

F.S.I. STATEMENT :-

WING/BLDG.	PROP. AREA	PERM. BALC.	PROP. ENC. BALC.	PROP. OP. BALC.	TOTAL BALC.	PERM. TERRACE	PROP. TERRACE	FIRE STAIR AREA	LIFT AREA	TENE. NO.
A	7976.15	1091.20	1086.81	-	1086.81	1453.99	787.44	384.65	8.68	15R
B	2187.98	329.70	327.78	-	327.78	439.59	291.62	99.45	8.68	86
C	6475.58	971.30	969.20	-	969.20	1295.15	522.17	331.50	8.58	21R
D	825.14	123.78	88.62	34.94	123.56	165.04	82.16	37.24	8.58	16
E	4081.49	612.27	438.10	172.01	611.11	825.20	405.68	186.20	8.68	79
<b>TOTAL</b>	<b>21556.34</b>	<b>3128.25</b>	<b>2911.51</b>	<b>206.95</b>	<b>3118.46</b>	<b>4178.97</b>	<b>2099.07</b>	<b>1019.04</b>	<b>43.40</b>	<b>537</b>

TOTAL B/UP AREA = 21556.34 + 43.40 = 21599.74 SQM.



LOCATION MAP (N.T.S.)

F.S.I. STATEMENT :- CLUB HOUSE

FLOOR	PERM. AREA	PROP. AREA	PERM. BALC.	PROP. BALC.
GROUND FL.	0% OF 1215.08 = 121.60	121.56	-	-
FIRST FL.	5% OF 1215.98 = 60.80	60.77	9.12	9.05
<b>TOTAL</b>	<b>182.40</b>	<b>182.33</b>	<b>9.12</b>	<b>9.05</b>

AREA STATEMENT BEFORE AMALGAMATION :-

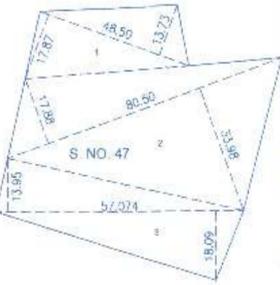
S. NO./H. NO.	NET PLOT AREA AS PER 7/12 EXTRACT	PLOT AREA AS PER METHOD	MINIMUM AREA TO BE CONSIDERED
S. NO. 47	4000.00	3768.00	3768.00
S. NO. 48(P1)	11,100.00	11,100.00	11,100.00
S. NO. 48(P2)	10,500.00	10,500.00	10,500.00
<b>TOTAL</b>	<b>25600.00</b>	<b>25368.00</b>	<b>25368.00</b>

AREA STATEMENT AFTER AMALGAMATION :-

S. NO.	NET PLOT AREA AS PER 7/12 EXTRACT	PLOT AREA AS PER METHOD	MINIMUM AREA TO BE CONSIDERED
S. NO. 47 + S. NO. 48(P1) + S. NO. 48(P2)	25600.00	25368.00	25368.00
<b>TOTAL</b>	<b>25600.00</b>	<b>25368.00</b>	<b>25368.00</b>

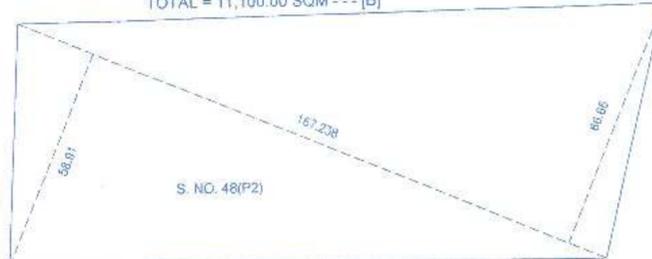
BEFORE AMALGAMATION AREA CALC. :-

- S. NO. 47 AREA CALC. :-
- 1)  $0.50 \times (13.73+17.87) \times 48.50 = 766.30$
  - 2)  $0.50 \times (17.88+33.98) \times 80.50 = 2087.37$
  - 3)  $0.50 \times (13.95+18.09) \times 57.074 = 914.33$
- TOTAL = 3768.00 SQM --- [A]



