SEAL FOR APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITION

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.	THIRTEENTH FLR. AREA SQ.M.	FOURTEENTH 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	364.85	365.34	364.85	365.34	364.85	365.34	364.85	365.34	364.85	365.34	364.85	-	-	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	276.86	284.75	306.78	304.29	306.78	297.81	306.78	3882.96	43.20 M.	40.32 M.	P+14 FLR
B5	245.78	245.42	245.78	245.42	284.75	283.98	284.75	278.86	284.75	306.78	304.29	306.78	297.81	306.78	3921.93	43.20 M.	40.32 M.	P+14 FLR
TOTAL															24822.38	-	-	-
														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.	24858.52			

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.	THIRTEENTH FLR. AREA SQ.M.	FOURTEENTH 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	-	-	437.95
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	44.52	41.99	44.52	37.41	44.52	562.31
B5	36.50	36.82	36.50	36.82	41.42	42.58	41.42	41.09	41.42	44.52	41.99	44.52	37.11	44.52	567.23
TOTAL															3672.81

TENAMENT STATEMENT

BLDG.	TENAMENT NOS.
A1	48
A2	48
B1	48
B2	48
B3	48
B4	56
B5	56
TOTAL	352

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	57,800	87,800.00
B5	57,800	87,800.00
TOTAL	3,77,600LIT	5,87,600.00 LIT

PLINTH/PARKING SLAB AREA CALCULATIONS

BLDG.	AREA
A1	524.99 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	3253.23 SQ.M.

PLINTH/PARKING SLAB AREA CALCULATIONS

TENANTS PARKING STATEMENT

	REQUIRED CARS	REQUIRED SCOOTERS	REQUIRED CYCLES
A1	16	48	48
A2	16	48	48
B1	16	48	48
B2	16	48	48
B3	16	48	48
B4	19	56	56
B5	19	56	56
TOTAL	119	352	352

TOTAL REQUIRED PARKING = 1.5 TIMES
CAR 119 X 1.5 = 179
SC. 352 X 1.5 = 528
CY. 352 X 1.5 = 528

REQUIRED AREA FOR PARKING
CAR : 179 X 12.5 = 2237.50
SCOOTER : 528 X 2 = 1056.00
CYCLE : 528 X 1.4 = 739.20
TOTAL = 4032.70

PROVIDED PARKING STATEMENT

BLDG.	PROVIDED BELOW BLDG CARS	SCOOTERS	CYCLES ON TERRACE OF EACH BLDG
A1	16	67	72
A2	16	64	72
B1	14	37	27 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
265	134	61

