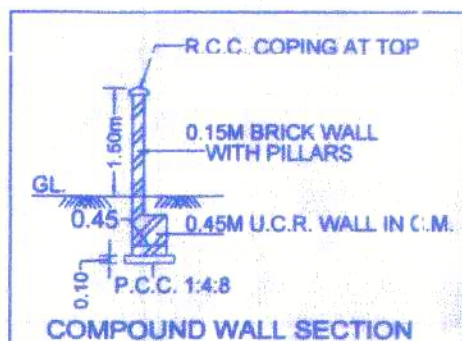


PARKING CALCULATION

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)	CYCLE (NOS.)
RESIDENTIAL	40 - 80	2	164	1	82
VISITOR			5%(Car)	4	5%(SC)
TOTAL	REQUIRED	-	-	86	344
TOTAL	PROPOSED	-	-	86	344

PARKING AREA STATEMENT

AREA REQUIRED	AREA PROPOSED
CAR	86 NOS X 12.50 SQ.M. = 1075.00
SCOOTER	344 NOS X 3.00 SQ.M. = 1032.00
CYCLE	344 NOS X 1.40 SQ.M. = 481.60
TOTAL	2588.60



7/12 AREA STATEMENT

SR. NO.	HISSA NO.	PLOT AREA AS PER 7/12
	H. NO. 16/2/1	900.00
	H. NO. 17/1+17(p)	6123.00
	H. NO. 18B	700.00
	H. NO. 19	800.00
	H. NO. 20(PT)	518.00
TOTAL		9041.00

CLUB HOUSE AREA STATEMENT

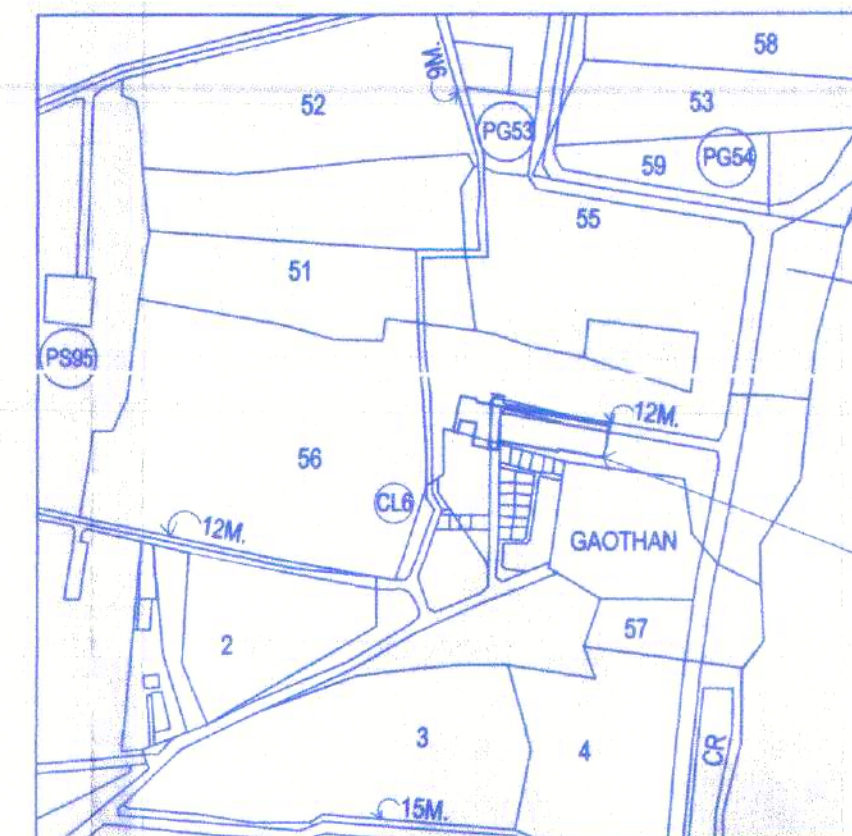
a) GROUND FLOOR	62.58
b) FIRST FLOOR	31.46
TOTAL BUILT UP AREA	94.04
BALC. AREA (94.04X15%)	14.10

