PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BUILDING LAYOUT 1/28

Approved as mentioned in ... subject to compliance mentioned in Annuxure 'A' ... of letter No. /C.R. No. ... S. No./G. No./CTS No. ... Dated ...
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

TOTAL F.S.I. STATEMENT

BUILDINGS	FLOOR	EXIST. F.S.I.	PRO. F.S.I.	TOTAL F.S.I.	PER. BALCONY	PRO. BALCONY	STAIRCASE	PASSAGE	WASH AREA	LIFT & LIFT MACH.RMAREA	GROUND COVERAGE	NO. OF TENEMENT	HTS	TERRACE
A WING	PARK.+ 13 FL.	9,967.62	---	9,967.62	745.15	744.15	156.26	704.69	304.62	15.94	555.15	102 NOS.	38.80 M	704.56
B WING	PARK.+ 13 FL.	9,967.78	---	9,967.78	745.25	744.07	156.26	704.69	304.62	15.94	555.31	102 NOS.	38.80 M	703.94
C1 WING	PARK.+ 13 FL.	---	4,527.29	4,527.29	679.10	678.47	---	---	249.47	16.23	497.39	78 NOS	38.80 M	920.45
C2 WING	PARK.+ 13 FL.	---	6,088.16	6,088.16	913.22	791.99	---	---	282.10	16.23	680.48	104 NOS	38.80 M	1237.76
D WING	PARK.+ 13 FL.	---	6,051.67	6,051.67	907.74	788.92	---	---	282.10	16.23	665.04	104 NOS	38.80 M	1227.47
E WING	PARK.+ 13 FL.	---	4,525.18	4,525.18	685.23	587.92	---	---	249.47	16.23	496.72	78 NOS	38.80 M	918.24
F WING	PARK.+ 13 FL.	---	6,531.69	6,531.69	975.74	974.77	---	---	361.51	---	636.80	151 NOS	38.80 M	756.41
CLUB HOUSE	GR. + 1ST FL.	---	---	---	14.25	14.21	63.32	35.04	---	---	---	---	8.99 M	---
TOTAL		9,935.60	27,723.99	37,659.59	5,665.48	5,225.50	375.84	1,445.02	2,033.89	102.80	4,068.40	719 NOS.	---	6,745.59

WINGS	BELOW 50.00 SQ.M.	50.00 TO 100.00 SQ.M.	ABOVE 100.00 SQ.M.	TOTAL
A WING	52.00	50.00	---	102.00
B WING	52.00	50.00	---	102.00
C1 WING	06.00	72.00	---	78.00
C2 WING	06.00	98.00	---	104.00
D WING	08.00	96.00	---	104.00
E WING	06.00	72.00	---	78.00
F WING	---	151.00	---	151.00
TOTAL	166.00	589.00	---	719.00

TENE. STATEMENT in smt.
PERMISSIBLE TENE. :
= 250/10,000 X 37,681.00 SQ.M.
= 942.00 NOS.

WATER STORAGE TANK CAP.

WINGS	O/H.WATER TANK	U/G.WATER TANK
A WING	89,000.00 LIT.	1,03,500.00 LIT.
B WING	89,000.00 LIT.	1,03,500.00 LIT.
C1 WING	73,000.00 LIT.	79,000.00 LIT.
C2 WING	90,500.00 LIT.	1,05,300.00 LIT.
D WING	90,500.00 LIT.	1,05,300.00 LIT.
E WING	73,000.00 LIT.	79,000.00 LIT.
F WING	121,925.00 LIT.	152,887.50 LIT.
TOTAL	626,925.00 LIT.	728,487.50 LIT.

