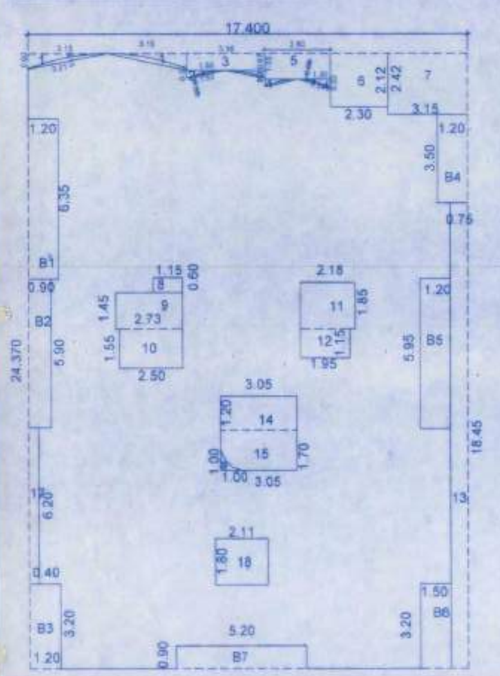
AREA KEY PLAN & COVERAGE CALCULATION OF A TYPE BUILDING

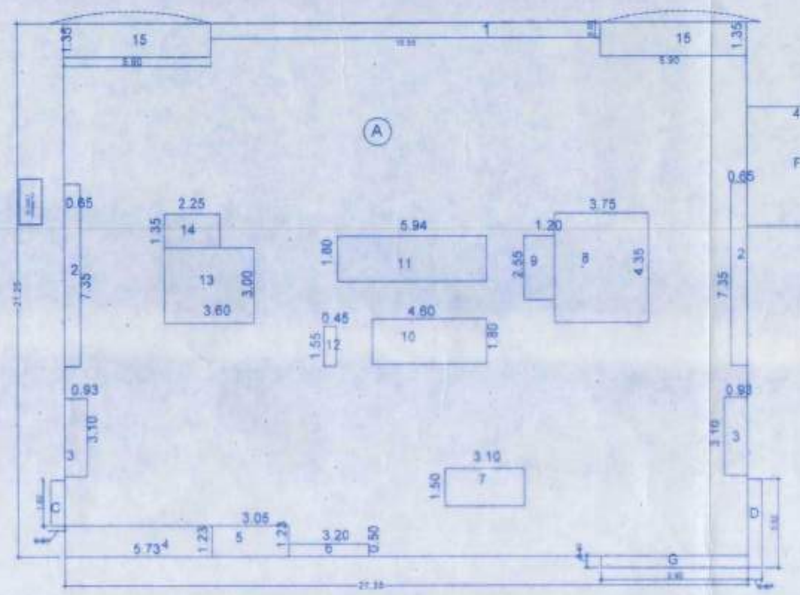


BLOCK "A"
A1) 17.40 X 24.37 ——— 424.04 SQM.
TOTAL ——— 424.04 SQM.
DEDUCTION
01) (1/2 X 0.60 X 3.15) - (2/3 X 3.21 X 0.15) X 02 ——— 01.26 SQ.M.
02) (1/2 X 1.55 X 0.30) - (2/3 X 1.53 X 0.08) X 02 ——— 0.30 SQ.M.
3) 03.10 X 00.67 ——— 02.08 SQ.M.
04) (1/2 X 01.30 X 00.33) - (2/3 X 1.34 X 0.08) X 03 ——— 0.28 SQ.M.
05) 02.60 X 01.03 ——— 02.68 SQ.M.
06) 02.30 X 02.12 ——— 04.88 SQ.M.
07) 2.42 X 03.15 ——— 07.62 SQ.M.
08) 01.15 X 00.60 ——— 00.69 SQ.M.
09) 02.73 x 01.45 ——— 03.96 SQ.M.
10) 02.50 x 01.55 ——— 03.88 SQ.M.
11) 02.18 x 01.85 ——— 04.03 SQ.M.
12) 01.95 x 01.15 ——— 02.24 SQ.M.
13) 00.75 x 18.45 ——— 13.84 SQ.M.
14) 03.05 x 01.20 ——— 03.66 SQ.M.
15) 03.05 x 01.70 ——— 05.19 SQ.M.
16) 06.20 x 00.40 ——— 02.48 SQ.M.
17) 02.11 x 01.80 ——— 03.80SQ.M.
TOTAL ——— 62.87 SQM.

