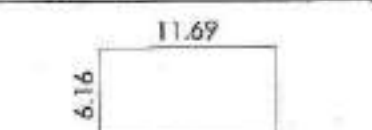
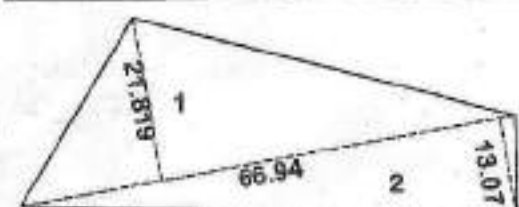


AREA CALCULATIONS FOR TRANSFORMER			
1	11.69 x 6.16 x 1	=	72.01 sqm.
TOTAL AREA = 72.01 sqm.			



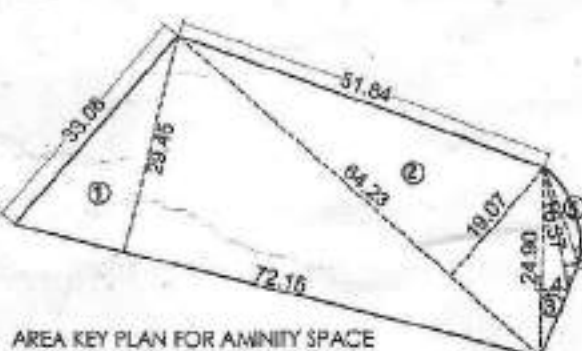
AREA KEY PLAN FOR TRANSFORMER

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.			



AREA KEY PLAN FOR OPEN SPACE

AREA CALCULATIONS FOR AMINITY SPACE			
1	72.14 x 29.45 x 0.50	=	1062.29 sqm.
2	64.23 x 16.07 x 0.50	=	512.43 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	CHAMFERED AREA	=	16.75 sqm.
TOTAL AREA = 1751.59 sqm.			



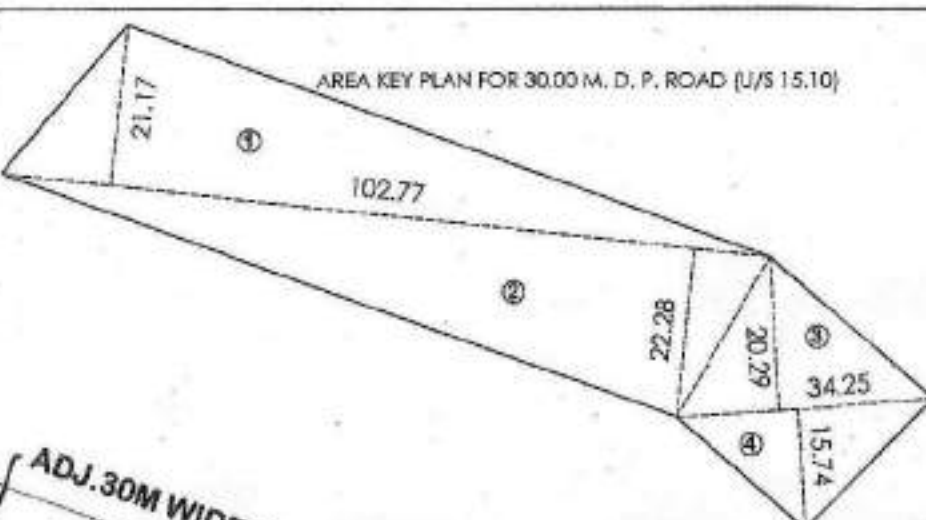
AREA KEY PLAN FOR AMINITY SPACE

NOTE: Access to Open space/
CLUB HOUSE to be taken
from Land (already handed over to PMC)
DT.-07/08/2014