F.S.I. STATEMENT

WING	GR. COVE.	BUILT UP AREA	ENCL.BALC.	TOTAL BUILT UP AREA	TERRACE	PASSAGE	STAIRCASE	LIFT&L.M.R.	TENEMENTS
		EXIST. PROP. TOTAL	PERM. EXIST. PROP. TOTAL		EXIST. PROP. TOTAL	AREA	AREA	AREA	EXIST. PROP. TOTAL
A1&A2	664.39	2680.06 2663.79	5343.85	9518.69	398.62	86.14	484.76	5343.85	388.61 329.56
B1&B2	520.88	2226.46 1948.38	4174.84	9518.69	370.74	150.21	520.95	4174.84	464.25 336.08
TOTAL	1185.27	4906.52 4612.17	9518.69	1427.80	769.36	236.35	1005.71	9518.69	852.86 665.64

OVER HEAD WATER TANK CAPACITY CALC.

FOR RESIDENTIAL	TOTAL TENEMENT NO.	REQ.CAP/TEN	TOTAL
	164	675	110700
TOTAL NET CAPACITY OF O.H.W. TANK = 110700 LTR.			
TOTAL NET CAPACITY OF O.H.W. WATER TANK = 110700 LTR.			
ADD. FIRE FIGHTING CAP. 10000 X 4 NOS. = 40000 LTR.			
TOTAL O.H.W. TANK CAPACITY = 150700 LTR.			
NET CAPACITY OF U.G.R. WATER TANK (1.5XU.H.W. TANK CAPACITY) 1.50 X 110700 = 166050 LTR.			
ADD. FIRE FIGHTING CAP. 5000 X 4 NOS. = 20000 LTR.			
TOTAL U.G.W. TANK CAPACITY = 186050 LTR.			



LOCATION PLAN

(SCALE-1:1000)

NORTH

AREA CALC. AFTER AMALGAMATION AS PER D.C. (S.NO.56,H.NO.16/2/1+17/1+18B+19+S.NO.56,H.NO.20)

1.	0.5 X 37.50 X 16.56	=	310.50 SQ.M.
2.	0.5 X 37.50 X 5.08	=	95.25
3.	0.5 X 33.85 X 1.42	=	24.03
4.	0.5 X 37.73 X 19.60	=	369.75
5.	0.5 X 17.13 X 6.17	=	52.84
6.	0.5 X 17.13 X 5.67	=	48.56
7.	0.5 X 41.62 X 20.19	=	420.15
8.	0.5 X 41.62 X 19.11	=	397.67
9.	0.5 X 95.46 X 37.58	=	1793.69
10.	0.5 X 95.46 X 39.24	=	1872.92
11.	0.5 X 52.62 X 23.51	=	618.54
12.	0.5 X 52.62 X 15.31	=	402.80
13.	0.5 X 44.86 X 17.16	=	384.89
14.	0.5 X 44.86 X 21.02	=	471.47
15.	0.5 X 45.74 X 15.28	=	349.45
16.	0.5 X 45.74 X 2.04	=	46.65
17.	0.5 X 44.96 X 13.72	=	308.42
18.	0.5 X 124.74 X 4.00 X 2	=	498.96
19.	0.5 X 125.08 X 1.00 X 2	=	125.08
20.	0.5 X 47.88 X 20.70	=	495.55
21.	0.5 X 47.88 X 24.89	=	591.25
TOTAL		=	9678.42 SQ.M.

LESS DEDUCTIONS

A.	6.00 X 4.00 X 1	=	24.00 SQ.M.
B.	6.50 X 2.00 X 1	=	13.00
C.	10.00 X 4.00 X 1	=	40.00
D.	8.50 X 4.00 X 2	=	68.00
TOTAL DEDUCTIONS		=	145.00 SQ.M.
TOTAL NET AREA (9678.42-145.00)		=	9533.42 SQ.M.

