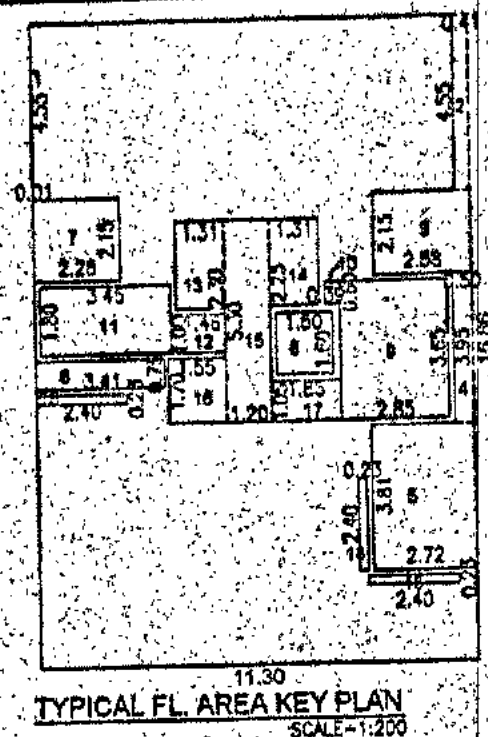




TYPICAL FL. AREA KEY PLAN
SCALE = 1:200

TYPICAL FL. AREA CALC.
AREA OF BLOCK = 11.30×18.86
= 213.02 SQ.M.

DEDUCTIONS :-

1) $1 \times 0.01 \times 4.55 = 0.05$
2) $1 \times 0.41 \times 4.55 = 1.87$
3) $1 \times 2.58 \times 2.15 = 5.55$
4) $1 \times 0.50 \times 3.95 = 1.98$
5) $1 \times 2.72 \times 3.81 = 10.36$
6) $1 \times 3.41 \times 0.75 = 2.56$
7) $1 \times 2.28 \times 2.15 = 4.90$
8) $1 \times 1.50 \times 1.60 = 2.40$ (L)
9) $1 \times 2.85 \times 3.65 = 10.40$ (ST)
10) $1 \times 0.39 \times 0.60 = 0.23$ (ST)
11) $1 \times 3.45 \times 1.80 = 6.21$ (F.ST)
12) $1 \times 1.46 \times 1.00 = 1.46$ (F.ST)
13) $1 \times 1.31 \times 2.30 = 3.01$ (P)
14) $1 \times 1.31 \times 2.25 = 2.95$ (P)
15) $1 \times 1.20 \times 5.30 = 6.36$ (P)
16) $1 \times 1.55 \times 1.70 = 2.64$ (P)
17) $1 \times 1.85 \times 1.05 = 1.94$ (P)
18) $3 \times 2.40 \times 0.23 = 1.66$ (CB)

TOTAL = 66.53 SQ.M.

NET AREA TYP. FL. = $190.62 - 66.53$
= 123.99 SQ.M.

ENCL. BALC. AREA CALC. :-

1st. FL. :-

B1) $1 \times 3.90 \times 1.35 = 5.26$
B2) $1 \times 4.16 \times 1.35 = 5.62$
B3) $1 \times 1.10 \times 7.31 = 8.04$
B4) $1 \times 1.10 \times 4.55 = 5.00$
B5) $1 \times 5.37 \times 1.10 = 5.91$
B6) $1 \times 6.72 \times 1.10 = 7.39$
B7) $1 \times 1.10 \times 4.55 = 5.00$

TOTAL = 42.22 SQ.M.

2nd. & 3rd. FL. :-

B1) $1 \times 3.90 \times 1.35 = 5.26$
B2) $1 \times 4.16 \times 1.35 = 5.62$
B3) $1 \times 1.10 \times 7.31 = 8.04$
B4) $1 \times 1.10 \times 4.55 = 5.00$
B5) $1 \times 5.37 \times 1.10 = 5.91$
B6) $1 \times 6.72 \times 1.10 = 7.39$
B7) $1 \times 1.10 \times 4.55 = 5.00$

TOTAL = 43.87 SQ.M.

