TOTAL BUILD. F.S.I. STATEMENT in smt. (FOR PLOT - 4)

FLOOR'S	TYPE - A1		TYPE - C1 TO C3	TYPE - C4	TYPE - C5 TO C8	TYPE - C9	TYPE - C10 TO C13	TYPE - C14&C15	TOTAL AREA
	COMM	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	
GROUND FLOOR	124.97	115.28	801.80	361.22	--	295.61	1188.89	---	2887.77
FIRST FLOOR	---	113.96	1032.94	361.27	1270.51	317.97	1212.46	214.59	4523.70
SECOND FLOOR	---	279.69	1032.94	381.60	--	--	1237.46	435.57	3367.26
THIRD FLOOR	---	279.69	1032.94	381.60	--	--	1237.46	435.57	3367.26
TOTAL AREA	124.97	788.62	3900.62	1485.69	1270.51	613.58	4876.27	1085.73	**14,145.99**

TOTAL BUILD. BALCONY, PASSAGE STATEMENT in smt. = (FOR PLOT NO. - 04)

NOS.	BUILD. TYPE		TERRACE PROP.	LIFT AREA & LIFT M. RM.	GROUND COVERAGE	NO. OF TENEMENT	HTS
1	A1	GR+3RD FL.	85.49	16.52	408.01	08 NOS.	12.05 M.
2	C1,C2 & C3	PARK/GR+3RD FL.	468.85	49.57	1202.45	38 NOS.	12.05 M.
3	C4	GR.+3RD FL.	137.81	16.52	410.70	12 NOS.	12.05 M.
4	C5 TO C8	PARK+1ST FL.	--	66.10	1473.95	13 NOS.	6.25 M.
5	C9	PARK/GR+1ST FL.	48.23	16.52	343.84	06 NOS.	6.25 M.
6	C10 TO C13	GR.+3RD FL.	568.19	66.10	1568.14	48 NOS.	12.05 M.
7	C14 & C15	PARK/GR+3RD FL.	111.20	33.05	475.80	10 NOS.	12.05 M.
	TOTAL		1419.77	264.38	5882.89	135 NOS.	

TOTAL BU/P AREA = 14145.99+ (264.38) LIFT + L.M.R. = 14,410.37 SQ.M

WATER STATEMENT in smt.

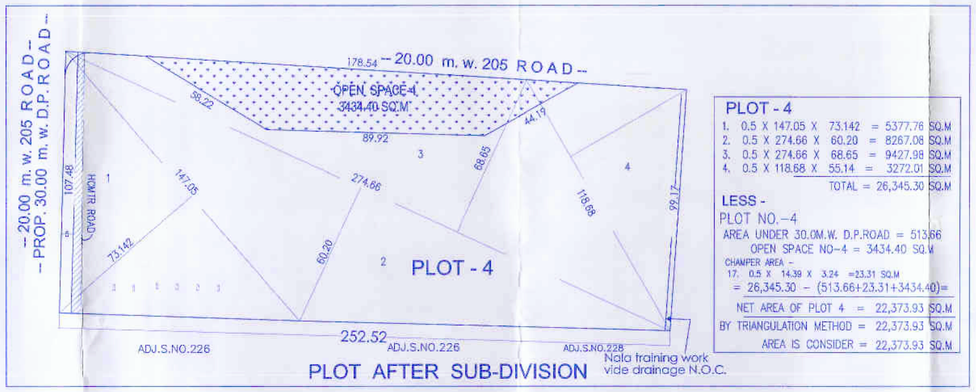
NOS.	BUILD.TYPE	O/H. WATER TANK	U/G. WATER TANK
1	TYPE - A1	8,000.00 LIT.	12,000.00 LIT.
2	TYPE -C1,C2 & C3	26,000.0 LIT.	39,000.00 LIT.
3	TYPE - C4	8,100.00 LIT.	12,200.00 LIT.
4	TYPE - C5 TO C8	9,000.00 LIT.	13,500.0 LIT.
5	TYPE - C9	4,100.00 LIT.	6,200.00 LIT.
6	TYPE - C10 TO C13	32,500.00 LIT.	49,000.00 LIT.
7	TYPE - C14 & C15	7,000.00 LIT.	10,500.00 LIT.
	T O T A L	94,700.0 LIT.	1,42,400.00 LIT.

