

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON
SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF
OWNERSHIP/ 1/2. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY
RECORDS/ NONE OF THEM.

PLOT AREA BY TRIANGULATION
BEFORE AMALGAMATION
(S.NO. 9/3)

1.	0.5 X	41.61 X	7.80	=	158.12SQM
2.	0.5 X	43.28 X	3.18	=	68.82SQM
3.	0.5 X	75.64 X	32.94	=	1249.08SQM
4.	0.5 X	131.35 X	29.08	=	1909.83SQM
5.	0.5 X	57.77 X	20.36	=	588.10SQM
6.	0.5 X	26.58 X	10.18	=	135.29SQM
7.	0.5 X	31.95 X	19.52	=	311.83SQM
8.	0.5 X	70.23 X	3.37	=	118.34SQM
9.	0.5 X	144.88 X	63.54	=	4602.84SQM
TOTAL ADDITIONS =					9142.25QM

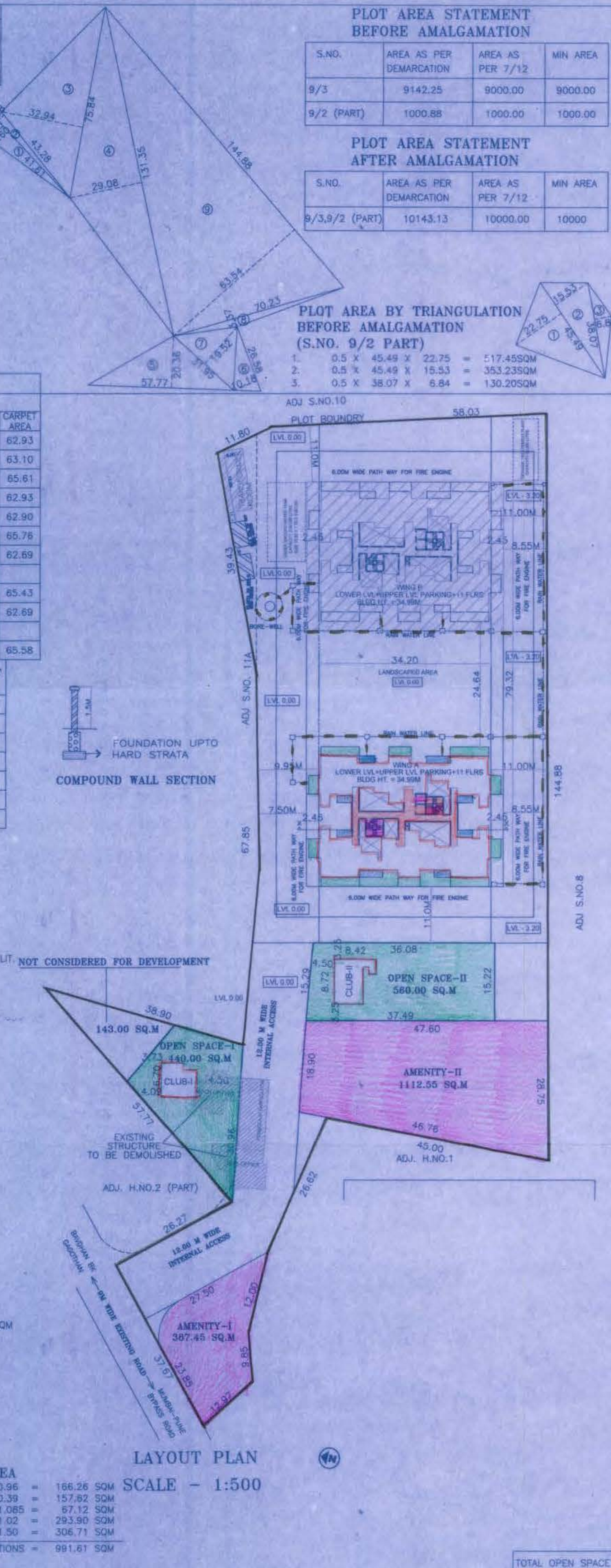
WING B CARPET AREA STATEMENT

FLAT NO.	CARPET AREA	FLAT NO.	CARPET AREA	FLAT NO.	CARPET AREA	FLAT NO.	CARPET AREA
101	82.37	401	88.95	701	66.57	1001	62.93
102	63.11	402	63.11	702	57.58	1002	63.10
103	84.75	403	91.33	703	69.14	1003	65.61
104	82.37	404	88.95	704	66.57	1004	62.93
105	62.90	405	62.90	705	57.38	1005	62.90
106	84.90	406	91.48	706	69.29	1006	65.76
201	66.49	501	82.68	801	82.68	1101	82.69
202	57.41	502	63.29	802	63.29	1102	
203	68.87	503	85.25	903	85.25	1103	65.43
204	66.49	504	82.68	904	82.68	1104	62.69
205	57.20	505	63.08	905	63.08	1105	
