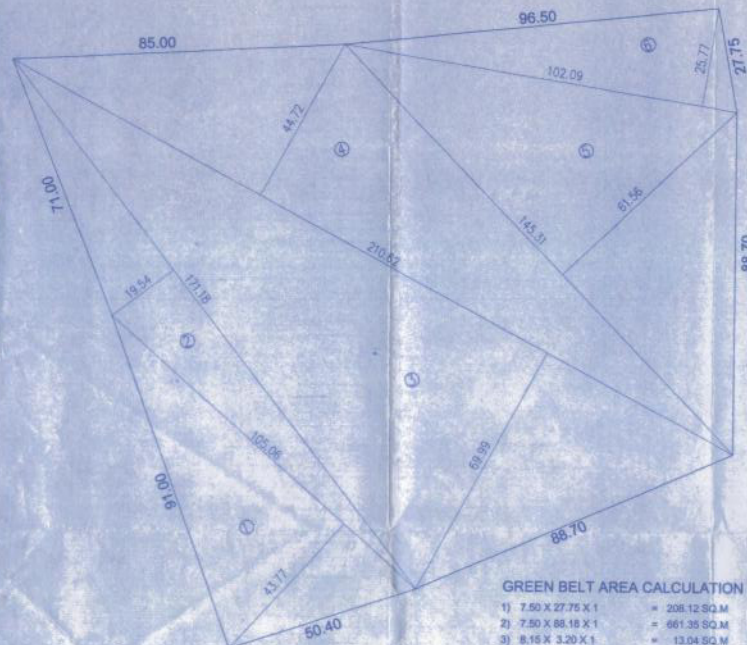


PLOT AREA CALCULATION AS PER TRIANGULATION

1) 105.06 X 43.77 X 0.5 = 2299.23 SQ.M
2) 171.18 X 18.54 X 0.5 = 1672.42 SQ.M
3) 210.82 X 89.99 X 0.5 = 7375.84 SQ.M
4) 210.82 X 44.72 X 0.5 = 4709.46 SQ.M
5) 145.31 X 61.56 X 0.5 = 4472.84 SQ.M
6) 102.09 X 25.77 X 0.5 = 1315.42 SQ.M

TOTAL = 21539.91 SQ.M

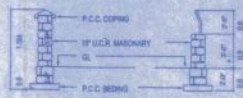
TOTAL PLOT AREA = 21539.91 SQ.M

ROAD WIDNING AREA CALCULATION

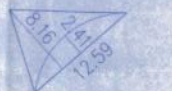
1) 8.00 X 160.81 X 1 = 904.86 SQ.M
2) 6.31 X 01.84 X 1 = 11.61 SQ.M
3) BLOCK A = 82.50 SQ.M

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

= 102.73-20.22

= 82.50 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

PREMIUM STATEMENT BLDG.-A EXISTING

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	11.45	41.30	16.56	11.14	26.00	16.41
	SECOND	33.51	41.30	16.56			51.92
	THIRD	48.77	57.31	16.56			48.42
	FOURTH	48.77	57.31	16.56			70.60
	FIFTH	48.77	57.31	16.56			80.93
	SIXTH	48.77	57.31	16.56			70.60
	SEVENTH	48.77	57.31	16.56			80.93
	EIGHTH	48.11	57.31	16.56			70.60
	NINTH	48.77	57.31	16.56			80.93
	TENTH	48.77	57.31	16.56			------
	ELEVENTH	48.77	57.31	16.56			------
TOTAL		488.49	586.30	182.16	11.14	26.00	610.79

PREMIUM STATEMENT BLDG.COMM BLOCK -A

BLDG. NO.	FLOOR	PROP. PASS (SQ.M.)	STAIR (SQ.M.)	LOBBY (SQ.M.)	LIFT AREA (SQ.M.)	LIFT M.ROOM (SQ.M.)
COMM A	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

PREMIUM STATEMENT BLDG.E (SQ.M.)