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

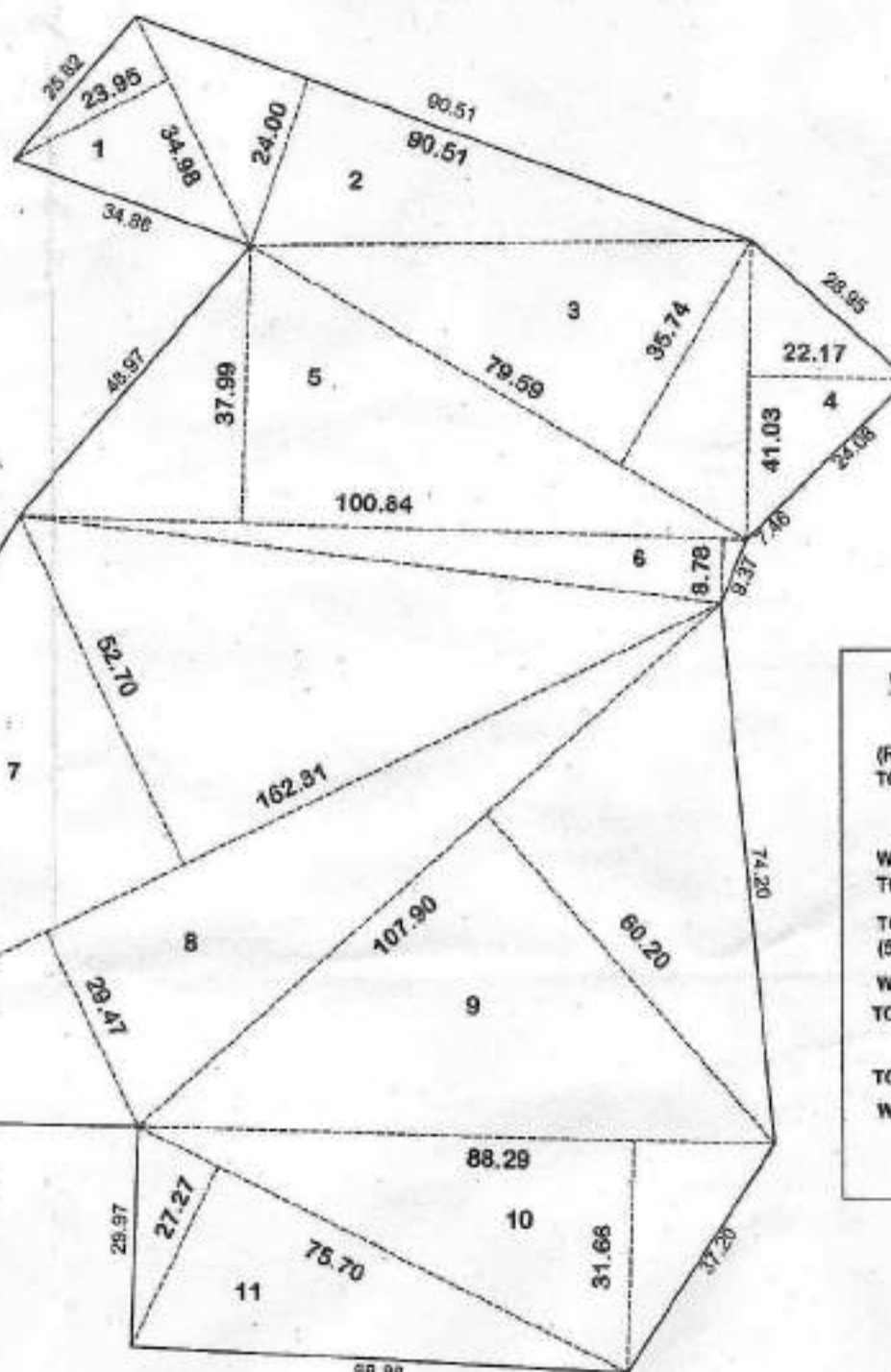
LAYOUT

AREA CALCULATIONS FOR 30.00 M. D. P. ROAD (U/S 15.10)			
1	102.77 x 21.17 x 0.50	=	1087.82 sqm.
2	102.77 x 22.28 x 0.50	=	1144.86 sqm.
3	34.25 x 20.31 x 0.50	=	347.81 sqm.
4	34.25 x 15.723 x 0.50	=	269.26 sqm.
TOTAL AREA = 2849.75 sqm.			



