TOTAL BUILDING F.S.I STATEMENT (previous sanction drg.)

NOS.	BUILDINGS	FLOOR	HTS.	TOTAL F.S.I	PER.BAL.	PRO.BAL.	STAIRCASE AREA	PASSAGE AREA	WASH AREA	COVERAGE	TENEMENT	LIFT & M/C.RM.	TERRACE PERMI. 20%	TERRACE
01	A – WING	P+11	34.20 M	3,984.52	597.68	593.79	112.75	538.34	263.45	446.09	66.0	14.64	796.90	452.32
02	B – WING	P+11	34.20 M	3,309.43	496.41	493.20	112.75	437.03	223.64	392.66	65.0	14.64	661.88	483.17
03	C – WING	P+9	28.50 M	3,258.12	488.72	484.97	92.25	440.46	215.55	446.09	54.0	14.64	651.82	369.43
04	D – WING	P+9	28.50 M	2,702.03	405.30	402.56	92.25	357.57	182.48	392.66	53.0	14.64	540.40	394.31
	TOTAL	---	---	13,254.10	1,988.11	1,974.52	410.00	1,773.40	885.12	1,677.50	238 NOS	58.56	2,650.80	1,699.23
	CLUB HOUSE	G+1	7.92 M	206.19	10.31	10.31	38.40	12.40	---	137.42	---	---	41.23	40.90
				13,460.29	1,998.42	1,984.83	448.40	1,785.80	---	1814.92	---	---	2,692.03	1,740.13
	TOTAL B.UP AREA			13,254.10										

TOTAL BUILDING F.S.I STATEMENT (without road f.s.i.)

NOS.	BUILDINGS	FLOOR	HTS.	TOTAL F.S.I	PER.BAL.	PRO.BAL.	STAIRCASE AREA	PASSAGE AREA	WASH AREA	COVERAGE	TENEMENT	LIFT & M/C.RM.	TERRACE
01	A – WING	P+9	28.50 M	2,718.39	407.76	405.24	101.43	318.72	241.29	486.05	45.0	14.24	395.66
02	B – WING	P+11	34.20 M	4,172.56	625.88	624.62	123.97	509.39	411.27	499.16	84.0	14.24	562.46
03	C – WING	P+11	34.20 M	3,241.82	486.27	485.31	106.20	288.51	244.30	375.02	63.0	14.24	405.51
04	D – WING	P+11	34.20 M	4,245.58	636.84	635.51	101.43	339.66	278.55	483.45	66.0	14.24	594.64
	TOTAL	---	---	14,378.35	2156.75	2150.68	433.03	1456.28	1175.41	1,843.68	258 NOS	56.96	1958.27
	CLUB HOUSE	G+1	7.92 M	206.19	10.31	10.31	38.40	12.40	---	137.42	---	---	40.90
	TOTAL B.UP AREA =14,378.35+(STAIRCASE-23.03) + (WASH AREA- 290.29) =14,691.67 SQ.M.												

PREMIUM DIFFERENCE STATEMENT =

NOS.	TOTAL F.S.I	PRO.BAL.	STAIRCASE	PASSAGE	WASH AREA	COVERAGE	TENEMENT	LIFT & M/C.RM.	TERRACE
-	+1124.25	+176.16	---	-317.12	---	+166.18	+20 nos.	-1.60	+241.22

TOTAL BUILDING F.S.I STATEMENT (for full potential)