BEFORE AMALGAMATION AREA CALC. :-

- S. NO. 48(P1) AREA CALC. :-
- 1)  $0.50 \times (59.74+66.57) \times 175.758 = 11,100.00$
- TOTAL = 11,100.00 SQM --- [B]



BEFORE AMALGAMATION AREA CALC. :-

- S. NO. 48(P2) AREA CALC. :-
- 1)  $0.50 \times (58.91+66.66) \times 167.238 = 10,500.00$
- TOTAL = 10500.00 SQM --- [C]

AMENITY SPACE AREA CALC. :-

- 1)  $0.50 \times (18.09+13.52) \times 39.161 = 618.94$
  - 2)  $0.50 \times (15.71+34.32) \times 73.343 = 1834.67$
  - 3)  $0.50 \times (16.34+19.13) \times 83.49 = 1126.00$
- TOTAL = 3579.61 SQM

OPEN SPACE (1) AREA CALC. :-

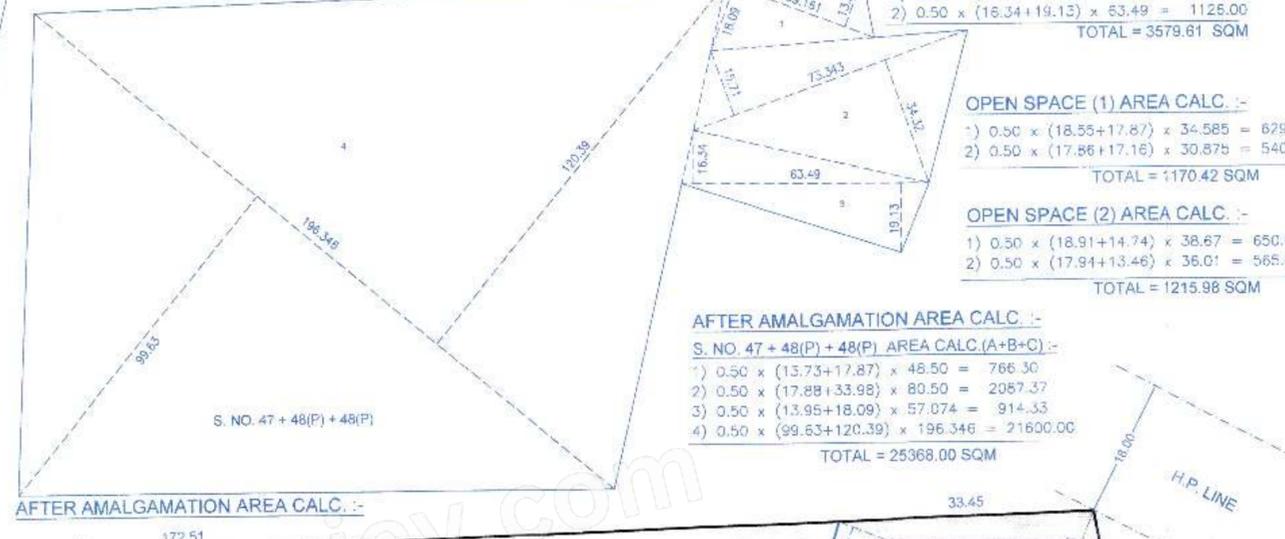
- 1)  $0.50 \times (18.55+17.87) \times 34.585 = 629.80$
  - 2)  $0.50 \times (17.86+17.16) \times 30.875 = 540.62$
- TOTAL = 1170.42 SQM

OPEN SPACE (2) AREA CALC. :-

- 1)  $0.50 \times (18.91+14.74) \times 38.87 = 650.62$
  - 2)  $0.50 \times (17.94+13.46) \times 36.01 = 565.36$
- TOTAL = 1215.98 SQM

AFTER AMALGAMATION AREA CALC. :-

- S. NO. 47 + 48(P1) + 48(P2) AREA CALC. (A+B+C) :-
- 1)  $0.50 \times (13.73+17.87) \times 48.50 = 766.30$
  - 2)  $0.50 \times (17.88+33.98) \times 80.50 = 2087.37$
  - 3)  $0.50 \times (13.95+18.09) \times 57.074 = 914.33$
  - 4)  $0.50 \times (59.74+66.57) \times 175.758 = 21600.00$
- TOTAL = 25368.00 SQM



