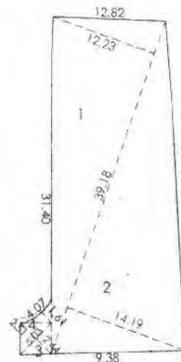
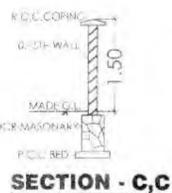


FLOOR	PROPOSED RESI. F.S.I.	PERM. BALCONY	PROP. BALCONY	TERRACE PREMIUM	FIRE STAIRCASE	REGULAR STAIRCASE	PASSAGE/ LOBBY	LIFT	MACHINE ROOM	TENEMENT	TOILET	AHU	COVERAGE
GROUND	NILL		NILL	NILL	NILL	NILL	NILL			NILL	NILL	NILL	
FIRST	NILL		NILL	NILL	NILL	NILL	NILL			NILL	NILL	NILL	
SECOND	475.17		79.21	229.89	16.97	12.38	122.96			3	3.72	2.00	
THIRD	480.39		72.87	101.68	16.97	12.38	122.96			3	3.72	2.00	
FOURTH	475.17		79.21	229.89	16.97	12.38	122.96			3	3.72	2.00	
FIFTH	480.39		72.87	101.68	16.97	12.38	122.96			3	3.72	2.00	
SIXTH	475.17		79.21	229.89	16.97	12.38	122.96			3	3.72	2.00	
SEVENTH	490.04		79.56	101.68	16.97	12.38	122.96	1.98 x 1.96 x 3 LIFT = 11.84 sqm. 3.14 x 2.07 = 6.50 sqm. 11.64 x 6.50 = 18.14 sqm.	4.15 x 8.65 = 35.94 sqm.	3	NILL	7.00	898.02
EIGHTH	435.57		39.82	66.75	16.97	12.38	47.63			1	NILL	NILL	
NINTH	654.36		94.67	39.03	16.97	12.38	53.09			2	NILL	2.00	
TENTH	620.61		94.95	35.32	16.97	12.38	53.09			2	NILL	2.00	
ELEVENTH	623.61		94.95	39.03	16.97	12.38	53.09			2	NILL	2.00	
TWELFTH	687.56		45.85	NILL	16.97	NILL	NILL			1	NILL	NILL	
THIRTEENTH	447.38		51.76	NILL	16.97	NILL	NILL			1	NILL	NILL	
TOTAL AREA	6145.42	951.81	854.93	1474.84	203.64	133.80	944.66			27	18.60	18.00	898.02

NET PROPOSED AREA : 6345.42 SQM



TREES STATEMENT
 TOTAL NET PLOT AREA = 4643.61 SQM
 REQUIRED TREES = 1 TREE / 80 SQM
 AS PER RULE = 4543.61 / 80 SQM
REQUIRED = 58 NOS. OF TREES
EXISTING TREES = 17 NOS. OF TREES
PROVIDED TREES = 44 NOS.



SLUM T.D.R. STATEMENT					
	TYPE	ZONE	AREA	D.R. NO.	TOTAL
1	SLUM	B	717.23	4900	717.23
2	SLUM	A	639.25	4394	639.25 X 1.25 = 799.06
					799.06
					1516.79

PARKING PROVIDED			
FLOOR	CAR	SC	CY
Basement-2	35	NILL	NILL
Basement-1	33	NILL	NILL
GROUND	19	NILL	57
FIRST FLOOR	NILL	59	NILL
TOTAL PARKING	87	59	57