BLDG. NO.	FLOOR	PROP. BAL. (SQ.M.)
E	FIRST	-
	SECOND	40.47
TOTAL		40.47

PREMIUM STATEMENT BLDG.B (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.)
B	FIRST	44.13	61.01	11.44	9.17	26.00	41.30
	SECOND	63.13	61.01	11.44			72.94
	THIRD	63.13	61.01	11.44			62.63
	FOURTH	63.13	61.01	11.44			72.94
	FIFTH	63.13	61.01	11.44			62.63
	SIXTH	63.13	61.01	11.44			72.94
	SEVENTH	63.13	61.01	11.44			62.63
	EIGHTH	57.99	61.01	11.44			66.31
	NINTH	63.13	61.01	11.44			62.63
	TENTH	63.13	61.01	11.44			72.94
	ELEVENTH	63.13	61.01	11.44			62.63
TOTAL		670.29	670.11	125.84	9.17	26.00	692.52

PREMIUM STATEMENT BLDG.C (SQ.M.)

BLDG. NO.	FLOOR	PROP. BAL. (SQ.M.)
C	STILT	17.64
	FIRST	28.35
	SECOND	78.75
	THIRD	78.75
	FOURTH	78.75
	FIFTH	78.75
	SIXTH	78.75
	SEVENTH	78.75
	EIGHTH	78.75
	NINTH	78.75
	TENTH	78.75
	ELEVANTH	78.75
TOTAL		792.09

PREMIUM STATEMENT BLDG.D (SQ.M.)

BLDG. NO.	FLOOR	PROP. BAL. (SQ.M.)
D	STILT	27.78
	FIRST	-
	SECOND	57.42
	THIRD	57.42
	FOURTH	57.42
	FIFTH	57.42
	SIXTH	57.42
	SEVENTH	57.42
	EIGHTH	41.98
TOTAL		415.66

LOCATION PLAN

AREA STATEMENT

TOTAL PLOT AREA	=	21240.00 S.MT.
LESS R/W AREA 24.0 M D.P	=	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(24.0 M D.P)	=	1056.97 S.MT.
ADD AMENITY 15%	=	2894.77 S.MT.
PERMISSIBLE T.D.R (1.15)	=	18864.31 S.MT.
PROPOSED T.D.R	=	2855.52 S.MT.
TOTAL PERMISSIBLE AREA	=	21283.16 S.MT.
PROPOSED F.S.I (COMMERCIAL)	=	1933.06 S.MT.
PROPOSED F.S.I (RESIDENTIAL)	=	18975.07 S.MT.
TOTAL PROPOSED F.S.I	=	20908.13 S.MT.
PERMISSIBLE COVERAGE 50%	=	7211.95 S.MT.
PROPOSED COVERAGE	=	4500.90 S.MT.
PERMISSIBLE COVERAGE 20%	=	2884.78 S.MT.
PROPOSED COVERAGE	=	2616.87 S.MT.
PERMISSIBLE BALCONY 15%	=	3136.21 S.MT.
PROPOSED BALCONY	=	2356.09 S.MT.
PERMISSIBLE TENE. 250T/H	=	366 NOS.
PROPOSED TENE.	=	297 NOS

FOR BLDG.: (COMM)	CARS	SCOOTER	CYCLE
COMMERCIAL:			
FOR 100 SQM	2	5	3
FOR 1600.40 SQM	60	160	160
TOTAL PARKING REQUIRED	62	165	163
ADD 5% VISITORS	3	8	8
	65	173	171
TOTAL NO. OF PARKING	1731.13	1543.2	1541.40
TOTAL PARKING REQUIRED	57.70	7.19	264.47
TOTAL PARKING REQUIRED AREA =		1944.70 SQM	

FOR BLDG.: (D)	CARS	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA 40 TO 60 SQM.	2	4	4
FOR 3 TONE.			
FOR 43 TENEMENT	22	90	90
ADD 5% VISITORS	1	4	4
TOTAL NO OF PARKING	24	94	94
TOTAL PARKING REQUIRED	2412.50	4092	4091.40
TOTAL PARKING REQUIRED AREA =	270.50	95.75	136.38
		504.63 SMT	
PROPOSED PARKING	24	90	90
	2412.50	4092	4091.40
	270.50	136.00	136.00
PROPOSED PARKING AREA =		536.50 SMT	

