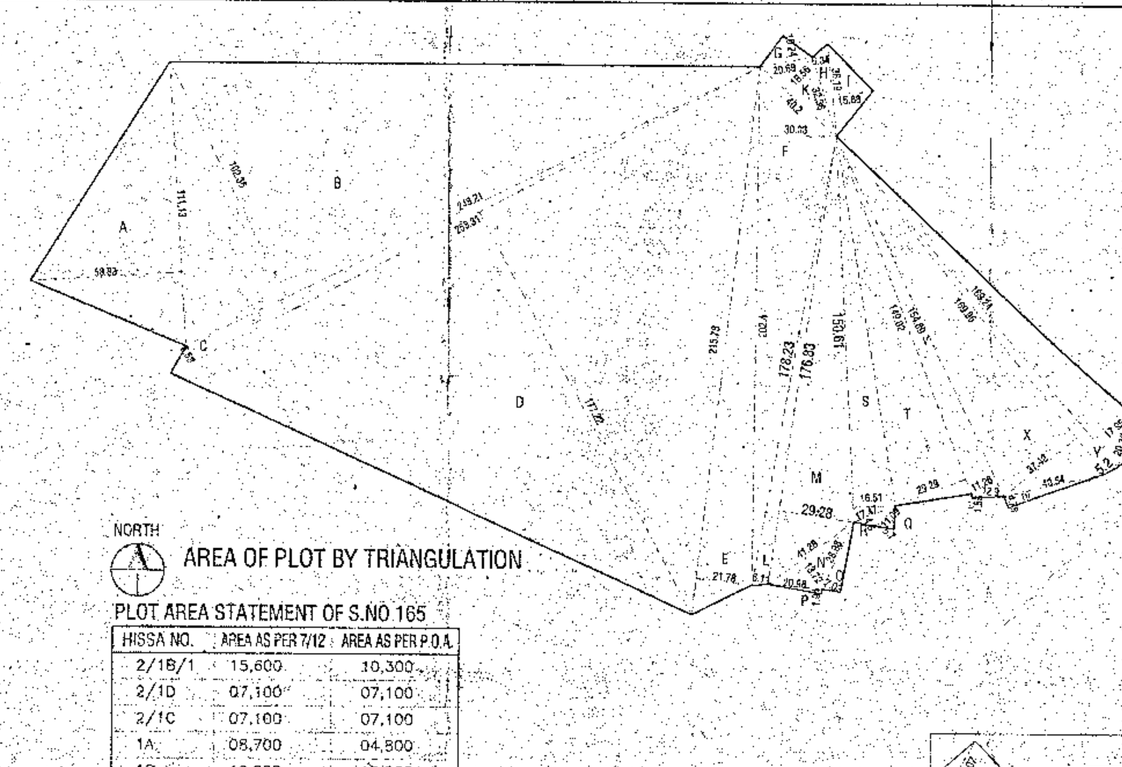
TOTAL F.S.I. STATEMENT IN SQ.M.