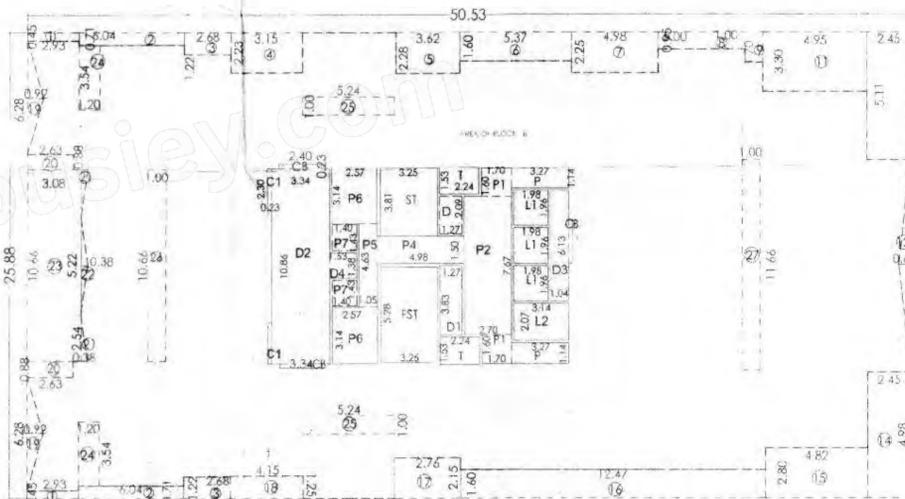
PARKING STATEMENT			
REQD. PARKING	CARS	SCOOTERS	CYCLES
REQ. BY RULE 1 (B) having Carpet area 150 sqm & Above (3:22) FROM (1:27 Ten)	81	58	54
VISIONS PARKING (ADDITIONAL 35)	4	3	3
PARKING PROVIDED	85	57	57
PARKING PROVIDED	87	59	57

PARKING AREA CALCULATION			
CAR AREA	SC	SCOOTER	CYCLE
87 X 2.30	1087.50	59 X 2.00</td <td>1180.00</td>	1180.00
57 X 1.40	798.00	57 X 1.40	798.00
PARKING REQD. AREA	1285.50	1285.50	1285.50
PARKING PROVIDED AREA	1285.30	1285.30	1285.30

PARKING PROVIDED AREA : GR, FL, OPEN SPACE + 1ST BASEMENT FL. AREA = 243. BASEMENT FL. AREA = 1285.30 + 1658.22 + 1260.90 = 4204.42 SQM

OPEN SPACE AREA CALC.			
NO.	LENGTH	BREADTH	AREA
1	0.50	39.18	19.59
2	0.50	39.18	19.59
3	0.50	5.03	2.51
4	0.50	5.03	2.51
5	0.50	4.07	2.03
TOTAL			53.33

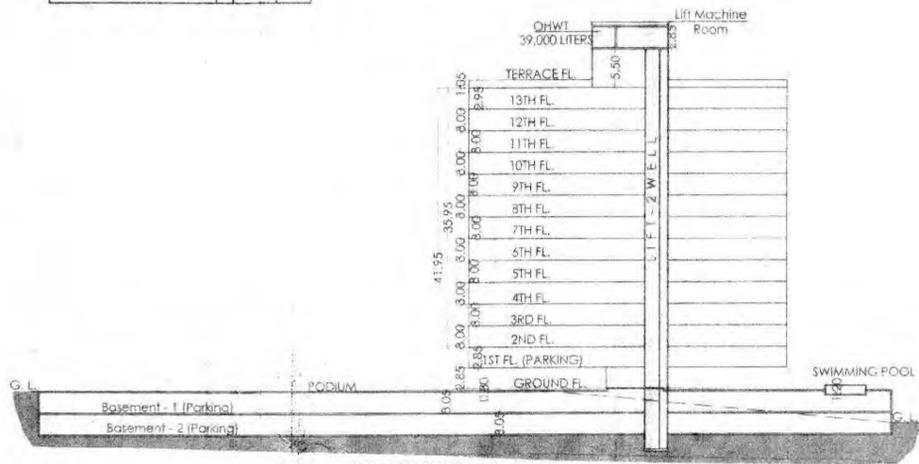
9.00M INT. ROAD AREA CALC.			
NO.	LENGTH	BREADTH	AREA
1	0.50	22.12	11.06
2	0.50	22.12	11.06
TOTAL			22.12



