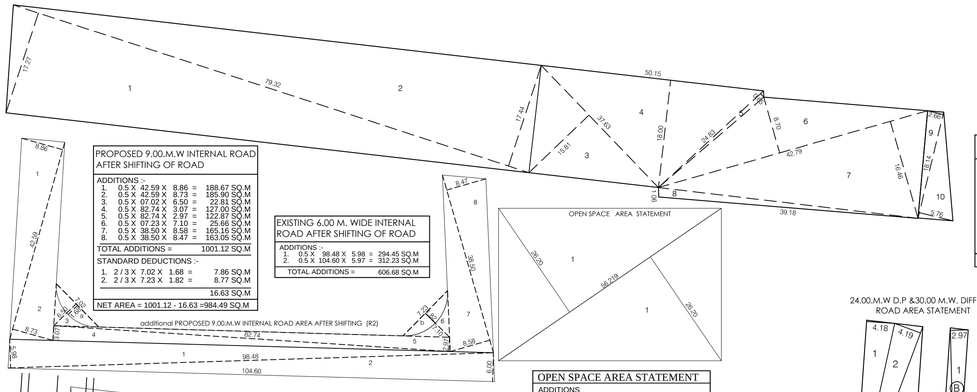
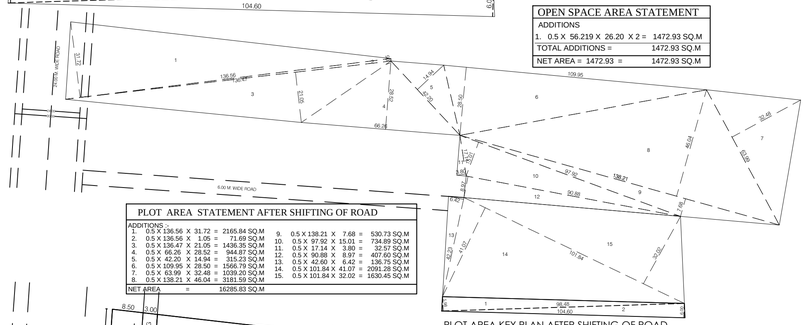


PROPOSED 9.00.M.W INTERNAL ROAD AFTER SHIFTING OF ROAD			
ADDITIONS :-			
1.	0.5 X 42.59 X 8.86 =	188.67 SQ.M	
2.	0.5 X 42.59 X 8.73 =	185.90 SQ.M	
3.	0.5 X 07.02 X 6.50 =	22.81 SQ.M	
4.	0.5 X 82.74 X 3.07 =	127.00 SQ.M	
5.	0.5 X 82.74 X 2.97 =	122.87 SQ.M	
6.	0.5 X 07.23 X 7.10 =	25.66 SQ.M	
7.	0.5 X 38.50 X 8.58 =	165.16 SQ.M	
8.	0.5 X 38.50 X 8.47 =	163.05 SQ.M	
TOTAL ADDITIONS =		1001.12 SQ.M	
STANDARD DEDUCTIONS :-			
1.	2 / 3 X 7.02 X 1.68 =	7.86 SQ.M	
2.	2 / 3 X 7.23 X 1.82 =	8.77 SQ.M	
		16.63 SQ.M	
NET AREA = 1001.12 - 16.63 =984.49 SQ.M			

EXISTING 6.00 M. WIDE INTERNAL ROAD AFTER SHIFTING OF ROAD			
ADDITIONS :-			
1.	0.5 X 98.48 X 5.98 =	294.45 SQ.M	
2.	0.5 X 104.60 X 5.97 =	312.23 SQ.M	
TOTAL ADDITIONS =		606.68 SQ.M	

