

TOTAL F.S.I. STATEMENT

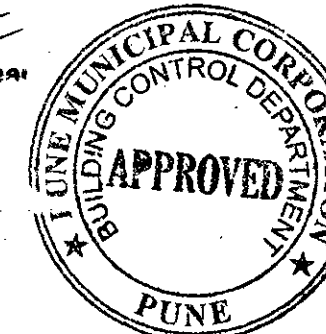
BUILDINGS	FLOOR	COMM. AREA	RESI. AREA	TOTAL B.U.P. AREA	PER. BALCONY	PRO. BALCONY	EXCESS BALCONY	PASSAGE	STAIRCASE	STAIRCASE FIRE	LIFT & LIFT MACHINE AREA	GROUND COVERAGE	NO. OF TENEMENT	HTS	TERRACE	TOTAL B.U.P. AREA
COMMERCIAL GR+MEZZANING FL.		696.74	---	696.74	---	---	---	---	---	---	---	---	---	---	---	---
A WING	B+B+P+5 FL.	321.84	794.81	1116.65	3639.44	201.80	665.55	116.03	88.20	62.20	25.33	339.74	16 NOS	20.40 M.	85.72	3639.44
B WING	B+B+P+4 FL.	297.88	599.89	897.77	15 %	157.83	545.91	91.50	70.56	49.76	25.33	315.88	12 NOS	17.55 M.	67.42	119.64
C WING	B+B+P+4 FL.	---	928.28	928.28	---	305.92	---	113.88	59.64	39.84	21.88	232.07	24 NOS	14.25 M.	---	---
TOTAL		1316.46	2322.98	3639.44	545.91	665.55	119.64	321.41	218.40	151.80	72.54	887.69	52 NOS.	---	153.14	3759.08

AREA STATEMENT BEFORE AMALGAMATION

S.NO	H.NO	AS PER 7/12	AS PER TRINGULATION	ROAD AREA	ROAD AREA	RESERVATION	NETPLOT
S NO 32.H.NO 2A	1/1	645.00	12425.39	12000.00	2855.28	2499.54	6645.18
	1/2	185.00					
	1/3	560.00					
	1/4	370.00					
	1/5	560.00					
	1/6	560.00					
	1/7	560.00					
	1/8	560.00					
	2/1	615.00					
	2/2	280.00					
	2/3	560.00					
	2/4	280.00					
	2/5	370.00					
	2/6	185.00					
	2/7	560.00					
	2/8	1150.00					
5/1	600.00						
5/2	600.00						
5/3	600.00						
5/4	600.00						
5/5	600.00						
5/6	600.00						
TOTAL	12000.00	12425.39	12000.00	2855.28	2499.54	6645.18	

Revised 30/01/18
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE No. 0887/18

Building Inspector Deputy Engineer
 (Jr. Engr./Sect. Engr.)
 BUILDING PERMISSION DEPT
 ZONE - P & C



BUILT-UP AREA STATEMENT : GROUND Floor

AREA OF BLOCK (ABCD) = 59.55 X 7.80 = 464.49 SQ.M.

NET AREA = 464.49 SQ.M.

BUILT-UP AREA STATEMENT : MEZZANINE Floor

AREA OF BLOCK (ABCD) = 59.55 X 3.90 = 232.25 SQ.M.

NET AREA = 232.25 SQ.M.

F.S.I. STATEMENT

FLOORS	B/UP AREA
GROUND FLOOR	464.49
MEZZANINE FLOOR	232.25
TOTAL	696.74

WATER STORAGE TANK CAP. CALCU.
 WATER REQ. IN O/H. TANK
 FOR COMM.
 $612.00/3 \times 45 = 9,180.00$ Ltrs.
 SAY = 9,200.00 Ltrs.
 U/G. TANK CAP. = 9,200.00 X 1.50
 TOTAL = 13,800.00 Ltrs.

PARKING STATEMENT			
PARKING REQUIRED	CAR	SCOOTER	CYCLE
COMM. 100.00 SQ.M. CARPET AREA	03	09	03
PARKING PROVIDED	CAR	SCOOTER	CYCLE
612.00 SQ.M. COMM. CARPET	19	55	19
TOTAL PARKING REQUIRED	19	55	19
PARKING AREA STATEMENT			
	AREA REQUIRED	AREA PROPOSED	
CAR	19 NOS. X 12.50 SQ.M.	237.50	
SCOOTER	55 NOS. X 2.00 SQ.M.	110.00	
CYCLE	19 NOS. X 1.40 SQ.M.	26.60	
TOTAL		373.50	

Sanitary requirements for Gents			
AREA	PERSON	MALE	FEMALE
CARPET AREA 612.00/3	204 NOS.	136 (2/3)	68 (1/3)
RULE		Required	Provided
PERSON @ 3%	W.C.	136 @ 3% = 4.08 SAY = 4 nos	4 nos.
PERSON @ 3%	URINALS	136 @ 3% = 4.08 SAY = 4 nos	4 nos.
Sanitation requirement for Ladies			
RULE		Required	Provided
FEMALE 68	W.C.	68 @ 3% = 2.04 SAY = 3 nos	5 nos.

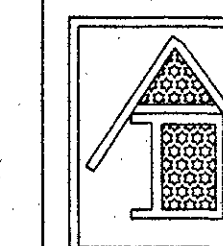
SITE ADD. =
 PROPOSED DISCRPTION PROPERTY AT
 S.NO-32/2A/1/1 TO 8,32/2A/2/1 TO 8,32/2A/5/
 1 TO 6 AT KONDHWA BK.PUNE TAL. HAVELI, DIST. PUNE.