PARKING AREA STATEMENT

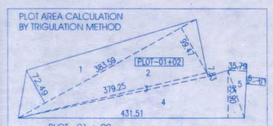
PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 50.00 SQ.M. 04 TENA.	---	05	05
50.00 TO 100.00 SQ.M. 03 TENA.	01	03	03
ABOVE 100.00 SQ.M. 02 TENA.	01	02	02
	CAR	SCOOTER	CYCLE
BELOW 50.00 SQ.M. 166 TENA.	---	208	208
50.00 TO 100.00 SQ.M. 589 TENA.	196	589	589
ABOVE 100.00 SQ.M. --- TENA.	---	---	---
TOTAL 719 TENA.	196	797	797
50% ADDITION FOR METROPOLITAN AREAS	98	398	398
TOTAL PARKING	294	1195	1195

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	294 NOS. X 12.50 SQ.M	3,675.00
SCOOTER	1195 NOS. X 03.00 SQ.M	3,585.00
CYCLE	1195 NOS. X 01.40 SQ.M	1,673.00
TOTAL		8,933.00

BUILDINGS	F.S.I.	PER. BALCONY	PRO. BALCONY	STAIRCASE	PASSAGE	WASH AREA	LIFT & LIFT MACH.RMAREA	GROUND COVERAGE	NO. OF TENEMENT	TERRACE
1ST SANCTION TOTAL	37,646.50	5,560.95	5,147.63	375.84	1,445.02	2035.60	132.88	4,384.73	682 NOS.	6,471.40
REVISE SANCTION TOTAL	37,579.09	5,477.91	4,920.28	375.84	1,445.02	2003.37	130.54	4,372.18	670 NOS.	6,471.40
PRO. SANCTION TOTAL	37,659.59	5,665.48	5,225.50	375.84	1,445.02	2,033.89	102.80	4,068.40	719 NOS.	6,745.59
DIFFERENCE F.S.I. STATEMENT										
TOTAL	+13.09	+04.53	+77.87	---	---	-1.71	-30.08	-316.33	+37	+274.19

PLOT AREA CALCULATION BY TRIGULATION METHOD

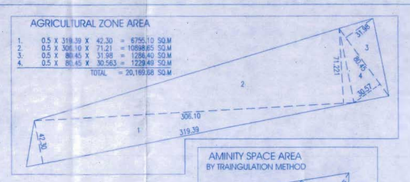


PLOT - 01 + 02

1. 0.5 X 383.59 X 72.49 = 13903.22 SQ.M
2. 0.5 X 383.59 X 99.47 = 19077.85 SQ.M
3. 0.5 X 379.25 X 7.83 = 1484.76 SQ.M
4. 0.5 X 431.51 X 92.45 = 19946.55 SQ.M
5. 0.5 X 95.90 X 35.79 = 1716.13 SQ.M
6. 0.5 X 38.89 X 12.89 X 2 = 501.29 SQ.M

TOTAL = 56,629.80 SQ.M

AGRICULTURAL ZONE AREA



1. 0.5 X 319.39 X 42.30 = 6755.10 SQ.M
2. 0.5 X 306.10 X 71.21 = 10888.85 SQ.M
3. 0.5 X 80.63 X 31.98 = 1288.40 SQ.M
4. 0.5 X 80.63 X 30.563 = 1229.49 SQ.M

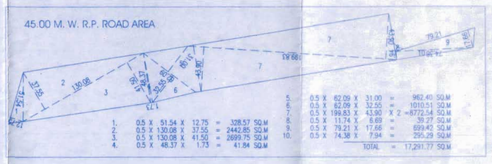
TOTAL = 20,169.84 SQ.M

AMINITY SPACE AREA BY TRAINGULATION METHOD

1. 1 / 2 X 29.46 X 3.47 = 51.11 SQ.M
2. 1 / 2 X 29.46 X 14.59 = 214.91 SQ.M
3. 1 / 2 X 49.21 X 17.79 = 437.72 SQ.M
4. 1 / 2 X 49.21 X 24.40 = 600.39 SQ.M
5. 1 / 2 X 55.15 X 31.70 = 874.13 SQ.M
6. 1 / 2 X 55.15 X 24.57 = 677.52 SQ.M