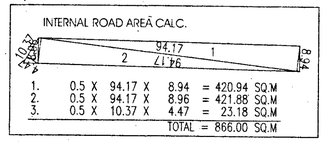
NOS.	BUILDINGS	FLOOR	HTS.	TOTAL F.S.I	PER.BAL.	PRO.BAL.	STAIRCASE AREA	PASSAGE AREA	WASH AREA	COVERAGE	TENEMENT	LIFT & M/C.RM.	TERRACE
01	A – WING	P+11	34.20 M	3,180.97	477.15	474.54	123.97	383.44	287.15	486.05	53.0	14.24	456.82
02	B – WING	P+11	34.20 M	4,172.56	625.88	624.62	123.97	509.39	411.27	499.16	84.0	14.24	562.46
03	C – WING	P+11	34.20 M	3,241.82	486.27	485.31	106.20	288.51	244.30	375.02	63.0	14.24	405.51
04	D – WING	P+11	34.20 M	4,245.58	636.84	635.51	101.43	339.66	278.55	483.45	66.0	14.24	594.64
	TOTAL	---	---	14,840.93	2226.14	2219.98	455.57	1521.00	1221.27	1,843.68	266 NOS	56.96	2019.43
	CLUB HOUSE	G+1	7.92 M	206.19	10.31	10.31	38.40	12.40	---	137.42	---	---	40.90
	TOTAL B.UP AREA =14,840.93+(STAIRCASE-7.17) + (WASH AREA- 336.15) =15184.25 SQ.M.												

WINGS	BELOW 50.00 SQ.M.	50.00 TO 100.00 SQ.M.	ABOVE 100.00 SQ.M.	TOTAL
A – WING	---	53.0	---	53.0
B – WING	19.0	65.0	---	84.0
C – WING	20.0	43.0	---	63.0
D – WING	---	66.0	---	66.0
TOTAL	39.0	227.0	---	266.0

F.S.I. STATEMENT in smt. OPEN SPACE AREA = 1379.12 SQ.M.

FLOORS	PERM. B/UP	PROP. B/UP	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	PASSAGE AREA	TERRACE AREA
GROUND FLOOR(10%)	137.91	137.42	68.77 x	---	19.20	6.20	---
FIRST FLOOR (5%)	68.95	68.77	10.31	10.31	19.20	6.20	40.90
TOTAL (15%)	206.86	206.19	10.31	10.31	38.40	12.40	40.90

INTERNAL ROAD AREA CALC.



1. 0.5 X 94.17 X 8.94 = 420.94 SQ.M
2. 0.5 X 94.17 X 8.96 = 421.88 SQ.M
3. 0.5 X 10.37 X 4.47 = 23.18 SQ.M

TOTAL = 866.00 SQ.M

PARKING AREA STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 50.00 SQ.M. 04 TENA.	---	05	05
50.00 TO 100.00 SQ.M. 03 TENA.	01	03	03
ABOVE 100.00 SQ.M. 02 TENA.	01	02	02

PARKING PROVIDED	CAR	SCOOTER	CYCLE
BELOW 50.00 SQ.M. 39 TENA.	---	49	49
50.00 TO 100.00 SQ.M. 227 TENA.	76	227	227
ABOVE 100.00 SQ.M. -- TENA.	---	---	---
TOTAL 266 TENA.	76	276	276

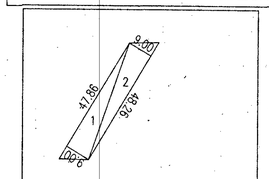
PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	76 NOS. X 20.00 SQ.M	1520.00 SQ.M.
SCOOTER	276 NOS. X 3.00 SQ.M	828.00 SQ.M.
CYCLE	276 NOS. X 1.40 SQ.M	386.40 SQ.M.
TOTAL		2,734.40 SQ.M.

WATER STORAGE TANK CAP.

NOS.	WINGS	O/H.WATER TANK	U/G.WATER TANK
①	A – WING	56,000.00	54,000.00
②	B – WING	57,000.00	85,500.00
③	C – WING	43,000.00	64,500.00
④	D – WING	45,000.00	67,500.00
	TOTAL	2,01,000.00 LIT.	2,71,500.00 LIT.

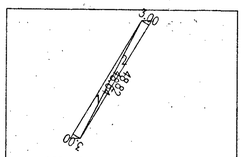
AFTER HANDING OVER THE ROAD AREA THE GENERATED FSI WILL BE UTILIZED ON THE REMAINING FLOORS OF ' A' WING . TILL DATE WE WILL NOT EXECUTE THE REMAINING FLOOR OF 'A' WING. 10TH & 11TH FL.



