUT 2018.02.20.dwg

TOTAL PARKING STATEMENT :-

WING	CAR	SCOOTER	CYCLE
WING A	11	329	329
WING B	0	125	125
WING C	0	410	410
WING D	0	30	30
WING E	0	150	150
TOTAL PARKING REQUIRED	11	1044	1044
AREA PER UNIT [SQ.M]	12.50	2.00	0.70
PARKING AREA REQUIRED [SQ.M]	137.50	2088.00	730.80
TOTAL PARKING AREA REQUIRED	2956.30 SQ.M		
TOTAL PARKING AREA PROPOSED	2956.30 SQ.M		

TOTAL WATER REQ. STATEMENT :-

WINGS	O.H.W.T. DRINKING	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T	TOTAL U.G.W.T.
WING A	1,17,225.00	20,000.00	1,37,225.00	2,25,838.00
WING B	44,550.00	20,000.00	64,550.00	1,16,825.00
WING C	1,47,150.00	20,000.00	1,67,150.00	2,70,725.00
WING D	10,800.00	20,000.00	30,800.00	68,200.00
WING E	53,325.00	20,000.00	73,325.00	1,29,988.00
TOTAL	3,73,050.00	1,00,000.00	4,73,050.00	8,09,576.00