BALCONY
B1) 6.35 X1.20 ——— 07.62 SQ.M.
B2) 5.90 X0.90 ——— 05.31 SQ.M.
B3) 3.20 X1.20 ——— 03.84 SQ.M.
B4)3.50 X 1.20 ——— 04.20 SQ.M.
B5) 5.95 X 1.20 ——— 07.14 SQ.M.
B6) 3.20 X1.50 ——— 04.80SQ.M.
B7)5.20 X 0.90 ——— 04.68 SQ.M.
TOTAL ——— 37.69 SQM.

BLOCK = 424.04 SQ.M.
424.04 - (62.87 + 37.59)
COVERAGE = 323.58 SQ.M +a)11/3 x 1.00 x 1.00
COVERAGE = 323.91 SQ.M

AREA KEY PLAN & COVERAGE CALCULATION OF C- TYPE BUILDING

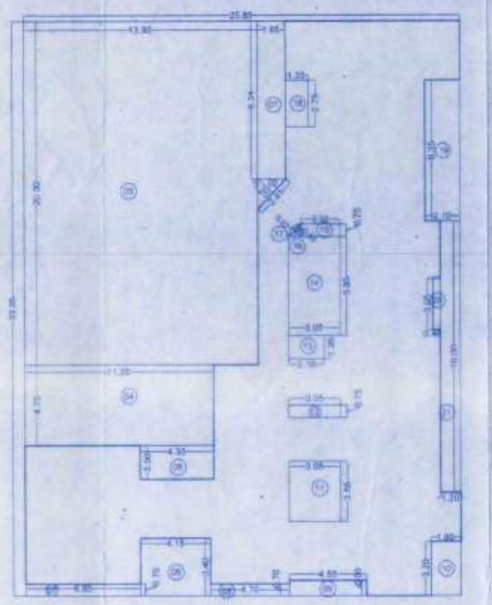


A) 27.35 X 21.25 ——— 581.19 SQM.
C) 0.57X1.82 ——— 001.03 SQM.
D) 0.57 X 3.52 ——— 002.00 SQM.
F) 4.47 X 4.51 ——— 20.16 SQM.
G) 5.90 X 0.47 ——— 2.77 SQM.
TOTAL ——— 607.15 SQ.M.

DEDUCTION
D1) 15.55 X 0.60 ——— 09.33 SQ.M.
D2) 0.85 X 1.35 X 2 ——— 09.58 SQ.M.
D3) 0.93 X 3.10 X 2 ——— 05.77 SQ.M.
D4) 5.73 X 1.23 ——— 07.05 SQ.M.
D5) 3.05 X 1.23 ——— 03.75 SQ.M.
D6) 0.50 X 3.20 ——— 01.60 SQ.M.
D7) 3.10 X 1.50 ——— 04.65 SQ.M.
D8) 3.75 X 4.35 ——— 16.31 SQ.M.
D9) 1.20 X 2.55 ——— 03.06 SQ.M.
D10) 4.60 X 1.80 ——— 08.28 SQ.M.
11) 5.94 X 1.80 ——— 10.69 SQ.M.
12) 0.45 X 1.55 ——— 00.69 SQ.M.
13) 3.00 X 3.60 ——— 10.80 SQ.M.
14) 2.25 X 1.35 ——— 03.04 SQ.M.
15) 5.90X 1.35 X 2 ——— 15.93 SQ.M.

TOTAL DEDUCTION ——— 110.51 SQ.M
607.15 - 110.51 ——— 496.64 SQ.M.
TOTAL COVERAGE ——— 496.64 SQ.M.