TERRACE AREA CALC. :-

TYPICAL FL. :-

T1) $1 \times 2.27 \times 1.83 = 4.15$
T2) $2 \times 2.13 \times 1.20 = 5.11$

TOTAL = 9.26 SQ.M.

5th. FL. :-

T1) $1 \times 2.27 \times 1.83 = 4.15$
--

TOTAL = 4.15 SQ.M.

PASSAGE AREA CALC. :-

TYPICAL FL. :-

P1) $1 \times 1.31 \times 2.30 = 3.01$
P2) $1 \times 1.31 \times 2.25 = 2.95$
P3) $1 \times 1.20 \times 5.30 = 6.36$
P4) $1 \times 1.55 \times 1.70 = 2.64$
P5) $1 \times 1.85 \times 1.05 = 1.94$

TOTAL = 16.06 SQ.M.

5th. FL. :-

P1) $1 \times 2.31 \times 2.30 = 5.77$
P2) $1 \times 1.20 \times 1.30 = 1.56$
P3) $1 \times 2.75 \times 1.70 = 4.68$
P4) $1 \times 1.85 \times 1.05 = 1.94$

TOTAL = 13.95 SQ.M.

T.D.R. STATEMENT

T.D.R. STATEMENT (D.R.C.NO.)

T.D.R. ORIGINATED FROM :- A

RESERVATION :- SLUM REHABILITATION

T.D.R. PURCHASED = 136.88 SQ.M. (A SLUM) (C SLUM) = $136.88 \times 150/100 = 205.32$ SQ.M.

T.D.R. PERMISSIBLE = 205.32 SQ.M.

T.D.R. TO BE UTILISED ON 4TH FART AND 5TH FULL FLOOR AT

STAGE OF WORK :- PLINTH WORK COMPLETED & PLINTH CHECKING TAKEN.

FORMED TERR. AREA CALC. :-

4th. FL. :-

1) $1 \times 2.55 \times 1.10 = 2.80$
2) $1 \times 1.15 \times 1.20 = 1.38$

TOTAL = 4.18 SQ.M.

5th. FL. :-

T1) $1 \times 1.46 \times 2.40 = 3.55$
--

TOTAL = 3.55 SQ.M.

F.S.I. STATEMENT :-

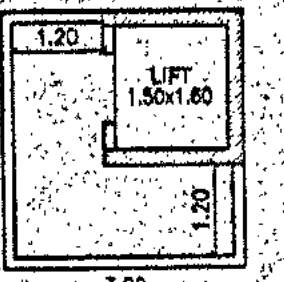
FLOOR	PROP. RESI. AREA	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	FIRE STAIR AREA	PASSAGE AREA	TERRACE AREA	FORMED TERRACE AREA	LIFT/M.R.M. AREA	TENE. NO.
FIRST FL.	123.99		42.22	10.63	7.67	16.06	9.26		2.40	3
SECOND FL.	123.99	613.25	43.87	10.63	7.67	16.06	9.26		10.72	3
THIRD FL.	123.99	15%	43.87	10.63	7.67	16.06	9.26			3
FOURTH FL.	123.99		38.53	10.63	7.67	16.06	9.26	4.18		3
FIFTH FL.	117.29		28.59	10.63	7.67	13.85	4.15	3.55		2
TOTAL	613.25	91.99	197.08	53.16	38.35	78.19	41.19	7.73	13.12	14

EXCESS BALCONY = $197.08 - 91.99 = 105.09$ SQ.M.

GRAND TOTAL = $613.25 + 105.09 = 718.34$ SQ.M.

LIFT & LMR AREA CALC. :-

LIFT AREA
 $1.50 \times 1.80 = 2.70$
LIFT MACHINE RM. AREA
 $3.20 \times 3.35 = 10.72$ SQ.M.



PARKING STATEMENT :-

DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. BETN 40.0-80.0 SQ.M. (FOR 2 TENE.)	2	4	2
TENE. PROPOSED (9 NOS.)	9	18	9
TENE. BETN 80.0-150.0 SQ.M. (FOR 1 TENE.)	2	2	2
TENE. PROPOSED (05 NOS.)	10	10	10
PARKING REQUIRED	19	28	19
VISITOR PARKING (5%)	1	2	1
TOTAL PARKING REQUIRED	20	30	20
AREA REQ. PER PARK	12.50	2.00	0.75
TOTAL PARKING AREA REQ.	250.00	60.00	15.00
TOTAL PARKING AREA REQUIRED = 325.00 SQ.M.			
TOTAL PARKING AREA PROPOSED = 325.00 SQ.M.			

