F.S.I. STATEMENT (IN SQ.M.)

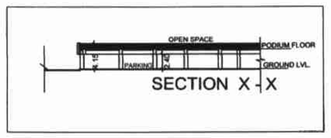
BLDG. NO	BUILDING COVERAGE	FLOOR	HEIGHT OF BUILDING	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	SIXTEENTH	SEVENTEENTH	EIGHTEENTH	NINETEENTH	TWENTIETH	TWENTY FIRST	TOTAL	BALCONY PERMISSIBLE	BALCONY PROPOSED	STAIRCASE	PASSAGE	LOBBY	LIFT	LIFT MACHINE ROOM	TERRACE	AHU	TOILET	TENEMENT
A	818.45	P + 14	49.03	529.98	544.15	544.15	544.15	544.15	544.15	544.15	504.14	544.15	544.15	544.15	501.14	544.15	544.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7523.91	15% OF 40297.43	1130.22	132.86	328.72	1013.63	10.00	30.42	1625.66	312.48	68.88	56
B	517.15	P + 13	42.93	333.04	342.61	342.61	342.61	342.61	342.61	342.61	323.96	342.61	342.61	342.61	32.61	323.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4407.06		658.92	129.09	629.98	0.00	10.00	33.48	872.70	0.00	0.00	52
C	518.57	P + 13	42.93	331.18	344.77	344.77	344.77	344.77	344.77	344.77	319.10	344.77	344.77	344.77	44.77	319.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4417.08		663.00	128.96	390.52	220.48	10.00	33.48	869.00	0.00	0.00	52
D	639.36	P + 13	42.93	387.65	412.72	412.72	412.72	412.72	412.72	412.72	396.82	412.72	412.72	412.72	412.72	396.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5308.49		794.77	255.06	785.98	0.00	10.00	41.06	1133.20	145.08	60.06	52
E	488.76	B+P+21	66.98	322.38	322.38	322.38	322.38	322.38	322.38	322.38	295.76	322.38	322.38	322.38	322.38	295.76	312.38	322.38	322.38	322.38	295.76	322.38	322.38	322.38	6690.12		992.67	284.97	294.84	944.79	10.00	28.60	1643.68	185.22	52.92	84
F	590.74	B+P+21	66.90	404.12	415.93	415.93	415.93	415.93	415.93	415.93	377.45	415.93	415.93	415.93	415.93	377.45	415.93	415.93	415.93	415.93	377.45	415.93	415.93	415.93	8607.28		1285.51	242.55	1607.26	0.00	10.00	29.90	1729.64	211.68	105.84	84
G	513.72	B+P+10	33.90	348.66	348.66	348.66	348.66	348.66	348.66	348.66	318.09	348.66	236.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3343.49		507.78	115.50	747.34	0.00	10.00	31.46	706.32	88.20	50.40	39
TOTAL	4086.75			2657.01	2731.22	2731.22	2731.22	2731.22	2731.22	2731.22	2535.32	2731.22	2618.68	2382.56	2342.55	2257.24	1282.46	738.31	738.31	738.31	673.21	738.31	738.31	738.31	40297.43	6044.61	6032.37	1288.99	4784.64	2178.90	70.00	228.40	8580.20	942.66	338.10	419

