AREA STATEMENT

(SQ.M.)

PHASE / WING	RESIDENTAIL GR.	1ST	2ND	3RD.	4TH.	5TH.	6TH.	7TH.	8TH.	9TH.	TOTAL FLOOR AREA EXIST.	PROP.	TOTAL	BALCONY AREA PERM.	EXIST.	PROP.	EXC.	TOTAL	STAIRCASE AREA EXIST.	PROP.	TOTAL	PASSAGE AREA EXIST.	PROP.	TOTAL	DRY BALCONY AREA EXIST.	PROP.	TOTAL	TERRACE AREA EXIST.	PROP.	TOTAL	LIFT & L.M.R. EXIST.	PROP.	TOTAL	TENEMENT NO. EXIST.	PROP.	TOTAL	GROUND COVERAGE
PHASE-I (WING-AB) EXISTING	–	291.06	291.06	291.06	291.06	291.06	291.06	291.06	291.06		2328.48	–	2328.48	348.28	348.40	–	–	348.40	165.13	–	165.13	168.64	–	168.64	149.76	–	149.76	256.64	–	256.64	6.48+6.30= 24.48	–	24.48+6.30= 24.48	48	–	48	466.66
PHASE-II (WING-C) PROPOSED	–	376.36	376.00	376.36	376.00	388.38	405.62	406.18	405.62	–	–	3110.32	3110.32	456.55	–	474.90	–	474.90	–	165.20	165.20	–	74.25	74.25	–	103.13	103.13	–	377.24	377.24	–	6.48+10.95= 24.40	6.48+10.95= 24.40	–	48	48	594.22
PHASE-III (WING-D) PROPOSED	–	388.10	383.48	405.18	413.43	–	–	–	–	–	–	2769.09	2769.09	413.38	–	393.17	–	393.17	–	67.36	67.36	–	–	–	–	–	–	–	347.28	347.28	–	6.48+10.95= 24.40	6.48+10.95= 24.40	–	48	48	992.39
ROW HOUSE PROPOSED	137.00	118.95	–	–	–	–	–	–	–	–	–	255.95	255.95	17.04	–	17.85	–	17.85	–	12.00	12.00	–	–	–	–	–	–	–	15.30	15.30	–	–	–	–	1	1	148.00
PHASE-IV (WING-E) PROPOSED	–	282.07	282.07	282.07	282.07	282.07	282.07	282.07	214.84	282.07	–	2471.40	2471.40	370.70	–	375.87	–	375.87	–	139.50	139.50	–	–	–	–	–	–	–	–	–	–	6.48+10.95= 18.72	6.48+10.95= 18.90	–	35	35	292.29
TOTAL	137.00	1755.53	1634.36	1634.56	1662.33	1679.51	1678.74	1679.30	1511.51	282.07	2328.48	8606.76	10935.16	1615.73	348.40	1151.77	–	1509.69	165.13	424.06	589.18	168.64	74.25	242.89	149.76	103.13	252.89	256.64	739.82	998.46	34.48	67.98	102.34	48	132	180	2496.58

TOTAL F.S.I.+NON F.S.I. AREA= TOTAL BUILT UP AREA+PARKING FLOOR AREA+TERRACE AREA+BALCONY AREA+STAIRCASE AREA+PASSAGE AREA+DRY BALCONY AREA+LIFT&L.M.R.+CLUB HOUSE+AMMENITY BUILDING

TOTAL F.S.I.+NON F.S.I. AREA= 10935.16+1753.53+998.46+1509.69+589.18+252.89+92.34+107.19+1436.67 = 17675.11

PARKING AREA STATEMENT

AREA OF STATEMENT	PROP NO. OF TENEMENT	PARKING REQ. FOR EVERY	BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	SCOOTER	CYCLE	PROVIED PARKING CAR	SCOOTER	CYCLE
TEN UP TO 50 SQ.M.	32	1 / 1 / 1 / 5	32×4=8	00	40	40	75	200	265
UP TO 50 TO 100SQ.M.	148	1 / 1 / 1 / 5	148/5=30	60	150	150			
TOTAL				60	190	190			
ADDITIONAL PARKING (50%)				25	95	95			
TOTAL REQUIRED PARKING				75	285	285	75	200	265
REQ.AREA	(75X12.50)+(285X2.0)+(285X0.70) = 1707.00 SQ.M.								
PROV.AREA	COVERED PARKING = 2116.58 SQ.M.								

