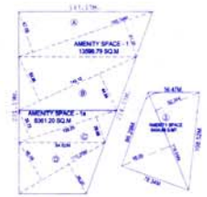
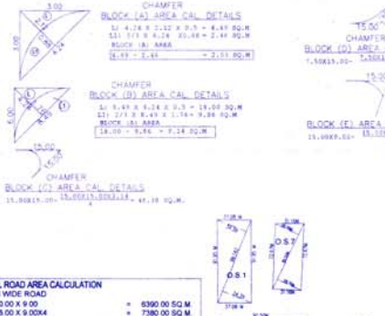
GAT NO	PLOT AREA AS PER 7/12 EXTRACT (IN SQ M.)
690	6000.00
691	1760.00
692	7600.00
693	3480.00
694	14000.00
695	8000.00
696	5100.00
697	5700.00
698	5300.00
699	5000.00
700	5000.00
701	6600.00
702	4600.00
703	4600.00
704	5000.00
705	5000.00
706	5000.00
707	5100.00
708	5100.00
709	5000.00
710	5000.00
677	14900.00
687+688(P)	16400.00
689(P)	4400.00
TOTAL AREA	244000.00



AREA DIAGRAM - AMENITY SPACE
(SCALE 1:2000)



LOCATION PLAN
NOT TO SCALE.

PLOT AREA CALCULATIONS (BEFORE AMALGAMATION)

PLOT AREA CALCULATION OF GAT NO. 690,691,692,693, 694,695,696,697,698,699,700,701,702,703,704,705,706, 707,708,709,710

PLOT AREA STATEMENT

ADDITIONS :-

1	0.5 X 135.85 X 20.80	=	1412.84 SQ.M
2	0.5 X 151.62 X 82.99	=	6291.47 SQ.M
3	0.5 X 199.98 X 55.73	=	5572.44 SQ.M
4	0.5 X 259.56 X 31.91	=	4141.28 SQ.M
5	0.5 X 526.47 X 226.91	=	59730.65 SQ.M
6	0.5 X 460.28 X 196.18	=	45148.87 SQ.M
7	0.5 X 430.07 X 216.49	=	46552.93 SQ.M
8	0.5 X 430.07 X 203.95	=	43856.39 SQ.M
TOTAL ADDITIONS =			212706.87 SQ.M
NET AREA =			212706.87 SQ.M
PLOT AREA AS PER 7/12 =			212700.00 SQ.M
MINIMUM PLOT AREA CONSIDERD =			212700.00 SQ.M

PLOT AREA CALCULATION OF GAT NO. 677

AREA OF ☐ 1	½ X 140.00 X 40.00	=	2800.00 sqm
AREA OF ☐ 2	½ X 193.00 X 35.00	=	3377.50 sqm
AREA OF ☐ 3	½ X 193.00 X 91.18	=	8798.87 sqm
TOTAL PLOT AREA AS PER DEMARCATION		=	14976.37 sqm
TOTAL PLOT AREA AS PER 7/12		=	14900.00 sqm
MINIMUM AREA CONSIDERD		=	14900.00 sqm

PLOT AREA CALCULATION OF GAT NO. 687+689(PART)

AREA OF ☐ 1	½ X 158.75 X 33.80	=	2682.87 sqm
AREA OF ☐ 2	½ X 160.00 X 24.88	=	1990.40 sqm
AREA OF ☐ 3	½ X 160.00 X 9.26	=	740.80 sqm
AREA OF ☐ 4	½ X 161.50 X 69.45	=	5608.08 sqm
AREA OF ☐ 5	½ X 161.50 X 67.76	=	5471.62 sqm
TOTAL PLOT AREA AS PER DEMARCATION		=	16493.77 sqm
TOTAL PLOT AREA AS PER 7/12 5400+11000		=	16400.00 sqm
MINIMUM AREA CONSIDERD		=	16400.00 sqm

PLOT AREA CALCULATIONS (BEFORE AMALGAMATION)

S.NO./GAT NO.	AREA AS PER 7/12 (S.M.)	AREA AS PER DEMARCATION(S.M.)	MINIMUM AREA TAKEN FOR CALS (S.M.)
694 TO 710	212700.00	212706.87	212700.00
677	14900.00	14976.37	14900.00
687+689(P)	16400.00	16493.77	16400.00
TOTAL	244000.00	244177.01	244000.00

