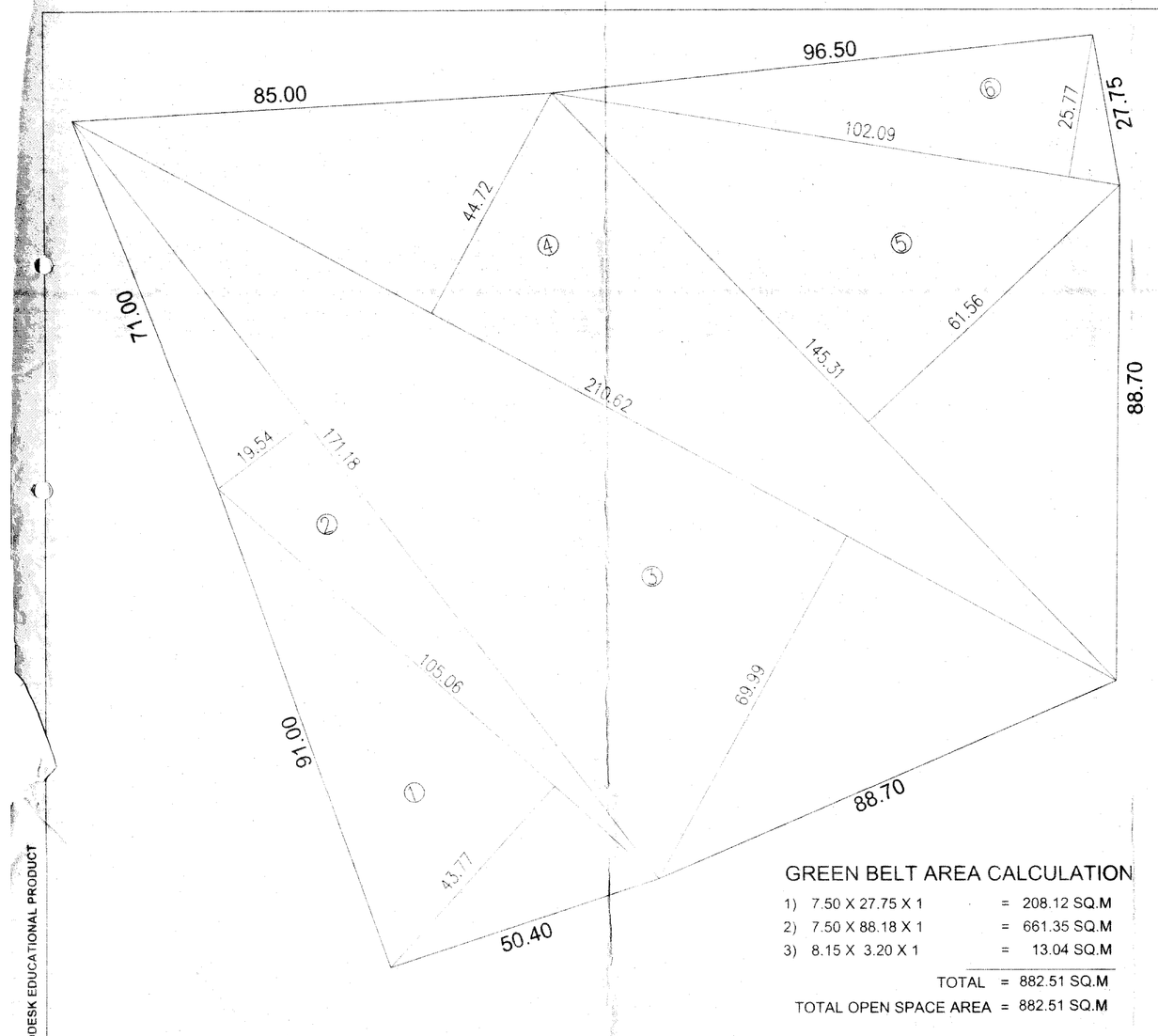
Royale VP ② 3RD Sanction 28/3/16



PLOT AREA CALCULATION AS PER TRIANGULATION

1) 105.06 X 43.77 X 0.5 = 2299.23 SQ.M
2) 171.18 X 19.54 X 0.5 = 1672.42 SQ.M
3) 210.62 X 69.99 X 0.5 = 7370.64 SQ.M
4) 210.62 X 44.72 X 0.5 = 4709.46 SQ.M
5) 145.31 X 61.56 X 0.5 = 4472.64 SQ.M
6) 102.09 X 25.77 X 0.5 = 1315.42 SQ.M

