

कुल फ्लोर: 12
 APPROVED SUBJECT TO CONDITION
 APPROVED: 14/05/2019
 cc/ 19/05/2019
 Building Inspector: [Signature]
 Date of Approval: 14/05/2019



PLOT A - F.S.I STATEMENT (A+B+C+D)										
BUILDING	RES. F.S.I	PROPOSED TERRACE TAKEN IN F.S.I	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY	PROPOSED TERRACE	PROPOSED LOBBY	STAIRCASE AREA	TENEMENT	COVERAGE	LIFT
A	4145.00	14.50	1376.47 X 0.50	511.15	611.94 - 14.50 = 597.44	450.43	275.34	36	447.01	8.20
B	7760.19	15.37	325.32	325.32	325.32 - 15.37 = 309.95	410.88	268.27	24	254.03	8.20
C	3059.44	14.76	460.82	460.82	460.82 - 14.76 = 446.06	451.15	295.04	36	398.43	8.20
D	3401.78	13.78	579.37	579.37	579.37 - 13.78 = 565.59	490.79	295.19	36	378.02	8.20
TOTAL AREA	13876.47	59.41	2081.47	1876.77	2164.97	1823.240	1139.640	132	1515.970	32.800

NET PROPOSED F.S.I = 13876.47 + 58.41 = 13934.88 SQ.M

TOTAL PROPOSED F.S.I = 13934.88 SQ.M

F.S.I STATEMENT - A

FLOOR	PROPOSED F.S.I	PROPOSED BALCONY	PROPOSED LOBBY	LIFT DEDUCTION	MICRO ROOM DEDUCTION	TERRACE	COVERAGE	STAIRCASE AREA	TENEMENTS
FIRST	345.00	51.22	37.49			51.85		21.34	3
SECOND	345.31	51.22	37.64			49.55		21.34	3
THIRD	345.90	51.22	37.49			51.95		21.34	3
FOURTH	345.31	51.22	37.64			49.55		21.34	3
FIFTH	345.60	51.22	37.49			51.85		21.34	3
SIXTH	345.31	51.22	37.64			49.55		21.34	3
SEVENTH	345.60	51.22	37.49			51.85		21.34	3
EIGHTH	345.31	51.22	37.64			49.55		21.34	3
NINTH	345.60	51.22	37.49			51.85		21.34	3
TENTH	345.31	51.22	37.64			49.55		21.34	3
ELEVENTH	345.60	51.22	37.49			51.85		21.34	3
TWELTH	344.91	47.74	37.29			53.04		43.90	3
TOTAL	4145.06	611.16	460.43	8.20	36.78	611.94	447.01	278.54	36 NOS.

F.S.I STATEMENT - B

FLOOR	PROPOSED F.S.I	PROPOSED BALCONY	PROPOSED LOBBY	LIFT DEDUCTION	MICRO ROOM DEDUCTION	TERRACE	COVERAGE	STAIRCASE AREA	TENEMENTS
FIRST	230.05	27.70	34.24			31.99		21.34	2
SECOND	230.06	27.70	34.24			31.99		21.34	2
THIRD	230.06	27.70	34.24			31.99		21.34	2
FOURTH	230.05	27.70	34.24			31.99		21.34	2
FIFTH	230.06	27.70	34.24			31.99		21.34	2
SIXTH	230.06	27.70	34.24			31.99		21.34	2
SEVENTH	230.05	27.70	34.24			31.99		21.34	2
EIGHTH	230.06	27.70	34.24			31.99		21.34	2
NINTH	230.06	27.70	34.24			31.99		21.34	2
TENTH	230.06	27.70	34.24			31.99		21.34	2
ELEVENTH	230.06	27.70	34.24			31.99		21.34	2
TWELTH	229.53	20.62	34.24			31.99		33.53	2
TOTAL	2760.19	325.32	410.88	8.20	35.39	383.19	294.03	166.27	24 NOS.

F.S.I STATEMENT - C

FLOOR	PROPOSED F.S.I	PROPOSED BALCONY	PROPOSED LOBBY	LIFT DEDUCTION	MICRO ROOM DEDUCTION	TERRACE	COVERAGE	STAIRCASE AREA	TENEMENTS
FIRST	297.67	38.70	40.10			49.56		23.28	3
SECOND	297.67	38.70	40.09			49.56		23.28	3
THIRD	297.67	38.70	40.10			49.56		23.28	3
FOURTH	297.67	38.70	40.09			49.56		23.28	3
FIFTH	297.67	38.70	40.10			49.56		23.28	3
SIXTH	297.67	38.70	40.09			49.56		23.28	3
SEVENTH	297.67	38.70	40.10			49.56		23.28	3
EIGHTH	297.67	38.70	40.09			49.56		23.28	3
NINTH	297.67	38.70	40.10			49.56		23.28	3
TENTH	297.67	38.70	40.09			49.56		23.28	3
ELEVENTH	297.67	38.70	40.10			49.56		23.28	3
TWELTH	294.37	35.22	40.10			53.08		41.96	3
TOTAL	3598.44	460.92	481.15	8.20	36.11	598.50	396.93	238.04	36 NOS.

