BUILDING LAYOUT 01/17

EXISTING BUILDING F.S.I STATEMENT

UNIT NO.	FLOOR	HTS	BUILT UP	PROP.BALC.	COVERAGE	TENEMENT
A1 TO A7	G+1 FL	6.45 M	1237.81	129.85	700.49	07 NOS.
B1 TO B7	G+1 FL	6.45 M	1212.81	129.85	700.49	07 NOS.
TOTAL	—	—	2475.62	259.70	1400.98	14 NOS.

PREMIUM DIFFERENCE STATEMENT =

FLOOR'S	B/UP AREA	STAIRCASE PREMIUM	PASSAGE AREA	PROP. BALC.	WASH AREA	TERRACE AREA	TOTAL LIFT+LMR
PROP. BUILT AREA	19074.36	338.33	2147.18	2648.92	989.29	1749.53	75.64
OLD SANCTION	19118.75	338.33	2147.18	2637.20	984.46	1793.50	73.32
DIFFERENCE	-44.39	—	—	+11.72	+14.83	-43.97	+2.32

DIFFERENCE AREA ADD IN F.S.I. =19,074.36+11.72+14.83+2.32=19,103.23 SQ.M.

PRO. F.S.I STATEMENT

UNIT NO.	FLOOR	HTS	BUILT UP	PROP.BALC	STAIRCASE	PASSAGE	WASH AREA	TERRACE	LIFT	LIFT M/C.RM.	COVERAGE	TENEMENT
A1 WING	L.G+UG.FL+ 12 FLOOR	35.99 M	6834.44	998.42	176.52	1152.83	464.36	743.76	6.19	21.85	705.38	118 NOS.
A2 WING	L.G+UG.FL+ 11TH FLOOR	33.15 M	6285.22	834.72	161.81	994.35	424.91	675.85	6.70	23.94	701.74	108 NOS.
A3 WING	L.G+UG.FL+ 6TH FLOOR	22.44 M	3479.08	455.08	----	----	119.02	329.92	3.35	13.81	434.74	77 NOS.
TOTAL	—	—	16598.74	2389.22	338.33	2147.18	999.29	1749.53	16.24	59.40	1842.46	303 NOS.
TOTAL			19,074.36	2,648.92				=1400.98+1842.46= 3243.44				317 NOS.

TOTAL =19,074.36+11.72(BALC.)+14.83(WASH AREA)+2.32(LIFT+LMR)=19,103.23 SQ.M.

PARKING STATEMENT in amt.

NOS.	WING	TOWN	CAR	SCOOTER	CYCLE
1	A1 TO A7	7 NOS.	14	14	14
2	B1 TO B7	7 NOS.	14	14	14
3	A2-wing	118 NO	59	236	236
4	A3-wing	108 NO	54	216	216
5	A3-wing	77 NO	00	85	85
	TOTAL	317 nos.	146	575	575
ADD 10%			15	60	60
TOTAL		317 nos.	161	635	635

WATER STORAGE TANK CAP. CALC.

NOS.	WING	U/G WATER TANK CAP.	O/H WATER TANK CAP.
1	A1 TO A7	7,000.00 LTR.	11,000.00 LTR.
2	B1 TO B7	7,000.00 LTR.	11,000.00 LTR.
3	A1-wing	80,000.00 LTR.	120,000.00 LTR.
4	A2-wing	73,000.00 LTR.	109,500.00 LTR.
5	A3-wing	52,000.00 LTR.	78,000.00 LTR.
	TOTAL	219,000.00 LTR.	329,500.00 LTR.

