AREA STATEMENT FOR FULL POTENTIAL F.S.I.

SEAL FOR APPROVAL OF PLANS

2/26

BUILT-UP AREA STATEMENT

BLDG.	FIRST FLR. AREA SQ.M.	SECOND FLR. AREA SQ.M.	THIRD FLR. AREA SQ.M.	FOURTH FLR. AREA SQ.M.	FIFTH FLR. AREA SQ.M.	SIXTH FLR. AREA SQ.M.	SEVENTH FLR. AREA SQ.M.	EIGHTH FLR. AREA SQ.M.	NINTH FLR. AREA SQ.M.	TENTH FLR. AREA SQ.M.	ELEVENTH FLR. AREA SQ.M.	TWELFTH FLR. AREA SQ.M.	TOTAL FLR. AREA SQ.M.	BLDG. HT. WITH PARK.	BLDG. HT. WITHOUT PARK.	
A1	319.34	320.28	319.34	320.28	319.34	320.28	319.34	320.28	319.34	320.28	319.34	320.28	3837.72	37.44 M.	34.56 M.	P+12 FLR
A2	365.34	364.95	365.34	364.95	365.34	364.95	365.34	364.95	365.34	364.95	365.34	364.95	4381.74	37.44 M.	34.56 M.	P+12 FLR
B1	242.79	245.57	242.79	245.57	242.79	245.57	242.79	234.36	242.79	245.57	242.79	245.57	2918.95	37.44 M.	34.56 M.	P+12 FLR
B2	245.78	245.42	245.78	245.42	245.78	245.42	245.78	237.76	245.78	245.42	245.78	245.42	2939.54	37.44 M.	34.56 M.	P+12 FLR
B3	245.78	245.42	245.78	245.42	245.78	245.42	245.78	237.76	245.78	245.42	245.78	245.42	2939.54	37.44 M.	34.56 M.	P+12 FLR
B4	245.78	245.42	245.78	245.42	245.78	283.98	284.75	278.86	284.75	–	–	–	2360.52	28.80 M.	25.92 M.	P+9 FLR
B5	245.78	245.42	245.78	245.42	284.75	283.98	284.75	278.86	284.75	–	–	–	2359.49	28.80 M.	25.92 M.	P+9 FLR
TOTAL													21777.50	–	–	–

BLDG.	TENAMENT NOS.
A1	48
A2	48
B1	48
B2	48
B3	48
B4	36
B5	36
TOTAL	312

EXCESS REFUGE AREA TAKEN IN F.S.I. 12.50

EXCESS STAIRCASE AREA TAKEN IN F.S.I. 23.64

TOTAL PROPOSED F.S.I. 21813.64

BALCONY AREA STATEMENT

BLDG.	FIRST FLR. AREA SQ.M.	SECOND FLR. AREA SQ.M.	THIRD FLR. AREA SQ.M.	FOURTH FLR. AREA SQ.M.	FIFTH FLR. AREA SQ.M.	SIXTH FLR. AREA SQ.M.	SEVENTH FLR. AREA SQ.M.	EIGHTH FLR. AREA SQ.M.	NINTH FLR. AREA SQ.M.	TENTH FLR. AREA SQ.M.	ELEVENTH FLR. AREA SQ.M.	TWELFTH FLR. AREA SQ.M.	TOTAL FLR. AREA SQ.M.
A1	47.77	48.04	47.77	48.04	47.77	48.04	47.77	48.04	47.77	48.04	47.77	48.04	574.86
A2	54.69	54.68	54.69	54.68	54.69	54.68	54.69	54.68	54.69	54.68	54.69	54.68	656.22
B1	36.39	36.82	36.39	36.82	36.39	36.82	36.39	35.12	36.39	36.82	36.39	36.82	437.99
B2	36.50	36.82	36.50	36.82	36.50	36.82	36.50	34.00	36.50	36.82	36.50	36.82	437.10
B3	36.50	36.82	36.50	36.82	36.50	36.82	36.50	34.00	36.50	36.82	36.50	36.82	437.10
B4	36.50	36.82	36.50	36.82	36.50	42.58	41.42	41.09	41.42	–	–	–	349.65
B5	36.50	36.82	36.50	36.82	41.42	42.58	41.42	41.09	41.42	–	–	–	354.57
TOTAL													3247.49

