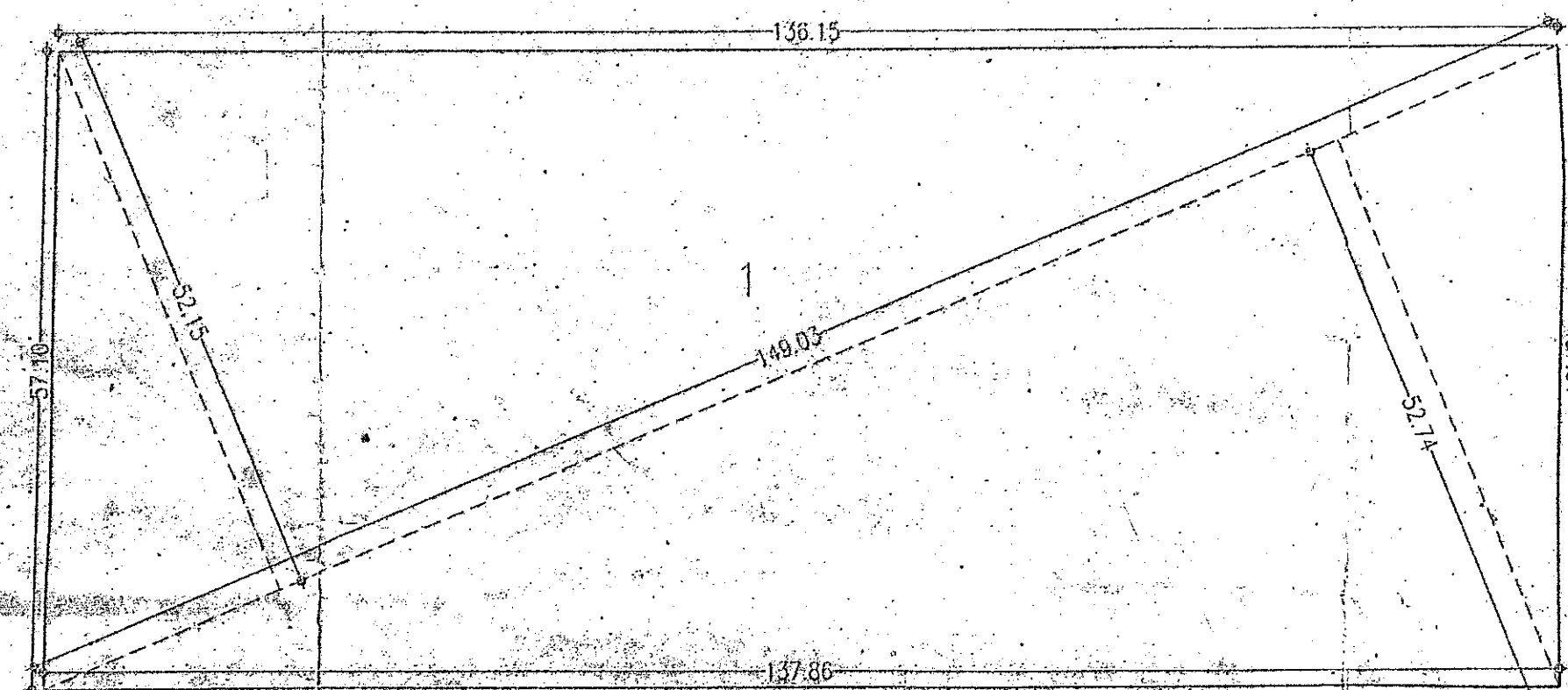


F.S.I. STATEMENT (SQ.M.) (BLDG-A,B,C)