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 = 6185.30

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

CP - COVERED PARKING
SP - STILT PARKING

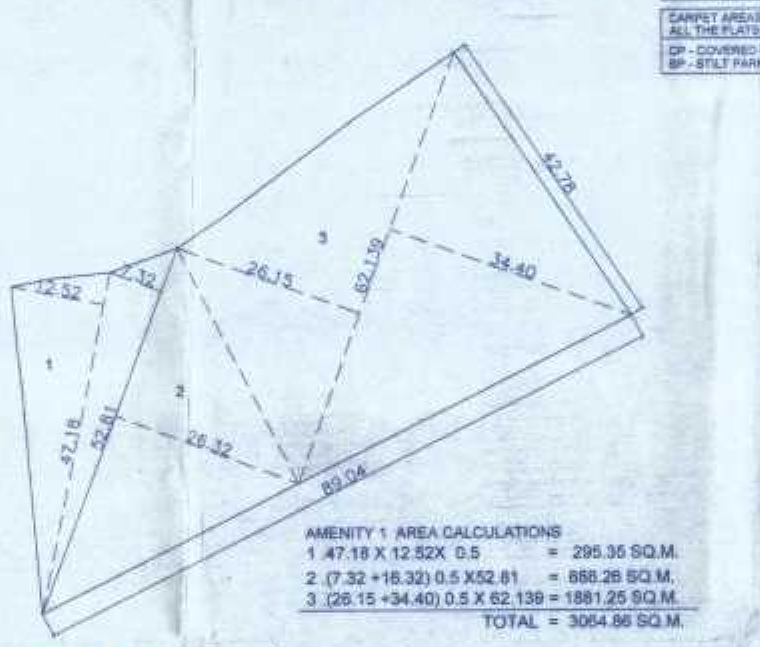
PREMIUM STATEMENT

BLDG.	STAIRCASE AREA SQ.M.	LIFT AREA SQ.M.	PASSAGE AREA SQ.M.	TERRACE AREA SQ.M.	ENCL. BALC. AREA SQ.M.	DRY BALC. AREA SQ.M.
A1	98.28	4.07	285.60	560.22	574.86	129.12
A2	135.00	4.07	219.00	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	172.60	4.07	76.30	363.87	562.31	53.80
B5	157.10	4.07	61.04	363.87	567.23	43.04
TOTAL	1120.98	28.49	1207.23	3391.63	3672.81	758.16
PREMIUM ALREADY PAID	930.78	28.49	1222.95	3391.63	3247.49	1084.52
PREMIUM TO BE PAID	190.20	-	-	-	425.32	-

AMENITY 2 AREA CALCULATIONS

1 .(8.905+8.905) 0.5 X18.53 = 165.00 SQ.M.

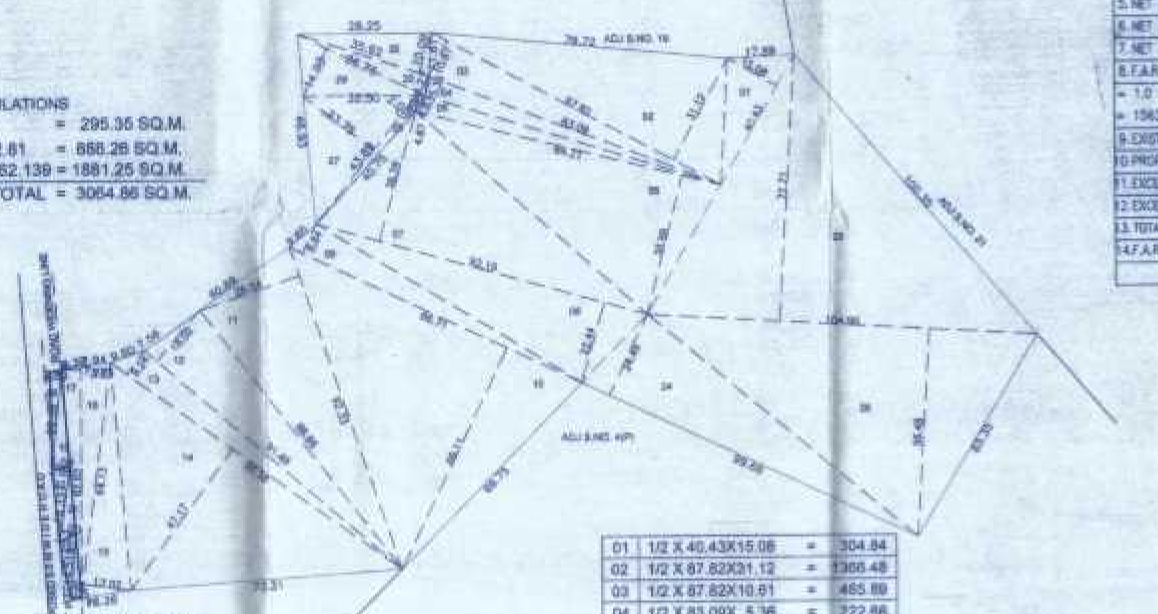
TOTAL AMENITY AREA PROVIDED = AMENITY1+ AMENITY 2
= 3064.86+ 165.00
= 3229.86 SQ.M.



AMENITY 1 AREA CALCULATIONS

1 47.18 X 12.52X 0.5 = 295.35 SQ.M.
2 (7.32 +18.32) 0.5 X52.61 = 858.26 SQ.M.
3 (26.15 +34.40) 0.5 X 62.139 = 1881.25 SQ.M.
TOTAL = 3064.86 SQ.M.

PLOT AREA CALCULATIONS BY TRAINGULATIONS



AREA STATEMENT

LAYOUT SANCTIONED AS PER P.M.R.D.A. BHA/CR/NO.363/17-18 DATED 12/10/17	
AREA OF PLOT BY 7/12 (4 /18/1 & . 18/1 (P)	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
8.F.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.	21954.05
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.F.A.R. CONSUMED	0.993