OWNER NAME =

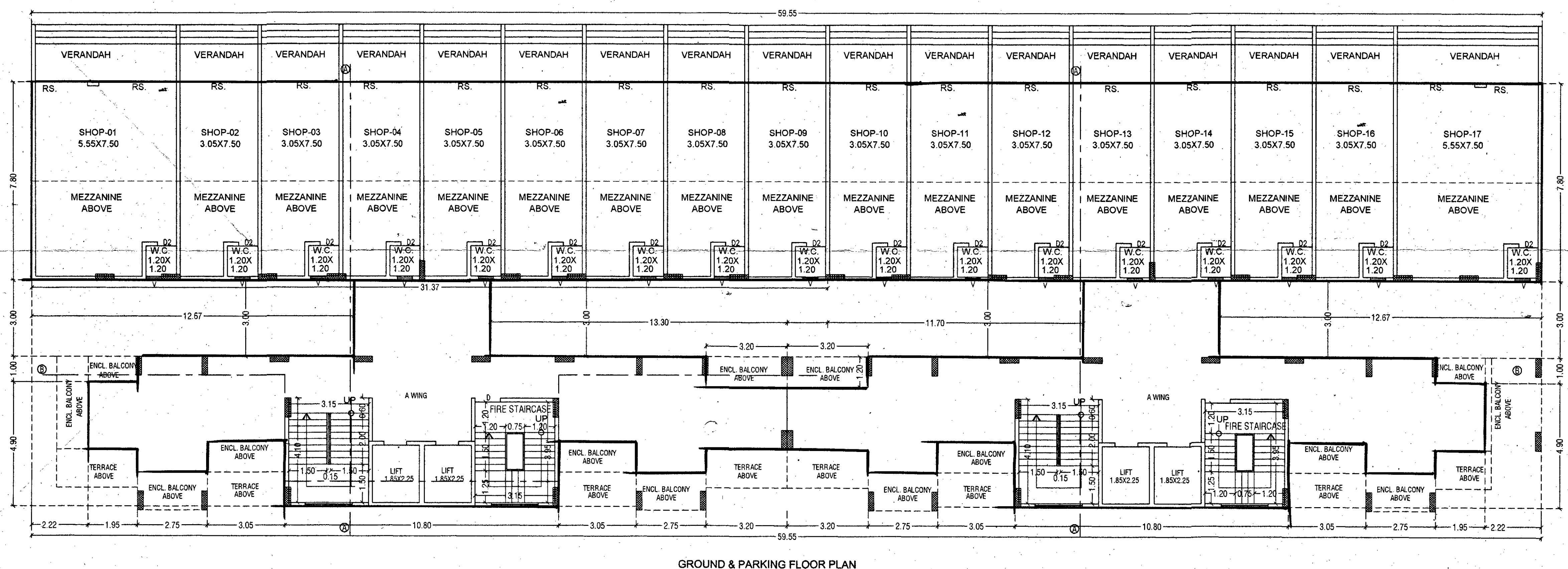
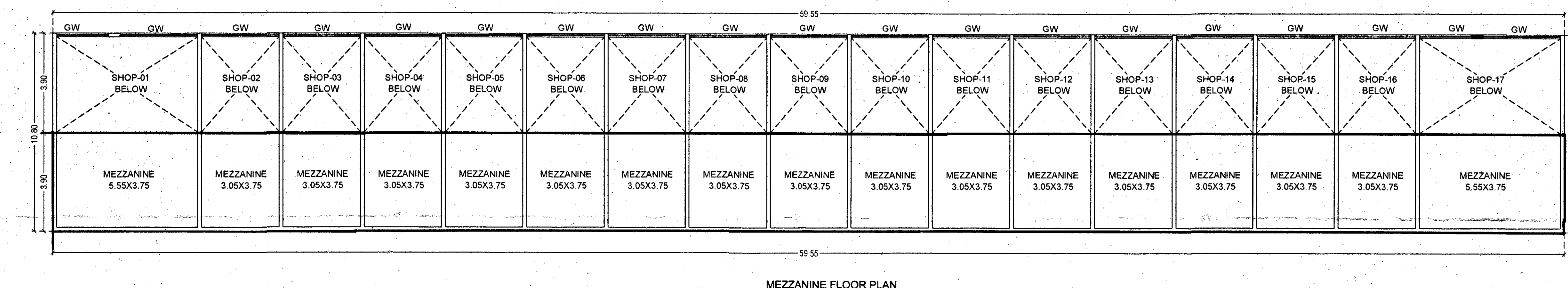
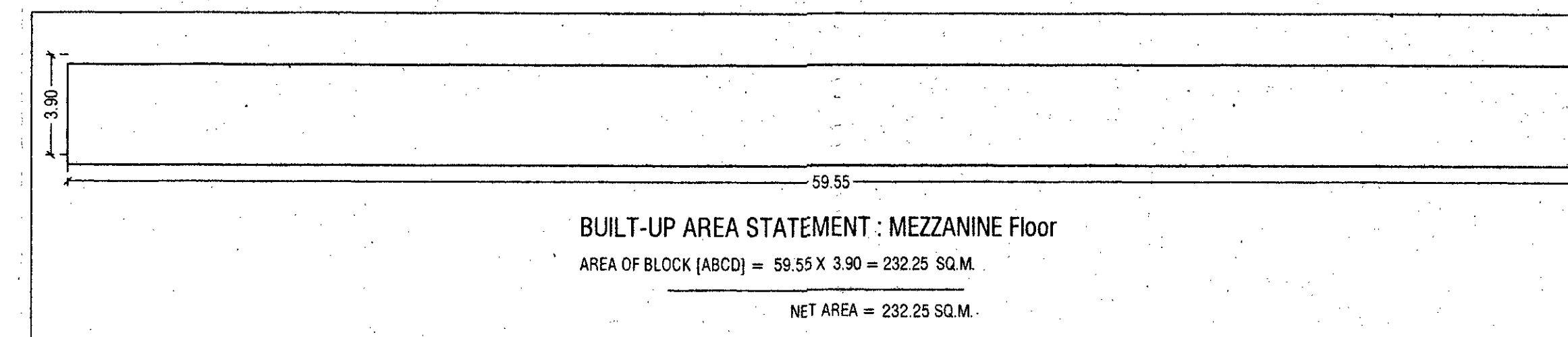
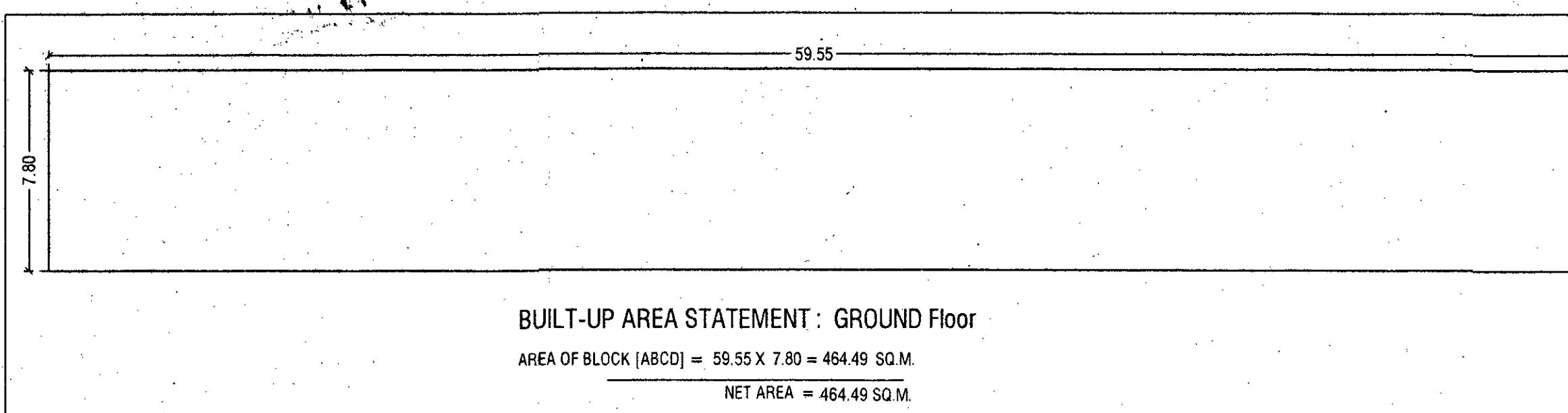
M/S. HILL TOWN CONSTRUCTION THROUGH
 Mr. RAJAK A. MULANI & OTHER'S

