PLOT AREA CALCULATIONS

01	16.28	x 87.00	x 5.00	=	8416.16	SQ.M.
02	105.54	x 28.23	x 0.50	=	1576.26	SQ.M.
03	5.61	x 46.21	x 0.50	=	129.53	SQ.M.
04	4.06	x 29.41	x 0.50	=	239.42	SQ.M.
05	55.64	x 71.26	x 0.50	=	1979.47	SQ.M.
06	14.11	x 77.00	x 0.50	=	543.31	SQ.M.
TOTAL PLOT AREA				=	3080.22	SQ.M.

RESERVATION M & SC-3 AREA CALCULATIONS

01	10.21	x 28.57	x 0.50	=	291.66	SQ.M.
02	14.63	x 67.31	x 0.50	=	492.13	SQ.M.
03	10.22	x 47.34	x 0.50	=	244.27	SQ.M.
04	4.13	x 12.87	x 0.50	=	26.54	SQ.M.
TOTAL AREA				=	963.59	SQ.M.

RESIDENTIAL AREA CALCULATIONS

01	10.22	x 51.05	x 0.50	=	412.55	SQ.M.
02	24.81	x 71.31	x 0.50	=	884.72	SQ.M.
03	9.00	x 21.31	x 0.50	=	31.48	SQ.M.
04	2.58	x 53.53	x 0.50	=	69.02	SQ.M.
05	8.19	x 36.05	x 0.50	=	148.58	SQ.M.
06	20.03	x 1.45	x 2.0	=	58.06	SQ.M.
TOTAL AREA				=	1606.31	SQ.M.

18.00 M. W. ROAD WIDENING AREA CALCULATIONS.

01	0.42	x 49.24	x 0.50	=	6.93	SQ.M.
02	2.11	x 47.34	x 0.50	=	49.72	SQ.M.
03	7.35	x 105.54	x 0.50	=	388.39	SQ.M.
04	8.13	x 80.20	x 0.50	=	326.07	SQ.M.
05	14.34	x 5.24	x 0.50	=	38.00	SQ.M.
06	4.79	x 18.34	x 0.50	=	29.23	SQ.M.
07	7.47	x 20.53	x 0.50	=	76.81	SQ.M.
TOTAL AREA				=	913.72	SQ.M.
DEDUCTION AREA						
08	4.45	x 10.15	x 2.0	=	90.14	SQ.M.
NET TOTAL AREA				=	823.58	SQ.M.

30.00 M. W. ROAD WIDENING AREA CALCULATIONS.

01	21.25	x 31.91	x 2.0	=	339.20	SQ.M.
02	4.66	x 31.91	x 0.50	=	74.33	SQ.M.
TOTAL AREA				=	414.53	SQ.M.

PARKING AREA CALCULATIONS

PARKING STATEMENT

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

OVER HEAD WATER REQUIREMENT

FOR COMMERCIAL

NET BUILT UP AREA = 538.59 SQ.M.
(UPPER GROUND + MAZANINE FLOOR)

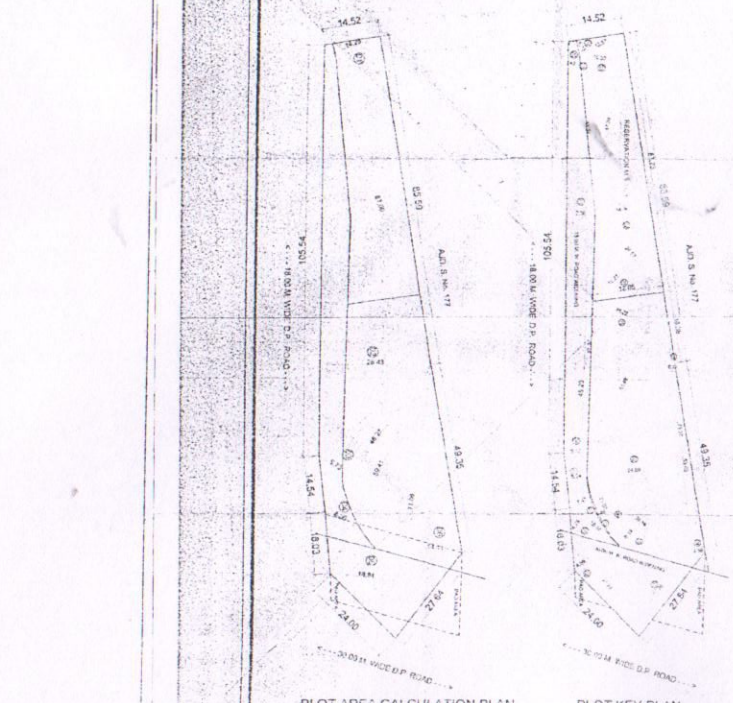
[illegible] PERSONS [illegible]
= 4000 LTRS. SAY = 4100.00 LTRS