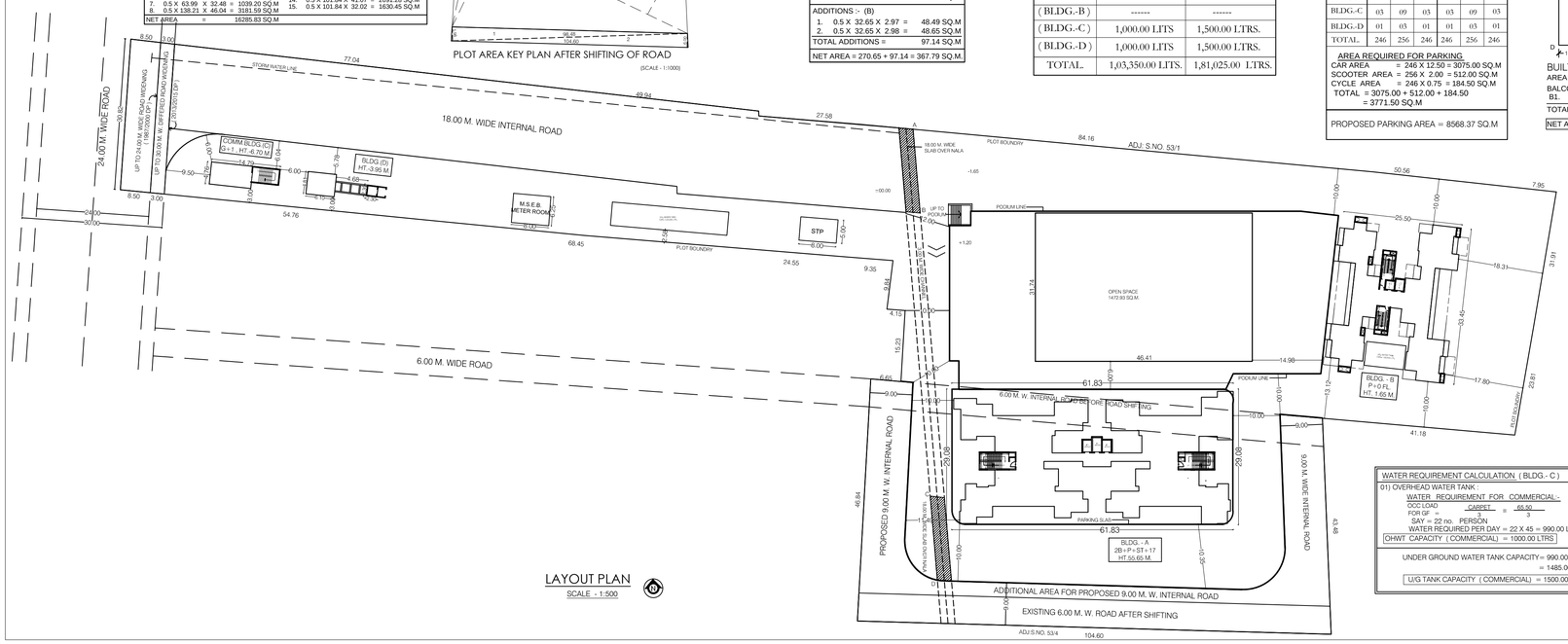
OPEN SPACE AREA STATEMENT		
ADDITIONS		
1.	0.5 X 56.219 X 26.20 X 2 =	1472.93 SQ.M
TOTAL ADDITIONS =		1472.93 SQ.M
NET AREA = 1472.93 =		1472.93 SQ.M



PLOT AREA STATEMENT AFTER SHIFTING OF ROAD							
ADDITIONS :-							
1.	0.5 X 136.56 X 31.72 =	2165.84 SQ.M	9.	0.5 X 138.21 X 7.68 =	530.73 SQ.M		
2.	0.5 X 136.56 X 1.05 =	71.69 SQ.M	10.	0.5 X 97.92 X 15.01 =	734.89 SQ.M		
3.	0.5 X 136.47 X 21.05 =	1436.35 SQ.M	11.	0.5 X 17.14 X 3.80 =	32.57 SQ.M		
4.	0.5 X 66.26 X 28.52 =	944.87 SQ.M	12.	0.5 X 90.88 X 8.97 =	407.60 SQ.M		
5.	0.5 X 42.20 X 14.94 =	315.23 SQ.M	13.	0.5 X 42.60 X 6.42 =	136.75 SQ.M		
6.	0.5 X 109.95 X 28.50 =	1566.79 SQ.M	14.	0.5 X 101.84 X 41.07 =	2091.28 SQ.M		
7.	0.5 X 63.99 X 32.48 =	1039.20 SQ.M	15.	0.5 X 101.84 X 32.02 =	1630.45 SQ.M		
8.	0.5 X 138.21 X 46.04 =	3181.59 SQ.M					
NET AREA	=	16285.83 SQ.M					