9.00 M INTERNAL ROAD AREA CALCULATION :

1. (54.62+47.79+ 59.05+ 66.86 + 30.83)= 259.15 X 9.00 = 2,332.35 SQ.M

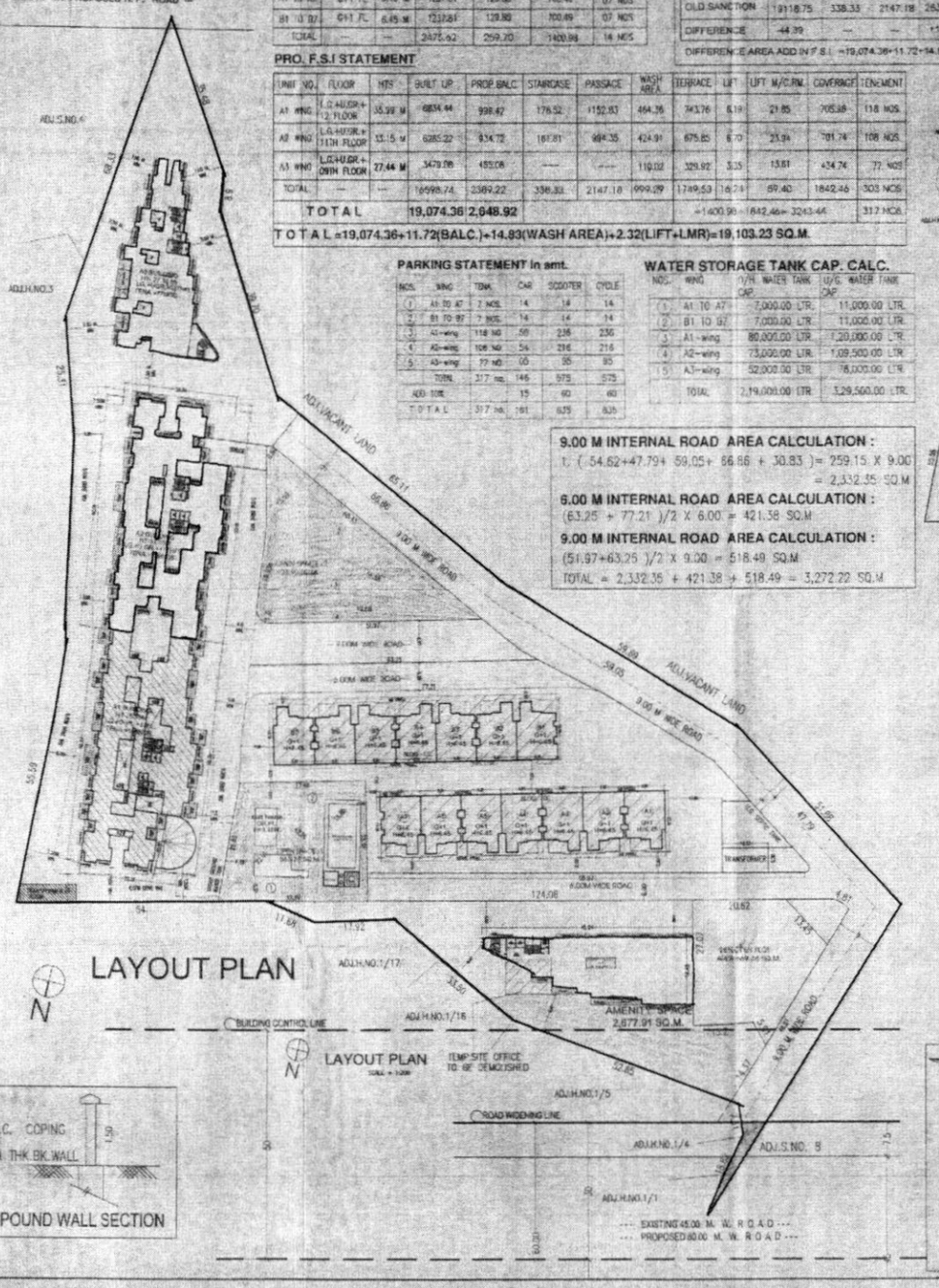
6.00 M INTERNAL ROAD AREA CALCULATION :

(63.25 + 77.21)/2 X 6.00 = 421.38 SQ.M

9.00 M INTERNAL ROAD AREA CALCULATION :

(51.97+63.25)/2 X 9.00 = 518.49 SQ.M

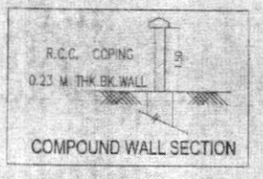
TOTAL = 2,332.35 + 421.38 + 518.49 = 3,272.22 SQ.M