TOTAL = 21839.81 SQ.M

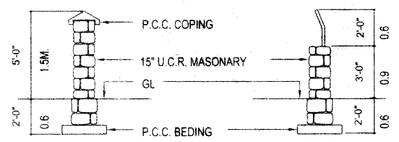
TOTAL PLOT AREA = 21839.81 SQ.M

ROAD WIDNING AREA CALCULATION

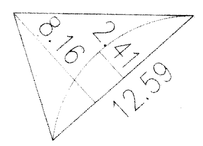
1) 6.00 X 160.81 X 1 = 964.86 SQ.M
2) 6.31 X 01.84 X 1 = 11.61 SQ.M
3) BLOCK A = 82.50 SQ.M

TOTAL = 1058.97 SQ.M

TOTAL R/W AREA =1058.97 SQ.M



COMPOUND WALL SECTION



1) 12.59 X 8.16 X 0.5 = 102.73 SQ.M
b) APPLY FORMULA = $\frac{2}{3}$ X b X h

b =12.59
h =2.41

= $\frac{2}{3}$X12.59X2.41

AREA OF BLK. (b) = 20.22 SQ.M.

ARNET AREA OF BLOCK A

= 102.72-20.22

= 82.50 SQ.M

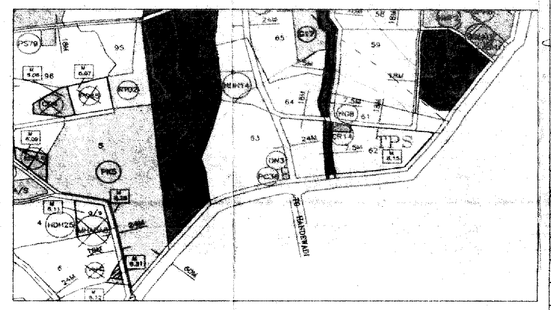
PREMIUM STATEMENT BLDG.'A', 'B' AND 'C' (SQ.M.)

BLDG. NO.	FLOOR	PROP. BAL. (SQ.M.)	LOBBY (SQ.M.)	STAIR (SQ.M.)	LIFT AREA (SQ.M.)	LIFT M.ROOM (SQ.M.)	TERRACE (SQ.M.)
A	FIRST	11.40	41.30	16.56	11.14	25.00	16.41
	SECOND	22.81	41.30	16.56			31.92
	THIRD	48.77	57.31	16.56			46.87
	FOURTH	48.77	57.31	16.56			70.60
	FIFTH	48.77	57.31	16.56			68.93
	SIXTH	48.77	57.31	16.56			70.60
	SEVENTH	48.77	57.31	16.56			68.93
	EIGHTH	45.11	57.31	16.56			70.60
	NINTH	48.77	57.31	16.56			68.93
	TENTH	48.77	57.31	16.56			------
	ELEVENTH	48.77	57.31	16.56			------
TOTAL		469.48	598.39	182.16	11.14	25.00	513.79

BLDG.'B' (SQ.M.)			BLDG.'C' (SQ.M.)		
BLDG. NO.	FLOOR	PROP. BAL. (SQ.M.)	BLDG. NO.	FLOOR	PROP. BAL. (SQ.M.)
B	FIRST	40.26	C	FIRST	-
	SECOND	53.22		SECOND	19.08
	THIRD	53.22		THIRD	19.08
	FOURTH	53.22		FOURTH	19.08
	FIFTH	53.22		FIFTH	19.08
	SIXTH	53.22		SIXTH	19.08
	SEVENTH	53.22		SEVENTH	19.08
	EIGHTH	46.21		EIGHTH	19.08
	NINTH	53.22		NINTH	19.08
	TENTH	53.22		TENTH	19.08
	ELEVENTH	53.22		ELEVENTH	-
TOTAL		565.45	TOTAL		171.72

