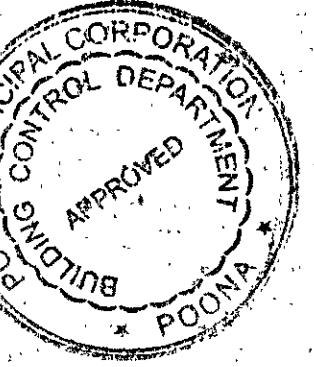


APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CCI.2.14911.6

Building Inspector Deputy Engineer P.M.C.



AREA STATEMENT

	SQ.M
1. AREA OF PLOT	42900.00
2. AREA OF ROAD WIDENING	1546.12
3. AREA OF GARDEN RESERVATION	28277.70
4. AREA OF RESIDENTIAL ZONE (GROSS PLOT)	13076.18
5. DEDUCTIONS FOR (a+b+c)	
(a) OPEN SPACE 10%	1307.62
(b) INTERNAL ROAD	3912.92
(c) TRANSFORMER	60.00
6. BALANCE AREA OF PLOT 4-5 (a+b+c)	7795.64
7. ADDITION FOR F.S.I.	
(d) (R.W.+INTERNAL ROAD+TRANSFORMER)	
(1546.12+3912.92+60.00)	5519.04
8. TOTAL AREA (6+7)	13314.68
9. ADD:- F.S.I./T.D.R. DUE TO HAND OVER OF AMINITY SPACE TO P.M.C.	
= (2.2X1961.43/AMINITY SPACE)	4315.15
10. FLOOR SPACE PERMISSIBLE (8+9)	17629.83
11. EXISTING RESIDENTIAL F.S.I.	12611.26
12. PROPOSED RESIDENTIAL F.S.I.	4996.90
13. TOTAL RESIDENTIAL FLOOR SPACE	17608.16
14. PERMISSIBLE BALCONY	2641.22
15. PROPOSED BALCONY	2641.94
16. EXCESS BALCONY TAKEN IN F.S.I.	0.72
17. TOTAL F.S.I. PROPOSED	17608.88
18. IN SITU F.S.I. PROPOSED TO BE UTILISED IN LIEU HANDOVER OF AMINITY	4294.20
19. BALANCE F.S.I. DUE TO HAND OVER OF AMINITY SPACE YET TO UTILISED	20.95
20. PERMISSIBLE COVERAGE(20%)	1632.95
21. PERMISSIBLE COVERAGE(35%) WITH PREMIUM	2857.65
22. EXISTING COVERAGE	1223.67
23. PROPOSED COVERAGE	482.86
24. TOTAL COVERAGE (EXIS.+PROP.)	1706.53
25. EXCESS COVERAGE (20-24)	73.58

TENEMENT STATEMENT

26. TENEMENTS PERMISSIBLE 250T/H	195 NOS.
27. TENEMENTS PROPOSED	143 NOS.

PARKING STATEMENT

	CAR(12.5)	SCOOTER(2)	CYCLE(1.40)
28. PARKING REQUIRED	298	441	548
29. AREA 'REQUIRED'	3725.00	882.00	767.20
30. PARKING PROVIDED	332	492	616
31. AREA PROVIDED	4150.00	984.00	862.40
32. COVERED AREA	4150.00	984.00	862.40
33. OPEN AREA	-	-	-
34. TOTAL	4150.00	984.00	862.40

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
WATER LINE SHOWN THIN BLACK DOTTED
PROPOSED WORK SHOWN THIN RED
EXISTING TO BE RETAINED SHOWN BLUE
DRAINAGE LINE SHOWN RED THICK DOTTED
EXISTING TO BE DEMOLISHED YELLOW HATCHED

NOTES

- THIS DRAWING AND DESIGN IS UNDER THE COPY RIGHT OF M/S PESHAVE AND ASSOCIATES AND SHOULD NOT BE USED IN PART OR FULL WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT M/S PESHAVE AND ASSOCIATES
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- ANY DISCREPANCY IN DRAWINGS, DESIGN, SPECIFICATIONS AND QUANTITIES SHALL BE BROUGHT TO THE NOTICE OF ARCHITECT M/S PESHAVE AND ASSOCIATES BEFORE EXECUTION OF SAID ITEM. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE EXECUTION OF WORK AND ANY DISCREPANCY FOUND HAS TO BE REPORTED TO ARCHITECT BEFORE EXECUTION
- OWNER TO APPOINT A QUALIFIED ENGINEER FOR THE EXECUTION OF WORK AND FOR ENTIRE CONSTRUCTION WORK
- WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- THESE DRAWINGS, DETAILS, SPECIFICATIONS, QUANTITIES ETC. ARE BASED ON THE INFORMATION SUPPLIED BY THE OWNER/PAH/BUILDER-PROMOTER ETC. AND THUS WE ARE NOWAY RESPONSIBLE FOR THE TITLE OF PLOT OR TO ANY OTHER LEGAL ASPECT OF SAID WORKS.

