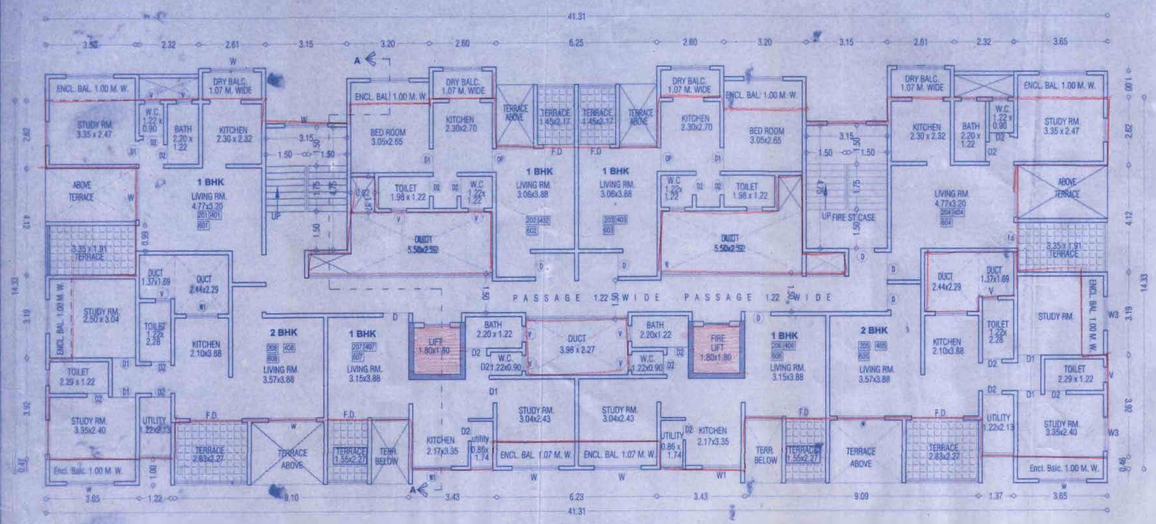
F.S.I. STATEMENT

FLOOR	PROPOSED AREA	PERM.BAL.	PROP. ENCL. BALCONY	PREMIUM LIFT	PREMIUM LIFT M/RM	FIRE LIFT	FIRE LIFT M/RM	FIRE STAIRCASE	DOUBLE HT. TERRACE
PARKING FL.	-		-					-	
FIRST FLOOR	414.05	62.11	47.15					14.96	38.60
SECOND FLOOR	414.05	62.11	47.15					14.96	38.60
THIRD FLOOR	414.05	62.11	47.15	LIFT 1.80X 1.80	LIFT MACHINE ROOM 3.24 SQM	LIFT 1.80X 1.80 = 3.24 SQM	LIFT MACHINE ROOM 3.11x3.11= 9.67 SQM	14.96	38.60
FOURTH FLOOR	414.05	62.11	47.15					14.96	38.60
FIFTH FLOOR	414.05	62.11	47.15					14.96	38.60
SIXTH FLOOR	414.05	62.11	47.15					14.96	38.60
SEVENTH FLOOR	414.05	62.11	47.15					14.96	38.60
EIGHT FLOOR	376.01	56.40	43.72					14.96	35.08
NINTH FLOOR	414.05	62.11	47.15					14.96	38.60
TOTAL	3688.41	553.28	420.92	3.24	9.67	3.24	9.67	134.64	343.88
EXCESS BAL.=	NIL SQ.M.			12.91		12.91			
GRAND TOTAL	= 3688.41 + 1339.30 (NON F.S.I AREAS) = 5027.71 SQ.M								