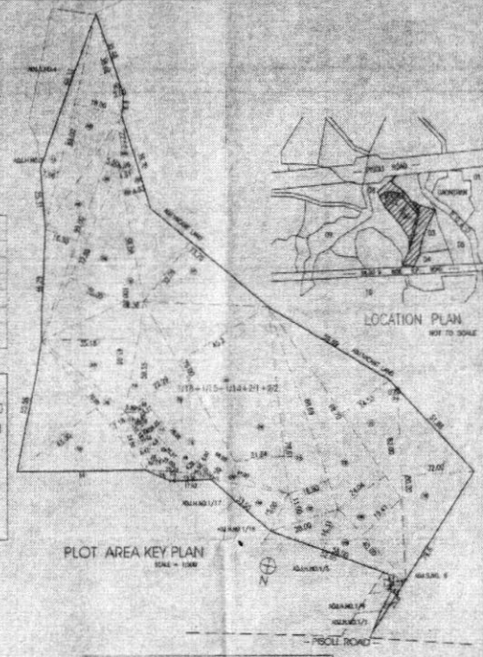
LAYOUT PLAN

LAYOUT PLAN SCALE = 1:200

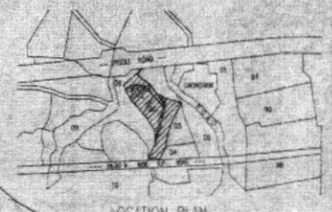
TEMP.SITE OFFICE TO BE DEMOLISHED



COMPOUND WALL SECTION



PLOT AREA KEY PLAN SCALE = 1:500



LOCATION PLAN NOT TO SCALE

AREA UNDER 24.00 M. W. PROPOSED R. P. ROAD

1. 0.5 X 2.30 X 1.80 = 2.00 SQ.M

TOTAL = 2.00 SQ.M

AREA UNDER 60.00 M. W. PROPOSED ROAD

1. 0.5 X 5.99 X 2.56 = 6.57 SQ.M
2. 0.5 X 24.07 X 2.64 = 31.58 SQ.M
3. 0.5 X 18.62 X 1.50 = 4.09 SQ.M

TOTAL = 42.25 SQ.M

OPEN SPACE - 1 :

1. 0.5 X 42.26 X 22.01 = 465.07 SQ.M
2. 0.5 X 42.26 X 18.85 = 398.30 SQ.M

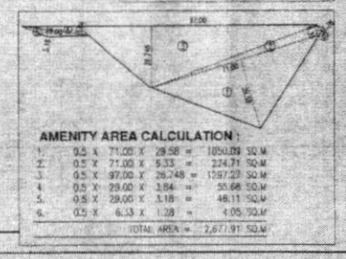
TOTAL AREA = 863.37 SQ.M

OPEN SPACE = 2

1. 0.5 X 90.45 X 0.68 = 30.85 SQ.M
2. 0.5 X 90.43 X 9.55 = 431.52 SQ.M
3. 0.5 X 32.59 X 9.58 = 312.55 SQ.M
4. 0.5 X 49.68 X 3.21 = 79.74 SQ.M

TOTAL AREA = 921.90 SQ.M

TOTAL OPEN SPACE = = 863.37 + 921.90 = 1,785.27 SQ.M



AMENITY AREA CALCULATION :

1. 0.5 X 71.00 X 29.58 = 1050.09 SQ.M
2. 0.5 X 71.00 X 6.33 = 224.71 SQ.M
3. 0.5 X 97.00 X 26.248 = 1267.27 SQ.M
4. 0.5 X 29.00 X 3.84 = 55.68 SQ.M
5. 0.5 X 29.00 X 3.18 = 46.11 SQ.M
6. 0.5 X 6.33 X 1.28 = 4.05 SQ.M

TOTAL AREA = 2,677.91 SQ.M

PLOT AREA STATEMENT

1.	0.5 X	82.00 X 0.85 =	1612.10	SQ.M
2.	0.5 X	80.00 X 32.00 =	1280.00	SQ.M
3.	0.5 X	25.80 X 2.45 =	1612.10	SQ.M
4.	0.5 X	7.31 X 6.55 =	1286.00	SQ.M
5.	0.5 X	58.00 X 18.51 =	5664.19	SQ.M
6.	0.5 X	40.00 X 18.41 =	5864.89	SQ.M
7.	0.5 X	28.00 X 11.00 =	107.50	SQ.M
8.	0.5 X	33.50 X 15.00 =	62.35	SQ.M
9.	0.5 X	41.00 X 5.70 =	2332.55	SQ.M
10.	0.5 X	68.00 X 8.00 =	2467.47	SQ.M
11.	0.5 X	26.00 X 6.25 =	2275.40	SQ.M
12.	0.5 X	18.04 X 4.58 =	4702.53	SQ.M
13.	0.5 X	17.92 X 1.99 =	2869.00	SQ.M
14.	0.5 X	20.70 X 3.35 =	2028.81	SQ.M
15.	0.5 X	21.00 X 8.00 =	2671.26	SQ.M
16.	0.5 X	24.00 X 5.47 =	934.82	SQ.M
17.	0.5 X	18.18 X 1.94 =	953.22	SQ.M
18.	0.5 X	45.55 X 5.59 =	2586.77	SQ.M
19.	0.5 X	100.00 X 5.06 =	2533.33	SQ.M
20.	0.5 X	58.08 X 4.91 =	478.49	SQ.M
21.	0.5 X	98.70 X 24.53 =	351.51	SQ.M
22.	0.5 X	98.70 X 24.04 =	1612.10	SQ.M
23.	0.5 X	58.69 X 18.80 =	1386.00	SQ.M
24.	0.5 X	78.61 X 21.84 =	5664.19	SQ.M
25.	0.5 X	22.32 X 4.95 =	5586.88	SQ.M
26.	0.5 X	39.70 X 4.83 =	1612.10	SQ.M
27.	0.5 X	73.70 X 32.08 =	1386.00	SQ.M
28.	0.5 X	76.00 X 45.20 =	1612.10	SQ.M
29.	0.5 X	76.00 X 22.29 =	1386.00	SQ.M
30.	0.5 X	14.18 X 4.17 =	5664.19	SQ.M
31.	0.5 X	14.18 X 4.40 =	5586.89	SQ.M
32.	0.5 X	11.87 X 3.65 =	107.50	SQ.M
33.	0.5 X	25.81 X 4.90 =	62.35	SQ.M
34.	0.5 X	25.81 X 4.28 =	2332.55	SQ.M
35.	0.5 X	70.00 X 43.00 =	2467.47	SQ.M
36.	0.5 X	70.00 X 7.18 =	2275.40	SQ.M
37.	0.5 X	45.98 X 35.18 =	4702.53	SQ.M
38.	0.5 X	77.85 X 25.00 =	2869.00	SQ.M
39.	0.5 X	98.00 X 5.00 =	2028.81	SQ.M
40.	0.5 X	92.00 X 16.50 =	2671.26	SQ.M
41.	0.5 X	88.00 X 7.96 =	350.24	SQ.M
42.	0.5 X	88.00 X 18.00 =	792.00	SQ.M
43.	0.5 X	38.66 X 2.00 =	38.66	SQ.M
		TOTAL =	17,900.00	SQ.M

