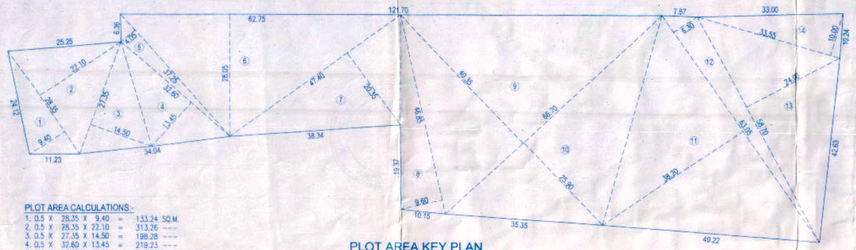
F. S. I. STATEMENT FOR WING - A,B,C

(SQ.M.)

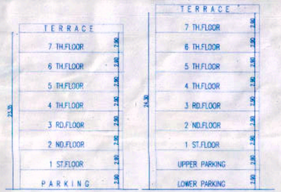
WING	GR. COVE.	GR.	FLOOR AREA 1ST.	2ND.	3RD.	4TH.	5TH.	6TH.	7TH.	TOTAL	NO.OF BLDG.	TOTAL FLOOR AREA EXIST.	PROP.	TOTAL	BALCONY AREA PERM	EXIST.	PROPOSED ENC.	OPEN	TOTAL	EXC. BALC.	TOTAL AREA	STAIRCASE AREA EXIST.	PROP.	TOTAL	STAIRCASE FIRE	PASSAGE AREA EXIST.	PROP.	TOTAL	TERRACE AREA EXIST.	PROP.	TOTAL	LIFT & L.M.R.	TENEMENT NO. EXIST.	PROP.	TOTAL
A (EXIST)	156.65	----	139.55	139.55	139.55	139.55	139.55	139.55	137.10	974.40	01	974.40	----	974.40	146.18	164.39	----	----	164.39		974.40	141.96	----	141.96	----	66.92	----	66.92	75.27	----	75.27	24.48	14	--	14
B (EXIST)	501.63	----	392.87	392.87	392.87	392.87	392.87	392.87	392.87	2750.09	01	2750.09	----	2750.09	412.51	390.80	----	----	390.80		2750.09	161.91	----	161.91	----	278.81	----	278.81	389.34	----	389.34	25.20	56	--	56
C (PROP.)	442.84	----	442.84	442.84	442.84	442.84	442.84	442.84	404.67	3061.71	01	----	3061.71	3061.71	458.25	----	438.31	134.64	572.95	110.22	3061.71	----	90.72	90.72	69.72	----	594.72	594.72	----	----	358.96	358.96	24.48	--	69	69
COV.PARKING	---																				110.22														
TOTAL	1101.12	---	975.26	975.26	975.26	975.26	975.26	975.26	934.64		03	3724.49	3061.71	6786.20	1017.92	555.19	438.31	134.64	1128.14	110.22	6896.42	303.87	90.72	394.59	69.72	345.73	594.72	940.45	464.61	358.96	823.57	74.16	70	69	139



PLOT AREA KEY PLAN
SCALE 1:500

PLOT AREA CALCULATIONS :-

1.	0.5 X 28.35 X 9.40	=	133.24	SQ.M.
2.	0.5 X 28.35 X 22.10	=	313.26	----
3.	0.5 X 27.35 X 14.50	=	198.28	----
4.	0.5 X 32.60 X 13.45	=	219.23	----
5.	0.5 X 37.25 X 4.05	=	75.43	----
6.	0.5 X 62.75 X 28.05	=	880.06	----
7.	0.5 X 47.40 X 20.35	=	482.29	----
8.	0.5 X 46.85 X 9.60	=	224.88	----
9.	0.5 X 66.70 X 40.35	=	1345.67	----
10.	0.5 X 66.70 X 25.90	=	863.76	----
11.	0.5 X 63.05 X 38.20	=	1204.25	----
12.	0.5 X 63.05 X 6.30	=	198.60	----
13.	0.5 X 58.70 X 24.00	=	704.40	----
14.	0.5 X 33.55 X 10.00	=	167.75	----
TOTAL AREA		=	7011.10	SQ.M.



SCHEMATIC SECTION (WING - A,B)

SCHEMATIC SECTION (WING - C)

CLUB HOUSE AREA CALCULATION :- SQ.M.

AREA OF OPEN SPACE = 642.39 SQ.M.