PARKING AREA STATEMENT

	AREA PROPOSED	AREA PROPOSED
CAR	223 NOS. X 12.50 SQ.M	2787.50 SQ.M.
SCOOTER	317 NOS. X 2.00 SQ.M	634.00 SQ.M.
CYCLE	221 NOS. X 0.70 SQ.M	154.70 SQ.M.
TOTAL		3576.20 SQ.M.

PARKING STATEMENT in smt.

NOS.	BUILD.TYPE	CAR	SCOOTER	CYCLE
1	TYPE - A1	13	23	13
2	TYPE -C1,C2 & C3	38	76	38
3	TYPE - C4	12	24	12
4	TYPE - C5 TO C8	26	26	26
5	TYPE - C9	06	12	06
6	TYPE - C10 TO C13	96	96	96
7	TYPE - C14 & C15	10	20	10
	TOTAL	201	277	201
	add 5% visitor parking	10	14	10
	TOTAL REQUIRED PARKING	211	291	211
	TOTAL PROPOSED PARKING	223	317	221



PLOT AFTER SUB-DIVISION

PLOT - 4

1. 0.5 X 147.05 X 73.142 = 5377.76 SQ.M
2. 0.5 X 274.66 X 60.20 = 8267.08 SQ.M
3. 0.5 X 274.66 X 68.65 = 9427.98 SQ.M
4. 0.5 X 118.68 X 55.14 = 3272.01 SQ.M

TOTAL = 26,345.30 SQ.M

LESS -

PLOT NO.-4

AREA UNDER 30.0M.W. D.P.ROAD = 513.66

OPEN SPACE NO-4 = 3434.40 SQ.M

CHAMFER AREA -

17. 0.5 X 14.39 X 3.24 =23.31 SQ.M

= 26,345.30 - (513.66+23.31+3434.40)=

NET AREA OF PLOT 4 = 22,373.93 SQ.M

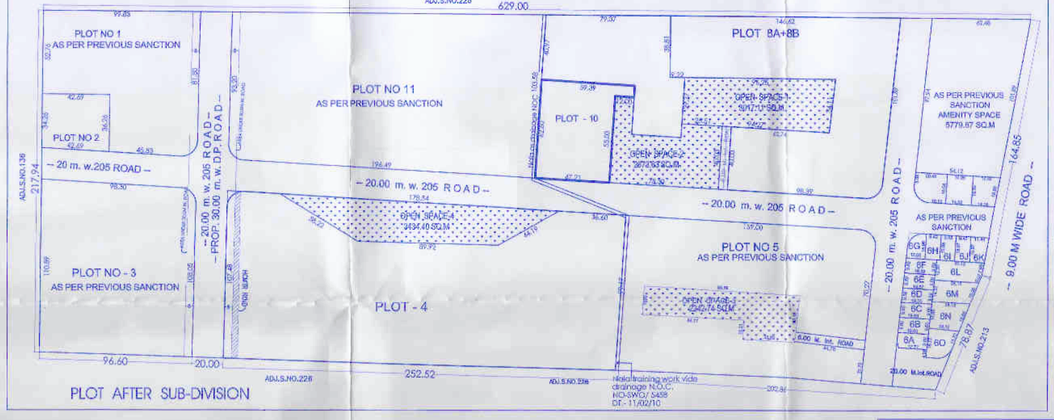
BY TRIANGULATION METHOD = 22,373.93 SQ.M

