

NON F.S.I. B/UP AREA STATEMENT BLDG "A" (IN SQ. MT.)

CONSTRUCTED AREA BUILDING / WING	F.S.I. AREA	NON F.S.I. AREA												
		PARKING AREA	O.H.WATER TANK	LIFT LIFT/LOBBY	LIFT MACHINE ROOM	PASSAGE SQ.M.	BALCONY SQ.M.	STAIRCASE SQ.M.	TOP TERRACE SQ.M.	SERVICE FLOOR AHU - SQ.M.	DOUBLE / HIGH TERRACE SQ.M.	RAMPS SQ.M.	RETENTION WALL SQ.M.	TOTAL CONSTRUCTION SQ.M.
"A"	3140.82	967.00	61.42	6.70	46.90	—	469.82	168.24	474.23	—	—	—	65.41	5400.54
TOTAL	3140.82	967.00	61.42	6.70	46.90	—	469.82	168.24	474.23	—	—	—	65.41	5400.54

F.S.I. STATEMENT BLDG. "A" (IN SQ.MTS.)

FLOORS	B/UP AREA	PERMISSIBLE OPEN BALC.	PROPOSED OPEN BALC.	PERMISSIBLE TERRACE	PROPOSED TERRACE	LIFT & MACHI. RM.	HEIGHT OF BUILDING
PARKING FLOOR	—	—	—	—	—	—	—
FIRST FLOOR	459.60	68.94	68.78	—	0.00	LIFT-6.70 MACHI. RM. = 20.48	20.30
SECOND FLOOR	459.60	68.94	68.78	—	0.00	—	—
THIRD FLOOR	459.60	68.94	68.78	—	0.00	—	—
FOURTH FLOOR	459.60	68.94	68.78	—	0.00	—	—
FIFTH FLOOR	459.60	68.94	68.78	—	0.00	—	—
SIXTH FLOOR	459.60	68.94	68.78	—	0.00	—	—
SEVENTH FLOOR	383.22	57.48	57.14	—	0.00	—	—
TOTAL	3140.82	471.12	469.82	—	0.00	27.18	20.30 MT.

AREA CALCULATION FOR COVERAGE

AREA OF FIRST FL. + TOTAL TER
459.60 + 88.78 = 528.38 SQ.MT.

OPEN BALCONY AREA CAL. FOR BLDG. "A"

TYPICAL FLOOR PLAN
BAL AREA CAL FOR 1ST TO 6TH FLOOR PLAN

B) 3.05 X 2.90 X 4 = 35.38 SQ.MT.
B1) 3.05 X 1.82 X 4 = 22.20 SQ.MT.
B2) 1.53 X 1.83 X 4 = 11.20 SQ.MT.

TOTAL = 68.78 SQ.MT.

OPEN BALCONY AREA CAL. FOR BLDG. "A"

BAL AREA CAL FOR 7TH FLOOR PLAN

B) 3.05 X 2.90 X 3 = 26.54 SQ.MT.
B1) 3.05 X 1.82 X 4 = 22.20 SQ.MT.
B2) 1.53 X 1.83 X 3 = 8.40 SQ.MT.

TOTAL = 57.14 SQ.MT.

FEATURE DEVELOPMENT

A) PERMI. F.S.I. (2875.08 X 1.10%) = 3162.58 SQ.MTS.
B) ADD. PRIMUM PAID F.S.I. 30% = (2875.08 X 0.30) = 862.52 + 3162.58 = 4025.10 SQ.MT.
C) T.D.R. PERMISSIBLE 40%
2875.08 X 0.40 = 1150.03 SQ.MT.
4025.10 + 1150.03 = 5175.13 SQ.MT.

TOTAL PERMI. F.S.I. AREA 1.80% =
3162.58 + 862.52 + 1150.03 = 5175.13 SQ.MT.

WATER REQUIREMENT FOR

OVERHEAD WATER TANK REQUIRED
55 FLAT X 5 X 135 = 37125.00 LTR.
OVERHEAD TANK REQUIRED = 37125.00 LTR.
+ FIRE FIGHTING CAP. = 20,000.00 LTR.
O.H.W. TANK PROVIDED = 57125.00 LTR.
UNDER GROUND WATER TANK REQUIRED
= 55 X 5 X 135 X 1.50 = 55687.50 LTR.
UNDER GROUND WATER TANK PROVIDED
= 55687.50 + 50000(FIRE) = 105687.50 LTR.