F.S.I STATEMENT - D

FLOOR	PROPOSED F.S.I	PROPOSED BALCONY	PROPOSED LOBBY	LIFT DEDUCTION	MICRO ROOM DEDUCTION	TERRACE	COVERAGE	STAIRCASE AREA	TENEMENTS
FIRST	283.51	49.86	40.07			47.14		23.25	3
SECOND	283.51	49.86	40.05			47.14		23.25	3
THIRD	283.51	49.86	40.07			47.14		23.25	3
FOURTH	283.51	49.86	40.06			47.14		23.25	3
FIFTH	283.51	49.86	40.07			47.14		23.25	3
SIXTH	283.51	49.86	40.05			47.14		23.25	3
SEVENTH	283.51	49.86	40.07			47.14		23.25	3
EIGHTH	283.51	49.86	40.06			47.14		23.25	3
NINTH	283.51	49.86	40.07			47.14		23.25	3
TENTH	283.51	49.86	40.05			47.14		23.25	3
ELEVENTH	283.51	49.86	40.07			47.14		23.25	3
TWELTH	282.12	30.91	40.06			50.62		36.44	3
TOTAL	3404.78	579.37	489.78	8.20	36.11	569.18	378.00	295.19	36 NOS.

6.0M NALA AREA CALCULATION
AS PER D.P.4.0M NALA AREA CALC.
AS PER D.P.

a) 3.95 X 34.23 X 0.50 : 67.60 SQ.M.
 b) 4.00 X 34.67 X 0.50 : 69.34 SQ.M.
 c) 4.00 X 32.92 : 131.68 SQ.M.
 NET AREA : 268.62 SQ.M.

AREA KEY PLAN FOR
3.0 M WIDE STORM WATER CHANNEL

(2.90+2.87) X 16.93 X 0.50 : 48.84 SQ.M.
 2.97 X 41.56 X 0.50 : 61.72 #
 3.00 X 24.41 X 0.50 : 36.61 #
 TOTAL AREA : 147.17 SQ.M.

LOCATION PLAN

AREA STATEMENT

	SQM.
1. AREA OF PLOT (AS PER 7/12)	17586.00
2. AREA OF PLOT (AS PER D.C.)	17352.14
3. AREA AS PER DEV AGREEMENT	17064.00
4. MINIMUM PLOT AREA CONSIDERED	17064.00
5. AREA UNDER 16.0 M D.P. ROAD	2682.34
6. AREA UNDER PARK RESERVATION	3915.21
7. AREA UNDER PRIMARY SCHOOL RESERVATION	527.13
8. BALANCE PLOT AREA (4 - (5 + 6 + 7))	9939.22
9. AMENITY SPACE REQUIRED 15% OF (8)	1490.88
10. AMENITY SPACE PROVIDED IN PARK RESERVATION	1494.81
11. PLOT NO. A (AS PER LAYOUT APPROVAL)	8933.80
12. PLOT NO. B	1005.42

AREA STATEMENT FOR PLOT A

	SQM.
13. AREA OF PLOT NO. A	8933.80
14. OPEN SPACE PROVIDED	957.42
15. AREA LEFT FOR (4.00 M nala as per d.p.)	268.62
16. AREA UNDER NALA A) 22.0m AS PER PRIMOVE = 421.12 B) 6.00 nala AS PER D.P. = 158.75	580.87
17. AREA UNDER TRANSFORMER	36.00
18. NET PLOT AREA (13)-(14)-(15)-(16)-(17)	7150.98
19. ADDITION FOR F.S.I (18.00 D.P. ROAD AREA)	2882.34
20. RESERVATION AND AMENITY SPACE AREA 3915.21 + 527.13 = 4442.44 LESS RESERVATION PLOT-B = 361.65 BALANCE RESERVATION AREA = 4080.49 RESERVATION AREA UTILIZED PLOT-A = 3644.55	3844.55
21. TOTAL F.S.I PERMISSIBLE (16A)+(17)+(18)+(19)+(20) A) 22.0m AS PER PRIMOVE = 421.12 B) AREA UNDER TRANSFORMER C) NET PLOT AREA D) ADDITION FOR F.S.I E) RESERVATION AND AMENITY SPACE AREA	13934.00

22. TOTAL PROPOSED F.S.I.	13934.88
23. TENEMENTS PERMISSIBLE @250THA (18)	181
24. TENEMENTS PROPOSED	132
25. GROUND COVERAGE PERMISSIBLE 20% (18)	1450.18
26. PROPOSED GROUND COVERAGE	1515.97
27. EXCESS COVERAGE AREA	55.79