FLOOR	PERMISSIBLE AREA	PROPOSED AREA
GROUND (10%)	64.23	63.96
FIRST (5%)	32.11	31.35
TOTAL	96.34	95.31

AMENITY SPACE AREA CALCULATIONS :-

1.	0.5 X 48.95 X 19.65	=	480.93 SQ.M.
2.	0.5 X 48.95 X 19.85	=	485.81 ----
TOTAL		=	967.74 ----
LESS CHAMFER		=	4.18 ----
TOTAL AREA		=	963.56 SQ.M.

OPEN SPACE AREA CALCULATIONS :-

1.	0.5 X 32.90 X 11.60	=	190.82 SQ.M.
2.	0.5 X 47.65 X 12.55	=	299.00 ----
3.	0.5 X 21.25 X 14.36	=	152.57 ----
TOTAL AREA		=	642.39 SQ.M.

AREA UNDER D.P. ROAD WIDENING CALC.(9.0M.) :-

1.	0.5 X 12.99 X 7.09	=	46.04 SQ.M.
2.	0.5 X 12.99 X 6.26	=	40.65 ----
3.	0.5 X 43.58 X 8.81	=	191.98 ----
4.	0.5 X 43.58 X 8.85	=	192.84 ----
TOTAL AREA		=	471.49 SQ.M.

AREA UNDER ROAD CALC.(6.0 TO 9.0 M.) :-

1.	1 X 24.12 X 1.50	=	36.18 SQ.M.
2.	ADD CHAMFER	=	2.99 SQ.M.
TOTAL AREA		=	39.17 SQ.M.

AREA LEFT FOR ROAD CALC.(5.50 TO 6.0 M.) :-

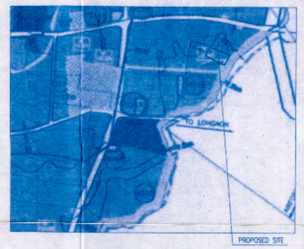
1.	1 X 74.90 X 0.50	=	37.45 SQ.M.
TOTAL AREA		=	37.45 SQ.M.

9.00 INTERNAL ROAD AREA CALCULATIONS :-

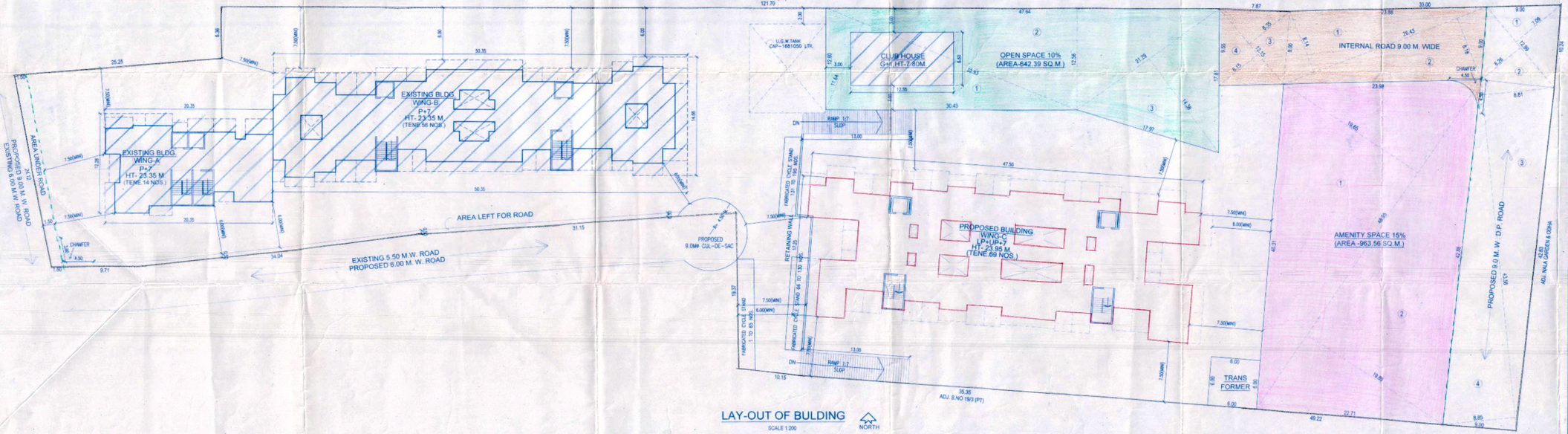
1.	0.5 X 26.43 X 8.14	=	107.57 SQ.M.
2.	0.5 X 26.43 X 8.16	=	107.83 ----
3.	0.5 X 12.15 X 6.35	=	38.57 ----
4.	0.5 X 12.15 X 6.15	=	37.36 ----
5.	ADD CHAMFER	=	4.18 ----
TOTAL AREA		=	295.51 SQ.M.

TRANSFORMER AREA CALCULATIONS :-

1.	1 X 6.00 X 6.00	=	36.00 SQ.M.
TOTAL AREA		=	36.00 SQ.M.