PLOT AREA CALCULATIONS (AFTER AMALGAMATION)

S.NO./GAT NO.	AREA AS PER 7/12 (S.M.)	AREA AS PER DEMARCATION(S.M.)	MINIMUM AREA TAKEN FOR CALS (S.M.)
694 TO 710+ 677+687+689(P)	244000.00	244177.01	244000.00
TOTAL	244000.00	244177.01	244000.00

PLOT AREA CALCULATIONS (AFTER AMALGAMATION)

PLOT AREA CALCULATION OF GAT NO. 690,691,692,693, 694,695,696,697,698,699,700,701,702,703,704,705,706, 707,708,709,710+677+687+689(P)

PLOT AREA STATEMENT

ADDITIONS :-

1	0.5 X 135.85 X 20.80	=	1412.84 SQ.M
2	0.5 X 151.62 X 82.99	=	6291.47 SQ.M
3	0.5 X 199.98 X 55.73	=	5572.44 SQ.M
4	0.5 X 259.56 X 31.91	=	4141.28 SQ.M
5	0.5 X 526.47 X 226.91	=	59730.65 SQ.M
6	0.5 X 460.28 X 196.18	=	45148.87 SQ.M
7	0.5 X 430.07 X 216.49	=	46552.93 SQ.M
8	0.5 X 430.07 X 203.95	=	43856.39 SQ.M
9	0.5 X 140.00 X 40.00	=	2800.00 SQ.M
10	0.5 X 193.00 X 35.00	=	3377.50 SQ.M
11	0.5 X 193.00 X 91.18	=	8798.87 SQ.M
12	0.5 X 158.75 X 33.80	=	2682.87 SQ.M
13	0.5 X 160.00 X 24.88	=	1990.40 SQ.M
14	0.5 X 160.00 X 9.26	=	740.80 SQ.M
15	0.5 X 161.50 X 69.45	=	5608.08 SQ.M
16	0.5 X 161.50 X 67.76	=	5471.62 SQ.M
TOTAL ADDITIONS =			244177.01 SQ.M
NET AREA =			244177.01 SQ.M
PLOT AREA AS PER 7/12 =			244000.00 SQ.M
MINIMUM PLOT AREA CONSIDERD =			244000.00 SQ.M

AMENITY SPACE NO.1 CALCULATION

A)	(47.08+41.35) X 155.34 X 0.5	=	6868.36 SQ.M
B)	(53.96+44.94) X 142.12 X 0.5	=	7027.83 SQ.M
TOTAL		=	13896.19 SQ.M

AMENITY SPACE NO.1a CALCULATION

C)	(33.73+29.68) X 113.25 X 0.5	=	3590.64 SQ.M.
D)	(48.58+38.00) X 110.20 X 0.5	=	4770.56 SQ.M.
TOTAL		=	8361.20 SQ.M.

AMENITY SPACE NO.2 CALCULATION

131.72 X 65.65 X 0.5		=	4323.71 SQ.M
LESS CHAMFER		=	49.38 SQ.M
NET AREA		=	4275.33 SQ.M

AMENITY SPACE NO.3 CALCULATION

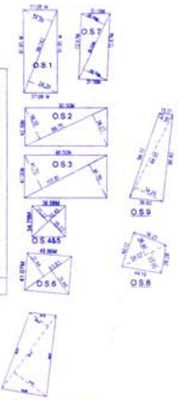
(52.305+58.00)X118.55X 0.5		=	6429.02 SQ.M
LESS CHAMFER		=	23.31 SQ.M
NET AREA		=	6404.71 SQ.M
SAY		=	6404.68 SQ.M
(22257.39+4275.33+6404.68)		=	32937.40 SQ.M
TOTAL AMENITY SPACE AREA		=	32937.40 SQ.M
TOTAL AMENITY SPACE REQ.		=	32937.40 SQ.M