206	68.02	506	85.40	906	85.40	1106	65.58
301	66.57	601	66.49	WING B 8TH FL. CARPET AREA STATEMENT			
302	57.58	602	57.40				
303	69.14	603	68.87				
304	66.57	604	66.49				
305	57.38	605	57.20				
306	69.29	606	69.02				
				FLAT NO.	CARPET AREA		
				801	88.95		
				804	88.95		
				805	62.90		
				806	91.48		

WATER CALCULATIONS :-
O.H.W.T. CAP. OF WING A = 85X5X1.35 = 43875 LIT
ADD FIRE WATER = 20000 + 43875 = 63875 LIT.
O.H.W.T. CAP. OF WING B = 63X5X1.35 = 42525 LIT
ADD FIRE WATER = 20000 + 42525 = 62525 LIT.
ADD FIRE WATER = (86400 x1.5) + 40000 = 169600 LIT. NOT CONSIDERED FOR DEVELOPMENT
U.G.W.T. CAP REQUIRED = 169600 LIT.
U.G.W.T. CAP PROPOSED = 260000 LIT.

OPEN SPACE AREA
OPEN SPACE-I
ADDITIONS :-
1. 0.5 X 23.98 X 7.773 = 93.20 SQ.M
2. 0.5 X 31.70 X 21.88 = 346.80 SQ.M
TOTAL ADDITIONS = 440.00 SQ.M
OPEN SPACE-II
ADDITIONS :-
1. 0.5 X 40.49 X 13.521 = 273.73 SQ.M
2. 0.5 X 40.49 X 14.14 = 286.26 SQ.M
TOTAL ADDITIONS = 560.01 SQ.M
TOTAL OPEN SPACE = 440.00 + 560.01 = 1000.01 SQM

INTERNAL ROAD AREA
ADDITIONS :-
1. 0.5 X 30.34 X 10.96 = 166.26 SQM
2. 0.5 X 30.34 X 10.39 = 157.82 SQM
3. 0.5 X 12.11 X 11.085 = 67.12 SQM
4. 0.5 X 53.34 X 11.02 = 293.90 SQM
5. 0.5 X 53.34 X 11.50 = 306.71 SQM
TOTAL ADDITIONS = 991.81 SQM