PARKING B/UP AREA STATEMENT (SQ.MT.)

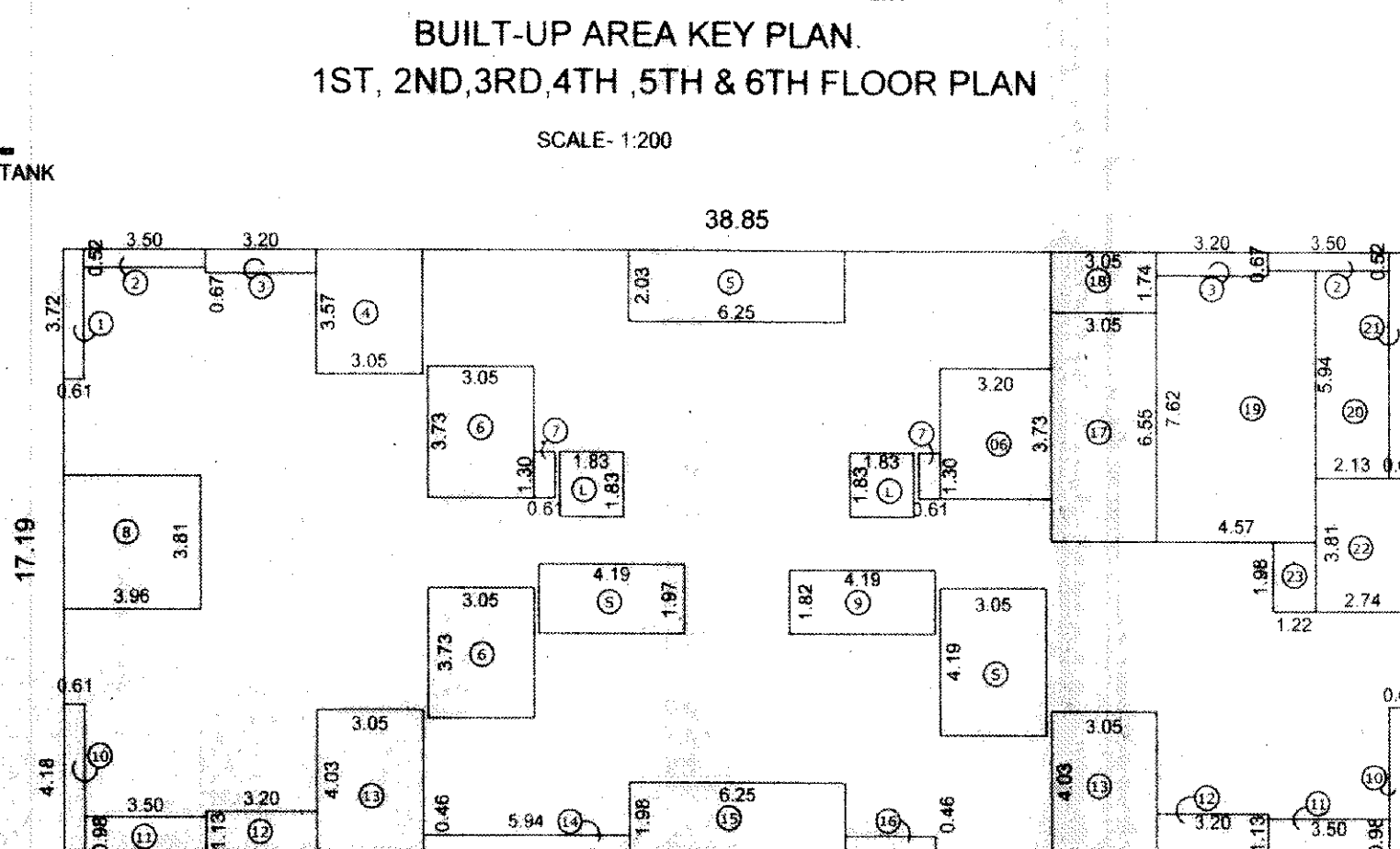
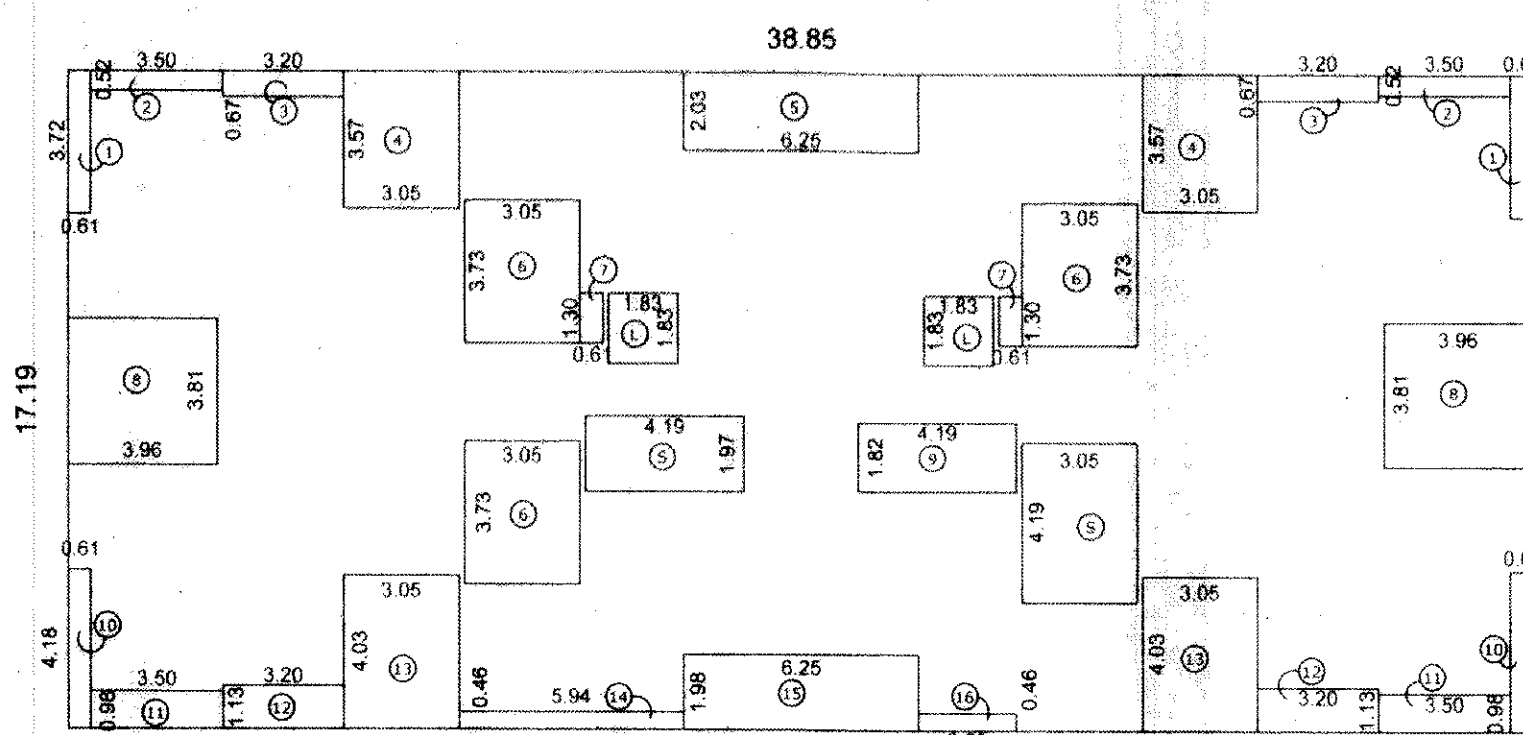
PARKING B/UP AREA = 530.66 SQ.M.
MECHANICAL CAR PARKING B/UP AREA = 216.45
TOTAL AREA = 530.66 + 216.45 = 747.11 SQ.M.