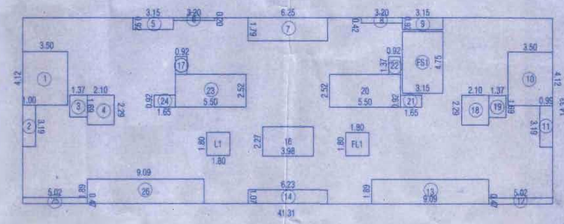
ADDITION FOR NON F.S.I AREAS =
1) (LIFT & LIFT MACH. RM) = 12.91 SQ.M
2) FIRE LIFT & MACH. RM. = 12.91 SQ.M
3) FIRE ST.CASE = 134.64 SQ.M
4) DOUBLE HT. TERRACE = 343.88 SQ.M
5) PARKING (COVERDE) = 414.05 SQ.M
6) BALCONY = 420.92 SQ.M
TOTAL = 1339.30 SQ.M

STAMP OF APPROVAL
BUILDING "B"

Approved as amended in subject to the conditions mentioned in Annexure 'A' of letter No. BP/ No. 2020/190/ 3/ 2017 & No.J.C. No.173 No. 2175 of 17.12.19 Dated 2/03/2020
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



BUILDING "B"
TYP. 2nd, 4th, 6th FL. PLAN



AREA KEY PLAN
TYP. 1ST TO 7th & 9th FL. PLAN

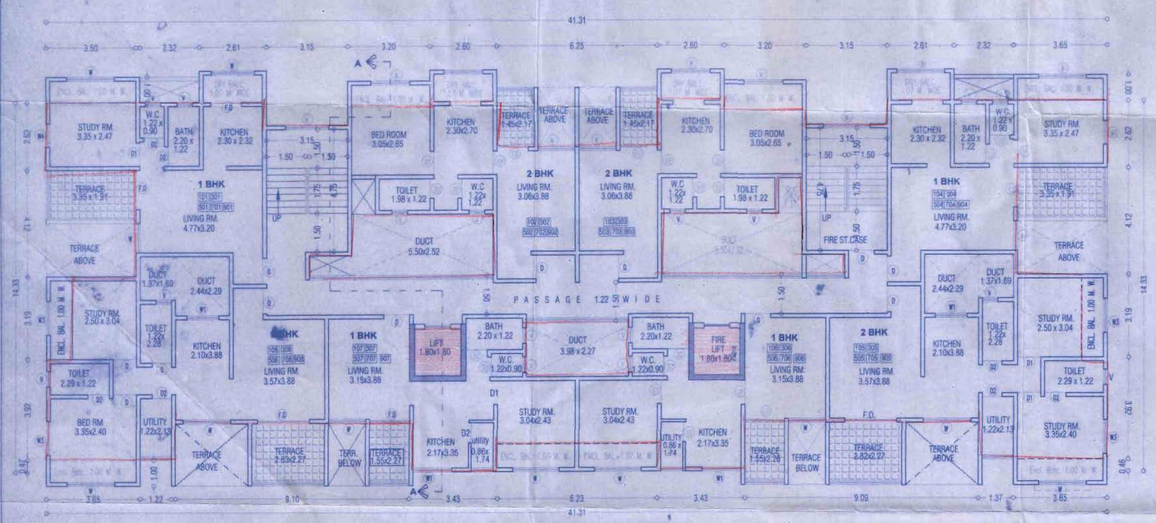
BUILT-UP AREA STATEMENT :
TYP. 1ST TO 7th & 9th FL. PLAN
AREA OF BLOCK (ABCD) = 41.31 X 14.33 = 591.97 SQ.M

