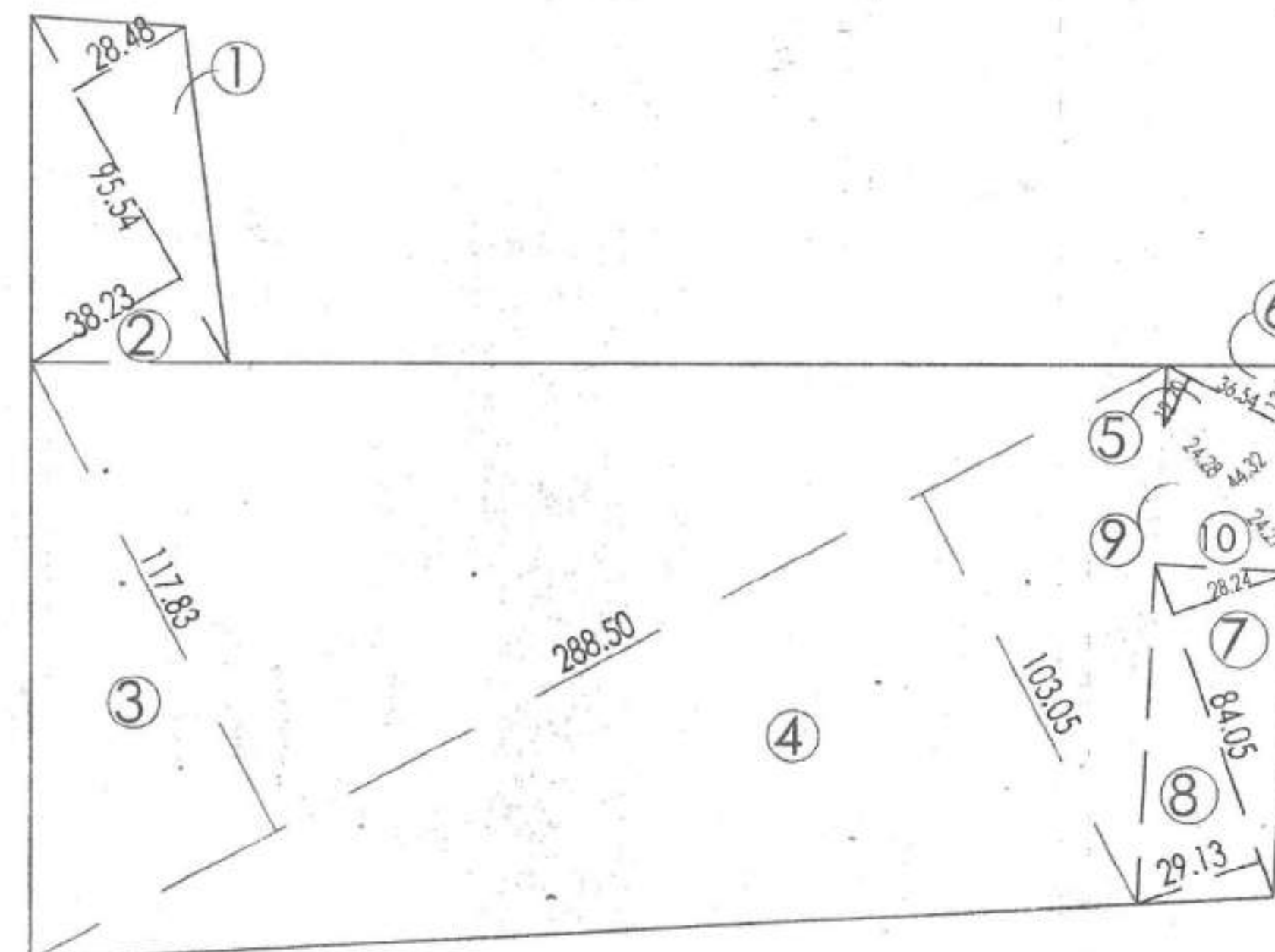


TYPE	F.S.I		HEIGHT	FRONT MARGIN	SIDE MARGIN	GROUND COVERAGE	TENEMENTS
	EXISTING	PROPOSED					
A	6354.640	0000.00	27.0	6.00	4.50	1050.00	80
B+C+U	5156.000	0000.00	27.0	6.00	4.50	1010.00	87
D	1184.170	0000.00	24.0	4.50	4.50	215.00	16
E	3421.514	0000.00	36.0	4.50	4.50	370.00	43
F	458.570	0000.00	6.00	6.00	4.50	432.04	17
G	6475.420	0000.00	36.0	4.50	4.50	732.96	87
H1	3811.210	0000.00	36.0	4.50	4.50	522.98	43
H2	3163.668	0000.00	36.0	4.50	4.50	372.256	35
H3	3196.294	0000.00	36.0	4.50	4.50	392.928	35
I	3634.926	0000.00	36.0	4.50	4.50	524.93	43
J	2114.530	0000.00	24.0	4.50	4.50	390.00	32
K	2073.420	0000.00	24.0	4.50	4.50	370.00	28