AREA CALCULATIONS AS PER NEW P.M.C.RULES

AREA OF PLOT BY 7/12 18/1 (P) 4 /18/1 & . 18/1 (P)	25100.00
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)	21532.43
4.DEDUCTIONS FOR	
(a) OPEN SPACE 10%	2153.24
(b) AMENITY AREA 15% 3064.86+165.00	3229.86
(C) TOTAL DEDUCTIONS [a+b]	5383.10
5.NET AREA OF PLOT	16149.33
6.NET AREA DEDUCTING ONLY AMENITY (21532.43-3229.86)	18302.57
7.NET AREA FOR F.S.I. CALCULATIONS	18302.57
8.NET AREA FOR F.S.I. CALCULATIONS=NEW NET PLOT- PREVIOUS NET PLOT = 18302.57 -15630.81 = 2671.76	
9.F.A.R. PERMISSIBLE ---- BASIC F.S.I.+ PREMIUM F.S.I.+T.D.R.+ 1. F.S.I. +ALREADY TAKEN PAID F.S.I. +AMENITY AND ROAD F.S.I. ALREADY HANDED OVER = SANCTIONED F.S.I. 21954.05	
ON 12.0 M ACCESS ROAD a) BASIC F.S.I. =2671.76 X 1.10= 2938.94SQ.M.	
b)PREMIUM F.S.I. =2671.76 X 0.50= 1335.88SQ.M.	
c) T.D.R. =2671.76 X 0.65= 1736.64SQ.M.	
d) SANCTIONED F.S.I.=21954.05SQ.M.	
10.TOTAL F.A.R. PERMISSIBLE ---- =27965.51SQ.M.	
11.F.S.I. GETTING AFTER HANDING OVER AMENITY = 165 X 2= 330.00SQ.M.	
12. PROPOSED F.S.I. =24858.52SQ.M.	
13. AVAILED F.S.I. FROM---- SANCTIONED PERMISSIBLE F.S.I.+ BASIC F.S.I. 9a+9d) = 21954.05 +2938.94 = 24892.99 SQ.M.	

BRIEF SPECIFICATIONS

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

LEGEND

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

CERTIFICATE OF AREA

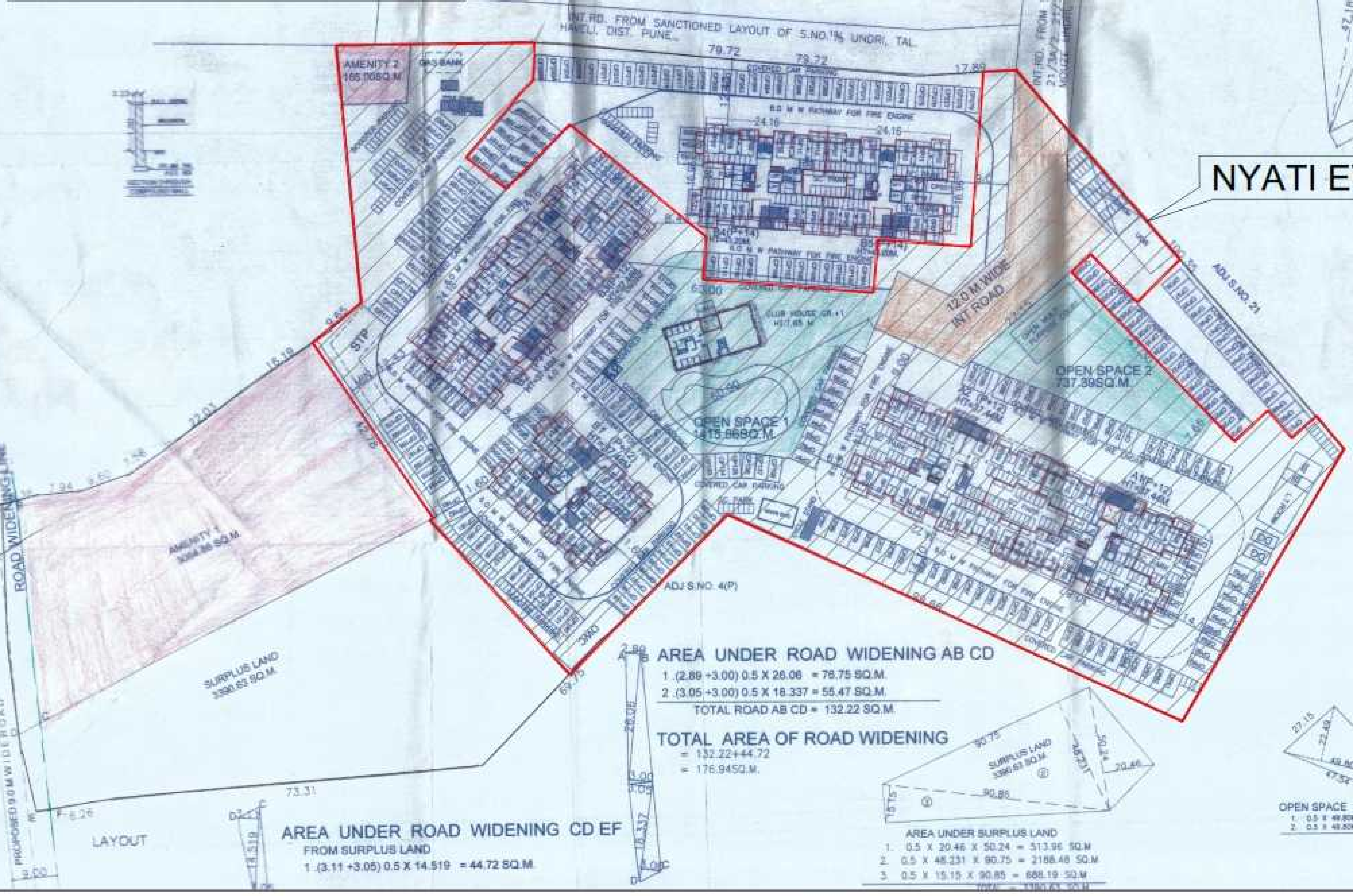
Certified that the plot under reference was surveyed by me on / / and the dimensions of side etc of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership / T. P. scheme records / Land Records Deptt. / City Survey records.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDGS AT S.NO. 18/1 (P) +4 /18/1 & . 18/1 (P) UNDRI, PUNE.