AREA KEY PLAN FOR 30.00 M. D. P. ROAD (U/S 15.10)

AREA CALCULATIONS FOR PLOT			
1	34.98 x 23.95 x 0.50	=	418.89 sqm.
2	80.51 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	=	4276.67 sqm.
8	162.31 x 20.47 x 0.50	=	2291.64 sqm.
9	107.90 x 60.20 x 0.50	=	3247.79 sqm.
10	88.29 x 31.66 x 0.50	=	1387.63 sqm.
11	75.70 x 27.27 x 0.50	=	1032.17 sqm.
TOTAL AREA = 16095.34 sqm.			



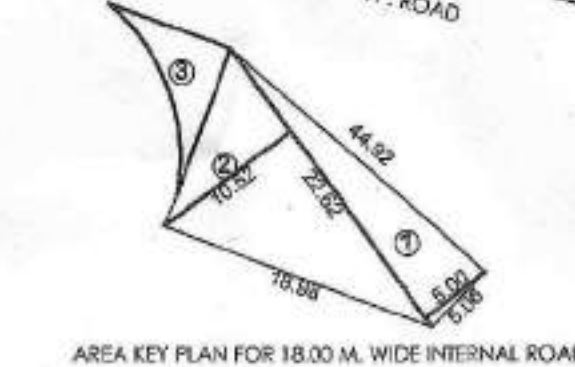
AREA KEY PLAN FOR PLOT AREA

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	141.714 x 6.535 x 0.50	=	463.05 sqm.
TOTAL AREA = 4005.80 sqm.			



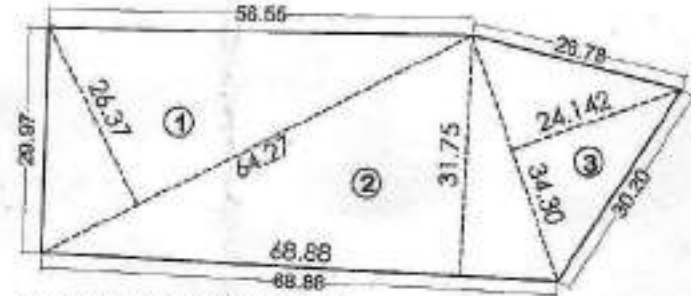
AREA KEY PLAN FOR 30.00 M. D. P. ROAD

INTERNAL 18.00M. WIDE ROAD AREA CALCUL.			
1	22.62 x 10.52 x 0.50	=	118.98 sqm.
2	22.62 x 5.00 x 0.50	=	56.55 sqm.
3	28.14	=	28.14 sqm.
TOTAL AREA = 203.67 sqm.			



AREA KEY PLAN FOR 18.00 M. WIDE INTERNAL ROAD

AREA CALCULATIONS FOR GREEN BELT			
1	64.27 x 26.37 x 0.50	=	847.40 sqm.
2	68.88 x 31.76 x 0.50	=	1093.47 sqm.
3	34.30 x 24.142 x 0.50	=	414.04 sqm.
TOTAL AREA GREEN BELT = 2354.91 sqm.			