NAME ADDRESS AND SIGNATURE OF OWNER

MR. S. PITTIE, MD

PROJECT
PROPOSED RESIDENTIAL BUILDINGS AT S. NO. 30/1 KHARADI PUNE FOR 'THE RAJA BAHADUR INTERNATIONAL LTD.'

MR. S. PITTIE, MD

PESHAVE AND ASSOCIATES
ARCHITECTS AND INTERIOR CONSULTANTS
'THE PENTAGON' OPP. PANCHAMI HOTEL
PUNE SATARA ROAD, PARVATI, PUNE-411009
TEL: 020-24224611/21 FAX: 020-24224631

DATE JOB NO. DRG. NO. SCALE DEALT BY NORTH

JUNE 16 1/10 AS SHOWN rupali

AREA CALCULATION FOR GARDEN RESERVATION AFTER SHIFTING (PLOT 'C') (AS PER TRIANGULATION)

- 1) $185.85 \times 19.162 \times 0.50 = 1780.63$
- 2) $157.31 \times 6.79 \times 0.50 = 534.07$
- 3) $186.03 \times 137.30 = 25541.92$
- 4) $185.85 \times 4.60 \times 0.50 = 427.46$
- 5) $137.30 \times 0.17 \times 0.50 = 11.67$

TOTAL = 28295.75
DEDUCTION = 18.06
TOTAL = 28277.69

AREA CALCULATION OF ROAD WIDENING PLOT 'A' (AS PER TRIANGULATION)

- 1) $62.00 \times 12.16 \times 0.50 = 376.96$ SQ.M
- 2) $59.54 \times 6.97 \times 0.50 = 207.50$ SQ.M
- 3) $(8.99+7.00) \times 120.32 \times 0.50 = 961.96$ SQ.M

TOTAL = 1546.12 SQ.M

AREA KEY PLAN FOR D.P. ROAD WIDENING (PLOT 'A') SCALE 1:1000

ADJ. S. NO. 37

AREA KEY PLAN FOR GARDEN RESERVATION AFTER SHIFTING (PLOT 'B'+ 'C') SCALE 1:1000

AREA CALCULATION FOR RESIDENTIAL ZONE AFTER SHIFTING (PLOT 'D') AS PER TRIANGULATION

- 1) = 18.06
- 2) $217.87 \times (17.174+18.58) \times 0.50 = 3894.86$
- 3) $52.11 \times 17.43 \times 0.50 = 454.14$
- 4) $136.71 \times 20.73 \times 0.50 = 1416.99$
- 5) $165.33 \times 39.19 \times 0.50 = 3239.64$
- 6) $165.33 \times 62.75 \times 0.50 = 5187.23$

TOTAL = 14210.92

AREA CALCULATION FOR INTERNAL ROAD

- 1) = 18.06
- 2) $217.87 \times (17.174+18.58) \times 0.50 = 3894.86$

TOTAL = 3912.92

OPEN SPACE AREA CALCULATION

- 1) AREA = 2.28
- 2) $0.50(4.98+3.10) \times 13.17 = 53.21$
- 3) $0.50 \times 19.07 \times 10.57 = 100.78$
- 4) $0.50(13.10+5.98) \times 37.51 = 357.85$
- 5) $0.50(34.74+32.36) \times 2.11 = 70.79$
- 6) $19.79 \times 31.31 = 619.62$
- 7) $0.50(31.31+28.31) \times 3.00 = 89.43$
- 8) $0.50(10.24+9.21) \times 1.04 = 10.11$
- 9) AREA = 3.55