PREMIUM STATEMENT BLDG.COMM

BLDG. NO.	FLOOR	PROP. PASS (SQ.M.)	STAIR (SQ.M.)	LOBBY (SQ.M.)	LIFT AREA (SQ.M.)	LIFT M.ROOM (SQ.M.)
COMM	GROUND	-	35.91	44.11	7.22	23.22
	MEZZANINE	-	35.91	44.11	-	-
	FIRST	36.26	35.91	44.11	-	-
TOTAL		36.26	107.73	132.33	7.22	23.22



LOCATION PLAN

AREA STATEMENT

TOTAL PLOT AREA	=	21240.00 S.MT.
LESS R/W AREA	=	1058.97 S.MT.
LESS GREEN BELT	=	882.51 S.MT.
GROSS PLOT AREA	=	19298.52 S.MT.
LESS AMENITY 15%	=	2894.77 S.MT.
LESS OPEN SPACE 10%	=	1929.85 S.MT.
LESS TRANSFORMER	=	50.00 S.MT.
NET PLOT AREA	=	14423.90 S.MT.
ADD TRANSFORMER	=	50.00 S.MT.
ADD R/W AREA	=	1058.97 S.MT.
ADD AMENITY 15%	=	2894.77 S.MT.
TOTAL PERMISSIBLE AREA	=	18427.64 S.MT.
PROPOSED F.S.I (COMMERCIAL)	=	1683.45 S.MT.
PROPOSED F.S.I (RESIDENTIAL)	=	16712.86 S.MT.
TOTAL PROPOSED F.S.I	=	18396.31 S.MT.
PERMISSIBLE COVERAGE 50%	=	7211.95 S.MT.
PROPOSED COVERAGE	=	3658.12 S.MT.
PERMISSIBLE COVERAGE 20%	=	2884.78 S.MT.
PROPOSED COVERAGE	=	2558.12 S.MT.
PERMISSIBLE BALCONY 15%	=	2759.44 S.MT.
PROPOSED BALCONY	=	1206.65 S.MT.
PERMISSIBLE TENE. 250T/H	=	366 NOS.
PROPOSED TENE.	=	238 NOS

STAMP OF APPROVAL

1/12

LAYOUT & CALCULATION

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.....
Building Inspector Assistant Engineer P.M.C.
MUNICIPAL CORPORATION CONTROL DEPARTMENT PUNE

AREA STATEMENT:

SR.NO	DESCRIPTION	REQUIRED AREA	AREA IN SQ.M.
1	AREA OF PLOT		21839.81
2	AREA AS PER 7/12		21240.00
3	DEDUCTIONS		-
a)	18.0M WIDE D.P.ROAD		1058.97
b)	RESERVATION		-
c)	AREA UNDER GREEN BELT		882.51
4	NET GROSS PLOT AREA		19298.52
d)	AMENITY SPACE	15%	2894.77
e)	OPEN SPACE	10%	1929.85
f)	TARNSFORMER AREA		50.00
5	NET PLOT AREA		18427.64
6	ADDITIONS		
a)	18.0 M WIDE D.P ROAD		1058.97
d)	AMENITY		2894.77
f)	TRANSFORMER		50.00
7	TOTAL PERMISSIBLE AREA		18427.64
8	PERMISSIBLE F.S.I		18427.64
9	PROPOSED F.S.I		18372.20
h)	COMMERCIAL		1683.45
i)	RESIDENTIAL		16712.86
10	PERMIISSIBLE COVERAGE 20%		2884.78
11	PROPOSED COVERAGE		2558.12
12	PERMIISSIBLE BALCONY	15%	2759.44
13	PROPOSED BALCONY		1206.65
14	PERMISSIBLE TENAMENT		366
15	PROPOSED TENAMENT		238

BRIEF SPECIFICATIONS.

* R.C.C. STRUCTURES WITH 6" THICK BLOCK MASONRY
* ALU. WINDOW & T.W. FRAMED FLUSH DOOR
* SAND FACED PLASTER EXTERNALLY & INTERNALLY NEERU FINISHED PLASTER
* M.M. TILES FLOORING & GLAZED TILES IN TOILET

LEGEND

* PLOT BOUNDRY	THICK BLACK.
* PROPOSED WORK	RED SMUDGED
* ROAD WIDENING	GREEN DOTTED
* WATER LINE	RED DOTTED
* DRAINAGE LINE	THIN BLACK DOTTED
* EXISTING STRUCTURE TO BE DEMOLISHED	YELLOW HATCHED