WING	FLOOR	NET B/UP AREA Existing	NET B/UP AREA Proposed	TOTAL B/UP AREA	PERMI. BALC.	PROP. ENCL. BALCONY	PROP. OPEN BALCONY	TOTAL BALCONY	PROP. DRY BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	LIFT AREA & LIFT M/C ROOM	BUILDING HEIGHT from G.L.	COVERAGE AREA	TENE. NO.
Existing																	
B1	P + 9 Floor	3060.01	0.00	3060.01	159.00	457.83	0.00	457.83	169.52	106.515	109.515	436.35	372.94	24.68	29.05 M	429.63	21
B2	P + 9 Floor	3032.37	0.00	3032.37	154.86	454.33	0.00	454.33	156.94	106.515	106.515	436.35	365.98	24.68	29.05 M	429.63	20
B3	P + 9 Floor	3032.37	0.00	3032.37	154.86	454.33	0.00	454.33	156.94	106.515	106.515	436.35	365.98	24.68	29.05 M	429.63	20
B4	P + 9 Floor	3105.78	0.00	3105.78	158.87	458.07	0	458.07	0	67.14	67.14	415.17	399.68	22.50	29.05 M	447.78	106
B5	P + 9 Floor	3105.78	0.00	3105.78	158.87	458.07	0	458.07	0	67.14	67.14	415.17	400.40	22.50	29.05 M	448.47	106
TOTAL EXISTING AREA -		15336.31	0.00	15336.31	2365.45	2292.63	0.00	2292.63	503.40	453.83	453.83	2048.39	1904.08	119.04		2135.11	423.00
Proposed																	
A1	P + 15 Floor		6793.10	6793.10	1016.97	998.02	0.00	998.02	403.72	269.25	269.25	994.80	980.78	26.92	44.90 M	529.07	113
A2	28 + P + 15 Floor		6576.42	6576.42	989.46	959.95	401.75	961.10		334.65	267.90	954.15	277.32	8.10	44.90 M	477.65	118
A3	28 + P + 15 Floor		6576.42	6576.42	989.46	959.95	401.75	961.10		334.65	267.90	954.15	277.32	8.10	44.90 M	477.65	118
A4	28 + P + 15 Floor		3751.73	3751.73	562.76	274.78	324.16	549.04	152.15	200.25	267.90	178.75	325.05	8.10	44.90 M	334.29	53
A5	28 + P + 15 Floor		411.00	411.00	63.15	37.69	27.37	54.76		22.31	17.85	36.94	20.77	8.10	5.00 M	461.77	5
A6	28 + P + 1 Floor		479.61	479.61	71.94	0.00	62.96	62.96		22.31	17.85	0	20.77	8.10	5.00 M	500.38	6
A7	28 + P + 1 Floor		250.93	250.93	37.64	15.28	21.98	37.24	10.21	19.55	17.85	11.31	21.85	8.10	5.00 M	272.78	4
A8	28 + P + 1 Floor		471.36	471.36	70.70	40.04	26.13	66.17	10.42	20.69	17.85		20.77	8.10	5.00 M	492.13	8
A9	28 + P + 1 Floor		471.36	471.36	70.70	40.04	26.13	66.17	10.42	20.69	17.85		20.77	8.10	5.00 M	492.13	8
A10	28 + P + 15 Floor		6286.73	6286.73	943.01	315.11	614.09	929.20	314.65	334.65	267.90	553.80	277.32	8.10	44.90 M	457.88	118
A11	28 + P + 15 Floor		6286.73	6286.73	943.01	315.11	614.09	929.20	314.65	334.65	267.90	553.80	277.32	8.10	44.90 M	457.88	118
A12	28 + P + 11 Floor		4817.06	4817.06	722.56	230.79	492.68	723.47	232.30	243.45	196.45	426.12	204.02	8.10	33.50 M	452.56	87
A14	28 + P + 1 Floor		421.30	421.30	63.20	21.08	41.61	62.69	21.35	22.31	17.85	36.92	20.77	8.10	5.00 M	442.07	8
A15	28 + P + 1 Floor		421.30	421.30	63.20	21.08	41.61	62.69	21.35	22.31	17.85	36.92	20.77	8.10	5.00 M	442.07	8
A13	P + 15 Floor	0.00	4441.43	4441.43	666.21	616.62	0.00	616.62	358.87	239.23	239.25	681.85	1045.39	24.39	44.90 M	349.60	118
TOTAL			48287.38	48287.38	7243.10	3992.42	3056.01	7048.43	1927.19	2535.93	2169.48	4787.31	3810.58	156.91		6904.53	807.00
TOTAL (EXISTING + PROPOSED)		15336.31	48287.38	63623.69	9543.55	6275.05	3056.01	9331.06	2430.59	2989.76	2623.31	6836.70	5715.06	275.95		8789.64	1330