PARKING STATEMENT FOR BLDG. A

PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 40.00 SQ.M.	01	04	04
40.00 TO 80.00 SQ.M.	02	04	02
80.00 TO 120.00 SQ.M.	02	02	02
PARKING PROVIDED	CAR	SCOOTER	CYCLE
BELOW 40.00 SQ.M.	14	56	56
40.00 TO 80.00 SQ.M.	27	27	108
80.00 TO 120.00 SQ.M.	00	00	00
VISITOR PARKING (5%)	02	02	08
TOTAL 55 TENA.	43	85	160

AREA REQUIRED	PROP. AREA
CAR-L 22 NOS. X 12.50 SQ.M.	275.00 SQ.M.
CAR-S 21 NOS. X 10.35 SQ.M.	217.35 SQ.M.
SCOOTER 180 NOS. X 2.00 SQ.M.	360.00 SQ.M.
CYCLE 115 NOS. X 1.00 SQ.M.	115.00 SQ.M.
TOTAL	967.00 SQ.M.

UNDER GROUND WATER TANK
SECTION A-A
SCALE: 1:200



S.T.P. PLANT AREA KEY PLAN

SCALE: 1:100
1) 7.89 X 2.10 X 1 = 16.57 SQ.MT.

BUILT-UP AREA CALCULATIONS

1st, 2nd, 3rd, 4th, 5th & 6th Floor Plan Area Calculation
38.85 X 17.19 = 667.83 SQ.MT.

DEDUCTION	
01) 0.61 X 3.72 X 2	= 4.54 SQ.MT.
02) 3.50 X 0.52 X 2	= 3.64 SQ.MT.
03) 3.20 X 0.67 X 2	= 4.29 SQ.MT.
04) 3.05 X 3.57 X 2	= 21.78 SQ.MT.
05) 6.25 X 2.03 X 1	= 12.69 SQ.MT.
06) 3.05 X 3.73 X 3	= 34.13 SQ.MT.
07) 0.61 X 1.30 X 2	= 1.58 SQ.MT.
08) 3.96 X 3.81 X 2	= 30.17 SQ.MT.
09) 4.19 X 1.82 X 1	= 7.62 SQ.MT.
10) 0.61 X 4.18 X 2	= 5.10 SQ.MT.
11) 3.50 X 0.98 X 2	= 6.86 SQ.MT.
12) 3.20 X 1.13 X 2	= 7.23 SQ.MT.
13) 3.05 X 4.03 X 2	= 24.58 SQ.MT.
14) 5.94 X 0.46 X 1	= 2.73 SQ.MT.
15) 6.25 X 1.98 X 1	= 12.37 SQ.MT.
16) 2.59 X 0.46 X 1	= 1.19 SQ.MT.
L) 1.83 X 1.83 X 2	= 6.70 SQ.MT.
S) 4.19 X 1.97 X 1	= 8.25 SQ.MT.
S) 3.05 X 4.19 X 1	= 12.78 SQ.MT.
TOTAL DEDUCTION	= 208.23 SQ.MT.
NET AREA (667.83 - 208.23)	= 459.60 SQ.MT.
TOTAL BUILT-UP AREA	= 459.60 SQ.MT.

BUILT-UP AREA CALCULATIONS

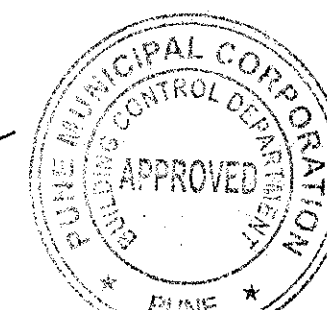
7th FLOOR PLAN
38.85 X 17.19 = 667.83 SQ.MT.