(S.NO.56,H.NO.16/2/1+H.NO.17/1+H.NO.18B+H.NO.19+H.NO.20)

PLAN AFTER AMALGAMATION

(SCALE-1:500)

NORTH

PLOT - B AREA CALCULATION AS PER D.C.

NET AREA	
9.	0.5 X 24.80 X 12.06 = 149.54 SQ.M.
10.	0.5 X 24.80 X 12.83 = 159.09
11.	0.5 X 37.99 X 16.73 = 317.78
12.	0.5 X 37.99 X 21.79 = 413.90
TOTAL PLOT AREA	= 1040.31 SQ.M.
MINI AREA AS PER AMALGAMATION	= 785.80 SQ.M.

AREA CALC. OF 12.00M.D.P. ROAD (PREVIOUS)

NET AREA	
13.	0.5 X 56.45 X 11.57 = 326.56 SQ.M.
14.	0.5 X 56.45 X 12.14 = 342.65
15.	0.5 X 145.14 X 7.95 = 576.93
16.	0.5 X 145.14 X 7.98 = 579.11
ch. 1/4 X 6.00 X 6.00	= 9.00
TOTAL	= 1834.25 SQ.M.

AREA CALC. OF 12.00M.D.P. ROAD (PROPOSED)

NET AREA	
17)	1.00 X 125.00 X 4.20 = 525.00 SQ.M.
LESS DEDUCTIONS	
A.	6.00 X 3.00 X 1 = 18.00 SQ.M.
B.	6.50 X 1.00 X 1 = 6.50
C.	10.00 X 3.00 X 1 = 30.00
D.	8.50 X 3.00 X 2 = 51.00
TOTAL DEDUCTIONS	= 105.50 SQ.M.
TOTAL NET AREA (525-105.50)	= 419.50 SQ.M.

PREVIOUS + PROP. D.P. ROAD AREA CALC.

1834.25 + 419.50	=	2253.75 SQ.M.
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SWD AREA CALC.

26.	02.00 X 144.25 X 0.50 X 2	=	288.50 SQ.M.
TOTAL SWD AREA		=	288.50 SQ.M.

AMENITY SPACE - AREA CALCULATION

NET AREA					
1.	0.5 X	23.52 X	9.096	=	106.96 SQ.
2.	0.5 X	23.52 X	7.49	=	88.08
3.	0.5 X	37.50 X	3.64	=	68.25
4.	0.5 X	37.50 X	16.56	=	310.50
5.	0.5 X	36.35 X	7.78	=	141.40
6.	0.5 X	29.87 X	13.10	=	195.65
7.	0.5 X	17.13 X	6.17	=	52.84
8.	0.5 X	17.13 X	5.67	=	48.56
TOTAL				=	1012.24 SQ.

OPEN SPACE AREA CALC.

01.	39.52 X 17.04 X 0.50	=	336.71 SQ.M.
02.	39.52 X 17.11 X 0.50	=	338.11
TOTAL OPEN SPACE AREA		=	674.82 SQ.M.

STAMP OF APPROVAL

LAY OUT OF BUILDING

- 1) PLAN PREVIOUSLY APPROVAL UNDER :- C.C.NO.0300/13, DATE-02/05/2013
- 2) REVISED 1 - C.C.NO.0287/16, DATE-12/5/2016
- 3) REVISED 2 -

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 1540/19

Building Inspector Deputy Engineer P.M.C.
(B.P.D.P. Zone No.-1) P.M.C.