PLOT AREA KEY PLAN AFTER SHIFTING OF ROAD

(SCALE - 1:1000)

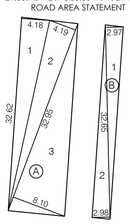


LAYOUT PLAN

SCALE - 1:500

18.00.M.W INTERNAL ROAD AREA STATEMENT (R1)		
ADDITIONS :-		
1.	0.5 X 79.32 X 17.27 =	684.93 SQ.M
2.	0.5 X 79.32 X 17.44 =	691.67 SQ.M
3.	0.5 X 37.63 X 15.81 =	297.47 SQ.M
4.	0.5 X 50.15 X 18.00 =	451.35 SQ.M
5.	0.5 X 24.83 X 00.65 =	08.07 SQ.M
6.	0.5 X 42.79 X 08.70 =	186.14 SQ.M
7.	0.5 X 42.79 X 16.46 =	352.16 SQ.M
8.	0.5 X 39.18 X 01.06 =	20.77 SQ.M
9.	0.5 X 18.14 X 02.66 =	24.13 SQ.M
10.	0.5 X 18.14 X 05.76 =	52.24 SQ.M
	NET AREA =	2768.93 SQ.M

24.00.M.W D.P &30.00 M.W. DIFFERED ROAD AREA STATEMENT



AREA UNDER 24.00.M.W D.P & 30.00 M. W.0 DIFFERED ROAD AREA STATEMENT		
ADDITIONS :- (A)		
1.	0.5 X 32.62 X 4.18 =	68.17 SQ.M
2.	0.5 X 32.95 X 4.19 =	69.03 SQ.M
3.	0.5 X 32.95 X 8.10 =	133.45 SQ.M
TOTAL ADDITIONS =		270.65 SQ.M
ADDITIONS :- (B)		
1.	0.5 X 32.65 X 2.97 =	48.49 SQ.M
2.	0.5 X 32.65 X 2.98 =	48.65 SQ.M
TOTAL ADDITIONS =		97.14 SQ.M
NET AREA = 270.65 + 97.14 = 367.79 SQ.M.		

MS ANGLE 50X50X6

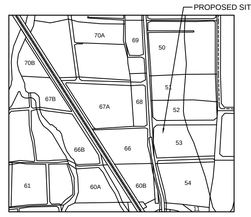
RCC COPING

230 THK BB WALL

350 THK BB WALL

PCC (1:4:8)

COMPOUND WALL



LOCATION PLAN

(BLDG - A+C+D) WATER REQUIREMENT CALCULATION		
BLDG.	O / H TANK	U / G TANK
(BLDG.-A)	1,02,350.00 LTRS.	1,78,025.00 LTRS.
(BLDG.-B)	------	------
(BLDG.-C)	1,000.00 LTRS	1,500.00 LTRS.
(BLDG.-D)	1,000.00 LTRS	1,500.00 LTRS.
TOTAL.	1,03,350.00 LTS.	1,81,025.00 LTRS.

PARKING CALCULATION						
BLDG.	REQUIRED			PROPOSED		
	CAR	SC.	CY.	CAR	SC.	CY.
BLDG.-A	242	244	242	242	244	242
BLDG.-B	- -	- -	- -	- -	- -	- -
BLDG.-C	03	09	03	03	09	03
BLDG.-D	01	03	01	01	03	01
TOTAL.	246	256	246	246	256	246

AREA REQUIRED FOR PARKING.

