

F.S.I STATEMENT										
BUILDING	FLOOR	HTS.	COMM.F.S.I	RES. F.S.I	COMM.+RES. F.S.I	OPEN PER. BAL.	OPEN PROPOSED BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	TENA.
WING - A	2 BASEMENT PARKING+GR.FL./STLT+ 11 FL	36.20 M.	0.00	4210.00	4210.00	631.50	797.25	195.36	195.36	90
WING - B	2 BASEMENT PARKING+GR.FL./STLT+ 11 FL	36.20 M.	83.00	8967.40	9050.40	1357.56	1088.15	195.36	195.36	132
WING - C	2 BASEMENT PARKING+GR.FL./STLT+ 11 FL	33.25 M.	843.53	5930.30	6773.83	1016.07	579.94	204.60	178.08	57
TOTAL			926.53	19107.70	20034.23	3005.13	2465.34	595.32	569.90	279.00

WATER STORAGE TANK CAP. CALC.		
WINGS	O/H. WATER TANK LTS.+FIRE	U/G. WATER TANK LTS.+FIRE
WING -A	85750	166125
WING -B	114100	208650
WING -C	63475	132712.50
TOTAL	263325.00	507487.50

LIG/MIG STATEMENT:
Area For LIG/MIG(1429.49X0.20) =2485.90 sq.m.
REQUIRED AREA = 2485.90 sq.m.
WING-A =2485.90 sq.m.
PROPOSED AREA =2485.90 sq.m.

REFUGE AREA	
WING	AREA
A	44.00
B	44.00
C	38.75
TOTAL	126.75

WATER STORAGE TANK CAP. CALC.
WATER REQ. IN O/H. WATER TANK CAP. FOR RES.
44 TENA X 135 LIT X 5.0 =29,700.00 LTS.
SAYS =29,700.00 LTS.
ADD:- FIRE FIGHTING = 25,000.00 LTS.
U/G. WATER TANK CAP. = 29,700.00 Ltr.X1.50 = 44,550.00 Ltr.

F.S.I STATEMENT WING -A (MHADA)				
FLOOR	BUP AREA	PERM. BALCONY	PROPO. BALCONY	TENA.
FIRST FL.	225.99	35.31	04	
SECOND FL.	225.99	35.31	04	
THIRD FL.	225.99	35.31	04	
FOURTH FL.	225.99	35.31	04	
FIFTH FL.	225.99	35.31	04	
SIXTH FL.	225.99	35.31	04	
SEVENTH FL.	225.99	35.31	04	
EIGHTH FL.	225.99	35.31	04	
NINTH FL.	225.99	35.31	04	
TENTH FL.	225.99	35.31	04	
ELEVENTH FL.	225.99	35.31	04	
TOTAL	2485.90	372.88	337.29	44.00

OPEN SPACE AREA CALC.
1. 0.50 X 21.84 X 9.36 = 102.21 SQ.M.
2. 0.50 X 21.84 X 9.83 = 107.34 SQ.M.
3. 0.50 X 22.20 X 9.56 = 106.12 SQ.M.
4. 0.50 X 22.20 X 9.03 = 100.23 SQ.M.
5. 0.50 X 23.16 X 9.26 = 107.23 SQ.M.
6. 0.50 X 23.16 X 8.72 = 100.98 SQ.M.
7. 0.50 X 36.79 X 12.872 = 236.09 SQ.M.
8. 0.50 X 36.25 X 14.54 = 263.35 SQ.M.
9. 0.50 X 16.43 X 3.97 = 32.61 SQ.M.
10. 0.50 X 16.43 X 2.40 = 19.72 SQ.M.
11. 0.50 X 2.30 X 0.30 X2 = 0.69 SQ.M.
= 1218.57 SQ.M.

AMINITY SPACE AREA CALC.
1. 0.50 X 59.69 X 36.35 = 1084.896 SQ.M.
2. 0.50 X 56.69 X 18.46 = 520.939 SQ.M.
3. 0.50 X 30.17 X 11.36 = 171.37 SQ.M.
TOTAL = 1807.20 SQ.M.

