AREA CALCULATION (PROPOSED)

BUILD.TYPE.	LOWER GR.	UPPER GR.	FIRST FL	SECOND FL	THIRD FL	FOURTH FL	FIFTH FL	SIXTH FL	SEVENTH FL	EIGHTH FL	NINTH FL	TENTH FL	ELEVENTH FL	F.S.I.	BALCONY	COVERAGE	TENEMENTS
C & D	---	160.00	410.11	397.71	410.11	480.35	490.02	410.63	389.01	326.60	483.67	319.02	204.72	4481.95	619.48	776.09	30
I & J	---	---	496.22	387.36	496.22	387.36	496.22	387.36	496.22	335.47	309.04	304.05	470.37	4565.89	740.72	836.37	20
TOTAL	---	160.00	904.79	786.81	904.79	869.45	984.70	799.73	883.73	663.81	788.15	624.81	677.11	9047.84	1360.20	1612.46	50

EXCESS BALC.   3.02
NET F.S.I   9050.86

PREMIUM TABLE

BUILD.TYPE.	BALCONY	TERRACE	LOBBY	STAIRCASE	LIFT MACHINE
C & D	619.48	1817.57	379.93	882.32	76.63
I & J	740.72	1606.90	280.41	642.86	56.27
TOTAL	1360.20	3424.47	660.34	1525.18	132.90

AREA STATEMENT WING 'I' & 'J'

FLOOR	BUILT UP	STAIRCASE	LOBBY	MACHINE ROOM & LIFT	BALCONY	TERRACE
LOWER GROUND	---	---	---		---	---
UPPER GROUND	---	---	---		---	---
FIRST	496.22	64.46	25.60		82.20	235.69
SECOND	387.36	64.46	25.60		85.20	39.24
THIRD	496.22	64.46	25.60		87.60	275.92
FOURTH	387.36	64.46	25.60		51.90	58.59
FIFTH	496.22	64.46	25.60	41.87 + 14.40	68.25	254.57
SIXTH	387.36	64.46	25.60		51.90	33.84
SEVENTH	496.22	64.46	25.60		68.25	254.57
EIGTH	335.47	64.46	25.60		52.35	33.84
NINETH	309.04	45.66	25.60		63.24	138.54
TENTH	304.05	45.66	25.60		55.20	18.18
ELEVENTH	470.37	35.86	24.41		74.63	263.92
TOTAL	4565.89	642.86	280.41	56.27	740.72	1606.90

AREA CALCULATION (EXISTING)

BUILD.TYPE.	FLOORS	B/UP AREA(SQ.M.)	PROPOSED BALCONY	TENEMENTS
'A'	2P+11	4119.14	618.08	63
'B'	2P+11	3551.02	532.11	44
'E'	P+11	3865.92	580.35	46
'F'	P+11	4101.12	614.83	46
'G'	P+11	4101.12	614.83	46
'H'	P+11	4579.08	687.57	46
ADD FOR STALLS		7.03		
TOTAL		24324.43	3647.77	291

NET F.S.I   24324.43

BALCONY STATEMENT.

PERMISSIBLE BALCONY 15 % OF F.S.I.
= 9047.84 X 0.15 = 1357.18 SQ.M.
PROPOSED BALCONY = 1360.20 SQ.M.
EXCESS BALCONY = 3.02 SQ.M.

FSI STATEMENT (EXISTING)

BLDG.	FLOORS	TOTAL B/UP AREA (SQ.M.)	AREA OF STAIRCASE	AREA OF PASSAGE	NET B/UP AREA (SQ.M.)	PROPOSED BALCONY	PERMISSIBLE BALCONY	EXCESS BALCONY	GROUND COVERAGE	HEIGHT OF BUILDING	PROPOSED TENEMENTS BELOW 40 SQ.M.	ABOVE 40 SQ.M.	ABOVE 80 SQ.M.	AREA OF LIFT	AREA OF LIFT M/C RM.
A	2P+11	4595.38	119.35	356.89	4119.14	618.00			572.04	35.86 M.	19	40	04	6.69	23.69
B	2P+11	3938.66	132.44	255.20	3551.02	532.11			476.67	36.00 M.		22	22	7.25	24.46
E	P+11	4281.68	127.56	288.20	3865.92	580.35	X 15%		535.86	35.01 M.		22	24	7.25	21.71
F	P+11	4517.39	127.56	288.71	4101.12	614.83			606.88	35.01 M.		22	24	7.25	21.71
G	P+11	4517.39	127.56	288.71	4101.12	614.83			606.88	35.01 M.		22	24	7.25	21.71
H	P+11	4995.35	127.56	288.71	4579.08	687.57			606.77	35.01 M.		46		7.25	21.71
TOTAL		26845.85	762.03	1766.42	24317.40	3647.77	3648.66		3784.36		19	128	144	42.94	135.99
												291			
ADD FOR STALLS			7.03						+ 7.03						
ADD FOR STALLS			24324.43						3791.39						