EXISTING AREA STATEMENT

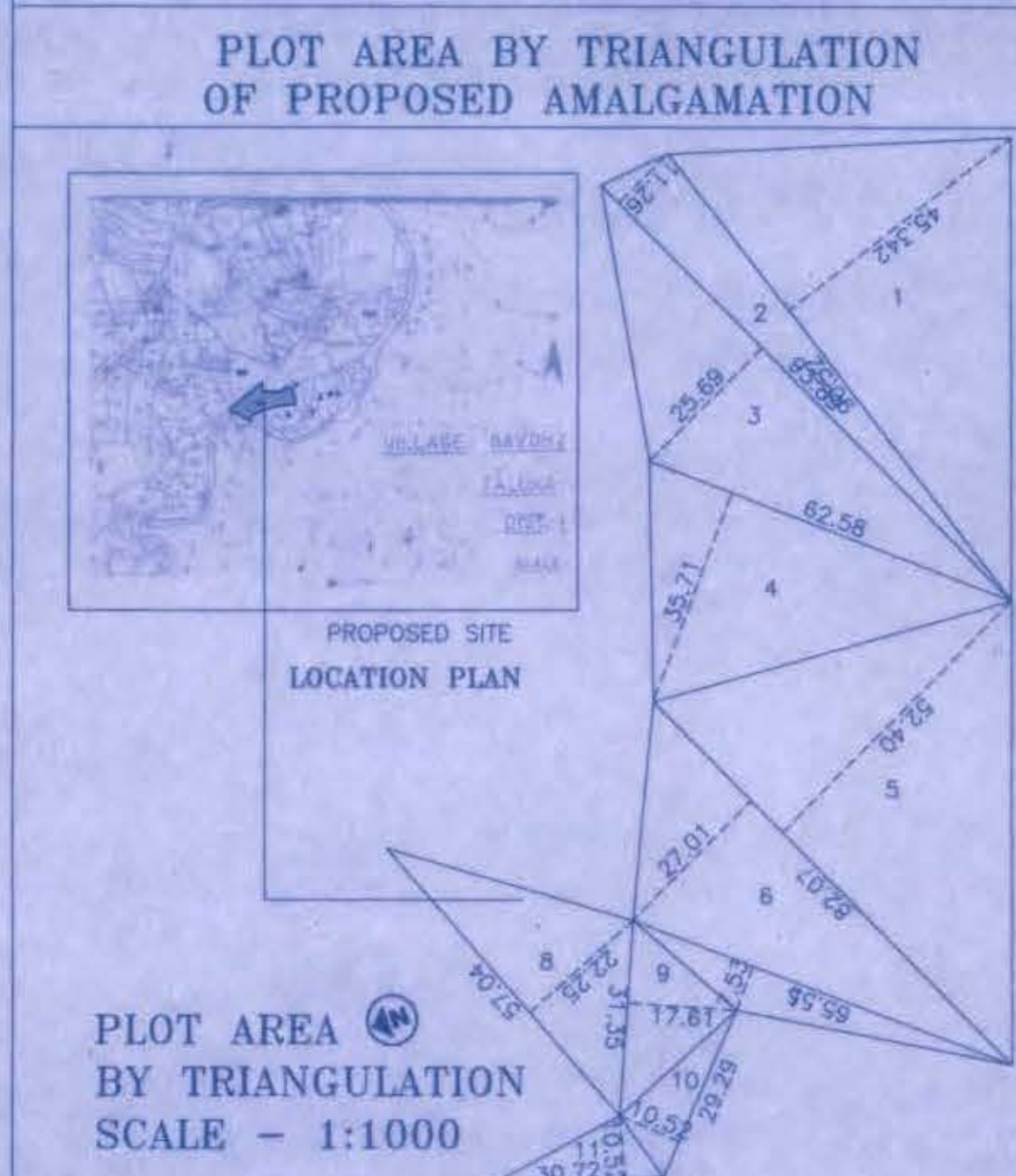
WING A

FLOOR NAME	TENEMENTS			NET AREA	PERM. BALC	PREMIUM AREAS				
	40 TO 80 SQM	ABOVE 80 SQM	TOTAL			PROP. BALC	ST.CASE	PASSAGE	TERRACE AREA	WASHING PLACE
FIRST	2	4	6	460.95	69.14	69.11	21.12	81.00	71.81	21.40
SECOND	6	0	6	390.94	58.84	58.49	21.12	81.00	49.19	21.40
THIRD	6	0	6	390.53	58.58	58.60	21.12	81.00	59.73	21.40
FOURTH	2	4	6	483.78	72.57	68.45	21.12	81.00	88.37	21.40
TOTAL	16	8	24	1726.20	258.93	254.65	84.48	324.00	269.10	85.60

