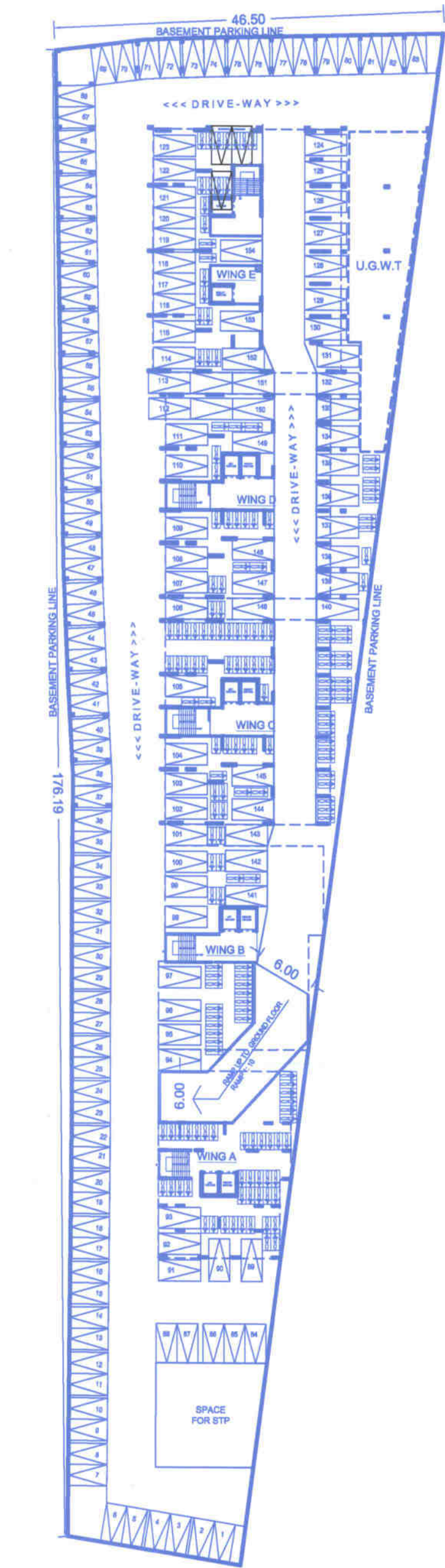




BASEMENT PARKING LAYOUT PLAN
AREA: 5880 SQ.M. SCALE - 1:500



Triangulation

Triangle	Area
A-01	841.45
A-02	378.00
A-03	1831.27
A-04	1978.34
A-05	5416.30
A-06	1783.40
Total (A PLOT)	12226.77

TOTAL F.S.I. STATEMENT (SQ.M.)						
BUILDING	BLDG.FLOOR	BLDG.HEIGHT WITH PARKING	COMMERCIAL B/UP AREA	RESIDENTIAL B/UP AREA	STAIRCASE B/UP AREA	TENEMENTS
COMMERCIAL	GRD+MEZZ.+2 FLR.	15.45	860.92	0.00	38.33	03 (SHOP)
WING : A	B.P+GRD.P+18	57.30	0.00	5185.02	34.34	69 (RESI.)
WING : B	B.P+GRD.P+18	57.30	0.00	6679.25	34.34	69 (RESI.)
WING : C	B.P+GRD.P+18	57.30	0.00	7273.86	34.34	72 (RESI.)
WING : D	B.P+GRD.P+18	57.30	0.00	7273.86	34.34	72 (RESI.)
WING : E	B.P+GRD.P+18	57.30	0.00	9348.05	34.34	72 (RESI.)
TOTAL	----	----	860.92	35780.04	210.03	354 (RESI.)
TOTAL B/UP (COMM. + RESI.)				36830.99		----

PROPOSED REFUGE AREA STATEMENT

BUILDING	8TH FLOOR	13TH FLOOR	18TH FLOOR
WING : A	56.20	56.20	56.20
WING : B	74.10	74.10	74.10
WING : C	21.32	21.32	21.32
WING : D	21.32	21.32	21.32
WING : E	20.81	20.81	20.81
TOTAL REFUGE AREA		581.25	

WATER STORAGE CAPACITY

WING - A + B + C + D + E (RESIDENTIAL)			
FOR RESIDENTIAL PURPOSE			
AMOUNT OF WATER REQUIRED PER PERSON	=	135	litrs/day
WATER REQUIRED PER FLAT (5 person per flat)	=	675	litrs/day
NO. OF FLATS IN THE SCHEME	=	354	FLATS
TOTAL O.H. WATER TANK REQUIRED	=	238950.00	litrs/day
FIRE FIGHTING WATER TANK 25000 PER WING	=	1,25,000.00	litrs/day
UNDER GROUND WATER TANK (238950 X 1.50)	=	358425.00	litrs/day
FIRE FIGHTING WATER TANK 750000 PER WING	=	3750000.00	litrs/day