INTERNAL ROAD AREA CALCULATION

A)	9.00 M WIDE ROAD		
1	710.00 X 9.00	=	6390.00 SQ.M.
2	208.00 X 9.00X4	=	7360.00 SQ.M.
ADD CHMF (3.23 X 16)		=	51.68 SQ.M
TOTAL		=	13821.68 sq.m
B)	12.00 M WIDE ROAD		
3	202.00 X 12.00	=	2424.00 SQ.M
4	205.00 X 12.00	=	2600.00 SQ.M.
5	205.00 X 12.00	=	2460.00 SQ.M.
ADD CHMF (8.14 X 10)		=	81.40 SQ.M.
TOTAL		=	7625.40 SQ.M.
C)	15.00 M WIDE ROAD		
6	101.00 X 15.00	=	1515.00 SQ.M
7	623.00 X 15.00	=	9345.00 SQ.M.
8	110.00 X 15.00	=	1650.00 SQ.M.
TOTAL		=	12510.00 SQ.M
D)	15.00 M WIDE ROAD		
9	155.00 X 15.00	=	2325.00 SQ.M.
TOTAL AREA = A + B +C + D		=	36282.08 SQ.M

COVERED PARKING AREA CALCULATIONS

Pki(78.20 X 35.97 X 3		=	8438.56 S.MT.
Pki(28.07+43.01)X95.31X0.5X1		=	3387.32 S.MT.
TOTAL		=	11825.88 S.MT.



COVERED PARKING Pki AREA CALS.

OPEN SPACE NO.1 CALCULATION

ADDITIONS :-

1. (34.39 + 34.39)X99.142 X 0.5 = 3409.50 SQ.M

OPEN SPACE NO.2 CALCULATION

ADDITIONS :-

1. (38.32 + 38.27)X99.75 X 0.5 = 3820.03 SQ.M

OPEN SPACE NO.3 CALCULATION

ADDITIONS :-

1. (41.70 + 41.70)X101.81 X 0.5 = 4245.38 SQ.M

OPEN SPACE NO.4 & 5 CALCULATION

1. (25.22+25.22)X 50.45 X 2 =2544.70 SQ.M

OPEN SPACE NO.6 CALCULATION

ADDITIONS :-

1. (31.44 + 31.44)X63.83 X 0.5 = 2006.82 SQ.M

OPEN SPACE NO.7 CALCULATION

(28.08+28.70)X80.52X0.5 =2285.96 SQ.M

OPEN SPACE NO.8 CALCULATION

1. (26.90 + 23.05)X54.07 X 0.5 = 1350.40 SQ.M

OPEN SPACE NO.9 CALCULATION

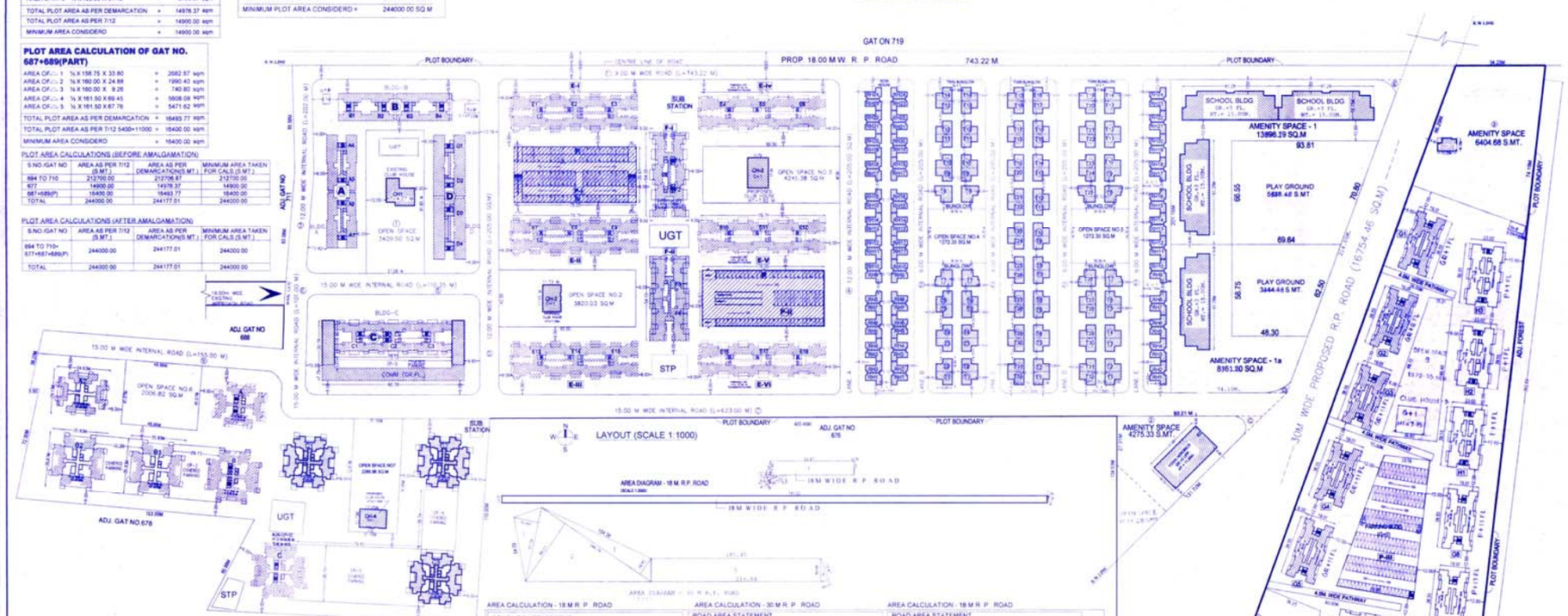
1. (14.31+34.25)X94.55X0.5 = 2295.67 SQ.M