WING B

FIRST	2	4	6	460.95	69.14	69.11	21.12	81.00	71.81	21.40
SECOND	6	0	6	390.94	58.84	58.49	21.12	81.00	49.19	21.40
THIRD	6	0	6	390.53	58.58	58.60	21.12	81.00	59.73	21.40
FOURTH	2	4	6	483.78	72.57	68.45	21.12	81.00	88.37	21.40
FIFTH	2	4	6	482.07	69.31	69.06	21.12	81.00	85.90	21.40
SIXTH	6	0	6	390.97	58.65	58.56	21.12	81.00	140.01	21.40
SEVENTH	6	0	6	390.53	58.58	58.60	21.12	81.00	59.73	21.40
EIGHTH	1	4	5	425.36	63.80	62.88	21.12	78.47	81.29	18.23
NINTH	2	4	6	480.84	69.13	68.98	21.12	81.00	85.37	21.40
TENTH	6	0	6	384.11	57.62	57.54	21.12	91.02	159.53	21.40
ELEVENTH	4	0	4	260.90	39.14	39.00	21.12	91.02	88.37	15.70
TOTAL	43	20	63	4500.98	675.15	669.27	232.32	908.51	969.30	226.53
T O T A L	59	28	87	6227.18	934.08	923.92	316.80	324.00	1238.40	312.13

PROPOSED AREA STATEMENT										
WING A										
FLOOR NAME	TENEMENTS			NET AREA	PERM. BALC	PREMIUM AREAS				
	40 TO 80 SQM	ABOVE 80 SQM	TOTAL			PROP. BALC	ST.CASE	PASSAGE	TERRACE AREA	WASHING PLACE
FIFTH	2	4	6	460.75	69.11	69.08	21.12	81.00	85.90	21.40
SIXTH	6	0	6	390.87	58.63	57.08	21.12	81.00	140.01	21.40
SEVENTH	6	0	6	390.82	58.62	58.59	21.12	81.00	59.73	21.40
EIGHTH	1	4	5	422.21	63.33	63.21	21.12	78.46	81.29	18.23
NINTH	2	4	6	460.85	69.13	68.78	21.12	81.00	85.37	21.40
TENTH	6	0	6	384.25	57.62	57.39	21.12	91.02	0.00	21.40
ELEVENTH	2	4	6	392.69	58.90	58.82	21.12	81.00	0.00	21.40
TOTAL	25	16	41	2902.45	435.35	432.95	147.84	574.48	452.30	146.63
LIFT AREA : 6.48 x 2 = 12.96 SQM GROUND COVERAGE : 577.39 x 2 = 1154.78 SQM LIFT M/C RM AREA = 4.25x5.22 = 22.19 SQM.										



PLOT AREA STATEMENT

ADDITIONS :-

1.	0.5 X	90.52 X	45.342	=	1961.65 SQ.M
2.	0.5 X	93.89 X	11.26	=	528.60 SQ.M
3.	0.5 X	93.89 X	25.69	=	1206.02 SQ.M
4.	0.5 X	62.58 X	35.71	=	1117.37 SQ.M
5.	0.5 X	82.07 X	52.40	=	2150.23 SQ.M
6.	0.5 X	82.07 X	27.01	=	1108.36 SQ.M
7.	0.5 X	65.55 X	7.53	=	246.80 SQ.M
8.	0.5 X	57.04 X	22.25	=	634.57 SQ.M
9.	0.5 X	31.35 X	17.61	=	276.04 SQ.M
10.	0.5 X	29.29 X	10.52	=	154.07 SQ.M
11.	0.5 X	30.72 X	10.52	=	161.59 SQ.M
12.	0.5 X	30.72 X	15.41	=	236.70 SQ.M
13.	0.5 X	35.68 X	7.15	=	128.27 SQ.M
14.	0.5 X	36.30 X	12.83	=	232.86 SQ.M