LEGEND

1. PLOT BOUNDARY SHOWN IN --- BLACK
2. PROPOSED WORK --- THICK RED
3. ROAD WINDING SHOWN IN --- GREEN DOTTED
4. DRAINAGE LINE SHOWN IN --- RED DOTTED
5. WATER LINE SHOWN IN --- BLACK DOTTED
6. PARK RESERVATION SHOWN IN --- GREEN WASH
7. PRIMARY SCHOOL RESERVATION SHOWN IN --- PINK WASH

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP LAND RECORD DEPT. CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY OWNER/ P.O.A HOLDER IN ORIGINAL TRUE COPY PHOTOCOPY

B.N. MALWADKAR. RAHUL R.MALWADKAR.

PROJECT

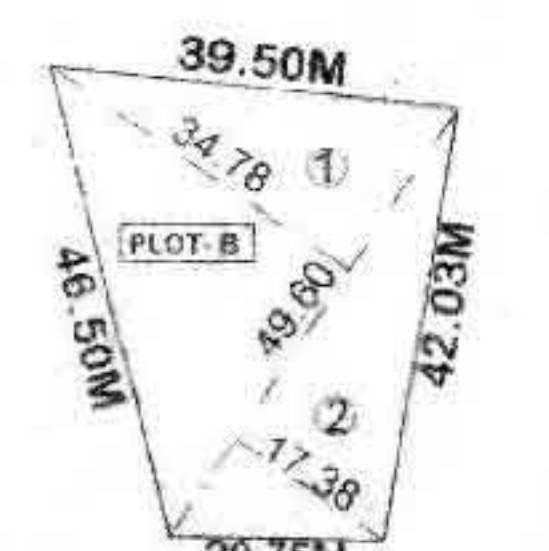
PROPOSED BLDG. LAYOUT AT S.NO.3/5(P)
 3/6 PART, 3/13, 3/14, 3/15,
 AT KHARADI, PUNE.

(Mr.Rahul R. Garg)
[P.A.H.]

MALWADKAR ARCHITECTS
B.N. MALWADKAR.
RAHUL R. MALWADKAR.

"SAMARTH BUILDING"
 PLOT NO.10, LOKESH SOCIETY(B), S.NO.672/673
 OPP. CANARA BANK, BHIEWADI,
 PUNE. 411-037
 PH.NO.: 020-24222055, 020-24222056

SCALE: 1:1500 DRY BY: 2-DRAWN (RAHUL R. MALWADKAR) (ET) TIME S.NO.
 DATE: 29/07/19 Shetty PREPARED (RAHUL R. MALWADKAR) 05-07-2019 BUILDING LAYOUT
 18.5.19



PLOT - B area calc.

- 1) 0.50 X 49.60 X 34.78 : 862.54 SQ.M
- 2) 0.50 X 49.60 X 17.38 : 431.02 SQ.M

NET AREA : 1293.56 SQ.M

TRANSFORMER AREA CALC.

- 1) 6.00 X 6.00 : 36.00 SQ.M

NET AREA : 36.00 SQ.M

AMENITY SPACE ARE CALC.

- 1) (15.20+19.93) X 40.56 X 0.50 : 819.89 SQ.M
- 2) (19.24+14.78) X 39.69 X 0.50 : 675.12 SQ.M

NET AREA : 1494.81 SQ.M

TREES STATEMENT

TOTAL NET PLOT AREA = 8933.80 SQ.M

REQUIRED TREES = 1 TREE / 80 SQ.M

AS PER RULE : 8933.80 / 80 SQ.M

= 112 NOS. OF TREES

PROVIDED TREES = 130 NOS.

OPEN SPACE AREA OF PLOT B CALC.

- 1) 0.50 X 14.12 X 6.46 : 45.61 SQ.M
- 2) 0.50 X 14.12 X 7.78 : 54.93 SQ.M

NET AREA : 100.54 SQ.M

PLOT - A AREA CALCULATION

- 1) 0.50 X 61.21 X 15.78 : 482.33 SQ.M
- 2) 0.50 X 60.12 X 44.45 : 2002.92 #
- 3) 0.50 X 60.12 X 23.56 : 1061.61 #
- 4) 0.50 X 64.75 X 23.52 : 781.46 #
- 5) 0.50 X 62.48 X 17.54 : 547.95 #
- 6) 0.50 X 42.50 X 21.07 : 447.74 #
- 7) 0.50 X 42.50 X 13.53 : 287.51 #
- 8) 0.50 X 25.31 X 5.91 : 74.79 #
- 9) 0.05 X 25.08 X 10.52 : 131.92 #
- 10) 0.50 X 61.92 X 24.96 : 772.76 #
- 11) 0.50 X 63.35 X 9.40 : 96.69 #
- 12) 0.50 X 62.65 X 46.32 : 1219.37 #
- 13) 0.50 X 57.35 X 10.34 : 296.55 #
- 14) 0.50 X 46.00 X 28.41 : 653.43 #
- 15) 0.50 X 29.00 X 7.09 : 102.80 #

NET AREA : 8933.80 SQ.M

A) (6.05+5.77) X 27.03 X 0.50 : 159.75 SQ.M.

