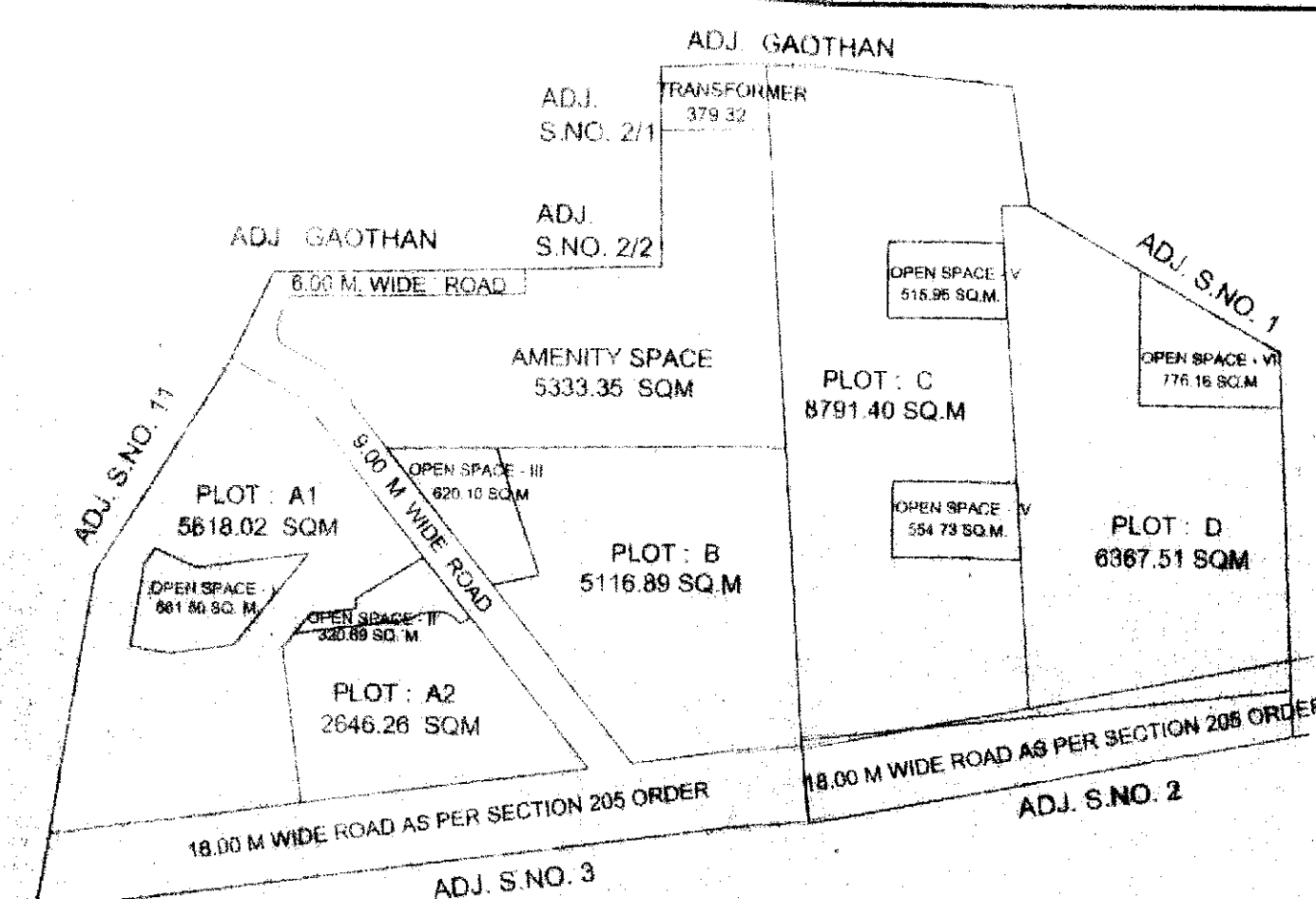
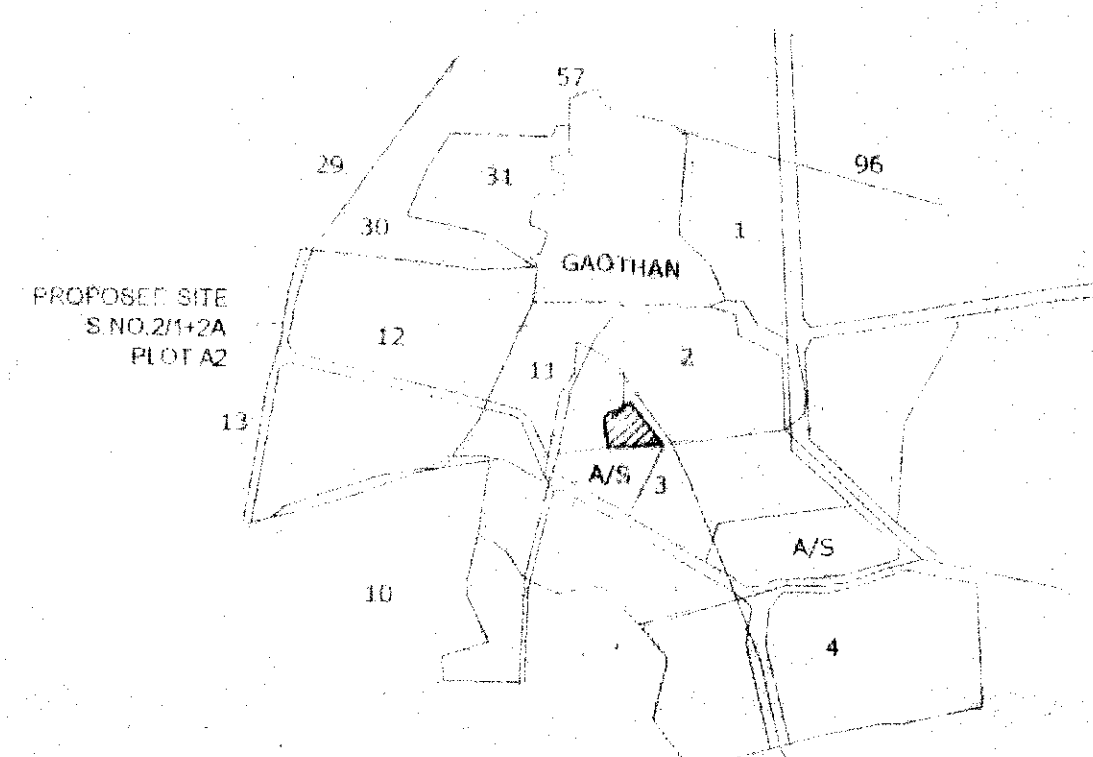