OVER HEAD WATER TANK CAPACITY CALC.

		FLOOR AREA	OCCUPANT LOAD/SQ.M	NO.OF PERSONS	REQ.CAP PER PERSON	TOTAL
FOR COMMERCIAL						
FOR RESIDENTIAL	TOTAL TENEMENT NO.			REQ.CAPITEN		TOTAL
	180			675		121500

TOTAL NET CAPACITY OF O.H.W TANK	=	121500 LTR.
	TOTAL SAY =	121500 LTR.
TOTAL NET CAPACITY OF O.H.W.TANK	=	121500 LTR.
ADD. FIRE FIGHTING CAP. 10000X2 NOS	=	20000 LTR.
TOTAL O.H.W.TANK CAPACITY	=	141500 LTR.
NET CAPACITY OF U.G.WATER TANK (1.5XO.H.WATER TANK CAPACITY) 1.5X121500	=	182250 LTR.
ADD. FIRE FIGHTING CAP. 50X2=100X2NOS.	=	100000 LTR.
TOTAL U.G.WATER TANK CAPACITY	=	282250 LTR.

AREA STATEMENT

CHARGES TYPE	PROPOSED AREA	PREVIOUS AREA	DIFFERENCE AREA
F.S.I.	10935.16	9935.94 (9935.94+0.00=9935.94)	1000.40
STAIRCASE	360.18	268.87	359.31
PASSAGE	392.89	392.89	NIL
LIFT	25.92	12.96	12.96
LMR	66.42	33.21	33.21
TOTAL	844.41	692.23	351.65
BALCONY	1928.89	1924.84 (1928.89-4.05=1924.84)	4.05
DRY BALC.	252.89	252.89	NIL
TOTAL	2182.54	2177.73	4.05
TERRACE	998.46	963.94	34.52

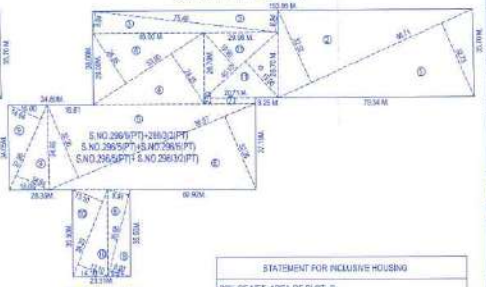
LOCATION PLAN
(SCALE-1:1000)
NORTH

PLAN SHOWING BEFORE AMALGAMATION
(SCALE-1:1000)

PLOT AREA CALC.:-
(BEFORE AMALGAMATION)
S.NO.296/6(PT)+296/3/2(PT)+S.NO.296/5(PT)
+S.NO.296/6(PT)+S.NO.296/6(PT)+ S.NO.296/3/2(PT)

NET AREA

1.	6.5 X 66.71 X 30.75	= 1418.87 SQ.M.
2.	6.5 X 66.71 X 32.52	= 1499.99 —
3.	0.5 X 75.46 X 6.96 X 2	= 674.70 —
4.	0.5 X 52.50 X 24.35 X 2	= 1302.22 —
5.	0.5 X 66.87 X 32.52	= 1442.75 —
6.	0.5 X 66.87 X 32.25	= 1430.96 —
7.	20.71 X 2.30	= 47.63 —
8.	0.5 X 36.88 X 0.91X2	= 33.52 —
9.	0.5 X 37.88 X 14.64 X 2	= 554.27 —
10.	0.5 X 38.20 X 13.10 X 2	= 500.42 SQ.M.
11.	0.5 X 45.10 X 15.00 X 2	= 676.50 SQ.M.
TOTAL AREA		= 9996.08 SQ.M.