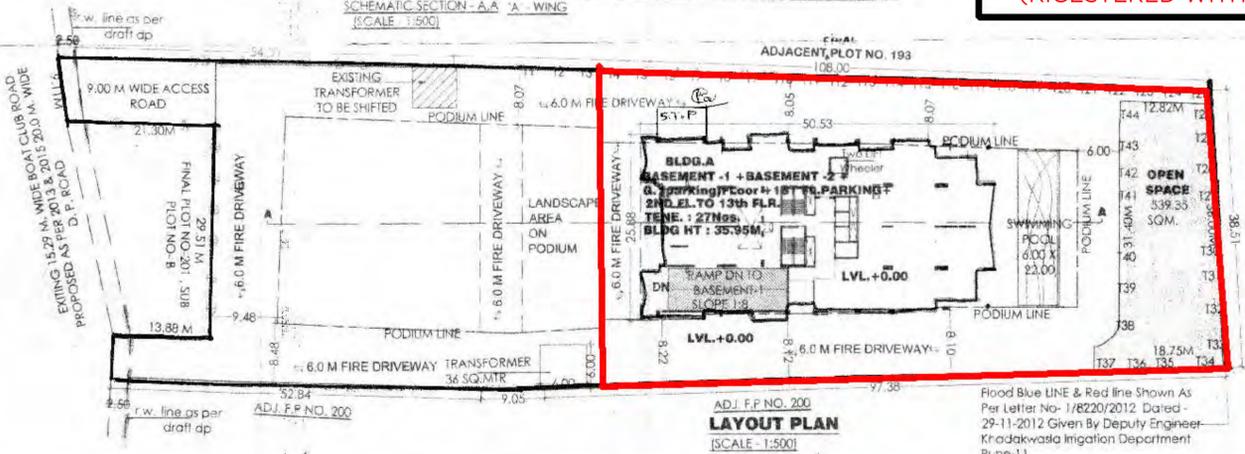
AREA KEY PLAN & COVERAGE CALC. (WING - A)
 [9TH FL. AREA + 9TH FL. TER. + 10TH FL. TER.]

COVERAGE AREA CALC. - C				
A	50.53	X	25.88	= 1307.72 SQM.
1	2.93	X	0.45	X 2 = 1.32
2	6.04	X	0.71	X 2 = 8.58
3	2.68	X	1.22	X 2 = 6.54
4	3.15	X	2.23	X 2 = 7.02
5	3.62	X	2.28	X 2 = 8.25
6	5.37	X	1.40	X 2 = 7.52
7	4.98	X	2.25	X 2 = 11.21
8	5.00	X	0.95	X 2 = 4.75
9	1.00	X	1.70	X 2 = 3.40
10	4.95	X	3.30	X 2 = 16.34
11	2.45	X	5.11	X 2 = 24.92
12	11.79	X	0.62	X 0.50 = 3.65
13	2.45	X	4.98	X 2 = 12.20
14	4.82	X	2.80	X 2 = 13.50
15	12.47	X	1.60	X 2 = 19.95
16	2.75	X	2.15	X 2 = 11.85
17	4.15	X	1.25	X 2 = 10.50
18	5.28	X	0.92	X 0.50 = 2.38
19	2.62	X	0.88	X 2 = 4.63
20	2.54	X	0.38	X 0.50 = 0.97
21	5.22	X	0.38	X 0.50 = 1.06
22	10.64	X	3.08	X 2 = 64.78
23	1.20	X	3.54	X 2 = 8.50
24	5.24	X	1.00	X 2 = 10.48
25	1.00	X	0.64	X 2 = 1.28
26	1.00	X	11.64	X 2 = 23.28
27	1.00	X	11.64	X 2 = 23.28
TOTAL AREA				233.73
NET COVERAGE AREA	1307.72	-	409.70	898.02

AREA OF BLOCK C				
DEDUCTIONS				
C	2.40	X	0.23	X 4 = 2.21
C1	0.23	X	2.30	X 2 = 1.06
D	1.27	X	2.09	X 1 = 2.65
D1	1.27	X	3.62	X 1 = 4.64
D2	3.34	X	10.86	X 1 = 36.27
D3	1.04	X	6.13	X 1 = 6.38
D4	1.53	X	1.38	X 1 = 2.11
T	2.24	X	1.53	X 2 = 6.85
ST	3.25	X	3.81	X 1 = 12.38
ST	3.25	X	5.22	X 1 = 16.97
L1	1.98	X	1.96	X 3 = 11.64
L2	3.14	X	2.07	X 1 = 6.50
P	3.27	X	1.14	X 2 = 7.48
P1	1.70	X	1.60	X 2 = 5.44
P2	2.70	X	7.67	X 1 = 20.71
P4	4.98	X	1.50	X 1 = 7.47
P5	1.05	X	4.63	X 1 = 4.80
P6	2.57	X	3.14	X 2 = 16.14
P7	1.40	X	1.40	X 2 = 4.00
TOTAL DEDUCTIONS				175.97