TYPE	F.S.I.		HEIGHT	FRONT MARGIN	SIDE MARGIN	GROUND COVERAGE	TENEMENTS
	EXISTING	PROPOSED					
M	2101.583	0000.00	24.0	4.50	4.50	370.00	28
N	2110.143	0000.00	24.0	4.50	4.50	370.00	28
L	1943.90	0000.00	24.0	4.50	4.50	340.00	28
O	5743.10	0000.00	24.0	4.50	4.50	840.00	80
P	1973.88	0000.00	24.0	4.50	4.50	350.00	28
Q	978.61	0000.00	24.0	4.50	4.50	190.00	14
R	000.00	938.11	37.20	6.00	4.50	-----	47
S	6402.86	0000.00	24.0	4.50	4.50	1115.00	289
V	174.42	0000.00	9.60	4.50	3.00	115.00	1
W	000.00	3973.72	41.15	9.00	7.50	-----	43
TOTAL	62472.85	4911.83				10081.00	1132
GRAND TOTAL	67384.68						
T	250.00		6.00	6.00	3.00	250.00	CLUB HOUSE
T-1	150.00		3.00	3.00	3.00	100.00	CLUB HOUSE



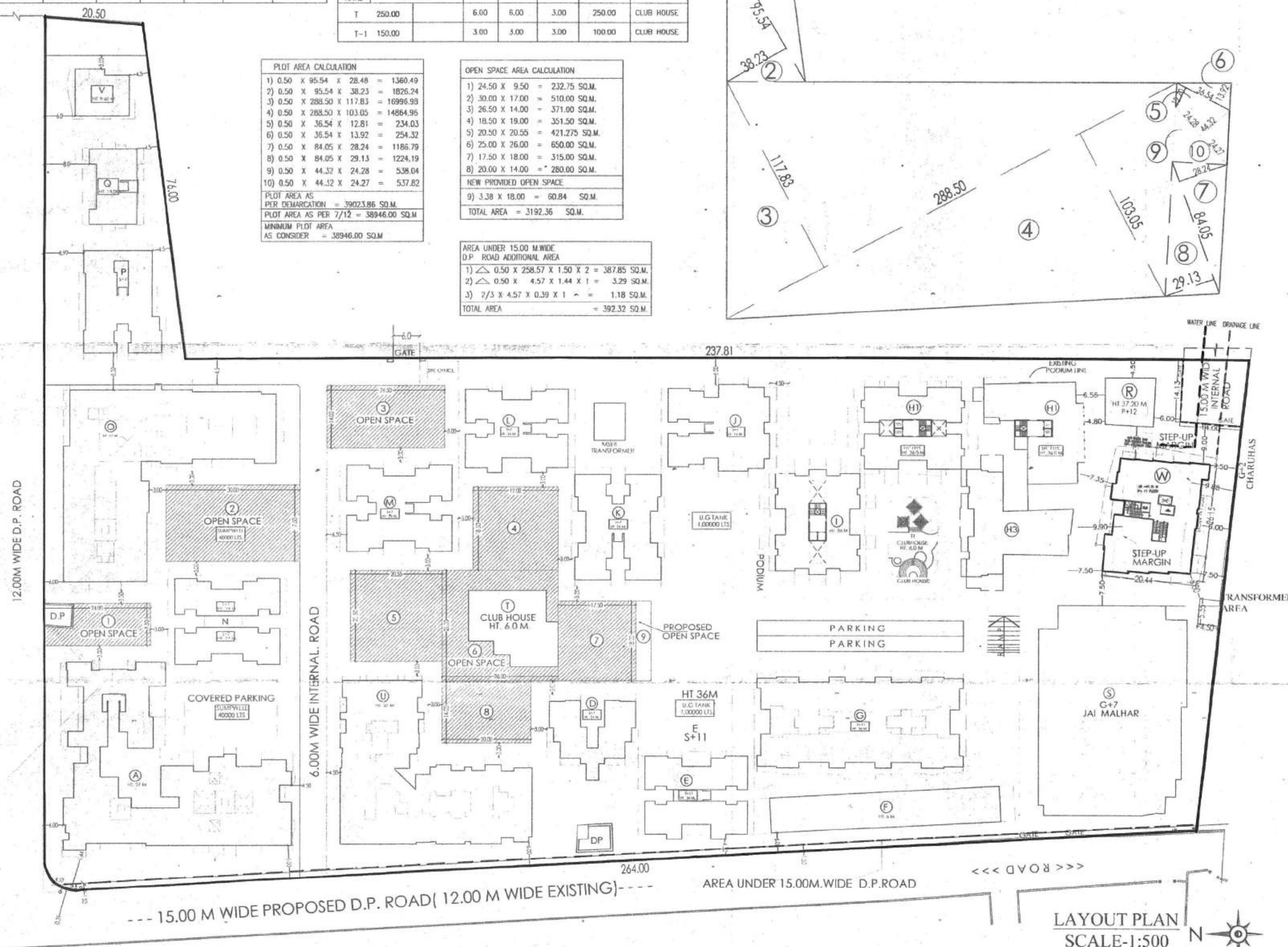
LOCATION PLAN
SCALE = N.T.S



PLOT AREA CALCULATION						
1)	0.50	X	95.54	X	28.48	= 1360.49
2)	0.50	X	95.54	X	38.23	= 1876.24
3)	0.50	X	288.50	X	117.83	= 16996.95
4)	0.50	X	288.50	X	103.05	= 14864.96
5)	0.50	X	36.54	X	12.81	= 234.03
6)	0.50	X	36.54	X	13.92	= 254.32
7)	0.50	X	84.05	X	28.24	= 1185.79
8)	0.50	X	84.05	X	29.13	= 1224.19
9)	0.50	X	44.32	X	24.28	= 538.04
10)	0.50	X	44.32	X	24.27	= 537.82
PLOT AREA AS PER DEMARCATION = 39023.86 SQ.M.						
PLOT AREA AS PER 7/12 = 38946.00 SQ.M.						
MINIMUM PLOT AREA AS CONSIDER = 38946.00 SQ.M.						

OPEN SPACE AREA CALCULATION	
1) 24.50 X 9.50 =	232.75 SQ.M.
2) 30.00 X 17.00 =	510.00 SQ.M.
3) 26.50 X 14.00 =	371.00 SQ.M.
4) 18.50 X 19.00 =	351.50 SQ.M.
5) 20.50 X 20.55 =	421.275 SQ.M.
6) 25.00 X 26.00 =	650.00 SQ.M.