PLAN SHOWING AFTER AMALGAMATION
(SCALE-1:1000)

PLOT AREA CALC.:-
(AFTER AMALGAMATION)

NET AREA

1.	0.5 X 66.71 X 32.25	= 1418.87 SQ.M.
2.	0.5 X 66.71 X 32.52	= 1499.99 —
3.	0.5 X 75.46 X 6.96 X 2	= 674.70 —
4.	0.5 X 52.50 X 24.35 X 2	= 1302.22 —
5.	0.5 X 66.87 X 32.52	= 1442.75 —
6.	0.5 X 66.87 X 32.25	= 1430.96 —
7.	20.71 X 2.30	= 47.63 —
8.	0.5 X 36.88 X 0.91X2	= 33.52 —
9.	0.5 X 37.88 X 14.64 X 2	= 554.27 —
10.	0.5 X 38.20 X 13.10 X 2	= 500.42 SQ.M.
11.	0.5 X 45.10 X 15.00 X 2	= 676.50 SQ.M.
TOTAL AREA		= 9996.08 SQ.M.

PLAN SHOWING BEFORE AMALGAMATION
(SCALE-1:1000)

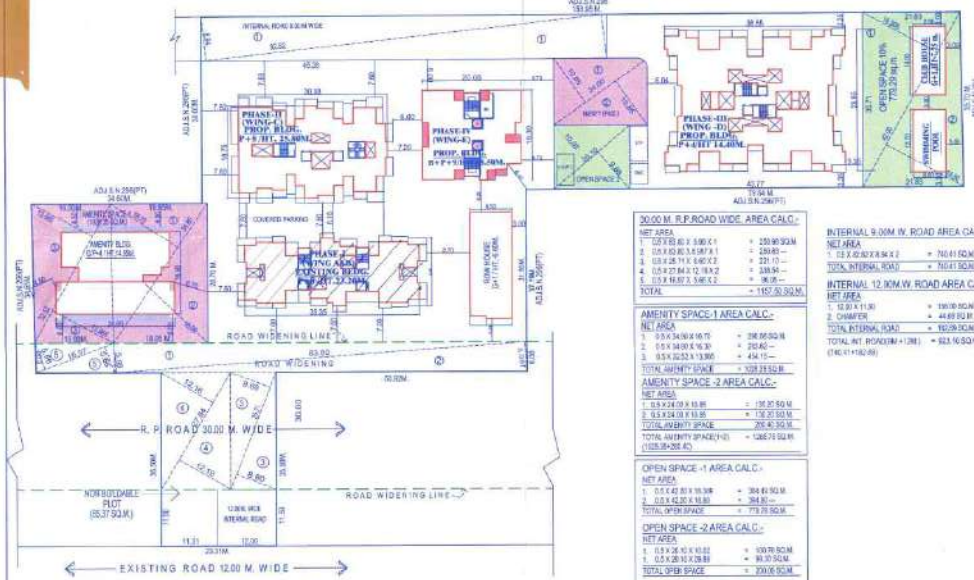
PLOT - B
(BEFORE AMALGAMATION) S.NO.296/5(PT).

NET AREA

01.	6.5 X 40.10 X 15.00 X 2	= 780.50 SQM
TOTAL AREA		= 780.50 SQM

STATEMENT FOR INCLUSIVE HOUSING

20% OF NET AREA OF PLOT-B
=20% (AREA PLOT B-AMMENITY AREA)
=20% (743.22-111.48)
=20% (631.74)
=126.34 SQ.MT.
REQUIRED AREA FOR INCLUSIVE HOUSING =126.34 SQ.MT.
PROVIDED AREA FOR INCLUSIVE HOUSING =128.50 SQ.MT.
TENEMENTS FOR INCLUSIVE HOUSING - E-104, E-204



LAYOUT OF BLDG.
(SCALE-1:500)
NORTH

30.00 M. R.P.ROAD WIDE. AREA CALC.-

NET AREA

1.	0.5 X 83.40 X 5.00 X 1	= 208.50 SQ.M.
2.	0.5 X 50.40 X 8.00 X 1	= 200.80 —
3.	0.5 X 28.71 X 6.40 X 2	= 221.10 —
4.	0.5 X 27.84 X 12.18 X 2	= 338.94 —
5.	0.5 X 16.80 X 3.40 X 2	= 56.28 —
TOTAL		= 1157.50 SQ.M.

AMENITY SPACE-1 AREA CALC.-

NET AREA

1.	0.5 X 34.60 X 16.75	= 289.55 SQ.M.
2.	0.5 X 34.60 X 16.30	= 282.62 —
3.	0.5 X 22.52 X 13.00	= 292.76 —
TOTAL AMENITY SPACE		= 1008.93 SQ.M.

