990

F.S.I. STATEMENT

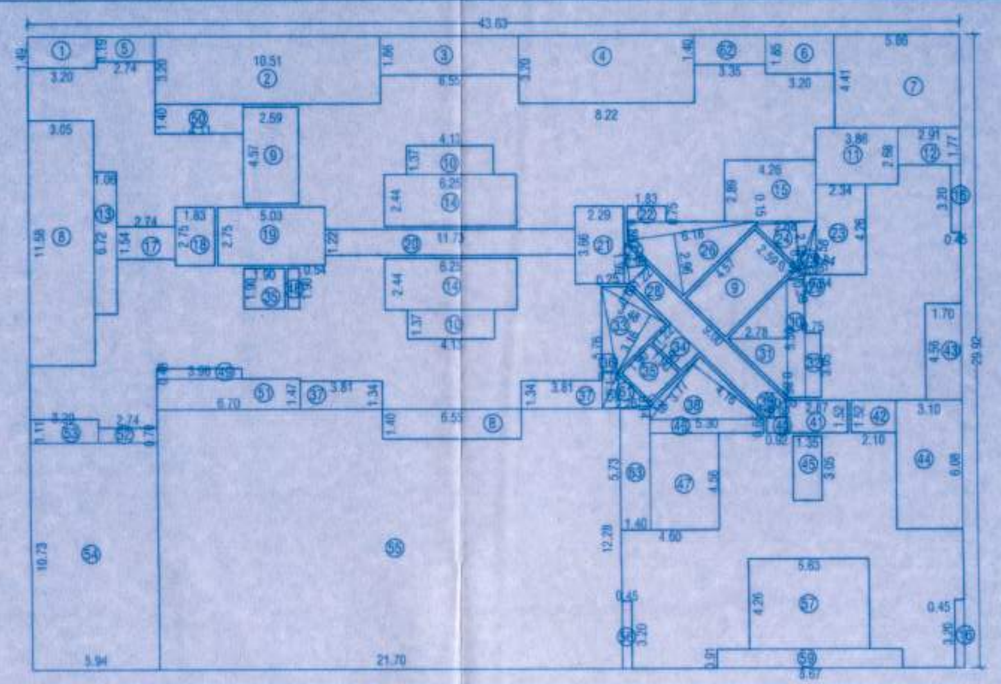
FLOOR	F.S.I.	BALCONY	DRY BALCONY	TERRACE	PASSAGE	ST.CASE	LIFT	TENEMENT
GROUND	----	----	----	----	----	----	----	----
FIRST	465.82	69.81	36.77	53.86	56.46	11.83		10 NO.
SECOND	465.82	69.81	36.77	50.73	56.46	11.83		10 NO.
THIRD	465.82	69.81	36.77	53.86	56.46	11.83	3.61	10 NO.
FOURTH	465.82	69.81	36.77	50.73	56.46	11.83		10 NO.
FIFTH	465.82	69.81	36.77	53.86	56.46	11.83		10 NO.
SIXTH	465.82	69.81	36.77	50.73	56.46	11.83	LIFT M.RM	10 NO.
SEVENTH	465.82	69.81	36.77	53.86	56.46	11.83		10 NO.
EIGHTH								
NINTH							9.00	
TOTAL	3,260.74	488.67	257.39	467.21	395.22	82.81		70 NO.

TERRACE AREA STATEMENT

FLOOR	BUILT UP AREA IN (SQ.M.)	TERRACE AREA (PERMISSIBLE 20%)	TERRACE AREA (PROPOSED)
(1)	(2)	(3)	(4)
PARKING			
FIRST	459.79 SQ.M.	91.96 SQ.M.	53.86 SQ.M.
SECOND	459.79 SQ.M.	91.96 SQ.M.	50.73 SQ.M.
THIRD	459.79 SQ.M.	91.96 SQ.M.	53.86 SQ.M.
FOURTH	459.79 SQ.M.	91.96 SQ.M.	50.73 SQ.M.
FIFTH	459.79 SQ.M.	91.96 SQ.M.	53.86 SQ.M.
SIXTH	459.79 SQ.M.	91.96 SQ.M.	50.73 SQ.M.
SEVENTH	459.79 SQ.M.	91.96 SQ.M.	53.86 SQ.M.
EIGHTH			
NINTH			
TOTAL	3,260.74 SQ.M.	643.72 SQ.M.	367.63 SQ.M.