TENEMENT STATEMENT :-

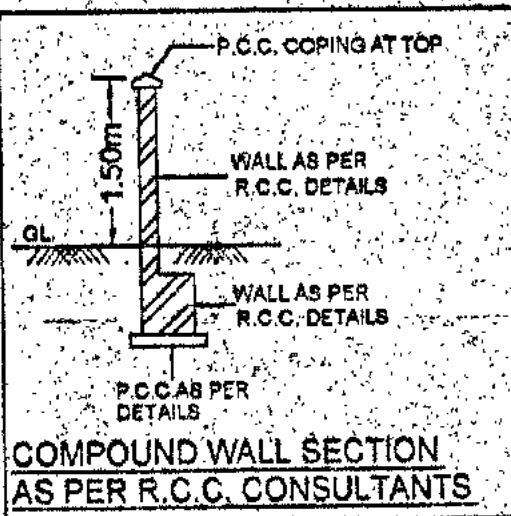
FLOOR AREA PERMISSIBLE = 718.62 SQ.M.
TENEMENT PERMISSIBLE = 2507/H
= $250 \times 718.62/1000 = 18$ NOS.
TENEMENT PROPOSED = 14 NOS.

GR. COVERAGE AREA CALC. :-

PERMISSIBLE COVERAGE
= $0.50 \times 513.30 = 256.65$ SQ.M.
PROPOSED COVERAGE
Max. B/UP AREA+TERRACE
 $123.99+9.26+9.26=142.51$ SQ.M.

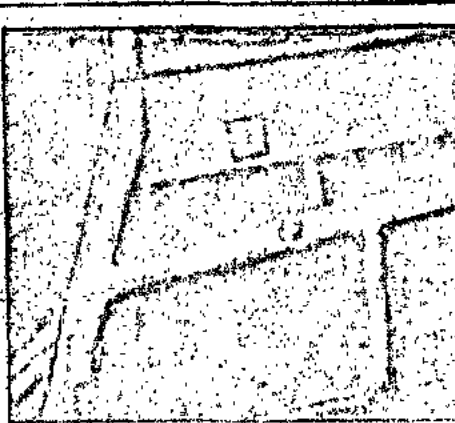
WATER REQUIREMENT STATEMENT :-

(FOR RESIDENTIAL)
O.H. WATER TANK :-
5 PER. x 135LIT. x 14 TEN. = 9,450.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL O.H. WATER TANK = 19,450.00 LIT.
U.G. WATER TANK :-
 $1.50 \times 9,450.00$ LIT. = 14,175.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL U.G. WATER TANK CAPACITY = 24,175.00 LIT.

