



FLOOR 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.	TOTAL FLR. AREA SQ.M.
A1	402.69	402.69	402.69	402.69	402.69	402.69	402.69	337.77	402.69	402.69	402.69	4364.67
A2	402.69	402.69	402.69	402.69	402.69	402.69	402.69	337.77	402.69	402.69	402.69	4364.67
A3	402.69	402.69	402.69	402.69	402.69	402.69	402.69	337.77	402.69	402.69	402.69	4364.67
TOTAL	1208.07	1208.07	1208.07	1208.07	1208.07	1208.07	1208.07	1013.31	1208.07	1208.07	1208.07	13094.01

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.	TOTAL FLR. AREA SQ.M.
A1	60.37	60.37	60.37	60.37	60.37	60.37	60.37	50.19	60.37	60.37	60.37	653.89
A2	60.37	60.37	60.37	60.37	60.37	60.37	60.37	50.19	60.37	60.37	60.37	653.89
A3	60.37	60.37	60.37	60.37	60.37	60.37	60.37	50.19	60.37	60.37	60.37	653.89
TOTAL	181.11	181.11	181.11	181.11	181.11	181.11	181.11	150.57	181.11	181.11	181.11	1961.67

PERMISSIBLE BALCONY AREA = 15% OF 13094.01 SQ.M
= 1964.10 SQ.M
PROPOSED BALCONY AREA = 1961.67 SQ.M

PASSAGE AREA CALCULATIONS FOR TYPICAL FLOOR
1. $3.37 \times 2.90 \times 2 = 19.55$ SQ.M
2. $(2.90+1.52)/2 \times 1.20 \times 2 = 5.30$ SQ.M
3. $(15.75+15.99)/2 \times 1.82 = 28.88$ SQ.M
4. $1.37 \times 1.68 \times 2 = 4.60$ SQ.M
TOTAL = 58.33 SQ.M

PREMIUM STATEMENT						
BLDG.	STAIRCASE AREA SQ.M.	LIFT AREA SQ.M.	PASSAGE AREA SQ.M.	LIFT M/C ROOM AREA SQ.M.	ENCL. BALC. AREA SQ.M.	TERRACE AREA SQ.M.
A1	147.62	8.91	639.05	23.31	653.89	792.94
A2	147.62	8.91	639.05	23.31	653.89	792.94
A3	147.62	8.91	639.05	23.31	653.89	792.94
TOTAL	442.86	26.73	1917.15	69.93	1961.67	2378.82

BLDG.	BUILT-UP AREA SQ.M.
A1	549.78
A2	549.78
A3	549.78
TOTAL	1649.34

AMENITY AREA CALCULATIONS
1. $(35.78 + 31.95)/2 \times 56.53 = 1914.67$ SQ.M
2. $1/2 \times 46.58 \times 2.687 = 62.58$ SQ.M
TOTAL = 1977.25 SQ.M

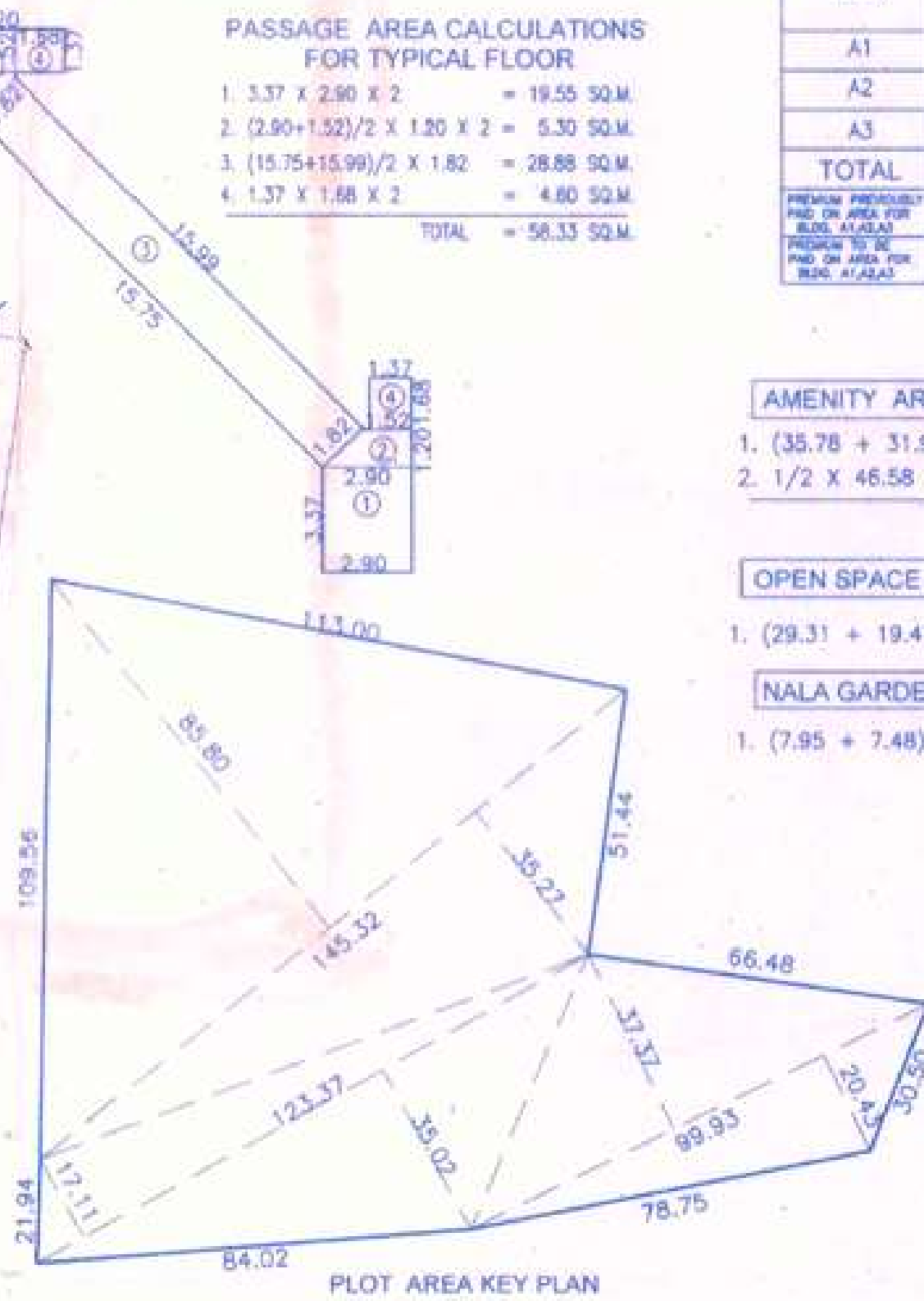
D.P. ROAD AREA CALCULATIONS
1. $1/2 \times 32.45 \times 14.82 = 237.21$ SQ.M
2. $1/2 \times 84.41 \times 14.85 = 626.74$ SQ.M
3. $1/2 \times 119.00 \times 9.48 = 564.06$ SQ.M
NET AREA = 1428.01 SQ.M

