R.G. AREA CALCULATION

1	36.58 X	11.90 X	0.00+	218.97 SQ.MT.					
2	36.58 X	11.29 X	0.60+	309.32 SQ.MT.					
3	33.06 X	14.21 X	0.00+	234.66 SQ.MT.					
3a	23.77 X	26.40 X	0.00+	70.94 SQ.MT.					
3b	28.53 X	3.66 X	0.00+	34.42 SQ.MT.					
4	29.00 X	14.00 X	0.00+	203.00 SQ.MT.					
5	17.00 X	5.00 X	0.00+	27.50 SQ.MT.					
6	17.00 X	5.00 X	0.00+	42.50 SQ.MT.					
7	23.00 X	6.00 X	0.00+	69.00 SQ.MT.					
8	25.00 X	5.25 X	0.00+	81.50 SQ.MT.					
9	11.50 X	3.00 X	0.00+	17.25 SQ.MT.					
10	13.50 X	2.75 X	0.00+	18.56 SQ.MT.					
11	22.00 X	9.13 X	0.00+	100.84 SQ.MT.					
12	11.17 X	5.50 X	0.00+	30.72 SQ.MT.					
13	16.13 X	9.20 X	0.00+	83.40 SQ.MT.					
14	22.00 X	9.50 X	0.00+	99.00 SQ.MT.					
15	34.00 X	2.00 X	0.00+	34.00 SQ.MT.					
16	20.00 X	24.00 X	0.00+	404.00 SQ.MT.					
17	12.79 X	3.25 X	0.00+	17.67 SQ.MT.					
18	23.73 X	5.00 X	0.00+	62.31 SQ.MT.					
19	27.00 X	7.00 X	0.00+	89.60 SQ.MT.					
20	17.67 X	2.75 Y	0.00+	17.51 SQ.MT.					
21	23.01 X	3.35 X	0.00+	47.12 SQ.MT.					
22	12.30 X	7.00 X	0.00+	43.75 SQ.MT.					
23	11.97 X	9.00 X	0.00+	37.50 SQ.MT.					
24	32.04 X	6.80 X	0.00+	140.97 SQ.MT.					
25	43.94 X	4.96 X	0.00+	108.72 SQ.MT.					
26	10.84 X	1.03 X	0.00+	0.52 SQ.MT.					
27	14.07 X	3.97 X	0.00+	28.02 SQ.MT.					
28	14.07 X	1.63 X	0.00+	10.27 SQ.MT.					
A	30.00 x	9.25 +	1.00-	257.31 SQ.MT.					
B	34.50 x	1.00 x	1.00 =	34.50 SQ.MT.					

TOTAL PROPOSED R.G. AREA = 2955.38 SQ.MT.
TOTAL REQ. R.G. AREA 1/10th of 2 25% =3795.48 SQ.MT.

PLOT NO.	OLD SURVEY NO.	NEW SURVEY NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER PLOT ORDER	AREA UNDER ROAD	ROAD AREA CONSIDERED FOR F.S.I NO.(ROADS)	ROAD AREA CONSIDERED FOR F.S.I NO.(RIVER)	AREA UNDER RESERVATION NO.(S)	AREA UNDER SUB ENCLOSURE PLOT	AREA CONSIDERED FOR PLOT
			(SQ.MT.)	(SQ.MT.)	(SQ.MT.)					
39/1	39	39	2356.00	2356.00		1999.59				356.41
39/2	39/1	39/1	1000.00	1000.00	166.00			305.00		529.00
39/3	39	39	4000.00	4000.00	0.00			700.00		3300.00
39/4	39	39	1200.00	1200.00						1200.00
39/5	39	39	1200.00	1200.00				366.66	2238.34	833.34
39/6	39/4	39/4	7800.00	7800.00	246.66					7553.34
39/7A	39	39	900.00	900.00	207.00			607.00		107.00
39/8/9/10	39	39	1400.00	1400.00	250.00			750.00		400.00
39/11	39/2A	39/2A	10.00	10.00						10.00
TOTAL			19870.00	19870.00	869.66	1999.59	2040.00	2929.00	2238.34	14793.41

1 ROAD AREA CALCULATION
S.NO.39/1

1	1/3	ft	39.89	0.402 =	40.01 SQ.MT.
2	1/3	ft	24.59	0.60 =	50.49
3	3/0	ft	23.76	4.27 =	99.66
4	0/0	ft	26.29	15.43 =	147.16
5	0/2	ft	30.29	14.32 =	149.23
6	1/2	ft	32.66	8.66 =	76.31
TOTAL					1999.59 SQ.MT.