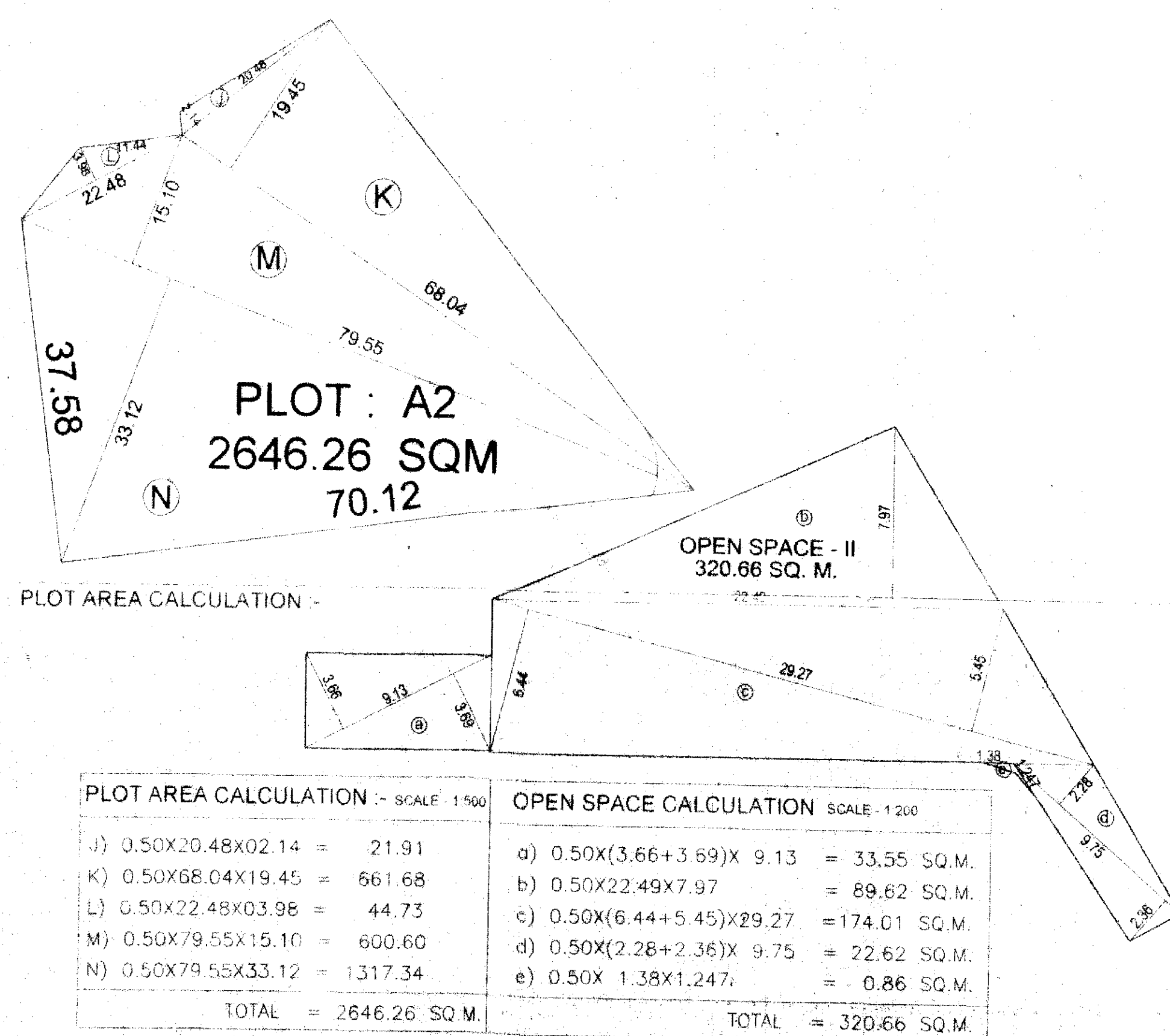