OPEN SPACE AREA CALCULATIONS
1. $(29.31 + 19.47)/2 \times 54.045 = 1318.16$ SQ.M

NALA GARDEN AREA CALCULATIONS
1. $(7.95 + 7.48)/2 \times 37.63 = 290.32$ SQ.M

PLOT AREA CALCULATIONS
1. $(46.62+53.52)/2 \times 120.41 = 6028.92$ SQ.M
2. $(58.46+59.25)/2 \times 104.84 = 6158.58$ SQ.M
3. $(39.42+16.75)/2 \times 96.60 = 2713.01$ SQ.M
NET AREA = 14900.51 SQ.M

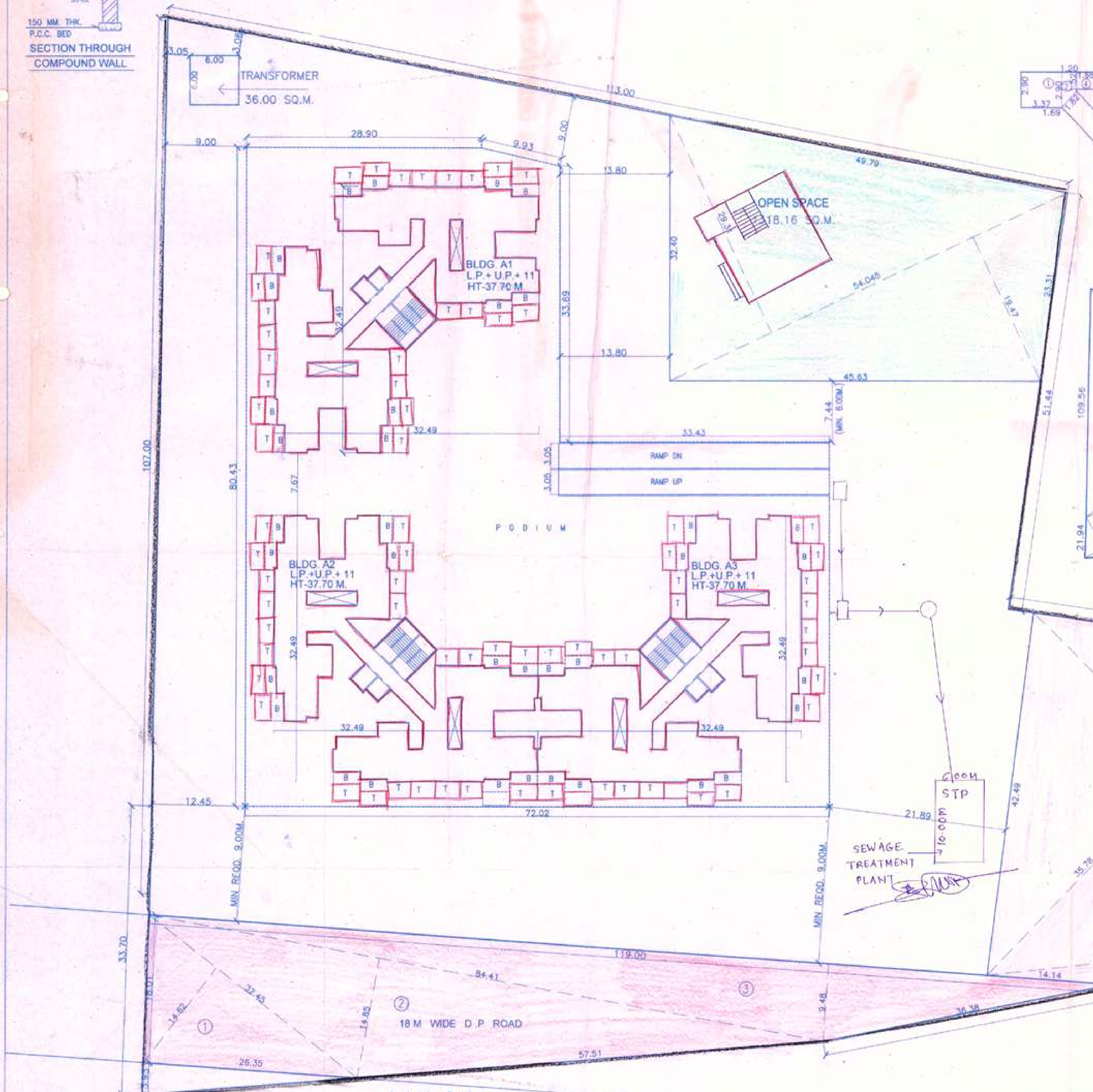
AREA BY TRIANGULATION METHOD = 14900.51 SQ.M
AREA BY 7/12TH EXTRACT = 14900.00 SQ.M
CONSIDER MINIMUM AREA = 14900.00 SQ.M