2 ROAD AREA CALCULATION
G.NO.39

1			1.75	0.00 =	0.00 SQ.MT.
TOTAL					0.00 SQ.MT.

3 ROAD AREA CALCULATION
OLD G. NO. 63/A NEW G.NO. 63/6

1	1/2	ft	31.62	4.33 =	137.00 SQ.MT.
TOTAL					137.00 SQ.MT.

4 ROAD AREA CALCULATION
FOR G. NO.53

1	90.00	X	30.00	0.60 =	1620.00 SQ.MT.
2	90.00	X	30.00	0.60 =	1620.00 SQ.MT.
3	30.00	X	0.60	0.60 =	10.80
TOTAL					3250.80 SQ.MT.

5 ROAD AREA CALCULATION
FOR G. NO.52

1	30.18	X	0.50	0.50 =	15.09 SQ.MT.
2	30.18	X	21.80	0.50 =	328.86
3	26.37	X	6.00	0.50 =	79.11
TOTAL AREA =					423.06 SQ.MT.

TOTAL ROAD AREA =1+2+3+4+5
(360.00+0.44+394.39+827.44+396.00)
TOTAL ROAD AREA = 2340.26 SQ.MT.

GR-ZONE AREA CALCULATION
OLD G.NO.39/1(CONSIDER FROM PART NO.)
(1196.00 X 19.05) / 19.05 = 1163.00 SQ.MT.
TOTAL AREA = 324.31 SQ.MT.-(A)

GR-ZONE AREA CALCULATION
G. NO. 28/1

1	15	ft	33.07	4.42 =	146.48 SQ.MT.
2	15	ft	34.50	10.65 =	367.43
3	15	ft	40.47	12.68 =	513.16
TOTAL					1026.97 SQ.MT.

FR-ZONE AREA CALCULATION
G. NO. 32

1	33.66	X	13.00	10.69 =	46.39 SQ.MT.
2	40.00	X	23.00	10.69 =	943.24
3	28.00	X	3.00	10.69 =	42.81
4	30.00	X	13.00	10.69 =	139.69
5	18.00	X	3.00	10.69 =	24.05
6	10.00	X	3.00	10.69 =	22.35
7	48.00	X	18.00	10.69 =	472.96
8	23.00	X	12.00	10.69 =	139.00
9	19.00	X	36.00	10.69 =	1083.89
10	19.00	X	12.00	10.69 =	247.32
11	31.00	X	19.00	10.69 =	377.23
12	45.00	X	9.00	10.69 =	394.70
13	23.00	X	2.00	10.69 =	23.56
14	21.00	X	14.00	10.69 =	148.69
15	21.00	X	11.00	10.69 =	134.31
16	18.00	X	1.00	10.69 =	16.19
TOTAL					4390.87 SQ.MT.-(B)

GR-ZONE AREA CALCULATION
G. NO. 33

17	12	X	0.00	0.00 =	0.00 SQ.MT.
18	0.00	X	0.00	0.00 =	0.00
TOTAL					230.48 SQ.MT.-(C)

GR-ZONE AREA CALCULATION
FOR G. NO.39

1	21.00	X	4.00	0.60 =	50.40 SQ.MT.
2	21.00	X	4.00	0.60 =	50.40
3	21.00	X	4.00	0.60 =	50.40
4	21.00	X	4.00	0.60 =	50.40
TOTAL					201.60 SQ.MT.