AREA IS CONSIDER = 22,373.93 SQ.M

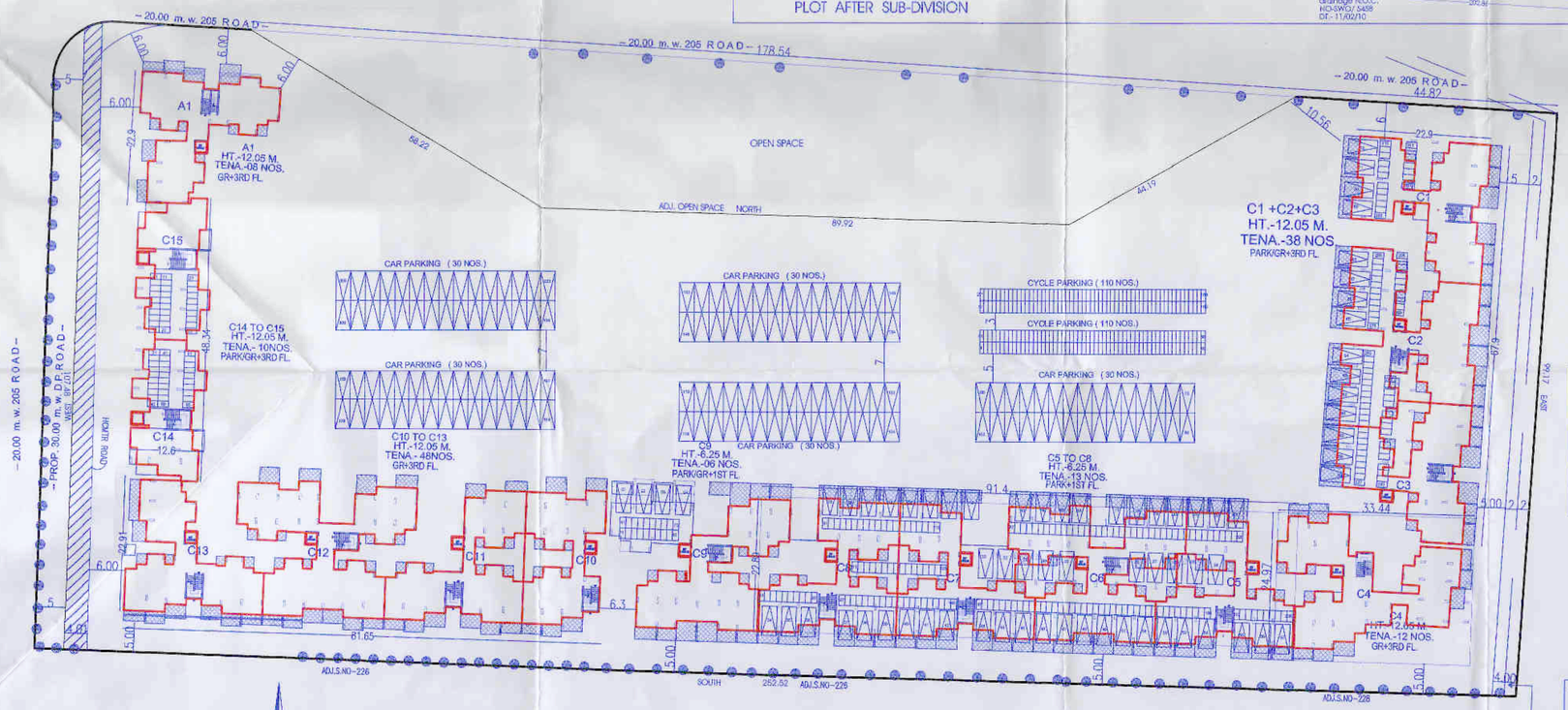
OPEN SPACE NO - 4

1. 0.5 X 89.27 X 26.99 = 1204.70 SQ.M
2. 0.5 X 89.92 X 25.74 = 1157.27 SQ.M
3. 0.5 X 89.27 X 24.04 = 1073.03 SQ.M

TOTAL = 3435.00 SQ.M



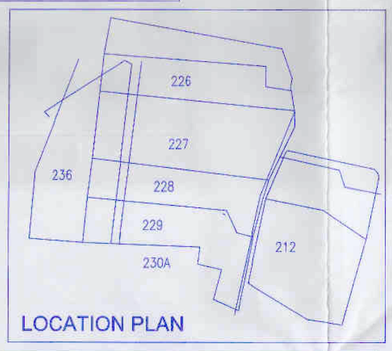
PLOT AFTER SUB-DIVISION



GROUND / PARKING FLOOR PLAN

CAR- 223 NOS.
SCOOTER- 317 NOS.
CYCLE- 221 NOS.