7) 17.50 X 18.00 =	315.00 SQ.M.
8) 20.00 X 14.00 =	280.00 SQ.M.
NEW PROVIDED OPEN SPACE	
9) 3.38 X 18.00 =	60.84 SQ.M.
TOTAL AREA =	3192.36 SQ.M.

AREA UNDER 15.00 M.WIDE D.P. ROAD ADDITIONAL AREA	
1) $\triangle 0.50 \times 258.57 \times 1.50 \times 2 =$	387.85 SQ.M
2) $\triangle 0.50 \times 4.57 \times 1.44 \times 1 =$	3.29 SQ.M
3) $2/3 \times 4.57 \times 0.39 \times 1 \times =$	1.18 SQ.M
TOTAL AREA	= 392.32 SQ.M


$$\frac{1}{7}$$


APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. १८९१२०
.....
Bearing Inspector Deputy Engineer

APPENDIX 4 CALCULATIONS

TOTAL PLOT AREA = 38946.00 SQ.MTRS.
AREA UNDER 12M & 15M D.P. ROAD (6630.16 + 392.32) = 7022.48 SQ.M.
DECLARED SLUM AREA = 25160.00 SQ.MTRS.
TOTAL REHABILITATION TENEMENTS = 307 NO.5
TOTAL AREA FOR REHABILITATION = 307 X 25 SQ.M.
= 7675.00 SQ.M.
SUBSIDISED SALE F.S.I. (1:3 FOR C ZONE)
= 7675.00 X 3 = 23025.00 SQ.M.
TOTAL S.R.D. SCHEME AREA = 30700.00 SQ.M.
BALANCE RESIDENTIAL PLOT 1.00 F.S.I.
= (25160 - 5250) + 5763.52
= 19910.00 + 5763.52 = 25673.52 SQ.M.
TOTAL PERMISSIBLE F.S.I.(SRD+RESIDENTIAL+D.P.ROAD)
= 30700.00+19910.00 + 5763.52+(7022.48)
= 63396.00 SQ.MTRS.
ADDITIONAL NEW ELIGIBLE SLUM UNITS = 30 NO.5
AREA FOR 30 UNITS REHAB=30X25SQ.M.=750 SQ.M.
ARF FOR SALE 750SQ.M.X3=2250 SQ.M.
TOTAL ADDITIONAL AREA = 3000 SQ.M.
TOTAL PERMISSIBLE FSI OF SCHEME =
= 63396.00 + 3000 = 66396.00 SQ.M.
NEWLY ADDED PLOT F.S.I. = 1000 X 1.10 = 1100.00 SQ.M
TOTAL PERMISSIBLE F.S.I. = 66396.00 + 1100.00 = 67496.00 SQ.M