① B. C. ② Rohan Mulani ③ Rohan
 ④ K. R. K.

SCALE	JOB. NO	DATE	DRAWN BY	CHK. BY
1:100	BUILD.	26.04.2018	DEEPAK	V.M.D.



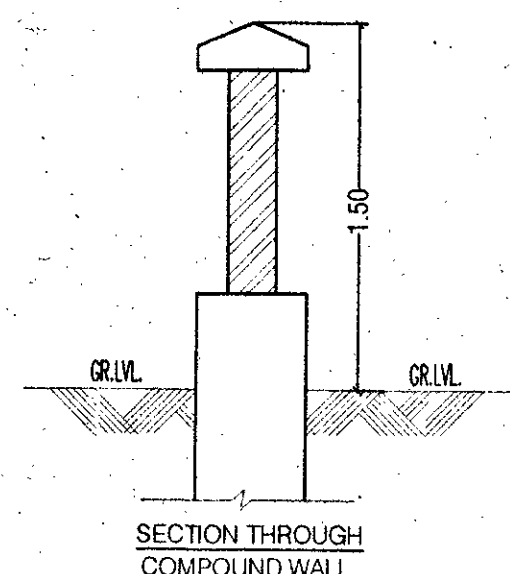
VIKAS M. DHERE
 L. ENGINEERS
 SHOP NO 28, SARASWATI COMPLEX,
 BIBAWEWADI, PUNE-37.
 L.NO. -427
 PH. 2 428 38 35.



BUILDINGS	FLOOR	COMM AREA	RESI. AREA	TOTAL B.U.P AREA	PER. BALCONY	PRO. BALCONY	EXCESS BALCONY	PASSAGE	STAIRCASE	STAIRCASE FIRE	LIFT & LIFT MACHINE AREA	GROUND COVERAGE	NO. OF TENEMENT	HTS	TERRACE	TOTAL B.U.P AREA
COMMERCIAL	GR+MEZZANING FL.	696.74	---	696.74	3639.44 15 %	---	---	---	---	---	---	---	---	---	---	3639.44 + 119.64
A WING	B+B+P+5 FL.	321.84	794.81	1116.65		201.80	665.55	116.03	88.20	62.20	25.33	339.74	16 NOS	20.40 M.	86.72	
B WING	B+B+P+4 FL.	297.88	599.89	897.77		157.83	545.91	91.50	70.56	49.76	25.33	315.88	12 NOS	17.55 M.	67.42	
C WING	B+B+P+4 FL.	---	928.28	928.28		305.92	---	113.88	59.64	39.84	21.88	232.07	24 NOS	14.25 M.	---	
TOTAL		1316.46	2322.98	3639.44	545.91	665.55	119.64	321.41	218.40	151.80	72.54	887.69	52 NOS.		153.14	3759.08

S.NO	N.NO	AS PER 7/12	AS PER TRIANGULATION	ROAD AREA	ROAD AREA	RESERVATION	NET PLOT
S.NO 32H.NO 24V	1/1	645.00	12425.39	12000.00	2855.28	2499.54	6645.18
	1/2	185.00					
	1/3	560.00					
	1/4	370.00					
	1/5	560.00					
	1/6	560.00					
	1/7	560.00					
	1/8	560.00					
	2/1	615.00					
	2/2	280.00					
	2/3	560.00					
	2/4	280.00					
	2/5	370.00					
	2/6	185.00					
	2/7	560.00					
	2/8	1150.00					
	5/1	800.00					
	5/2	600.00					
5/3	600.00						
5/4	800.00						
5/5	600.00						
5/6	600.00						
TOTAL	12000.00	12425.39	12000.00	2855.28	2499.54	6645.18	

