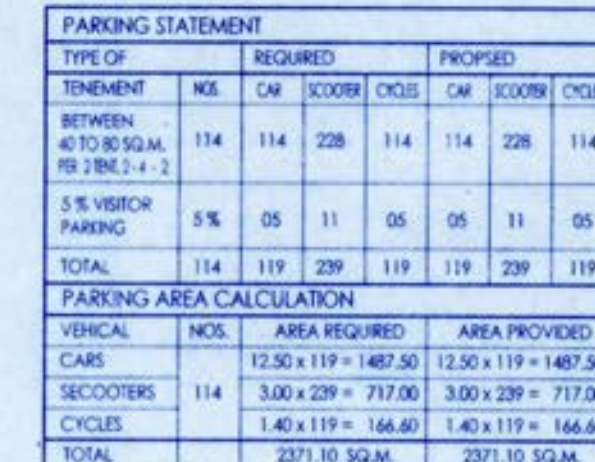
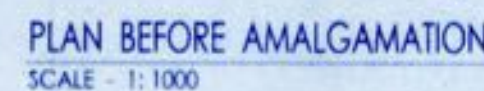
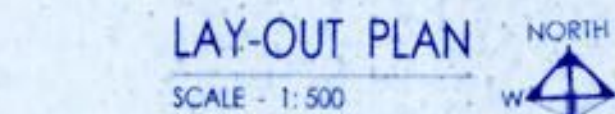


AREA STATEMENT AFTER AMALGAMATION						
S.No. H.No.	AS PER TRIAL SQ. M.	AS PER 7/12 SQ. M.	MINIMUM AREA SQ.M.	ROAD AREA SQ. M.	RESERVATION SQ. M.	NET PLOT SQ. M.
S.No. 20, H.No. 1 TO 7	13509.19	13500.00	13500.00	361.02	854.32	12284.66

AMENITY SPACE AREA CALCULATION		
1.	$72.09 \times 2.93 \times 0.50$	= 105.61 SQM.
2.	$71.06 \times 5.98 \times 0.50$	= 212.64 SQM.
3.	$60.92 \times 16.10 \times 0.50$	= 490.40 SQM.
4.	$54.16 \times 25.90 \times 0.50$	= 701.37 SQM.
5.	$43.01 \times 16.09 \times 0.50$	= 346.01 SQM.
TOTAL AREA		= 1855.85 SQM.
DEDUCTION FOR CHAMFER		
a.	$6.00 \times 1.75 \times 0.50$	= 5.25 SQM.
b.	$3.00 \times 1.50 \times 0.50$	= 2.25 SQM.
c.	$9.00 \times 1.20 \times 0.50$	= 5.40 SQM.
TOTAL DEDUCTION		= 12.90 SQM.
ACTUAL AMENITY SPACE¹⁸		= 842.95 SQM.

OPEN SPACE AREA
GROSS AREA OF OPEN SPACE

1.	51.74	x	29.001	x	0.50	=	750.25	SQM	
2.	41.84	x	22.86	x	0.50	=	478.23	SQM	
TOTAL AREA							=	1228.48	SQM



PDIUM AREA CALCULATION

GROSS	137.53 x 38.46	=	5289.40 SQ.M.
DEDUCTION			
1. 28.07 x	2.07 x 1.00	=	18.10 SQ.M.
2. 6.12 x	6.12 x 0.50	=	58.72 SQ.M.
3. 5.32 x	6.07 x 0.50	=	16.14 SQ.M.
4. 18.89 x	5.11 x 0.50	=	48.26 SQ.M.
5. 50.50 x	16.27 x 0.50	=	410.81 SQ.M.
6. 50.50 x	12.01 x 0.50	=	303.25 SQ.M.
7. 12.38 x	6.99 x 0.50	=	43.26 SQ.M.
8. 11.97 x	7.90 x 0.50	=	47.28 SQ.M.
<u>TOTAL DEDUCTION</u>		=	<u>945.82 SQ.M.</u>
 TOTAL B / UP AREA			
5289.40	-	945.82	= 4343.58 SQ.M.