TOTAL AREA = 10143.13 SQ.M

OPEN SPACE-I

ADDITIONS :-

1.	0.5 X	23.98 X	7.773	=	93.20 SQ.M
2.	0.5 X	31.70 X	21.88	=	346.80 SQ.M

TOTAL ADDITIONS = 440.00 SQ.M

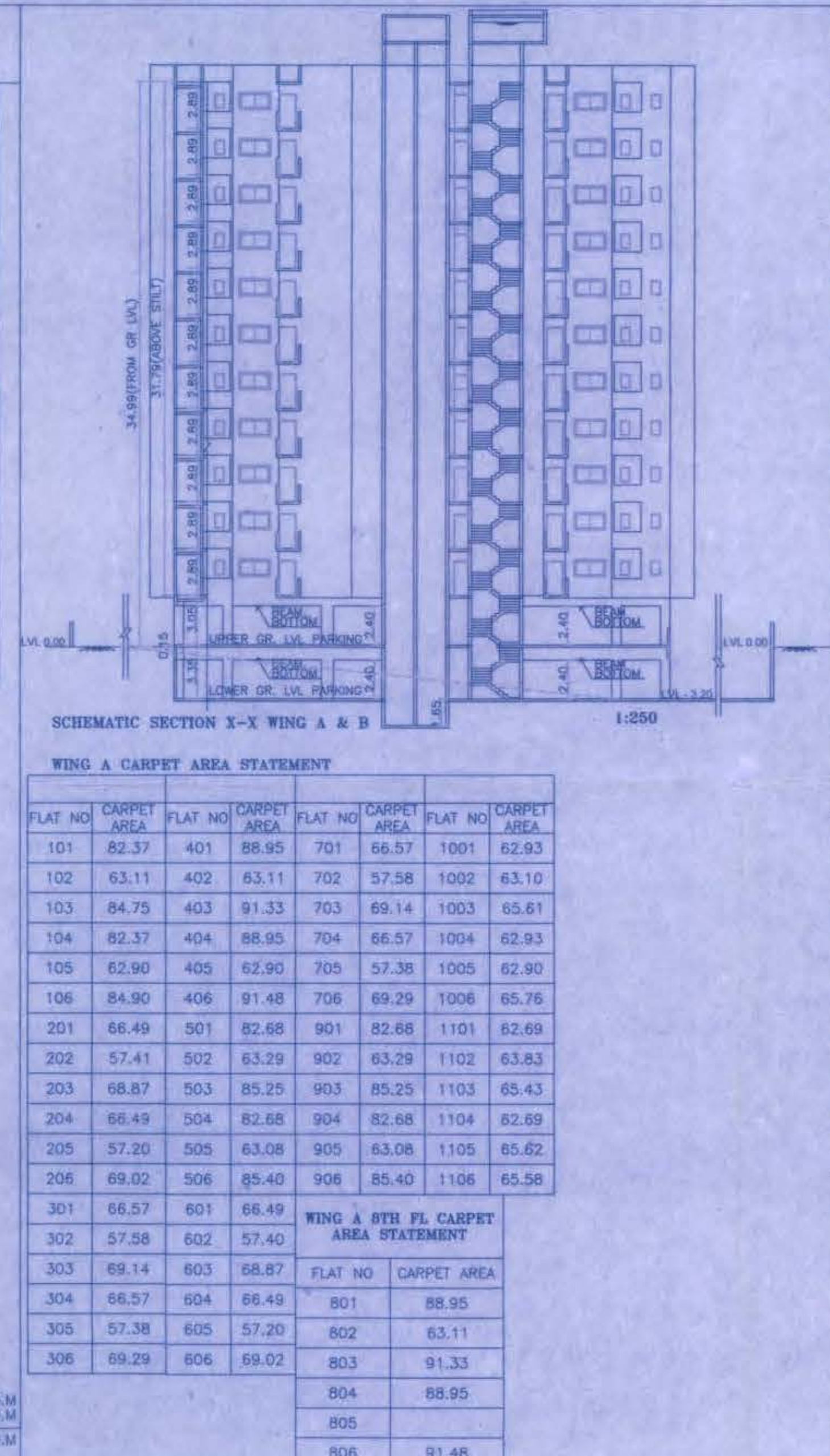
OPEN SPACE-II

ADDITIONS :-

1.	0.5 X	40.49 X	13.521	=	273.73 SQ.M
2.	0.5 X	40.49 X	14.14	=	286.26 SQ.M

TOTAL ADDITIONS = 560.01 SQ.M

= 440.00 + 560.01 = 1000.01 SQ.M



WING A CARPET AREA STATEMENT

FLAT NO.	CARPET AREA	FLAT NO.	CARPET AREA	FLAT NO.	CARPET AREA	FLAT NO.	CARPET AREA
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202	57.41	502	63.29	802	63.29	1102	63.83
203	68.87	503	85.25	903	85.25	1103	65.43
204	66.49	504	82.68	904	82.68	1104	62.69
205	57.20	505	63.08	905	63.08	1105	65.62
206	68.02	506	85.40	906	85.40	1106	65.58
301	66.57	601	66.49	WING A 8TH FL. CARPET AREA STATEMENT			
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303	69.14	603	68.87				
304	66.57	604	66.49				
305	57.38	605	57.20				
306	69.29	606	69.02				
				FLAT NO.	CARPET AREA		
				801	88.95		
				802	63.11		
				803	91.33		
				804	88.95		
				805			
				806	91.48		

