

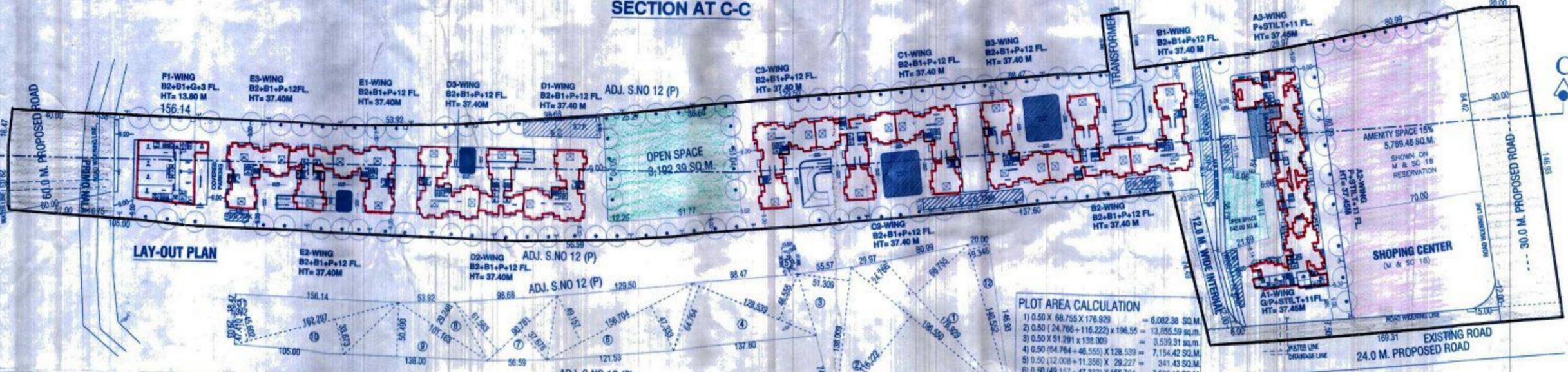


Revised layout  
This is an accompaniment to  
this drawing No. 01/0  
of 15/08/18 Date: 25/11/2018

Enrolled Engineer  
(G.P.O.P. Zone-II) P.A.C.



SECTION AT C-C



PLLOT AREA CALCULATION  
(SCALE=1:200)

**PLLOT AREA CALCULATION**

- 1) 0.50 X 68.755 X 176.929 = 6,082.38 SQ.M
- 2) 0.50 (24.766 + 116.222) X 196.55 = 13,855.59 sq.m
- 3) 0.50 X 51.291 X 138.009 = 3,539.31 sq.m
- 4) 0.50 (84.764 + 46.555) X 128.539 = 7,154.42 SQ.M
- 5) 0.50 (12.008 + 11.356) X 29.227 = 341.43 SQ.M
- 6) 0.50 (49.157 + 47.333) X 156.704 = 7,560.18 SQ.M
- 7) 0.50 (81.563 + 37.678) X 90.781 = 4,504.80 SQ.M
- 8) 0.50 X 29.248 X 191.153 = 1,479.41 SQ.M
- 9) 0.50 X 50.490 X 138.000 = 3,483.81 SQ.M
- 10) 0.50 (33.673 + 45.602) X 162.297 = 6,433.05 SQ.M
- 11) 0.50 X 1.342 X 47.410 = 31.81 SQ.M
- 12) 0.50 X 19.346 X 140.552 = 1,359.58 SQ.M

**TOTAL = 55,825.54 SQ.M**

AREA STATEMENT FOR BEFORE AMALGAMATION

S.NO	7/12 AREA	PLLOT AREA CALCULATION	MINIMUM ROAD WIDENING AREA	RESERVATION	NET PLLOT AREA
12/1	12,000.00				
12/2+3	42,600.00	55,825.54	54,975.00	8,210.35	9,420.77
12/4+29	375.00				
TOTAL	54,975.00	55,825.54	54,975.00	8,210.35	9,420.77

AREA STATEMENT FOR AFTER AMALGAMATION

S.NO	7/12 AREA	PLLOT AREA CALCULATION	MINIMUM ROAD WIDENING AREA	RESERVATION	NET PLLOT AREA
12/1+12/2+3+12/4/29	54,975.00	55,825.54	54,975.00	8,210.35	9,420.77
TOTAL	54,975.00	55,825.54	54,975.00	8,210.35	9,420.77

FSI & NON F.S.I AREA STATEMENT

	AREA SQ.M.
B/UP AREA	95640.41
PROP. BALC.	11337.39
STAIRCASE AREA	6589.14
LIFT AREA	225.19
PARKING AREA	54577.89
CLUB HOUSE	560.15
U.G.TANK	468.07
O.H.TANK	585.74
S.T.P.	609.50
CLUB HOUSE	560.15
<b>TOTAL</b>	<b>171153.63</b>