PARKING AREA STATEMENT			
PARKING REQUIRED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 04 TENA.	01	05	05
50.00 TO 100.00 SQ.M. 03 TENA.	01	03	03
ABOVE 100.00 SQ.M. 02 TENA.	01	02	02
Mercentile 100sqm. built-up area	01	03	03
PARKING PROVIDED			
UPTO 50.00 SQ.M. 151 TENA.	190	190	
50.00 TO 100.00 SQ.M. 128 TENA.	43	129	129
ABOVE 100.00 SQ.M. 1 TENA.	---	---	---
Mercentile 100sqm. built-up area 926.53	09	27	27
TOTAL	52	346	346

PARKING AREA STATEMENT (MHADA)			
PARKING REQUIRED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 04 TENA.	01	05	05
50.00 TO 100.00 SQ.M. 03 TENA.	01	03	03
ABOVE 100.00 SQ.M. 02 TENA.	01	02	02
PARKING PROVIDED			
UPTO 50.00 SQ.M. 44 TENA.	55	55	
50.00 TO 100.00 SQ.M. 1 TENA.	---	---	---
ABOVE 100.00 SQ.M. 1 TENA.	---	---	---
TOTAL	55	55	

PARKING AREA STATEMENT	
AREA REQUIRED	AREA PROPOSED
CAR --- NOS. X 20.00 SQ.M. ---.00 SQ.M.	
SCOOTER 55 NOS. X 3.00 SQ.M. 165.00 SQ.M.	
CYCLE 55 NOS. X 1.40 SQ.M. 77.00 SQ.M.	
TOTAL	242.00 SQ.M.