AREA STATEMENT WING 'C' & 'D'

FLOOR	BUILT UP	STAIRCASE	LOBBY	MACHINE ROOM & LIFT	BALCONY	TERRACE
UPR.GROUND	160.00	39.22			---	---
FIRST	410.11	77.98	31.31	56.79	55.95	236.85
SECOND	397.71	68.86	31.31	+ 19.84	59.91	53.76
THIRD	410.11	77.98	31.31		55.95	236.85
FOURTH	480.35	78.55	40.60		83.19	104.26
FIFTH	490.02	85.07	31.31		74.19	222.53
SIXTH	410.63	76.71	31.31		59.91	104.26
SEVENTH	389.01	77.98	36.35		55.95	223.75
EIGHTH	326.60	89.49	36.27		48.16	50.50
NINTH	483.67	85.07	44.05		74.19	277.51
TENTH	319.02	100.63	42.55		28.74	185.28
ELEVENTH	204.72	24.78	23.56		23.34	122.02
TOTAL	4481.95	882.32	379.93	76.63	619.48	1817.57

OPEN SPACE AREA BY △ METHOD

1) (12.00+12.03) X 42.71 X 1/2 = 513.160 SQ.M.
2) (8.84+8.84) X 26.96 X 1/2 = 238.32 SQ.M.
3) a) (22.17+24.31) X 54.49 X 1/2 = 1266.34 SQ.M.
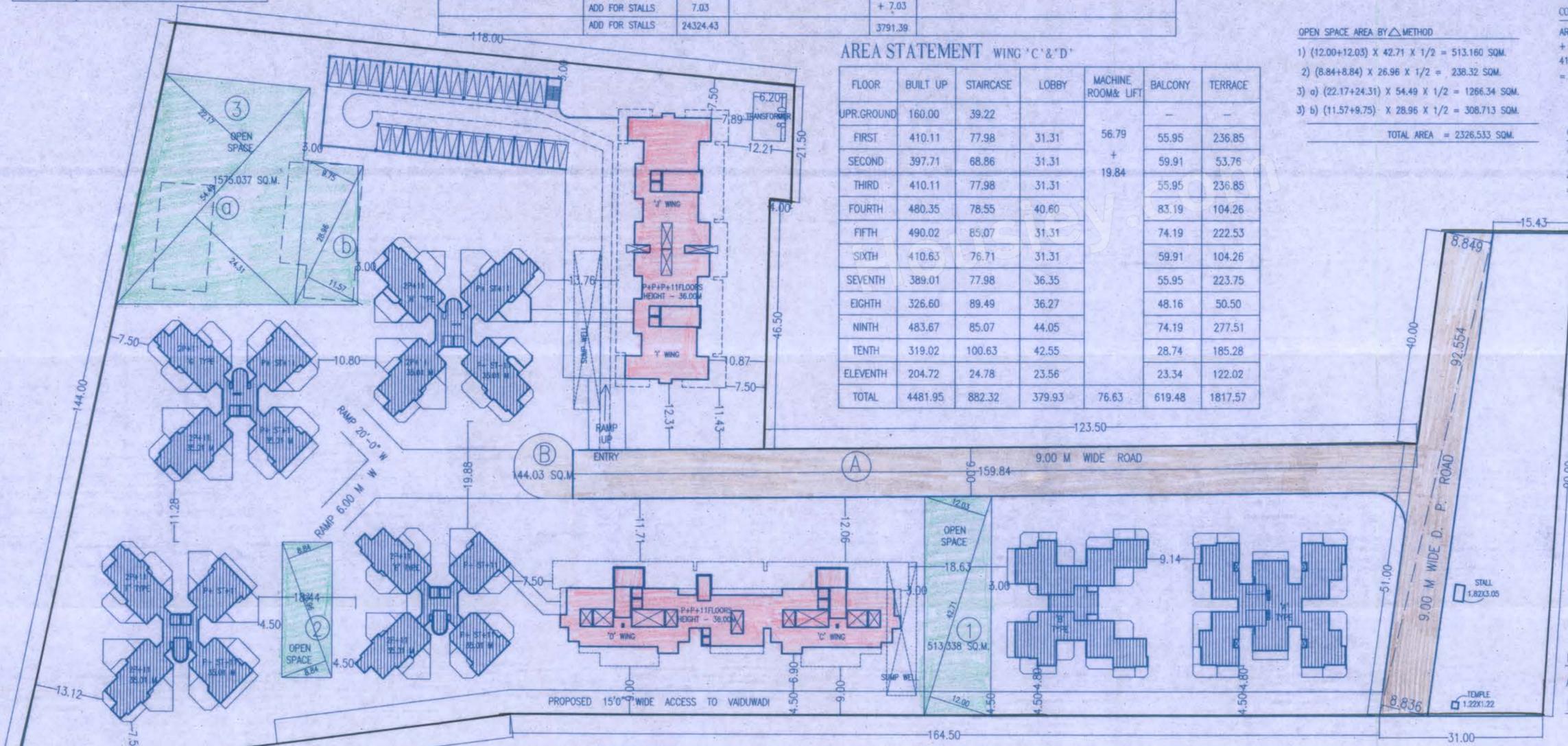3) b) (11.57+9.75) X 28.96 X 1/2 = 308.713 SQ.M.