DEDUCTION	
01) 0.61 X 3.72 X 1	= 2.27 SQ.MT.
02) 3.50 X 0.52 X 2	= 3.64 SQ.MT.
03) 3.20 X 0.67 X 2	= 4.29 SQ.MT.
04) 3.05 X 3.57 X 1	= 10.89 SQ.MT.
05) 6.25 X 2.03 X 1	= 12.69 SQ.MT.
06) 3.05 X 3.73 X 3	= 34.13 SQ.MT.
07) 0.61 X 1.30 X 2	= 1.58 SQ.MT.
08) 3.96 X 3.81 X 2	= 30.17 SQ.MT.
09) 4.19 X 1.82 X 1	= 7.62 SQ.MT.
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12) 3.20 X 1.13 X 2	= 7.23 SQ.MT.
13) 3.05 X 4.03 X 2	= 24.58 SQ.MT.
14) 5.94 X 0.46 X 1	= 2.73 SQ.MT.
15) 6.25 X 1.98 X 1	= 12.37 SQ.MT.
16) 2.59 X 0.46 X 1	= 1.19 SQ.MT.
17) 3.05 X 6.55 X 1	= 19.98 SQ.MT.
18) 3.05 X 1.74 X 1	= 5.30 SQ.MT.
19) 4.57 X 7.62 X 1	= 34.82 SQ.MT.
20) 2.13 X 5.94 X 1	= 12.66 SQ.MT.
21) 0.61 X 5.46 X 1	= 3.34 SQ.MT.
22) 2.74 X 3.81 X 1	= 10.44 SQ.MT.
23) 1.22 X 1.98 X 1	= 2.41 SQ.MT.
L) 1.83 X 1.83 X 2	= 6.70 SQ.MT.
S) 4.19 X 1.97 X 1	= 8.25 SQ.MT.
S) 3.05 X 4.19 X 1	= 12.78 SQ.MT.
TOTAL DEDUCTION	= 284.61 SQ.MT.
NET AREA (667.83 - 284.61)	= 383.22 SQ.MT.
TOTAL BUILT-UP AREA	= 383.22 SQ.MT.

STAMP OF APPROVAL

1/3

Revised Dt. 03/10/2017
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 1650117
5th Floor, Sec. 5, P. 1
BUILDING PERMISSION DEPT.
ZONF - P.M.C.



A) AREA STATEMENT

1. AREA OF PLOT	SQ.M.
1. Area of plot (Minimum area of a.b.c to be considered)	3500.00
a) As per ownership document (7/12, CTS extract)	3500.00
b) as per measurement sheet	3786.14
c) as per site	3786.14
2. Deductions for	
a) Proposed D.P./D.P. Road widening Area	—
b) Any D.P./D.P. Reservation area Nala Garden (NGA)	624.92
(Total a+b)	624.92
3. Gross Area of Plot (1-2)	2875.08
4. Recreational Open space	—
a) Required	287.51
b) proposed	287.51
5. Amenity Space	—
a) Required	—
b) proposed	—
6. Service Road and Highway widening	—
7. Internal road area	—
8. Net area of Plot = (3-5b)	2875.08
9. Built up area with reference to Basic F.S.I. as per front road width (sr.no. 2587.51 X 1.10)	3162.58
10. Addition of area for F.S.I.	—
(a) In-site area against D.P. road (1.85 sr.no. 2(a)) if any	—
(b) In-site area against Amenity Space (2.00 or 1.85 sr.no. 5 (b))	—
(c) Premium FSI area (subject to maximum of 0.3 of sr.no. 6)	—
(d) TDR area	—
(e) Addition FSI area under chapter VIII	—
(Total of a+b+c+d+e)	—
11. Total area available (8+10)	3162.59
12. Maximum utilization of F.S.I. Permissible as per road width (as per Regulation no. 15.4)	—
13. Total B/UP area in proposal (excluding area Sr.no. 15.b)	—
a) Existing Built-up area	—
b) Proposed Built-up area	3140.82
c) Excess balcony area counted in F.S.I.	—
d) Excess Double Height terrace area counted in F.S.I.	—
(Total of a+b+c+d)	3140.82
14. F.S.I. Consumed (13/8) (should not be more than serial no. 12 above)	3140.82
15. Area for Inclusive Housing if any	—
a) Required (20% of sr.no. 9)	—
b) Proposed	—