Building Inspector Assistant Engineer P.M.C

	AREA STATEMENT	SQ. M.
1.	PLOT AREA AS PER 7/12	
	a. As per ownership document (7/12, CTS extract)	13,500.00
	b. As per measurement sheet	13,509.19
	c. As per site	13,509.19
	Minimum area of a, b, c to be considered	13,500.00
2.	DEDUCTION FOR	
	A. Proposed D.P. / D.P., Road widening Area	
	a. 18.00 m. Wide Plot 'A'	361.02
	b. 9.00 m. Wide Plot 'A'	NIL
	(Total Road widening Area a + b)	361.02
	B. Any D.P. Reservation Area	
	a. Area Reservation Nala	50.67
	b. Area Reservation Nala Garden	803.65
	(Total D.P. Reservation Area a + b)	854.32
	Total Area A + B	1,215.34
3.	Gross Area of Plot (1 - 2)	12,284.66
4.	Recreational Open Space	
	a. Required Open Space (10% of s.r.no.3)	1,228.46
	b. Proposed Open Space (1318.46 - 89.98)	1,228.48
5.	Amenity Space	
	a. Required Amenity Space (15% of s.r.no.3)	1,842.69
	b. Proposed Amenity Space	1,842.85
6.	Service Road and Highway widening	NIL
7.	Internal Road Area	467.06
8.	Net Area of Plot (3 - 5 (b))	10,441.81
9.	Build-up Area with reference to Basic F.S.I. as per Front Road width (s.r.no. 8 x 1.10)	11,485.99
10.	Addition of Area for F.S.I.	
	a. In-situ Area against D.P. Road (1.85 x s.r.no. 2(a))	NIL
	b. In-situ Area against Amenity Space (2.00 x 1.85 x s.r.no. 5(b))	NIL
	c. In-situ Area against Nala Garden (2.00 x 1.85 x s.r.no. 2(b))	NIL
	d. Premium F.S.I. Area (subject to max. of 1.90 of s.r.no.8)	NIL
	e. T.D.R. Area (max. 1.15% of s.r.no.8)	NIL
	f. Additional F.S.I. Area under chapter VIII	NIL
	Total Area (a + b + c + d + e + f)	NIL
11.	Total Area available (9 + 10)	11,485.99
12.	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 17.3)	40,500.00
13.	Total Build-up Area in proposal (excluding area of s.r.no.15.b)	
	a. Existing Build-up Area (sanction C.S. 2402 / 16)	NIL
	b. Proposed Build-up Area	9,901.70
	c. Excess Balcony Area counted in F.S.I.	NIL
	d. Excess Double Height Terraces Area counted in F.S.I.	NIL
	Total Area (a + b + c + d)	9,901.70
14.	F.S.I. Consumed (s.r.no. 13 / s.r.no.8)	0.94
	(Should not more than s.r.no.12 above)	NIL

COVERAGE STATEMENT		SQ. M.
15.	Permissible Coverage above Ground (20% of s.no.8)	2,088.36
16.	Proposed Coverage above Ground	1,029.29
17.	Excess Coverage above Ground (max.35% of s.no.8)	NIL
18.	Permissible Coverage below Ground (50% of s.no.8)	5,220.90
19.	Proposed Coverage below Ground	

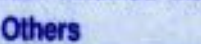
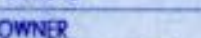
TENEMENT STATEMENT		No.
20.	Permissible Residential Tenement [250/H]	287 No.
20.	Proposed Residential Tenement	114 No.

Plot boundary shown in black
Proposed work shown in red
Drainage line shown in red dot

Water line shown in black dot
Existing work shown in yellow

DESCRIPTION OF PROPOSAL

PROPOSED LAY-OUT OF BUILDING'S WITH BUILDING'S ON
S. No. 20 Hissa No. 1 TO 7, AT MOHAMADWADI, PUNE.

PARTICULARS OF DRG.	JOB. NO.	2017/2018
CORPORATION DWG. 001	DRG. NO.	MUN - 18/01
NAME OF OWNER / F.A.H.	SCALE	A5 SHOWN
Mr. Latif Ahamed Manjothi	DATE	09 / 02 / 18
and Others	DRAWN BY	DEEP
SIGN. OWNER	SIGN. ARCHITECT	
		

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17-04-03 AND THE DIMENSIONS OF SITE ETC. ON THE PLOT STATED ON PLANS ARE MERGED ON SITE AND THE AREA SURVEYED OUT TALLY WITH THE AREA STATED IN DOCUMENTS OF OWNER SHIP /T.P. RECORD

SIGN OF ENGINEER / ARCHITECT

ARCHITECT



iDeas and iMages
of
Mr. Vilas Yele [Lic. No. CA/2011/51410]
architects, interior designer and project consultant
6/11, BHAGIRATHI TOWERS, HOTEL KONKANI EXPRESS
LANE, KOHRUD, PUNE - 411 038.
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