AREA KEY PLAN FOR GREEN BELT

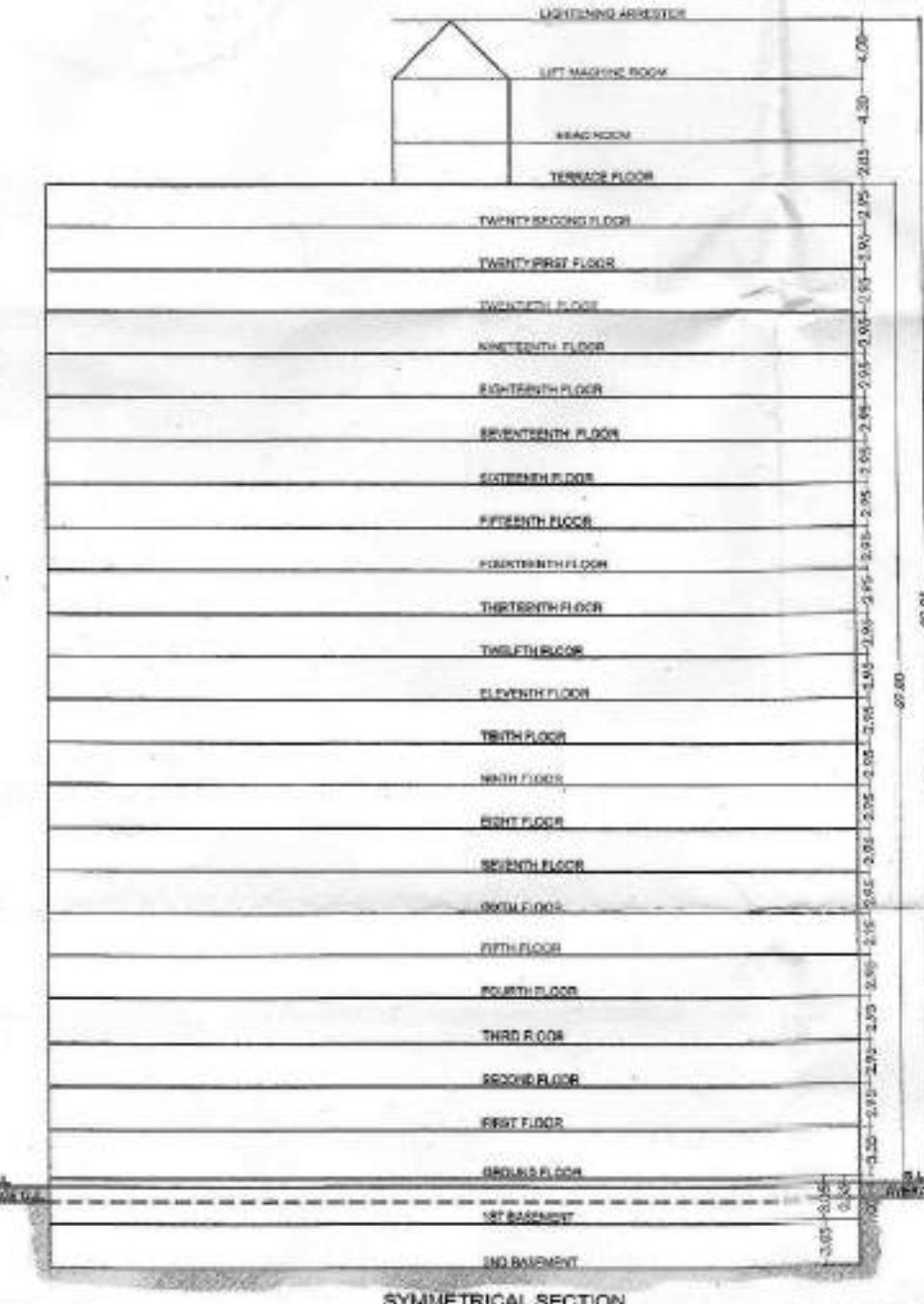
F.S.I. STATEMENT-TOWER 'A' & 'B'