AREA STATEMENT

1)	AREA OF PLOT (AS PER DEMARCATION)	39023.86	
2)	AREA OF PLOT (AS PER 7/12)	38946.00	
3)	MINIMUM PLOT AREA CONSIDER (AFTER AMBULGUMINATION)	38946.00	
4)	DEDUCTION FOR		
A)	AREA UNDER 12.00 M.WIDE D.P. ROAD	6630.16	
B)	AREA UNDER 15.00 M.WIDE D.P. ROAD ADDITIONAL AREA	392.32	
C)	ANY RESERVATION (SLIM DECLARED)	25160.00	
5)	TOTAL DEDUCTION (4a+4b)	7022.48	
6)	NET AREA OF PLOT (3 - 5)	31923.52	
7)	DEDUCTION FOR		
OPEN SPACES 10% ON NET AREA OF PLOT (ON 6)		3192.35	
8)	BALANCE AREA OF THE PLOT (6-7a)	SLIM PLOT NEW ADDED PLOT	
		27731.17	1000.00
9)	ADDITION FOR		
A)	AREA UNDER 12.00 M.WIDE D.P. ROAD	6630.16	
B)	AREA UNDER 15.00 M.WIDE D.P. ROAD ADDITIONAL AREA	392.32	
10)	TOTAL AREA OF THE PLOT (8+9a+9b)	34753.65	1000.00
11)	PERMISSIBLE F.S.I	2.50	1.10
12)	PERMISSIBLE FLOOR AREA (AS PER SLIM TECHNICAL STATEMENS)	66396.00	1100.00
13)	TERR. UTILISED AREA		
14)	TOTAL PERMISSIBLE FLOOR AREA (12+13)	67496.00	
15)	EXISTING RESIDENTIAL AREA	62472.85	
16)	PROPOSED RESIDENTIAL AREA	4911.83	
17)	TOTAL RESIDENTIAL FLOOR AREA (15+16)	67384.68	

LEGEND

- a) PLOT BOUNDARY SHOWN IN BLACK
- b) PROPOSED WORK SHOWN IN RED
- c) DRAINAGE LINE SHOWN IN RED DOTTED
- e) WATERLINE LINE SHOWN IN BLACK DOTTED
- f) TO BE DEMOLISHED SHOWN IN YELLOW HATCHED
- G) EXISTING WORK SHOWN IN BLUE HATCHED

CERTIFICATE OF AREA

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

SIGN. OF ARCHITECT

NAME OF THE PROJECT

PROPOSED BUILDING ON S.NO.123/A/1/1 +
S.NO.123/A/2 AT -KOTHRUD, TAL.HAVELI, DIST PUNE.

NAME OF OWNER

MR. PRAVIN BADEKAR PARTNER
FOR SPAN PROMOTERS &
MR. SUSHIL PATHI PARTNER
FOR SNEH PARADISE

SIGNATURE OF OWNER (P.A.I.D.)

BARASAHER A. DHAVALE
SIGNATURE OF ARCHITECT

BABASAHEB DHAVALÉ & ASSOCIATES

ARCHITECTURAL, ENGINEERING & INTERIOR
CONSULTANT

1+4 FLOOR, VITHAI PLAZA, OPP. VANADEVI TEMPLE
KARVENAGAR, PUNE-52
PH. NO. - 020-25450611

JOB NO.	DRG NO.	DATE	SCALE	DRWN BY	CHKD
934	02	DEC 2019	1:100	RESHMA	D.B

FILE PATH	SETNER/INADHEKUR FRAMH / RANARUPA SIOLEI/COOP/BACK SITE/COOPERATION #2
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