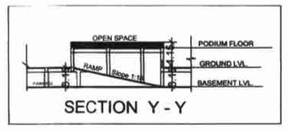
PARKING STATEMENT

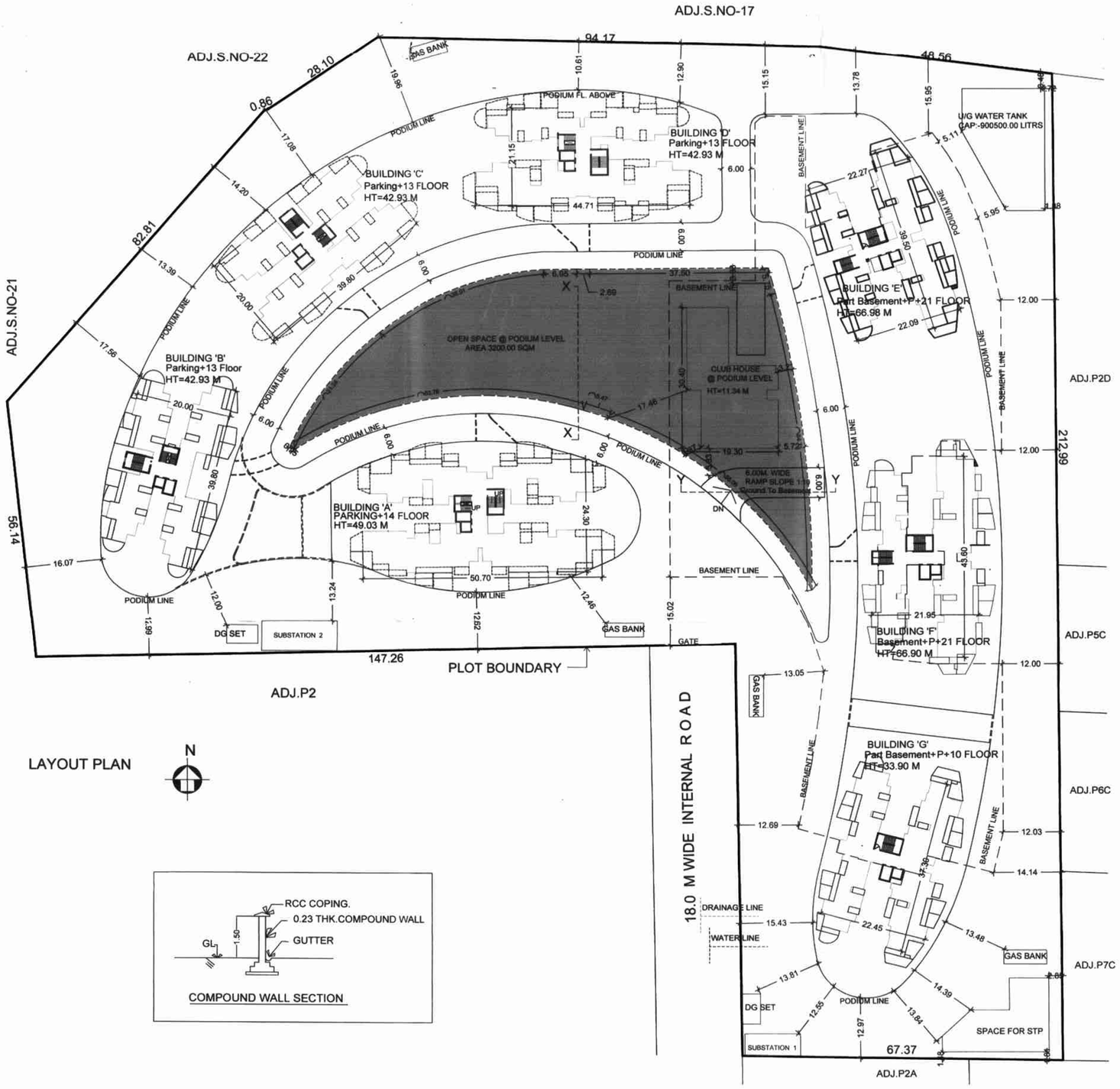
BLDG	PARKING REQUIRED			PARKING PROPOSED		
	CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
A	112	168	224	0	0	0
B	58	125	146	0	0	0
C	58	125	146	0	0	0
D	97	151	198	0	0	0
E	96	204	240	0	0	0
F	105	210	252	0	0	0
G	78	117	156	0	0	0
IN BASEMENT				191	97	0
IN PARKING PLAN				593	1024	1370
	604	1100	1362	784	1121	1370
	X	X	X	X	X	X
	12.50	2.00	1.40	12.50	2.00	1.40
	7550.00	2200.00	1906.80	9800.00	2242.00	1918.00
	11656.80			13960.00		

WATER CALCULATION

A	O/H WATER TANK CAPACITY (IN LTRS.)				U/G WATER TANK CAPACITY (IN LTRS.)			
BUILDING	REQUIRED			PROPOSED	REQUIRED			PROPOSED
	DOMESTIC	FIRE FIGHTING	TOTAL		DOMESTIC	FIRE FIGHTING	TOTAL	
A	37800	20000	57800	62000	56700	75000	131700	900500.00 LTRS.
B	35100	20000	55100	55100	52650	50000	102650	
C	35100	20000	55100	55100	52650	50000	102650	
D	35100	20000	55100	55100	52650	50000	102650	
E	56700	20000	76700	76700	85050	100000	185050	
F	56700	20000	76700	76700	85050	100000	185050	
G	26325	20000	47000	46325	39488	50000	89488	
TOTAL	282825	140000	423500	427025	424238	475000.00	899238	



