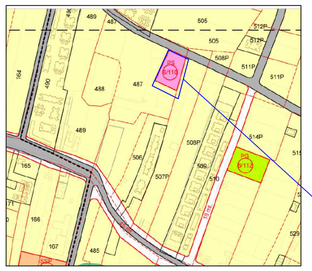


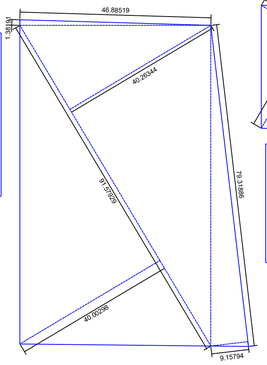
DOCUMENTS AREA STATEMENT	
7/12 Utara	4000 (sq.mt.)

PLOT AREA CALCULATION AS PER TRANGULATION METHOD :-

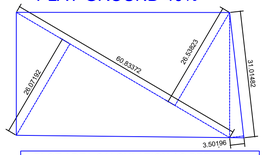
1) 0.50 X 46.88 X 01.38 = 32.34 SQ.MT.
2) 0.50 X 91.57 X 40.26 = 1834.30 SQ.MT.
3) 0.50 X 91.57 X 40.00 = 1831.40 SQ.MT.
4) 0.50 X 79.31 X 09.15 = 362.84 SQ.MT.

TOTAL PLOT AREA = 4060.88 SQ.MT.

PLOT AREA CALCULATION



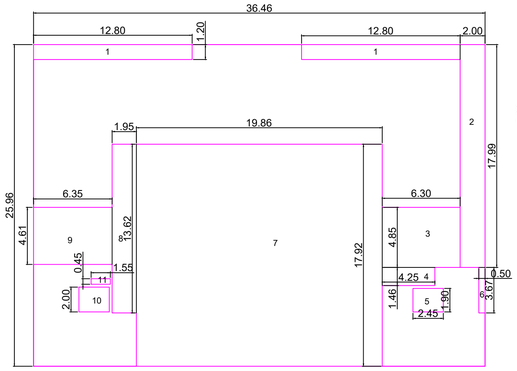
PLAY GROUND 40%



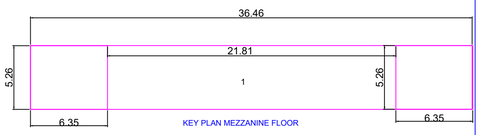
PLOT AREA CALCULATION AS PER TRIANGULATION METHOD :-

PLAY GROUND
01) 0.50 X 60.83 X 26.53 = 806.909 SQ.MT.
02) 0.50 X 60.83 X 26.07 = 792.919 SQ.MT.
03) 0.50 X 31.01 X 03.50 = 54.267 SQ.MT.

TOTAL PLOT AREA = 1654.095 SQ.MT.

