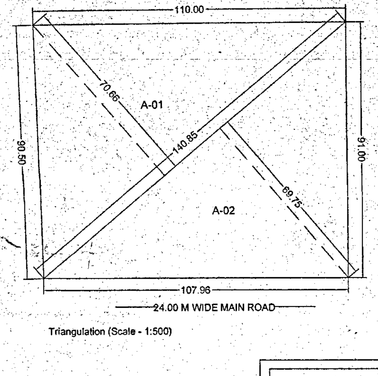


Triangulation (Scale - 1:500)

TREE AREA CALCULATION
1 TREE FOR 80.00 SQ.M
PERMISSIBLE TREE =
NET PLOT AREA = 6016.46 SQ.M
6016.46 / 80 = 75.20 Say 75 No.

TRIANGLE	AREA
A-01	4978.14
A-02	4912.12
TOTAL (PLOT)	9888.26

PLOT	
Document Name	Area
7/12 Extract	10000

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

TYPE	NET F.S.I	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY AREA	TERRACE AREA	PASSAGE AREA	FIRE STAIRCASE AREA	STAIRCASE AREA	LIFT AREA	LIFT MACHINE RM AREA	COVERAGE AREA	TENEMENT
WING-A B+G+STILT+ PODIUM+10TH FLR. HT.40.60M (RESIDENTIAL)	2785.01	10046.16 X 0.15 = 1506.92 SQM.	914.54	230.01	285.72	147.30	195.30	8.37	12.81	354.82	34
WING-B B+G+STILT+ PODIUM+10TH FLR. HT.40.60M (RESIDENTIAL)	2154.59		615.07	196.89	292.55	140.30	148.70	8.10	12.81	275.20	34
WING - C B+G+STILT+ PODIUM+10TH FLR. HT.40.60M (RESIDENTIAL)	4102.60		674.80	361.89	431.60	147.60	201.60	8.50	12.81	457.43	40
COMARCIAL GROUND FLR. HT.4.27M.	1003.96		—	—	394	11.45	25.72	6.70	—	1003.96	—
TOTAL FSI	10046.16	1506.92	2204.41	788.79	1013.81	446.65	571.32	31.67	38.43	2091.41	108

EXCESS BALCONY TAKEN IN FSI = 2204.41 - 1506.92 = 697.49SQM.
10046.16 + 697.49 = 10743.65 SQM.

NON FSI STATEMENT : [RESI.+COMMERCIAL]

PROPOSED BALCONY AREA	TERRACE AREA	PASSAGE AREA	FIRE STAIRCASE AREA	STAIRCASE AREA	LIFT AREA	LIFT MACHINE RM AREA	CLUBHOUSE	REFUGE AREA [WING-A+B+C]	TOTAL
2204.41	788.79	1013.81	446.65	571.32	31.67	38.43	126.48	54.75	5276.31

MHADA LIG-NON FSI STATEMENT				
B/UP AREA	FIRE STAIRCASE AREA	STAIRCASE AREA	LIFT DEDUCTION	TOTAL
1306.53	34.32	31.29	6.70	1378.84

PARKING FLOORS					
BASEMENT FLOOR PARKING	GROUND FLOOR PARKING	STILT FLOOR PARKING	PODIUM-1	PODIUM-2	TOTAL
1167.85	2045.75	2061.57	3074.08	3131.80	11481.05

TOTAL PROPOSED NON FSI : 18136.20 SQM

WING - LIG MHADA F.S.I STATEMENT (IN SQ.M)

FLOOR	RESI. F.S.I	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY	FIRE STAIRCASE AREA	STAIRCASE AREA	LIFT DEDUCTION	TENEMENT	COVERAGE
1ST	541.35	1306.53 X 0.15 = 195.98	NILL	11.44	10.43	1.83 x 1.83 x 2 = 6.70 sqm	10	541.35
2ND	541.35		NILL	11.44	10.43		10	
3RD	223.83		NILL	11.44	10.43		02	
NET FSI	1306.53	195.98	NILL	34.32	31.29	6.70	22	541.35