GR-ZONE AREA CALCULATION
FOR G. NO.52

1	30.18	X	21.80	0.60 =	394.70 SQ.MT.
2	30.18	X	6.00	0.60 =	108.65
3	26.37	X	6.00	0.60 =	94.93
TOTAL AREA =					598.28 SQ.MT.-(D)

GR-ZONE AREA CALCULATION
FOR G. NO.34/1C

1	15	ft	1.40	0.60 =	0.49 SQ.MT.
2	15	ft	34.50	2.00 =	51.68
TOTAL					52.17 SQ.MT.

TOTAL R-ZONE AREA=A+B+C+D+E+F+G+H
(361.31+1026.75+230.88+598.28+1026.46
+174.74+115.30+26.38+111.01+329.02 MT.
TOTAL R-ZONE AREA = 4130.02 SQ.MT.

RESERVATION AREA CALCULATION
G. NO. 32

1	33.66	X	1.00	=	33.66 SQ.MT.
2	23.00	X	22.00	=	495.00
3	23.00	X	1.00	=	23.00
TOTAL					713.66 SQ.MT.

RESERVATION AREA CALCULATION
OLD G. NO. 63/A NEW G. NO. 63/6

A	4.00	X	36.00	=	31.24 SQ.MT.
B	67.00	X	51.00	=	414.20
C	1.00	W	116.00	X 23.00 =	1378.73
D	3.00	X	37.00	X 4.00 =	11.38
E	3.00	X	42.00	X 3.00 =	10.28
TOTAL					1745.83 SQ.MT.

TOTAL RESERVATION AREA = 2459.49 SQ.MT.
TOTAL RESERVATION AREA = 2460.00 SQ.MT.

ATHONSUBLTABLE AREA CALC. FOR G. NO.31

1	24.04	X	6.00	X 0.60 =	108.84 SQ.MT.
2	24.04	X	4.91	X 0.60 =	88.36
TOTAL AREA =					197.20 SQ.MT.-(A1)

AZHUNSUBLTABLE AREA CALC. FOR G. NO.35

1	29.40	X	7.75	X 0.60 =	114.12 SQ.MT.
2	29.40	X	20.81	X 0.60 =	367.04
TOTAL AREA =					309.84 SQ.MT.-(A2)

TOTAL UNSUBLTABLE AREA=A1+A2
197.20 + 309.84 = 476.40 SQ.MT.
TOTAL UNSUBLTABLE AREA = 476.40 SQ.MT.

CONSTRUCTION AREA STATEMENT

BLDG.	AREA
	(in SQMT.)
BLDG. 'A'	1744.32
BLDG. 'B'	1729.95
BLDG. 'C'	5109.90
BLDG. 'D'	486.12
BLDG. 'E'	1949.76
BLDG. 'F'	3108.72
TOTAL	15328.77

OLD BLDG. PARKING AREA STATEMENT

PARKING REQUIRED AS PER REGULATION
FOR 30-45 SQ.MT. = 1 PARKING FOR 4 TENAMENTS
FOR 45-70 SQ.MT. = 1 PARKING FOR 2 TENAMENTS
FOR ABOVE 70 SQ.MT. = 1 PARKING FOR 1 TENAMENTS
FOR COMM. = 1 PARKING / 50 SQ.MT.
FOR 31-45 SQ.MT. = NOS. x 2 = 28 NOS.
FOR 45-70 SQ.MT. = NOS. = 28 NOS.
FOR ABOVE 70 SQ.MT. = 2 % = 2 NOS.
FOR COMM. =148.53 / 50 = 3 NOS.
TOTAL = 63 PARKING
10% VISITOR CAR PARK = 7 PARKING
TOTAL CAR PARKING REQ. = 70 PARKING

