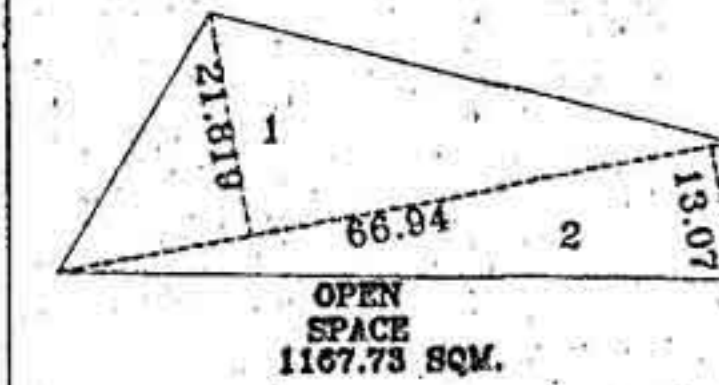
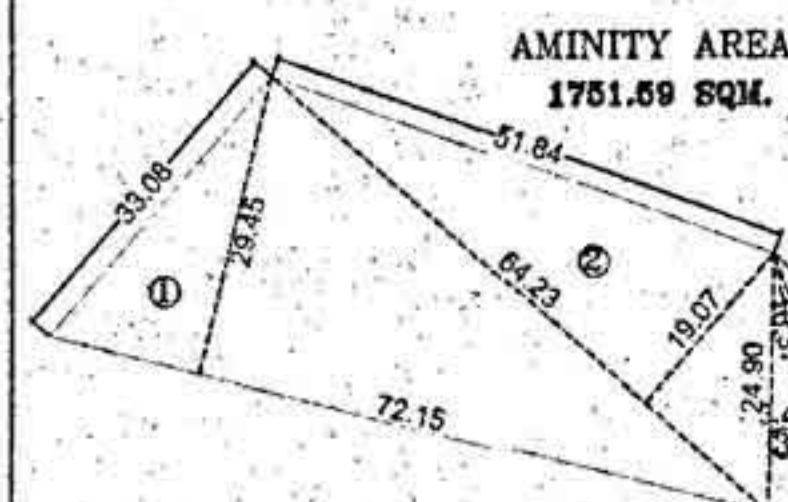


AREA CALCULATIONS FOR OPEN SPACE				
1	66.94	x	13.07	x 0.50 = 437.45 sqm.
2	66.94	x	21.619	x 0.50 = 730.28 sqm.
TOTAL AREA				1167.73 sqm.



AMINITY AREA CALCULATIONS				
1	72.14	x	29.45	x 0.50 = 1062.26 sqm.
2	64.23	x	19.07	x 0.50 = 612.43 sqm.
3	24.90	x	3.47	x 0.50 = 43.20 sqm.
4	16.37	x	2.07	x 0.50 = 16.94 sqm.
5				= 16.75 sqm.
TOTAL AREA				1751.59 sqm.



AREA CALCULATIONS FOR TRANSFORMER				
1	58.37	x	12.78	x 0.50 = 372.98 sqm.
TOTAL AREA				372.98 sqm.

AREA CALCULATIONS FOR 3.00M INTERNAL ROAD				
1	91.73	x	2.98	x 0.50 = 135.76 sqm.
2	91.73	x	2.98	x 0.50 = 135.68 sqm.
3	28.86	x	2.925	x 0.50 = 42.21 sqm.
4	28.86	x	3.01	x 0.50 = 43.43 sqm.
TOTAL AREA				356.08 sqm.

F.S.I. STATEMENT-TOWER-'A' & 'B'											
SR. NO.	FLOOR	RES.F.S.I.	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY	TERRACE	PASSAGE	STAIRCASE	TOILET	LIFT	LIFT MACHINE ROOM	TENEMENT
1	FIRST	795.15		108.42	175.12	104.12	21.89	5.43			4
2	SECOND	736.24		109.54	173.87	104.12	21.89	5.43			4
3	THIRD	735.97		110.47	175.12	104.12	21.89	5.43			4
4	FOURTH	736.24		109.54	173.87	104.12	21.89	5.43			4
5	FIFTH	735.97		110.47	175.12	104.12	21.89	5.43			4
6	SIXTH	736.24		109.54	173.87	104.12	21.89	5.43			4
7	SEVENTH	735.97		110.47	175.12	104.12	21.89	5.43			4
8	EIGHTH	736.24		109.54	173.87	97.10	21.89	5.43			4
9	NINTH	735.97		110.47	175.12	104.12	21.89	5.43			4
10	TENTH	736.24		109.54	173.87	104.12	21.89	5.43			4
11	ELEVENTH	735.97	15502.73 X 0.15% = 2325.41	110.47	175.12	104.12	21.89	5.43	19.22	4.97 X 2 = 9.94	4
12	TWELYTH	736.24		109.54	173.87	104.12	21.89	5.43			4
13	THIRTEENTH	735.97		110.47	175.12	104.12	21.89	5.43			4
14	FOURTEENTH	736.24		109.54	173.87	104.12	21.89	5.43			4
15	FIFTEENTH	735.97		110.47	175.12	104.12	21.89	5.43			4
16	SIXTEENTH	702.19		98.26	173.87	104.12	21.89	5.43			4
17	SEVENTEENTH	712.08		103.35	101.75	104.12	21.89	5.43			2
18	EIGHTEENTH	455.18		61.98	173.87	104.12	21.89	5.43			2
19	NINTEENTH	455.17		61.98	175.12	104.12	21.89	5.43			2
20	TWENTYETH	798.50		112.40	173.87	97.28	51.14	5.43			3
21	TWENTYFIRST	658.10		89.54	175.12	136.15	129.76	5.43			4
22	TWENTYSECOND	620.60		112.48	175.12	102.61	129.76	2.87			00
23	TOTAL	15502.73	2325.41	2288.48	3766.77	2307.18	726.57	118.90		88.76	77.00
										1144.14	