TERRACE STATEMENT

FLOOR	LENGTH	AREA
1st ,3rd ,5th, 7th, 9th & FLOOR	2.28 X 2.43 X 1	5.54 SQ.M.
	2.05 X 2.43 X 4	19.92 SQ.M.
	2.20 X 2.43 X 2	10.69 SQ.M.
	2.43 X 2.43 X 3	17.71 SQ.M.
	TOTAL	53.86 SQ.M.
2nd,4th & 6th FLOOR	2.06 X 2.43 X 2	10.01 SQ.M.
	1.91 X 2.43 X 4	18.56 SQ.M.
	2.28 X 2.43 X 4	22.16 SQ.M.
	TOTAL	50.73 SQ.M.



TYPICAL FLOOR AREA CALCULATION

CAL A) 43.63 X 29.92 = 1,305.41 SQ.M.
B) 6.55 X 1.40 = 9.17 SQ.M.
TOTAL DEDUCTION = 1,314.58 SQ.M.

DEDUCTION

1) 3.20 X 1.49 X 1 = 4.77 SQ.M.
2) 10.51 X 3.29 X 1 = 33.63 SQ.M.
3) 6.55 X 1.86 X 1 = 12.18 SQ.M.
4) 8.22 X 3.20 X 1 = 26.30 SQ.M.
5) 2.74 X 1.19 X 1 = 3.26 SQ.M.
6) 3.20 X 1.85 X 1 = 5.92 SQ.M.
7) 5.86 X 4.41 X 1 = 25.84 SQ.M.
8) 3.05 X11.58 X 1 = 35.32 SQ.M.
9) 2.59 X 4.57 X 2 = 23.67 SQ.M.
10) 4.13 X 1.37 X 2 = 11.31 SQ.M.
11) 3.86 X 2.68 X 1 = 10.34 SQ.M.
12) 2.91 X 1.77 X 1 = 5.15 SQ.M.
13) 1.06 X 6.72 X 1 = 7.12 SQ.M.
14) 6.25 X 2.44 X 2 = 30.50 SQ.M.
15) 4.26 X 2.89 X 1 = 12.31 SQ.M.
16) 0.45 X 3.20 X 2 = 2.88 SQ.M.
17) 2.74 X 1.54 X 1 = 4.22 SQ.M.
18) 1.83 X 2.75 X 1 = 5.03 SQ.M.
19) 5.03 X 2.75 X 1 = 13.83 SQ.M.
20) 11.73 X 1.22 X 1 = 14.31 SQ.M.
21) 2.29 X 3.66 X 1 = 8.38 SQ.M.
22) 1.83 X 0.75 X 1 = 1.37 SQ.M.
23) 2.34 X 4.26 X 1 = 9.97 SQ.M.
24) 0.50 X (0.15+2.15) X 2.88 = 3.31 SQ.M.
25) 0.50 X (0.54+0.34) X 2.58 = 1.13 SQ.M.
26) 0.50 X (0.86+2.96) X 6.18 = 11.80 SQ.M.
27) 0.50 X (0.96+0.25) X 1.99 = 1.20 SQ.M.
28) 9.00 X 1.22 X 1 = 10.98 SQ.M.
29) 0.50 X (0.22+0.39) X 0.87 = 0.26 SQ.M.
30) 0.84 X 5.56 X 1 = 4.67 SQ.M.
31) 0.50 X (2.78) X 5.56 = 7.73 SQ.M.
32) 0.75 X 3.05 X 1 = 2.29 SQ.M.
33) 0.50 X (0.63+3.16) X 3.48 = 6.59 SQ.M.
34) 1.90 X 1.22 X 1 = 2.32 SQ.M.
35) 1.90 X 1.90 X 2 = 7.22 SQ.M.
36) 0.50 X (0.70) X 5.76 = 2.01 SQ.M.
37) 3.81 X 1.34 X 2 = 10.21 SQ.M.
38) 0.50 X (4.16+0.39) X 3.77 = 8.58 SQ.M.
39) 0.50 X (0.05+0.92) X 0.86 = 0.42 SQ.M.
40) 0.92 X 0.71 X 1 = 0.65 SQ.M.
41) 2.87 X 1.52 X 1 = 4.36 SQ.M.
42) 2.10 X 1.52 X 1 = 3.19 SQ.M.
43) 1.70 X 4.56 X 1 = 7.75 SQ.M.
44) 3.10 X 6.08 X 1 = 18.85 SQ.M.
45) 1.35 X 3.05 X 1 = 4.12 SQ.M.
46) 5.30 X 0.65 X 1 = 3.44 SQ.M.
47) 3.20 X 4.56 X 1 = 14.59 SQ.M.
48) 0.54 X 1.90 X 1 = 1.02 SQ.M.
49) 3.96 X 0.48 X 1 = 1.90 SQ.M.
50) 4.11 X 1.70 X 1 = 6.99 SQ.M.
51) 6.70 X 1.47 X 1 = 9.85 SQ.M.
52) 2.74 X 0.70 X 1 = 1.92 SQ.M.
53) 3.20 X 1.11 X 1 = 3.55 SQ.M.
54) 5.94 X10.73 X 1 = 63.73 SQ.M.
55) 22.70 X12.28 X 1 = 266.48 SQ.M.
56) 0.45 X 3.20 X 1 = 1.44 SQ.M.
57) 5.63 X 4.26 X 1 = 23.98 SQ.M.
59) 8.67 X 0.91 X 1 = 7.89 SQ.M.
61) 0.50 X (0.14+1.65) X 2.26 = 2.02 SQ.M.
62) 3.35 X 1.40 X 1 = 4.69 SQ.M.
63) 1.40 X 5.73 X 1 = 8.02 SQ.M.
TOTAL DEDUCTION = 848.78 SQ.M.
NET AREA = 1,314.58- 848.76 = **465.82 SQ.M.**