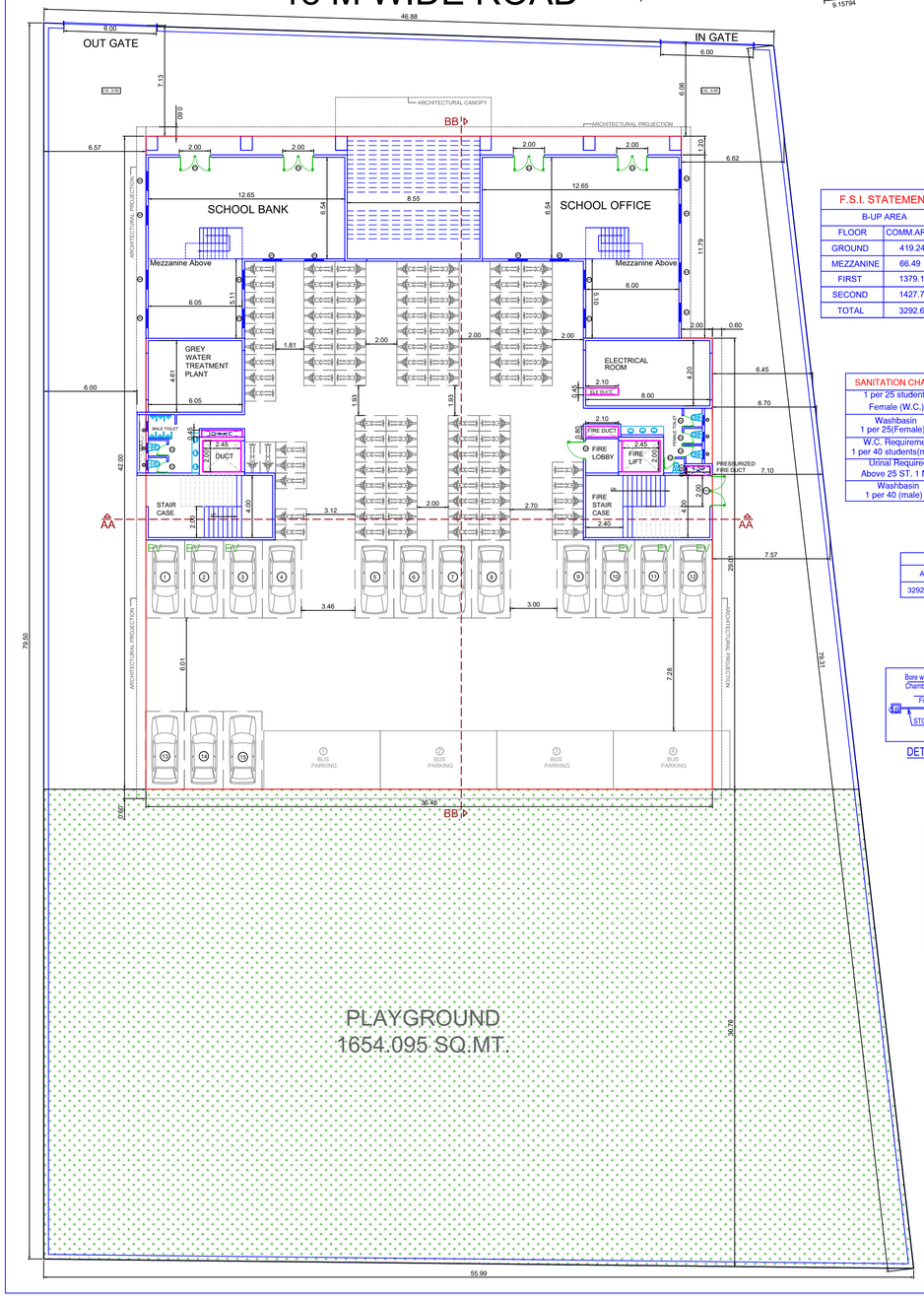


KEY PLAN GROUND FLOOR



KEY PLAN MEZZANINE FLOOR

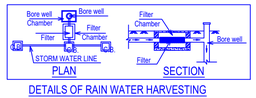
18 M WIDE ROAD



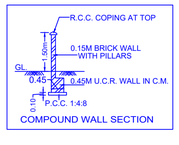
F.S.I. STATEMENT				
B-UP AREA			LIFT AREA	TOTAL AREA
FLOOR	COMM.AREA	RESI.AREA		
GROUND	419.24	00.00	04.90	
MEZZANINE	66.49	00.00		
FIRST	1379.14	00.00		
SECOND	1427.79	00.00		
TOTAL	3292.66	00.00	04.90	3292.66

SANITATION CHART	STUDENTS	REQUIRED	PROPOSED
1 per 25 students Female (W.C.)	210	8.4	17
Washbasin 1 per 25(Female)	210	8.4	17
W.C. Requirement 1 per 40 students(male)	210	5.25	10
Urinal Required Above 25 ST. 1 Nos	210	8.4	14
Washbasin 1 per 40 (male)	210	5.25	10

OCCUPANT LOAD			
AREA	FACTOR	OCCUPANT	OCCUPANT
3292.66 SQM	4	824.06	825.00



DETAILS OF RAIN WATER HARVESTING



COMPOUND WALL SECTION

BUILT UP AREA CALCULATION
GROUND FLOOR PLAN

A) 36.46 X 25.96 = 946.50 SQ.MT.

DEDUCTION
1) 12.80 X 1.20 x 2 = 30.72 SQ.MT.
2) 2.00 X 17.99 = 35.98 SQ.MT.
3) 6.30 X 4.85 = 30.55 SQ.MT.
4) 4.25 X 1.46 = 06.21 SQ.MT.
5) 2.45 X 1.90. = 04.65 SQ.MT.
6) 0.50 X 3.67 = 01.83 SQ.MT.
7) 19.83 X 17.92 = 355.89 SQ.MT.
8) 1.95 X 13.62 = 26.56 SQ.MT.
9) 6.35 X 4.61 = 29.27 SQ.MT.
10) 2.45 X 2.00 = 04.90 SQ.MT.
11) 1.55 X 0.45 = 00.70 SQ.MT.

TOTAL DEDUCTION = 527.26 SQ.MT.
(946.50 - 527.26) = 419.24 SQ.MT.
TOTAL GROUND FLOOR AREA = 419.24 SQ.MT.