FOR RESIDENTIAL

1/3 OF TENAMENT X 05 X 135 LTRS.
17 X 05 X 135 LTRS = 11475 SAY = 11500.00 LTRS

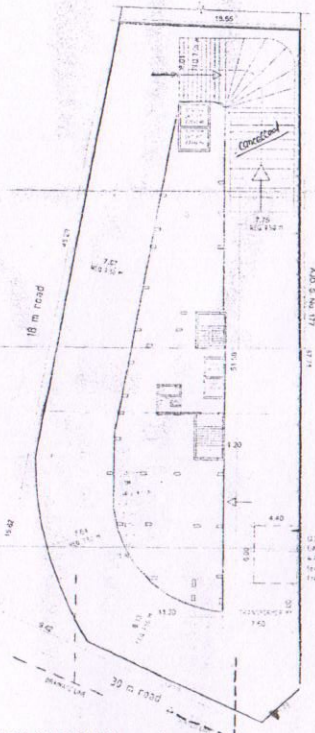
TOTAL CAPACITY OF OVER HEAD WATER TANK
= 4100 + 11500
= 15600.00 LTRS + 25000.00 LTRS. FIRE FIGHTING
= 39600.00 LTRS

UNDER GROUND WATER TANK CAPACITY
= 15600.00 X 1.50
= 23400 LTRS. SAY 23500.00 LTRS.



PLOT AREA CALCULATION PLAN

PLOT KEY PLAN



LAY-OUT PLAN

AREA KEY PLAN & COVERAGE AREA CALCULATIONS.

AREA OF BLOCK UPPER GROUND FLOOR PLAN
11.30 x 52.23 = 590.76 SQ.M.

DEDUCTION

01	7.66	x 3.94	x 0.50	=	15.08	SQ.M.
02	7.95	x 3.32	x 0.50	=	13.11	SQ.M.
	4.63	x 0.98	x 0.50	=	2.17	SQ.M.
03	1.26	x 4.78	x 1.00	=	6.05	SQ.M.
04	3.29	x 27.40	x 1.00	=	90.20	SQ.M.
05	24.98	x 3.38	x 0.50	=	84.55	SQ.M.
06	34.86	x 0.92	x 0.50	=	16.05	SQ.M.
07	5.22	x 0.91	x 0.50	=	2.42	SQ.M.
08	2.25	x 2.70	x 1.00	=	6.08	SQ.M.
09	15.99	x 7.99	x 0.50	=	63.88	SQ.M.
	15.99	x 3.98	x 2.0	=	127.36	SQ.M.
TOTAL AREA				=	453.72	SQ.M.
STAIRCASE						
S1	2.65	x 4.40	x 2.00	=	23.32	SQ.M.
TOTAL AREA				=	23.32	SQ.M.
LIFT AREA						
L1	1.80	x 1.80	x 2.00	=	06.48	SQ.M.
L11	2.80	x 2.80	x 2.00	=	12.32	SQ.M.
TOTAL AREA				=	18.80	SQ.M.
LOBBY AREA						
LB1	(4.63+5.00) X 0.5 X 2.00			=	09.63	SQ.M.
LB2	09.66	x 01.00		=	09.66	SQ.M.
LB3	09.29	x 02.80		=	06.96	SQ.M.
LB4	02.30	x 01.40		=	03.22	SQ.M.
LB5	04.30	x 01.45		=	06.24	SQ.M.
LB6	01.75	x 02.23		=	06.40	SQ.M.
TOTAL AREA				=	50.90	SQ.M.