S.NO	AS PER 7/12	AS PER TRINGULATION	ROAD AREA	ROAD AREA	RESERVATION	NET PLOT
32.H.NO 2A/1/1T08 +2/1T08 +5/1T06	645.00	12425.39	12000.00	2655.28	2499.54	6645.16



BALCONY AREA STATEMENT		PROPO. IN WING C	
FLAT NO/FLOOR	PROPO. BALCONY	TOTAL FLAT	TOTAL B.U.P AREA
101,103,301,306	1.98 X 3.35 = 6.635 SQ.M. 1.10 X 2.55 = 2.805 SQ.M. TOTAL AREA = 9.44 SQ.M.	04	37.76 SQ.M.
102,105,302,305	1.50 X 2.90 = 4.35 SQ.M. 1.98 X 3.20 = 6.335 SQ.M. TOTAL AREA =10.685 SQ.M.	04	42.74 SQ.M.
103,104,303,304	3.65 X 1.40 = 5.110 SQ.M. 1.10 X 2.55 = 2.805 SQ.M. 1.98 X 3.20 = 6.335 SQ.M. TOTAL AREA =14.25 SQ.M.	04	57.00 SQ.M.
201,206,401,406	3.65 X 1.40 = 5.11 SQ.M. 2.27 X 3.20 = 7.26 SQ.M. TOTAL AREA =12.37 SQ.M.	04	49.48 SQ.M.
202,205,402,405	1.50 X 2.90 = 4.35 SQ.M. 2.59 X 3.05 = 7.90 SQ.M. TOTAL AREA =12.25 SQ.M.	04	49.00 SQ.M.
203,204	3.65 X 1.40 = 5.110 SQ.M. 1.10 X 2.55 = 2.805 SQ.M. TOTAL AREA = 7.915 SQ.M.	02	15.85 SQ.M.
TOTAL		22	251.83 SQ.M.

NOS.	WINGS	O/H.WATER TANK	U/C.WATER TANK
①	COMM.	9,200.00 LIT.	13,800.00 LIT.
②	'A' WING.	25,000.00 LIT.	37,500.00 LIT.
③	'B' WING.	22,000.00 LIT.	33,000.00 LIT.
④	'C' WING.	16,200.00 LIT.	24,300.00 LIT.
	TOTAL	72,400.00 LIT.	1,08,600.00 LIT.

PARKING STATEMENT in smt.				
PARKING PROVIDED				
NOS.	WINGS	CAR	SCOOTER	CYCLE
①	COMM.	19	55	19
②	'A' WING.	21	57	33
③	'B' WING.	17	59	26
④	'C' WING.	12	48	48
TOTAL		69	228	126
PARKING REQUIRED				
	CAR	SCOOTER	CYCLE	
TOTAL	69	228	126	
PARKING AREA STATEMENT				
	AREA REQUIRED	AREA PROPOSED		
CAR	69 NOS. X 12.50 SQ.M	862.50		
SCOOTER	228 NOS. X 02.00 SQ.M	456.00		
CYCLE	126 NOS. X 01.40 SQ.M	176.40		
TOTAL		1494.90		

LIG AREA STATEMENT				PROPO.	IN	WING C
FLAT NO/FLOOR				TOTAL FLAT	B.U.P AREA	TOTAL B.U.P AREA
1	2	3	4			
101	201	301	401	4	37.18	148.72 SQ.M.
102	202	302	402	4	39.84	159.76 SQ.M.
103	203	303	--	3	34.38	103.14 SQ.M.
104	204	304	--	3	34.38	103.14 SQ.M.
105	205	305	405	4	39.46	157.84 SQ.M.
106	206	306	406	4	37.18	148.72 SQ.M.
TOTAL						821.32 SQ.M.

LIG AREA STATEMENT

PERMISSIBLE LIG. AREA = NET PLOT AREA+9.00M.INTERNAL ROAD
M.S.E.B.TRANS. X 20%
= (3487.06+561.97+36.00) 4085.03 X 20% = 817.00 SQ.M.
PROPOSE LIG. AREA = 821.32 SQ.M.

LIG-BALCONY AREA STATEMENT
 PROPOSE LIG. AREA = 821.32 SQ.M.
 PERMISSIBLE BALCONY 15% = 123.19
 PROPOSE BALCONY AREA = 251.83 SQ.M.

TENE. STATEMENT

PERMISSIBLE TENE. :

PERMISSIBLE AREA = 4085.03-
COMM. AREA = 1266.29

NET AREA = 2818.74

= 250/10,000 X 2818.74 SQ.M.
= 70.46 NOS. SAY 71 NOS.

PROPOSED TENE. : 52 NOS.

SPECIFICATION :

R.C.C. FRAMED STRUCTURE
0.15 M THK. BK.WORK INT.& EXT.
M.M. TILES FOR FLOORING
INT. PLASTER NEERU FINISHED.
EXT. PLASTER SAND FINISHED.
M.S. FRAMED DOORS & WINDOWS
P.V.C. PIPE WIRING.

GROUND COVERAGE AREA
NET PLOT AREA +INTERNAL ROAD
 $3487.06 + 561.97 = 4049.03 \text{ SQ.M}$
PER. COVERAGE 25% = 1012.25 SQ.M.
PROPOSED COVERAGE = 887.69 SQ.M.