(3409.50+3820.03+4245.38+2544.70+2006.82) +(2285.96+1350.40+2295.67

TOTAL OPEN SPACE AREA = 21.958.46 SQ.M

AREA STATEMENT

EXISTING COMMERCIAL AREA		=	784.81 S.MT
PROPOSED COMMERCIAL AREA		=	1109.80 S.MT
HOTEL (CTT ASAB.BLDG.)		=	74.00 S.MT
TOTAL		=	1974.61 S.MT
EXISTING RESIDENTIAL AREA		=	107994.08 S.MT
PROPOSED RESIDENTIAL AREA		=	112925.20 S.MT
TOTAL		=	220919.29 S.MT



AREA DIAGRAM - 18 M R.P. ROAD
(SCALE 1:2000)

AREA DIAGRAM - 18 M R.P. ROAD

AREA CALCULATION - 18 M R. P. ROAD

ROAD AREA STATEMENT

ADDITIONS :-

1	743.22 X 9.57 =		7112.62 SQ.M
2	0.5 X 10.18 X 3.26 =		16.59 SQ.M
TOTAL ADDITIONS =			7129.21 SQ.M
NET AREA =			7129.21 SQ.M

AREA CALCULATION - 30 M R. P. ROAD

ROAD AREA STATEMENT

ADDITIONS :-

1	0.5 X 97.28 X 31.60 =		1537.02 SQ.M
2	0.5 X 148.79 X 90.13 =		6705.22 SQ.M
3	0.5 X 148.79 X 24.81 =		1845.13 SQ.M
4	0.5 X 31.87 X 10.13 =		161.42 SQ.M
5	30.00 X 216.84 =		6505.20 SQ.M
TOTAL ADDITIONS =			16754.46 SQ.M
NET AREA =			16754.46 SQ.M

AREA CALCULATION - 18 M R. P. ROAD

ROAD AREA STATEMENT

ADDITIONS :-

1	53.47 X 9.00	=	481.23 SQ.M
2	0.5 X 5.00 X 3.27	=	14.72 SQ.M
3	0.5 X 9.00 X 0.76	=	3.42 SQ.M
4	0.5 X 18.70 X 6.18	=	57.80 SQ.M
LESS		=	556.97 SQ.M
2/3 X 18.60 X 1.88		=	23.31 SQ.M
NET ROAD AREA		=	533.66 SQ.M

TOTAL AREA UNDER R.P. ROAD WIDENING = 7129.21 + 16754.46 + 533.66 = 24417.33 SQ.M

IVY ESTATES
LAYOUT PLAN &
AREA CALCULATIONS

01A
26

PREVIOUS SANCTION :
DP/ BHA/ VILLAGE : WAGHOLI/
GAT NO. 690 TO 710(P) AND OTHERS/
FILE NO. 1095/15-16/DT:14.07.2016

STAMP OF APPROVALS

AS PER AVAILABLE FSI (I.E WITHOUT R.P RD)