CONTENT OF SHEET LAY-OUT 1 9

PREVIOUS PLANS APPROVED
No. PR A/NASR/222/2010
Dt. 20/09/2010

PREVIOUS PLANS APPROVED
No. PR A/NASR/929
Dt. 7/08/2015

AREA STATEMENT
LAYOUT PLAN, AREA BY TRIANGULATION, LOCATION PLAN ETC

SEAL STAMP OF APPROVAL

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. M.U.C.R. No. 2949/Mouza. Baidhan BK.
S. No. 9/2/2015 dated 9th 17/2015

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

AREA STATEMENT SQ. MTS.

01. AREA OF PLOT AS PER PROPERTY CARD/ 7/12	11000.00
02. AREA UNDER PROPOSAL	10000.00
02. DEDUCTIONS	-
a> LAND UNDER ROAD WIDENING	-
b> PROPOSED ROAD	-
c> ANY RESERVATION	-
03. NET GROSS AREA OF PLOT	10000.00
04. DEDUCTIONS	-
a> 10% OPEN SPACE	1000.00
b> 15% AMENITY SPACE	1500.00
c> INTERNAL ROAD	991.61
d> TRANSFORMER	-
e> TOTAL	3491.61
05. BALANCE PLOT AREA (8500.00 x 0.90)	7650.00
06a. ADDITION FOR INTERNAL ROAD AREA	-
06b. ADDITION FOR TRANSFORMER	-
06c. ADDITION FOR AMENITY SPACE AREA	1500.00
07. TOTAL AREA	9150.00
08. F.A.R. PERMISSIBLE	1
09. PERMISSIBLE FLOOR AREA	9150.00
10. EXISTING FLOOR AREA	6227.18
11. PROPOSED AREA	2902.45
12. EXCESS BALCONY AREA TAKEN IN F.A.R.	-
13. TOTAL BUILT UP AREA (10+11+12)	9129.63
14. F.A.R. CONSUMED	0.98
15. PERMISSIBLE GROUND COVERAGE (1/5)	1301.68
16. PROPOSED GROUND COVERAGE	1154.78

BALCONY AREA STATEMENT

a> PERMISSIBLE BALCONY	435.35
b> PROPOSED BALCONY	432.95
c> EXCESS BALCONY AREA	-

TENAMENT STATEMENT

a> PERMISSIBLE AREA	9150.00
b> LESS DEDUCTION FOR NON RES. AREA(SHOPS ETC.)	-
c> AREA OF TENEMENTS (a - b)	9150.00
d> TENEMENTS PERMISSIBLE. (250 TEN./HECT.)	228
e> TOTAL TENEMENTS PROPOSED	128

BRIEF SPECIFICATION

- (1) FOUNDATION UP TO HARD STRATA.
- (2) R.C.C. FRAME STRUCTURE.
- (3) EXTERNAL & INTERNAL 0.15M THK. WALL.
- (4) EXTERNAL SAND FACED & INTERNAL NEERU FINISHED PLASTER.
- (5) M.M. TILES FLOORING.

PARKING STATEMENT

a> AREA REQUIRED FOR PARKING	2637.70 SQM
b> AREA PROPOSED FOR PARKING	4404.92 SQM

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879
JOB NO. 879-CLAYD
DWG FILE 879-CLAYD
21.08.2015
DATE 21.08.2015
SCALE 1:500
SUSHEETA
DESIGNER
CHECKED

ARCHITECT'S SIGN OWNER'S SIGN

PROJECT : REV. RES. (GROUP HOUSING) SCHEME
ON S.NO. 9/23 AT BAYDHAN (BK), PUNE

FOR : Mr. Dudhale & others (OWNERS)
Mr. Deepak Bhatwara.

SAVLI
HINGMIRE & ASSOCIATES
"SMRUTI" VRINDAVAN SOCIETY,
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