AREA STATEMENT

1.	AREA OF PLOT (AS PER 7/12)	9041.00
2.	AREA OF PLOT (AS PER DEMARCATION)	9533.42
3.	AREA OF PLOT (AS PER AFTER AMALGAMATION) MIN. CONSIDER	9002.04
4.	LESS DEDUCTIONS	
a.	OPEN SPACE (10%)	674.82
b.	REQUIRED	674.82
c.	PROPOSED	
d.	AMENITY SPACE (15%)	1012.24
e.	REQUIRED	1012.24
f.	PROPOSED	
5.	NET AREA OF PLOT (1 - 2a)	6748.29
6.	NET AREA OF PLOT (3 - 4b)	5736.05
7.	AREA OF PLOT 'A'	4950.25
8.	AREA OF PLOT 'B'	785.80
9.	NET PLOT AREA (MINI-AMALGAMATION)	4950.25
10.	F.S.I. PERMISSIBLE	1.1
11.	PERMISSIBLE AREA	5445.27
12.	ADDITION OF AREA OF F.S.I.	
a)	ADD AMENITY	990.10
b)	D.P. ROAD 12.00M = 1834.25 X 1	1834.25
c)	D.P. ROAD 12.00M = 419.50 X 2 = 839.00 - 445.69	393.31
TOTAL		3217.66
13.	T.D.R. AREA	
14.	PREMIUM F.S.I. AREA PERMISSIBLE PROPOSED	2475.12
15.	TOTAL PERMISSIBLE FLOOR AREA	9522.00
16.	EXISTING FLOOR AREA	4906.52
17.	PROPOSED FLOOR AREA	
a)	COMMERCIAL AREA	
b)	RESIDENTIAL AREA	4612.17
c)	EXCESS BALCONY	
TOTAL		9518.69

TENEMENT STATEMENT

1.	PERMISSIBLE TENEMENT NO. (250T/H)	238 NOS.
2.	PROPOSED TENEMENT NO.	164 NOS.
3.	PARKING REQUIRED BY RULE	
CAR	86	344
SCOOTER	344	344
CYCLE	344	344
4.	PROVIDED PARKING	
CAR	86	344
SCOOTER	344	344
CYCLE	344	344

BRIEF SPECIFICATIONS AND OPENINGS

1.	R.C.C.FRAMED STRUCTURE	D.	1.05X2.10	W.	0.60X1.2
2.	FOUNDATION UP TO HARD STRATA	D1.	0.91X2.10	W1.	1.20X1.2
3.	EXT. AND INT.WALLS ARE 0.15 M.T.H.	D2.	0.75X2.10	W2.	1.50X1.2
4.	SAND FACED PLASTER EXTERNALLY	FD.	1.80X2.10	W3.	1.80X1.2
5.	NEERU FINISHED PLASTER INTERNALLY			V.	0.60X0.9
6.	T.W.DOORS AND M.S.WINDOWS				

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ----- AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS/LAND RECORDS DEPT./CITY SURVEY RECORDS.

SIGN OF LICENCED ARCHITECT

LEGEND

1.	PLOT BOUNDARY SHOWN	THICK BLACK
2.	PROPOSED WORK SHOWN	THICK RED
3.	WATER LINE SHOWN	DOTT. BLACK
4.	DRAINAGE LINE SHOWN	DOTT. RED
5.	EXISTING STRUCTURE TO BE DEMOLISHED	YELLOW HATCH

PROJECT

EXISTING + REVISED CONSTRUCTION ON
S.NO.56,H.NO.16/2/1(P)+17/1(P)+18B+19+20/1/1/1/1/2(P), PLOT-A, AT-WADGAON-SHERI, PUNE
OWNER/P.A.H.

M/S. VJAYLAXMI CREATION THRO'

MR. RAJESH D. BANSAL
MR. VJAY K. VASWANI

L. ENGINEER				
SOMNATH KERUR				
WING-A3, SHOP NO. 904/91 MAHALAXMI VIHAR ALANDI ROAD VISHRANTWADI PUNE-411015. MOBILE NO. 8380001590&91				
JOB NO.	DRG. NO.	SCALE	DATE	DRN
		1:100	17.09.2019	20.09.2019