FLOOR	B/UP AREA	PER.15% BALCONY	PROPO. BALCONY	EXCESS BALCONY	DRY BALCONY	PASSAGE	AREA OF FIRE STAIRCASE	AREA OF STAIRCASE	LIFT	LIFT MACHINE ROOM	PERMI.20% TERRACE	PROP. TERRACE	GROUND COVERAGE	TENANTS		BUILD. HEIGHT		BUILD. FLOOR
	RESIDENTIAL													UP TO 50	50-100	(Incl. parking)	(Excl. parking)	
BUILD-A	2043.28	306.48	305.76	---	159.60	267.92	96.08	90.04	08.73	23.98	408.64	328.16	381.43	08	32	26.10	23.20	P+8
BUILD-B	2345.97	351.90	366.96	15.06	171.60	158.83	126.17	92.51	08.73	42.64	469.23	376.52	296.56	---	44	34.80	31.90	P+11
BUILD-C	2809.51	421.41	420.42	---	219.45	360.14	132.11	124.30	08.73	23.98	561.88	461.10	381.43	11	44	34.80	31.90	P+11
CLUB HOUSE	---	---	---	---	---	---	---	25.00	---	---	---	---	---	---	---	6.85	---	G+1
TOTAL	7198.76	1079.79	1093.14	15.06	550.65	781.89	354.36	331.85	26.19	90.60	1439.75	1165.78	1059.42	19	120			
														TOTAL	139			

TOTAL B/UP + EXCESS BALCONY
7198.76 + 15.06 = 7213.82 SQ.M.

PARKING STATEMENT (BLDG-A,B,C)									
TYPE OF FLAT	PER. PARKING				PROP. PARKING				
	UNIT	CARS	SCOOTERS	CYCLES	UNIT	CARS	SCOOTERS	CYCLES	
BLDG-A,B,C									
UP TO 60 sq.m.	4	0	5	5	19	00	25	25	
60 TO 100 sq.m.	3	1	3	3	120	40	120	120	
TOTAL					139				
VISITORS PARKING	10	1	1	1	14	15	15	15	
TOTAL					55	145	145	145	
PARKING AREA CALCULATION									
VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED						
CARS	55	55 X 12.50 = 687.50	687.50						
SCOOTERS	145	145 X 0.70 = 101.50	290.00						
CYCLES	145	145 X 0.70 = 101.50	101.50						
TOTAL		1079.00	1079.00						