LOCATION PLAN
(SCALE :-1:1000)
NORTH



LAY-OUT OF BULDING
SCALE 1:200

STAMP OF APPROVAL

1/1

LAY-OUT OF BUILDING

1) ORIGINAL SANCTIONED COMMENCEMENT CERTIFICATE
C.C.NO.2008/12. DATE- 25/9/2012
REVISED :- 1
2) PRIVIOUSLY SANCTIONED COMMENCEMENT CERTIFICATE
C.C.NO.1323/13 DATE- 24/7/2013
REVISED - 2
3) PRIVIOUSLY SANCTIONED COMMENCEMENT CERTIFICATE
C.C.NO.2174/13 DATE- 10/10/2013
REVISED

This is an accompaniment to this office letter No. DPC/ 1216 date 7/9/16

Executive Engineer (D.P.B.P. Zone-2) P.M.C.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extension of the internal roads & services through this land under layout sub-division.

Note :- No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

POONA MUNICIPAL CORPORATION TOWN PLANNING ENGINEER POONA

AREA STATEMENT

			SQ.M.
1.	AREA OF PLOT AS PER 7/12		6895.22
2.	AREA OF PLOT AS PER DEMARCATION		7011.10
3.	AREA OF PLOT MINIMUM CONSIDERED (AS PER 7/12)		6895.22
4.	LESS DEDUCTIONS		
	a. AREA UNDER ROAD WIDENING (9.00 M.W.D.P. ROAD)		471.49
5.	NET AREA OF PLOT		6423.73
6.	LESS DEDUCTIONS		
	a. AMENITY SPACE 15%		963.56
	b. OPEN SPACE 10%		642.37
	c. AREA UNDER ROAD (6.00 to 9.0 M.W.)		39.17
	d. AREA LEFT FOR ROAD (5.50 TO 6.00 M.W.)		37.45
	e. INTERNAL ROAD (9.00 M.W.)		295.51
	f. TRANSFORMER		36.00
7.	TOTAL (a,b,c,d,e,f)		2014.06
8.	NET AREA OF PLOT		4409.67
9.	ADDITIONS FOR		
	a. AMENITY SPACE (963.56 X 2.2)		2119.83
	b. AREA UNDER ROAD WIDENING(9.00 M.W.D.P. ROAD)		----
	c. AREA UNDER ROAD (6.00 to 9.0 M.W.)		39.17
	d. INTERNAL ROAD (9.00 M.W.)		295.51
	e. TRANSFORMER		36.00
	TOTAL (a,b,c,d,e)		2490.51
10.	TOTAL AREA		6900.18
11.	F.A.R.PERMISSIBLE		1.00
12.	PERMISSIBLE FLOOR AREA		6900.18
13.	PROPOSED FLOOR AREA		3061.71
14.	EXISTING AREA		3724.49
15.	EXCESS BALCONY AREA		110.22
16.	TOTAL BUILT UP AREA (13+14+15)		6896.42
17.	F.A.R. CONSUMED		0.999
18.	PERMISIBLE GR.COVERAGE 25%		1102.41
19.	PROPOSED GR.COVERAGE		1101.12

TENEMENT STATEMENT

1.	NET AREA OF PLOT		6895.22
2.	LESS DEDUCT COMM.AREA		----
3.	NET AREA OF TENEMENT		6895.22
4.	PERMISIBLE TENEMENT NO.S.	(250 T/H)	172 nos.
5.	PROPOSED TENEMENTS		139 nos.

LEGEND

PLOT BOUNDRY	THICK BLACK
PROPOSED WORK SHOWN	THICK RED
DRAINAGE LINE SHOWN	DOTT.RED
WATER LINE SHOWN	DOTT.BLACK
INTERNAL ROAD SHOWN	THICK BRAWN
ROAD WINDNING LINE SHOWN	DOTT.GREEN

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 DOCCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS.

SIGN OF LICENCED ARCHITECT

PROJECT

REVISED EXISTING+PROPOSED BUILDING
S.NO. 19 / 4(PART),DHANORI, PUNE

OWNER

VIJAYLAXMI DEVELOPMENTS THRO.
1) GANGABISAN B. AGARWAL 2) RAJESH D. BANSAL

SIGN OF L.ENGINEER (L.NO.388/2016)

L.ENGINEER
SOMNATH KERUR
ARCH.CONSULTANT & ENGINEERS
WING-A3,SHOP NO.90&91 MAHALAXMI VIHAR, ALANDI ROAD VISHAKHANAGAR,PUNE-411015.
MOB NO.8380015808&91

JOB NO.	DRG NO.	DATE	SCALE	DRN
--	MD/1/3	30.8.2016	1:200	[illegible]