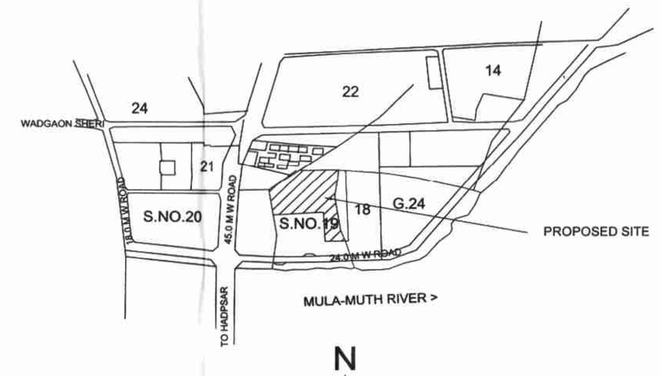




LAYOUT PLAN

N

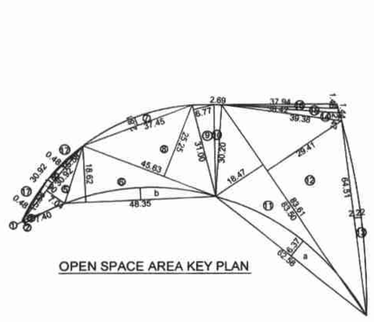
COMPOUND WALL SECTION



N

LOCATION PLAN

SCALE: N.T.S



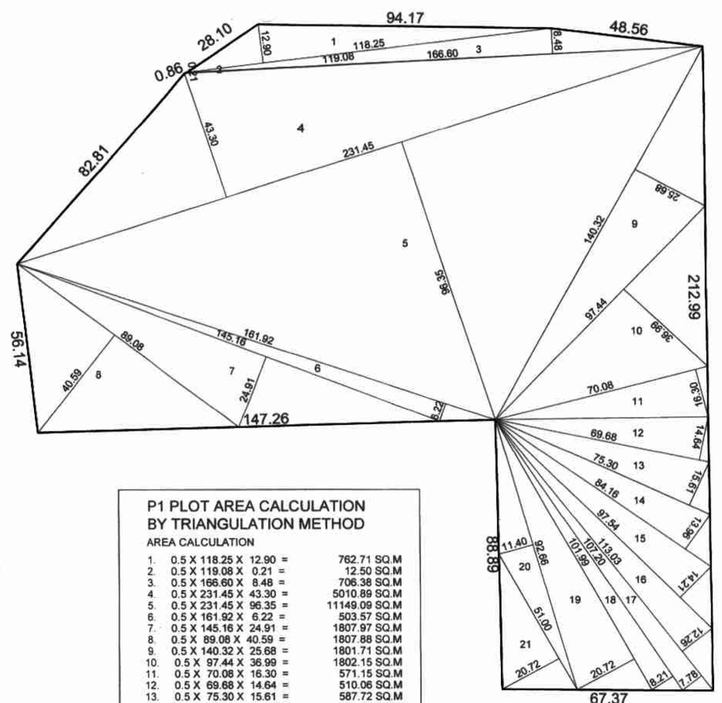
OPEN SPACE AREA KEY PLAN

P1 10 % OPEN SPACE AREA CALCULATION BY TRIANGULATION METHOD

AREA CALCULATION

1.	0.5 X 1.13 X 0.21 =	0.12 SQ.M
2.	0.5 X 1.25 X 0.26 =	0.16 SQ.M
3.	0.5 X 7.40 X 1.10 =	4.07 SQ.M
4.	2 / 3 X 30.92 X 1.90 =	39.17 SQ.M
5.	0.5 X 30.92 X 7.04 =	108.84 SQ.M
6.	0.5 X 48.35 X 18.62 =	450.14 SQ.M
7.	2 / 3 X 37.45 X 2.81 =	70.16 SQ.M
8.	0.5 X 45.63 X 25.25 =	576.08 SQ.M
9.	0.5 X 31.00 X 6.77 =	104.93 SQ.M
10.	0.5 X 30.20 X 2.69 =	40.62 SQ.M
11.	0.5 X 83.50 X 18.47 =	771.12 SQ.M
12.	0.5 X 83.61 X 29.41 =	1229.49 SQ.M
13.	2 / 3 X 64.51 X 2.22 =	95.47 SQ.M
14.	0.5 X 39.38 X 2.47 =	48.63 SQ.M
15.	0.5 X 38.42 X 1.44 =	27.66 SQ.M
16.	0.5 X 37.94 X 1.46 =	27.70 SQ.M
17.	2 / 3 X 15.58 X 0.48 X 2 =	9.97 SQ.M
	TOTAL ADDITIONS =	3604.33 SQ.M
	STANDARD DEDUCTIONS :-	
	a. 2 / 3 X 62.58 X 6.37 X 1 =	265.75 SQ.M
	b. 2 / 3 X 48.35 X 4.30 X 1 =	138.58 SQ.M
		404.33 SQ.M