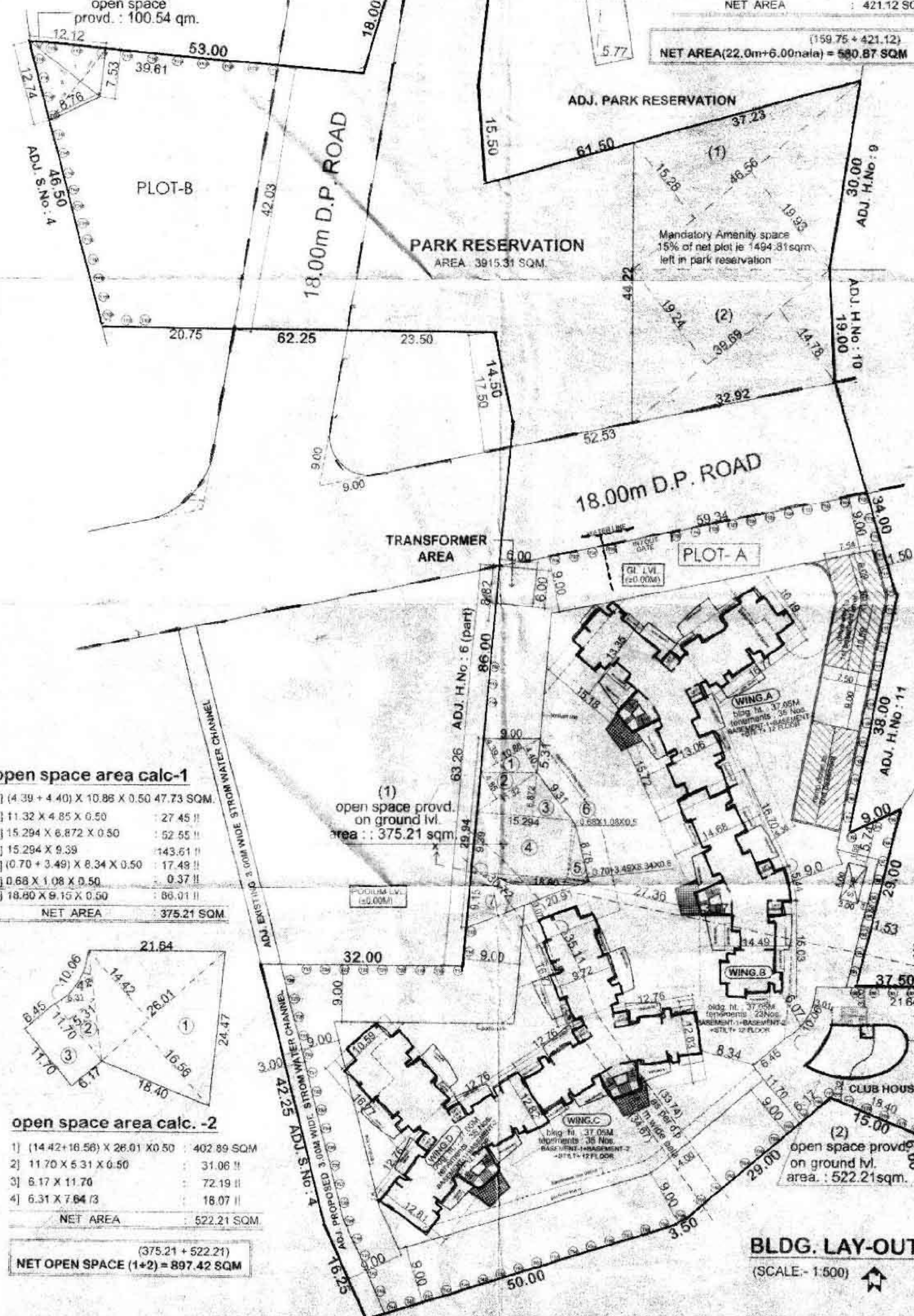
22.0M NALA AREA CALCULATION
AS PER PRIMOVE

- A) (12.81+7.34) X 28.03 X 0.50 : 282.40 SQ.M
- B) (2.06+7.48) X 29.02 X 0.50 : 138.72 SQ.M

NET AREA : 421.12 SQ.M

(159.75 + 421.12)

NET AREA (22.0m+6.00 nala) = 580.87 SQ.M

BLDG. LAY-OUT
(SCALE: 1:500)