DIFFERENCE TABLE

WING	FLOOR	TOTAL B/UP AREA	PERMI. BALC.	PROP. ENCL. BALCONY	PROP. OPEN BALCONY	PROP. DRY BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	LIFT AREA & LIFT M/C ROOM	COVERAGE AREA	TENE. NO.
PROPOSED		63623.69	9543.55	6275.05	3056.01	2430.59	2989.76	2623.31	6836.70	5715.06	272.18	8789.64	1330
PERVIOUS SANCTIONED		62224.28		9264.03		3605.37	1640.94	1711.94	9204.11	8994.97	464.56	9575.51	1284
DIFFERENCE		1399.41	9543.55										



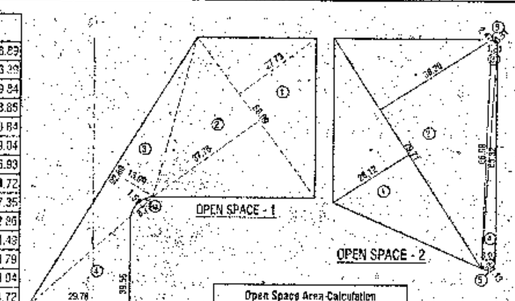
PLOT AREA STATEMENT OF S.NO 165

HISSA NO.	AREA AS PER 7/12	AREA AS PER P.O.A.
2/1B/1	15,600	10,300
2/1D	07,100	07,100
2/1C	07,100	07,100
1A	08,700	04,800
1B	12,800	10,200
2/1E	06,000	03,600
1E	07,000	03,300
1D	07,000	05,200
1C	07,000	07,000
1F	00,500	00,500
TOTAL	78,800	59,100

PLOT AREA CALC.

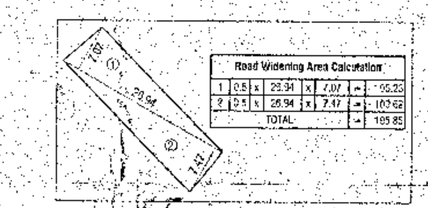
A	0.50	x	111.13	x	58.93	=	3268.69
B	0.50	x	249.21	x	102.36	=	12703.39
C	0.50	x	258.31	x	6.58	=	849.84
D	0.50	x	258.31	x	177.22	=	22883.85
E	0.50	x	215.78	x	21.78	=	2349.84
F	0.50	x	232.40	x	39.63	=	4605.94
G	0.50	x	28.98	x	10.24	=	148.80
H	0.50	x	38.19	x	6.01	=	114.72
I	0.50	x	38.19	x	15.68	=	299.35
K	0.50	x	40.20	x	15.56	=	312.56
L	0.50	x	178.23	x	8.11	=	541.49
M	0.50	x	178.53	x	29.78	=	2969.79
N	0.50	x	41.26	x	13.72	=	283.94
O	0.50	x	28.98	x	7.02	=	101.72
P	0.50	x	20.99	x	1.94	=	20.35
Q	0.50	x	11.09	x	5.70	=	31.61
R	0.50	x	17.47	x	4.80	=	41.93
S	0.50	x	159.51	x	15.51	=	1243.23
T	0.50	x	148.52	x	29.29	=	2182.40
U	0.50	x	12.90	x	1.55	=	10.00
V	0.50	x	134.59	x	11.26	=	572.03
W	0.50	x	60.54	x	4.78	=	58.63
X	0.50	x	169.06	x	37.42	=	3179.54
Y	0.50	x	169.24	x	5.20	=	440.02
Z	0.50	x	169.24	x	17.93	=	1518.93
X1	0.50	x	23.33	x	4.93	=	50.16
TOTAL						=	59145.89

TOTAL AREA OF PLOT = 59145.89 SQ.M.
AS PER DEMARCATION
TOTAL AREA OF PLOT = 59100.00 SQ.M.
AS PER P.O.A.
CONSIDER AREA WHICHEVER IS MINIMUM



