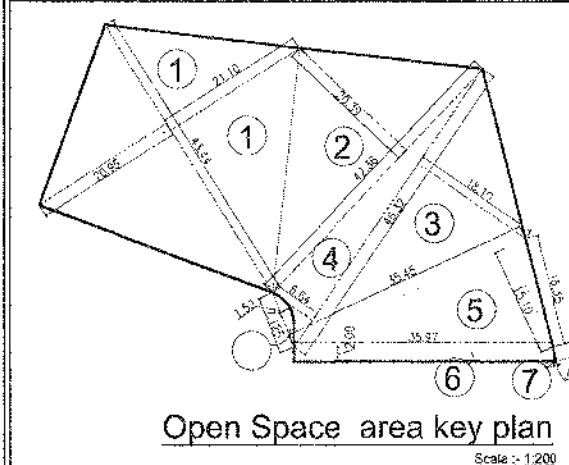
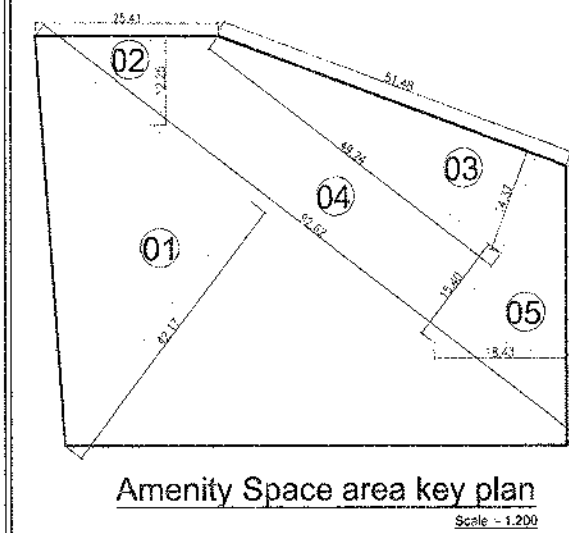




OPEN SPACE AREA CALCULATIONS

1) 43.44 X 20.95 X 0.50	= 913.33 sq.m.
2) 42.36 X 20.39 X 0.50	= 431.86 sq.m.
3) 46.32 X 18.10 X 0.50	= 419.20 sq.m.
4) 46.32 X 6.64 X 0.50	= 153.78 sq.m.
5) 35.45 X 15.10 X 0.50	= 267.65 sq.m.
6) 35.97 X 2.00	= 71.94 sq.m.
7) 2.06 X 0.49 X 0.50	= 0.50 sq.m.
TOTAL	= 2258.26 sq.m.
DEDUCTION	
B = 2/3 X 7.125 X 1.52	= 7.22 sq.m.
TOTAL	= 2251.04 sq.m.



AMENITY SPACE AREA CALCULATIONS

1) 91.187 X 42.17 X 0.50	= 1922.68 sq.m.
2) 25.41 X 12.25 X 0.50	= 155.64 sq.m.
3) 51.48 X 14.37 X 0.50	= 369.88 sq.m.
4) 49.24 X 15.40	= 758.30 sq.m.
5) 38.24 X 18.43 X 0.50	= 352.38 sq.m.
TOTAL	= 3358.88 sq.m.

WATER REQUIREMENT CALCULATION

BUILDINGS	OH WATER TANK CAPACITY (LITRS)	UG WATER TANK CAPACITY (LITRS)
TYPE		
'A'	47500 + 20000	71250
'B'	47500 + 20000	71250
'C'	47500 + 20000	71250
'D'	47500 + 20000	71250
ADD	47500 + 20000	2,00,000.00
TOTAL	2,70,000.00 LITRS	5,70,000.00 LITRS