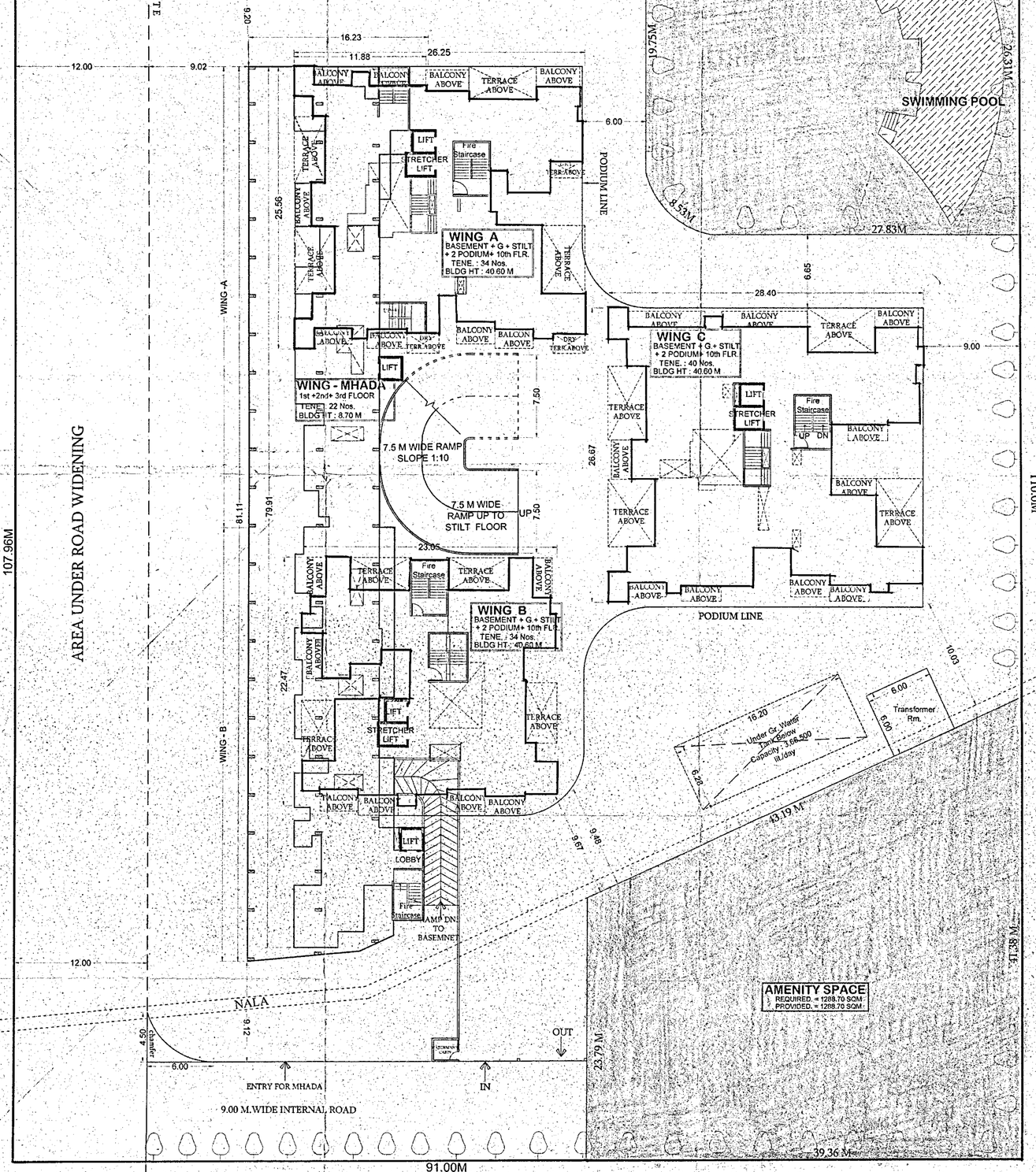
TOTAL FSI PROPOSED : 1306.53 SQM

PARKING STATEMENT

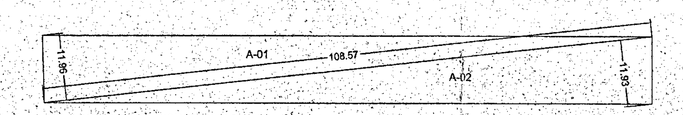
WING	TYPE	TOTAL T/S	CAR	SCOOTER	CYCLE
WING - A, B & C	WHOLESALE SHOP-FOR EVERY 100 SQ.M. CARPET[3:0:3]-PROPOSED CARPET=939.29 SQ.M.	9	30	90	30
	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQM. BUT LESS THAN 150 SQM. -[2:2:2]	36 NOS	72	72	72
	For every two tenement with each tenement having carpet area equal to or above 40 sqm. but less than 80 sqm.	72 NOS	72	144	72
WING-LIG MAHADA	FOR EVERY 2 TENE.HAVING WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M.[1:1:1]	22 NOS	11	11	11
	REQUIRED PARKING	130	185	350	218