B) BALCONY STATEMENT

(a) PERMISSIBLE BALCONY AREA	471.12
(b) PROPOSED BALCONY AREA	469.82
(c) EXCESS BALCONY AREA (TOTAL)	—
C) TENEMENT STATEMENT	
(a) AREA FOR TENEMENTS (a-b)	2875.08
(b) TENEMENTS PERMISSIBLE 250/HEC (NPA)	71
(c) TENEMENTS PROPOSED	55
D) PARKING STATEMENT	
(a) PARKING REQUIRED BY RULE	43
(b) PARKING PROVIDED	43
(c) GARAGES PERMISSIBLE	00
(d) GARAGES PROPOSED	00

SPECIFICATIONS
R.C.C. FRAME STRUCTURE
EXT. WALLS 6TH. CONC. BLOCKS
INT. WALLS 6TH. BRICKS
EXT. SANDFACED CEM. PLASTER
INT. NEERU FINISH CEM. PLASTER
T.W. DOORS
ALUMINUM WINDOWS
M.M. FLOORING
C.I. PIPES FOR DRAINAGE
G.I. PIPES FOR PLUMBING

SCHEDULE OF OPENINGS
D = 1.05 X 2.10 D2 = 0.76 X 2.10 W = 1.52 X 1.52 V = 0.60 X 0.91
D1 = 0.91 X 2.10 FD = 1.52 X 2.10 W1 = 1.22 X 1.22

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON
PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES
WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME
RECORDS / LAND RECORD DEPT / CITY SURVEY RECORDS.
SIGN OF ARCHITECT