BUILDING NO 3 & 4

'G'	1000 X 9	1500 X 9
'H'	1000 X 3	1500 X 3
TOTAL	12,000.00 LITRS	18,000.00 LITRS

PARKING AREA STATEMENT

AREA REQUIRED	TOTAL SQ.M.
CAR	106 X 20.00 SQ.M
SCOOTER	271 X 3.00 SQ.M
CYCLE	271 X 1.40 SQ.M
TOTAL	3312.40

PARKING STATEMENT						
BUILDINGS TYPE	PARKING REQ.			PARKING PROVIDED		
	CAR	SCOOTER	CYCLES	CAR	SCOOTER	CYCLES
'A'	30	78	78	30	78	78
'B'	30	78	78	30	78	78
'C'	30	78	78	30	78	78
'D'	03	10	10	3	10	10
'G' & 'H'	13	27	27	13	27	27
TOTAL	106	271	271	106	271	271

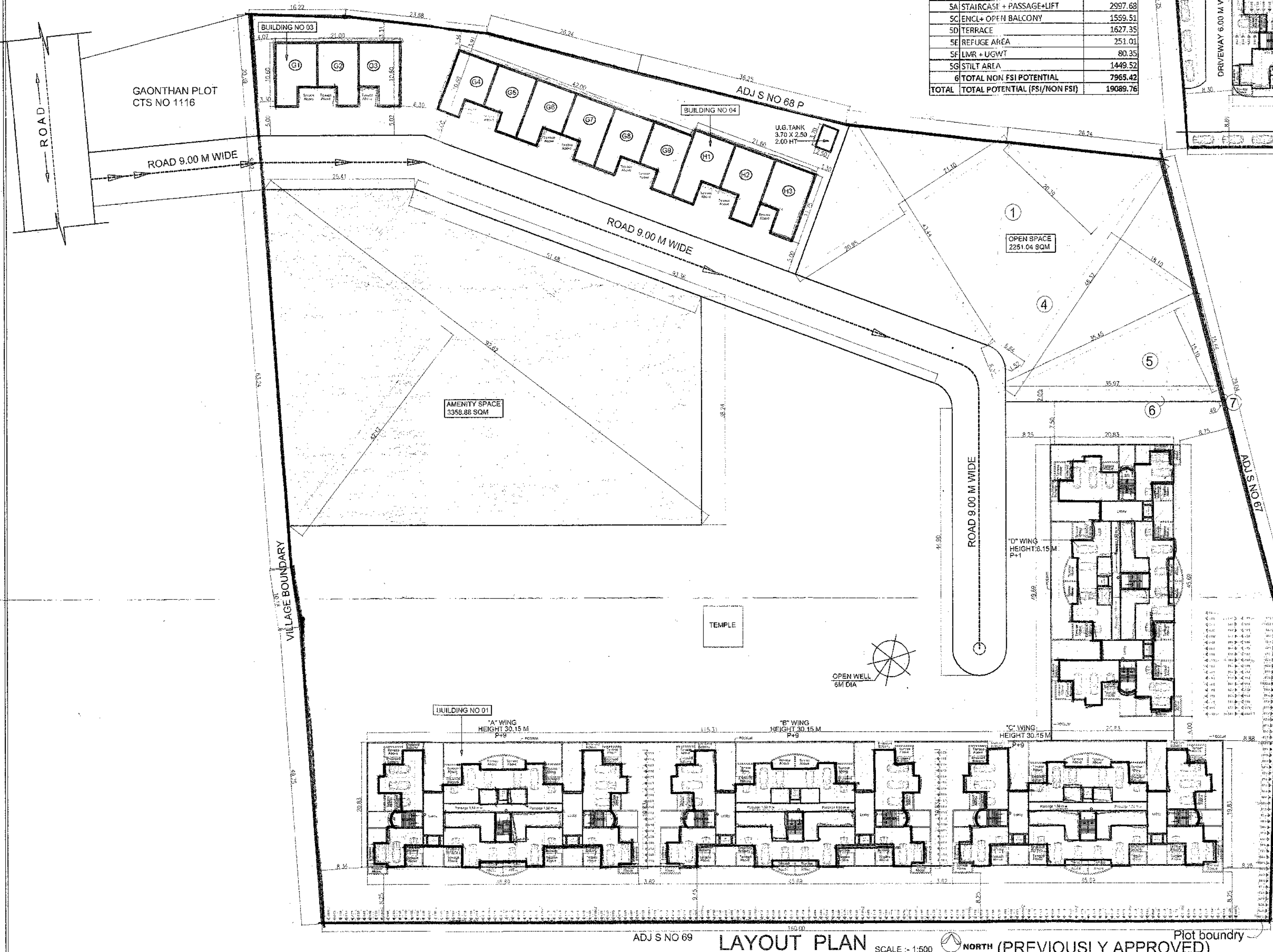
AREA STATEMENT (PREVIOUSLY APPROVED)