विभागाध्यक्ष कार्यालय
महानगरपालिका कार्यालय
दि. 14/8/17
कार्यालय, अतिरिक्त
महानगरपालिका व बाह्यकन विभाग (को.प्र. 9)
पुणे महानगरपालिका

अतिरिक्त विभाग, दि. 14/8/17, को. प्र. 9, पुणे महानगरपालिका
रकम रु. 15, 56/100, चालन क्र. 14/8/17, को. प्र. 9, पुणे महानगरपालिका
संजीव शर्मा



SITE PLAN

LOCATION PLAN
SCALE :- N.T.S

PLOT AREA STATEMENT

S.NO.	AS PER SECTION LA-OUT CC/0024/14 DATE:02/04/2014	PLOT : A		PLOT : B	PLOT : C	PLOT : D	TOTAL PLOT AREA SQ.MT.
		A1	A2				
1	AS PER DOCUMENT NO HAVELI -13 - 33/4/14	19.685 %	9.272 %	17.928 %	30.804 %	22.311 %	100.00 %
2	TOTAL PLOT AREA	5618.02	2646.26	5116.70	8791.40	6367.51	28,539.89
3	LESS : 10% OPEN SPACE	681.50	320.66	620.12	1070.68	776.16	3,469.12
4	NET PLOT AREA	4936.52	2325.60	4496.58	7720.72	5591.35	25,070.77
5	18.00 M SECT 205 D.P. ROAD	723.39	340.74	658.83	1132.00	819.91	3,674.87
6	15% AMENITY SPACE	1049.87	494.51	956.16	1642.89	1189.92	5,333.35
7	TRANSFORMER	74.67	35.17	68.00	116.85	84.63	379.32
8	6.0 M W. INTERNAL ROAD	86.34	40.67	78.64	135.12	97.86	438.63

S.T.P. CALCULATION :-

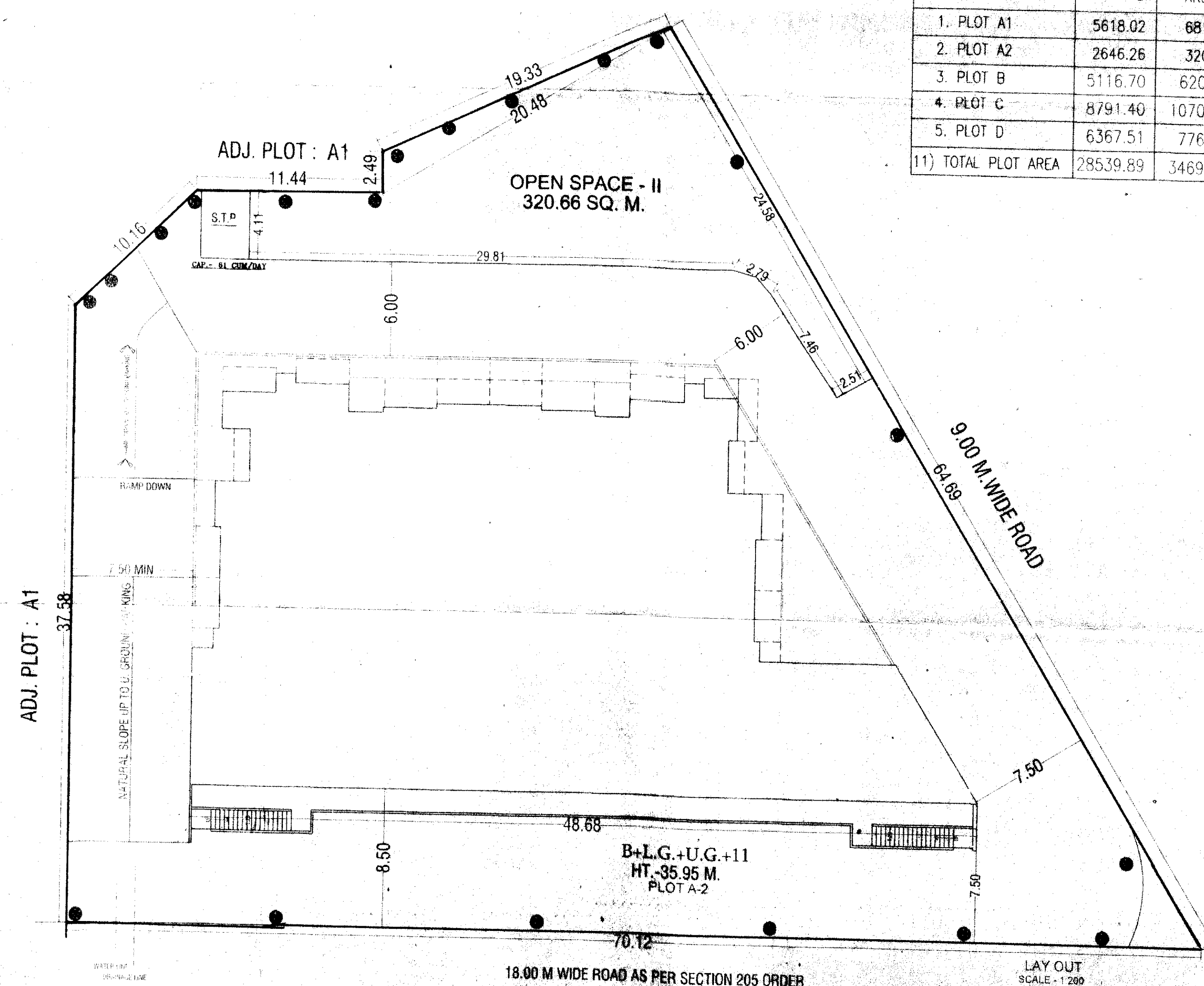
TOTAL TEN. - 131 NOS

NO OF FLATS X 135 LITERS PER DAY X 5 PERSON =

131 X 135 X 5 = 88,425.00 (say - 89,000.00)

89,000.00 X 0.90 = 80,100.00 (80.10 KLD)

PROPOSED CAP= 81 CUM/DAY



18.00 M WIDE ROAD AS PER SECTION 205 ORDER

LAY OUT
SCALE - 1:200

AREA STATEMENT	SQ.M.	AREA STATEMENT	IN SQ.M.
1) AS PER DEMARCATION	39613.02	1. AREA OF PLOT AS PER LAYOUT	2,646.26
2) AS PER 7/12 OWNERSHIP	39600.00	2. AREA OF PLOT AS PER DEMARCATION	2,646.26
3) LESS 18.00. M.W. ROAD under SECTION 205	3674.87	3. MIN. AREA CONSIDER	2,646.26
4) LESS 9.0 M. ROAD AREA	1233.94	4) DEDUCTION	
5) GROSS PLOT AREA	34691.19	a) ROAD WINDING AREA	-----
6) LESS 15% AMENITY SPACE (REQUIRED-5203.70)	5333.35	b) OPEN SPACE (AS PER LAYOUT)	320.66
7) LESS 10% OPEN SPACE	3469.12	5) NET AREA OF PLOT (3-4)	2,325.60
8) LESS TRANSFORMER	379.32	6) ADDITION	
9) LESS 6.00 M. WIDE INTERNAL ROAD AREA	438.63	a) 18.00 M. SECTION 205 D.P. ROAD (340.74 X 2.00)	681.48
10) NET PLOT AREA	25070.77	b) 15% AMENITY SPACE (494.51 X 2.00)	989.02
		(a+b) AS PER GAZETTE DATED (28/1/2016)	
		c) 6.0 M W. INTERNAL ROAD	40.67
		d) TRANSFORMER	35.17
		TOTAL (a+b+c+d+e)	1,746.34
1. PLOT A1	5618.02	7) PERMISSIBLE TDR AS PER GAZETTE DATED (28/1/2016)	
2. PLOT A2	2646.26	2,325.57X0.90 FOR ROAD WIDTH OF 12 AND ABOVE	2093.01
3. PLOT B	5116.70	BUT LESS THAN 18 M	
4. PLOT C	8791.40	8) PERMISSIBLE F.S.I	1.00
5. PLOT D	6367.51	10) NET PERMISSIBLE F.S.I ((5+6+7))	6,164.93
11) TOTAL PLOT AREA	28539.89	11) PROPOSED BUILT UP AREA	5,837.73
		12) COVERAGE PERMISSIBLE (20% OF 6,164.92)	1,232.98
		13) COVERAGE PROPOSED	700.01
		*BALCONY AREA STATEMENT	
		a) PERM. BALCONY AREA	875.65
		b) PROP. BALCONY AREA	875.61
		c) EXCESS BALCONY AREA	00.00
		14) TENAMENT PER. @ 250 T/HA.	146
		TENAMENT PROPOSED	131

LEGEND	
1. PLOT BOUNDARY SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED
3. OPEN SPACE SHOWN	THICK GREEN
4. AMENITY SPACE SHOWN	THICK RED

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS
MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA
STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT
/ CITY SURVEYED RECORDS.

PROPOSED RESIDENTIAL & COMMERCIAL LAYOUT ON:-
S.NO. 2/1+2A, 2/2B/2B, 2/2C/1A, 2/2C/1B, 2/2C/2/2C/1+2A/1/2/2C/1A
PLOT A2 AT - MOHAMMADWADI TAL. - HAVELI DIST. - PUNE

ARCHITECT SIGN. **CUBIX** OWNERS SIGN. **M/S. KAMAL PROMOTERS & BUILDERS, PUNE.**
SUBASH SHANKAR
MR. SUBHASH SHANKAR

ARCHITECT **CUBIX ARCHITECTS ASSOCIATES**
OFFICE NO. 11 AND 12, ANANDNAGAR, OPP. BEVERLY
HILLS HOTEL, NEAR ANANDNAGAR, SULLA HANGAR,
BOMBAY, PUNE - 400 001.
CONTACT NO. - 982040009, 982040010

NORTH SCALE DATE DRAWN CHECKED
1:100 11/08/2017 VIBHAR