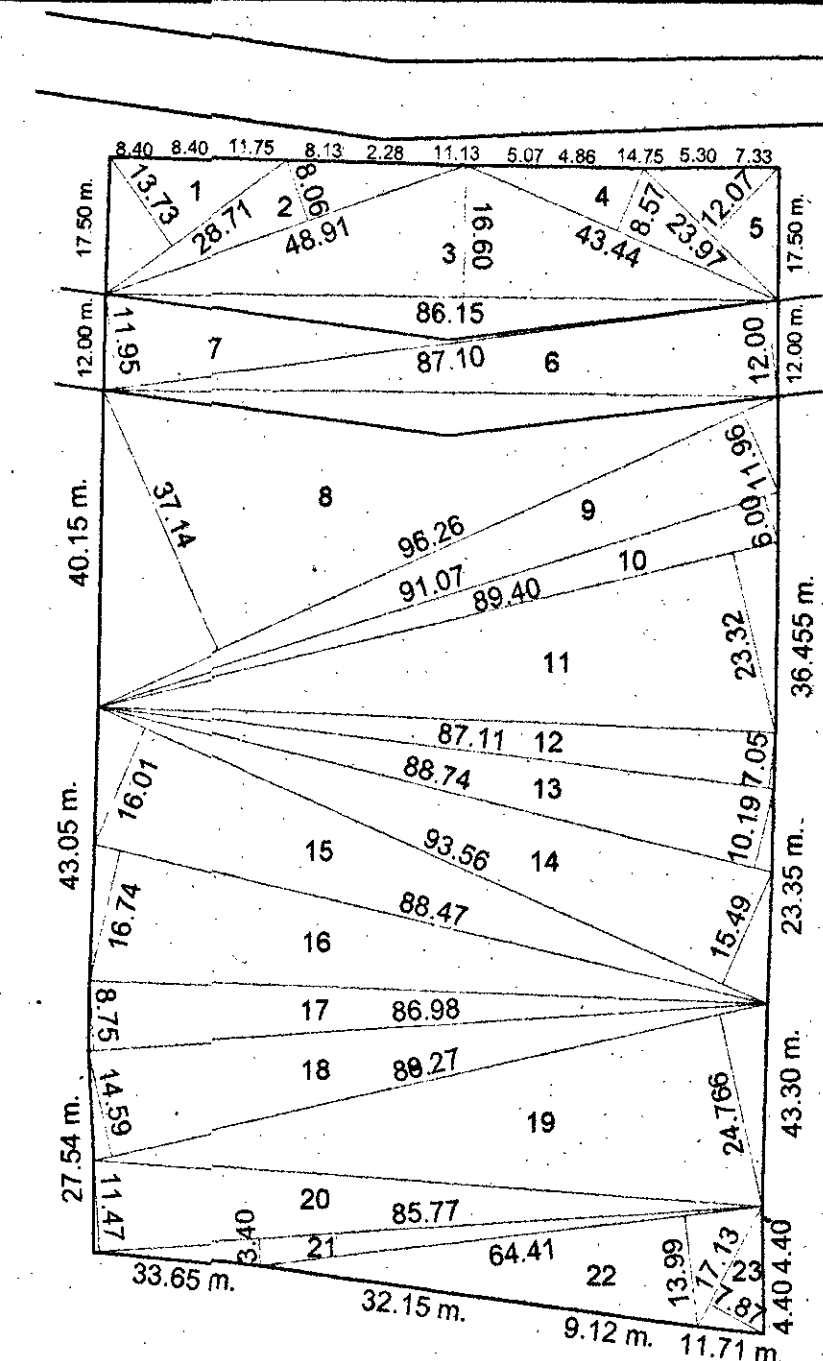
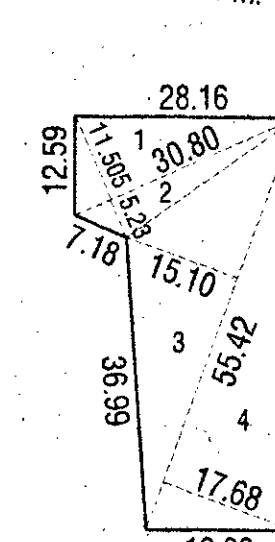


Diagram illustrating the calculation of open space area for a rectangular plot divided into two triangles (1 and 2) by a diagonal.

Dimensions and Area Calculations:

- Top side: 30.89
- Bottom side: 30.49
- Left side: 19.03
- Right side: 13.51
- Diagonal segments: 16.20 (top), 16.00 (bottom)
- Area of Triangle 1: $1/2 \times 0.50 \times 36.28 \times 16.20 = 293.86 \text{ SQ.M.}$
- Area of Triangle 2: $1/2 \times 0.50 \times 36.28 \times 15.971 = 289.71 \text{ SQ.M.}$

TOTAL OPEN SPACE AREA = 583.57 SQ.M.



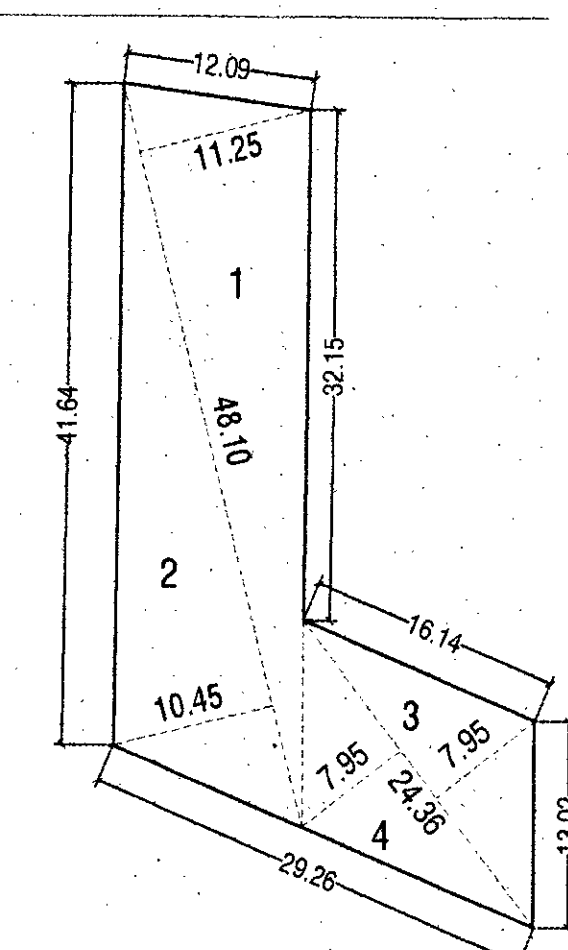
19.08

AMENITY SPACE AREA CALCULATION-

1.) $0.50 \times 30.80 \times 11.505 = 177.18 \text{ SQ.M.}$
2.) $0.50 \times 30.80 \times 05.23 = 080.54 \text{ SQ.M.}$
3.) $0.50 \times 55.42 \times 15.14 = 419.52 \text{ SQ.M.}$
4.) $0.50 \times 55.42 \times 17.68 = 489.91 \text{ SQ.M.}$

TOTAL = 1167.15 SQ.M.