24.00 WIDE D.P ROAD WIDENING

1. 0.5 X 47.86 X 9.00 = 215.37 SQ.M
2. 0.5 X 48.26 X 9.00 = 217.17 SQ.M

TOTAL = 432.54 SQ.M

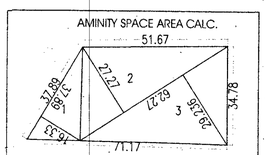


AREA LEFT FOR EXISTING ROAD

1.0.5 X 48.64 X 3.00 = 72.96 SQ.M
2.0.5 X 48.82 X 3.00 = 73.23 SQ.M

TOTAL =146.19 SQ.M

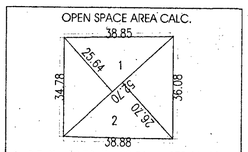
AMINITY SPACE AREA CALC.



1. 0.5 X 37.89 X 16.33 = 309.37 SQ.M
2. 0.5 X 62.27 X 27.27 = 849.05 SQ.M
3. 0.5 X 62.27 X 29.236 = 910.27 SQ.M

TOTAL = 2068.69 SQ.M

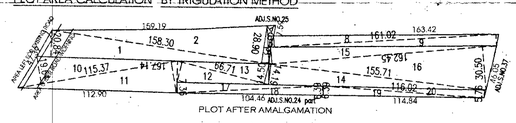
OPEN SPACE AREA CALC.



1. 0.5 X 52.70 X 25.64 =675.61 SQ.M
2. 0.5 X 52.70 X 26.70 =703.51 SQ.M

TOTAL =1379.12 SQ.M

PLOT AREA CALCULATION BY TRIGULATION METHOD

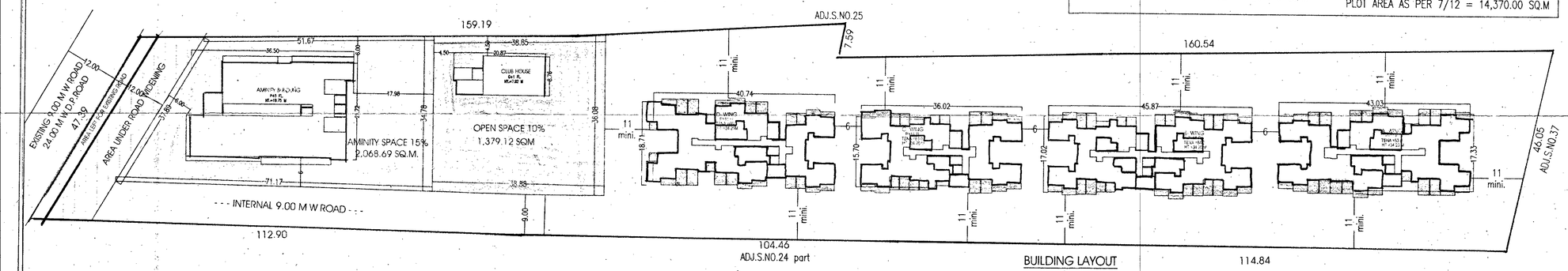


PLOT AFTER AMALGAMATION

1.	0.5 X 167.14 X	20.84	=1741.59 SQ.M	12.	0.5 X 66.71 X	14.64	= 488.32 SQ.M
2.	0.5 X 158.30 X	28.90	=2287.43 SQ.M	13.	0.5 X 66.71 X	14.19	= 473.31 SQ.M
3.	0.5 X 26.97 X	5.27	= 71.07 SQ.M	14.	0.5 X 155.71 X	14.50	=1128.90 SQ.M
4.	0.5 X 12.00 X	1.66	= 9.96 SQ.M	15.	0.5 X 162.45 X	11.82	= 960.08 SQ.M
5.	0.5 X 8.78 X	1.47	= 6.45 SQ.M	16.	0.5 X 162.45 X	30.50	=2477.36 SQ.M
6.	0.5 X 15.08 X	4.24	= 31.97 SQ.M	17.	0.5 X 104.65 X	7.36	= 385.11 SQ.M
7.	0.5 X 8.52 X	5.18	= 22.07 SQ.M	18.	0.5 X 104.65 X	6.39	= 334.36 SQ.M
8.	0.5 X 161.02 X	7.67	= 617.51 SQ.M	19.	0.5 X 116.02 X	6.39	= 370.68 SQ.M
9.	0.5 X 161.02 X	8.10	= 652.13 SQ.M	20.	0.5 X 116.02 X	5.76	= 334.13 SQ.M
10.	0.5 X 115.37 X	19.64	=1132.93 SQ.M				
11.	0.5 X 115.37 X	21.92	=1264.46 SQ.M				