PLOT AREA CALCULATION AS PER D.C

$$1) (52.15 + 57.74) \times 149.03 \times 0.50 = 7815.87$$

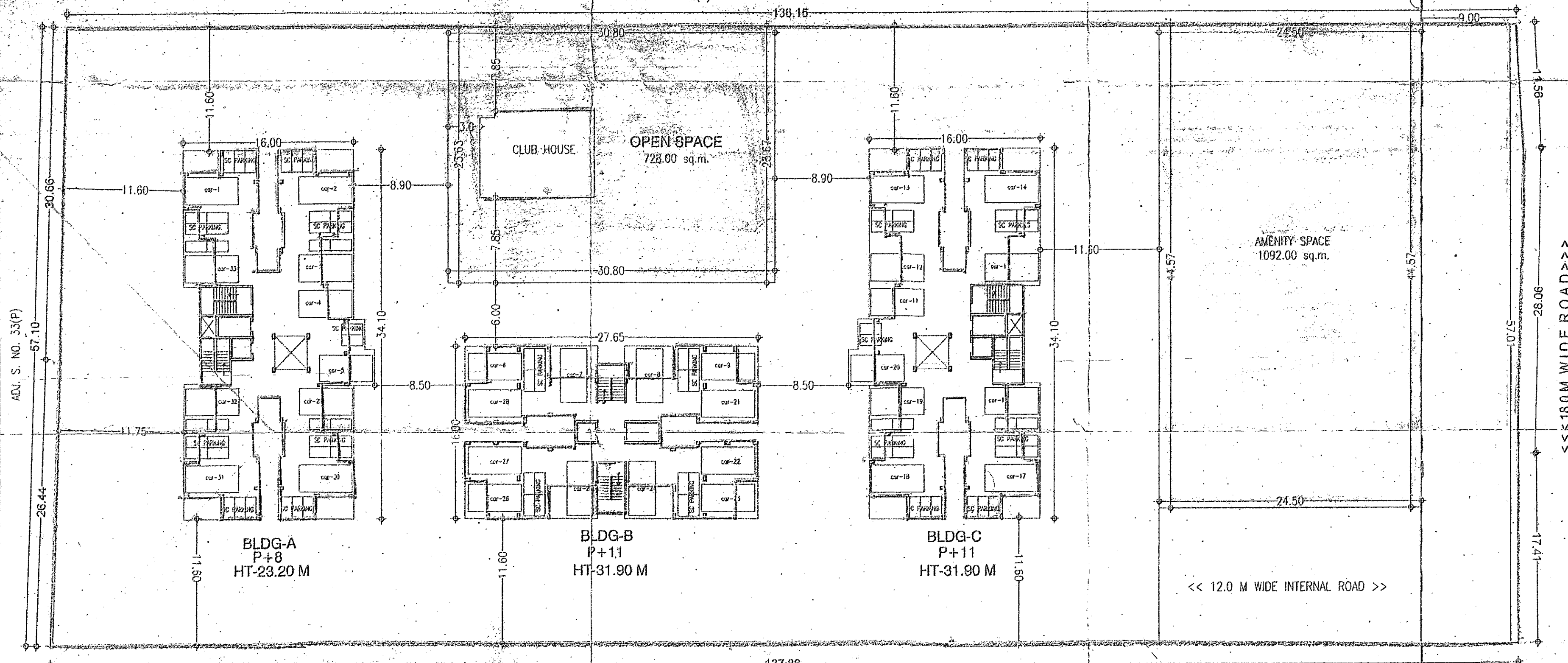
$$\text{TOTAL AREA} = 7815.87 \text{ SQ.M.}$$

$$\text{AREA AS PER D.C} = 7815.87 \text{ SQ.M.}$$

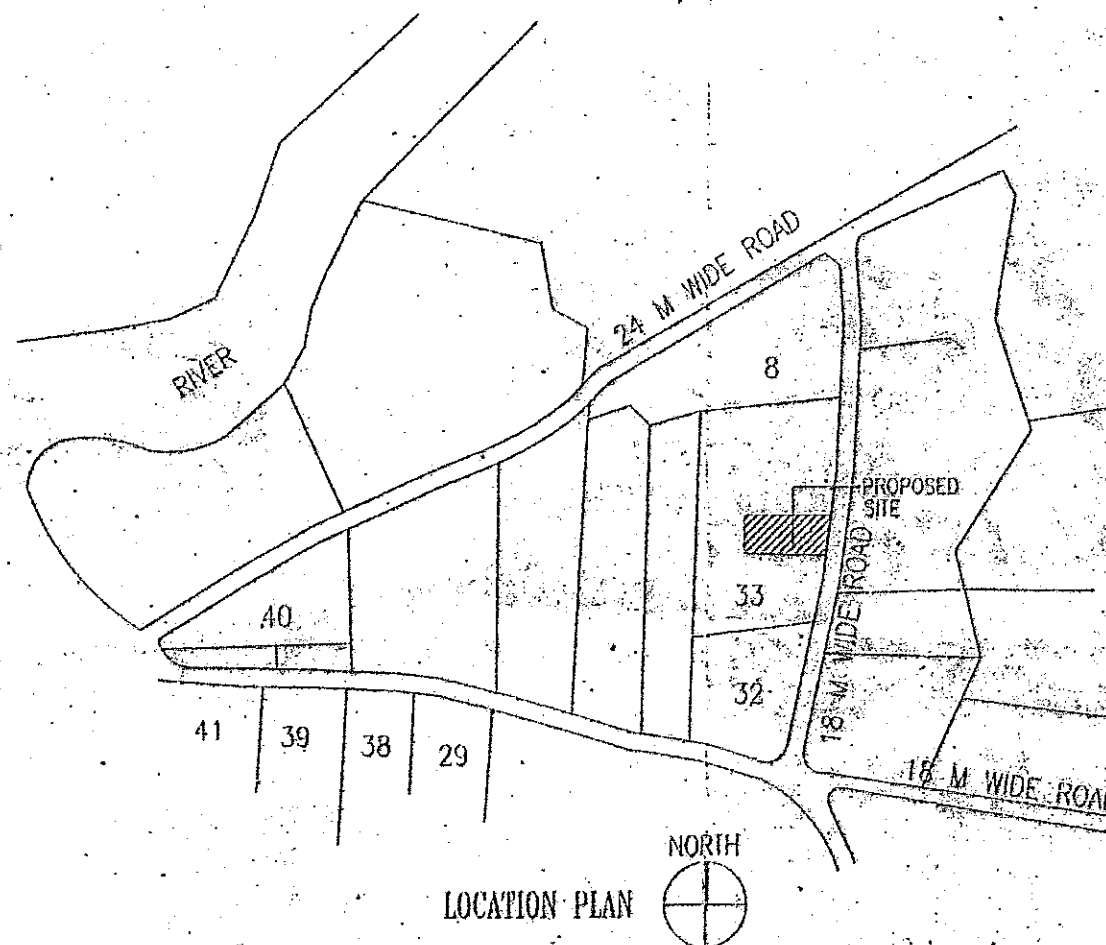
$$\text{AREA AS PER 7/12} = 7800.00 \text{ SQ.M.}$$