ADDITIONS -			
1.	0.5 X	28.71 X	13.73 = 197.09 SQ.M.
2.	0.5 X	48.91 X	8.06 = 197.11 SQ.M.
3.	0.5 X	86.15 X	16.80 = 715.04 SQ.M.
4.	0.5 X	43.44 X	8.57 = 186.14 SQ.M.
5.	0.5 X	23.97 X	12.07 = 144.66 SQ.M.
6.	0.5 X	87.10 X	12.00 = 522.60 SQ.M.
7.	0.5 X	87.10 X	11.95 = 520.42 SQ.M.
8.	0.5 X	96.26 X	37.14 = 1787.55 SQ.M.
9.	0.5 X	96.26 X	11.96 = 576.63 SQ.M.
10.	0.5 X	91.07 X	6.00 = 273.21 SQ.M.
11.	0.5 X	89.40 X	23.32 = 1042.40 SQ.M.
12.	0.5 X	87.11 X	7.05 = 307.06 SQ.M.
13.	0.5 X	88.74 X	10.19 = 452.13 SQ.M.
14.	0.5 X	93.56 X	15.49 = 724.62 SQ.M.
15.	0.5 X	93.56 X	16.01 = 748.95 SQ.M.
16.	0.5 X	88.47 X	16.74 = 740.49 SQ.M.
17.	0.5 X	86.98 X	8.75 = 380.54 SQ.M.
18.	0.5 X	89.27 X	14.69 = 651.22 SQ.M.
19.	0.5 X	89.27 X	24.76 = 1105.43 SQ.M.
20.	0.5 X	85.77 X	11.47 = 491.89 SQ.M.
21.	0.5 X	85.77 X	3.40 = 145.81 SQ.M.
22.	0.5 X	64.41 X	13.99 = 450.55 SQ.M.
23.	0.5 X	17.13 X	7.87 = 67.41 SQ.M.
TOTAL PLOT AREA = 12427.95 SQ.M.			



9.00M. INTERNAL AREA CALCULATION-

1.]	0.50 X 48.10 X 11.25	=	270.56 SQ.M.
2.]	0.50 X 48.10 X 10.45	=	251.32 SQ.M.
3.]	0.50 X 24.36 X 07.95	=	096.83 SQ.M.
4.]	0.50 X 24.36 X 07.95	=	096.83 SQ.M.
TOTAL			= 715.54 SQ.M.

विकास योजना कार्यालय
माथ्वे लेआउट नं. ०४४७/१४
वि.प्र.ओ./झो.क. २ दिनांक ३०/०६/२०१४
कार्यालयी अभिलेख नं. ४४७
कार्यक्रमा विकास विभाग (झो.क. २)
पुणे महानगरपालिका
माथ्वे
यादवजी मारमेली आदी
जमिन विकास निधो..... चौ.मी. क्षेत्रासाठी
रखमक नं. रोजन करी.....
सहकारी कार्यालय

For the purpose of proper circulation of Road pattern and to have a conductivity of the water & drainage system and other services for the development of adjacent lands the P.O., reserves the right to permit access and extension of the internal road & services through this land under layout sub division

NOTE: No sale of lease of a plot & you will be recognised with no living permit in any plot in the layout to be issued unless first sanction to the Municipal Commissioner

AREA CALCULATION	SQ.M.
1) TOTAL PLOT AREA AS PER D.C.	12427.95
2) TOTAL PLOT AREA AS PER 7/12	12000.00
3) a) AREA UNDER D.P. ROAD	2855.28
b) AREA UNDER RESERVATION B.D.P.	2499.54
B) EXCESS B.D.P.	809.43
=TOTAL	6164.25
4) GROSS AREA OF PLOT	5835.75
5) DEDUCTION	
a) AMENITY SPACE 15%	875.37
b) AMENITY SPACE (5% FOR I TO R)	291.78
c) OPEN SPACE 10%	583.57
d) M.S.E.B. TRANSFORMER	36.00
e) INTERNAL ROAD	715.54
=TOTAL	2502.26
6) NET AREA OF PLOT	3333.49
7) BALANCE AREA OF PLOT	3333.49
8) ADDITION FOR F.S.I	
a) INTERNAL ROAD	715.54
b) M.S.E.B. TRANSFORMER	36.00
=TOTAL	751.54
9) TOTAL AREA OF PLOT	4085.03
10) RESIDENTIAL F.S.I FLOOR SPACE PERMISSIBLE 1.00	4085.03
ROAD AREA 0.40% =	---
T.D.R. 0.65% =	---
13) TOTAL PERMISSIBLE F.S.I.	4085.03
14) PROPOSED COMMERCIAL	1316.46
15) PROPOSED RESIDENTIAL	2322.98
16) EXI. BALCONY	119.64
17) TOTAL PROPOSED AREA	3759.08
22) PROPOSED TENAMENT	52 nos.