SR. NO.	FLOOR	RES. F.S.I.	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY	TERRACE	PASSAGE	STAIRCASE	FAIR STAIRCASE	LIFT	LIFT MACHINE ROOM	TENAMENT	COVERAGE
1	FIRST	873.95		131.43	181.42	57.27	21.31	26.40			4	
2	SECOND	831.38		120.58	180.97	57.27	21.31	26.40			4	
3	THIRD	830.13		121.08	181.51	57.27	21.31	26.40			4	
4	FOURTH	831.38		120.58	180.97	57.27	21.31	26.40			4	
5	FIFTH	830.13		121.08	181.51	57.27	21.31	26.40			4	
6	SIXTH	831.38		120.58	180.97	57.27	21.31	26.40			4	
7	SEVENTH	830.13		121.08	181.51	57.27	21.31	26.40			4	
8	EIGHTH	831.38		120.58	180.97	57.27	21.31	26.40			4	
9	NINTH	830.13		121.08	181.51	57.27	21.31	26.40			4	
10	TENTH	831.38		120.58	180.97	57.27	21.31	26.40			4	
11	ELEVENTH	830.13		121.08	181.51	57.27	21.31	26.40			4	
12	TWELFTH	831.38		120.58	180.97	57.27	21.31	26.40			4	
13	THIRTEENTH	830.13		121.08	181.51	57.27	21.31	26.40			4	
14	FOURTEENTH	831.38		120.58	180.97	57.27	21.31	26.40			4	
15	FIFTEENTH	830.13		121.08	181.51	57.27	21.31	26.40			4	
16	SIXTEENTH	795.73		117.30	182.15	57.27	21.31	26.40			4	
17	SEVENTEENTH	789.63		122.00	108.37	53.67	21.31	26.40			2	
18	EIGHTEENTH	681.76		104.26	109.00	197.94	21.31	26.40			2	
19	NINETEENTH	500.93		84.96	108.21	53.67	21.31	26.40			2	
20	TWENTIETH	878.13		129.48	212.91	57.27	21.31	26.40			4	
21	TWENTY FIRST	1014.67		132.38	Token in F.S.I.	57.27	21.31	26.40			4	
22	TWENTY SECOND	999.20		157.26	F.S.I.	57.27	32.52	26.40			4	
23	TOTAL	18164.57	2724.69	2670.91	3429.42	1393.41	480.03	580.80	19.22	38.76	82	1236.34

COVERAGE AREA CALCULATION FOR BUILDING 'A' & 'B'	
COVERAGE AREA = 1ST FLOOR AREA + 2ND FLOOR + 3RD FLOOR	
= 873.95 + 181.42 + 180.97	
= 1236.34 SQM.	
COVERAGE AREA = 1236.34 SQM.	

WATER STATEMENT FOR BUILDING- A	
(RESIDENTIAL)	
TOTAL TENEMENT = 82 NOS	
= 82 X 5 PERSONS X 155 LITRES	
= 63,550.00 LITRES	
WATER REQ. FOR FIRE FIGHTING = 20,000 LITRES	
TOTAL O.H. WATER TANK = 75,550.00 LITRES	
TOTAL U.G. WATER TANK REQD. = 63,032.50 LITRES	
(55,355.00 X 1.1)	
WATER PROVIDED =	
TOTAL O.H. WATER TANK PROVIDED = 75,550.00 LITRES	
SAY = 75,500.00 LITRES	
TOTAL U.G. WATER TANK PROVIDED = 77,062.50 LITRES	
WATER REQ. FOR FIRE FIGHTING = 50,000.00 LITRES	
= 1,33,032.50 LITRES	
SAY = 1,35,000.00 LITRES	

PARKING STATEMENT : - BLDG. A & B				
PARKING REQUIRED BY RULE :-				
CATEGORY OF TENE.	TENE.	CARS	SCOOTER	CYCLES
ITENAMENT HAVING CARPET AREA ABOVE 150 SQM. (3 : 4 : 2)	82	245	328	164
TOTAL	82	245	328	164
ADD 5% VISITOR PARKING		12	16	8
TOTAL PERMISSIBLE PARK.		258	344	172
TOTAL PROVIDED PARK.		258	344	172



SYMMETRICAL SECTION

STAMP FOR APPROVAL 1/1

1st SANCTION CC.NO.0630/2012 DATED 28/05/2012 - (LAYOUT + BUILDING)
2nd SANCTION CC.NO.0677/2013 DATED 29/05/2013 - (LAYOUT + BUILDING)
3rd SANCTION CC.NO.2954/2014 DATED 24/12/2014 - (BUILDING)

कुमार विमल दि-21-12-18
This is an accompanment to
this office letter No. DPO.
दि-12-22-19 दि-22-12-19
Executive Engineer
P.D.P. Zone-I P.M.C.