TOTAL = 14,789.82 SQ.M

PLOT AREA AS PER 7/12 = 14,370.00 SQ.M



BUILDING LAYOUT

BUILDING LAYOUT 01/16

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No. P.C.R. No...../VC-96..../Mouza...Shi.....
S. No./G. No./CTS No.....0.0/.2.1.9.0.0.3.4.C
Dated.2.6.....20.9.6

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDES, ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD.

Ar. PRAKASH KULKARNI
CA/98/22909

AREA STATEMENT		SQ.M.
1 AREA OF PLOT		14,370.00
2 DEDUCTIONS FOR		
(a)24.00 WIDE D.P ROAD WIDENING		432.54
(b) AREA LEFT FOR EXISTING ROAD		146.19
(c) ANY RESERVATION		--
TOTAL (a+b+c)		578.73
3 NET GROSS AREA OF PLOT (1–2)		13,791.27
4 DEDUCTIONS FOR		--
(a) OPEN SPACE AREA 10%	1,379.12	
(b) AMINITY SPACE AREA 15%		2,068.69
(c) INTERNAL ROAD AREA	866.00	
(d) TRANSFORMER AREA	36.00	
(e) TOTAL		2,068.69
5 NET AREA OF PLOT (3–4)		11,722.58
6 F.S.I. PERMISSIBLE (5+6d) (0.90)		10,550.32
7 TOTAL AREA		10,550.32
8 F.S.I. (1.2)		12,660.38
9 PAID F.S.I. (0.2) 10,550.32		2,110.06
TOTAL		14,770.44
10 ADDITIONS FOR		
(a) OPEN SPACE AREA 10%		--
(b) AMINITY SPACE AREA 15%		--
(c) 24.00 WIDE R.P ROAD WIDENING		432.54
11 TOTAL F.S.I. PERMISSIBLE		15,202.98
12 EXISTING FLOOR AREA		--
13 PROPOSED RESIDENTIAL AREA		15,184.25
14 PROPOSED COMMERCIAL AREA		--
15 EXCESS BALCONY AREA TAKEN IN F.S.I.		---
16 TOTAL BUILT UP AREA (10+11+12+13)		15,184.25
17 F.S.I. CONSUMED		0.99
18 PERMISSIBLE COVERAGE (1/2)		6891.02
19 PROPOSED COVERAGE AREA		1,843.68
TENAMENT STATEMENT		
TENAMENT PERMISSIBLE @ 250 T/HA.		344.00 NOS.
TENAMENT PROPOSED		266.00 NOS.

PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQUIRED	76	276	276
PARKING PROVIDED	76	276	276

LEGEND

PLOT BOUNDARY	THICK BLACK	———
PROPOSED WORK	RED	———
WATER LINE	BLACK DOTTED	———
DRAINAGE LINE	RED DOTTED	———

DOOR AND WINDOW SCHEDULE

D = 1.00X2.10 W = 1.80X1.20
D1= 0.90X2.10 W1 = 0.90X0.90
D2= 0.75X2.10 W2 = 1.80X0.90
V = 0.60X0.60

ARCHITECT: Ar. PRAKASH KULKARNI CA/98/22909

OWNER (P.A.H.): chairman MEHTAB N. GAWLI for archid co-op society

PROJECT

PROPOSED LAYOUT & AMALGMATION & S.NO.- 24/5B,24/6,24/7K/2 S.NO.- 24/3/1+24/4+24/5A+24/27K/1 +24/7A S.NO.- 24/3/2,24/3/3 AT- SUS TAL. MULSHI,DIST.PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJOVALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411005. PHONE - 25514790, 25514791 / FAX - 020 25514792
EMAIL : prkskls67@rediffmail.com

DATE	SCALE	DRN BY	
24.11.16	1 :500	SONALI	---