PASSAGE AREA CALCULATION

19) 5.03 X 2.75 X 1 = 13.83 SQ.M.
20) 11.73 X 1.22 X 1 = 14.31 SQ.M.
21) 2.29 X 3.66 X 1 = 8.38 SQ.M.
27) 0.50 X (0.96+0.25) X 1.99 = 1.20 SQ.M.
28) 9.00 X 1.22 X 1 = 10.98 SQ.M.
34) 1.90 X 1.22 X 1 = 2.32 SQ.M.
39) 0.50 X (0.05+0.95) X 0.86 = 0.43 SQ.M.
40) 0.92 X 0.71 X 1 = 0.65 SQ.M.
41) 2.87 X 1.52 X 1 = 4.36 SQ.M.
TOTAL = 56.46 SQ.M.

BALCONY STATEMENT

FLOOR	LENGTH	AREA
1ST TO 7TH FLOOR	2.74 X 1.00 X 1	2.74 SQ.M.
	4.11 X 1.40 X 1	5.75 SQ.M.
	4.56 X 1.40 X 2	12.77 SQ.M.
	3.20 X 1.50 X 2	9.60 SQ.M.
	3.35 X 1.50 X 2	10.05 SQ.M.
	6.55 X 1.40 X 2	18.34 SQ.M.
	2.74 X 1.18 X 1	3.23 SQ.M.
	3.20 X 1.18 X 1	3.78 SQ.M.
	3.20 X 1.11 X 1	3.55 SQ.M.
	TOTAL	69.81 SQ.M.