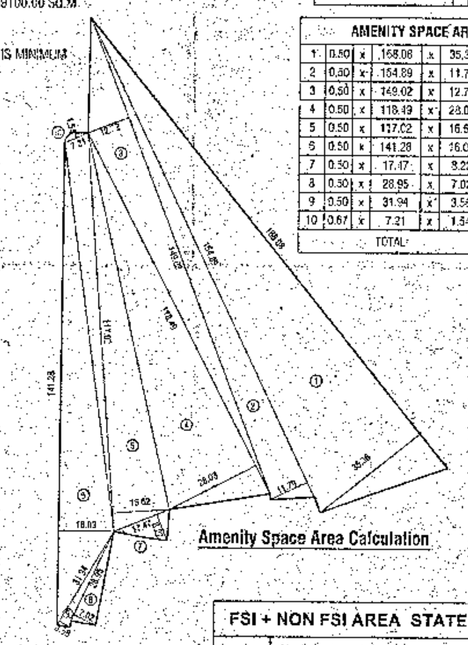
Open Space Area Calculation

Open Space - 1							
1	0.5	x	55.20	x	27.23	=	375.42
2	0.5	x	59.09	x	37.76	=	1095.74
3	0.5	x	52.94	x	12.99	=	343.37
4	0.5	x	30.56	x	36.78	=	559.05
TOTAL						=	2373.57
DEDUCT							
39	1	x	8.79	x	1.51	=	13.28
TOTAL						=	2360.12
Open Space - 2							
1	0.5	x	79.71	x	26.18	=	1041.47
2	0.5	x	79.71	x	38.20	=	1522.43
3	0.5	x	66.88	x	1.61	=	53.82
4	0.5	x	65.32	x	3.97	=	129.56
5	1	x	4.05	x	1.13	=	4.58
6	1	x	2.47	x	0.51	=	1.26
TOTAL						=	2753.20
OPEN SPACE (1 + 2)							5113.32



Road Widening Area Calculation

1	0.5	x	26.94	x	7.07	=	95.23
2	0.5	x	26.94	x	7.47	=	100.62
TOTAL						=	195.85



AMENITY SPACE AREA CALC.

1	0.50	x	168.08	x	35.36	=	2971.68
2	0.50	x	154.89	x	11.79	=	913.06
3	0.50	x	149.02	x	12.72	=	947.77
4	0.50	x	118.49	x	28.03	=	1659.62
5	0.50	x	117.02	x	16.62	=	972.44
6	0.50	x	141.28	x	16.03	=	1132.36
7	0.50	x	17.47	x	8.22	=	71.82
8	0.50	x	28.95	x	7.02	=	101.61
9	0.50	x	31.94	x	3.56	=	56.86
10	0.67	x	7.21	x	1.54	=	7.44
TOTAL						=	8835.62