BUILT UP AREA CALCULATION
MEZZANINE FLOOR PLAN

A) 36.46 X 5.26 = 181.21 SQ.MT.

DEDUCTION
1) 21.81 X 5.26 = 114.72 SQ.MT.

TOTAL DEDUCTION = 114.72 SQ.MT.
(181.21 - 114.72) = 66.49 SQ.MT.
TOTAL MEZZANINE FLOOR AREA =66.49 SQ.MT.

BUILT UP AREA CALCULATION
FIRST FLOOR PLAN

A) 36.46 X 40.80 = 1487.57 SQ.MT.

DEDUCTION
1) 2.00 X 10.19 = 20.38 SQ.MT.
2) 2.10 X 0.45 = 00.94 SQ.MT.
3) 0.50 x 5.47 = 02.70 SQ.MT.
4) 2.45 x 1.90 = 04.65 SQ.MT.
5) 1.35 X 0.45 = 00.61 SQ.MT.
6) 2.10 X 0.70 = 01.47 SQ.MT.
7) 08.53 X 8.40 = 71.65 SQ.MT.
8) 2.45 X 2.00 = 04.90 SQ.MT.
9) 2.53 X 0.45 = 01.13 SQ.MT.

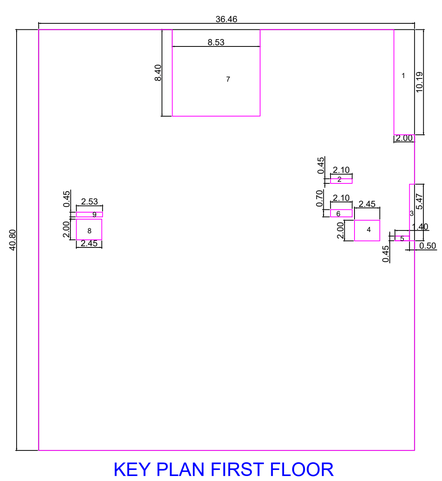
TOTAL DEDUCTION = 108.43 SQ.MT.
(1487.57 - 107.14) = 1379.14 SQ.MT.
TOTAL FIRST FLOOR AREA =1379.14 SQ.MT.

BUILT UP AREA CALCULATION
SECOND FLOOR PLAN

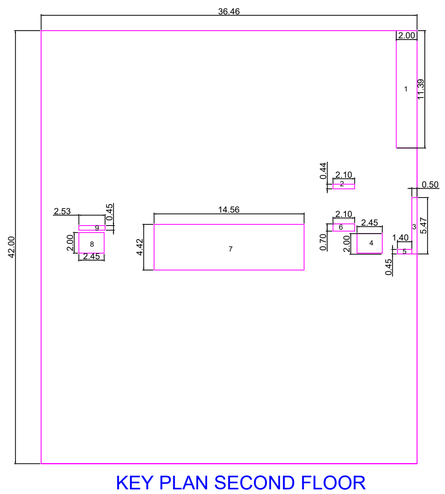
A) 36.46 X 42.00 = 1531.32 SQ.MT.

DEDUCTION
1) 2.00 X 11.39 = 22.78 SQ.MT.
2) 2.10 X 0.45 = 00.94 SQ.MT.
3) 0.50 x 5.47 = 02.70 SQ.MT.
4) 2.45 x 1.90 = 04.65 SQ.MT.
5) 1.35 X 0.45 = 00.61 SQ.MT.
6) 2.10 X 0.70 = 01.47 SQ.MT.
7) 14.56 X 4.42 = 64.35 SQ.MT.
8) 2.45 X 2.00 = 04.90 SQ.MT.
9) 2.53 X 0.45 = 01.13 SQ.MT.

TOTAL DEDUCTION = 103.53 SQ.MT.
(1531.32 - 103.53) = 1427.79 SQ.MT.
TOTAL FIRST FLOOR AREA =1427.79 SQ.MT.



KEY PLAN FIRST FLOOR



KEY PLAN SECOND FLOOR

WATER REQUIREMENT							
DAY SCHOOL BUILDING							
CLASSROOMS		PERSONS		LTRS		TOTAL	
14	x	825	x	45	=	37125.00	LTRS.
				TOTAL	=	38000.00	LTRS.
TOTAL OVER HEAD WATER REQUIREMENT					=	38000.00	LTRS.
ADDITIONAL OVER HEAD FIRE WATER TANK REQUIRED					-	10000.00	LTRS.
TOTAL OVER HEAD WATER PROVIDED						48000.00	LTRS.
UNDER GROUND WATER TANK CAPACITY							
OVER HEAD WATER TANK X 1.50							
38000	x	1.50			=	57000.00	LTRS.
				says TOTAL	=	57000.00	LTRS.
ADDITIONAL UNDER GROUND FIRE WATER TANK REQUIRED					=	0.00	LTRS.
TOTAL UNDER GROUND WATER REQUIREMENT					=	57000.00	LTRS.
TOTAL UNDER GROUND WATER PROVIDED						57000.00	LTRS.