CAR AREA = 246 X 12.50 = 3075.00 SQ.M

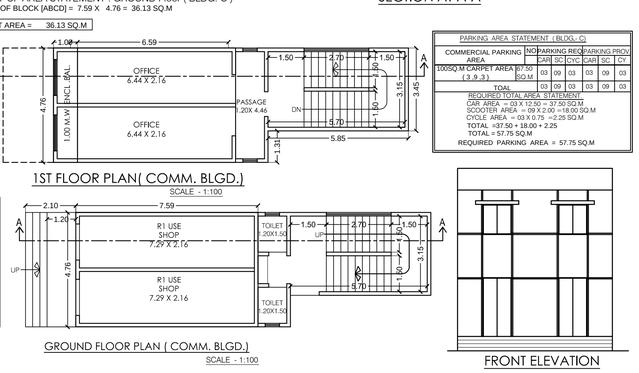
SCOOTER AREA = 256 X 2.00 = 512.00 SQ.M

CYCLE AREA = 246 X 0.75 = 184.50 SQ.M

TOTAL = 3075.00 + 512.00 + 184.50 = 3771.50 SQ.M

PROPOSED PARKING AREA = 8568.37 SQ.M

WATER REQUIREMENT CALCULATION (BLDG.- C)
01) OVERHEAD WATER TANK :-
WATER REQUIREMENT FOR COMMERCIAL:-
OCC LOAD CARPET / 3 = 66.50 / 3
FOR GF =
SAY = 22 no. PERSON
WATER REQUIRED PER DAY = 22 X 45 = 990.00 LTRS
OHWT CAPACITY (COMMERCIAL) = 1000.00 LTRS
UNDER GROUND WATER TANK CAPACITY= 990.00 X 1.50 = 1485.00 LTRS
U/G TANK CAPACITY (COMMERCIAL) = 1500.00 LTRS



1ST FLOOR PLAN(COMM. BLGD.)

SCALE - 1:100

GROUND FLOOR PLAN (COMM. BLGD.)

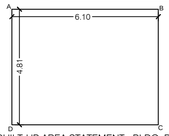
SCALE - 1:100

FRONT ELEVATION

PROPOSED F.S.I. STATEMENT													
BLDG.	B/UP AREA		BALCONY PERM.	BALCONY PROP.	EXCESS BALC.	STAIRCASE AREA	FIRE STAIRCASE	PASSAGE AREA	TERRACE AREA	LIFT M/C AREA	GROUND COVERACE	BUILDING HT.	TENAMENT
	COMM.	RESI.											
A	- - - - -	13058.11	13160.24	1977.56	1982.32	412.38	412.38	2099.46	1333.36	35.99	911.13	55.65 M.	138
B	- - - - -	- - - - -	X	- - - - -	- - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	01.65 M.	00
C	67.50	- - - - -	15 %	04.76	1974.04	17.95	- - - - -	- - - - -	- - - - -	- - - - -	36.13	6.70 M.	00
D	- - - - -	34.63		- - - - -		- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	34.63	3.95 M.	00
TOTAL	67.50	13092.74	1974.04	1982.32	8.28	430.33	412.38	2099.46	1333.36	35.99	981.89		138
G.TOTAL	13160.24 + 8.28 = 13168.52												

PREMIUM AREA STATEMENT							
FLOOR	COMM. F.S.I.	RESI. F.S.I.	PROP. BALCONY	STAIR CASE AREA	PASSAGE AREA	LIFT & MACHINE RM AREA	TERRACE AREA
PROPOSED	67.50	13092.74	1982.32	430.33	2099.46	35.99	1333.36
OLD	----	11659.83	1330.18	591.98	-----	124.20	1116.42
DIFFERENCE	(+67.50)	(+1432.91)	+652.14	(- 161.65)	+ 2099.46	(- 88.21)	+ 216.94

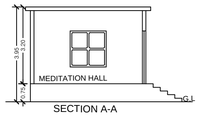
WATER REQUIREMENT CALCULATION (BLDG.- D)
01) OVERHEAD WATER TANK :-
WATER REQUIREMENT FOR COMMERCIAL:-
OCC LOAD CARPET / 3 = 34.63 / 3
FOR GF =
SAY = 12 no. PERSON
WATER REQUIRED PER DAY = 12 X 45 = 540.00 LTRS
OHWT CAPACITY (COMMERCIAL) = 1000.00 LTRS
UNDER GROUND WATER TANK CAPACITY= 540.00 X 1.50 = 810.00 LTRS
U/G TANK CAPACITY (COMMERCIAL) = 1500.00 LTRS