AREA KEY PLAN & COVERAGE CALCULATION OF B- TYPE BUILDING



COVERAGE AREA CALCULATION -
BLOCK A = [illegible]
DEDUCTION :-

SR NO	CALCULATION		
01	01.55 x 09.34 x 01	15.41	SQ.M.
02	0.55 x 01.20 x 02.41 x 01	01.45	SQ.M.
03	13.90 x 20.30 x 01	282.17	SQ.M.
04	11.20 x 04.75 x 01	53.20	SQ.M.
05	04.35 x 02.00 x 01	08.70	SQ.M.
06	04.15 x 03.40 x 01	14.11	SQ.M.
07	06.85 x 00.70 x 01	04.80	SQ.M.
08	04.70 x 00.75 x 01	03.53	SQ.M.
09	04.85 x 00.90 x 01	04.10	SQ.M.
10	01.80 x 03.20 x 01	05.76	SQ.M.
11	03.05 x 03.55 x 01	10.83	SQ.M.
12	03.05 x 00.75 x 01	02.29	SQ.M.
13	02.10 x 01.35 x 01	02.84	SQ.M.
14	03.05 x 05.65 x 01	17.52	SQ.M.
15	02.30 x 00.75 x 01	01.73	SQ.M.
16	0.50 x 00.53 x 01.06 x 01	00.28	SQ.M.
17	2.0 x 00.22 x 01.06	00.16	SQ.M.
18	01.35 x 02.75 x 01	03.71	SQ.M.
19	02.10 x 08.35 x 01	17.54	SQ.M.
20	00.45 x 03.05 x 01	01.37	SQ.M.
	01.20 x 16.00 x 01	19.20	SQ.M.
	TOTAL	470.26	SQ.M.

COVERAGE AREA
= BLOCK A - DEDUCTION
= 577.61 - 470.26
= 407.01
COVERAGE AREA = 407.01 SQ.M

SITE PLAN

SHEET NO 01/04

STAMP OF APPROVAL OF PLAN.

PREVIOUSLY APPROVED UNDER C.C.NO. 1640
DATE: 2 / 8 / 2004

PREVIOUSLY SANCTION UNDER C.C.NO. 1031/16
DATE: 21 / 7 / 2016

PREVIOUSLY APPROVED UNDER C.C.NO. 0127/17
DATE - 19/4/2017

Revised upto 26/02/19
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT
CERTIFICATE No. CC/ 3712/18
Building Inspector Deputy Engineer
(Ar. Rep. Sec. 5495)
BUILDING PERMISSION DEPT
ZONE - 7 P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONSTRUCTION DEPARTMENT APPROVED PUNE

PLOT AREA AS PER DEMARCATION = 5188.00 SQ.M.
PLOT AREA AS PER 7/12 = 5178.00 SQ.M.
MINIMUM PLOT AREA = 5178.00 SQ.M.

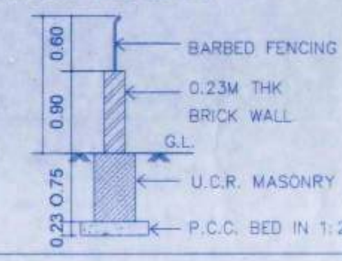
A)	AREA STATEMENT	SQ. M.
1.	AREA OF PLOT	5178.00
2.	DEDUCTIONS FOR	----
	(a) ROAD ACQUISITION AREA	466.04
	TOTAL	466.04
3.	REMAINING PLOT AREA	4711.96
4.	AREA UNDER AMENITY SPACE15%(4711.96X.15)	0706.79
5.	PROPOSED AMENITY SPACE	0706.89
6.	GROSS PLOT AREA (3-5)	4005.07
7.	AREA UNDER OPEN SPACE 10%(4711.96X.10)	0471.20
8.	PROPOSED OPEN SPACE	0471.26
9.	TRANSFORMER	0025.00
10.	NET PLOT AREA(6-(8+9) (1.0)	3508.81
11.	ADD ROAD WIDENING (466.04 X 2)	0932.08
12.	ADD AMENITY(706.89 X 2)	1413.78
13.	PERMISSIBLE T.D.R.(4711.96 - AMENITY X 0.65)	2603.36
14.	PURCHES T.D.R	0149.35
19.	BALANCE T.D.R.	2454.01
20.	ADD TRANSFORMER	0025.00
21.	PERMISSIBLE F.S.I (10+11+12+14+20)	6029.02
22.	EXISTING RESI. & COMM. FLOOR F.S.I.	3228.82
23.	EXCESS BALCONY AREA TAKEN IN F.S.I.	0064.38
24.	EXISTING RESI. & COMM. FLOOR F.S.I. (A&C BLD.)	3293.20
25.	PROPOSED RESIDENCIAL AREA (B BLD.)	2741.04
26.	TOTAL BUILT UP AREA (3293.20+2741.04)	6034.24
27.	F.S.I. BALANCE (6029.02 - 6034.24)	0005.22
28.	COVERAGE PERMISSIBLE(50%OF NET PLOT)	1754.41
29.	EXISTING COVERAGE	0840.71
30.	PROPOSED COVERAGE	0407.01
31.	TOTAL COVERAGE	1271.00
B)	BALCONY STATEMENT	
	(a) PERMISSIBLE BALCONY AREA	0878.61
	(b) PROPOSED BALCONY AREA	1030.57
	(c) EXCESS BALCONY AREA	0151.96
C)	TENEMENT STATEMENT	
	(a) NET AREA OF PLOT ITEM A(7)ABOVE	5879.67
	(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)	0.00
	(c) AREA FOR TENEMENTS (a-b)	5879.67
	(d) TENEMENTS PERMISSIBLE 250.hec.(npa)	146.00
	(e) TENEMENTS PROPOSED	113.00