COVERAGE AREA CALCULATION FOR BUILDING 'A' & 'B'				
COVERAGE AREA = 1ST FLOOR AREA + 2ND FLR. TERR. + 3RD FLR. TERR.				
= 918.85 + 175.12 + 173.87				
= 1267.84 SQM.				
COVERAGE AREA = 1267.84 SQM.				

AREA CALCULATIONS FOR PLOT				
1	34.98	x	23.95	x 0.50 = 418.89 sqm.
2	90.51	x	24.00	x 0.50 = 1086.12 sqm.
3	79.59	x	35.74	x 0.50 = 1422.27 sqm.
4	41.03	x	22.17	x 0.50 = 454.82 sqm.
5	100.84	x	37.99	x 0.50 = 1915.46 sqm.
6	100.84	x	8.78	x 0.50 = 442.69 sqm.
7	162.31	x	52.70	x 0.50 = 4276.87 sqm.
8	162.31	x	29.47	x 0.50 = 2391.64 sqm.
9	107.90	x	60.20	x 0.50 = 3247.79 sqm.
10	88.29	x	31.66	x 0.50 = 1397.63 sqm.
11	75.70	x	27.27	x 0.50 = 1032.17 sqm.
TOTAL AREA				18066.34 sqm.

AREA CALCULATIONS FOR 30.00 M D.P. ROAD				
1	134.65	x	21.52	x 0.50 = 1448.83 sqm.
2	141.72	x	29.55	x 0.50 = 2093.91 sqm.
3	141.72	x	6.535	x 0.50 = 463.07 sqm.
TOTAL AREA				4005.82 sqm.

INTERNAL 18.00M WIDE ROAD AREA CALCULATIONS				
1	22.82	x	10.52	x 0.50 = 118.98 sqm.
2	22.82	x	5.00	x 0.50 = 56.55 sqm.
3	18.97			= 28.14 sqm.
TOTAL AREA				203.67 sqm.

WATER STATEMENT FOR BUILDING - A				
(RESIDENTIAL)				
TOTAL TENEMENT = 77 NOS				
= 77 X 5 PERSONS X 135 LITRES				
= 51,975.00 LITRES.				
WATER REQ. FOR FIRE FIGHTING = 20,000 LITRES				
TOTAL O.H. WATER TANK = 71,975.00 LITRES				
TOTAL U.G. WATER TANK REQD. = 77,962.50 LITRES				
(51,975.00 X 1.5)				
WATER PROVIDED =				
TOTAL O.H. WATER TANK PROVIDED = 71,975.00 LITRES				
SAY = 72,000.00 LITRES				
TOTAL U.G. WATER TANK PROVIDED = 77,962.50 LITRES				
WATER REQ. FOR FIRE FIGHTING = 50,000.00 LITRES				
= 1,27,962.50 LITRES				
SAY = 1,28,000.00 LITRES				

PARKING STATEMENT:-BLDG. A				
PARKING REQUIRED BY RULE:-				
CATEGORY OF TENE.	TENE.	PARKING REQUIRED		
		CARS	SCOOTERS	CYCLES
1 tenement having carpet area above 150 sqm.	77	231	308	154
(8 - 4 - 2)				
TOTAL	77	231	308	154
PARKING PROVIDED :-				
TOTAL	77	231	308	154



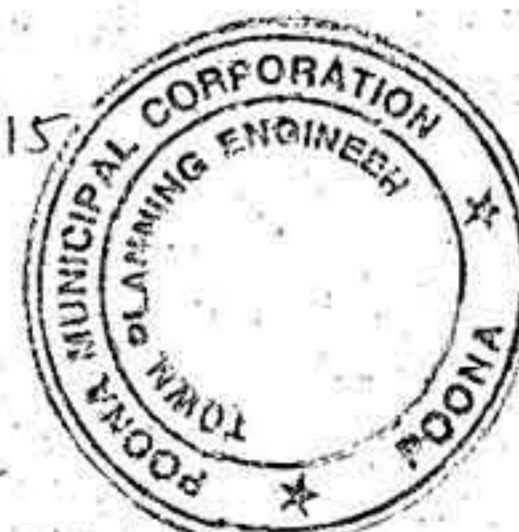
AREA CALCULATIONS FOR GREEN BELT				
1	64.27	x	26.37	x 0.50 = 847.40 sqm.
2	68.68	x	31.75	x 0.50 = 1093.47 sqm.
3	34.30	x	23.97	x 0.50 = 411.09 sqm.
TOTAL AREA GREEN BELT				2351.955 sqm.