FOR BLDG.: (E)	CARS	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA 40 TO 60 SQM.	1	4	4
FOR 2 TONE.			
FOR 4 TENEMENT	3	9	9
ADD 5% VISITORS	0	0	0
TOTAL NO OF PARKING	4	13	13
TOTAL PARKING REQUIRED	201.5	591	591.40
TOTAL PARKING REQUIRED AREA =	26.10	16.03	17.07
		52.20 SMT	

TOTAL PARKING	CARS	SCOOTER	CYCLE
COMMERCIAL	63	169	169
RESIDENTIAL BLDG--A	22	128	128
RESIDENTIAL BLDG--B	46	181	181
RESIDENTIAL BLDG--C	56	223	223
RESIDENTIAL BLDG--D	24	90	90
RESIDENTIAL BLDG--E	2	8	8
TOTAL PARKING	223	816	816

FOR BLDG.:-A -(EXISTING)	CARS	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA 40 TO 60 SQM.	1	4	4
FOR 2 TONE.			
FOR 30 TENEMENT	30	120	120
	30	120	120
ADD 5% VISITORS	2	6	6
TOTAL NO OF PARKING	32	126	126
TOTAL PARKING REQUIRED	2251.20	1842	1841.40
TOTAL PARKING REQUIRED AREA =	480.80	252.00	176.40
		908.40 SMT	
PROPOSED PARKING	32	126	126
	2251.20	1842	1841.40
	480.80	252.00	176.40
PROPOSED PARKING AREA =		908.40 SMT	

FOR BLDG.:-(B)	CARS	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA 40 TO 60 SQM.	1	4	4
FOR 1 TONE			
FOR 83 TENEMENT	43	172	172
	43	172	172
ADD 5% VISITORS	2	7	7
TOTAL NO OF PARKING	45	181	181
	4612.50	1812	1810.40
TOTAL PARKING REQUIRED	574.50	362.40	314.40
TOTAL PARKING REQUIRED AREA =		1186.34 SMT	
PROPOSED PARKING	45	181	181
	4612.50	1812	1810.40
	574.50	362.40	293.40
PROPOSED PARKING AREA =		1186.34 SMT	

FOR BLDG.:-(C)	CARS	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA 40 TO 60 SQM.	1	4	4
FOR 2 TONE.			
FOR 108 TENEMENT	54	212	212
	55	212	212
ADD 5% VISITORS	3	10	10
TOTAL NO OF PARKING	58	222	222
	5612.50	2220	2220.40
TOTAL PARKING REQUIRED	700.50	444.00	352.80
TOTAL PARKING REQUIRED AREA =		1494.80 SMT	
PROPOSED PARKING	58	222	222
	5612.50	2220	2220.40
	700.50	444.00	352.80
PROPOSED PARKING AREA =		1494.80 SMT	