CHIEF ENGINEER
PUNE MUNICIPAL CORPORATION
PUNE

AREA STATEMENT		SQM
1	AREA OF PLOT (AS PER 7/12)	18038.00
2	AREA OF PLOT (TRIANGULATION METHOD)	18086.34
3	MINIMUM PLOT CONSIDERED	18038.00
DEDUCTIONS		
4	Q) AREA UNDER 30.00 M.D.P. ROAD	4005.80
	B) AREA UNDER GREEN BELT	2354.91
	C) AREA UNDER 30.00 M. D.P. ROAD (U/S 15.10)	2849.75
5	BALANCE PLOT AREA (3) - (4) + (4) + (4)	8827.54
6	R) OPEN SPACE REQUIRED - 10% OF (5)	882.76
	II) OPEN SPACE PROVIDED	1167.73
	III) AMENITY SPACE REQUIRED (15% OF (5))	1324.13
	IV) AMENITY SPACE PROVIDED	1751.59
	V) INTERNAL ROAD 18.00M WIDE	203.67
	VI) TRANSFORMER	72.00
DEDUCTIONS		
7	OPEN SPACE PROVIDED	1167.73
8	AMENITY SPACE PROVIDED	1751.59
9	INTERNAL ROAD 18.00M WIDE	203.67
10	TRANSFORMER	72.00
11	TOTAL DEDUCTIONS	3194.99
12	NET PLOT (BALANCE PLOT - TOTAL DEDUCTION)	5632.55
	(8827.54 - 3194.99)	
13	F.S.I. PERMISSIBLE	5632.55
ADDITION		
14	INTERNAL ROAD 18.00M WIDE	203.67
15	TRANSFORMER	72.00
16	AMENITY SPACE AREA PROVIDED	1751.59
17	AREA UNDER 30.00 M.D.P. ROAD	4005.80
18	AREA UNDER 30.00 M.D.P. ROAD (U/S 15.10) (2849.75 X 2)	5699.50
19	T.D.R.	808.42
20	TOTAL ADDITION - (1) + (2) + (3) + (4) + (5) + (6)	12540.98
21	TOTAL F.S.I. PERMISSIBLE	18173.53
22	NET F.S.I. + ADDITION - (1) 5632.55 + 12540.98	
23	PROPOSED F.S.I.	18164.57
24	EXCESS BALCONY TAKEN IN F.S.I.	
25	TOTAL PROPOSED F.S.I. (13 + 14)	10164.57
26	PERMISSIBLE COVERAGE 20% OF 9	1126.51
27	PROPOSED COVERAGE	1236.34
28	PERMISSIBLE BALCONY (15% OF 13)	2734.69
29	PROPOSED BALCONY	2670.91

TENEMENT STATEMENT	
20	TENEMENTS PERMISSIBLE 2507/HA
21	TENEMENTS EXISTING
22	TENEMENTS PROPOSED

PARKING STATEMENT			
	CAR	SCOOTER	CYCLE
23	PARKING REQD. BY RULE	258	344
24	PARKING PROVIDED	258	344

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.
"SAMARTH BUILDING"
PLOT NO. 10, LOKESH SOCIETY (B), S.NO. 672/8/73
OPP. CANARA BANK, BIDHWADI, PUNE. 411-037
PH.NO.:- 7888045291 / 7888045292
SCALE:- 1:500 DRAWN:- GK REF:-
DATE:- 11/01/2019