TOTAL AREA = 1307.62

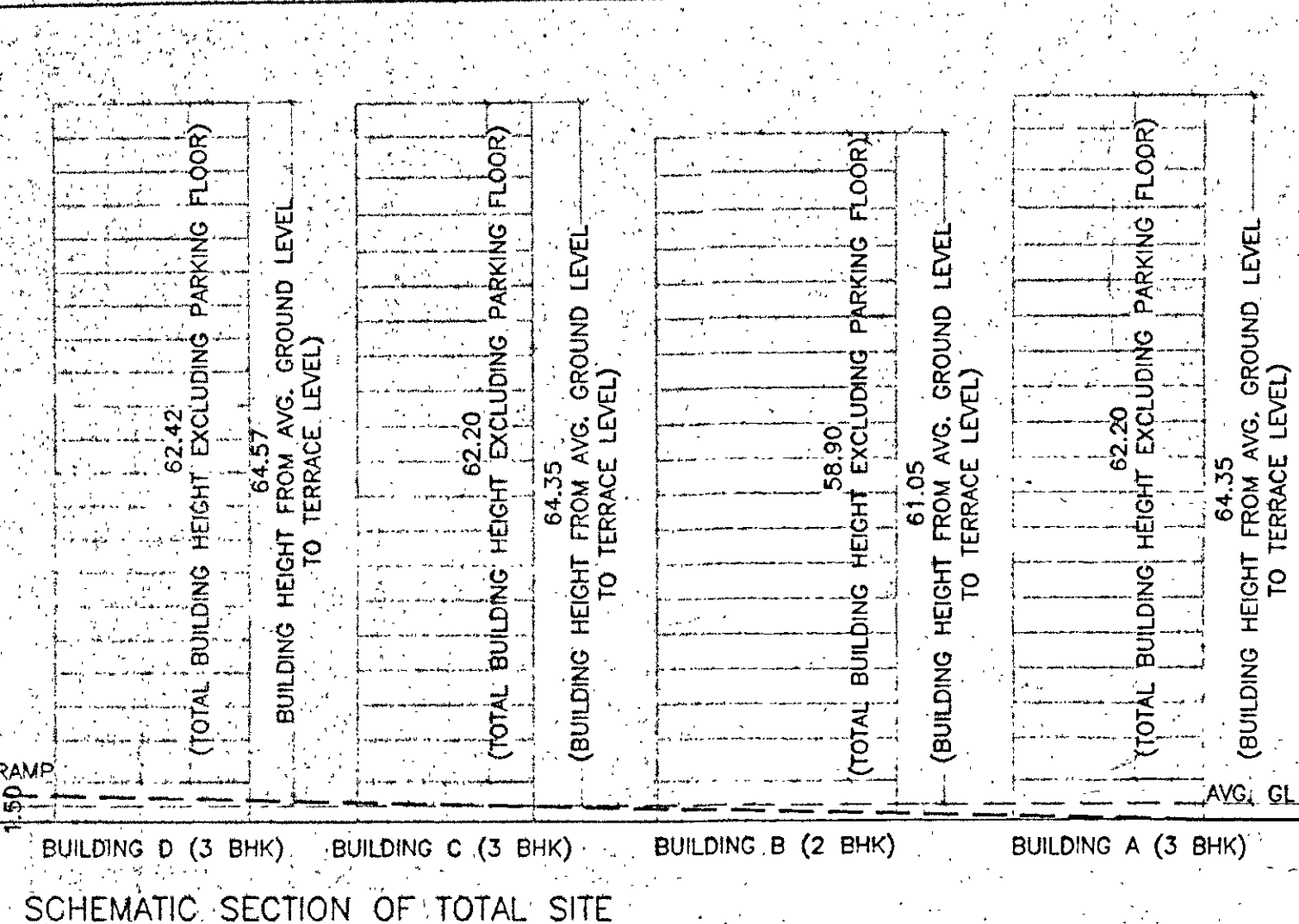
TOTAL AREA OF OPEN SPACE = 1307.62 SQ.M

PLOT AREA CALCULATION (AS PER TRIANGULATION)

- 1) $185.85 \times 19.162 \times 0.50 = 1780.63$
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- 13) $59.54 \times 6.97 \times 0.50 = 207.50$
- 14) $(8.99+7.00) \times 120.32 \times 0.50 = 961.96$

TOTAL = 44035.03

PLOT AREA AS PER TRANGULATION



AMENITY SPACE AREA (PLOT 'B') AREA OF BLOCK

- 1) $0.50 (34.90+30.28) \times 60.74 = 1979.52$
- 2) = 18.09

DEDUCTION

TOTAL AMENITY AREA = $1979.52 - 18.09 = 1961.43$

AMENITY SPACE AREA CALCULATION (PLOT 'B') (SCALE 1:1000)

AMENITY SPACE AREA = 1961.43

CLUB HOUSE GROUND FLOOR F.S.I. = 146.16 SQ.M. COVERAGE = 146.16 SQ.M. HEIGHT = 4.00M

EXISTING BUILDING C (3 BHK) COVERAGE = 437.96 SQ.M. F.S.I. = 4349.02 SQ.M. HT. = 64.35 M. (FROM AVG. GR. LVL. TO TERRACE LVL.) HT. = 62.20M. (FROM UPPER PARKING LVL. TO TERRACE LVL.) (L.G. PARK+U.G. PARK FL) + 17 RESIDENTIAL FLOORS + 18TH RESI. FLOOR (TERRACE)

EXISTING BUILDING B (2 BHK) COVERAGE = 347.79 SQ.M. F.S.I. = 4431.70 SQ.M. HT. = 61.05 M. (FROM AVG. GR. LVL. TO TERRACE LVL.) HT. = 58.90M. (FROM UPPER PARKING LVL. TO TERRACE LVL.) (L.G. PARK+U.G. PARK FL) + 17 RESIDENTIAL FLOORS + 18TH RESI. FLOOR (TERRACE)

EXISTING BUILDING A (3 BHK) COVERAGE = 437.92 SQ.M. F.S.I. = 4368.59 SQ.M. HT. = 64.35 M. (FROM AVG. GR. LVL. TO TERRACE LVL.) HT. = 62.20M. (FROM UPPER PARKING LVL. TO TERRACE LVL.) (L.G. PARK+U.G. PARK FL) + 17 RESIDENTIAL FLOORS + 18TH RESI. FLOOR (TERRACE)

ADJ. H. NO. 2

SITE PLAN SCALE 1:500

AMENITY SPACE AREA (PLOT 'B') AREA OF BLOCK

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- 2) = 18.09

DEDUCTION

TOTAL AMENITY AREA = $1979.52 - 18.09 = 1961.43$

AMENITY SPACE AREA CALCULATION (PLOT 'B') (SCALE 1:1000)

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