STAIRCASE AREA CALCULATIONS
AREA OF BLOCK = $2.59 \times 5.18 = 13.42$ SQ.M

LIFT AREA CALCULATIONS
AREA OF BLOCK = $(1.98 \times 2.52) + (1.98 \times 1.98) = 8.91$ SQ.M

LIFTOOM AREA CALCULATIONS
AREA OF BLOCK = $6.25 \times 3.73 = 23.31$ SQ.M



LAY OUT
ADJ. S. NO 52

Revised 19/11/2019
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CCL1883119



AREA STATEMENT		SQ. M.
1. AREA OF PLOT		14900.00
2. DEDUCTIONS FOR		
(a) ROAD WIDENING AREA (D.P. ROAD)		1428.01
(b) PROPOSED ROAD NALA GARDEN		290.32
(c) TOTAL (a+b)		1718.33
3. NET GROSS AREA OF PLOT (1-2c)		13181.67
4. DEDUCTIONS FOR		
(a) RECREATION GROUND AS PER RULE NO. 13.3.1 10% O.S.		1318.16
(b) AMINITY AREA 15%		1977.25
(c) ANY RESERVATIONS		-
(d) INTERNAL ROAD		-
(e) TRANSFORMER		36.00
(f) TOTAL DEDUCTIONS (a+b+c+d+e)		3331.41
5. NET AREA OF PLOTS		9850.26
6. ADDITION FOR F.A.R.		
a) ROAD WIDENING AREA		-
b) D.P. ROAD AREA	2(a)	1428.01
c) INTERNAL ROAD		-
d) TRANSFORMER		36.00
e) AMINITY AREA	4(b)	1977.25
f) TOTAL (a+b+c+d+e)		3441.26
7. TOTAL AREA (5+6f)		13291.52
8. F.A.R. PERMISSIBLE		1.00
9. PERMISSIBLE FLOOR AREA (7x8)		13291.52
10. EXISTING BUILT-UP AREA		-
11. PROPOSED BUILT-UP AREA		13094.01
12. EXCESS BALCONY AREA TAKEN IN F.A.R.		-
13. TOTAL BUILT-UP AREA (10+11+12)		13094.01
14. F.A.R. CONSUMED (13/7)		0.98
15. PERMISSIBLE COVERAGE AREA 25% OF 9850.26		2462.56
16. PROPOSED COVERAGE AREA		1649.34

TENEMENT STATEMENT		SQ. M.
BLDG.	TENEMENT NOS.	
A1	65	
A2	65	
A3	65	
TOTAL	195 NOS.	

TENEMENT STATEMENT		SQ. M.
(D) TENEMENTS PERMISSIBLE	250/ha	327 NOS.
(E) TENEMENTS PROPOSED		195 NOS.
TOTAL TENEMENTS (D+C)		

CERTIFICATE OF AREA	
Certified that the plot under reference was surveyed by me on 1/11/19 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. schemes records / Land Records Deptt. / City Survey records.	

SIGNATURE OF LICENSED ARCHITECT
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED LAYOUT OF BUILDINGS AT S.NO. 53/12/1, 53/12/2, 53/12/3, 53/12/4, 53/12/5, 53/12/6, 53/12/7, 53/12/8, BANER, PUNE

NAME & SIGN. OF OWNER
NAME & SIGN. OF ARCHITECT
For Sai An Aawshkar Builders & Developers
Partner
SHRISH DASHNURKAR