BUILT-UP AREA STATEMENT : BLDG. D

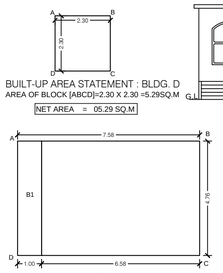
AREA OF BLOCK [ABCD]=6.10 X 4.81 =29.34 SQ.M

NET AREA = 29.34 SQ.M



SECTION A-A

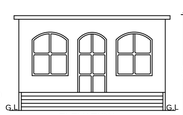
PARKING AREA STATEMENT (BLDG.- D)							
RESIDENTIAL PARKING AREA	NO	PARKING REQ		PARKING PROV.			
		CAR	SC	CYC	CAR	SC	CY
100SQ.M CARPET AREA (3 ,9 ,3)	34.63 SQ.M	01	03	01	01	03	01
TOAL		01	03	01	01	03	01
REQUIRED TOTAL AREA STATEMENT							
CAR AREA = 01 X 12.50 = 12.50 SQ.M							
SCOOTER AREA = 03 X 2.00 =06.00 SQ.M							
CYCLE AREA = 01 X 0.75 =0.75 SQ.M							
TOTAL =12.50 + 06.00 + 0.75							
TOTAL = 19.25 SQ.M							
REQUIRED PARKING AREA = 19.25 SQ.M							



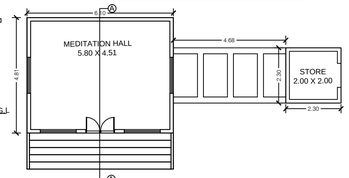
BUILT-UP AREA STATEMENT : BLDG. D

AREA OF BLOCK [ABCD]=2.30 X 2.30 =5.29SQ.M

NET AREA = 05.29 SQ.M



ELEVATION



GROUND FLOOR PLAN (BLGD. - D) SCALE - 1:100

BUILT-UP AREA STATEMENT : First Floor (BLDG. C)

AREA OF BLOCK [ABCD] = 7.59 X 4.76 = 36.13 SQ.M

BALCONY DEDUCTIONS :-

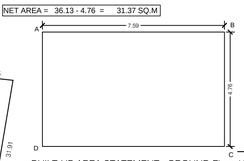
B1. 1.00 X 4.76 = 4.76 SQ.M

TOTAL DEDUCTIONS = 4.76 SQ.M

NET AREA = 36.13 - 4.76 = 31.37 SQ.M

F.S.I. STATEMENT (BLDG. - C)			
	COMM. F.S.I.	PERM. BALC.	PROPOSED BALCONY
GROUND	36.13	67.50 X 0.15	- - - -
1ST	31.37	0.15	04.76
TOTAL	67.50	10.13	04.76

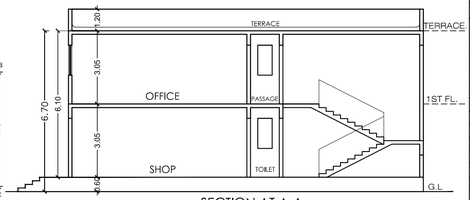
F.S.I. STATEMENT (BLDG. - D)			
	RESI. F.S.I.	PERM. BALC.	PROPOSED BALCONY
GROUND	34.63	34.63 X 0.15	- - - -
TOTAL	34.63	05.19	0.00



BUILT-UP AREA STATEMENT : GROUND Floor (BLDG. C)

AREA OF BLOCK [ABCD] = 7.59 X 4.76 = 36.13 SQ.M

NET AREA = 36.13 SQ.M



SECTION AT A-A

1ST FLOOR PLAN(COMM. BLGD.)

SCALE - 1:100

PARKING AREA STATEMENT (BLDG.- C)							
COMMERCIAL PARKING AREA	NO	PARKING REQ			PARKING PROV.		
		CAR	SC	CYC	CAR	SC	CY
100SQ.M CARPET AREA (3 ,9 ,3)	67.50 SQ.M	03	09	03	03	09	03
TOAL		03	09	03	03	09	03
REQUIRED TOTAL AREA STATEMENT							
CAR AREA = 03 X 12.50 = 37.50 SQ.M							
SCOOTER AREA = 09 X 2.00 =18.00 SQ.M							
CYCLE AREA = 03 X 0.75 =2.25 SQ.M							
TOTAL =37.50 + 18.00 + 2.25							
TOTAL = 57.75 SQ.M							
REQUIRED PARKING AREA = 57.75 SQ.M							

GROUND FLOOR PLAN (COMM. BLGD.)