F.S.I STATEMENT

	TYPE	COVERAGE IN SQ.M.	FLOOR	HEIGHT	GROUND	STILT FL.	FIRST FL.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	SIXTH FL.	SEVENTH FL.	EIGHTH FL.	NINTH FL.	TOTAL F.S.I	PERMIS. BALC.	PROPO. BALC.	EXCESS BALCONY	TOTAL F.S.I	TOTAL STAIR CASE	REGULAR STAIR CASE	FIRE STAIR CASE	LIFT & M/C ROOM	PASSAGE	TERRACE	TOTAL TENAMENT
					F .S.I CALCULATION IN SQ.M.																						
EXISTING BUILDING	A-TYPE BLDG	323.91	P+6	20.00	-	-	230.24	230.24	230.24	230.24	230.24	230.24	---	---	---	1381.44	207.22	241.92	34.70	1416.14	95.76			11.33	100.56	-------	36
	C-TYPE BLDG	496.64	G+5 & P+ 6	20.00	210.28 (COMM)	159.80	295.46	295.46	295.46	295.46	295.46	---	---	---	---	1847.38	277.11	306.79	29.68	1877.06	75.54			11.30	126.43	-------	33
	PARKING SLAB	0020.16																									
	TOTAL	0840.71	-----	-----	210.28	159.80	525.70	525.70	525.70	525.70	525.70	230.24	---	---	---	3228.82	484.33	548.71	64.38	3293.20	171.30			22.63	226.99	-------	69
PROPOSED BUILDING	B-TYPE BLDG	407.01	P+9	26.10			305.88	305.88	305.88	305.88	305.88	305.88	305.88	294.00	305.88	2741.04	411.16	398.52	00.00	2741.04	201.96	100.98	100.98	06.48	489.33	180.32	44
	TOTAL	407.01	P+9	26.10			305.49	305.49	305.49	305.49	305.49	305.49	305.49	294.00	305.49	2741.04	411.16	398.52	00.00	2741.04	201.96	100.98	100.98	06.48	489.33	180.32	44
	TOTAL	1247.72			210.28 (COMM)	159.80	831.19	831.19	831.19	831.19	831.19	535.73	305.49	294.00	305.49	5969.86	895.49	947.23	64.38	6034.24	373.26			29.11	716.32	180.32	113

D.R.C. NO	D.R.C. TYPE	D.R.C. ZONE	ZONE TYPE	PERMISSIBLE D.R.C.	PROPOSED D.R.C.
4450	SLUM	C	D	30.00	30.00
5091	AMENITY	NONE CONGESTED	0	167.00	119.35
TOTAL	----	----	----	197.00	149.35