SCHEDULE OF OPENINGS

W - 1.50 X 1.23 M
W1 - 1.22 X 1.23 M
W2 - 0.91 X 1.23 M
V - 0.60 x 0.90 M
SD - 3.05 X 2.13 M
FD - 1.50 X 2.13 M
D - 1.07 X 2.13 M (FIRE DOOR)
D1 - 0.91 x 2.13 M
D2 - 0.76 x 2.13 M
SD - 1.22 X 2.13 M

PARKING STATEMENT

	CARS	SCOOTERS	CYCLES
RESI NO OF TENEMENT			
TOTAL PROPOSED PARKING	128	505	505
AREA	1600	1010	707
PARKING AREA REQUIDE	3317		

NOTE :-
1)THIS DRAWING IS BASED ON INFORMATION/DOCUMENTS PROVIDED BY OWNER/P.A.H.
2)THIS DRAWING IS COPYRIGHT OF DIRECTION NEXT DESIGN STUDIO & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT. (DIRECTION NEXT DESIGN STUDIO)

LEGEND

* PLOT BOUNDRY	THICK BLACK.
* PROPOSED WORK	RED SMUDGED
* ROAD WIDENING	GREEN DOTTED
* WATER LINE	RED DOTTED
* DRAINAGE LINE	THIN BLACK DOTTED
* EXISTING STRUCTURE TO BE DEMOLISHED	YELLOW HATCHED