SCALE - 1:100

STAMP OF APPROVAL

01/06

B.PERMISSION

REVISED Dated - 23 / 03 / 2016

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO. :- CC/4242/2015

P.M.C. SEAL

sdxx Building Inspector

sdxx Deputy Engineer

Building Development Department

PREVIOUS SANCTION DETAILS	
CC/1276/11 DATE:- 05-07-2011	
AREA STATEMENT	SQ.M
1) AREA OF THE PLOT BEFORE ROAD ALIGNMENT	16892.51
2) AREA OF THE PLOT AFTER ROAD ALIGNMENT	16285.83
3) AREA OF THE PLOT AS PER 7/12	15000.00
4) MINIMUM AREA CONSIDERED	15000.00
5) DEDUCTIONS FOR	
a) AREA UNDER 24.00 M. DP ROAD	270.65
b) AREA UNDER 30.00 M. DP ROAD	97.14
c) TOTAL AREA UNDER DP ROAD	367.79
6) NET GROSS PLOT AREA	14632.21
7) DEDUCTIONS FOR	
a) OPEN SPACE 10% OF (3)	1463.22
b) TRANSFORMER	50.00
c) AREA UNDER 18.00 M INTERNAL ROAD (R1)	2768.93
d) AREA UNDER 9.00 M INTERNAL ROAD (R2)	984.49
e) TOTAL DEDUCTIONS	5266.64
8) NET PLOT AREA	9365.57
9) ADDITIONS	
a) AREA UNDER DP ROAD	- - - - -
b) AREA UNDER 18.00 M INTERNAL ROAD (R1)	2768.93
c) AREA UNDER 9.00 M INTERNAL ROAD (R2)	984.49
d) TRANSFORMER	50.00
e) T.D.R. STATEMENT	
T.D.R. STATEMENT / PERMISSIBLE	PROPOSED
a) T.D.R (120%) / 17558.65 SQ.M	- - - -
b) T.D.R (20% -slum) / 2926.44 SQ.M	- - - -
TOTAL / 20185.09 SQ.M	- - - -
f) TOTAL ADDITION	3803.42
10) F.A.R. PERMISSIBLE	1.00
11) PERMISSIBLE FLOOR AREA	13168.99
12) PROPOSED RESI. FL. SPACE	13092.74
13) PROPOSED COMM.FL.SPACE	67.50
14) EXCESS BAL AREA TAKEN IN F.S.I.	8.28
15) NET TOTAL PROPOSED B/UP	13168.52
16) F.S.I.CONSUMED	0.99
17) PERMISSIBLE GR. COVERAGE	1873.11
18) PROPOSED GR. COVERAGR	981.89
TENEMENT STATEMENT	
19) TENAMENT PERMISSIBLE @250	219 NOS
20) TENAMENT PROPOSED	138 NOS
LEGEND	

OWNER / P. A. H.

sdxx

MR. ASHISH JAIN & DHANESH MEHATA

P.O.A. FOR MR. SANJAY KAKADE

PROJECT

REVISED LAYOUT OF BUILDING ON S.NO. 53 /1B , SR NO. 53 /2 , SR NO. 53 /3 , AT. GHORPADI , TAL. HAVELI, DIST. PUNE

sdxx

ARCHITECT SIGN

JAY AERAM

ARCHITECTURAL CONSULTANT

403,AKSHAY CENTER, 1050-51

SHUKRAWAR PETH, TILAK ROAD, PUNE 411 002

CA/93/15811 jayaeram@rediffmail.com phone: 24434335

DRG.NO.	DATE	SCALE	DRN.BY	CHK. BY
MD1	19 - 04 - 16	1:100	VAIBHAV	JAY

X:\DATA\KUNDAN ETERNA\sanction\R4- OC CORRECTIONS\R1_LAYOUT.dwg