COMPOUND WALL SECTION

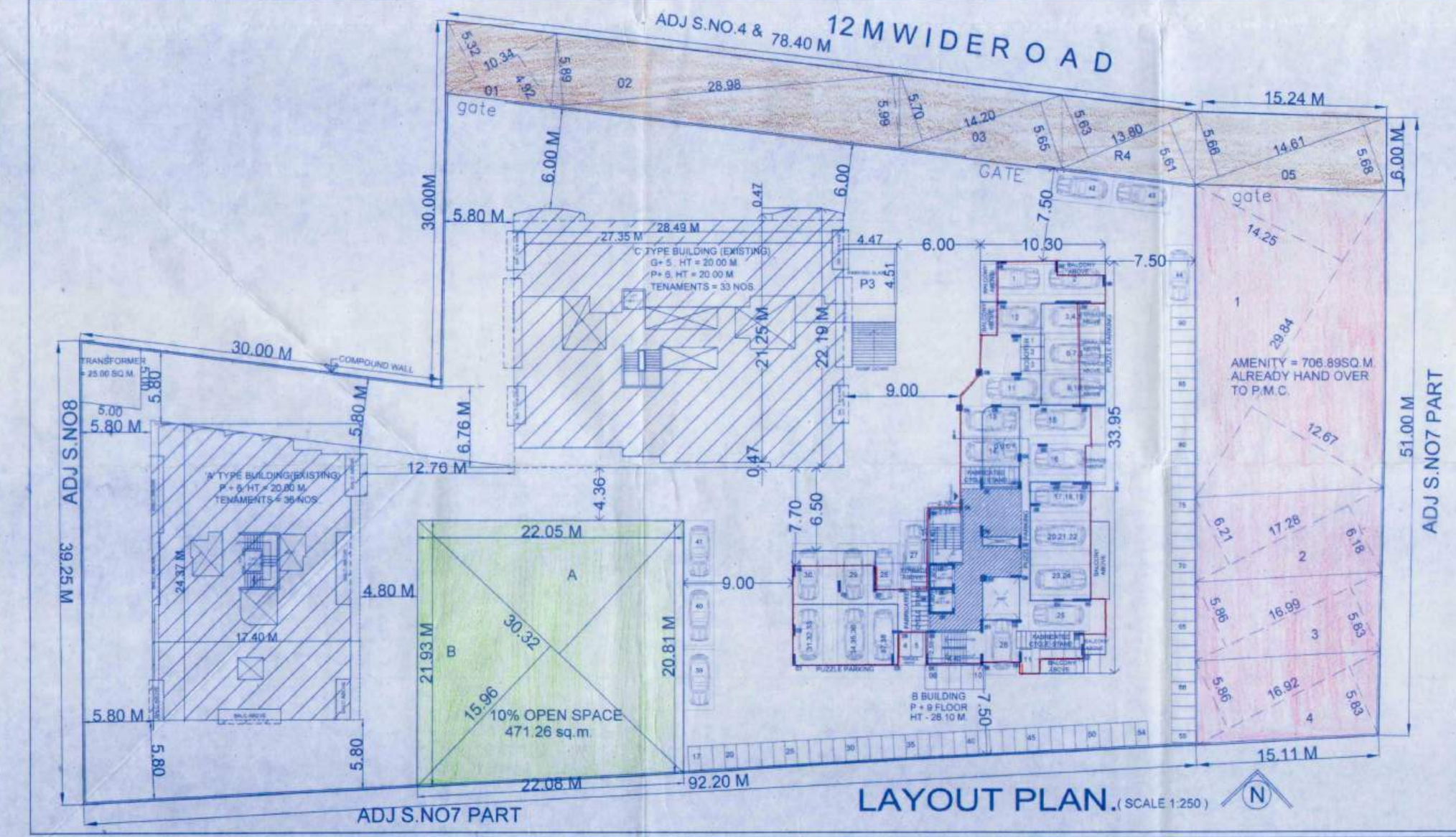


OPEN SPACE CALCUALTION:
A) 00.50 x 30.32 x 15.13 ——— 229.37 SQM
B) 00.50 x 30.32 x 15.96 ——— 241.95 SQM
TOTAL ——— 471.32 SQ.M.