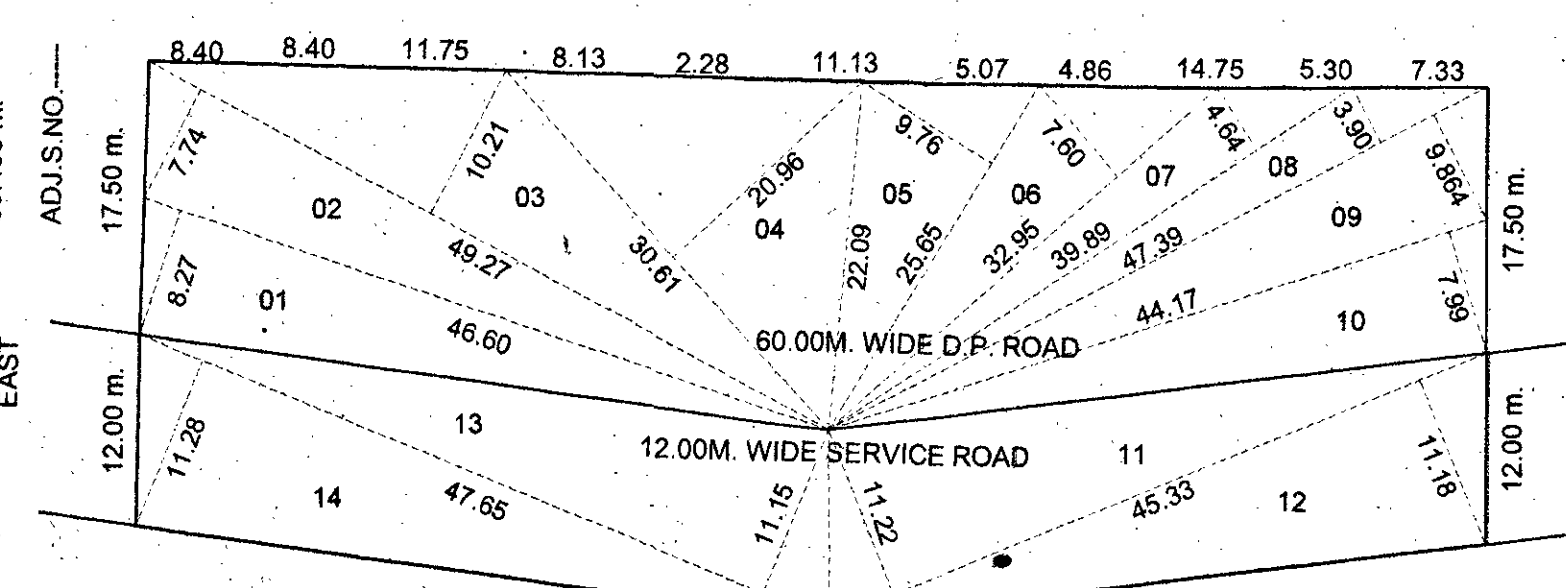
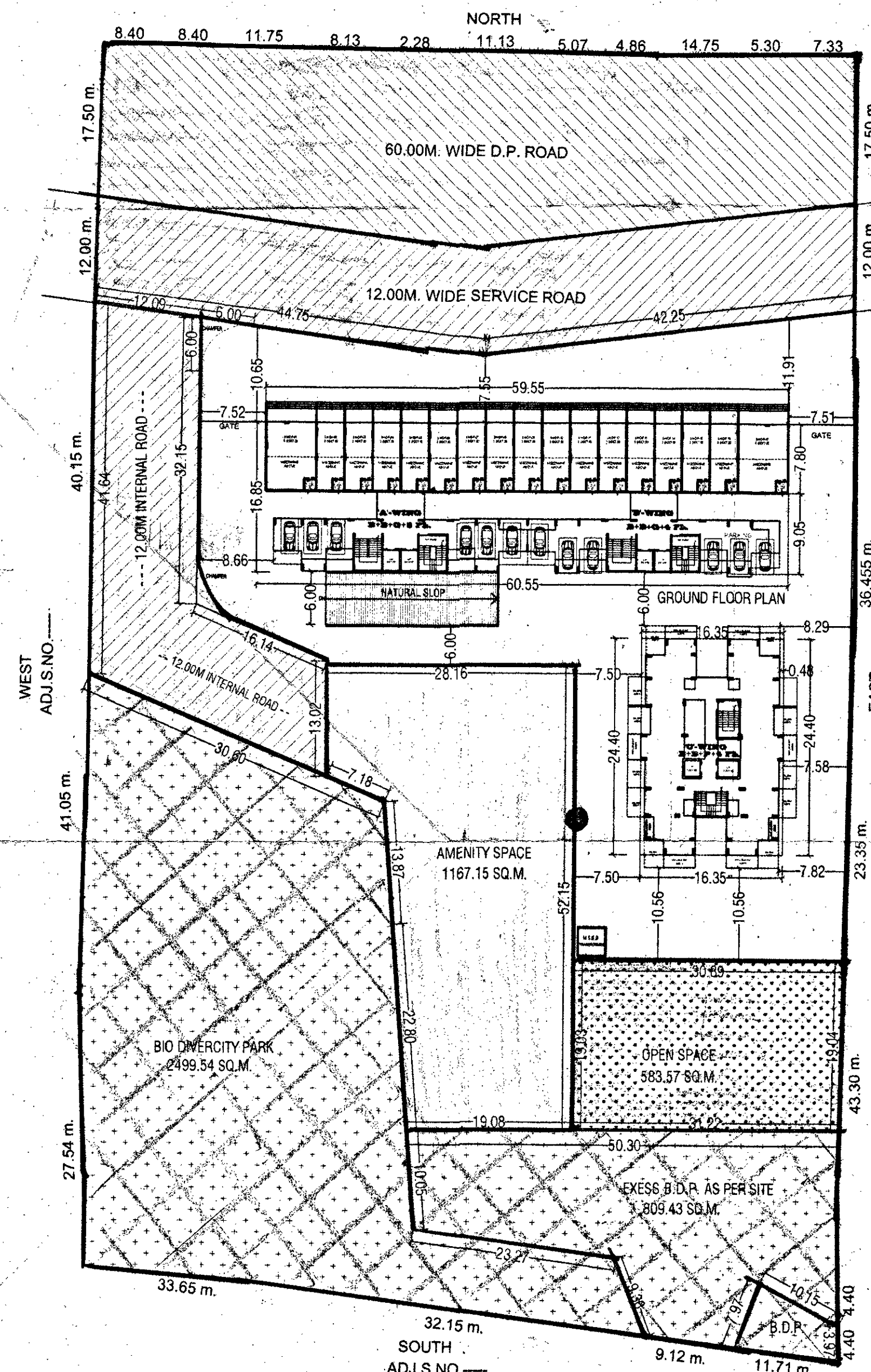
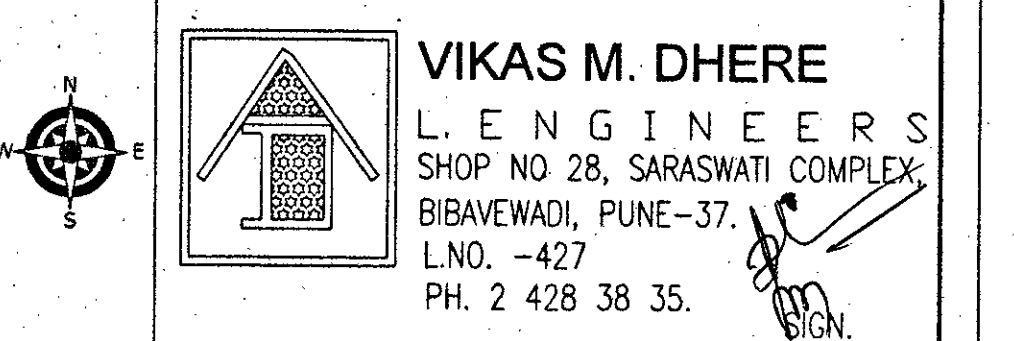
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY
ME ON----- AND THE DIMENSIONS OF SIDES ETC.
OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE
AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN
DOCUMENT OF OWNERSHIP/T.P. SCHEME
DEPTT./CITY SURVEY RECORDS.