AMENITY SPACE -2 AREA CALC.-

NET AREA

1.	0.5 X 24.00 X 15.85	= 190.20 SQ.M.
2.	0.5 X 24.00 X 15.85	= 190.20 SQ.M.
TOTAL AMENITY SPACE		380.40 SQ.M.
TOTAL AMENITY SPACE(1+2)		= 1389.33 SQ.M.
(1008.93+380.40)		

OPEN SPACE -1 AREA CALC.-

NET AREA

1.	0.5 X 42.80 X 18.30	= 391.62 SQ.M.
2.	0.5 X 42.80 X 18.30	= 391.62 —
TOTAL OPEN SPACE		= 773.29 SQ.M.

OPEN SPACE -2 AREA CALC.-

NET AREA

1.	0.5 X 26.10 X 15.00	= 195.75 SQ.M.
2.	0.5 X 26.10 X 26.88	= 350.37 SQ.M.
TOTAL OPEN SPACE		= 546.12 SQ.M.

TOTAL OPEN SPACE (1+2) = 1319.29 SQ.M.
(773.29 + 546.00)

TOTAL OPEN SPACE REQU. (10%) = 980.84 SQ.M.

TOTAL OPEN SPACE PROVIED = 1319.29 SQ.M.

INTERNAL 9.00M W. ROAD AREA CALC.-

NET AREA

1.	0.5 X 42.80 X 8.94 X 2	= 763.61 SQ.M.
TOTAL INTERNAL ROAD		= 763.61 SQ.M.

INTERNAL 12.00M.W. ROAD AREA CALC.-

NET AREA

1.	12.00 X 11.00	= 132.00 SQ.M.
2.	CHAMFER	= 44.69 SQ.M.
TOTAL INTERNAL ROAD		= 176.69 SQ.M.

TOTAL INT. ROAD(763.61+176.69) = 923.10 SQ.M.
(763.61+176.69)

AREA STATEMENT BEFORE AMALGAMATION

S.NO.	H.NO.	PLOT AREA NEW R.P.	AS PER D.C.	MIN.CONSIDER	D.P.ROAD 33.00M	TOTAL DEDUCTIONS	NET AREA
296	6(PT) 3/2(PT) 5(PT) 2/5(PT)	4898.08	9100.01	9100.08	1157.50	1157.50	7742.78
	5(PT) P.A.M.	809.00	787.00	787.00	–	–	787.00
TOTAL		5750.28	9950.00	9748.27	1157.50	1157.50	8590.77

AREA STATEMENT AFTER AMALGAMATION

S.NO.	H.NO.	PLOT AREA NEW R.P.	AS PER D.C.	MIN.CONSIDER	D.P.ROAD 33.00M	TOTAL DEDUCTIONS	NET AREA
296	6(PT) 3/2(PT) 5(PT) 2/5(PT)	4898.08	9950.00	9850.00	1157.50	1157.50	8690.00
TOTAL		5750.28	9950.00	9750.28	1157.50	1157.50	8592.78

STAMP OF APPROVAL (01/13)

AMALGAMATION, LAYOUT , AREA STATEMENT

PLAN PREVIOUSLY APPROVED UNDER :-
1) NO. NA/ SR / 850 /2012, DATE-04.12.2013
NO. NA/SR/ 41/LOHGAON /TAL-HAVELI/S.NO.296/6(PT)+296/3/2(PT)
EXPIRY DATE - 18.03.2016
2) NO. NA/ SR/ 1036 /2013, DATE-18.12.2014
NO. NA/SR/ 41/LOHGAON /TAL-HAVELI/S.NO.296/5(PT)
EXPIRY DATE - 3.10.2020
3) NO. NA/ SR/ / 1172 /2014, DATE-08.01.2015
NO. NA/SR/ 41/LOHGAON /TAL-HAVELI/S.NO.296/6(PT)+296/3/2(PT)
S.NO.296/5(PT)
EXPIRY DATE - 10.12.2014
4) REVISED - 1 O.R.NO. 170/15-16, DATE-12.04.16
S.NO.296/6(PT)+296/3/2(PT)

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. C.C./0057/2020
Building Inspector -Deputy Engineer P.M.C
(B.P.D.P. Zone No.-1) P.M.C