WATER STORAGE CAPACITY

COMMERCIAL			
FOR COMM. PURPOSE			
AMOUNT OF WATER REQUIRED PER PERSON	=	45	litrs/day
GRD. B/UP: 109.92 / 3 = 37 NOS			
ABOVE FLR. B/UP: 751 / 6 = 126 NOS			
TOTAL: 163 NOS.			
TOTAL O.H. WATER TANK REQUIRED	=	7335.00	litrs/day
FIRE FIGHTING WATER TANK	=	10,000.00	litrs/day
TOTAL CAPACITY O.H. WATER TANK REQUIRED	=	17335.00	litrs/day
UNDER GROUND WATER TANK (7335 X 1.50)	=	11002.50	litrs/day
FIRE FIGHTING WATER TANK	=	20,000.00	litrs/day
TOTAL CAPACITY U.G. WATER TANK REQUIRED	=	31002.50	litrs/day

STAIRCASE AREA STATEMENT:

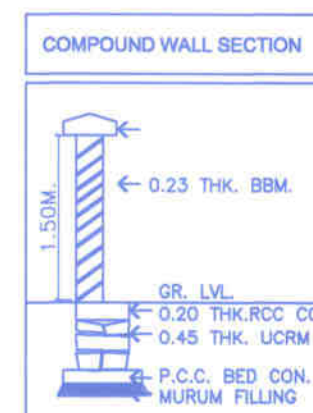
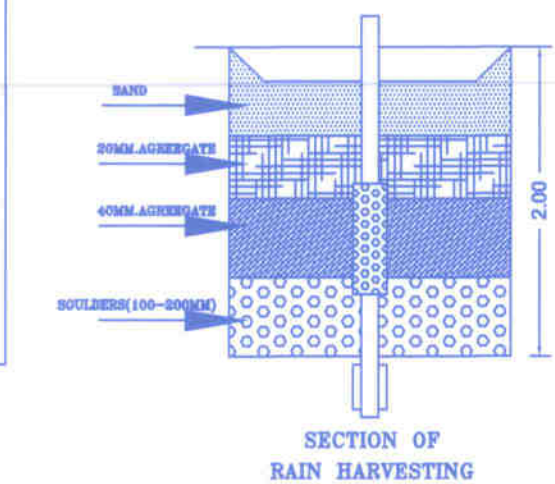
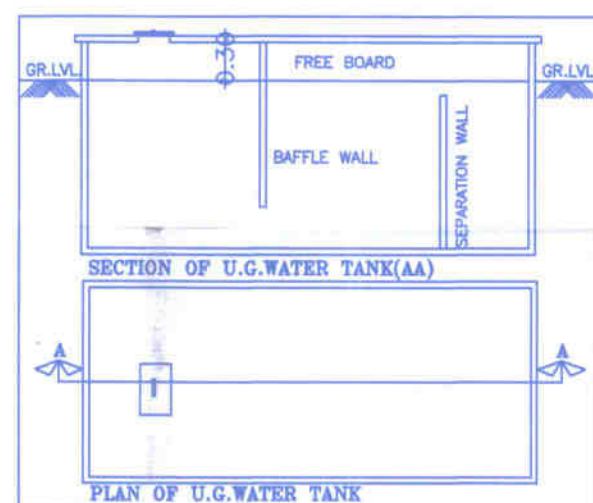
COMMERCIAL : 7.84 X 4.89 =	38.33	SQ.M.
WING A : 5.05 X 3.40 X 2 =	34.34	SQ.M.
WING B : 5.05 X 3.40 X 2 =	34.34	SQ.M.
WING C : 5.05 X 3.40 X 2 =	34.34	SQ.M.
WING D : 5.05 X 3.40 X 2 =	34.34	SQ.M.
WING E : 5.05 X 3.40 X 2 =	34.34	SQ.M.
	210.03	SQ.M.

PARKING STATEMENT

BUILDING - A + B + C + D + E (RESIDENTIAL)			
RESIDENTIAL PURPOSE	CAR	SCOOTER	
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05	
FOR 282/2 TENEMENTS: 141 TENEM.	141	705	
01 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	01	03	
FOR 72 TENEMENTS:	72	216	
COMMERCIAL PURPOSE	CAR	SCOOTER	
COMM: 100 SQM	02	06	
167.24 / 100 = 02	04	12	
TOTAL PARKING REQUIRED	217	933	

PARKING AREA STATEMENT

	AREA REQUIRED	SQ.M.	AREA REQUIRED
CAR	217 X 12.50 SQ.M.	2712.50	4578.50 + 229.00
SCOOTER	933 X 2.00 SQ.M.	1866.00	=4807.50
TOTAL		4578.50	PROVIDED
VISITOR PARKING 4578.5 X 5%		229.00	5880.00



PROJECTS.