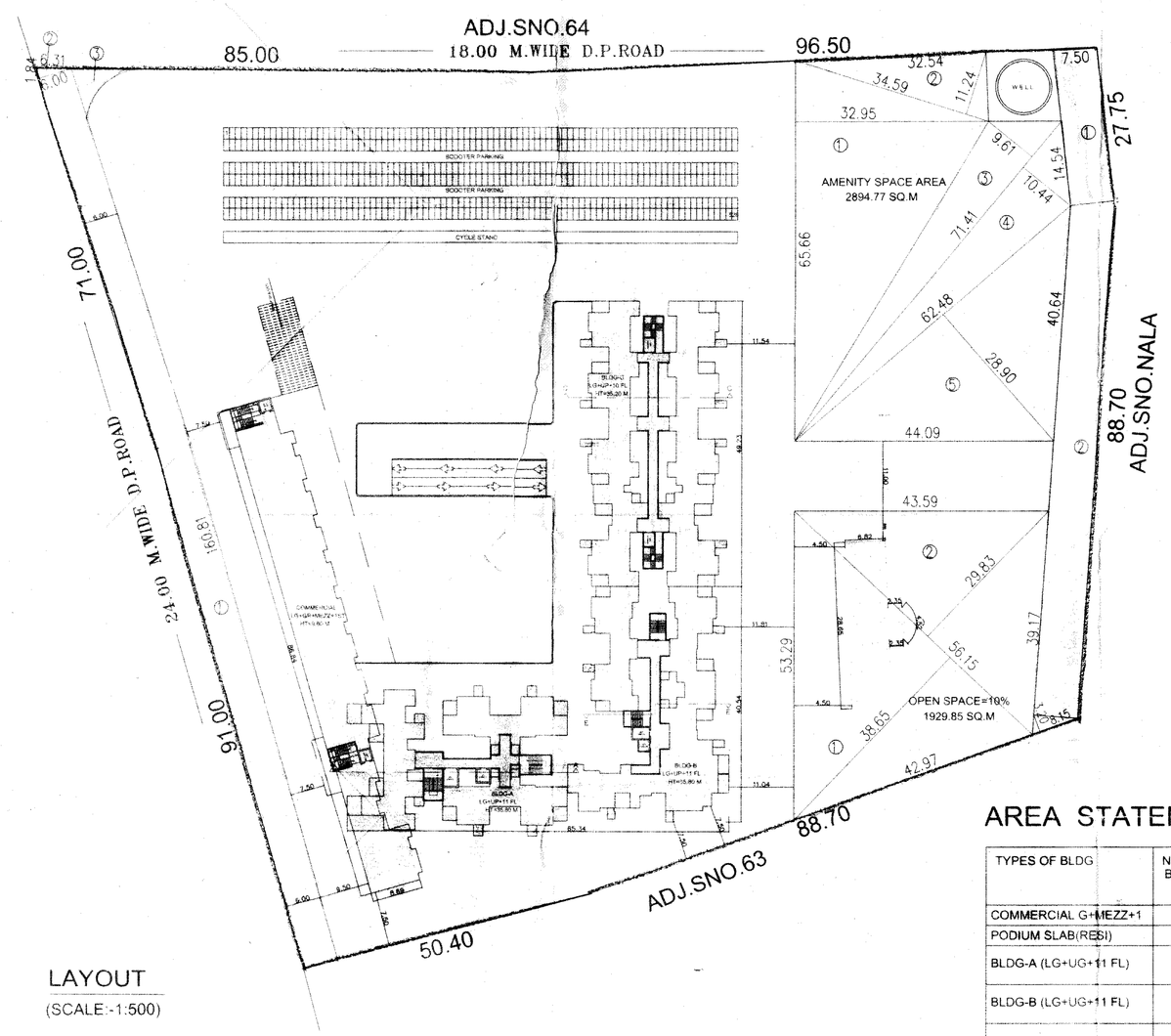
CERTIFICATE OF PROPERTY

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON AND THE DOCUMENTS OF SITE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENTS T.P. SCHEME RECORDS

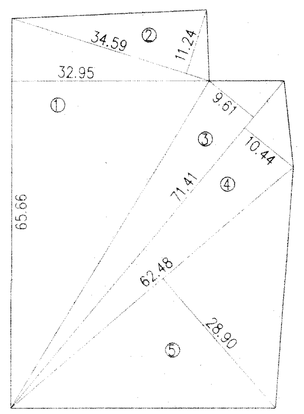
MR. RAHUL GOYAL — AMANULLA S. INAMDAR

SIGNATURE OF OWNER — SIGNATURE OF ARCHITECT (CA/2008/42374)

ARCHITECTS
Direction Next
Design Studio
Office No.17, Gulistan Building, 2390-B, K.B. Hidayatullah Road, New Modikhana, Pune-411001
(M) - 09657009789



LAYOUT
(SCALE:-1:500)

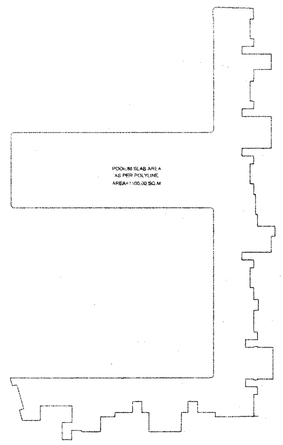


AMENITY SPACE AREA CALCULATION

1) 65.66 X 32.95 X 0.5 = 1081.74 SQ.M
2) 34.59 X 11.24 X 0.5 = 194.39 SQ.M
3) 71.41 X 09.61 X 0.5 = 343.12 SQ.M
4) 71.41 X 10.44 X 0.5 = 372.76 SQ.M
5) 62.48 X 28.90 X 0.5 = 902.84 SQ.M

TOTAL = 2894.84 SQ.M

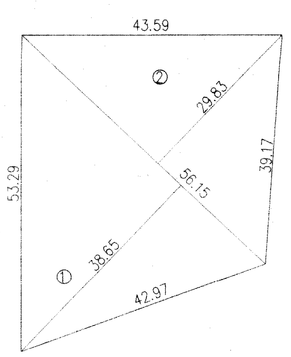
TOTAL AMENITY SPACE AREA = 2894.84 SQ.M



PODIUM SLAB AREA(FOR PARKING)

FOR BLDG.: (COMM)	CARS	SCOOTER	CYCLE
COMMERCIAL FOR 100 SQ.M	3	9	3
FOR 1973.21 SQ.M	60	180	180
	60	180	180
TOTAL PARKING REQUIRED	60	180	180
ADD 5% VISITORS	3	9	9
	63	89	89
TOTAL NOS OF PARKING	63X12.5	89X2	89X1.40
TOTAL PARKING REQUIRED	787.50	178.00	124.60
TOTAL PARKING REQUIRED AREA =		1090.01 SQ.M	