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

AREA STATEMENT

		SQ.M.
1.	AREA OF PLOT AS PER 7/12 (UNDER PROPOSAL)	9750.28
	AREA OF PLOT AS PER DEMARCATION	9950.00
	AREA OF PLOT (MIN.CONSIDERED)	9750.28
2.	LESS DEDUCTIONS	
	a AREA UNDER ROAD WIDENING (30.00 M W. R.P.ROAD)	1157.50
3.	NET AREA OF PLOT	8592.78
4.	a) AMENITY SPACE REQUIRED (10%)	1389.33
	b) OPEN SPACE REQUIRED (10%) 1319.29	
	OPEN SPACE PROVIDED 1319.29	
5.	NET AREA OF PLOT (3 - 4a)	7203.17
6.	LESS EXISTING BLDG PS	2328.48
7.	NET AREA OF PLOT	4875.17
8.	NORMAL F.S.I. PERMISSIBLE (4875.17 X 1.0) = 7203.46	7875.75
9.	ADDITIONAL F.S.I.	
	a) AREA UNDER 30.00 M R.P.ROAD WIDENING (1157.50 X 3)	3472.50
	b) AMENITY SPACE	
	c) PREVIOUS PAID F.S.I. (SALTENED FROM PMC) = 1152.29	1152.29
	TOTAL (A-B-C)	3320.21
10.	PERMISSIBLE BUILT-UP AREA (8+9)	11200.04
11.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH AS PER REGULATIONS, 6(4) (Schedule II) 3.3	2 X 9600.48
12.	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) EXISTING BUILT-UP AREA	2328.48
	b) PROPOSED BUILT-UP AREA	8595.26
	c) EXCESS BALCONY AREA TAKEN ON F.S.I.	———
	TOTAL BUILT-UP AREA (a+b+c)	10923.74

PARKING STATEMENT

	PARKING REQUIRED	PARKING PROVIDED
CAR	75	75
SCOOTER/MOTER CYCLE	285	285
CYCLE	265	265

LEGEND

PLOT BOUNDRY SHOWN	THICK BLACK
PROPOSED WORK SHOWN	THICK RED
DRAINAGE LINE SHOWN	DOTT RED
WATER LINE SHOWN	DOTT BLACK

BRIEF SPECIFICATIONS AND OPENINGS

1	R.C.C.FRAMED STRUCTURE	L	150/0.15	M.
2	FOUNDATION AT PROPER DEPTH	CU.	2.5/0.15	M.
3	B.T. AND RT WALLS FREE O.T.N.P.M.	SQ.	1.75/0.15	M.
4	SANITARY FITTINGS OTHER EXTERNALLY	NO.	1.00/0.15	M.
5	INSIDE FINISHED PLASTER INTERNALLY		V	0.00/0.15
6	T.W.DOORS AND W.S.W.S.DOWS			

CERTIFICATE OF AREA

I DEPONE THAT THE PLOT AREA IN DEPENDENCE WAS SURVEYED BY ME ON ——— AND THE DIMENSIONS OF EXCESS ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO MEASURED ONLY TALLIES WITH THE AREA GIVEN IN DOCUMENT OF OWNERSHIP ETC. TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGN OF LICENSED SURVEYOR

PROJECT

REVISED GROUP HSG.SCHEME ON S.NO.296/6(PT)+296/3/2(PT)+296/5(PT)+296/2/3(PT)+296/5(PT) AT MOUJE-LOHAGAON,TAL.-HAVELI,PUNE.

OWNER

MR.BALJI BHOJSHANKAR MURE,MR. SUBHASH S. KHANDERE, MR. ANDAM RAJA SHEKH, MR.GULAB(NA) V. KHANDAVE & PRATIBHA YADAV ASSOCIATES
PARO. PARTNER MR.SAI KISHOR V. PATIL & OTHERS (TAKEN OVER THEIR P.A.H.)

MR. SUNIL V. PATIL — MR. PRALI YYAS

YOGESH WAKCHAURE
ARCHITECT & DESIGN
SHIVSHRUSTI, Vishrut Vihar,
Plot No.12, Near SBI Colony,
Warje, Pune - 411058
Email - yogesh.wakchaure@gmail.com

JOB NO.	DRG. NO.	SCALE	DATE	DRN	CKD BY
		NOTE			