F.S.I. STATEMENT

NO. OF BLDG.	WING'S	BLDG. HT.	GROUND COVERAGE	F.S.I. CONSUMED RESIDENTIAL	PERM.	BALCONY PROP.	EXCESS	PASSAGE PERM.	STAIRCASE AREA	LIFT AREA	MACHINE ROOM	TERRACE AREA	TOTAL F.S.I. CONSUMED
1	'A'	30.15 M.		3177.75	478.89	477.52	4.27	270.00	642.24	51.30	23.70	483.84	
	'B'	30.15 M.	1449.52	3177.75	478.89	477.52	4.27	270.00	642.24	51.30	23.70	483.84	
	'C'	30.15 M.		3177.75	478.89	477.52	4.27	270.00	642.24	51.30	23.70	483.84	
	'D'	6.15 M.		362.38	54.36	53.96		30.00	71.36	5.70		52.56	11111.47
2	'E'				15% OF			0.00					12.87
	'F'							0.00					11124.34
3	'G' (9)	6.00 M.	518.76	878.22	131.73	52.74						95.04	
4	'H' (3)	6.00 M.	192.09	337.62	50.64	20.25						28.23	
COVERED PARKING													
TOTAL	16 NOS		2160.37	11111.47	1868.80	1559.51	12.81	0.00	840.00	0.00	1998.08	159.60	0.585

FSI / NON FSI STATEMENT (PREVIOUSLY SANCTIONED PLAN)

SR. NO	FSI AREA + NON FSI (AS PER PREVIOUS SANCTION)	POTENTIAL IN SQ.M
1	NET PLOT AREA	19031.41
2	FLOOR AREA RATIO	0.75
3	FLOOR AREA RATIO PERM.	14273.55
4	FLOOR AREA RATIO PROP.	11124.34
5	NON FSI AREA	
5A	STAIRCASE + PASSAGE + LIFT	2597.68
5B	ENCL. + OPEN BALCONY	1559.51
5C	TERRACE	1527.35
5D	REFUGEE AREA	251.01
5E	LMR + UGWT	80.33
5F	STILT AREA	1449.52
6	TOTAL NON FSI POTENTIAL	7965.43
TOTAL	TOTAL POTENTIAL (FSI/NON FSI)	19089.76



LAYOUT PLAN (FUTURE EXPANSION)

FSI STATEMENT

BLDG NO	WINGS	BLDG HT	GRC	FSI CONSUMED	PERM	BALCONY PROP	EXCESS	STAIRCASE	PASSAGE	TERRACE	LMR	LIFT
1	A	29.48	638.8	3177.75	476.6625	473.83	0	642.24	270	483.84	46.26	7.22
1	B	29.48	638.8	3177.75	476.6625	465.53	0	642.24	270	483.84	46.26	7.22
1	C	29.48	638.8	3177.75	476.6625	473.83	0	642.24	270	483.84	46.26	7.22
2	D	14.68	470.6	1425.78	213.867	177.4	0	-184.52	0	168.18	22.77	7.02
3	G	6.75	279.2	383.43	57.5145	23.2	0	48	0	75.26	0	0
4	H	6.75	112.2	792.93	118.9395	48.7	0	103.2	0	141.31	0	0
5	E	29.32	589.7	7796.22	1169.433	995.49	0	-358.98	0	578.54	21.78	6.49
TOTAL				19931.61	2989.7415	2657.98	0	1534.42	810	2414.81	183.33	35.17

Recreational Open Space-1 Area Calculation

AREA OF BLOCK = 43.99 X 70.92 = 3119.77 SQ.M.