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITIONS SHOWN HATCHED YELLOW

OWNER'S NAME
MR. RAMESH D. DANGAT
& OTHERS.
OWNER'S SIGN
Date 03/10/2017

PROJECT

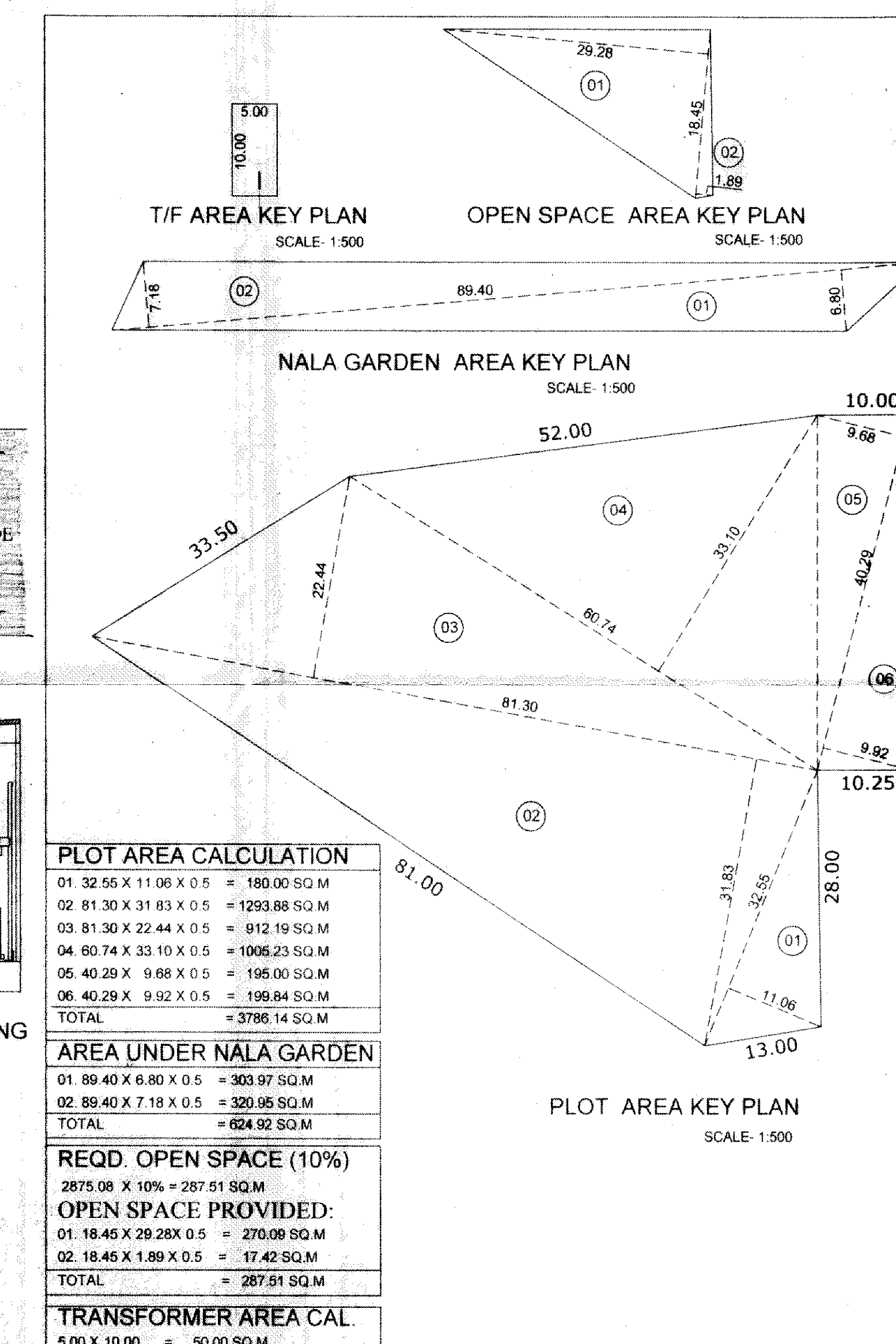
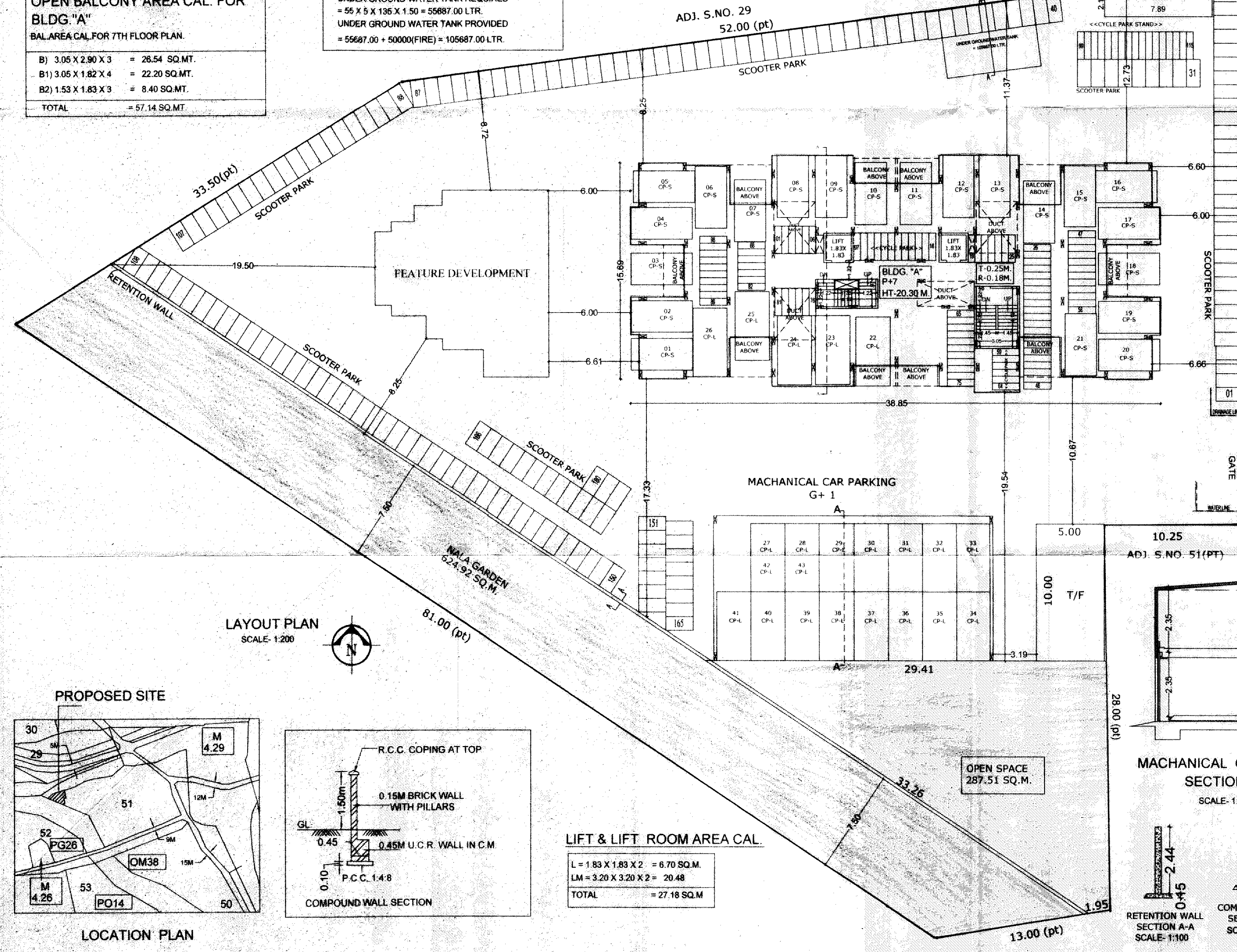
PROPOSED LAYOUT OF BUILDING PLAN
ON S.NO. 51, H. NO. 1A/1/1 (P)
AT VADGAON (BK.), TAL. HAVELI, DIST. PUNE.