AMENITY CALCUALTION:
1) 0.5 x 29.84 X (14.25+12.67) ——— 401.64
2) 0.5 x 17.28 X (06.21+06.18) ——— 107.05
3) 0.5 x 16.99 X (05.86+05.83) ——— 099.30
4) 0.5 x 16.92 X (05.86+05.83) ——— 098.90
TOTAL ——— 706.89 Sq.M

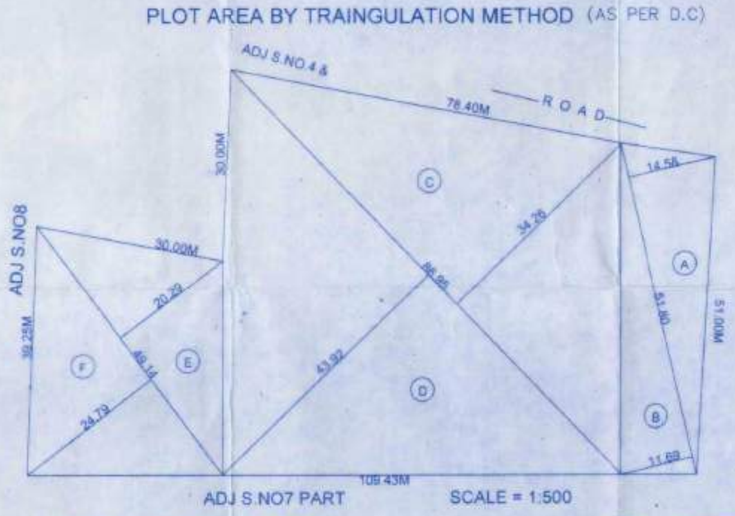
PARKING SLAB CALCUALTION:
P3) 4.47 X 4.51 ——— 20.16 SQM
TOTAL ——— 20.16 SQM

AREA UNDER ROAD WIDENING
01) 0.5 x 10.34 x (05.32+04.92) ——— 052.94
02) 0.5 x 28.98 x (05.89+05.99) ——— 172.14
03) 0.5 x 14.20 x (05.70+05.65) ——— 080.58
04) 0.5 x 13.80 x (05.63+05.81) ——— 077.55
05) 0.5 x 14.61 x (05.66+05.68) ——— 082.83
TOTAL ——— 466.04 Sq.M



LAYOUT PLAN. (SCALE 1:250)

PLOT AREA BY TRAINGULATION METHOD (AS PER D.C)



PLOT AREA CALCULATION:-
A). 51.80 X 14.58 X 0.50 = 0377.62 SQ.M
B). 51.80 X 11.69 X 0.50 = 0302.77 SQ.M
C). 86.95 X 34.26 X 0.50 = 1489.45 SQ.M
D). 86.95 X 43.92 X 0.50 = 1909.73 SQ.M
E). 49.14 X 20.29 X 0.50 = 0498.53 SQ.M
F). 49.14 X 24.79 X 0.50 = 0609.90 SQ.M
TOTAL 5188.00 SQ.M

LOCATION PLAN

CERTIFICATE OF ARCHITECT.
CERTIFIED THAT PLOT UNDER REFERANCE SUREYED BY ME ON DT. ——— & THE DIAMENSIONS OF SIDES E.T.C. OF PLOT STATED ON PLAN ARE MEASURED ON SITE & THE AREA SQ WORKED OUT & TALLIES WITH THE AREA IN DOCUMENT CITY-SUREY RECORDS.

SIGN. OF ARCHITECT

BRIEF SPECIFICATION.
FOUNDATION UPTO HARD STRATA. R.C.C. FRAMED STRUCTURE. ALL THE WALLS ARE 0.15 THK. UNLESS& OTHERWISE SPECIFIED. EXTERNALLY SAND FACED & INTERNALLY NEERU FINISHED PLASTER.M.M. VIRTIFIED TILE ALUMINIUM SLIDING WINDOWS AND FLUSH DOORS

LEGEND
PLOT BOUNDRY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISION SHOWN HATCHED YELLOW

M.S. PATIL & ASSOCIATES
NAME SIGNATURE&ADDRESS OF OWNER / P.A.H.

REVISED LAYOUT OF BUILDING (EXISTING & PROPOSED BLDG.) AT S.NO. 7 A (PART), HINGNE (KH) , PUNE.

ARCHITECT& INTERIOR DESIGNER
1226-B, SHUKRAWAR PETH
LANE NO 04, SUBHASH NAGAR
PUNE. 02

SIGNATURE OF ARCHITECT

DATE	SCALE	JOB NO.	DRG NO	DRAWN	REVISION
23/01/19	1:250			SANTOSH 18/12/04 Swati 14/07/08	SUJATA 23-03-17 ARTI 26/02/19