BRIEF SPECIFICATIONS

FOUNDATION UP TO HARD STRATA .
INTERNAL AND EXTERNAL WALLS BOTH 0.15 M.
IN BRICK OR BLOCK MASONRY IN C.M. 1:6
INTERNAL NEERU FINISHED PLASTER AND
EXTERNALLY ROUGH CAST CEMENT PLASTER .
CERAMIC TILES FLOORING FOR ALL ROOMS
GLAZED TILES IN W.C. .BATH . TOILET etc.
R.C.C. STAIRCASE WITH R.C.C. OVER HEAD
WATER TANK
R.C.C. ROOF SLAB WITH WATER PROOFING
TREATEMENT ON TOP LAID TO SLOPE .

WATER CALCULATION (IN LITERS)			
	FLOORS	TENEMENTS	PROP. CAPACITY
O.H.T	PER TENEMENT 5 X 135	149	100575
	ADD. FOR FIRE	40000.00	40000
	TOTAL		140575
U.G.T.	OHT X 1.5	100575	150863
	ADD. FOR FIRE	50000.00	50000
	TOTAL		200863

PROPOSED F.S.I. AREA STATEMENT (IN SQ. MT.)

BUILDING	GROUND COVERAGE	B/UP AREA	STAIRCASE	PASSAGE	NET B/UP AREA	PERM. BALC.	PROP. BALC.	LIFT	LIFT MACHINE ROOM	TERRACE	TENEMENT
BLDG. - B	601.06	4597.60	280.80	0.00	4597.60	689.64	484.04	8.19	21.84	84.48	63

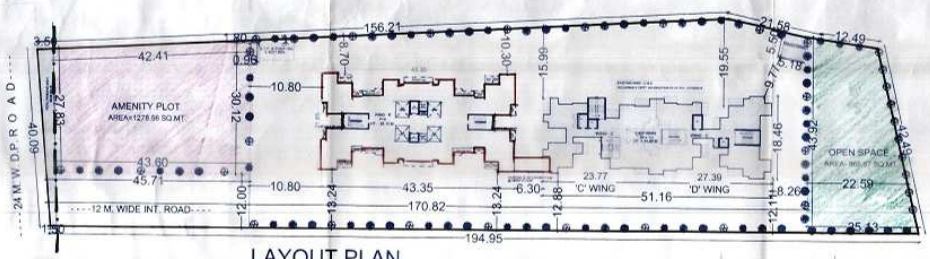
EXISTING F.S.I. AREA STATEMENT (IN SQ. MT.)

BUILDING	GROUND COVERAGE	B/UP AREA	STAIRCASE	PASSAGE	NET B/UP AREA	PERM. BALC.	PROP. BALC.	LIFT	LIFT MACHINE ROOM	TERRACE	TENEMENT
BLDG. - C & D	601.11	4605.55	747.12	506.22	4605.55	690.83	683.38	18.81	48.06	934.22	86
TOTAL	1202.17	9203.15	1027.92	506.22	9203.15	1380.47	1167.42	27.00	69.90	1018.70	149

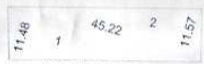
STAMP OF APPROVAL 01 05
LAYOUT PLAN
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 0100766/18
Building Inspector — Dy.City Engineer P.M.C (B.P.D.P. Zone No.-1) P.M.C
PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT CONTROL DEPARTMENT PUNE

ROAD WINDING AREA KEY PLAN
(SCALE=1:500)

ROAD WIDENING AREA CALCULATION									
1	0.50	X	39.90	X	3.50	=	69.83	SQ. M.
2	0.50	X	39.90	X	1.49	=	29.74	SQ. M.
TOTAL PLOT AREA						=	99.56	SQ. M.



LAYOUT PLAN
(SCALE 1 : 500)



INTERNAL ROAD AREA KEY PLAN
(SCALE=1:500)

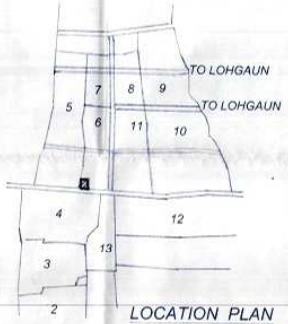
INTERNAL ROAD AREA CALCULATION									
1	0.50	X	45.22	X	11.48	=	259.56	SQ. M.
2	0.50	X	45.22	X	11.57	=	261.60	SQ. M.
TOTAL PLOT AREA						=	521.16	SQ. M.