PLOT BOUNDARY BLACK
WATER LINE BLACK DOTTED
DRAINAGE RED DOTTED
PROPOSED WORK SHOW PINK
EXISTING TO BE RETAINED HATCHED
EXISTING TO BE DEMOLISHED YELLOW
TREE SHOW GREEN STAR

PROPOSED DESCRIPTION PROPERTY AT
S.NO-32/2A/1/1 TO 8,32/2A/2/1 TO 8,32/2A/5/
1 TO 6 AT KONDHWA BK.PUNE TAL. HAVELI, DIST. PUNE.

OWNER NAME = M/S. HILL TOWN CONSTRUCTION
MR. RAJAK A. MULANI & OTHER'S
Bar Gohel Mulani Nahani Kapadia

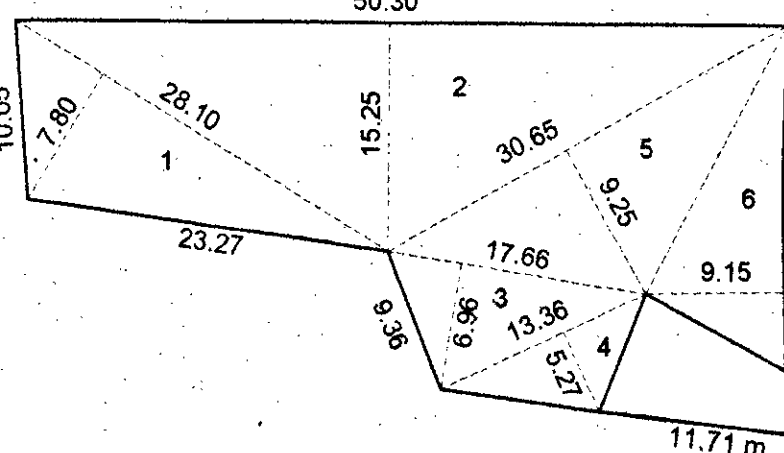
SCALE	JOB NO	DATE	DRAWN BY	CHK. BY
1:500	LAYOUT	26.04.2018	BALWANT	V.M.D.



AREA UNDER ROAD WIDENING CALCULATION.

1)	0.50 X 46.60 X 0.827 =	192.69 SQ.M.
2)	0.50 X 49.27 X 0.774 =	190.67 SQ.M.
3)	0.50 X 49.27 X 10.21 =	251.52 SQ.M.
4)	0.50 X 30.61 X 20.96 =	329.79 SQ.M.
5)	0.50 X 25.65 X 0.976 =	125.17 SQ.M.
6)	0.50 X 32.95 X 0.760 =	125.21 SQ.M.
7)	0.50 X 38.89 X 0.64 =	092.54 SQ.M.
8)	0.50 X 47.39 X 0.390 =	092.41 SQ.M.
9)	0.50 X 47.39 X 0.9864 =	234.73 SQ.M.
10)	0.50 X 44.17 X 0.799 =	176.46 SQ.M.
11)	0.50 X 45.33 X 11.22 =	254.30 SQ.M.
12)	0.50 X 45.33 X 11.18 =	253.39 SQ.M.
13)	0.50 X 47.65 X 11.15 =	265.65 SQ.M.
14)	0.50 X 47.65 X 11.28 =	268.75 SQ.M.

TOTAL = 2855.28 SQ.M



EXCESS B.D.P.AREA CALCULATION-

1.]	0.50 X 28.10	X 07.80	=	109.59 SQ.M
2.]	0.50 X 50.30	X 15.25	=	383.53 SQ.M
3.]	0.50 X 13.36	X 06.96	=	046.49 SQ.M
4.]	0.50 X 13.36	X 05.27	=	035.20 SQ.M
5.]	0.50 X 30.65	X 09.25	=	141.75 SQ.M
6.]	0.50 X 20.30	X 09.15	=	092.87 SQ.M

TOTAL B.D.P. AREA = 809.43 SQ.M