WATER TANK CAPACITY

BLDG.	O.H.WATER TANK CAPACITY	U.G.WATER TANK CAPACITY
A1	52,400	82,400.00
A2	52,400	82,400.00
B1	52,400	82,400.00
B2	52,400	82,400.00
B3	52,400	82,400.00
B4	44,300	74,300.00
B5	44,300	74,300.00
TOTAL	3,50,600LIT	560,600.00 LIT

PLINTH/PARKING SLAB AREA CALCULATIONS

BLDG.	AREA
A1	524.49 SQ.M.
A2	586.61 SQ.M.
B1	434.25 SQ.M.
B2	426.86 SQ.M.
B3	426.86 SQ.M.
B4	426.83 SQ.M.
B5	426.83 SQ.M.
TOTAL	3252.73 SQ.M.

PLINTH/PARKING SLAB AREA CALCULATIONS

TENANTS PARKING STATEMENT

	REQUIRED		
	CARS	SCOOTERS	CYCLES
A1	16	48	48
A2	16	48	48
B1	16	48	48
B2	16	48	48
B3	16	48	48
B4	12	36	36
B5	12	36	36
TOTAL	104	312	312

TOTAL REQUIRED PARKING = 1.5 TIMES

CAR : 104 X 1.5 = 156

SC : 312 X 1.5 = 468

CY : 312 X 1.5 = 468

PROVIDED PARKING STATEMENT

BLDG.	PROVIDED BELOW BLDG.		
	CARS	SCOOTERS	CYCLES ON TERRACE OF EACH BLDG
A1	16	67	72
A2	16	84	72
B1	14	37	37 IN BLDG
B2	12	42	72
B3	12	42	72
B4	12	44	53
B5	14	42	53
TOTAL	96	358	431

PROVIDED IN LAYOUT

COVERED CARS	SCOOTERS	CYCLES
285	134	81

REQUIRED AREA FOR PARKING

CAR : 165 X 12.5 = 2062.50

SCOOTER : 492 X 2 = 984.00

CYCLE : 492 X 1.4 = 688.80

TOTAL = 3735.30

PROVIDED AREA FOR PARKING

CAR : 361 X 12.5 = 4512.50

SCOOTER : 492 X 2 = 984.00

CYCLE : 492 X 1.4 = 688.80

TOTAL = 6185.33

CARPET AREAS OF ALL THE FLATS ARE BET 50.00 SQ.M. TO 100.00 SQ.M.