5% VISITORS PARKING			9	18	11
REQUIRED PARKING		130	194	368	229
PROVIDED PARKING			278.00	493.00	313.00

WATER TANK STATEMENT

	O.H.WATER TANK PROVID. INCLUDING FIRE	U.G.WATER TANK PROVID. INCLUDING FIRE
WING- A	43,000	84,500
WING- B	43,000	84,500
WING- C	47,000	90,500
TOTAL	1,33,000	2,59,500

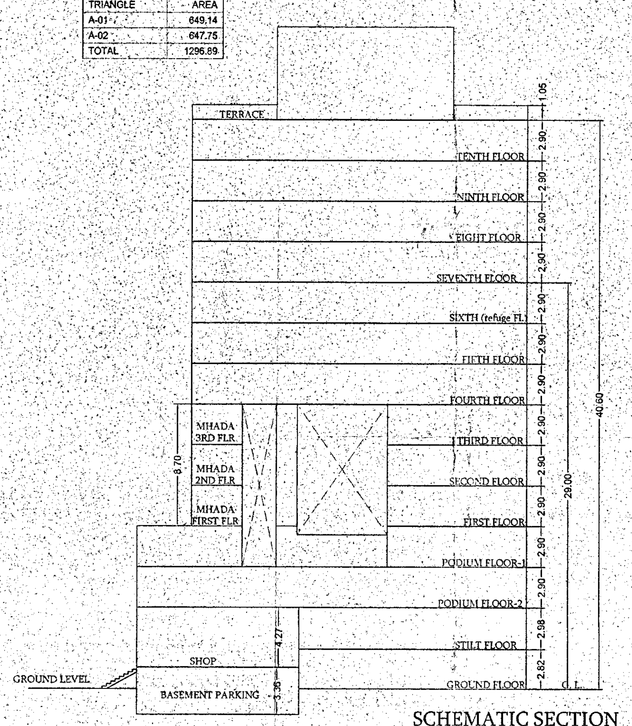


LAYOUT PLAN

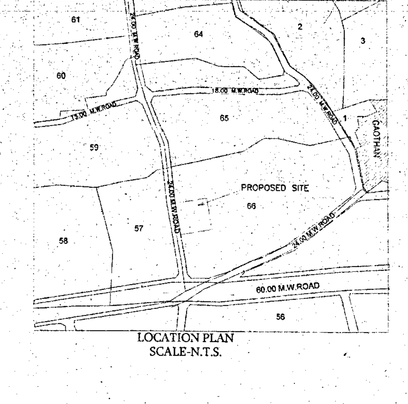


Road Widening Triangulation (Scale - 1:500)

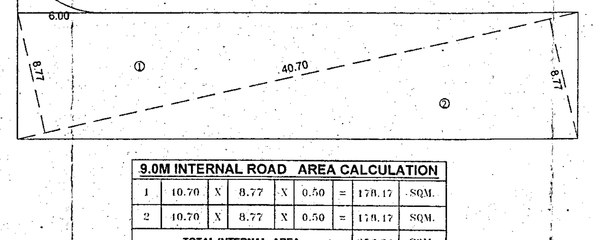
ROAD WIDENING AREA	
TRIANGLE	AREA
A-01	649.14
A-02	647.75
TOTAL	1296.89

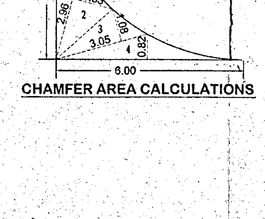


SCHEMATIC SECTION



LOCATION PLAN
SCALE-N.T.S.