NET 10% OPEN SPACE AREA= 3604.33 - 404.33 = 3200.00 SQ.M



P1 PLOT AREA CALCULATION BY TRIANGULATION METHOD

AREA CALCULATION

1.	0.5 X 118.25 X 12.90 =	762.71 SQ.M
2.	0.5 X 119.08 X 0.21 =	12.50 SQ.M
3.	0.5 X 166.60 X 8.48 =	706.38 SQ.M
4.	0.5 X 231.45 X 43.30 =	5010.89 SQ.M
5.	0.5 X 231.45 X 96.35 =	11149.09 SQ.M
6.	0.5 X 161.92 X 6.22 =	503.57 SQ.M
7.	0.5 X 145.16 X 24.91 =	1807.97 SQ.M
8.	0.5 X 89.08 X 40.59 =	1807.88 SQ.M
9.	0.5 X 140.32 X 25.68 =	1801.71 SQ.M
10.	0.5 X 97.44 X 36.99 =	1802.15 SQ.M
11.	0.5 X 70.08 X 16.30 =	571.15 SQ.M
12.	0.5 X 69.68 X 14.64 =	510.06 SQ.M
13.	0.5 X 75.30 X 15.61 =	587.72 SQ.M
14.	0.5 X 84.16 X 13.96 =	587.44 SQ.M
15.	0.5 X 97.54 X 14.21 =	693.02 SQ.M
16.	0.5 X 113.03 X 12.26 =	692.87 SQ.M
17.	0.5 X 113.03 X 7.78 =	439.69 SQ.M
18.	0.5 X 107.20 X 8.21 =	440.06 SQ.M
19.	0.5 X 101.99 X 20.72 =	1056.62 SQ.M
20.	0.5 X 92.66 X 11.40 =	528.16 SQ.M
21.	0.5 X 51.00 X 20.72 =	528.36 SQ.M
	TOTAL =	32000.00 SQ.M

STAMP OF APPROVAL

39

B.P. LAYOUT

PREVIOUS SANCTIONED VIDE NO. C.C./1635/11 DATED - 03/08/2011
PREVIOUS SANCTIONED VIDE NO. C.C./2884/12 DATED - 29/12/2012
PREVIOUS SANCTIONED VIDE NO. C.C./0419/13 DATED - 14/05/2013

APPROVED AND ISSUED UNDER COMMUNICATION NO. CC/0419/13
CERTIFICATE NO. CC/0419/13 Dt. 30/04/13
Building Inspector Deputy Engineer P.M.C.

APPROVED SUBJECT TO CONDITION
APPROVED ENG. ENT
CERTIFICATE NO. CC/4619/14
Building Inspector Deputy Engineer P.M.C
(B.P.D.P. ENGINEER-1) P.M.C

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

AREA STATEMENT

			SQ.M.
1.	AREA OF THE PLOT (AFTER SUBDIVISION OF PLOT)		32000.00
2.	DEDUCTIONS FOR		
	a. Road Acquisition Area (U/S 205)	--	
	b. Proposed Road	---	
	c. Any Reservation	----	
	TOTAL (a+b+c)		---
3.	NET GROSS AREA OF THE PLOT (1-2)		32000.00
4.	DEDUCTIONS FOR		
	a. Recreation Ground (10% Open Space)		3200.00
	b. Internal Road	---	
	c. Amenity space (15%) SUPERIMIPOSE ON RESERVATION	4800.00	
	d. Area of Transformer (M.S.E.B.)		48.00
	TOTAL (a+b+c+d)		3248.00
5.	NET AREA OF THE PLOT (3-4)		28752.00
6.	ADDITION FOR F.A.R.		
	a. Road Acquisition Area (U/S 205)		
	b. Proposed Road (D.P. Road / Road Widening)	---	
	c. Amenity space	4800.00	
	d. Recreation Ground As Per Rule No 13.3.1 (10% Open Space)	---	
	e. Internal Road	---	
	f. T.D.R. (40% OF 5) (11500.80 - 4800.00) AMENITY SPACE	6700.80	
	g. Area of Transformer (M.S.E.B.)	48.00	
	TOTAL (a+b+c+d+e+f)		11548.80
7.	TOTAL AREA (5+6)		40300.80
8.	F.A.R. PERMISSIBLE		
	a. RESIDENTIAL(1)	40300.80	
	b. Commercial (0.5 / 1 / 0.85 / 0.75)		
	c. Information Technology (2)		
	TOTAL F.A.R. PERMISSIBLE		40300.80
9.	F.A.R. EXISTING		
	a. RESIDENTIAL	NIL	
	b. Commercial	NIL	
	c. Information Technology	NIL	
	TOTAL F.A.R. EXISTING		NIL
10.	F.A.R. PROPOSED		
	a. RESIDENTIAL	40297.43	
	b. Commercial	---	
	c. Information Technology	---	
	TOTAL F.A.R. PROPOSED		40297.43
11.	TOTAL FSI		40297.43
12.	PERMISSIBLE COVERAGE (20 % OF 28752.00)		5750.40
13.	PROPOSED COVERAGE		4086.75