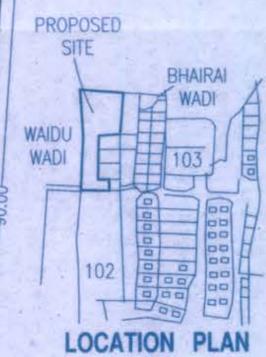TOTAL AREA = 2326.533 SQ.M.

COVERAGE STATEMENT (BUILDING C&D)

AREA OF TYPICAL FLOOR + STAIRCASE + LIFT + TERRACE + LOBBY
410.11 + 77.98 + 19.84 + 236.85 + 31.31 = 776.09 SQ.M.

COVERAGE STATEMENT (BUILDING I&J)

AREA OF TYPICAL FLOOR + STAIRCASE + LIFT + LOBBY + TERRACE
496.22 + 64.46 + 14.40 + 25.60 + 235.69 = 836.37 SQ.M.

ROAD AREA BY △ METHOD

A) 159.84 X 9.00 = 1438.57 SQ.M.
B) CUL-DE-SAC = 144.03 SQ.M.
1582.61 SQ.M.

AREA STATEMENT   SQ.M.

		SQ.M.
1	AREA OF THE PLOT	24,104.40
2	DEDUCTIONS IN AREA (a + b)	---
	a LAND UNDER ROAD	
	1 ROAD AREA U/S 205	838.43
	2 DEFER DEVELOPEMENT (ROAD)	---
	b DEFER DEVELOPEMENT	---
3	NET AREA OF THE PLOT	23,265.97
4	DEDUCTIONS FOR	
	a OPEN SPACES	2,326.59
	b TRANSFORMER	25.00
	c INTERNAL ROAD	1,582.61
5	BALANCE AREA OF THE PLOT	19,331.77
6	ADDITIONS FOR F.S.I. (U/S 205)	838.43
7	ADDITIONS FOR F.S.I. (I.ROAD)	1,582.61
8	ADDITIONS FOR F.S.I. (TDR 0.4)	7732.708
9	ADDITIONS FOR F.S.I. (TDR 0.2)	3866.354
10	TRNSFORMER	25.00
11	TOTAL F.S.I PERMISSIBLE	33,376.87
12	EXISTING RESIDENTIAL FLOOR SPACE	24,324.43
13	PROPOSED RESIDENTIAL FLOOR SPACE	9050.86
12	TOTAL RESIDENTIAL FLOOR SPACE	33,375.29
13	TOTAL FLOOR SPACE PROPOSED	33,375.29
14	PERMISSIBLE COVERAGE (20%)	3,866.35
15	PROPOSED COVERAGE	5,403.85
16	EX. COVERAGE WITH PREMIUM	1537.50

TENEMENT STATEMENT

18	TENEMENTS PROPOSED	341
19	TENEMENTS PERMISSIBLE (250 T/H)	483

LEGEND

PLOT BOUNDRY	THICK BLACK
PROPOSED WORK	RED
DRAINAGE LINE	DOTTED RED
WATER LINE	DOTTED BLACK

BRIEF SPECIFICATION.

R.C.C. Frame structure. Foundation upto hard strata. All 6" thk brick work. External sand face plaster. internal nerru finish plaster. M.S. windows with plane glass. M.M. tile flooring. External cement point. internal dry distemper.

OWNER

M/S. MOHAR CREATIONS LLP THROUGH MR. BHARAT DESADLA (PAH)

PROPOSED LAYOUT ON S.No.103A/10+11(P), 103A/7/1A, 103A/10+11 BLOCK NO.07 (P) AT SHIVAJINAGAR, PUNE.

LAYOUT PLAN
(SCALE 1 : 500)

LOCATION PLAN

PROPOSED 15'0" WIDE ACCESS TO VAIDUWADI

OMKAR ASSOCIATES ARCHITECTS

CA/93/16223
CA/91/13600