STANDARD DEDUCTIONS :-

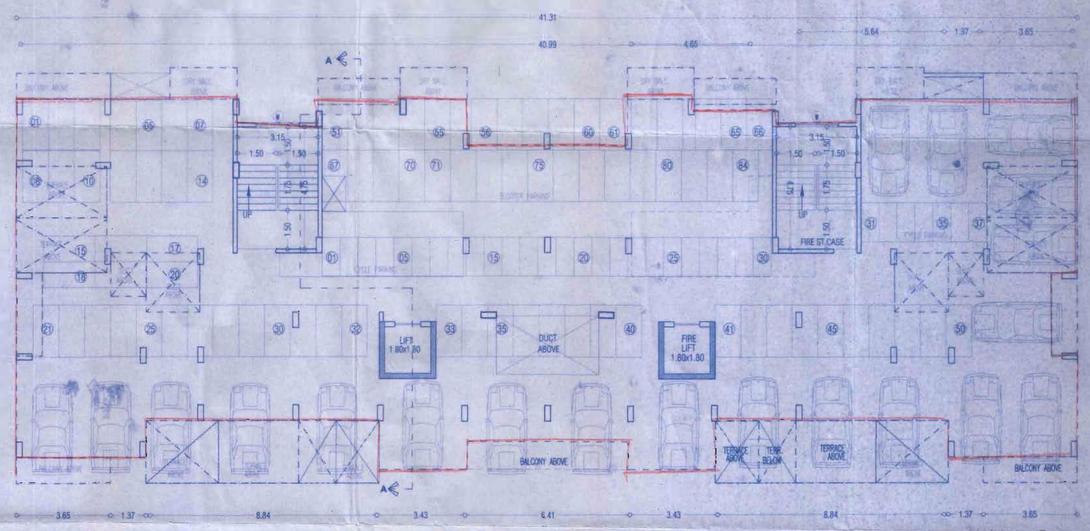
1. 3.35 X 1.91 =	14.42 SQ.M
2. 1.37 X 2.10 =	2.88 SQ.M
3. 1.37 X 1.68 =	2.30 SQ.M
4. 3.15 X 1.22 =	3.84 SQ.M
5. 3.15 X 0.92 =	2.90 SQ.M
6. 3.20 X 0.20 =	0.64 SQ.M
7. 3.20 X 1.79 =	5.73 SQ.M
8. 3.20 X 0.42 =	1.34 SQ.M
9. 3.15 X 0.92 =	2.90 SQ.M
10. 3.50 X 4.12 =	14.42 SQ.M
11. 2.60 X 3.28 =	8.53 SQ.M
12. 3.20 X 5.35 =	17.12 SQ.M
13. 3.09 X 1.89 =	5.84 SQ.M
14. 5.23 X 1.07 =	5.60 SQ.M
15. 3.09 X 2.27 =	7.01 SQ.M
16. 3.09 X 2.27 =	7.01 SQ.M
17. 3.09 X 1.32 =	4.08 SQ.M
18. 2.10 X 2.28 =	4.79 SQ.M
19. 1.37 X 1.68 =	2.30 SQ.M
20. 5.50 X 5.50 =	30.25 SQ.M
21. 5.50 X 2.52 =	13.86 SQ.M
22. 3.60 X 0.90 =	3.24 SQ.M
23. 5.50 X 5.50 =	30.25 SQ.M
24. 1.65 X 1.65 =	2.72 SQ.M
25. 5.50 X 2.52 =	13.86 SQ.M
26. 9.09 X 0.87 =	7.91 SQ.M
27. 5.50 X 0.87 =	4.79 SQ.M
28. 5.50 X 1.89 =	10.39 SQ.M
TOTAL STANDARD DDT. =	156.48 SQ.M

LIFT DEDUCTIONS :- LIFT 1.80 X 1.80 =	3.24 SQ.M
FIRE STAIRCASE DEDUCTIONS :- FST. 3.15 X 4.75 =	14.96 SQ.M
FIRE LIFT DEDUCTIONS :- FLT. 1.80 X 1.80 =	3.24 SQ.M
TOTAL DEDUCTIONS =	36.40 SQ.M
NET AREA : 591.97 - 177.52 =	414.05 SQ.M
TOTAL NET AREA =	414.05 SQ.M

BRIEF SPECIFICATION
* FOUNDATION UP TO HARD STRATA
* R.C.C. FRAMED STRUCTURE
* 8"THK. R.B.MASONRY FOR EXT.& INT. WALLS.
* T.W DOORS & M.S WINDOWS
* SAND FACED CEMENT PLASTER EXTERNALLY
* NEERU FINISHED PLASTER INTERNALLY
* MARBLE MOSAIC TILES IN ALL ROOMS
* GLAZED TILES IN TOILET TILL DOOR & DADO
* CONCEALED PLUMBING & ELECTRIFICATION
* SNOCEM CEMENT PAINT EXTERNALLY
* OIL BOND DISTEMPER INTERNALLY



BUILDING "B"
TYP. 1st, 3rd, 5th & 9th FL. PLAN



BUILDING "B"
(PARKING FLOOR PLAN)
(PARKING + UPPER 9 FLOORS)
(HT. 25.65 M.)
(WITH PARKING HT. 28.50 M.)