TOTAL = 2,855.78 SQ.M

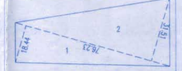
45.00 M. W. R.P. ROAD AREA



1. 0.5 X 91.54 X 12.75 = 328.57 SQ.M
2. 0.5 X 130.08 X 37.56 = 2442.85 SQ.M
3. 0.5 X 130.08 X 41.50 = 2699.75 SQ.M
4. 0.5 X 48.37 X 1.73 = 41.84 SQ.M
5. 0.5 X 62.09 X 31.00 = 962.40 SQ.M
6. 0.5 X 62.09 X 32.50 = 1010.51 SQ.M
7. 0.5 X 199.63 X 43.90 X 2 = 8772.14 SQ.M
8. 0.5 X 11.74 X 6.69 = 39.27 SQ.M
9. 0.5 X 79.21 X 17.66 = 699.43 SQ.M
10. 0.5 X 74.38 X 7.94 = 295.29 SQ.M

TOTAL = 17,291.77 SQ.M

OPEN SPACE AREA BY TRAINGULATION METHOD



1. 1 / 2 X 76.23 X 18.44 = 702.84 SQ.M
2. 1 / 2 X 76.23 X 31.51 = 1201.02 SQ.M

TOTAL = 1903.86 SQ.M

LOCATION PLAN

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME OR / / & 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/TP RECORD.

AT. PRAKASH KULKARNI
CA/98/23908

AREA STATEMENT		SQ.M.
1) AREA OF PLOT		56,500.00
2) DEDUCTION'S FOR		
a) 45.0 M.W.R.P.ROAD		17,291.77
b) AGRICULTURAL ZONE		20,169.68
c) TOTAL		37,461.45
3) NET AREA (1–2c)		19,038.55
4) DEDUCTIONS		
A) OPEN SPACE AREA 10%	1,903.86	---
B) AMINITY SPACE AREA 15%		2,855.78
C) TRANSFORMER		---
D) 9.00 M.W. INTERNAL ROAD		---
TOTAL (A+B+C+D)		2,855.78
5) NET AREA OF PLOT (3–4d)		16,182.77
6 F.S.I. PERMISSIBLE (5+6d) (0.90)		
(16,182.77 X .90) 14,564.49		
(14,564.49 X 0.20) 17,477.39		17,477.39
7 ADDITIONS FOR		17,477.39
A) 45.0 M.W.R.P. ROAD		17,291.77
B) PAID F.S.I. (0.20) 2,912.90		2,912.90
C) AMINITY SPACE		---
d) TOTAL		20,204.67
8 TOTAL F.S.I. PERMISSIBLE (5+6d)		37,682.06
9) EXISTING RESI. FL. SPACE		9,935.60
10) PROPOSED RESI. FL. SPACE		27,723.99
11) EXCESS BAL.		---
12) TOTAL B/UP AREA		37,659.59
13) F.A.R. CONSUMED		---
14) PERMISSIBLE COVERAGE AREA (50%)		8,091.38
15) PROPOSED COVERAGE		4,372.18
TENAMENT STATEMENT		
TENAMENT PERMISSIBLE	@ 250 T/HA.	942 NOS.
TENAMENT PROPOSED		719 NOS.

PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQUIRED	168	712	712
PARKING PROVIDED	168	712	712

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE.
0.23m THK BLOCK WALL & 0.15M. THK. SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
VITRIFIED FLOORING
T.W.DOORS & W.S.WINDOWS.