Amenity Space Area Calculation

FSI + NON FSI AREA STATEMENT FOR EC

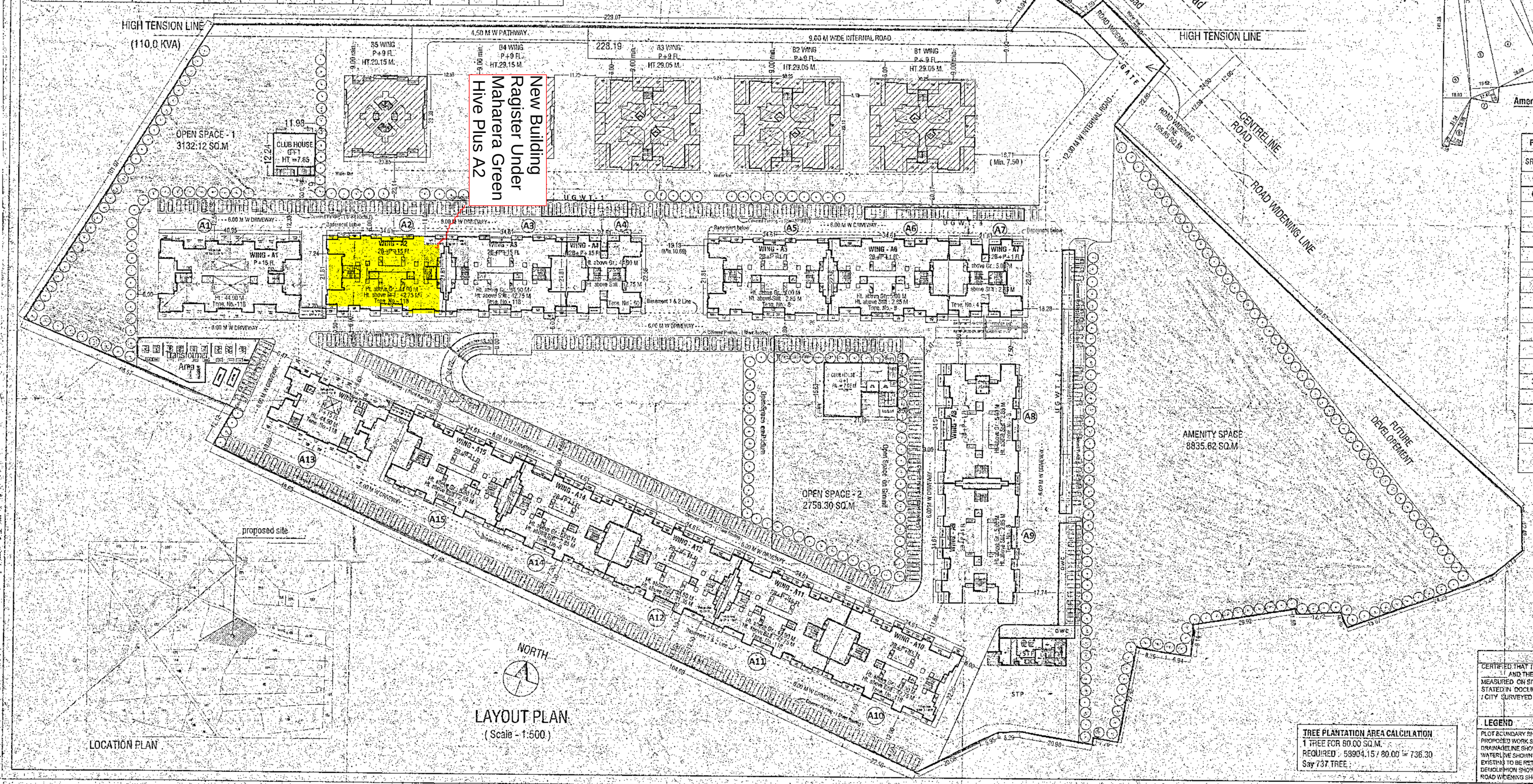
SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	63623.69
02	NON F.S.I.	
	2.1 ENCL. / OPEN BALCONY	9331.06
	2.2 PASSAGE AREA	6836.70
	2.3 REGULAR STAIR CASE	2989.76
	2.4 FIRE STAIR CASE	2623.31
	2.5 TERRACE AREA	5715.06
	2.6 DRY BALCONY	2430.59
	2.7 PROJECTION	
	2.8 REFUGE AREA	800.06
	2.9 PARKING AREA OF BLDG.	13614.45
	2.10 BASEMENT - 1 & 2 AREA	39542.58
	ANY OTHER	
3.	3.1 CLUB HOUSE	838.45
	3.2 LIFT & LIFT MAC. ROOM AREA	278.41
	3.4 SERVICES - (S.T.P., TRANSFORMER, D.G. T.etc)	1197.12
	TOTAL NON F.S.I.	86197.55
	TOTAL F.S.I. AREA + TOTAL NON F.S.I. (63623.69 + 86197.55)	149821.24

STAMP OF APPROVAL
LAYOUT

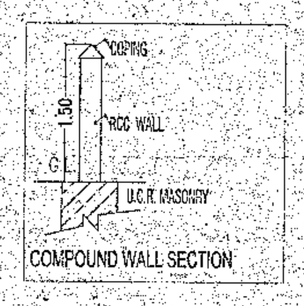
01
34

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.: 0171/2020
Building Inspector / Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