AFTER AMALGAMATION AREA CALC. :-

AREA STATEMENT	SQM
1 AREA OF THE PLOT AS PER 7/12 EXTRACT	25368.00
2 DEDUCTION FOR	
a) AREA UNDER EXISTING 12.0M ROAD	---
b) AREA UNDER 24.0M WIDE ROAD WIDENING	1503.92
3 GROSS AREA OF THE PLOT (1-2)	23864.08
4 DEDUCTION FOR (a+b+c)	
a) AMENITY SPACE (15%)	3579.61
b) OPEN SPACE (10%)	2386.40
c) INTERNAL ROAD (COMPUTER GENERATED)	---
5 BALANCE PLOT AREA FOR GROUP HOUS SCHEME (3-4b)	20284.47
6 NET PLOT AREA (90% OF 5)	18256.02
7 PERMISSIBLE B/UP AREA (6 x 1.20)	21907.23
8 ADDITION FOR (a+b+c)	
a) AMENITY SPACE (15%) (AFTER HANDING OVER)	00
b) AREA UNDER 24.0M WIDE ROAD WIDENING	00
c) 20% PAID F.S.I (20% OF 6)	00
9 TOTAL PERMISSIBLE B/UP AREA (7+8)	21907.23
10 TOTAL PROPOSED B/UP AREA	21599.74

**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIZES 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.

AR. MANGESH GOTAL

SCHEDULE OF OPENINGS

DOORS	WINDOWS
ED-1.05x2.10	SD-1.80x2.10
D-0.90x2.10	SD-1.65x2.10
D1-0.75x2.10	W-1.80x0.90
	W1-1.65x1.20
	W2-1.05x1.20

LEGEND	NORTH
PLOT LINE SHOWN - BLACK	
PROPOSED WORK SHOWN - SHADY	
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, ADDRESS, SIGNATURE :-	