BALCONY AREA STATEMENT

FLOOR	BUILT UP AREA IN (SQ.M.)	BALCONY AREA (PERMISSIBLE 15%)	BALCONY AREA (PROPOSED)
(1)	(2)	(3)	(4)
PARKING			
FIRST	465.82 SQ.M.	69.87 SQ.M.	69.81 SQ.M.
SECOND	465.82 SQ.M.	69.87 SQ.M.	69.81 SQ.M.
THIRD	465.82 SQ.M.	69.87 SQ.M.	69.81 SQ.M.
FOURTH	465.82 SQ.M.	69.87 SQ.M.	69.81 SQ.M.
FIFTH	465.82 SQ.M.	69.87 SQ.M.	69.81 SQ.M.
SIXTH	465.82 SQ.M.	69.87 SQ.M.	69.81 SQ.M.
SEVENTH	465.82 SQ.M.	69.87 SQ.M.	69.81 SQ.M.
EIGHTH			
NINTH			
TOTAL	3,260.74 SQ.M.	489.09 SQ.M.	488.67 SQ.M.

DRY BALCONY STATEMENT

FLOOR	LENGTH	AREA
1ST TO 7TH FLOOR	2.59 X 1.50 X 2	7.77 SQ.M.
	2.44 X 1.37 X 4	13.37 SQ.M.
	2.89 X 1.37 X 2	7.92 SQ.M.
	5.63 X 1.37 X 1	7.71 SQ.M.
	TOTAL	36.77 SQ.M.

WATER STATEMENT OF RESIDENTIAL

NO. OF FLAT = 70 NO.
NO. OF PERSONS = 5 NO.
70 NO. X 5 NO. X 135.00 LTRS. = 47,250.00 LTRS.
SAY = 51,000.00 LTRS.
+ FIRE FIGHTING = 20,000.00 LTRS.
TOTAL = 81,000.00 LTRS.

OVER HEAD WATER TANK
CAPACITY = 51,000.00 LTS.
UNDER GROUND
51,000.00 X 1.5 TIMES = 91,500.00 LTRS.
+ FIRE FIGHTING = 50,000.00 LTRS.
TOTAL = 1,41,500.00 LTRS.