**AREA STATEMENT:**

	SQ.M.
A AREA OF PLOT (AS PER TITLE EXTRACT)	54,975.00
B AREA OF PLOT (DOCUMENT)	54,975.00
C AREA AS PER TRIANGULATION	55,825.54
D MINIMUM PLOT AREA CONSIDERED	54,975.00
E DEDUCTION	
a) AREA UNDER 60.0 M W ROAD WIDENING	1,664.88
b) AREA UNDER 30.0 M W ROAD WIDENING	4,245.86
c) AREA UNDER 24.0 M W ROAD WIDENING	1,047.27
d) AREA UNDER RESERVATION	8,420.77
e) AREA UNDER REMOVE NALA	1,252.54
<b>TOTAL (a+b+c+d+e)</b>	<b>17,631.12</b>
F GROSS AREA OF PLOT (1-2) (54,975.00 - 17,631.12)	37,343.88
G a) AREA UNDER REQUIRED OPEN SPACE (10%)	3,734.38
b) AREA UNDER PROPOSED OPEN SPACE (10%)	3,734.38
H a) AREA UNDER REQUIRED AMENITY SPACE (15%)	5,601.58
b) AREA UNDER PROPOSED AMENITY SPACE (15% AMENITY IN RESERVATION)	
I BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT WIDTH (SR. NO 3 X 1.10)	41,078.26
J ADDITION OF AREA FOR IAS	
a) AREA UNDER 24 M O.P. ROAD (1047.27 x 2)	2,094.54
b) AREA UNDER REMOVE NALA	1,252.54
c) AREA UNDER TOR (1.40 OF 3 - 7(6+3)) (c) REGULAR TOR 1.20 + 48,834.35 SQ.M. (b) SLUM T.D.R 0.20	36,147.46
<b>TOTAL PERMISSIBLE AREA</b>	<b>1,12,031.63</b>
K TOTAL PERMISSIBLE BUILT UP AREA	95640.41

**12.0 M. WIDE INTERNAL ROAD CALCULATION**

- 1) 0.50 X (11.480 + 11.617) X 66.920 = 803.97 SQ.M
- 2) 0.50 X 4.860 X 13.936 = 34.00 SQ.M

**TOTAL = 837.97 SQ.M**

**DEDUCTION**

- a) 0.66 X 1.527 X 13.936 = 14.04 SQ.M

**NET AREA (837.97 - 14.04) = 823.93 SQ.M**

**ROAD 24.0 M. WIDENING CALCULATION**

- 1) 0.50 X (7.445 + 7.437) X 140.743 = 1,047.27 SQ.M

**TOTAL = 1,047.27 SQ.M**

**OTTA MARKET + SHOPING CENTER RESERVATION CALCULATION**

- 1) 0.50 X (63.801 + 60.049) X 152.890 = 9,467.71 SQ.M
- a) 0.66 X 18.605 X 3.524 = 43.27 SQ.M

**TOTAL = 9,510.98 SQ.M**

**DEDUCTION**

- 2) 0.50 X 18.605 X 9.697 = 90.21 SQ.M

**NET AREA (9,510.98 - 90.21) = 9,420.77 SQ.M**

**PRIMO NALA CALCULATION**

- 1) 0.50 X (26.099 + 28.917) X 4.200 = 104.23 SQ.M
- 2) 0.50 X (24.162 + 23.947) X 4.200 = 98.22 SQ.M
- 3) 0.50 X (36.296 + 36.466) X 4.200 = 145.44 SQ.M
- 4) 0.50 X (40.718 + 37.206) X 4.200 = 156.88 SQ.M
- 5) 0.60 X 14.505 X 1.807 = 13.11 SQ.M
- 6) 0.50 X (12.927 + 15.788) X 51.416 = 737.69 SQ.M

**TOTAL = 1,282.84 SQ.M**

**ROAD 30.0 M. WIDENING CALCULATION**

- 1) 0.50 X (10.036 + 28.922) X 144.542 = 2,815.53 SQ.M
- 2) 0.50 X 18.311 X 143.272 = 1,303.36 SQ.M
- 3) 0.50 X 9.546 X 18.604 = 88.80 SQ.M

**TOTAL = 4,207.69 SQ.M**

**DEDUCTION**

- a) 0.66 X 3.407 X 18.604 = 41.83 SQ.M

**NET AREA (4,207.69 - 41.83) = 4,165.86 SQ.M**

**ROAD 60.0 M. WIDENING CALCULATION**

- 1) 0.50 X (27.713 + 28.231) X 58.168 = 1,627.07 SQ.M
- 2) 0.50 X 1.444 X 47.410 = 34.23 SQ.M
- 3) 0.50 X 1.198 X 5.866 = 3.38 SQ.M

**TOTAL = 1,664.68 SQ.M**

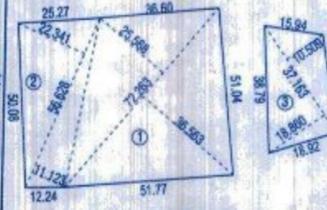
**AMENITY SPACE CALCULATION (15%)**

- 1) 0.50 X (52.187 + 54.313) X 105.194 = 5,601.58 SQ.M

**TOTAL = 5,601.58 SQ.M**

**REQUIRED AMENITY SPACE (15%) = 5,601.58 SQ.M**

**PROPOSED AMENITY SPACE = 5,601.58 SQ.M**



**OPEN SPACE AREA CALCULATION**

1. 0.50 X (25.568 + 36.563) X 72.263 = 2,244.89 SQ.M
2. 0.50 X (22.341 + 11.123) X 56.628 = 947.50 SQ.M
3. 0.50 X (18.860 + 10.509) X 37.163 = 542.00 SQ.M