TENEMENT STATEMENT

14.	Area As Per Item 5 Above	28752.00
15.	Less Deduction Of Non Residential Area	--
16.	Area Under Residential Tenements (14-15)	28752.00
17.	Tenements Permissible 250 Nos./ Hector 28752.0 X250/10000= 718.80 SAY 718.00	718
18.	Tenements Proposed	419

PARKING STATEMENT

		CARS	SCOOTERS	CYCLES
19.	PARKING REQUIRED BY RULES	604	1100	1362
20.	PARKING PROVIDED	784	1121	1370

Plot Boundary Shown Thick Black		Water Line Shown Black (Dotted)	
Proposed Work Shown Red		Existing Work To Be Retained Blue	
Drainage Line Shown Red (Dotted)		Existing Work To Be Demolished Yellow	

LAND OWNER (AS PER 7/12 OR P.R.C.)

SHRI . S.C.DARODE & 5 OTHERS

POWER OF ATTORNEY HOLDER

CLIENT/FIRM'S NAME

M/S. DARODE JOG REALTY PVT.LTD

CONTENTS

LAYOUT PLAN AND F.S.I STATEMENT
PLOT AREA CALCULATION OPEN SPACE CALCULATION

PROJECT (REVISED PROPOSAL)

PROPOSED LAYOUT OF BUILDING
AT PLOT P1 S.NO.18 H.NO.1+2+3
S.NO.19 H.NO.1+2 KHARADI, PUNE.

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Dimensions are not to be scaled from drawings. Do not scale drawings. Use figured dimensions only. Contractor shall verify all dimensions, levels, design and structural details, structural and its details during construction, electrical, plumbing, sanitation, landscaping works and other services etc. and notify the architect/engineer and details are not prepared by the architect.
Contractor is not responsible for quality of materials.
Contractor is not responsible for any deviations from the approved plan and any during construction shall be informed to the architect in advance.
Contractor shall not be responsible for use of inadvertent false or pirated of the works.
The Charity Clause/ P.A.H. no transportation, commission shall utilized maximum up to minimum as per A.R. profession, permission to incorporate, permission to dispose off the excavated material etc. from appropriate authorities.
Project management team is only during construction by the Architect (should be in building contracts) or other professional agents to buildings, persons staying in premises/building, owners and occupiers on adjoining land, shall not be liable or responsible for any loss or damage howsoever arising from or in connection with the building.
Water from municipal water supply line shall not be used for construction.
Contractor shall be responsible for any accident occurring due to construction of elements of buildings not designed by the architect.
Contractor shall be responsible for any accident occurring due to construction of elements of buildings not designed by the architect.
Contractor shall not be responsible for unauthorized work or deviation of sanctioned plans, work done above plinth without obtaining permit-occupancy certificate, unauthorized use of premises without obtaining occupancy certificate & any loss of properties charged by condoning authorities.

REVISION	DEALT	DATE
R1 = 1.40 F.S.I DRAWING	SANJAY	26.2.2012
R2 = CHANGE IN BUILDING, BASEMENT ADDED	SUDHIR	11.2.2013
R2_V1 2 TOILET AREA ADDED IN FSI (A BLDG)	SUDHIR	15.3.2013
R4_CHANGE THE DESIGN BUILDING E,F,G	sanjay	12.3.2014

Scale	1:500	Dealt	SANJAY
Date	7/4/2011	Job no.	1447
Drg. no.	M-2	Checked	M.R.P.
Rev. no.	R-0		

LAXMAN THITE ARCHITECT
CA/79/14594
18, SHIVAJINAGAR, PUNE-5
TEL.: 25536714/25536109
FAX : 25536950

P.A.H.

SHRI . S.C.DARODE
DIRECTOR OF
DARODE JOG REALTY PVT.LTD

AN ISO 9001: 2008 CERTIFIED COMPANY

\\dataserver\STUDIO (F)\JOBS\1447\MD\B.P LAYOUT\R4\v4\1\LAYOUT V1.dwg