STAMP OF APPROVAL

5/7

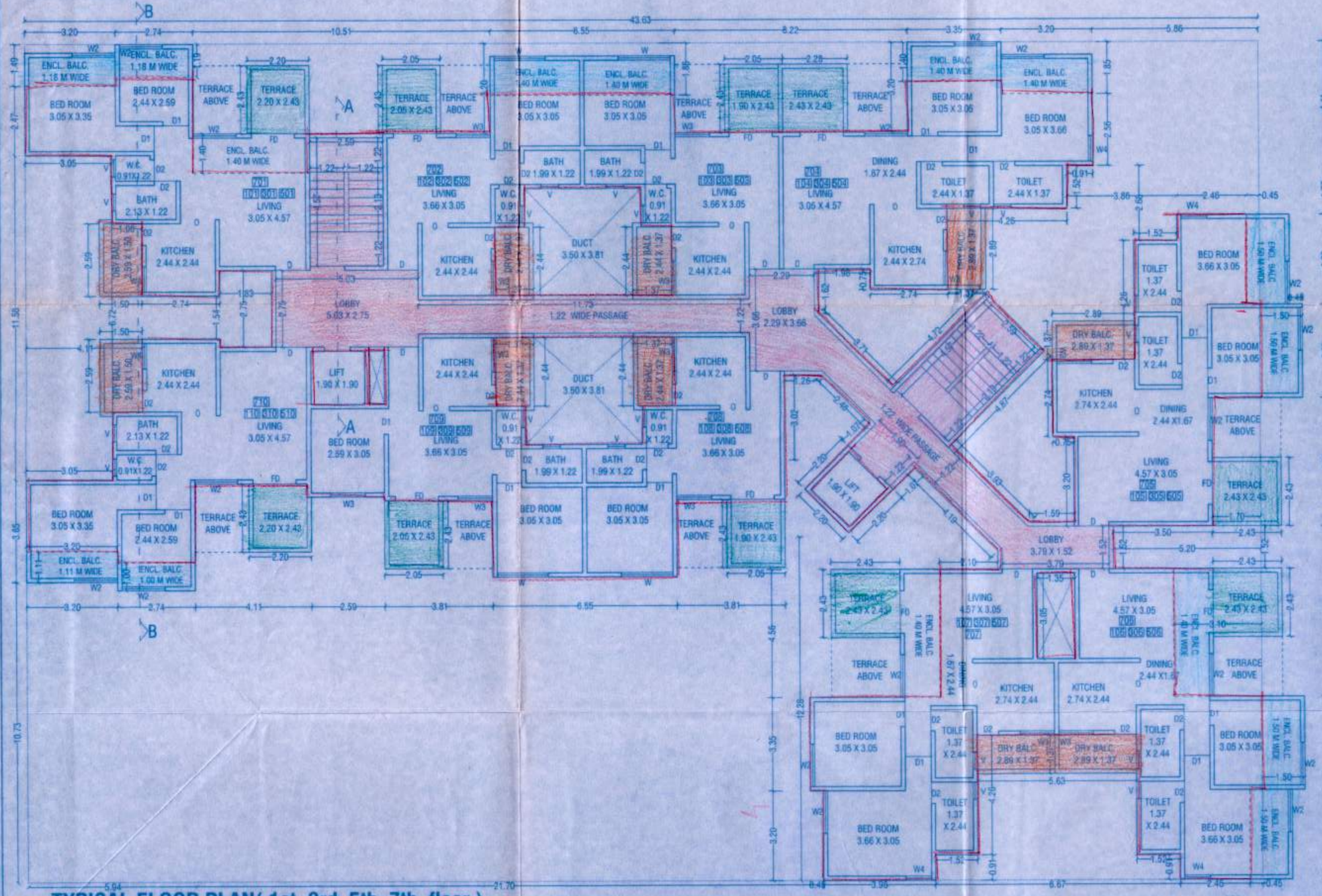
WING A

Recommended for approval as
Vide Town Planning Scheme's Letter
No. टपनि/बां.प्र./ 2814 दि. 29/7/2024
Dated 29/7/2024
For Assistant Director of Town Planning Pune, Dr. Pune

मसुद
मा.स.सं.प्र.पुणे
यांनी मान्य केला असे.

Approved as attached in.....
Subject to conditions mentioned in Annuxure 'A'
of letter No. PMC/C.R. No. 2845 ...Mouza... लोहगांव
S. No./G. No./CTS No. 298/3/2/2 ...
Dated 20/7/2024
For Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

"सदरचे बांधकाम नकाशांना, भारत सरकार, संरक्षण मंत्रालयाकडील (वायुसेना विभाग) नाहरकत प्रमाणपत्र मिळविणे अधीन राहून मंजूरीसाठी शिफारस करण्यात येत आहे. प्रस्तुत नाहरकत प्रमाणपत्र प्राप्त करुन घेऊन त्या आधारे मा. जिल्हाधिकारी, पुणे यांची बांधकाम नकाशांना मंजूरी घेतल्याशिवाय प्रत्यक्ष जागेवर बांधकाम / विकास करता येणार नाही. तसेच प्रकल्पातील सदनिकांचा / गाळ्यांचा करारनामा / हस्तांतरण / विक्री करता येणार नाही."



TYPICAL FLOOR PLAN(1st, 3rd, 5th, 7th floor)

ST. CASE AREA CALCULATION
9) 2.59 X 4.57 X 1 = 11.83 SQ.M.
TOTAL = 11.83 SQ.M.