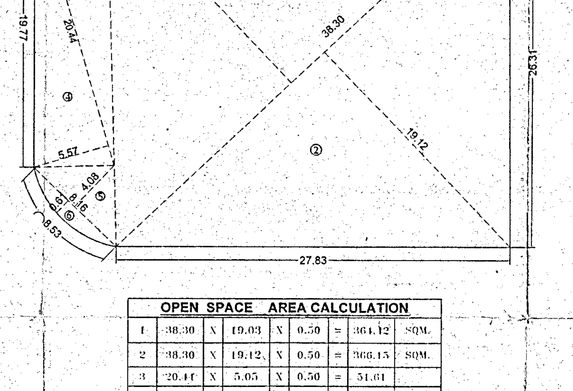




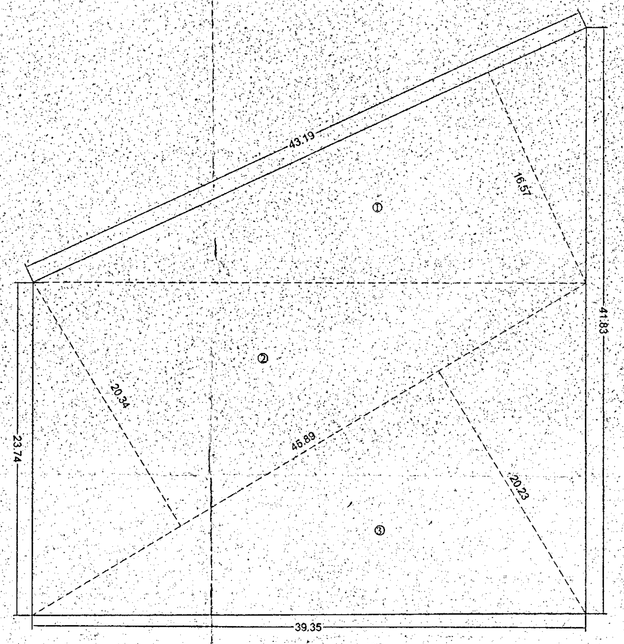
CHAMFER AREA CALCULATIONS

CHAMFER AREA CALCULATIONS									
AREA OF BLOCKS									
1.	4.50	X	0.75	X	0.50	=	1.69	sq.m	
2.	2.75	X	1.28	X	0.50	=	1.76	sq.m	
3.	3.00	X	1.00	X	0.50	=	1.50	sq.m	
4.	6.00	X	0.75	X	0.50	=	2.25	sq.m	
NET AREA							7.20	sq.m	

9.0M INTERNAL ROAD AREA CALCULATION								
1	40.70	X	8.77	X	0.50	=	178.17	SQM.
2	40.70	X	8.77	X	0.50	=	178.17	SQM.
TOTAL INTERNAL AREA							356.34	SQM.
TOTAL INTERNAL AREA + CHAMFER AREA (356.34 + 7.20)							364.14	



OPEN SPACE AREA CALCULATION								
1	38.30	X	19.03	X	0.50	=	364.12	SQM.
2	38.30	X	19.12	X	0.50	=	366.15	SQM.
3	20.44	X	5.05	X	0.50	=	51.61	
4	20.10	X	5.57	X	0.50	=	56.01	
5	8.16	X	4.08	X	0.50	=	16.65	
6	8.16	X	0.50	X	0.612	=	2.50	
TOTAL TERRACE AREA							858.11	SQM.



AMENITY SPACE AREA CALCULATION								
1	43.19	X	16.57	X	0.50	=	357.83	SQM.
2	45.89	X	20.44	X	0.50	=	468.70	SQM.
3	45.89	X	20.23	X	0.50	=	464.17	
TOTAL TERRACE AREA							1288.70	SQM.