ARCHITECTS
B.T. ADHAV
ARCHITECT'S SIGN

UJWAL HOUSE, 2ND FLOOR, OPP.
KAILAS JEEVAN, DHAYARI NARHE ROAD, PUNE-41

JOB NO. SCALE DRAWN BY CHECKED BY
13 1:100 NILESH B.T.A.
INWARD NO. DATE 18.08.2017
KEY NO. SHEET NO. 1/3

D:\BT ADHAV\RAMESH DHANGAT\NEW DWG\REVISED MD



PLOT AREA CALCULATION

01. 32.55 X 11.06 X 0.5 = 180.00 SQ.M.
02. 81.30 X 31.83 X 0.5 = 1293.88 SQ.M.
03. 81.30 X 22.44 X 0.5 = 912.19 SQ.M.
04. 80.74 X 33.10 X 0.5 = 1006.23 SQ.M.
05. 40.29 X 9.68 X 0.5 = 195.00 SQ.M.
06. 40.29 X 9.92 X 0.5 = 199.84 SQ.M.
TOTAL = 3786.14 SQ.M.

AREA UNDER NALA GARDEN

01. 89.40 X 6.80 X 0.5 = 303.97 SQ.M.
02. 89.40 X 7.18 X 0.5 = 320.95 SQ.M.
TOTAL = 624.92 SQ.M.

REQD. OPEN SPACE (10%)

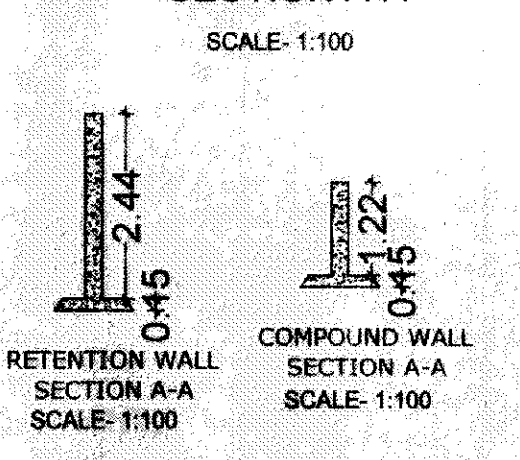
2875.08 X 10% = 287.51 SQ.M.
OPEN SPACE PROVIDED:
01. 18.46 X 29.28 X 0.5 = 270.09 SQ.M.
02. 18.46 X 1.89 X 0.5 = 17.42 SQ.M.
TOTAL = 287.51 SQ.M.

TRANSFORMER AREA CAL.

5.00 X 10.00 = 50.00 SQ.M.

MACHANICAL CAR PARKING SECTION A-A

SCALE: 1:100



RETENTION WALL SECTION A-A

SCALE: 1:100



LIFT & LIFT ROOM AREA CAL.

L = 1.83 X 1.83 X 2 = 6.70 SQ.M.
LM = 3.20 X 3.20 X 2 = 20.48
TOTAL = 27.18 SQ.M.