MARVEL RIBERA A
(REGISTERED WITH RERA)



Flood Blue LINE & Red line Shown As Per Letter No- 1/8220/2012 Dated- 29-11-2012 Given By Deputy Engineer Kradaakwala Irrigation Department Pune-11

STAMP OF APPROVAL LAYOUT

APPROVED BY: RAHUL R. MALWADKAR
 APPROVED DATE: 11/11/2016
 APPROVED PROJECT NO: 199/F.P. NO. 30A
 APPROVED SUBPLOT NO: A
 APPROVED ROAD: BOAT CLUB ROAD
 APPROVED AREA: 898.02 SQM

AREA STATEMENT

NO.	DESCRIPTION	SQ.M.
1	AREA OF PLOT (AS PER AMALGAMATION)	5431.23
2	AREA OF PLOT (AS PER DEMARCATION)	6401.82
3	MINIMUM AREA CONSIDERED	5431.23
4	BALANCE AREA (3-4)	37.68
5	BALANCE AREA (3-4)	5083.55
6	DEDUCTION	
a)	OPEN SPACE REQUIRED - (10% OF S1)	639.35
b)	TRANSFORMER AREA	36.00
c)	9.00M W. INTERNAL ROAD	174.39
7	NET PLOT AREA [(5) - (6a) + (6b) + (6c)]	4643.61
8	ADDITIONS	
d)	TRANSFORMER AREA	36.00
e)	9.00M W. INTERNAL ROAD	174.39
9	TOTAL ADDITION (8+d+e)	210.39
10	BASIC FSI PERMISSIBLE [(7) + (8c)]	4854.70
11	F.D.R. PERMISSIBLE [(15) X (0.65)]	3505.80
12	F.D.R. PROPOSED [717.23 + 799.06]	1516.79
13	FSI PERMISSIBLE (9 + 10)	6360.00
14	PROPOSED RESIDENTIAL (F.S.I.)	6345.42
15	PERMISSIBLE GROUND COVERAGE (20%)	928.72
16	PROPOSED GROUND COVERAGE	898.02
17	EXCESS COVERAGE AREA	NILL

TENEMENT STATEMENT

NO.	DESCRIPTION	AREA
17	NET AREA OF PLOT (7)	4643.61
18	TENEMENT PERMISSIBLE 250/HECT. (11)	116
19	TENEMENT PROPOSED	27

PARKING STATEMENT

NO.	DESCRIPTION	CARS	SCOOTER	CYCLE
20	PARKING REQUIRED BY RULE	87	59	57
21	PARKING PROVIDED	87	59	57

CERTIFICATE OF AREA
 FORM OF CERTIFICATE TO BE SIGNED BY THE LICENSED ARCHITECT/ENGINEER/STRUCTURAL ENGINEER EMPLOYED BY THE APPLICANT

I, RAHUL R. MALWADKAR, I HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS LICENSED ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENT MADE BY THE APPLICANT WHO IS THE OWNER / LEASEE / MORTGAGEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND THE ATTACHED STATEMENTS 1 AND 2 AND FOUND THEM TO BE CORRECT.

LEGEND

- PLOT BOUNDARY: BLACK DOTTED
- PROPOSED WORK: RED
- DRAINAGE LINE: RED DOTTED
- WATER LINE: BLACK DOTTED
- ROAD WIDENING LINE: GREEN DOTTED

OWNER
 M/S MARVEL DWELLING PVT. LTD.

PROJECT
 PROPOSED BUILDING LAYOUT, AT
 CTS NO. 30A, F. P. NO. 199 + F.P.
 NO. 201, SUB PLOT NO. A,
 SANGAMWADI T.P.S (BOAT CLUB
 ROAD) PUNE.

MALWADKAR ARCHITECTS
 B. N. MALWADKAR,
 RAHUL R. MALWADKAR

SCALE: DATE: 12/08/16 DRAWN BY: RAVI