STAMP FOR APPROVAL
BUILDING LAYOUT
FSI STATEMENT ,SCHEMATIC SECTION

REVISED DATE-14/07/2017
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE No. CC/1035/17
Building Inspector Deputy Engineer
(Jr. Engr./Sect. Engg.)
BUILDING PERMISSION DEPT.
ZONE - 2 P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

AREA STATEMENT

		SQM.
1.	AREA OF PLOT AS PER 7/12	10000.00
2.	AREA OF PLOT AS PER DEMARCATION	9888.26
3.	MINIMUM PLOT AREA CONSIDERED	9888.26
4.	AREA UNDER 24M. WIDE D.P. ROAD WIDENING	1296.89
5.	BALANCE PLOT AREA	8591.37
6.	DEDUCTIONS	
	A) AMENITY SPACE REQUIRED [5X15%]	1283.70
	b) AMENITY SPACE PROVIDED	1288.70
	C) OPEN SPACE REQUIRED[5X10%]	859.14
	d) OPEN SPACE PROVIDED	859.14
	e) INTERNAL ROAD	364.14
	f) TRANSFORMER	36.00
7.	NET PLOT AREA [5 - (6b+6d+6e+6f)]	6043.39
8.	ADDITION :	
	a) AMENITY SPACE PROVIDED [1288.70 X 2]	2577.40
	b) INTERNAL ROAD	364.14
	c) TRANSFORMER	36.00
	d) AREA UNDER 24M. WIDE D.P. ROAD WIDENING - [1296.89X2]	2593.78
	I) TOTAL AREA (8a+8b+8c+8d)	5571.32
9.	NET PERMISSIBLE FSI : (7 + 8i)	11614.71
10.	FSI PROPOSED	10046.16
11.	EXCESS BALCONY TAKEN IN FSI	697.49
12.	TOTAL PROPOSED FSI (10+11)	10743.65
12.	LIG REQUIRED 20% OF BASIC ZONAL FSI (6043.39 + 364.14 + 36.00) = 6443.53 X 20%	1288.71
13.	LIG PROPOSED	1306.53
14.	COVERAGE PERM. (20% OF 7)	1208.68
15.	COVERAGE PROPOSED	2091.41
15.	EXCESS COVERAGE	882.73

TENEMENT STATEMENT

1.	TENEMENT PERMISSIBLE (250 T / H) (7)	215 NOS.
2.	TOTAL TENEMENTS PROPOSED	130 NOS.

BALCONY STATEMENT

1.	BALCONY PERMISSIBLE 15%	1506.92
2.	BALCONY PROPOSED	2204.41
3.	EXCESS BALCONY PROPOSED TAKEN IN FSI	697.49

PARKING STATEMENT (FOR 130 TENE.)

		CAR	SCOOTER	CYCLE
1.	PARKING REQUIRED AS PER PMC	194	368	229
2.	PARKING PROVIDED AS PER PMC	278	493	313

LEGEND

PLOT SHOWN IN	BLACK
ROAD WIDENING SHOWN IN	GREEN DOTTED
DRAINAGE LINE SHOWN IN	RED DOTTED
WATER LINE SHOWN IN	BLACK DOTTED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP/ LAND RECORD DEPT/ CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY OWNER/ P.O.A HOLDER IN ORIGINAL/ TRUE COPY/PHOTOCOPY.

B.N. MALWADKAR. RAHUL R. MALWADKAR.

PROJECT

PROPOSED LAYOUT OF COMMERCIAL & RESIDENTIAL BUILDING AT S. NO.66 / 11 / 1 KONDHWA BUDRUK, PUNE.

OWNER

GAGAN REALTORS LLP [P.A.H.]
Mr. ROHIT S. GARG

MALWADKAR ARCHITECTS
B.N. MALWADKAR.
RAHUL R. MALWADKAR.
"SAMARTH BUILDING"
PLOT NO.10,LIKESH SOCIETY(D.S.K.)NO.652/654
OPP.CANARA BANK,BHIDEWADI,
PUNE. 411-046
PH.NO.:- 020-24125055, 020-24122056

SCALE- 1:200	DRN BY - SAL/V	Y:\RAVI\RAVI\GAGAN KONDHWA\PMC\REVISED LAYOUT D - 29-04-16\REVISED LAYOUT PMC add amenity space & roadwidening area d - 07-12-17----stilt.dwg
DATE- 31/05/2017		

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