PARKING STATEMENT

	CAR	SCOOT.	CYCLE
4 TENE. HAVING CARPET AREA UP TO 50.00 SQM BY RULE	0	5	5
TENE.HAVING UP TO 50.00 SQ.M (54.00 PROPOSED)	14.00	68.00	68.00
3 TENE. HAVING CARPET AREA 50-100 SQ.M BY RULE	0	5	5
TENE.HAVING UP TO 50 -100 SQ.M (17.00 PROPOSED)	6.00	30.00	30.00
TOTAL PARKING REQ.	20.00	98.00	98.00
AREA REQ. PER PARK	12.50	3.00	0.70
PARKING AREA REQ.	250.00	294.00	68.60
TOTAL PARK. AREA REQ.	612.00 SQ.M		
TOTAL PARK. AREA PROP.	625.00 SQ.M		

WATER REQUIRED

TENE. PROPOSED = 71.00 NOS.
O.H.W.T. CAP.
=71.00 x 5 x 135 = 47925.00 LIT
SAY =50000.00 LITS. + 10000.00 FIREFIGHTING
SUMPWELL CAP.
= 50000.00 x 1.50
= 75000.00 LITS. +20000.00 FIREFIGHTING

GROUND COVERAGE

PROPOSED COVERAGE = 414.05 = 77.20
ADD TERRACES = 491.25 SQ.M.

1st FLOOR
A) 3.35 x 1.91 x 2 = 12.80 SQ.M
B) 2.83 x 2.27 x 2 = 12.48 SQ.M
C) 1.55 x 2.27 x 2 = 7.03 SQ.M
D) 1.45 x 2.17 x 2 = 6.29 SQ.M
TOTAL = 38.60 SQ.M

2nd FLOOR
A) 3.35 x 1.91 x 2 = 12.80 SQ.M
B) 2.83 x 2.27 x 2 = 12.48 SQ.M
C) 1.55 x 2.27 x 2 = 7.03 SQ.M
D) 1.45 x 2.17 x 2 = 6.29 SQ.M
TOTAL = 38.60 SQ.M

TOTAL TERRACE
= 38.60 + 38.60 = 77.20 SQ.M.

TERRACE AREA CAL-:

TYP. 1st,3rd,5th,7th,9th, FL. PLAN
A) 3.35 x 1.91 x 2 = 12.80 SQ.M
B) 2.83 x 2.27 x 2 = 12.48 SQ.M
C) 1.55 x 2.27 x 2 = 7.03 SQ.M
D) 1.45 x 2.17 x 2 = 6.29 SQ.M
TOTAL = 38.60 SQ.M
= 38.60 x 5 = 193.00 SQ.M

TYP. 2nd, 4th, 6th FL. PLAN
A) 3.35 x 1.91 x 2 = 12.80 SQ.M
B) 2.83 x 2.27 x 2 = 12.48 SQ.M
C) 1.55 x 2.27 x 2 = 7.03 SQ.M
D) 1.45 x 2.17 x 2 = 6.29 SQ.M
TOTAL = 38.60 SQ.M
= 38.60 x 3 = 115.80 SQ.M

8th FL. PLAN
A) 3.35 x 1.91 x 2 = 12.80 SQ.M
B) 2.83 x 2.27 x 2 = 12.48 SQ.M
C) 1.55 x 2.27 x 1 = 3.51 SQ.M
D) 1.45 x 2.17 x 2 = 6.29 SQ.M
TOTAL = 35.08 SQ.M
TOTAL (193.00 +115.80 + 35.08)
= 343.88 SQ.M

(BUILD. "B")
BALCONY STATEMENT

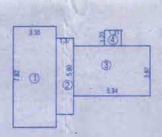
F.S.I. PROP. = 3688.41 SQ.M.
BAL. PERM. = 15% x 3688.41 SQ.M
= 553.26 SQ.M.
PROPOSED BAL. = 420.92 SQ.M.
EXCESS BAL. = NIL