PROPOSED COMM. / RESIDENTIAL BUILDING
AT GAT.NO. 737,738,739,742 P.
AT - MOSHI (BORHADEWADI), PUNE
FOR - M/S - PHARANDE PROMOTERS & BUILDERS

AREA STATEMENT.		SQ.M.
1. AREA OF PLOT (minimum area of a, b, c to be considered)		11584.00
(A) AS PER OWNERSHIP DOCUMENT (7/12,CTS extract)		11584.00
(B) AS PER MEASUREMENT SHEET (Demarcation)		12226.27
(C) AS PER SITE		12226.27
2. DEDUCTION FOR		
(A) PROPOSED D.P./SERVICE/HIGHWAY ROAD WIDENING 18.00M D.P. ROAD		674.71
(B) ANY D.P. RESERVATION AREA		-----
TOTAL A+B		-----
3. BALANCE AREA OF PLOT (1 - 2)		10909.29
4. AMENITY SPACE (If Applicable)		-----
(A) REQUIRED -		-----
(B) ADJUSTED OF 2(B), If Any -		-----
(C) BALANCE PROPOSED -		-----
5. NET PLOT AREA (3 - 4(C))		10909.29
6. RECREATIONAL OPEN SPACE (If Applicable)		-----
(A) REQUIRED - 10%		1090.92
(B) PROPOSED - 10%		1090.92
7. INTERNAL ROAD AREA		-----
8. PLOTABLE AREA (If Applicable)		-----
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I as PER FRONT ROAD WIDTH (Sr.no. 5xbasic FSI)	10909.29 X 1.10	12000.21
10. ADDITION OF FSI ON PAYMENT OF PREMIUM		-----
(A) MAXIMUM PERMISSIBLE FSI- BASED ON ROAD WIDTH / TOD Zone		-----
(B) PROPOSED FSI ON PAYMENT OF PREMIUM 10909.29 X 0.50 = 5454.64		2845.00
11. IN-SITU FSI / TDR Loading		-----
(A) IN-SITU AREA AGAINST D.P. Road [2.0xSr.no.2(a)], If Any		-----
(B) IN-SITU AREA AGAINST AMENITY SPACE If Handed Over [2.00 or 1.85 x Sr.no.4(b) and / or (c)] (T.D.R. + D.R)		-----
(C) TDR AREA 10909.29 X 0.90 = 9818.36		8175.36
(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11(A)+(B)+(C))		-----
12. ADDITIONAL FSI AREA UNDER CHAPTER No.7		-----
13. TOTAL ENTITLEMENT FSI IN THE PROPOSAL		-----
(A) [9+10(B)+11(D) OR 12 WHICHEVER IS APPLICABLE		23020.57
(A1) DEDUCTION-BUILT-UP AREA/FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE		-----
(A2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (A - A1)		23020.57
(B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES 23020.57 X 60% = 13812.34		13812.34
(C) TOTAL ENTITLEMENT (A2+B)		36832.91
14. MAXIMUM UTILISATION LIMIT OF FSI (Building Potential) PERMISSIBLE AS PER ROAD WIDTH 3.00 X 1.6 :- [(As Per Regulation No.6.1or6.2or6.3or6.4 as Applicable)x1.6 or 1.8]		4.40
15. TOTAL B/UP AREA IN PROPOSAL (Excluding area at Sr.no.17B)		-----
(A) EXISTING BUILT-UP AREA / AS PER OLD RULE		-----
1) COMPLETED		-----
2) RESIDENTIAL		-----
3) COMMERCIAL		-----
(B) PROPOSED BUILT-UP AREA (As Per "P-line")		35970.07
1) RESIDENTIAL		35780.04
2) COMMERCIAL		860.92
(C) TOTAL (A+B)		36830.99
16. FSI Consumed (15/13) (should not be more than serial No.14 above)		0.999
17. AREA OF INCLUSIVE HOUSING, If Any		-----
(A) REQUIRED 20% OF Sr.No.5)		-----
(B) PROPOSED		-----

Certificate that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. Scheme Records Department/City Survey records.

Signature
(Name of Architect/Licensed Engineer/Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We could abide by plans approved by Authority/Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner(s) Name: Mr. Anil Pharande.

Signature

ARCHITECTS CONSULTANTS.

ANIL PAWAR & ASSOCIATES

BLDG - C , G2, MANI MANGAL SOCIETY,
KASARWADI , PUNE -34.
MOBILE. - 9850337374

Signature