CP - COVERED PARKING

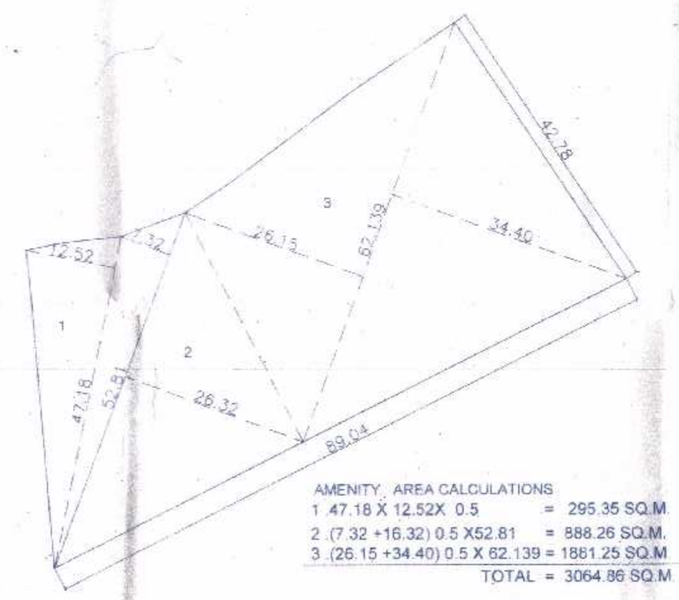
SP - STILT PARKING

PREMIUM STATEMENT

BLDG.	STAIRCASE AREA SQ.M.	LIFT AREA SQ.M.	PASSAGE AREA SQ.M.	TERRACE AREA SQ.M.	ENCL. BALC AREA SQ.M.	OPP. BALC AREA SQ.M.
A1	98.28	4.07	285.60	560.22	574.86	129.12
A2	135.00	4.07	279.00	569.12	656.22	144.84
B1	186.00	4.07	188.49	553.67	437.99	129.12
B2	186.00	4.07	188.40	490.44	437.10	129.12
B3	186.00	4.07	188.40	490.44	437.10	129.12
B4	77.50	4.07	76.30	363.87	349.65	53.80
B5	62.00	4.07	61.04	363.87	354.57	43.04
TOTAL	930.78	28.49	1207.23	3391.63	3247.49	758.16
PREMIUM ALREADY PAID	930.78	28.49	1222.95	2901.81	2793.77	1064.52
PREMIUM TO BE PAID	-	-	-	489.82	453.72	-

Approved as mentioned in ..... subject to conditions mentioned in Annexure 'A' of letter No. PMC/P.B. no-3353/2 ..... S. No/C.S. No. 21/3 ..... Dated 8.9.13 ..... 8.9.13

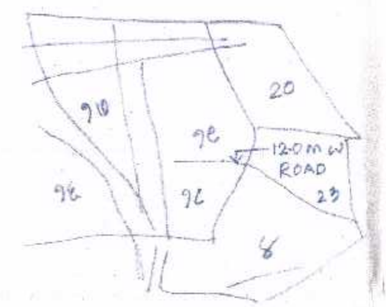
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



AMENITY AREA CALCULATIONS

1. 47.18 X 12.52X 0.5 = 295.35 SQ.M.
2. (7.32 +16.32) 0.5 X52.81 = 888.26 SQ.M.
3. (26.15 +34.40) 0.5 X 52.139 = 1861.25 SQ.M.

TOTAL = 3064.86 SQ.M.