		CAR	SCOOTER	CYCLE
TOTAL PEMISSIBLE PARKING	=	63	89	89
TOTAL PROPOSED PARKING	=	63	89	89



OPEN SPACE AREA CALCULATION

1) 56.36 X 38.65 X 0.5 = 1089.15 SQ.M
2) 56.36 X 29.834 X 0.5 = 840.72 SQ.M

TOTAL = 1929.85 SQ.M

TOTAL OPEN SPACE AREA = 1929.85 SQ.M

GREEN BELT AREA CALCULATION

1) 7.50 X 27.75 X 1 = 208.12 SQ.M
2) 7.50 X 88.18 X 1 = 661.35 SQ.M
3) 8.15 X 3.20 X 1 = 13.04 SQ.M

TOTAL = 882.51 SQ.M

TOTAL OPEN SPACE AREA = 882.51 SQ.M

FOR BLDG.: (A)	CARS	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA 40 TO 80 SQ.M.	1	4	4
FOR 2 TENE.			
FOR 59 TENEMENT	30	120	120
	30	120	120
ADD 5% VISITORS	2	6	6
TOTAL NO OF PARKING	32	126	126
	32X12.50	126X2	126X1.40
TOTAL PARKING REQUIRED	400.00	252.00	176.40
TOTAL PARKING REQUIRED AREA =		828.40 S.MT.	
PROPOSED PARKING	32	126	126
	32X12.50	126X2	126X1.40
	400.00	252.00	176.40
PROPOSED PARKING AREA =		828.40 S.MT.	

FOR BLDG.: (B)	CARS	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA 40 TO 80 SQ.M.	1	4	4
FOR 2 TENE.			
FOR 85 TENEMENT	43	172	172
	43	172	172
ADD 5% VISITORS	3	9	9
TOTAL NO OF PARKING	46	181	181
	46X12.50	181X2	181X1.40
TOTAL PARKING REQUIRED	575.00	362.00	253.40
TOTAL PARKING REQUIRED AREA =		1190.04 S.MT.	
PROPOSED PARKING	46	181	181
	46X12.50	181X2	181X1.40
	575.00	362.00	253.40
PROPOSED PARKING AREA =		1190.04 S.MT.	

FOR BLDG.: (C)	CARS	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA 40 TO 80 SQ.M.	1	4	4
FOR 2 TENE.			
FOR 94 TENEMENT	47	188	188
	47	188	188
ADD 5% VISITORS	3	10	10
TOTAL NO OF PARKING	50	198	198
	50X12.50	198X2	198X1.40
TOTAL PARKING REQUIRED	625.00	396.00	277.20
TOTAL PARKING REQUIRED AREA =		1298.20 S.MT.	
PROPOSED PARKING	50	198	198
	50X12.50	198X2	198X1.40
	625.00	396.00	277.20
PROPOSED PARKING AREA =		1298.20 S.MT.	

		CAR	SCOOTER	CYCLE
TOTAL PEMISSIBLE PARKING	=	128	505	505
TOTAL PROPOSED PARKING	=	128	505	505

AREA STATEMENT:-

TYPES OF BLDG	NO. OF BLDG.	HT.OF BLDG (SQ.M.)	TOTALTENE. NO.S	GR.COVERAGE AREA PROP. (50%)	GR.COVERAGE AREA PROP. (20%)	GR FLOOR	MEZZ FL	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	TOTAL
COMMERCIAL G+MEZZ+1	1	9.60	-	654.53	-	654.53	357.43	671.49	-	-	-	-	-	-	-	-	-	-	1683.45
PODIUM SLAB(RESI)				1100.00															
BLDG-A (LG+UG+11 FL)	1	35.80	59	466.98	466.98	-	-	126.42	220.15	327.45	327.45	327.45	327.45	327.45	282.85	327.45	327.45	327.45	3249.02
BLDG-B (LG+UG+11 FL)	1	35.80	85	635.54	635.54	-	-	433.56	582.32	562.01	582.32	562.01	582.32	562.01	540.88	562.01	582.32	562.01	6113.77
BLDG-C (LG+UG+10 FL)	1	35.20	94	801.07	801.07	-	-	447.47	781.99	758.11	781.99	758.11	781.99	758.11	742.20	758.11	781.99	-	7350.07
TOTAL	6		238	3658.12	1903.59														18396.31

REVISED BUILDING ON S.NO. 63/2B/2A & 63/2B/2D ,HANDEWADI ROAD , SASANENAGAR, HADAPSAR, PUNE. - 28

DRG	SCALE	DATE	CHECKED BY:	DEALT	JOB.NO.
MD	1:100	17/03/16			

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT