STAMP OF APPROVAL | 1/2

PROJECT

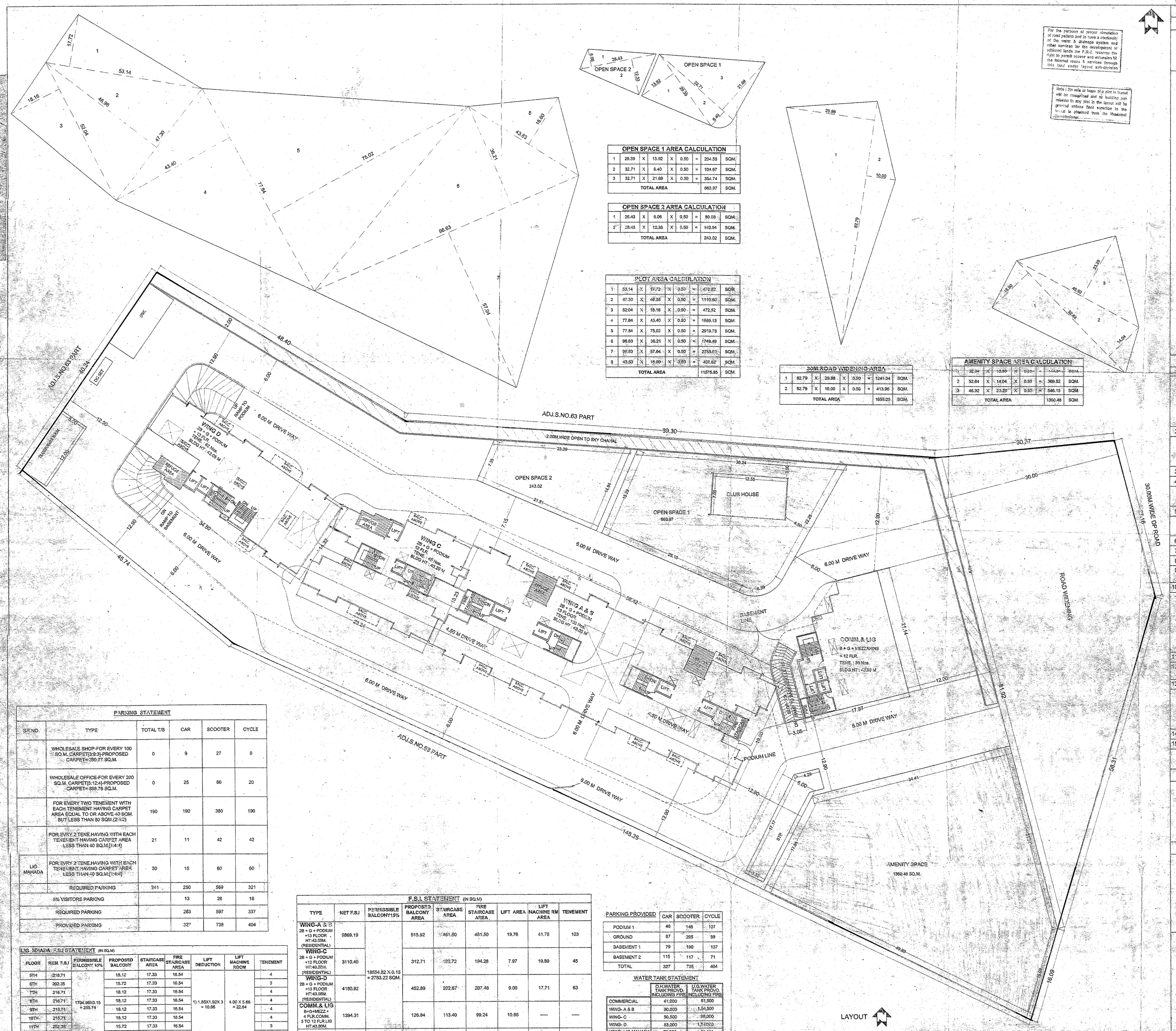
PROPOSED LAYOUT OF COMMERCIAL & RESIDENTIAL BUILDING AT S. NO.63/1/1 KHARADI PUNE.

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 for the internal roads & services through this land under layout sub-division.

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

Revised layout of building
This is an amendment to
this office letter No. DY.
Date

Executive Engineer
P.M.C. Town Planning



OPEN SPACE 1 AREA CALCULATION								
1	29.39	X	13.92	X	0.50	=	204.55	SQM.
2	32.71	X	6.40	X	0.50	=	104.67	SQM.
3	32.71	X	21.69	X	0.50	=	354.74	SQM.
TOTAL AREA							663.97	SQM.

OPEN SPACE 2 AREA CALCULATION								
1	26.43	X	6.06	X	0.50	=	80.08	SQM.
2	28.43	X	12.33	X	0.50	=	162.94	SQM.
TOTAL AREA							243.02	SQM.

PLOT AREA CALCULATION								
1	53.14	X	17.72	X	0.50	=	470.82	SQM.
2	47.30	X	46.95	X	0.50	=	1110.60	SQM.
3	52.04	X	18.16	X	0.50	=	472.52	SQM.
4	77.84	X	43.40	X	0.50	=	1688.13	SQM.
5	77.84	X	75.02	X	0.50	=	2919.79	SQM.
6	96.63	X	36.21	X	0.50	=	1749.49	SQM.
7	96.63	X	57.04	X	0.50	=	2755.63	SQM.
8	43.63	X	18.60	X	0.50	=	407.62	SQM.
TOTAL AREA							11575.85	SQM.

30M.ROAD WIDENING AREA								
1	82.79	X	29.98	X	0.50	=	1241.04	SQM.
2	82.79	X	10.00	X	0.50	=	413.96	SQM.
TOTAL AREA							1655.00	SQM.

AMENITY SPACE AREA CALCULATION								
1	32.04	X	10.00	X	0.50	=	160.21	SQM.
2	52.64	X	14.04	X	0.50	=	369.52	SQM.
3	46.92	X	23.28	X	0.50	=	546.15	SQM.
TOTAL AREA							1360.48	SQM.

AREA STATEMENT		SQM.
1.	AREA OF PLOT	
	MINIMUM PLOT AREA CONSIDERED	10724.87
	a) AREA OF PLOT AS PER 7/12	12000.00
	b) AREA OF PLOT AS PER D/C	11575.85
	c) AREA OF PLOT AS PER SANCTIONED LAYOUT	10724.87
	d) AS PER SITE	11575.85
2.	DEDUCTIONS FOR	
	a) AREA UNDER 30M. WIDE D.P. ROAD WIDENING	1655.00
	b) ANY D.P.RESERVATION AREA	—
	TOTAL (a+b)	1655.00
3.	GROSS AREA OF PLOT (1-2)	9069.87
4.	RECREATIONAL OPEN SPACE	
	a) OPEN SPACE REQUIRED [(3)X0.10]	906.99
	b) OPEN SPACE PROVIDED	906.99
5.	AMENITY SPACE	
	a) AMENITY SPACE REQUIRED [(3)X0.15]	1360.48
	b) AMENITY SPACE PROVIDED	1360.48
6.	SERVICE ROAD AND HIGHWAY WIDENING	—
7.	INTERNAL ROAD AREA	—
8.	NET AREA OF PLOT (3-5b)	7709.39
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (8X1.10)	8480.33
10.	ADDITION OF AREA FOR F.S.I.	
	a) IN-SITU AREA AGAINST D.P. ROAD (7aX2)	3310.00
	b) IN-SITU AREA AGAINST AMENITY SPACE (5bX2)	2720.96
	c) PREMIUM F.S.I. AREA [(8)X0.50]	—
	d) PERMISSIBLE TDR [(8) X 1.41 - 10a - 10b]	4522.18
	e) ADDITIONAL F.S.I. AREA UNDER CHAPTER	—
	TOTAL (a+b+c+d+e)	10793.14
11.	TOTAL AREA AVAILABLE (9+10)	19273.47
12.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH	2.00
13.	TOTAL BUILT UP AREA IN PROPOSAL	13554.82
	a) EXISTING BUILT UP AREA	—
	b) PROPOSED BUILT UP AREA	—
	c) EXCESS BALCONY AREA COUNTED IN F.S.I.	—
	TOTAL	13554.82
14.	F.S.I.CONSUMED	2.50
15.	AREA FOR INCLUSIVE HOUSING,IF ANY	
	a) REQUIRED (20% OF 9)	1696.08
	b) PROPOSED	1704.96

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES ETC.OF PLOT STATED ON PLAN FARS AS MEASURED ON SITE AND THE AREA SO WORKED OUT,TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RCORDS.

B.N. MALWADKAR. RAHUL R.MALWADKAR.

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PUNE MUNICIPAL CORPORATION.I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAD PERSON SO AS TO ENSURE THE QUALITE AND SAFETY THE WORK SITE.

MR.RAHUL S.GARG
ONYX PROMOTER'S LLP

MALWADKAR ARCHITECTS
B.N. MALWADKAR.
RAHUL R. MALWADKAR.
"SAMARTH BUILDING"
PLOT NO.10,LOKESH SOCIETY(B),S.NO.872/673
OPP.CANARA BANK,BIBWEWADI,
PUNE.411-037.
PH.NO.:- 020-24222955, 020-24222056.

SCALE :-1:200 | DRN.BY:- SN | REF:-
DATE :- 09/07/2017 | Z:\SANTOSH\Gagan-Kharadi-83-AVENCITY\83-BHANDARI PER-NEW BLDG.SANCTIONED LAYOUT 26-06-17.DWG

PARKING STATEMENT						
SR.NO.	TYPE	TOTAL T/S	CAR	SCOOTER	CYCLE
	WHOLESALE SHOP-FOR EVERY 100 SQ.M. CARPET[3:9:3]-PROPOSED CARPET= 280.77 SQ.M.	0	9	27	9
	WHOLESALE OFFICE-FOR EVERY 200 SQ.M. CARPET[3:12:4]-PROPOSED CARPET= 888.76 SQ.M.	0	25	60	20
	FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQM.(2:8:2)	190	190	380	190
	FOR EVRY 2 TENE.HAVING WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M.[1:4:1]	21	11	42	42
LIG MAHADA	FOR EVRY 2 TENE.HAVING WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M.[1:4:1]	30	15	60	60
	REQUIRED PARKING	241	250	569	321
	5% VISITORS PARKING		13	28	16
	REQUIRED PARKING		263	597	337
	PROVIDED PARKING		327	738	404

LIG MHADA F.S.I STATEMENT (IN SQ.M)									
FLOOR	RESI. F.S.I	PERMISSIBLE BALCONY 10%	PROPOSED BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT DEDUCTION	LIFT MACHINE ROOM	TENEMENT
5TH	218.71	1704.96X0.15 = 255.74	18.12	17.33	16.54	1) 1.85X1.92X 3 = 10.66	4.00 X 5.66 = 22.64	4
6TH	202.35		15.72	17.33	16.54			3
7TH	216.71		18.12	17.33	16.54			4
8TH	216.71		18.12	17.33	16.54			4
9TH	216.71		18.12	17.33	16.54			4
10TH	216.71		18.12	17.33	16.54			4
11TH	202.35		15.72	17.33	16.54			3
12TH	216.71		18.12	17.33	16.54			4
NET FSI	1704.96	255.74	140.16	138.64	132.32	10.66	22.64	30

F.S.I. STATEMENT (IN SQ.M)								
TYPE	NET F.S.I	PERMISSIBLE BALCONY15%	PROPOSED BALCONY AREA	STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	LIFT MACHINE RM AREA	TENEMENT
WING-A & B 2B + G + PODIUM +13 FLOOR HT:43.05M. (RESIDENTIAL)	9869.19	18554.82 X 0.15 = 2783.22 SQM.	515.92	461.50	481.50	19.76	41.76	103
WING-C 2B + G + PODIUM +12 FLOOR HT:40.20M. (RESIDENTIAL)	3110.40		312.71	192.72	194.28	7.97	19.89	45
WING-D 2B + G + PODIUM +13 FLOOR HT:43.05M. (RESIDENTIAL)	4180.92		452.89	202.67	207.48	9.00	17.71	63
COMM.& LIG B+G+MEZZ. + 4 FLR.COMM. 5 TO 12 FLR.LIG HT:43.00M.	1394.31		126.84	113.40	99.24	10.66	—	—
NET FSI	18554.82	2783.22	1408.36	970.29	982.50	47.39	79.36	211

PARKING PROVIDED	CAR	SCOOTER	CYCLE
PODIUM 1	46	146	107
GROUND	87	285	99
BASEMENT 1	79	180	137
BASEMENT 2	115	117	71
TOTAL	327	738	404

WATER TANK STATEMENT

	O.H.WATER TANK PROVID. INCLUDING FIRE	U.G.WATER TANK PROVID. INCLUDING FIRE
COMMERCIAL	41,000	81,500
WING- A & B	90,000	1,54,500
WING- C	50,500	98,000
WING- D	83,000	1,11,000
WING- LIG MAHADA	20,500	30,500
TOTAL	2,85,000	4,75,000