FLOOR	BLDG. 'A'	BLDG. 'A1'	BLDG. 'A2'	BLDG. 'B'	BLDG. 'C1' & 'C2'	BLDG. 'E'
GROUND				47.93 SQ.MT.		101.10 SQ.MT.
FIRST	194.32 SQ.MT.	229.60 SQ.MT.	229.60 SQ.MT.	122.52 SQ.MT.	497.60 SQ.MT.	322.77 SQ.MT.
SECOND	194.32 SQ.MT.	229.60 SQ.MT.	229.60 SQ.MT.	122.52 SQ.MT.	497.60 SQ.MT.	322.77 SQ.MT.
THIRD	194.32 SQ.MT.	229.60 SQ.MT.	229.60 SQ.MT.	----	497.60 SQ.MT.	322.77 SQ.MT.
FOURTH	194.32 SQ.MT.	229.60 SQ.MT.	229.60 SQ.MT.	----	497.60 SQ.MT.	322.77 SQ.MT.
FIFTH	194.32 SQ.MT.	229.60 SQ.MT.	229.60 SQ.MT.	----	497.60 SQ.MT.	322.77 SQ.MT.
SIXTH	194.32 SQ.MT.	229.60 SQ.MT.	229.60 SQ.MT.	----	497.60 SQ.MT.	322.77 SQ.MT.
SEVENTH	194.32 SQ.MT.	225.80 SQ.MT.	225.80 SQ.MT.	----	477.39 SQ.MT.	226.77 SQ.MT.
EIGHTH		183.06 SQ.MT.	183.06 SQ.MT.	----	497.60 SQ.MT.	
NINTH		229.60 SQ.MT.	229.60 SQ.MT.	----	260.03 SQ.MT.	
TENTH		229.60 SQ.MT.	229.60 SQ.MT.	----	----	
ELEVENTH		209.10 SQ.MT.	229.60 SQ.MT.	----	----	
TWELVETH		229.60 SQ.MT.	229.60 SQ.MT.	----	----	
THIRTEENTH		183.06 SQ.MT.	183.06 SQ.MT.	----	----	
FOURTEENTH				----	----	
R.C. BALC.	NIL	NIL	NIL	NIL	NIL	NIL
TOTAL	1360.24 SQ.MT.	3061.72SQ.MT.	3061.72SQ.MT.	292.47 SQ.MT.	4717.52 SQ.MT.	3350.49 SQ.MT.

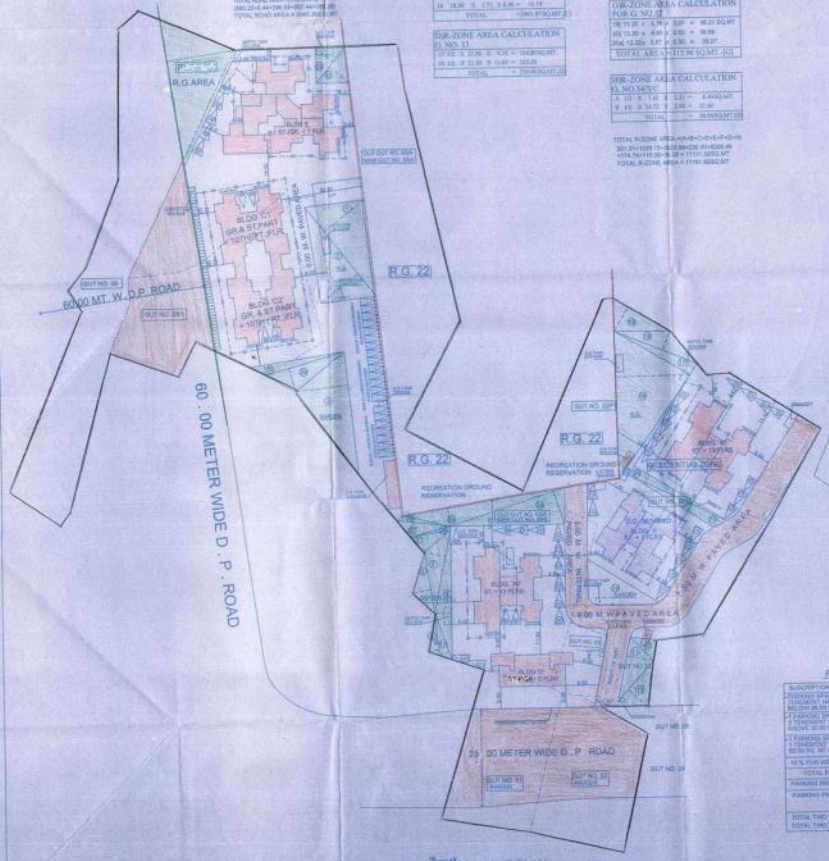
TOTAL AREA = 1360.24 + 3061.72 + 3061.72 + 292.47 + 4717.52 = 13350.49 = 14414.56 SQ.MT.