TYP. 1ST TO 7th & 9th FL. PLAN

1. 3.65 X 1.00 =	3.65 SQ.M
2. 2.17 X 1.00 =	2.17 SQ.M
3. 3.20 X 1.00 =	3.20 SQ.M
4. 2.60 X 1.00 =	2.60 SQ.M
5. 3.17 X 1.00 =	3.17 SQ.M
6. 2.60 X 1.00 =	2.60 SQ.M
7. 3.90 X 1.00 =	3.90 SQ.M
8. 3.20 X 1.00 =	3.20 SQ.M
9. 3.18 X 1.00 =	3.18 SQ.M
10. 3.65 X 1.00 =	3.65 SQ.M
11. 3.65 X 1.00 =	3.65 SQ.M
12. 3.04 X 1.00 =	3.04 SQ.M
13. 1.00 X 3.04 =	3.04 SQ.M
TOTAL =	47.15 SQ.M
47.15 x 8 flrs =	377.20 SQ.M

8th FL. PLAN

1. 3.65 X 1.00 =	3.65 SQ.M
2. 2.17 X 1.00 =	2.17 SQ.M
3. 3.20 X 1.00 =	3.20 SQ.M
4. 2.60 X 1.00 =	2.60 SQ.M
5. 3.17 X 1.00 =	3.17 SQ.M
6. 2.60 X 1.00 =	2.60 SQ.M
7. 3.90 X 1.00 =	3.90 SQ.M
8. 3.20 X 1.00 =	3.20 SQ.M
9. 3.18 X 1.00 =	3.18 SQ.M
10. 3.65 X 1.00 =	3.65 SQ.M
11. 3.65 X 1.00 =	3.65 SQ.M
12. 3.04 X 1.00 =	3.04 SQ.M
13. 1.00 X 3.04 =	3.04 SQ.M
TOTAL =	43.72 SQ.M
TOTAL =	377.20 + 43.72
	= 420.92 SQ.M

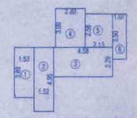


CARPET AREA STATEMENT
TYP.(2 BHK FLATS)

CARPET AREA STATEMENT :
TYP. FLAT NO.101/301/501/701 & 901

STANDARD DEDUCTIONS :-

1. 3.35 X 7.82 =	26.20 SQ.M
2. 1.37 X 5.90 =	8.08 SQ.M
3. 5.94 X 3.87 =	22.98 SQ.M
4. 1.31 X 1.23 =	1.61 SQ.M
TOTAL CARPET AREA =	58.67 SQ.M

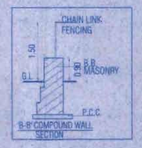


CARPET AREA STATEMENT
TYP.(1 BHK FLATS)

CARPET AREA STATEMENT :
TYP. FLAT NO.207/407/607/807

STANDARD DEDUCTIONS :-

1. 1.53 X 3.89 =	5.95 SQ.M
2. 1.52 X 4.95 =	7.52 SQ.M
3. 4.58 X2.29 =	10.49 SQ.M
4. 2.30 X 3.00 =	6.90 SQ.M
5. 2.13 X 2.58 =	5.50 SQ.M
6. 1.07 X 3.50 =	3.75 SQ.M
TOTAL CARPET AREA =	40.11 SQ.M



DATE	DRAWN BY	CHK. BY	SCALE
10.05.2017	s.m@hesh	P.R.N.	1:100

PROPOSED LAYOUT,
IN S.NO. 14/1+15/4 +27 ,AT MAUJE, MAUJE - BHUGAON, TAL-MULSHI, DIST.-PUNE

SVASTI MAHAJAN REALORS (OWNER)

ARCHITECT SIGNATURE

N

ARCHITECT
P.R. NADKARNI
39/2/A4, "KALASHREE" BLDG.
KARVE ROAD, ERANDAWANE,
PUNE- 411 004.

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