Nala training work Wide drainage N.O.C. NO-SWO/ 5458 DT.- 11/02/10

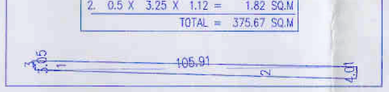


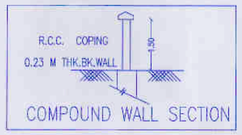
LOCATION PLAN

HCMTR ROAD AREA

1. 0.5 X 105.91 X 3.05 = 161.51 SQ.M
2. 0.5 X 105.91 X 4.01 = 212.34 SQ.M
2. 0.5 X 3.25 X 1.12 = 1.82 SQ.M

TOTAL = 375.67 SQ.M





TREES PROVIDED STATEMENT

PLOT AREA = 22373.93 SQM

REQUIRED NO. OF TREES = 22373.93 SQ.M./80.00

= 279.67 NO.

SAY = 280.00 NO.OF TREES

विकास योजना कार्यालय
मान्य लेआउट क्र. सारी/7920/20
हि.पी.ओ./झोन क्र. 8 दिनांक 9/11/2020
कार्यकारी अभियंता
विकास योजना व बांधकाम नियंत्रण (झो.क्र. 8)
पुणे महानगरपालिका

मालमत्ता धारकाने द्यावे.
जमिन विकास निधी----------चौ.मी. क्षेत्रासाठी
रक्कम रु.----------चलन क्र.----------
दि.----------ने भरणे आहेत.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the Internal roads & Services through this lans under layout/sub-division

Note : No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granten unless final sanction to the layout is obtained from the Municipal Commissioner.

AREA STATEMENT	SQ.MT.
1 : Area of plot (Minimum area of a,b,c to be considered) a) as per ownership document (7/12,CTS extract) b) as per measurement sheet c) as per site	22373.93 ---- ---- ----
2 : Deductions for a) HCMTR ROAD WIDENING b) DP ROAD WIDENING (30.00m) (Total a+b+c)	375.56 ---- ---- --
3 : Gross Area of Plot (1-2)	21998.37
4 : Recreational Open Space a) Required - (10%) b) Proposed -	-- --
5 : Amenity Space a) Required - (15%) b) Proposed -	- -
6 : Nala	-
7 : Transformer area	-
8 : NET AREA OF PLOT=[3-5(b)]	21998.37
9 : built up area with reference to basic F.S.I as per front road width (sr.no.8x1.00)	21998.37
10 : Addition of area for F.S.I a) In situ area against HCMTR road (1.85x sr.no2(a)),if any b) Layout dp road area (30.00m) c) In situ area against layout amenity space [2.00 or 1.85x sr.no.5(b)] d) Premium FSI area (subject to maximum) e) 1.40 % TDR f) Additional fsi area under chapter VIII (Total of a+b+c+d+e+f)	---- ---- ---- ---- ---- ---- ----
11 : Consume T.D.R.	----
12 : Total area available (9+10)	21998.37
13 : Maximum utilization of fsi permissible as per road width (as per regulation no.) (8 X ---)	----
14 : total built-up area in proposal. a) Existing Built-up Area. b) Proposed Built-up Area c) excess balcony area counted in f.s.i d) excess double height terraces area counted in f.s.i (Total of a+b+c+d)	---- 14,410.37 ---- ---- 14,410.37
15 : F.S.I consumed (13/8)(should not be more than serial no.12above)	0.65
16 : area of inclusive housing if any a) Required (20%of sr.no.9) b) Proposed -	---- N.A ---- ----

LEGEND

PLOT BOUNDARY	THICK BLACK	
PROPOSED WORK	RED	
WATER LINE	BLACK DOTTED	
DRAINAGE LINE	RED DOTTED	

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE.
0.15M THK BLOCK WALL & 0.10M THK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
M.M.TILE FLOORING
T.W.DOORS & M.S.WINDOWS.

ARCHITECT: Ar. PRAKASH KULKARNI CA/98/22989

OWNER (P.A.H.): ROHAN PROJECTS

PROJECT : PROPOSED COMMERCIAL BUILDING ON, Old S. No. 227 , 227 Hissa no. 1 to 17 Plot No. 4 C.T.S.NO.218/4, AT LOHAGAON, TAL -HAVELI ,DIST - PUNE.

ARCHITECT
P R A K A S H K U L K A R N I
ankur associates
A R C H I T E C T S
TEJOVANAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1157/18, GHOLE ROAD, SHIVAJINAGAR, PUNE-411 005, PHONE - 25314700, 25314701 / FAX - 020 25314702
Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY
13.11.2020	1 : 500	SONALI

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