TENAMENTS					
TENAMENTS	28 NOS.	50 NOS.	50 NOS.	2 NOS.	60 NOS.	42 NOS.

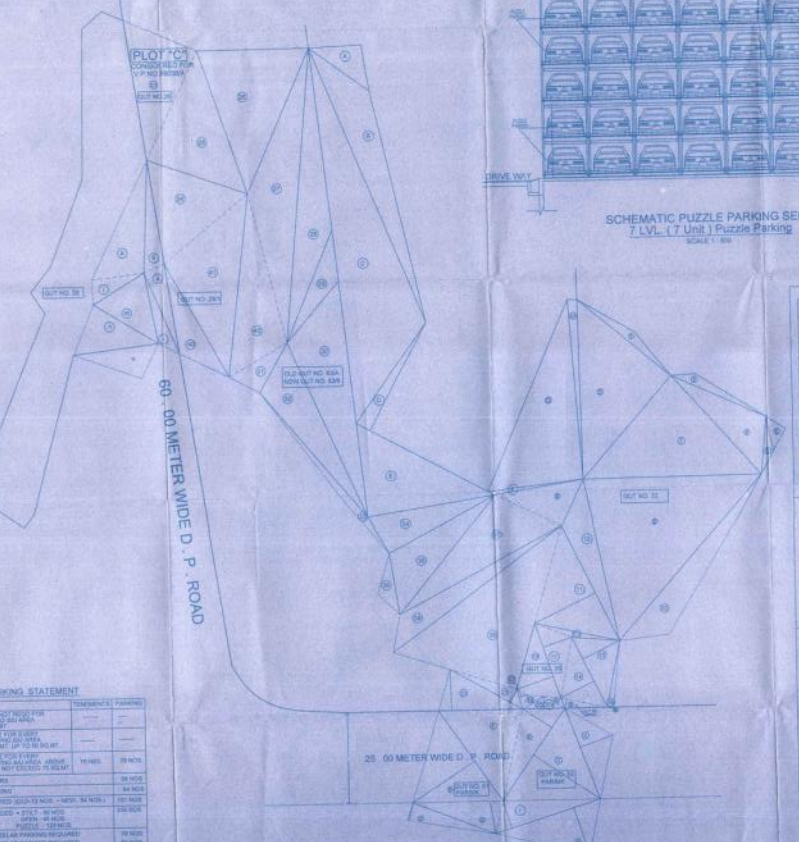
TOTAL NO. OF TENAMENTS = 28 + 50 + 50 + 2 + 76 + 42 = 248 NOS.

PARKING STATEMENT

SUBSCRIPTION	TENEMENTS	PARKING
1 PARKING SPACE FOR EVERY TENEMENT HAVING BUA AREA BELOW 30.00 SQ. MT.	----	----
2 PARKING SPACE FOR EVERY TENEMENT HAVING BUA AREA ABOVE 30.00 SQ. MT. UP TO 90 SQ.MT.	76 NOS.	28 NOS.
3 PARKING SPACE FOR EVERY TENEMENT HAVING BUA/CA ABOVE 90.00 SQ. MT. NOT EXCEED 75 SQ.MT.		28 NOS.
10 % FOR VISITORS		04 NOS.
TOTAL PARKING		84 NOS.
PARKING REQUIRED (GOD-73 NOS. - NISH - 84 NOS.)		157 NOS.
PARKING PROVIDED = STILT - 90 NOS. OPEN - 66 NOS. PUBLIC - 126 NOS.		282 NOS.
TOTAL TWO WHEELAR PARKING REQUIRED		79 NOS.
TOTAL TWO WHEELAR PARKING PROVIDED		81 NOS.