**TOTAL = 3,734.39 SQ.M**

**REQUIRED OPEN SPACE (10%) = 3,734.39 SQ.M**

**PROPOSED OPEN SPACE = 3,734.39 SQ.M**

F.S.I. STATEMENT:-

WING	NO. OF BLDG	BUILT UP AREA COMM	BUILT UP AREA RESI	TOTAL	BALCONY PERMI	BALCONY ENCL.	BALCONY OPEN	STAIRCASE REGULAR	STAIRCASE FIRE	LIFT AREA	SHOP/OFF.	TENEMENT	NO. OF FLOOR	HT. OF BLDG (INCLUDING PARKING)	HT. OF BLDG (WITHOUT PARKING)
A1	1	282.38	6106.80	6389.18	916.06	---	57.88	177.98	193.27	10.18	4	65 NOS	G/P+STILT+11FL.	37.45M	37.45M
A2	1	43.94	5976.56	6020.50	896.45	---	---	192.50	192.50	10.35	---	87 NOS	P+STILT+11FL.	37.45M	34.25M
A3	1	---	6101.99	6101.99	915.29	---	---	177.98	191.07	10.18	---	65 NOS	-P+STILT+11FL.	31.45M	34.25M
B1	1	---	6859.84	6859.84	1029.01	---	1012.38	206.76	206.76	14.82	---	95 NOS	B2+B1+P+12FL.	37.40M	34.20M
B2	1	---	7842.38	7842.38	1176.32	---	1130.56	236.04	205.80	13.53	---	107 NOS	B2+B1+P+12FL.	37.40M	34.20M
B3	1	---	6859.84	6859.84	1029.01	---	1012.38	206.76	208.44	14.82	---	95 NOS	B2+B1+P+12FL.	37.40M	34.20M
C1	1	---	6859.84	6859.84	1029.01	---	1012.38	206.76	208.44	14.82	---	95 NOS	B2+B1+P+12FL.	37.40M	34.20M
C2	1	---	7842.38	7842.38	1176.32	---	1130.56	236.04	205.80	13.53	---	107 NOS	B2+B1+P+12FL.	37.40M	34.20M
C3	1	---	6859.84	6859.84	1029.01	---	1012.38	206.76	206.76	14.82	---	95 NOS	B2+B1+P+12FL.	37.40M	34.20M
D1	1	---	5802.84	5802.84	870.36	---	868.44	263.28	208.08	14.84	---	72 NOS	B2+B1+P+12FL.	37.40M	34.20M
D2	1	---	4113.72	4113.72	617.04	---	613.44	216.96	216.96	20.40	---	48 NOS	B2+B1+P+12FL.	37.40M	34.20M
D3	1	---	5802.84	5802.84	870.36	---	868.44	263.28	208.08	14.80	---	72 NOS	B2+B1+P+12FL.	37.40M	34.20M
E1	1	---	5613.24	5613.24	841.08	---	837.60	263.28	208.08	14.80	---	72 NOS	B2+B1+P+12FL.	37.40M	34.20M
E2	1	---	4070.28	4070.28	610.44	---	609.60	216.96	216.96	21.07	---	48 NOS	B2+B1+P+12FL.	37.40M	34.20M
E3	1	---	5613.24	5613.24	841.08	---	837.60	263.28	208.08	14.80	---	72 NOS	B2+B1+P+12FL.	37.40M	34.20M
F1	1	2988.46	---	2988.46	---	2988.46	---	333.75	84.72	84.72	22.21	04	13	13.80M	13.80M
<b>TOTAL</b>	<b>16</b>	<b>3314.78</b>	<b>92325.63</b>	<b>95640.41</b>	<b>14183.72</b>	<b>---</b>	<b>---</b>	<b>11337.39</b>	<b>3419.34</b>	<b>3169.80</b>	<b>240.01</b>	<b>08</b>	<b>13</b>	<b>1195</b>	<b>---</b>



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**PROJECT:**  
PROPOSED RESIDENTIAL & COMMERCIAL LAYOUT OF  
BUILDING AT S.NO. 12/1,12/2+3,12/4/29,  
AT DHANDRI, PUNE.

ARCHITECT'S SIGN: *Parvez Jamadar*  
ARCHITECTS: *Shree Balaji Associates*  
SHREE BALAJI ASSOCIATES Through  
MR. ANUJ UMESH GOYAL (P.A.H)

**PARVEZ JAMADAR AND ASSOCIATES**  
ARCHITECTS AND PLANNERS

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DATE: 14.09.2018  
SCALE: 1:1000  
DRAWN BY: *ANUJ GOEL*  
COMP: 22/D/DWG/ANUJ.GOEL/DHANDRI