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

OPEN SPACE AREA CALCULATION

1) 56.36 X 38.65 X 0.5 = 1089.15 SQ.M
2) 56.30 X 29.834 X 0.5 = 840.72 SQ.M

TOTAL = 1929.85 SQ.M

TOTAL OPEN SPACE AREA = 1929.85 SQ.M

AREA STATEMENT:-

TYPES OF BLDG	NO. OF BLDG.	HT.OF BLDG (SQ.M.)	TOTAL TENE. NO.S	GR.COVERAGE AREA PROP. (SQ.)	GR.COVERAGE AREA PROP. (SQ%)	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	4.0	784.03		784.03	485.95	863.06	-	-	-	-	-	-	-	-	-	-	1933.06
PODIUM SLAB(RES)				1100.00															
BLDG-A (PARKING+11 Fl. EXISTING)	1	35.80	58	488.98	466.96	-	-	126.42	220.15	327.45	327.45	327.45	327.45	327.45	262.85	327.45	327.45	327.45	3349.02
BLDG-B (PARKING+11 Fl.)	1	35.80	80	635.34	635.34	-	-	304.46	424.73	424.73	424.73	424.73	424.73	424.73	398.44	424.73	424.73	424.73	4515.49
BLDG-C (PARKING+STILT+11Fl.)	1	35.10	106	707.49	707.49	-	148.20	393.37	707.49	693.61	707.49	693.61	707.49	693.61	680.61	693.61	707.49	693.61	7491.12
BLDG-D (PARKING+STILT+9 Fl.)	1	30.30	43	489.53	489.53	-	150.54	-	489.53	453.90	489.53	453.90	489.53	453.90	431.26	-	-	-	3412.11
BLDG-E (GR+3 Fl.)	1	12.00	4	317.33	317.33	-	-	-	317.33	-	-	-	-	-	-	-	-	-	317.33
TOTAL	6		297	4500.90	2616.87														20908.13

STAMP OF APPROVAL 1/13

LAYOUT & CALCULATION

AREA STATEMENT:

SR.NO	DESCRIPTION	REQUIRED AREA	AREA IN SQ.M.
1	AREA OF PLOT		21539.91
2	AREA AS PER 7/12		21240.00
3	DEDUCTIONS		-
a)	24.0 M 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		14423.90
6	ADDITIONS		
a)	24.0 M WIDE D.P ROAD		1056.97
d)	AMENITY		2894.77
f)	TRANSFORMER		50.00
7	TOTAL PERMISSIBLE T.D.R 1.15	(18403.75X1.15)	18864.31
8	TOTAL PROPOSED T.D.R		2855.52
9	TOTAL PERMISSIBLE AREA		21283.16
10	PERMISSIBLE F.S.I		21283.16
11	PROPOSED F.S.I		20908.13
a)	COMMERCIAL		1933.06
b)	RESIDENTIAL		18975.07
12	PERMISSIBLE COVERAGE 20%		2884.78
13	PROPOSED COVERAGE		2616.87
14	PERMISSIBLE BALCONY	15%	3136.21
15	PROPOSED BALCONY		2356.09
16	PERMISSIBLE TENAMENT		366
17	PROPOSED TENAMENT		297

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	SD -3.05 X 2.13 M
W1 - 1.22 X 1.23 M	FD -1.50 X 2.13 M
W2 - 0.91 X 1.23 M	D - 1.07 X 2.13 M (FIRE DOOR)
V - 0.60 x 0.90 M	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	223	816	816
AREA	2787.50	1432.00	1002.40
PARKING AREA REQUIDE		5221.90	

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)

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 — SIGNATURE OF OWNER

AMANULLA S. INAMDAR — SIGNATURE OF ARCHITECT (CA/2006/42374)

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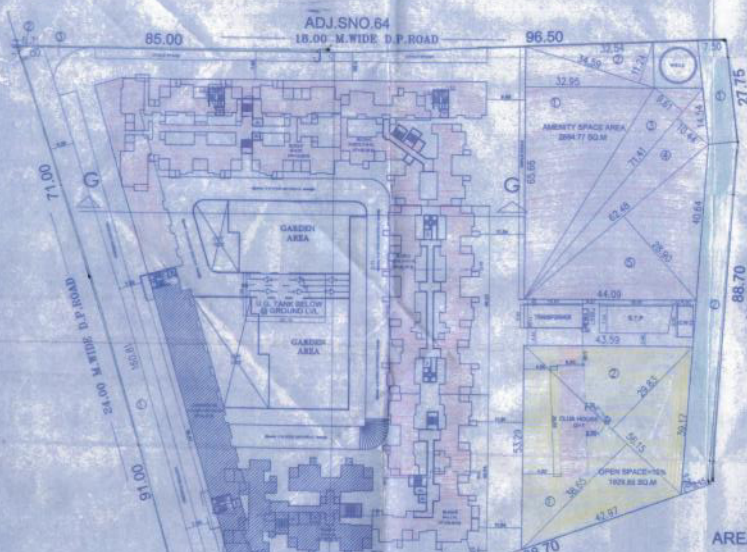

LAYOUT
(SCALE:-1:500)

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	26/04/18			

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