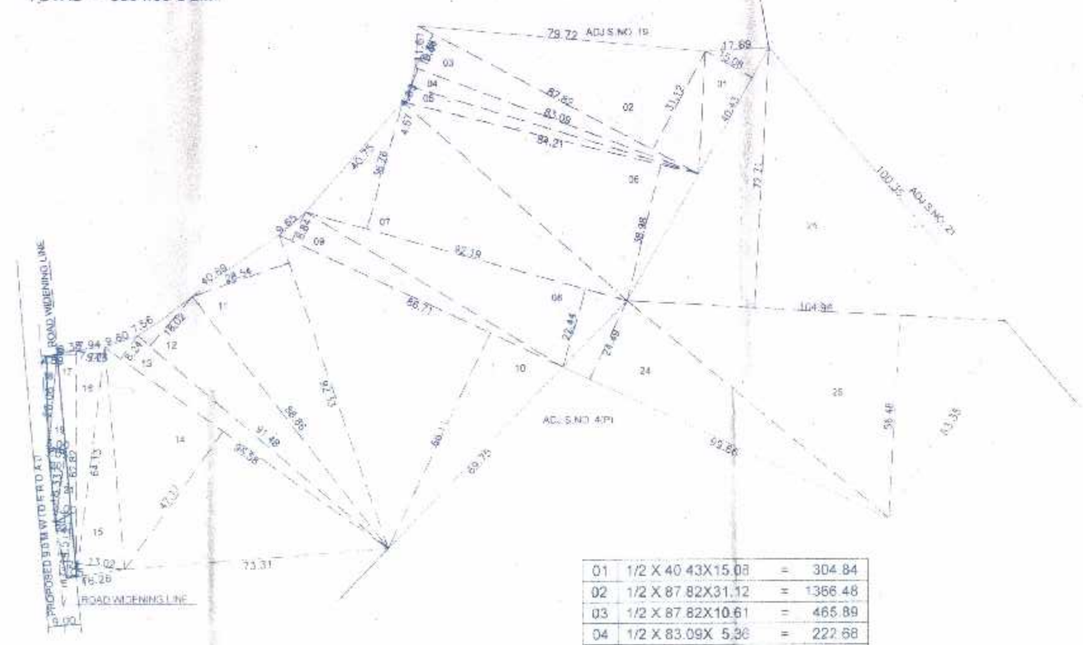
LOCATION PLAN

LAYOUT

AREA UNDER ROAD WIDENING CD EF
FROM SURPLUS LAND
1 (3.11 +3.05) 0.5 X 14.519 = 44.72 SQ.M.

AREA UNDER ROAD WIDENING AB CD
1 (2.89 +3.00) 0.5 X 26.06 = 76.75 SQ.M.
2 (3.05 +3.00) 0.5 X 18.337 = 55.47 SQ.M.
TOTAL ROAD AB CD = 132.22 SQ.M.

AREA UNDER SURPLUS LAND
1. 0.5 X 20.46 X 50.24 = 513.96 SQ.M.
2. 0.5 X 48.231 X 90.75 = 2188.48 SQ.M.
3. 0.5 X 15.15 X 90.85 = 688.19 SQ.M.
TOTAL = 3390.63 SQ.M.



PLOT AREA CALCULATIONS BY TRAINGULATIONS

01	1/2 X 40.43X15.08	=	304.84
02	1/2 X 87.82X31.52	=	1386.48
03	1/2 X 87.82X10.61	=	465.89
04	1/2 X 83.09X 5.36	=	222.68
05	1/2 X 84.21X 4.67	=	196.63
06	1/2 X 84.21X 38.98	=	1641.25
07	1/2 X 92.19X36.76	=	1694.45
08	1/2 X 92.19X22.44	=	1034.37
09	1/2 X 86.71X8.84	=	383.26
10	1/2 X 86.71X66.11	=	2866.20
11	1/2 X 92.33X28.54	=	1317.55
12	1/2 X 91.48X18.02	=	824.23
13	1/2 X 96.56X 8.24	=	397.90
14	1/2 X 96.58X47.17	=	2277.84
15	1/2 X 64.13X13.02	=	417.49
16	1/2 X 64.13X 7.74	=	248.18
17	1/2 X 62.82X 5.26	=	165.22
18	1/2 X 26.06X 2.89	=	37.66
19	1/2 X 26.06X 3.00	=	39.09
20	1/2 X 18.337X 3.05	=	27.96
21	1/2 X 18.337X 3.00	=	27.51
22	1/2 X 14.519X3.11	=	22.58
23	1/2 X 14.519X3.05	=	22.14
24	1/2 X 99.86X24.49	=	1220.34
25	1/2 X 104.96X72.71	=	3815.82
26	1/2 X 104.96X56.48	=	2964.07

AREA OF PLOT BY TRIANGULATION = 24,001.63

OPEN SPACE 1 AREA CALCULATIONS

1.	0.5 X 5.56 X 1.63	=	4.77 SQ.M
2.	0.5 X 7.44 X 3.10	=	11.53 SQ.M
3.	0.5 X 5.86 X 5.95	=	17.50 SQ.M
4.	0.5 X 6.40 X 5.00	=	16.00 SQ.M
5.	0.5 X 34.12 X 15.97	=	272.44 SQ.M
6.	0.5 X 35.71 X 5.88	=	104.98 SQ.M
7.	0.5 X 34.12 X 9.40	=	160.36 SQ.M
8.	0.5 X 41.33 X 8.56	=	176.69 SQ.M
9.	0.5 X 41.33 X 19.12	=	395.11 SQ.M
10.	0.5 X 36.87 X 13.11	=	241.68 SQ.M
11.	1 X 3.00 X 3.00	=	15.00 SQ.M
		TOTAL =	1415.86 SQ.M

OPEN SPACE 2 AREA CALCULATIONS

1.	0.5 X 34.13 X 13.62	=	232.43 SQ.M
2.	0.5 X 34.13 X 23.144	=	394.95 SQ.M
		TOTAL =	627.38 SQ.M

TOTAL OPEN SPACE AREA
= OPEN SPACE 1 + OPEN SPACE 2
= 1415.86+627.38
= 2043.24 SQ.M.