TREES STATEMENT				
TOTAL NET PLOT AREA = 18038.00 SQM				
REQUIRED TREES = 1 TREE / 80 SQM				
AS PER RULE = 18038.00 / 80 SQM				
= 225.47 NOS. OF TREES				
PROVIDED TREES = 226 NOS.				

GREEN BELT
2351.95 SQM.

This is an accompaniment to
this office letter No. DPO.CC.133/4/15
date 31.12.2015

Executive Engineer
D.P.B.P. Zone-2/P.M.C.



LAYOUT

AREA STATEMENT

SQM

1	AREA OF PLOT (AS PER 7/12)	18038.00
2	AREA OF PLOT (TRIANGULATION METHOD)	18087.06
3	MINIMUM PLOT CONSIDERED	18038.00
DEDUCTIONS		
4	a) AREA UNDER 30.00 M.D.P. ROAD	4005.80
	b) AREA UNDER GREEN BELT	2354.91
5	BALANCE PLOT AREA (3) - (4a + 4b)	11677.29
6	i) OPEN SPACE REQUIRED - 10% OF (5)	1167.72
	ii) OPEN SPACE PROVIDED	1167.72
	iii) AMENITY SPACE REQUIRED (15% OF (5))	1751.59
	iv) AMENITY SPACE PROVIDED	1751.59
	v) AREA LEFT FOR 9.00M ROAD	358.09
	vi) INTERNAL ROAD 18.00M WIDE	203.67
	vii) TRANSFORMER	72.00
7	DEDUCTIONS	
i)	OPEN SPACE PROVIDED	1167.72
ii)	AMENITY SPACE PROVIDED	1751.59
iii)	AREA LEFT FOR 9.00M ROAD	358.09
iv)	INTERNAL ROAD 18.00M WIDE	203.67
v)	TRANSFORMER	72.00
8	TOTAL DEDUCTIONS	3553.07
9	NET PLOT (BALANCE PLOT - TOTAL DEDUCTION) (11677.29 - 3553.07)	8124.22
10	F.S.I. PERMISSIBLE	8124.22
ADDITION		
i)	AREA LEFT FOR 9.00M ROAD	358.09
ii)	INTERNAL ROAD 18.00M WIDE	203.67
iii)	TRANSFORMER	72.00
iv)	D.P. ROAD 40% OF NET PLOT AREA	3249.68
v)	AMENITY SPACE AREA	1751.59
vi)	BALANCED D.P. ROAD AREA CONVERTED TO T.D.R. (4005.80 - 3249.68)	756.18
vii)	AMENITY T.D.R. 40% OF NET PLOT (A.S.AREA-10%)=(3249.68 -(1751.59 +756.18))	741.91
viii)	SUM T.D.R. 20% OF NET PLOT (ALLOWED AREA IS 1808.97 BUT ONLY 249.00 IS TAKEN)	246.00
11	TOTAL ADDITION	7379.12
12	TOTAL F.S.I. PERMISSIBLE NET F.S.I. + ADDITION (8124.22 + 7379.12)	15503.34
13	PROPOSED RESI. FLOOR SPACE	15502.73
14	PERMISSIBLE BALCONY	2325.41
15	PROPOSED BALCONY	2288.48
16	EXCESS BALCONY	0.00
17	PROPOSED RESI. FLOOR SPACE	15502.73
18	PERMISSIBLE COVERAGE 20% OF 9	1624.84
19	PROPOSED COVERAGE	1144.14

TENEMENT STATEMENT

20	TENEMENTS PERMISSIBLE 250T/HA	100 NOS.
21	TENEMENTS EXISTING	-
22	TENEMENTS PROPOSED	77 NOS.

PARKING STATEMENT

	CAR	SCOOTER	CYCLE
18	PARKING REQD. BY RULE	231	308
19	PARKING PROVIDED	231	308

PROPOSED LAYOUT OF BUILDING
AT S.NO. 69 / 4 (P) + S.NO. 69 / 5 (P)
KHARADI, PUNE.

OWNER - Marvel Promoters & Developers
(Pune) Pvt. Ltd & others

MALWADKAR ARCHITECTS
B.N. MALWADKAR.
RAHUL MALWADKAR.
LAXMI-NARAYAN CO. OP. HSG. SOCIETY.
914, SADASHIV PETH, GADGIL STREET,
PUNE - 411030
PH- 3049 1518

SCALE:- 1:500
DATE:- 06-10-15
MANUSCRIPT
REF:- Comp 6/MARVEL/Marvel-Kharadi-66