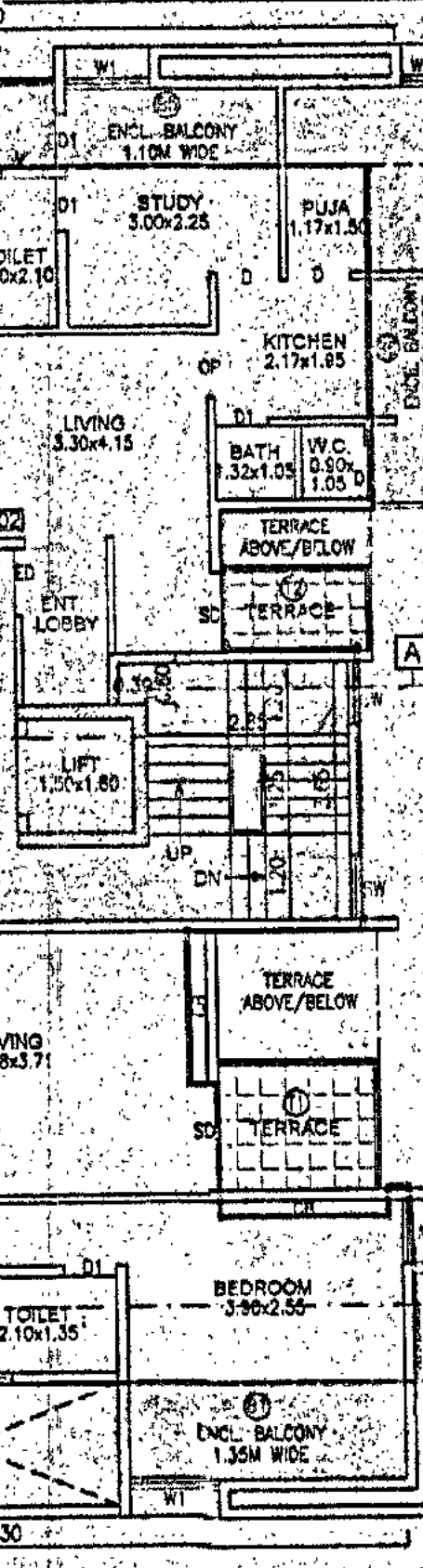


COMPOUND WALL SECTION
AS PER R.C.C. CONSULTANTS

OLD D.P. LOCATION PLAN



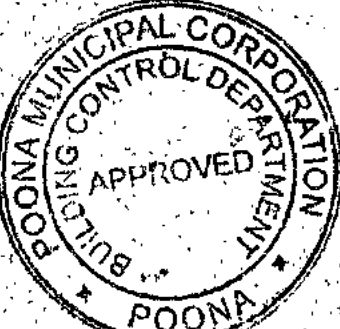
NEW D.P. LOCATION PLAN



STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
OVED UNDER COMMENCEMENT
IFICATE NO. CC/1226/116 Date: 8/8/2016

Building Inspector: [Signature] Deputy Engineer P.M.C.



AREA STATEMENT

AREA STATEMENT	SQM
1 AREA OF THE PLOT	513.30
2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING	-
b) ANY RESERVATION	-
3 CROSS AREA OF THE PLOT (1-2)	513.30
4 DEDUCTION FOR (a+b+c)	-
a) OPEN SPACE (10%)	-
b) AMENITY SPACE	-
c) INTERNAL ROAD	-
5 NET AREA OF THE PLOT (3-4)	513.30
6 PERMISSIBLE T.D.R. (513.30×0.40) = 205.32 SQ.M.	
7 ADDITIONS FOR	
a) 20% T.D.R. (REGULAR) ($513.30 \times 20\%$) = 102.66	102.66
b) 20% SLUM T.D.R. ($513.30 \times 20\%$) = 102.66	102.66
8 TOTAL FLOOR AREA (5+6)	718.62
9 FLOOR SPACE PERMISSIBLE (1.00)	718.62
10 EXISTING RESIDENTIAL FLOOR AREA	-
11 PROPOSED RESIDENTIAL FLOOR AREA	613.25
12 EXISTING COMMERCIAL FLOOR AREA	-
13 PROPOSED COMMERCIAL FLOOR AREA	-
14 EXCESS BALC. AREA (TAKEN IN F.S.I.)	105.09
15 TOTAL FLOOR SPACE ($10+11+12+13+14$)	718.34

BALCONY AREA STATEMENT

1 PERMISSIBLE BALC. (15% x 613.34)	91.99
2 PROPOSED BALCONY	197.08
3 EXCESS BALC. AREA (TAKEN IN F.S.I.)	105.09

TENEMENT STATEMENT

1 TOTAL FLOOR AREA PERMISSIBLE	718.62
2 TENEMENTS PERMISSIBLE (2507/H)	18
3 TENEMENTS PROPOSED	14

GROUND COVERAGE STATEMENT

1 PERMISSIBLE COVERAGE (50% OF 513.30)	256.65
2 PROPOSED COVERAGE	142.51

CERTIFICATE OF AREA

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

CA/2004/34707 AR.SIDDARTH HARISCHANDRAKAR

BRIEF SPECIFICATIONS

FOUNDATION UP TO HARD STRATA
R.C.C. FRAMED STRUCTURE IN 20
EXTERNAL WALLS IN 0.15THK. INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER. INTERNAL NEERU FINISHED
MARBLE MOZAIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS	WINDOWS	VENTILATORS
ED-1.05x2.10 SD-1.80x2.10 W-1.80x1.20 V-0.60x0.80		
D-0.90x2.10 SD1-1.50x2.10 W1-1.50x1.20		
D1-0.75x2.10 SD2-1.20x2.10 W2-1.50x1.20 W3-0.60x1.20		