LIFT AREA CALCULATION
L) 1.90 X 1.90 X 1 = 03.61 SQ.M.
TOTAL = 03.61 SQ.M.
LIFT M.RM AREA CALCULATION
LM1) 3.00 X 3.00 X 1 = 9.00 SQ.M.
TOTAL = 9.00 SQ.M.

BUILTUP AREA CALCULATION
FLAT NO.104 & 105,106 & 107
1) 3.20 X 3.96 X 1 = 12.67 SQ.M.
2) 3.35 X 3.20 X 1 = 10.72 SQ.M.
3) 7.91 X 2.73 X 1 = 21.59 SQ.M.
4) 2.29 X 1.52 X 1 = 3.48 SQ.M.
5) 5.94 X 2.14 X 1 = 12.71 SQ.M.
6) 2.74 X 0.75 X 1 = 2.05 SQ.M.
TOTAL = 63.22 SQ.M.

BUILTUP AREA CALCULATION
FLAT NO.102, 103 & 108
1) 3.35 X 2.74 X 1 = 9.18 SQ.M.
2) 2.14 X 1.98 X 1 = 4.24 SQ.M.
3) 5.02 X 3.35 X 1 = 16.82 SQ.M.
4) 3.96 X 1.83 X 1 = 7.24 SQ.M.
5) 2.74 X 0.76 X 1 = 2.08 SQ.M.
TOTAL = 39.56 SQ.M.

BUILTUP AREA CALCULATION
FLAT NO.101 & 110
1) 2.74 X 0.30 X 1 = 0.82 SQ.M.
2) 2.82 X 3.50 X 1 = 9.87 SQ.M.
3) 3.05 X 3.65 X 1 = 11.13 SQ.M.
4) 3.80 X 2.58 X 1 = 9.80 SQ.M.
5) 2.74 X 2.59 X 1 = 7.09 SQ.M.
6) 3.20 X 4.87 X 1 = 15.58 SQ.M.
TOTAL = 54.29 SQ.M.

BUILTUP AREA CALCULATION
FLAT NO.109
1) 3.35 X 2.74 X 1 = 9.18 SQ.M.
2) 2.14 X 1.98 X 1 = 4.24 SQ.M.
3) 1.06 X 3.35 X 1 = 3.55 SQ.M.
4) 3.96 X 5.48 X 1 = 21.70 SQ.M.
5) 2.74 X 0.46 X 1 = 1.26 SQ.M.
6) 2.74 X 3.35 X 1 = 9.18 SQ.M.
TOTAL = 49.11 SQ.M.

SCHEDULE OF OPENING

W	1.83 X 1.22 M	FD	1.83 X 2.13 M
W2	1.22 X 1.22 M	D	1.00 X 2.13 M
W3	1.22 X 1.07 M	D1	0.90 X 2.13 M
V1	0.60 X 0.90 M	D2	0.75 X 2.13 M

PROPOSED BUILDINGS ON S.NO 298 H.NO 3/2/2 & S.NO 298 H.NO 4B, AT LOHAGAON,TAL- HAVELI, DIST -PUNE
FOR UNITED REALINFRA LTD. THROUGH
1) MR. HIRAMAM T. KHANDVE
2) MR. NIJANAND J. KHAMKAR

SCALE : 1:100	CHECKED BY :-	DRG. NO.	ORIENTATION
DATE : 08-06-2014	REVISION NO.	5/7	
APPROVED BY PARVEZ			
DELT BY : TABREZ			

PARVEZ JAMADAR
PARVEZ JAMADAR AND ASSOCIATES
ARCHITECTS AND INTERIOR DESIGNERS
OFFICE NO.1, BHARAT ARCADE, GEN. THIMMAYA ROAD, OPPOSITE POOLGATE POLICE CHOWKEY, NEXT TO TALWARKARS GYM, CAMP, PUNE - 411001.
PHONE : 26362733 MOBILE : 9822062146 E-MAIL : arch_parvez@vsnl.net

FILE PATH : e:\mohit\khamkar\sp-24-07-14\s.p. plan_24-07-2014.dwg