PROPOSED SITE LOCATION PLAN

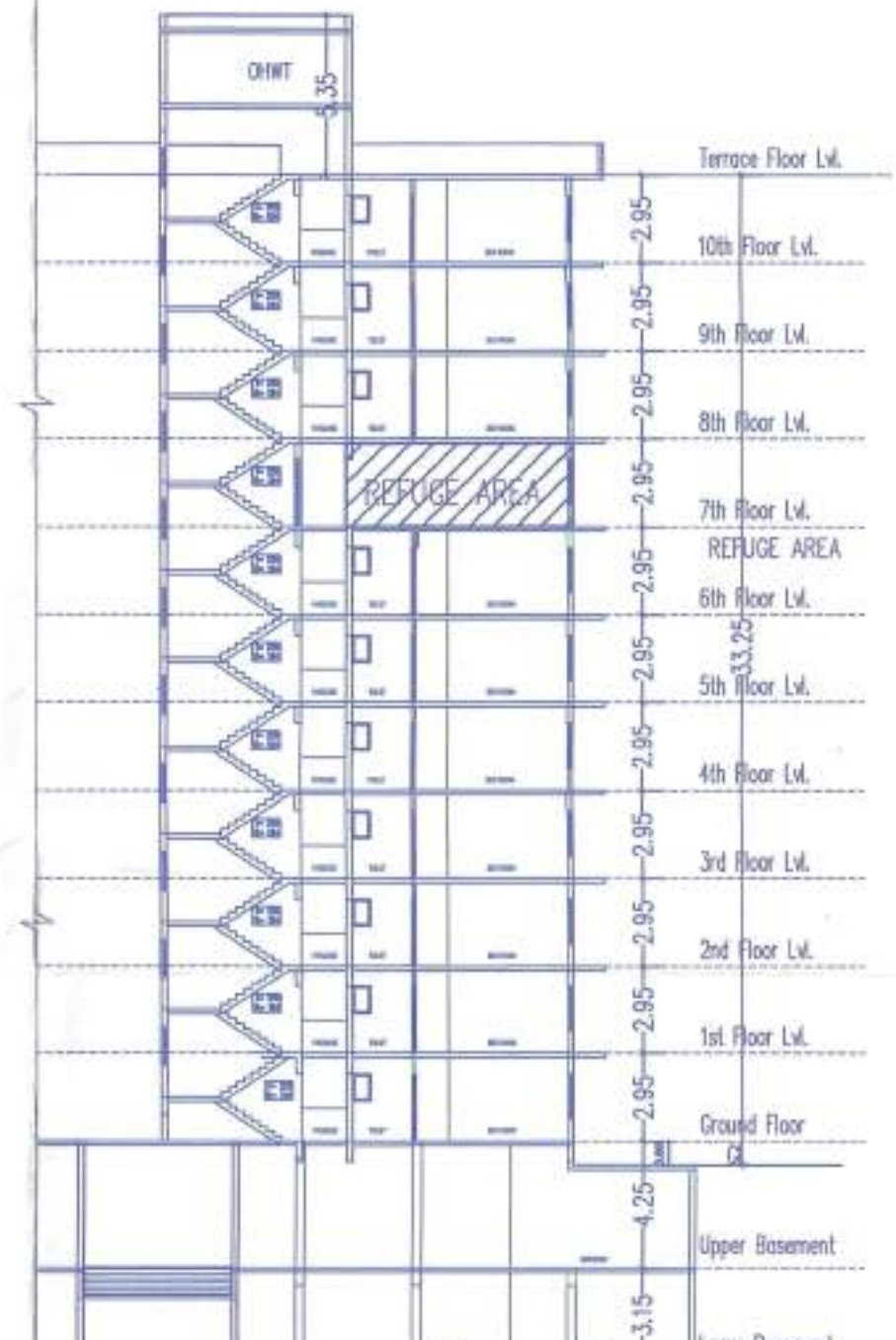


GOOGLE MAP PROPOSED SITE

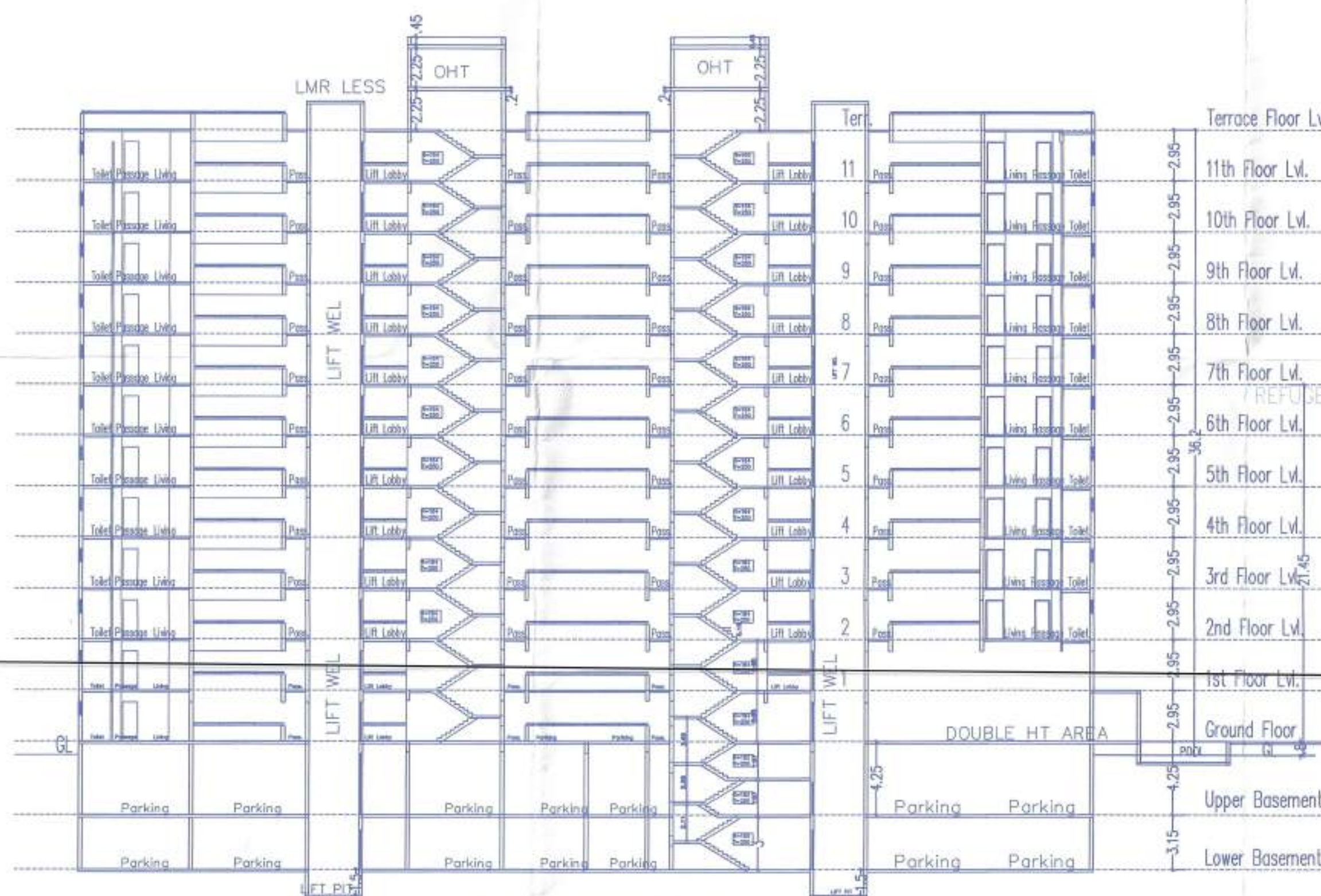
PROP.24.00M.W.R.P.ROAD AREA CAL. (DRAFT DP 24.00M.W.ROAD)