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED NO. SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME, SIGNATURE :-

SHABARI CO-OP.HSG.SOCIETY

PROJECT :-

PROPOSED RESIDENTIAL BUILDING

CTS NO.2001, B.NO.82/18, PLOT NO.4

AT PARVATI, PUNE.

ARCHITECT SIGNATURE :-

AR.SIDDARTH HARISCHANDRAKAR CA/2004/34707 AR.MANGESH GOTAL CA/2005/36501 AR.DEEPALI AGARWAL CA/2007/39461

ARCHITECT :-

Arca Studio architecture planning interiors graphics

Office 70, 71, 72, 4th Floor, Patti Arcade Apt., Above Hotel Velling
Near Sharda Centre, Chikara Road, Grandravara, Pune 411004.
91-920-25430045, aedesignstudio@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
08/08/2016	AKRAM		SIDDARTH	1:100

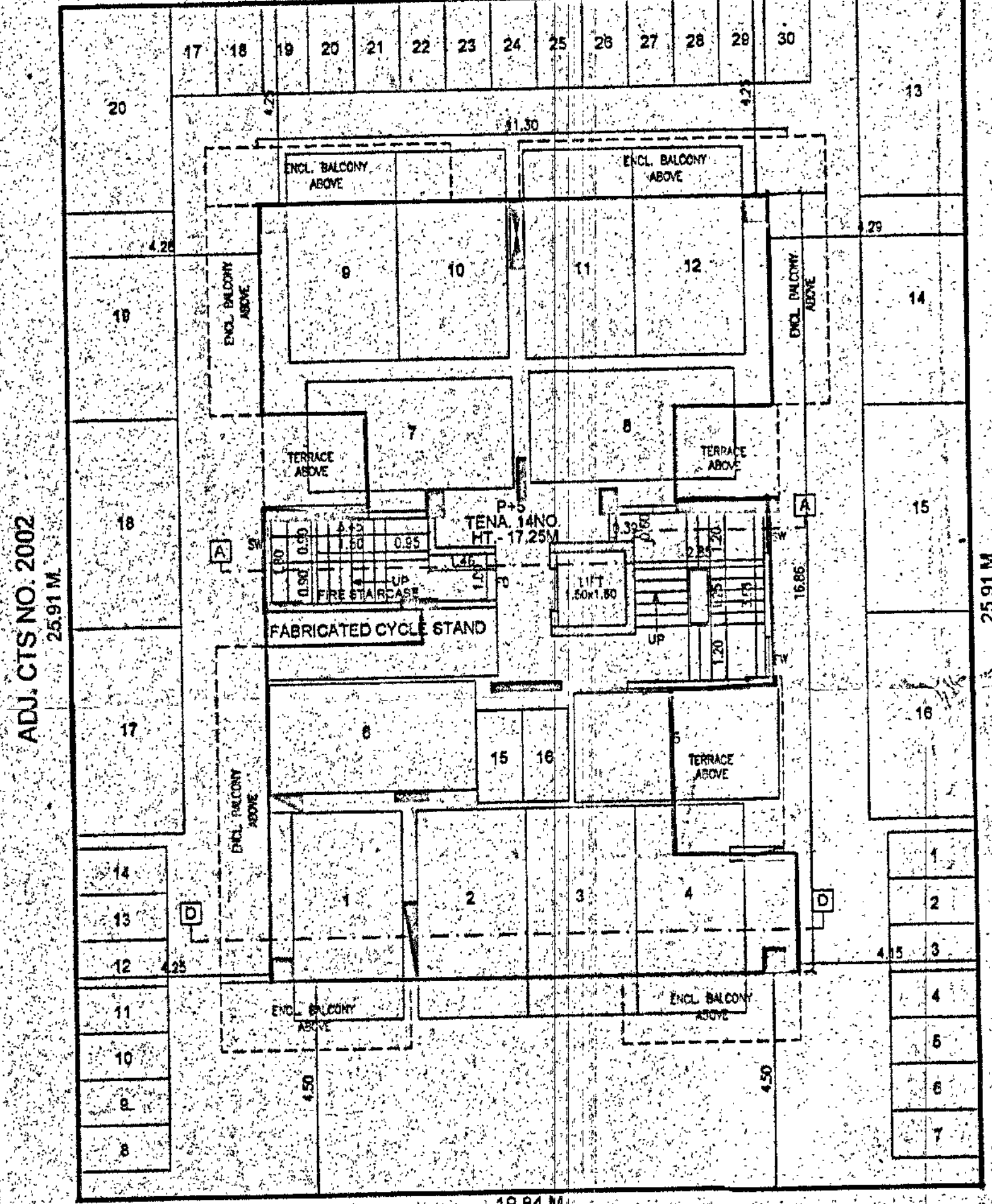
PLOT AREA KEY PLAN
SCALE = 1:200

PLOT AREA CALCULATION :-

A) $0.50 \times (15.75+15.75) \times 32.53 = 513.96$
TOTAL = 513.96 SQ.M.
AREA AS PER 7/12 EXTRACT = 513.30 SQ.M.
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

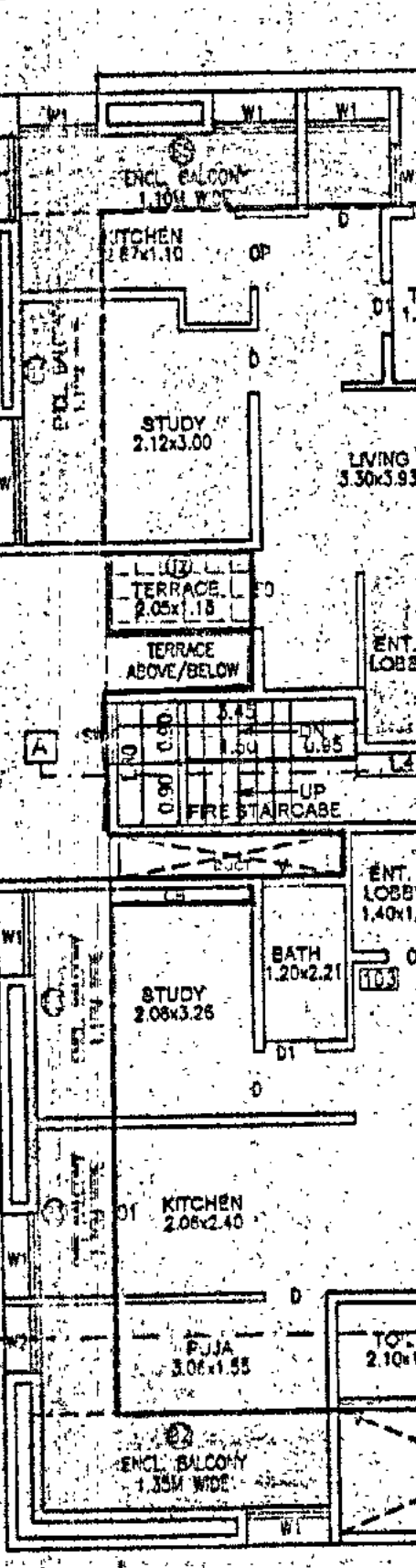
ADJ. CTS NO. 1986

19.84 M.



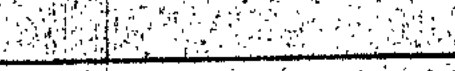
PARKING FLOOR PLAN

THIRD FLOOR PLAN



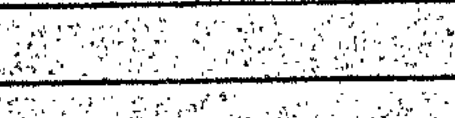
THIRD FLOOR PLAN

FIRST FLOOR PLAN



FIRST FLOOR PLAN

SECOND FLOOR PLAN



SECOND FLOOR PLAN