DEDUCTION:

1) 12.73 X 6.36 X 0.50	= 40.46 sq.m.
D1) 12.73 X 2.71 X 0.87	= 23.11 sq.m.
1-D1	= 17.37 sq.m.
2) 1.50 X 6.54 (PATHWAY)	= 9.81 sq.m.
3) 33.19 X 0.18	= 5.97 sq.m.
4) 15.04 X 3.77 X 0.50	= 28.29 sq.m.
5) 19.82 X 3.93	= 77.88 sq.m.
6) 8.88 X 4.44 X 0.50	= 19.71 sq.m.
D2) 8.88 X 1.17 X 0.87	= 6.95 sq.m.
1-D1	= 12.75 sq.m.
7) 13.62 X 6.37	= 86.76 sq.m.
8) 14.80 X 0.18 X 0.50	= 67.01 sq.m.

TOTAL = 1038.53 sq.m.

AREA OF REC OPEN SPACE-1: AREA OF BLOCK - DEDUCTIONS = 3118.77 - 1038.53 = 2080.24 SQ.M.

FSI / NON FSI STATEMENT (POTENTIAL)

SR. NO	FSI AREA	POTENTIAL IN SQ.M
1	NET PLOT AREA	19031.41
2	FLOOR AREA RATIO	0.9
2A	FLOOR AREA RATIO	17128.565
3	PAID FSI	0.2
3A	PAID FLOOR AREA	3425.7132
4	AREA UNDER RP ROAD/AREA UNDER AMENITY IN CASE HANDOVER TO GOVT.	3358.59
4A	FLOOR AREA AGAINST ROAD/AMENITY HANDING OVER	3358.59
5	TOTAL FLOOR AREA (3+4+5)	29912.87
6	NON FSI AREA	
6A	STAIRCASE + PASSAGE	2887.92
6B	LIFT + LIFT MACHINE ROOM	224.99
6C	ENCL. + OPEN BALCONY	2680.71
6D	TERRACE	2434.83
6E	REFUGEE AREA	325.32
6F	STP	207.71
6G	UGWT	205.58
6H	TRANSFORMER	104
6I	PUMP ROOM	79.34
6J	CLUB HOUSE	334.41
6K	STILT AREA	3515.23
6L	BALCONY AMENITY	508.75
6M	TOTAL NON FSI POTENTIAL	33776.77
TOTAL	TOTAL POTENTIAL (FSI/NON FSI)	37889.64

WATER REQUIREMENT CALCULATION

BUILDING TYPE	OH WATER TANK CAPACITY (LITRS)	UG WATER TANK CAPACITY (LITRS)
TYPE		
'A'	47500 + 20000	71250
'B'	47500 + 20000	71250
'C'	47500 + 20000	71250
'D'	47500 + 20000	71250
'E'	47500 + 20000	71250
ADD	47500 + 20000	2,00,000.00
TOTAL	2,70,000.00 LITRS	5,70,000.00 LITRS

BUILDING TYPE 2 - ROW HOUSE

TYPE	OH WATER TANK CAPACITY (LITRS)	UG WATER TANK CAPACITY (LITRS)
'A'	1000 X 4	1500 X 4
'B'	1000 X 7	1500 X 7
TOTAL	11,000.00 LITRS	16,500.00 LITRS

BUILDING TYPE 3 - CLUB HOUSE

TYPE	OH WATER TANK CAPACITY (LITRS)	UG WATER TANK CAPACITY (LITRS)
'A'	10000 LITRS	
TOTAL	10000 LITRS	

Recreational Open Space-2 Area Calculation

1) 0.5 X 21.03 X 14.10 = 148.61 sq.m.

2) 0.5 X 19.32 X 11.7 = 107.50 sq.m.

TOTAL = 256.11 sq.m.

AMENITY SPACE AREA KEY PLAN

1) 91.187 X 42.17 X 0.50 = 1922.68 sq.m.

2) 25.41 X 12.25 X 0.50 = 155.64 sq.m.

3) 51.48 X 14.37 X 0.50 = 369.88 sq.m.