OPEN SPACE AREA KEY PLAN
(SCALE=1:500)

OPEN SPACE CALCULATION									
1	0.50	X	44.55	X	12.64	=	281.56	SQ. M.
2	0.50	X	44.55	X	23.53	=	524.13	SQ. M.
3	0.50	X	43.40	X	2.76	=	59.88	SQ. M.
TOTAL PLOT AREA						=	865.57	SQ. M.

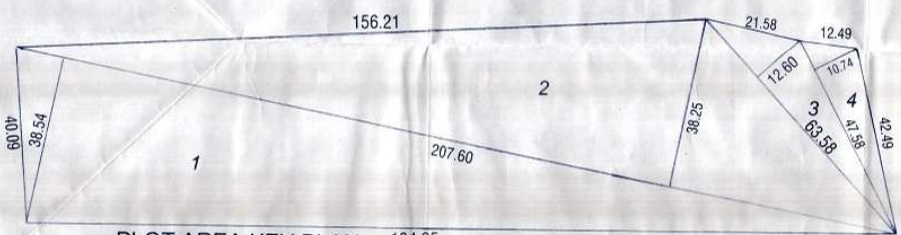
AMENITY AREA KEY PLAN
(SCALE=1:500)

AMENITY SPACE CALCULATION									
1	0.50	X	52.40	X	25.66	=	672.29	SQ. M.
2	0.50	X	52.40	X	23.14	=	606.27	SQ. M.
TOTAL PLOT AREA						=	1278.56	SQ. M.

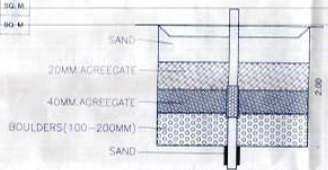


LOCATION PLAN
(N.T.S)

PLOT AREA CALCULATION									
1	0.50	X	39.54	X	207.60	=	4000.45	SQ. M.
2	0.50	X	38.25	X	207.60	=	3970.35	SQ. M.
3	0.50	X	63.58	X	12.60	=	400.54	SQ. M.
4	0.50	X	47.58	X	10.74	=	255.49	
TOTAL PLOT AREA						=	8626.84	SQ. M.

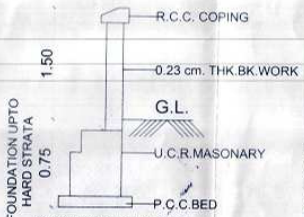


PLOT AREA KEY PLAN
(SCALE=1:500)



SECTION OF RAIN HARVESTING PIT.

SECTION THROUGH U.G.WATER TANK



COMPOUND WALL SECTION.

PARKING AREA CALCULATION

B) REQUIRED PARKING	CAR	SCOOTERS	CYCLES
2 TENAMENT HAVING CARPET AREA below 80 Sqm.(2 : 4 : 2)	149	298	149
FOR 149 TENAMENT			
TOTAL	149	298	149
ADD VISITORS 5%	8	15	8
TOTAL	157	313	157

C) TOTAL PARKING AREA REQUIRED

CAR AREA	= 157 NOS X 12.50	=	1962.50 SQ. M.
SCOOTERS AREA	= 313 NOS X 2.00	=	626.00 SQ. M.
CYCLES AREA	= 157 NOS X 0.70	=	109.90 SQ. M.
TOTAL PARKING ARE PROP.		=	2698.40 SQ. M.

A) AREA STATEMENT — SQ.M.