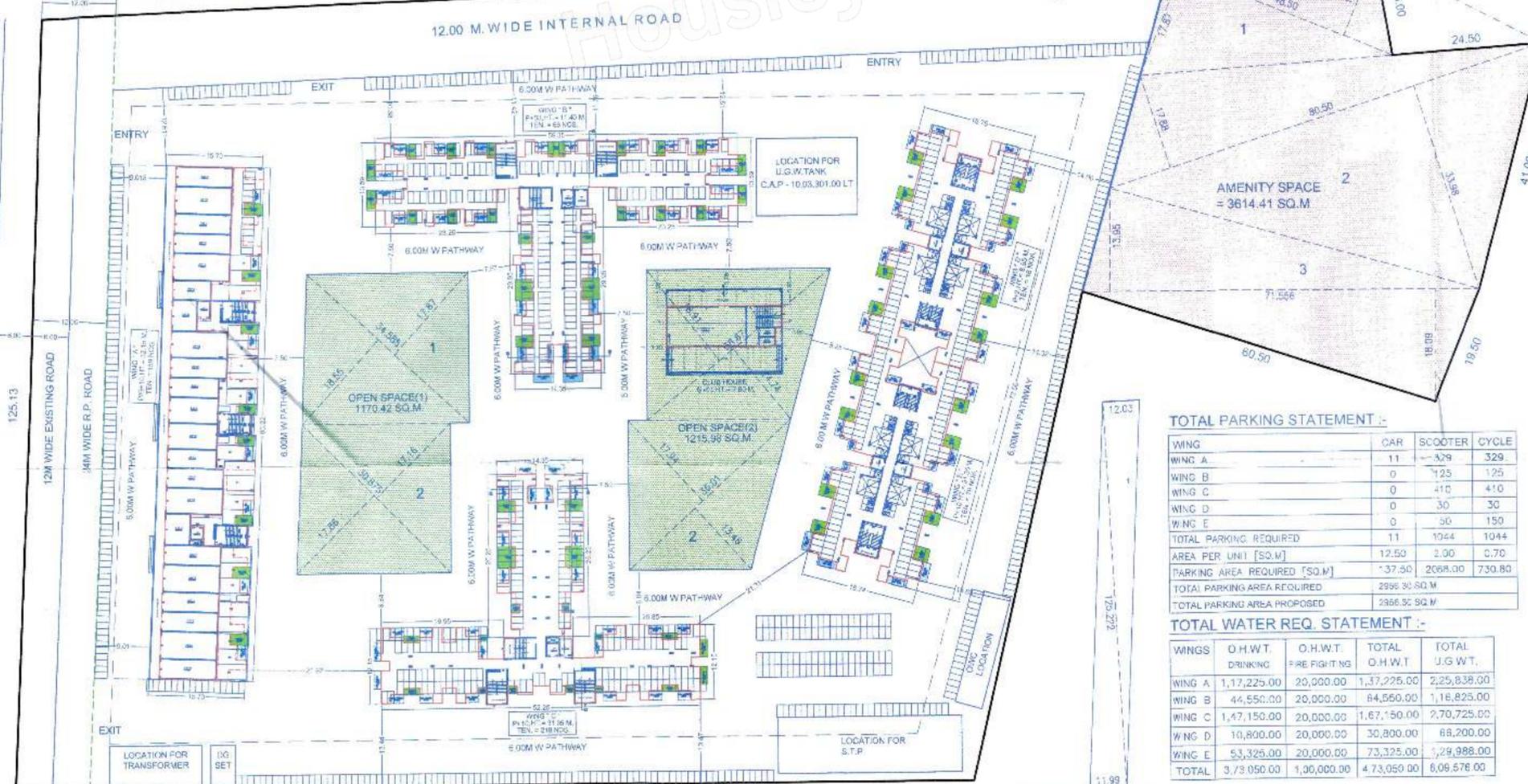
TOTAL PARKING STATEMENT :-

WING	CAR	SCOOTER	CYCLE
WING A	11	329	329
WING B	0	125	125
WING C	0	410	410
WING D	0	30	30
WING E	0	30	150
<b>TOTAL PARKING REQUIRED</b>	<b>11</b>	<b>1044</b>	<b>1044</b>
AREA PER UNIT [SQ.M]	12.50	2.00	0.70
PARKING AREA REQUIRED [SQ.M]	137.50	2088.00	730.80
TOTAL PARKING AREA REQUIRED	2996.30 SQ.M		
TOTAL PARKING AREA PROPOSED	2966.90 SQ.M		

TOTAL WATER REQ. STATEMENT :-

WINGS	O.H.W.T. DRINKING	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T.	TOTAL U.G.W.T.
WING A	1,17,225.00	20,000.00	1,37,225.00	2,25,838.00
WING B	44,550.00	20,000.00	64,550.00	1,18,825.00
WING C	1,47,150.00	20,000.00	1,67,150.00	2,70,725.00
WING D	10,800.00	20,000.00	30,800.00	68,200.00
WING E	53,325.00	20,000.00	73,325.00	1,29,988.00
<b>TOTAL</b>	<b>3,73,050.00</b>	<b>1,00,000.00</b>	<b>4,73,050.00</b>	<b>6,09,576.00</b>

ROAD WIDENING AREA  
 1)  $0.5 \times (11.99+12.03) \times 125.227 = 1503.92$



MR SHAILESH SHAH (A.H.)  
 For: M/s NAMRATA DEVI OPERS PVT. LTD.

**PROPOSED RESIDENTIAL BUILDING**  
 S. NO. 47 (P), S. NO. 48 (P), VILLAGE-VARALE,  
 TALUKA - MAVAL, PUNE

ARCHITECT SIGNATURE :-  
 AR. SIDDARTH HARISCHANDRAKAR CA/2004/34707  
 AR. MANGESH GOTAL CA/2005/5601  
 AR. DEEPAJI ACARWAL CA/2027/39491

ARCHITECT :-  
  
 Office 707, 72, 4th Floor, Pali Arcade App. Above Hotel Kalings  
 Near Sharda Centre, Kharib Road, Fortaware, Pune 411004  
 P: 020-26420045, I: info@adesignstudio.co.in

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
21/02/2018	-	-	MANGESH	1:50