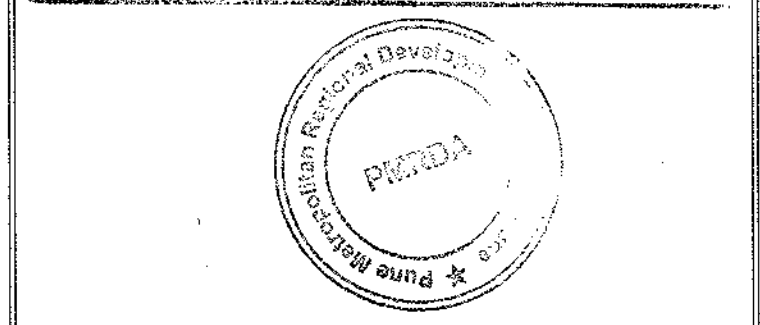
4) 49.24 X 15.40 = 758.30 sq.m.

5) 38.24 X 18.43 X 0.50 = 352.38 sq.m.

TOTAL = 3358.88 sq.m.

SEAL AND STAMP OF APPROVAL

Approved by the
Commissioner and
Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



AREA STATEMENT (PREVIOUSLY APPROVED)

	SQM
1. AREA OF THE PLOT AS PER 7/12 EXTRACT	22390.29 SQM
2. DEDUCTION FOR	
a) AREA UNDER MDR	-
b) AREA UNDER 12M WIDE ROAD	-
3. PLOT AREA (1-2)	22390.29 SQM
4. DEDUCTION FOR (a+b)	-
a) OPEN SPACE (10%)	2239.02 SQM
b) AMENITY SPACE (15%)	3358.55 SQM
5. NET PLOT AREA	19031.41 SQM
6. PERMISSIBLE F.S.I.	14273.56 SQM
7. TOTAL PROPOSED B/UP AREA	11124.34 SQM

AREA STATEMENT (FUTURE EXPANSION)

	SQM
1. AREA OF THE PLOT AS PER 7/12 EXTRACT	22390.29 SQM
2. DEDUCTION FOR	
a) AREA UNDER MDR	-
b) AREA UNDER 12M WIDE ROAD	-
3. PLOT AREA (1-2)	22390.29 SQM
4. DEDUCTION FOR (a+b)	-
a) OPEN SPACE (10%)	2239.02 SQM
b) AMENITY SPACE (15%)	3358.55 SQM
5. NET PLOT AREA	19031.74 SQM
6. PERMISSIBLE F.S.I.	17128.56 SQM
7. ADDITIONS	
c) ADDITIONAL 20% PAID F.S.I. (20%)	3425.71 SQM
d) FSI AGAINST AMENITY SPACE (AFTER HANDOVER)	3358.88 SQM
9. TOTAL PERMISSIBLE FSI (6+7)	23913.15 SQM
10. TOTAL POTENTIAL (FSI+NON FSI)	37463.64 SQM

LEGEND

PLOT BOUNDARY	BLACK THICK LINE	DRAIN LINE	RED DOTTED LINE
PROPOSED WORK	RED LINE	WATER LINE	BLACK DOTTED LINE
EXISTING ROAD	YELLOW	EXISTING WORK	HATCH

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 30.11.00 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP. P. SCHEME RECORDS / LAND RECORDS DEPTT/CITY SURVEY RECORDS

PROJECT

PROPOSED RESIDENTIAL BUILDING
S.NO - 68 / 3 AT LOHAGAO, TAL. - HAVELI
DIST. - PUNE

Owners Sign: Architect Sign:

Prashant Kulkarni
CA - 85/9025

PRASHANT KULKARNI & ASSOCIATES

2 PURUSHOTTAM APARTMENT,
18 SHILVIHAR COLONY,
ERANDWANE, PUNE-38,
TELEPHONE - 2543 58 47, 2544 04 85,
E-Mail - pkasso.ia@gmail.com

DATE	SCALE	DRN: BY	CHD: BY
6.4.2017	1:500	SA	SMP/K

DRG NO - PKA-028-1011-SBD-006-R3