$$\text{MINIMUM AREA CONSIDER} = 7800.00 \text{ SQ.M.}$$

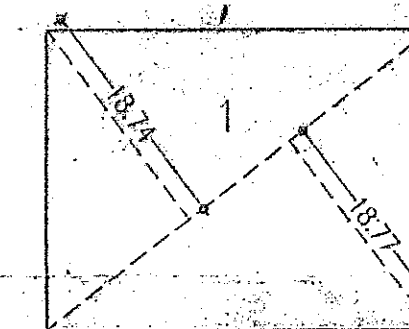
ADJ. S. NO. 33(P)

LAYOUT PLAN
SCALE=1:500

ADJ. S. NO. 33(P)

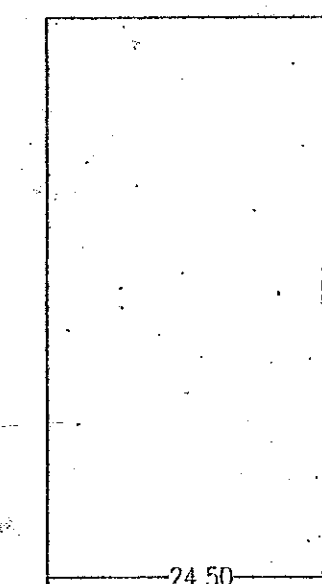


LOCATION PLAN



OPEN SPACE AREA CALCULATION

$$1) (18.74 + 38.82) \times 38.82 \times 0.50 = 728.00$$



AMENITY SPACE AREA CALCULATION

$$1) 24.50 \times 44.572 \times 1 = 1092.00$$

$$\text{TOTAL AREA} = 1092.00 \text{ SQ.M.}$$

18M ROAD WIDENING AREA CALCULATION

$$1) (7.10 + 7.56) \times 14.64 \times 0.50 = 107.31$$

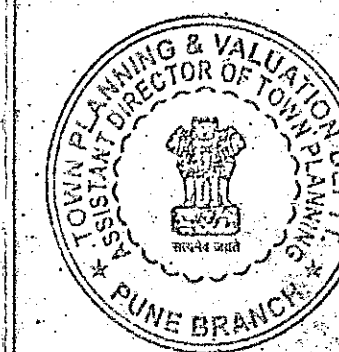
$$2) (9.20 + 8.90) \times 46.26 \times 0.50 = 418.69$$