NET COVERAGE AREA = 590.76 - (158.37+23.32+18.80+50.90)
NET COVERAGE AREA = 250.32 SQ.M

For the purpose of proper calculation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands [illegible] M.C. reserves the rights to permit [illegible] extension of the internal [illegible] services through this land as [illegible] sub-division

AREA OF BLOCK UPPER GROUND FLOOR PLAN
11.30 x 52.23 = 590.76 SQ.M.

DEDUCTION

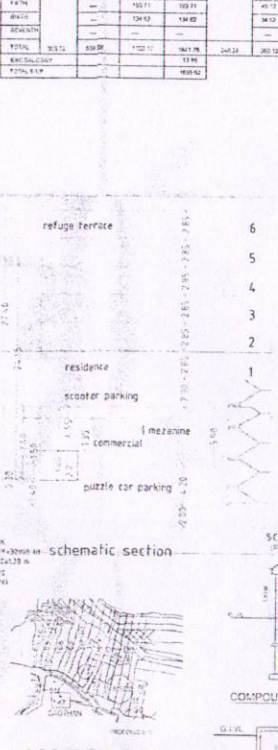
01	7.66	x 3.94	x 0.50	=	15.08	SQ.M.
02	7.95	x 3.32	x 0.50	=	13.11	SQ.M.
	4.63	x 0.98	x 0.50	=	2.17	SQ.M.
03	1.26	x 4.78	x 1.00	=	6.05	SQ.M.
04	3.29	x 27.40	x 1.00	=	90.20	SQ.M.
05	24.98	x 3.38	x 0.50	=	84.55	SQ.M.
06	34.86	x 0.92	x 0.50	=	16.05	SQ.M.
07	5.22	x 0.91	x 0.50	=	2.42	SQ.M.
08	2.25	x 2.70	x 1.00	=	3.94	SQ.M.
09	15.99	x 7.99	x 0.50	=	63.88	SQ.M.
	15.99	x 3.98	x 2.0	=	127.36	SQ.M.
TOTAL AREA				=	453.72	SQ.M.
STAIRCASE						
S1	2.65	x 4.40	x 2.00	=	23.32	SQ.M.
TOTAL AREA				=	23.32	SQ.M.
LIFT AREA						
L1	1.80	x 1.80	x 2.00	=	06.48	SQ.M.
L11	2.80	x 2.80	x 2.00	=	12.32	SQ.M.
TOTAL AREA				=	18.80	SQ.M.
LOBBY AREA						
LB1	(4.63+5.00) X 0.5 X 2.00			=	09.63	SQ.M.
LB2	09.66	x 01.00		=	09.66	SQ.M.
LB3	09.29	x 02.80		=	06.96	SQ.M.
LB4	02.30	x 01.40		=	03.22	SQ.M.
LB5	04.30	x 01.45		=	06.24	SQ.M.
LB6	01.75	x 02.23		=	06.40	SQ.M.
TOTAL AREA				=	50.90	SQ.M.

NET BUIP AREA = 590.76 - (158.37+23.32+18.80+50.90)
NET BUIP AREA = 338.76 - 231.44
UPPER GROUND FLOOR BUIP AREA = 358.32 SQ.M

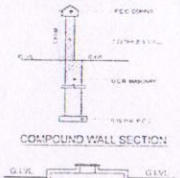
AREA KEY PLAN & UPPER GROUND FLOOR BUIP AREA CALCULATIONS.

F.S.I STATEMENT (IN SMT.)