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TOTAL PLOT AREA CAL. GAT NO.-1469 (P)



SCHEMATIC SECTION C WING



SCHEMATIC SECTION A & B WING

STAMP OF APPROVAL 01/01

IOD LAYOUT

ST. 962 F. 20/08/22

Deputy Metropolitan Planner
(Pune Metropolitan Region Development Authority Pune)



AREA STATEMENT	SQ.M.
1 : Area of plot (Minimum area of a,b,c to be considered)	12605.68
a) as per ownership document (7/12,CTS extract)	12600.00
b) as per measurement sheet	---
c) as per site	---
2 : Deductions for	
a) Proposed 24.00 M. RP Road Widening Area	551.96
(Total a+b+c)	---
3 : Gross Area of Plot (1-2)	12,048.04
4 : Recreational Open Space	
a) Required - (10%)	1204.80
b) Proposed -	1218.57
5 : Amenity Space	
a) Required - (15%)	1807.20
b) Proposed -	1807.20
6 : Nala	
7 : Transformer area	
8 : NET AREA OF PLOT=[3-5(b)]	10,240.84
9 : built up area with reference to basic F.S.I as per front road width (sr.no.8x1.20)	12,289.00
10 : Addition of area for F.S.I	
a) in situ area against handed over (2.00 or 1.85x sr.no.2(a)) if any 551.96x2	---
b) in situ area against amenity space (2.00 or 1.85x sr.no.5(b)) 1,807.21x2	---
c) Premium FSI (0.20)	2048.17
d) TDR (0.50)	5120.42
e) Additional fsi area under chapter VIII	---
(Total of a+b+c+d+e)	7,168.59
11 : Total area available (9+10)	19,457.59
12 : Maximum utilization of fsi permissible as per road width (as per regulation no.15.4)	19,457.59
13 : Green building F.S.I (5% of sr.no.9)	614.45
14 : Total area	20,072.04
15 : total built-up area in proposal.	
a) Existing Built-up Area.	926.53
b) Proposed Built-up Area COMM.	18,107.70
c) Proposed Built-up Area RESI	---
d) excess balcony area counted in f.a.i	---
e) excess double height terraces area counted in f.a.i	---
(Total of a+b+c+d+e)	20034.23
16 : F.S.I consumed (15/8)(should not be more than serial no.14above)	
17 : area of inclusive housing if any	
a) Required (20%of sr.no.9)	2485.90
b) Proposed -	2485.90

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	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/98/22909	ASHWIN LUNKAD. M/s. ROHAN HOUSING PVT.LTD.

PROPOSED LAYOUT OF RESIDENTIAL BUILDING ON, OLD GAT.NO.1469(P),WAGHOLI, TAL -HARVEJI, DIST - PUNE.			
ARCHITECT	DATE	SCALE	DRN BY
ankur associates ARCHITECTS	19.04.2022	1 : 500	N.D.
TEJOWALAYA, OFF. NO.-101, 1ST FL., CTS. NO.-118719, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 25514790, 25514791 / FAX - 020 25514792			
Email - prakash@ankurassociates.in			

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