● AS PER 7/12 = 17900.00 SQ.M.

Approved as per Layout 'A' subject to the conditions mentioned in Annexure 'A' of letter No. BHPR/CC/ 560 / 2016 dated 15/12/2016 — 6/114 TO 5/12

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PMRDA

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY// T.P RECORD.

Ar. PRAKASH KULKARNI
CA/98/22508

AREA STATEMENT	SQ.M.
1) AREA OF PLOT	17,900.00
2) DEDUCTIONS FOR	
a) AREA UNDER 24.00 M. W. R.P. ROAD	2.00
b) AREA UNDER 60.00 M.W. ROAD	42.27
c) TOTAL (ACQUIRED AREA)	47.27
3) NET AREA (1-2)	17,852.73
4) DEDUCTIONS FOR	
a) 10% OPEN SPACE AREA (1,785.27)	----
b) 15% AMENITY SPACE AREA	2,677.91
c) AREA UNDER 30.00 M. W. PROPOSED ROAD	----
d) TRANSFORMER & SERVICES	----
e) TOTAL	2,677.91
5) NET AREA OF PLOT (3-4e)	15,174.82
6) PERMISSIBLE F.S.I. (0.9) 15,174.82X0.9	13,657.34
7) TOTAL PERMISSIBLE F.S.I. (1.2) 13,657.34X1.2	16,388.81
8) ADDITIONS FOR	
a) 15% AMENITY SPACE AREA (1.2)	----
b) AREA UNDER 60.00 M. W. PROPOSED ROAD	----
c) TRANSFORMER & SERVICES	----
d) ADD BALANCE F.S.I. UNDER T.D.R (0.2) 3,034.96	2,731.47
e) TOTAL	2,731.47
9) TOTAL PERMISSIBLE AREA (7+8e)	19,120.28
10) EXISTING RES FL. SPACE AREA	2,475.62
11) PROPOSED RESI. AREA	16,627.81
12) PROPOSED COMM. AREA	----
13) EXCESS BALC. AREA TAKEN IN FAR	----
14) TOTAL B/UP AREA	19,103.23
15) PERMISSIBLE COVERAGE AREA (1/3)	5,477.40
16) PROPOSED COVERAGE AREA	3,243.44

TENAMENT STATEMENT	
TENAMENT PERMISSIBLE @ 250 T/HA.	411 NOS.
TENAMENT PROPOSED at Approx. (344+303)	317 NOS.

PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQUIRED BY RULE	161	635	635
PARKING PROVIDED	161	635	635
GARAGE PERMISSIBLE	----		----
GARAGE PROPOSED			----

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.
ACRYLIC FINISHED PLASTER INTERNALLY.
V. M. TILE FLOORING
T. W. DOORS & M. S. WINDOWS.

ARCHITECT: Ar. PRAKASH KULKARNI CA/98/22508

OWNER (P.A.H.): MR. AJAY PRAKSH YADAV

PROJECT:

PROPOSED RESI. GROUP HOUSING SCHEME. S.NO.-6/1/14.6/1/15.6/1/18.6/2/1.6/2/2(P) AT – PISOLI , 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

DATE	SCALE	DRN. BY
20/08/2018	1 : 1 SQ.	Ankur