AREA UNDER INTERNAL ROAD
= 891.00 SQ.M

AREA OF PLOT BY TRIANGULATION	= 24,001.63
AREA OF PLOT BY 7/12 EXTRACT	= 24,000.00
MINIMUM AREA TO BE CONSIDERED	= 24,000.00

AREA STATEMENT

		SQ.MT.
	AREA OF PLOT BY 7/12	24000.00
1.	DEDUCTIONS FOR	
2.	(a) R.P. ROAD AREA	
	(b) PROPOSED ROAD 132.22+ [44.72(FROM SURPLU LAND)]	176.94
	(c) AREA UNDER SURPLUS LAND	3390.63
	TOTAL	3567.57
3.	NET GROSS AREA OF PLOT (1-2)	20432.43
4.	DEDUCTIONS FOR	
	(a) OPEN SPACE 10%	2043.24
	(b) AMENITY AREA 15%	3064.86
	(C) TOTAL DEDUCTIONS [a+b]	5108.10
5.	NET AREA OF PLOT	15324.33
6.	NET AREA DEDUCTING ONLY AMENITY (20432.43-3064.86)	17367.57
7.	NET AREA FOR F.S.I. CALCULATIONS (0.9 X 17367.57)	15630.81
7.	A.R. PERMISSIBLE 1.0 F.S.I.+ 0.2 PAID F.S.I.+ AMENITY+ROAD = 1.0 X 15630.81 + 0.2 X15630.81+3064.86+132.22 = 15630.81 +3126.16 +3064.86+132.22=	21954.05 SQ.M
9.	EXISTING FLOOR AREA	-
10.	PROPOSED FLOOR AREA	21777.50
11.	EXCESS REFUGE AREA TAKEN IN F.S.I.	12.50
12.	EXCESS STAIRCASE AREA TAKEN IN F.S.I.	23.64
13.	TOTAL BUILT-UP AREA (10+11+12)	21813.64
14.	A.R. CONSUMED	0.993

TENEMENT STATEMENT

(D) TENEMENTS PERMISSIBLE	349
(E) TENEMENTS PROPOSED	312
TOTAL TENEMENTS (D+E)	

BRIEF SPECIFICATIONS

* R.C.C. STRUCTURE WITH 6" THICK BLOCK MASONARY
* ALUMINIUM WINDOWS & TIK FRAMED FLUSH DOORS
* EXTERNALLY SAND FACED CEMENT PLASTER & INTERNALLY NEERI FINISHED PLASTER
* M.M. TILES FLOORING & GLAZED CERAMIC TILES IN TOILETS

LEGEND

* PLOT BOUNDARY	THICK BLACK
* PROPOSED WORK	RED SHADED
* ROAD WIDENING	GREEN DOTTED
* MASTER LINE	RED DOTTED
* DRAINAGE LINE	THIN BLACK DOTTED

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on / / and the dimensions of side etc. of plot as shown on plan are as measured on site and the area so worked out tallies with the area stated in documents of Tenements of Witness minerals / Land Records Department.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT (FULL POTENTIAL)OF BLDGS. AT S.NO.4/1B/1 &18/1(P),UNDRI, PUNE

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NAME & SIGN. OF OWNER | NAME & SIGN. OF ARCHITECT

SHIRISH DASNURKAR

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PH 020-24338452/24351 E-MAIL: dasnurkar@eth.net/dasnurkar@sify.it

NORTH			
SCALE	JOB NO.	DRAWN BY	COMPUTER FILE
1:500		NITIN 20.08.17	PUNE\NIRMA DK TOWER\NIRMA DWG & DK\DWG\NIRMA PARK\CD DWG\NIR TWR BLDG\CD PLAN.DWG