DOOR AND WINDOW SCHEDULE

D = 1.05X2.10 W1 = 1.80X1.20
D1 = 0.90X2.10 W2 = 1.50X0.90
D2 = 0.75X2.10 W3 = 0.90X1.20
D3 = 1.80X2.10 V1 = 0.60X0.60

ARCHITECT: AT. PRAKASH KULKARNI CA/98/23908

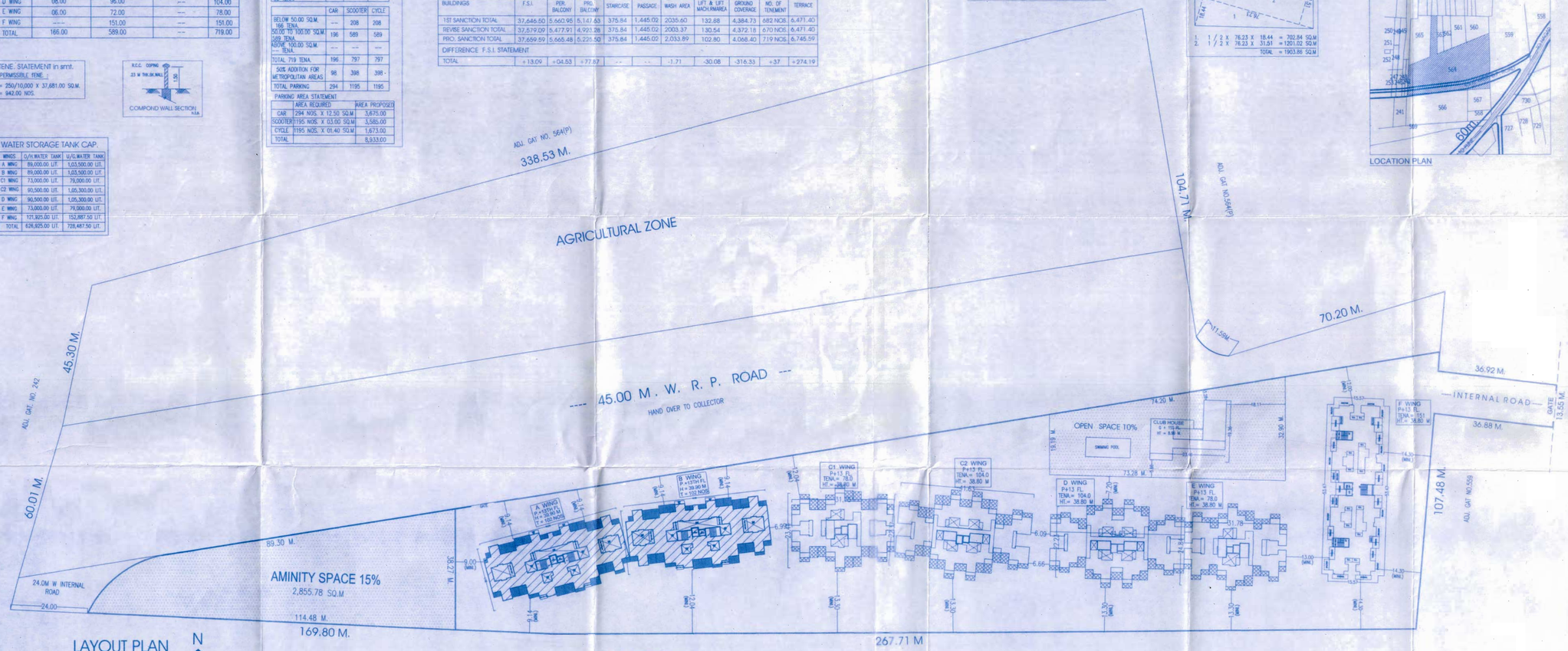
OWNER: MR.MANISH A. SATAV & others through (p.o.a.) MANISH D. MAHESHWARI

PROJECT:
PROPOSED RESI. BUILDING LAYOUT ON GAT NO.559/1(P),564/6 AT WAGHOLI, TAL- HAVELI DIST- PUNE.

PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJONAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/B, GHOLE ROAD, SHIVAJINAGAR, PUNE-411 005. PHONE - 25514790, 25514791 / FAX - 020 25514792
Email : prakash@ankurassociates.net

DATE	SCALE	DRN BY
01.08.2016	1 : 500	SATISH

D:\SATISH\P.M.R.D.A\MANTRA PROPERTIES\WAGHOLI\MUNICIPAL DWG\REV.



LAYOUT PLAN

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