$$\text{TOTAL AREA} = 526.00 \text{ SQ.M.}$$

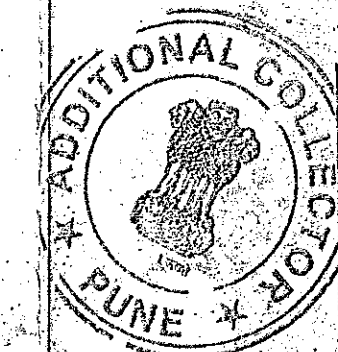
STAMP OF APPROVAL

1/11

LAYOUT & AREA CAL



Recommended for approval as amended in
Via A.C. Plan/Order
No. 10/10/2014
Dated 28/09/2014
Assistant
Town Planning, Pune, B. Pune



No. PR.N. INASR/3/2014
Dt. 13/10/2014

Sanctioned as shown in plan
subject to the conditions mentioned
in this office order no. even D1

For Addl. Collector Pune

Original
Building Plans
Signed by
Addl. Collector Pune

A. AREA STATEMENT	SQ.M.
1. AREA OF THE PLOT	7800.00
2. DEDUCTIONS FOR:	
a) Road Acquisition Area	526.00
b) Proposed Road	---
c) Any Reservation (Total a+b+c)	526.00
3. GROSS AREA OF PLOT (1-2)	7274.00
4. Deduction for Amenity space, if any	
a) reg. open space 10%	727.40
b) prop. open space	728.00
c) reg. amenity space 15%	1091.10
d) prop. amenity space	1092.00
5. Net Area of Plot = 90% of (3-4)	
(7800 - 526 - 1092 - 0.182 X 0.90)	5563.80
6. Addition of area for F.S.I., if any	
(a) Road Acquisition Area	---
7. Total Area	
8. Normal F.S.I. (Road width above 18m) = 1.1 X (5) above	6120.18
= 1.1 X 5563.80	
permissible F.S.I. with payment of premium 0.2 X (5) above	1112.76
= 0.2 X 5563.80	
9. Permissible Built-up Area	7232.94
10. Existing Built-up Area	7198.76
11. Proposed Built-up Area	7198.76
12. Excess Balcony Area taken in F.S.I. (As per B (c) Below)	15.06
13. Total Built-up Area (10+11+12)	7213.82
14. F.S.I. Consumed	1295
B. BALCONY AREA STATEMENT	
a) Permissible Balcony Area per Floor	
b) Proposed Balcony Area per Floor	SAPARATLY GIVEN
c) Excess Balcony area (Total)	
C. TENAMENT STATEMENT	
a. Tenament Permissible 7800.00 X 2501/H	195
b. Tenament Proposed	139
c. Excess Tenament	---
D. PARKING STATEMENT	
a) Parking Required	
Car	55
Scoter/Motor Cycle	145
Cycle	145

CERTIFICATE OF AREA

Certificate of the plot reference was surveyed by me on 28/1/2014 and the dimensions sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of ownership /T.P. scheme records dept./City Survey records.

SHAILESH SALEHITTAL

PROJECT - PROPOSED BUILDING AT S.NO. 33/3A/7, 33/3A/9,
AT MUNDHWA, TAL. HAVELI, DIST. PUNE.

P.A.H -

ARCHITECT

SHAILESH SALEHITTAL

REG. NO CA /90/13063

"VISHVA - NEEL", 506, NARAYAN PETH,

NEAR RAMANBAG CHOWK,

PUNE 411 030. PH. (020) 24495443

DRG. NO.	SCALE	NORTH	DWN BY	JOB NO.
MD1	1:300		UMESH	436
	DATE		CKD BY	
	26/04/2014		S.R.S.	

\\COMP3\D\3-DRAWING 2006\SASANE\MUNDHWA\MD1\40426_IP