Parking Requirement As Per TOD						
Occupancy	One Parking Space For Every	Car	Scooter	Car	Scooter	Bus
Educational Building (Day Schools)	100 Sqm Carpet Area Of Fraction There	2	4	2	4	-
Parking Req.	Carpet Area	Car	Scooter	Car	Scooter	Bus
100 Sqm Carpet Area Of Fraction There(1:3)	754	15	30	15	30	-
REQUIRED PARKING		15	30	15	30	4
ELECTRICAL PARKING		6	7	6	7	-
REGULAR PARKING		9	40	9	40	4
PROPOSED PARKING		15	47	15	47	4

DOOR AND WINDOW OPENING SCHEDULE					
NAME	WIDTH & HEIGHT	NOS.	NAME	WIDTH & HEIGHT	NOS.
MD	6.00 X 3.00	1	FD	01.20 X 02.40	5
D1	01.20 X 02.40	61	FD1	02.00 X 02.40	1
D2	00.75 X 02.10	30	W1	01.80 X 01.80	124
D3	02.00 X 02.40	5	V	00.60 X 01.20	29

LEGEND	
PLOT BOUNDARY SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED DOTTED	
WATER SUPPLY LINE SHOWN BLACK DOTTED	

STAMP OF APPROVAL

1 / 2

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	4000.00
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	4000.00
B) AS PER MEASUREMENT SHEET	4060.88
C) AS PER SITE	4060.88
2. DEDUCTIONS FOR	
(A) PROPOSED D.P. / D.P.ROAD WIDENING AREA / SERVICE ROAD/ HIGHWAY WIDENING	
(B) ANY D.P. RESERVATION AREA (TOTAL A+B)	
3. BALANCE AREA OF PLOT (1-2)	
4. AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED-	
(B) ADJUSTMENT OF 2(B), IF ANY-	
(C) BALANCE PROPOSED-	
5. NET PLOT AREA (3-4 (C))	4000.00
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A) REQUIRED- PLAY GROUND 40%	1600.00
(B) PROPOSED-	1654.09
7. INTERNAL ROAD AREA	
8.PLOTABLE AREA	4000.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC FSI)	4400.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A) MAXIMUM PERM. PREMIUM FSI-BASED ON ROAD WIDTH.(0.50%)	
(B) PROPOSED FSI ON PAYMENT OF PREMIUM.	
11. IN-SITU FSI / TDR LOADING	
(A) IN-SITU AREA AGAINST D.P. ROAD[2.0 X SR. NO.2(A)], IF ANY	
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 x Sr. No.4(b) and or (c)],	
(C) TDR AREA (0.40%)	
(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	
12. ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A) [9+10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE	4400.00
(B) ANCILLARY AREA FSI UP TO 60% OR 80% With Payment Of Charges.	3520.00
(C) TOTAL ENTITLEMENT (A+B)	7920.00
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.3 AS APPLICABLE) X 1.6 OR 1.8}	
15.TOTAL BUILT-UP AREA IN PROPOSAL.(Excluding Area At Sr.No.17B)	
(A) EXISTING BUILT-UP AREA.	00.00
(B) PROPOSED BUILT-UP AREA (AS PER 'P LINE')	3292.66
(C) TOTAL (BUILT-UP AREA) ENTITLEMENT (A+B)	3292.66
16. F.S.I.CONSUMED (15/13C)(Should Not Be More Than Serial No.14 Above.)	0.42
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
(A) REQUIRED (20% OF SR. NO. 5)	
(B) PROPOSED	

CERTIFICATE OF AREA:

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 records / Land Records
Department / City survey records.

Signature
(AR. AKSHAY DEOKAR)

OWNER'S DECLARATION -

I / We undersigned hereby confirm that I / We would abide by plans approved by Authority/ Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNER NAME AND SIGNATURE

S S INTERNATIONAL SCHOOL, INDRAYANI SANSTHA

PROPERTY ADDRESS :-

Proposed Educational building at
S. No. 487/1B Part, Charholi Bk, Pune 412105

ARCHITECT AR AKSHAY DEOKAR

DAARCH

Office - no. 16,1st floor Tanishq
Orchid, Charholi Bk, Pune -412105

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