PUNE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED
PUNE



New Building
Ragister Under
Maharera Green
Hive Plus A2



TREE PLANTATION AREA CALCULATION

1 TREE FOR 80.00 SQ.M.
REQUIRED : 58904.15 / 80.00 = 736.30
Say 737 TREE.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED BLUE HATCHED
DEMOLISHION SHOWN HATCHED YELLOW
ROAD WIDENING SHOWN GREEN DOTTED

A	AREA STATEMENT		SQ.M.
1	Area of Plot Minimum area of a,b,c,(to be considered)	=	59100.00
	a) As per ownership document (7/12, CTS extract)	=	59100.00
	b) as per measurement sheet	=	59168.50
	c) as per site	=	59168.50
2	Deductions for	=	
	a) Proposed D.P. / D.P. Road Widening Area	=	195.85
	b) Any Reservation Area	=	0.00
	Total (a+b)	=	195.85
3	Gross Area of Plot (1-2)	=	58904.15
4	Recreational Open Space	=	
	a) Required	=	5890.42
	b) Proposed	=	5890.42
5	Amenity Space	=	
	a) Required	=	8835.62
	b) Proposed	=	8835.62
6	Service road and Highway widening	=	0.00
7	Internal Road area	=	0.00
8	Transformer Area	=	50.00
9	Net Area of Plot. (3 - 5b)	=	50068.53
10	Built up area with reference to case F.S.I. as per front road width (50068.53 X 1.10)	=	55075.38
11	Addition to area for F.S.I.	=	
	a) In-situ area against D.P. road (2.00 x 195.85)	=	0.00
	b) In-situ area against Amenity Space (2.00 x 8835.62)	=	0.00
	c) Premium FSI area (subject to maximum of 0.5 of s.no. 9) - 8893.31	=	0
	d) TDR area (50068.53 X 1.15) - (391.70 + 17671.25)	=	0.00
	e) Paid F.S.I. as per Previous Sanctioned	=	8893.31
	(Total of a+b+c+d+e)	=	8893.31
12	Total area available (10+11)	=	63968.69
13	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	=	137669.15
14	a) Existing Built up Area	=	15336.31
	b) Proposed Commercial Built up Area	=	0.00
	c) Proposed Residential Built up Area	=	48287.38
	d) Excess Balcony area counted in F.S.I.	=	0.00
	e) Excess Double Height Terraces area counted in F.S.I.	=	
	Total Built-up Area in proposal (excluding area at S.No.-16b)	=	63623.69
15	F.S.I. Consumed (16/9)	=	1.27
16	Area for Inclusive Housing, if any	=	
	a) Required (20% of sr. no. 9)	=	
	b) Proposed	=	

PLOT AREA AS PER 7/12 : 59100.00 SQ.M.
PLOT AREA AS PER DEMARCATION : 59168.50 SQ.M.
MINIMUM PLOT AREA : 59100.00 SQ.M.

PROJECT :-

REVISED GROUP HSG.RESI. LAYOUT ON S.NO.165/1A, 165/1B,165/1C,165/1D,165/1E,165/1F ,165/2/1B/1,165/2/1C, 165/2/1D,165/2/1E,VILLAGE PHURSUNGI, PUNE.

FOR M/S RAM INDIA SHELTERS
RAHUL RAM AGARWAL (PARTNER).

OWNER SIGN. | ARCHITECTS SIGN.

FOR - RAM INDIA SHELTERS. | AR. SANDEEP HARDIKAR [CA /90/12777]

ARCHITECTS
SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS - INTERIOR DESIGNER
502, SADHANA APT.1842, SHIVAJINAGAR
PUNE 05. TEL - 25511183, 9371236397
Email - syhardikar@gmail.com.

DATE	SCALE	DRN BY	REV BY
25.12.2019	1:500	Suhas	

C:\USERS\ANY\DOWNLOADS\RAM INDIA 165 2.DWG