NYATI EVARA-I
(REGISTER WITH RERA)



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.

TOTAL AREA OF ROAD WIDENING

= 132.22+44.72
= 176.94SQ.M.

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 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

OPEN SPACE 1 AREA CALCULATIONS
1. 0.5 X 5.36 X 1.63 = 4.37 SQ.M
2. 0.5 X 7.44 X 3.10 = 11.53 SQ.M
3. 0.5 X 5.89 X 5.95 = 17.50 SQ.M
4. 0.5 X 6.40 X 3.00 = 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 = 176.89 SQ.M
9. 0.5 X 41.33 X 19.13 = 395.11 SQ.M
10. 0.5 X 36.87 X 13.11 = 241.68 SQ.M
11. X 3.00 X 5.00 = 15.00 SQ.M
TOTAL = 1415.86 SQ.M

OPEN SPACE 2 AREA CALCULATIONS
1. 0.5 X 49.806 X 22.49 = 560.07 SQ.M
2. 0.5 X 49.806 X 7.12 = 177.31 SQ.M
TOTAL = 737.38 SQ.M

TOTAL OPEN SPACE AREA
= OPEN SPACE 1+ OPEN SPACE 2
= 1415.86+737.38
= 2153.24 SQ.M

AREA UNDER INTERNAL ROAD
= 891.00 SQ.M.

01	1/2 X 40.43X15.08	=	304.84
02	1/2 X 87.82X31.12	=	1366.48
03	1/2 X 87.82X10.61	=	465.89
04	1/2 X 83.09X 5.36	=	222.86
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 91.46X18.02	=	824.23
13	1/2 X 96.58X 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 99.66X24.49	=	1220.34
25	1/2 X 104.96X72.71	=	3815.82
26	1/2 X 104.96X56.48	=	2964.07
27	1/2 X 43.89X23.76	=	521.19
28	1/2 X 43.89X 2.60	=	57.06
29	1/2 X 36.73 X14.03	=	257.66
30	1/2 X 36.73 X 4.27	=	78.42
31	1/2 X 4.83X 2.03	=	4.90
32	1/2 X 35.92 X10.29	=	184.88

AREA OF PLOT BY TRIANGULATION = 25105.74

AREA OF PLOT BY TRIANGULATION	= 25105.74 SQ.M.
AREA OF PLOT BY 7/12 EXTRACT	= 25100.00SQ.M.
MINIMUM AREA TO BE CONSIDERED	= 25100.00SQ.M.

LOCATION PLAN

NAME & SIGN. OF OWNER	NAME & SIGN. OF ARCHITECT
	SHIRISH DASNURKAR

NORTH

SHIRISH DASNURKAR & ASSOCIATES
architects & designer

SCALE	JOB NO.	DRAWN BY	COMPUTER FILE
1:500			