AREA STATEMENT		SQ.M
1)	AREA OF PLOT	2,44,000.00
2)	DEDUCTION	
	b) 30 M WIDE R.P. ROAD	16,754.46
	c) 18 M WIDE R.P. ROAD	7,662.87
	d) TOTAL DEDUCTION	24,417.33
3)	BALANCE PLOT AREA FOR GROUP HOUSING	2,19,582.67
4)	DEDUCTIONS FOR -	
	REQUIRED AMENITY SPACE (15%)	32,937.40
	PROPOSED AMENITY SPACE	32,937.40
5)	GROSS AREA OF PLOT	1,86,645.27
6)	NET AREA OF PLOT (3-8 OR GROSS PLOT)	1,61,980.74
7)	ALLOWABLE F.S.I. (1.20 OF NET PLOT)	2,01,579.88
8)	ADD 0.2 PAID F.S.I. (ON BAL.AREE F.S.I.)	33,596.14
9)	ADD 0.2 PAID F.S.I. (PURCHASED)	20,989.82
10)	TOTAL PERMISSIBLE F.S.I.	2,36,175.83
11)	PROPOSED OPEN SPACE AREA 15%	21,958.00
12)	PROPOSED INTERNAL ROAD	36,282.08
13)	PAID FSI CONSUMED	20,989.82
14)	TOTAL EXISTING F.S.I.	1,77,661.42
15)	TOTAL PROPOSED F.S.I. (A2,B1,B2,C1,C2,C3, E,H,S,Ex. F+,D1,D2,D3,D4,D5,D6,D7,D8(H1,H2,H3)	44,671.44
16)	TOTAL PROPOSED F.S.I.	2,22,492.97

TENAMENT STATEMENT

a)	NET AREA OF PLOT (ITEM 6 ABOVE	1,61,980.74
b)	LESS DEDUCTIONS OF NON-RESI AREA (SHOP ETC)	3,342.85
c)	AREA OF TENEMENT (a-b)	1,84,638.09
d)	TENEMENT PERMISSIBLE (350TN)	4118.1429
e)	TENEMENT PROPOSED TOTAL TENEMENT (d+C)	3181.9428

LEGEND

* PLOT BOUNDRY	THICK BLACK
* PROPOSED WORK	RED BORDER
* ROAD WIDENING	GREEN DOTTED
* EXISTING STRUCTURE	YELLOW HATCHED
* TO BE DEMOLISHED	
* BLUE HATCHED (STRUCTURE IS COMPLETION OBTAINED)	
* PINK HATCHED (STRUCTURE IS PLINTH CHECKING/ SANCTION OBTAINED)	
BUILT UP AREA	BALCONY
GREEN SPACE	TERRACE

NOTES :

1) THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.

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CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE PLOT WAS SURVEYED BY ME ST. AND THE DIMENTIONS OF THE SIDES ETC. ARE AS SHOWN ON THE ABOVE PLAN AND THE AREA NO. MEANS OUT TALLIES WITH THE AREA STATED IN SHIFTER PLAN DOCUMENT OF OWNERSHIP/ CITY SURVEY RECORD.

SIGNATURE OF ARCHITECT

REVISED RESIDENTIAL GROUP HOUSING ON GAT NO. 677,687+689,690 TO 710,AT WAGHOLI, TAL. HAVELI, DIST. PUNE

SIGNATURE OF OWNER/DEVELOPER :

MR. RAJESH A. PATIL

SIGNATURE OF ARCHITECT

SHAIKH ZUBER RASHID
(CA/83/7569)

ARCHITECTS SPACE DESIGNERS' SYNDICATE
WEDAMPACE, FIRST FLOOR, 73, SHIVAJIPUR ROAD,
OPP EAST STREET, PUNE - 411001
PHONE : 26163344 , 26166336 FAX : 020-26143631

NORTH | PROJECT : IVY ESTATES, WAGHOLI | DRG. NO

DATE 30.10.2018 | SCALE 1:1000 | DRAWN | CHECKED | SUBMITTED | JOB NO.