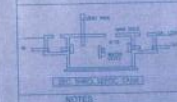
LAYOUT PLAN
SCALE 1 : 500



PLOT AREA DIAGARAM
SCALE 1 : 500

SCHEMATIC PUZZLE PARKING SECTION
7 LVL. (7 Unit) Puzzle Parking
SCALE 1 : 500

LOCATION PLAN
SCALE 1 : 5000



NOTES

PROFORMA - A

CONTENT OF SHEET
TO SCH PLAN, PLOT AREA DIAGRAM, PLOT AREA CALCULATION, AREA STATEMENT ETC.

1/11

Amended

Sd/- 16/8/17

Sd/- 16/8/2017

RESTRICTION

A	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT	14793.41
2	LESS ROAD AREA	2340.26
3	AREA UNDER RESERVATION	2460.00
4	ROAD AREA CONSIDERED FOR SUB PLOT NO.(ROAD)	476.40
5	AREA NOT CONSIDERED FOR F.S.I. (AREA TABLE 2)	3300.00
6	ANY NO. TO BE ADDED	2956.00
7	TOTAL (1 + 5 + 6)	17749.41
8	NET AREA OF PLOT (1-7)	11183.85
9	DEDUCTION FOR	
10	RECREATIONAL GROUND 5.0 PER REGULATION (10 %)	1674.29
11	TOTAL (9 + 10)	1674.29
12	NET AREA OF PLOT (8 - 11) (90 %)	9497.85
13	ADDITIONAL F.S.I. FOR TOTAL BUILT UP AREA PURPOSE	
14	50% OF 1ST ENCLOSURE	
15	1ST ENCLOSURE AVAILABLE BY DEVELOPING	
16	REMAINING ABOVE THE BALANCE AREA WIDE ITEM 3 ABOVE i.e. 11183.85-4.140 = 7043.85 SQ.MT.	3040.00
17	ADDITIONAL AREA FROM ANY SET ITEM 3 ABOVE 70MS RE	3346.00
18	TOTAL AREA (12 + 13 + 14 + 15 + 16 + 17)	16878.85
19	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT UP	ONE
20	F.A.R.(NET) PERMISSIBLE INC. DWELLING CONSTRUCTION	
21	MAXIMUM NO. OF STOREYS	14816.85
22	PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	14816.85
23	TOTAL BUILT UP AREA PROPOSED (B)	14816.85
24	BALANCE AREA	262.00

B	TENEMENT STATEMENT	
1	NET AREA OF PLOT AS ABOVE	14816.85
2	LESS AREA OF NON RESIDENTIAL AREA (SHOPS ETC)	1480.00
3	AREA OF TENEMENTS (1 - 2)	13336.85
4	TENEMENTS PROPOSED (AS PER APPENDIX 'A')	350 TENTOM
	1 BHK	
	2 BHK	
	3 BHK	
	TOTAL TENEMENT	350 NOS.
	SHOPS	
	OFFICES	
	TOTAL	350 NOS.
5	AVERAGE TENEMENT (3 / 4)	

C	PARKING STATEMENT	
1	PARKING REQUIRED AS PER REGULATION	157 Nos.
2	GARAGES PROVIDED	
3	GARAGES PROVIDED	
4	TOTAL PARKING PROVIDED	328 Nos.

D	LOADING/UNLOADING STATEMENT	
1	LOADING/UNLOADING REQUIRED	
2	TOTAL LOADING/UNLOADING PROVIDED	

NOTES

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

NAME & SIGNATURE OF OWNER

For SUNITA ENTERPRISES

Proprietor

DESCRIPTION OF PROPOSAL AND PROPERTY

AMENDED PLANS FOR SANCTIONED BLDG PROPOSAL
ON PLOT BEARING SUIT NO.39 PT., 28 PT., OLD G. NO. 63/A, NEW G. NO. 63/6, SCH. NO.29, 34/2C AT VILLAGE KHARADI, SCH. NO.31,32 AT VILLAGE PARWAR, TAL. HAVELI & DISTRICT : PUNE.

ARCHITECT
ASHOK WEISAVKAR & CO.
ARCHITECTS, INTERIOR DESIGNERS
GOLANDAZ, FIRST FLOOR,
OPP. BANK OF MAHARASHTRA,
PANCHAWAKDI, TAL. HAVELI, DIST. PUNE.
PH. NO. 026 5882, 026 5881