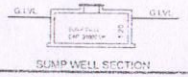
FLOOR	GROUND COVERAGE	COVR. BUP AREA	RES. BUIP AREA	TOTAL BUIP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	EXCESS BALCONY	TENAMENT
UP GROUND	358.32	358.32	—	358.32	1041.75 X 15%	240.25	240.25	—
MEZZANINE		179.27	—	179.27				—
FIRST		—	193.71	193.71		40.12		03
SECOND		—	193.71	193.71		40.12		03
THIRD		—	193.71	193.71		40.12		03
FOURTH		—	193.71	193.71		40.12		03
FIFTH		—	193.71	193.71		40.12		03
SIXTH		—	134.62	134.62		34.12		02
SEVENTH		—	—	—		—		—
TOTAL	358.32	538.59	1192.17	1841.75	240.25	260.12	11.85	17
EXC. BALCONY				13.85				
TOTAL BUIP				1855.62				



LOCATION PLAN



COMPOUND WALL SECTION



SUMP WELL SECTION

STAMP OF APPROVAL

01

PLOT AREA AS PER U.L.C. AREA = 4000.00 SQ.M
PLOT AREA AS PER DEMARCATION = 3760.22 SQ.M
PLOT AREA AS PER 7/12 EXTRACT = 3800.00 SQ.M
MINIMUM PLOT AREA CONSIDER = 3760.22 SQ.M

A	AREA STATEMENT		SQ.MT.
1	a	GROSS AREA OF PLOT	3760.22
	b		
2		DEDUCTIONS FOR	
	a	15.00 M. W. D.P. ROAD WIDENING	754.36
	b	30.00 M. W. D.P. ROAD WIDENING	414.53
	c	ANY RESERVATION FOR M & SC3	963.59
	d	ANY RESERVATION FOR WATER BODY	—
		TOTAL (a+b+c+d)	2132.48
3		NET GROSS AREA OF PLOT (1-2)	1627.74
4		DEDUCTION FOR	
	a	OPEN SPACE 10%	—
	b	AMENITY SPACE 10%	—
	c	INTERNAL ROADS+ CHAMFER	—
	d	TRANSFORMER	37.50
	e	TOTAL (a+b+c+d)	37.50
5		NET AREA OF PLOT (3-4e)	1590.24
6		ADDITION FOR INTERNAL ROADS+ CHAMFER	—
		ADDITION FOR TRANSFORMER	37.50
		ADDITION FOR D.P. ROAD (5 x CF NET AREA)	624.26
		ADDITION FOR AMENITY SPACE 10%	—
		TOTAL	661.76
7	a	0.42 F.S.I. (1590.64 x 42 %) = 674.25	—
	b	0.25 SLUM T.D.R. (1590.64 x 25 %)	—
	c	0.18 E.W.S. F.S.I.	—
8	d	TOTAL (a+b+c)	—
9		TOTAL (8+6+7-4)	2252.43
10		F.S.I. PERMISSIBLE	0.75
11		PERMISSIBLE FLOOR AREA	1692.50
12		EXISTING FLOOR AREA	—
13		PROPOSED FLOOR AREA	1041.75
14		EXCESS BALCONY AREA	13.85
15		TOTAL BUP AREA	1055.60
16		F.S.I. CONSUMED	0.66
		COVERAGE AREA STATEMENT	
		PERMISSIBLE COVERAGE @ 50% x 1590.64 (ALSO PERMITTED)	795.32
		PROPOSED COVERAGE	358.32
		EXCESS COVERAGE	—
		PERMISSIBLE COVERAGE @ 20% x 1590.64 (ABOVE 5%)	312.13
		PROPOSED COVERAGE	358.32
		EXCESS COVERAGE	47.19
B		BALCONY AREA STATEMENT	
	1	PERMISSIBLE BALCONY AREA	AS SHOWN
	2	PROPOSED BALCONY AREA	AS SHOWN
		EXCESS BALCONY AREA (TOTAL)	
C		TENEMENT STATEMENT	
	a	PERMISSIBLE AREA	1692.50
		TENEMENT PERMISSIBLE (160 M)	42
		TENEMENT PROPOSED	17

LEGEND

BRIEF SPECIFICATIONS

PROPOSED LAYOUT OF BUILDING ON S.NO.175 AT BANER, PUNE.

ASHISH NAVATHE ARCHITECTS