1.A) LA OF PLOT	8625.00 SQ.M.
2.DEDUCTIONS FOR	
a) EXISTING ROAD AREA	
b) ROAD WIDENING A. (24.0 M. W.D.P. ROAD)	99.56
c) ANY RESERVATION (INDUSTRIAL ZONE)	----
TOTAL(a+b+c)	99.56
3.NET GROSS AREA OF PLOT(1-2)	8525.44 SQ.M.
4.DEDUCTIONS FOR	
a)OPEN SPACE (10%)	865.57 SQ.M.
b)12.00 M.W.INTERNAL ROADS	521.16 SQ.M.
c) AMENITY SPACE (15%)	1278.56 SQ.M.
d) ELECTRIC TRANSFORMER	28.49 SQ.M.
TOTAL AREA	2693.78 SQ.M.
5.NET AREA OF PLOT (3-4)	5831.66 SQ.M.
6.ADDITION FOR F.A.R.	
a) INTERNAL ROADS	521.16 SQ.M.
b) ELECTRIC TRANSFORMER	28.49 SQ.M.
TOTAL AREA (a+b)	549.65 SQ.M.
7.PERMISSIBLE F.S.I.	6381.31 SQ.M.
8.EXSITING BUILT UP AREA	4605.55 SQ.M.
9.BALANCE F.S.I (7 - 8)	1775.76 SQ.M.
10.F.S.I PERMISSIBLE (1.10 X 1775.76)	1953.33 sq.m.
11.ADD F.S.I.	
a)AMENITY (1278.56 X 2)	2557.12 sq.m.
b) 24.00 M.W.DP ROAD (99.56 X 2)	199.12 sq.m.
TOTAL AREA (a+b)	2756.24 SQ.M.
12.NET F.S.I. PERMISSIBLE (10+11)	4709.57 sq.m.
13.BULT-UP PROPOSED	4597.60 sq.m.
14.TOTAL BULT-UP PROPOSED (EXI. + PROP.) 4605.55 + 4597.60 = 9203.15 sq.m.	9203.15 sq.m.
15.F.A.R. CONSUMED(13/7)	1.44
B.BALCONY STATEMENT	
a)PERMISSIBLE BALCONY	1380.47 SQ.M.
b)PROPOSED BALCONY	1167.42 SQ.M.
c)EXCESS BALCONY	------
C.TENEMENT STATEMENT	
a)NET AREA OF PLOT(A5)	5831.66 SQ.M.
b)LESS DEDUCTION OF NON-RESI.	----
c)AREA OF TENEMENTS(a-b)	5831.66 SQ.M.
d)TENEMENTS PERMISSIBLE(250/3-h)	155 NOS.
e)TENEMENTS PROPOSED	149 NOS.

D.PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQ. BY RULE	157	313	157
PARKING PROPOSED	157	313	157
GARRAGES PERM	---	---	---
GARRAGES PROP.	---	---	---

E.LOADING/UNLOADING SPACES	-
LOADING/UNLOADING REQUIRED	-
TOTAL LOADING/UNLOADING PROVIDED	-
F.GROUND COVERAGE STATEMENT	
NET PLOT AREA	5831.66 SQ.M.
PERMISSIBLE GROUND COVERAGE 25%	1457.91 SQ.M.
PROPOSED GROUND COVERAGE	1202.17 SQ.M.
EXCESS GROUND COVERAGE	----

LEGENDS

PLOT BOUNDARY	BLACK	AMENITY SPACE	PINK
PROPOSED WORK	RED	OPEN SPACE	GREEN
INTERNAL ROAD	BROWN	DRAINAGE LINE	RED DOT
WATER LINE	BLACK DOT		

CERTIFICATE OF AREA
CERTIFIED 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 DEPT/CITY SURVEY RECORDS.
ARCHITECT SIGN

OWNERS NAME & SIGN (P.A.H.)
M/S. SAI BUILDTECH LLP. THROUGH MR. RAJIV DHALWANI & OTHERS
JOB NO:- — DRG.NO:-
SCALE:- 1:100 — DATE:- 24/03/2018
DRN. BY:- RAVI — CHKD. BY:- MR.KHIRE

ARCHITECTS
RAJENDRA KHIRE CA/90/13574 — SIGN
MILIND BHIDE CA/92/14605 — SIGN

PROJECT
PROPOSED LAYOUT OF BUILDING
AT S. NO. 6, H. NO. 3 AT DHANORI, PUNE.

ARCHITECTS

KHIRE-BHIDE & ASSOCIATES
Architects & Designers
'Jay kamal' Apartment, 336,Narayan Peth,
Near Modi Ganpati, Pune - 411030
tel. :020 - 24491567
Email : khirebhide_a@yahoo.co.in
www.khirebhide.com