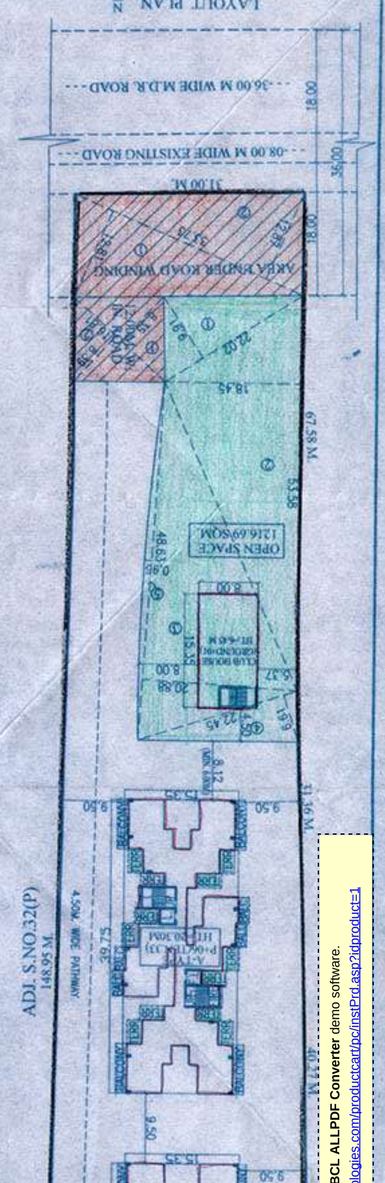
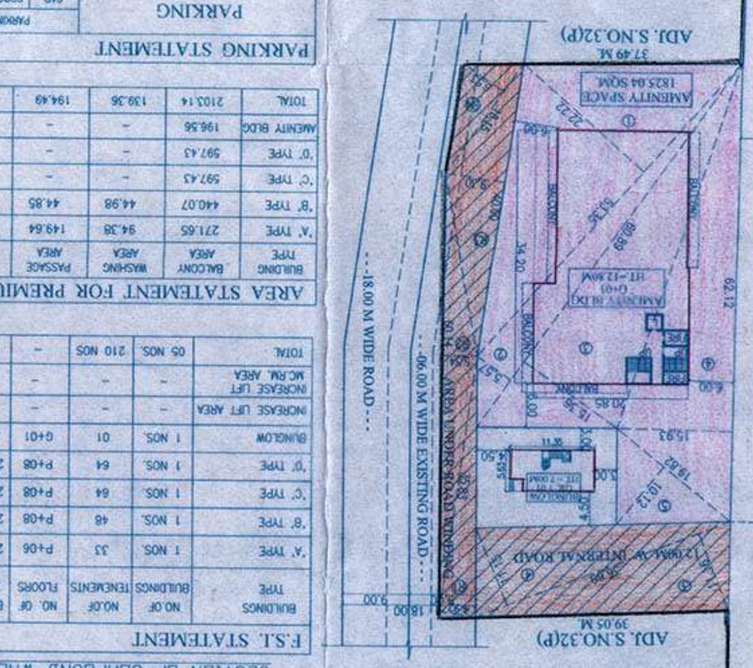


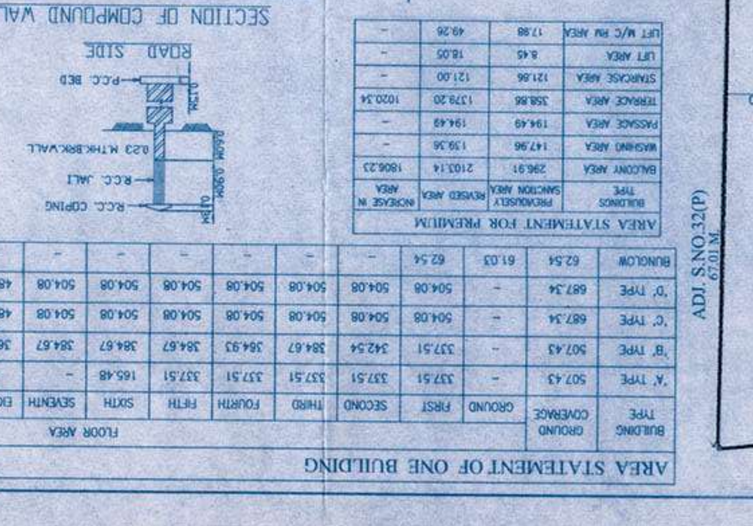
AREA STATEMENT OF ONE BUILDING

BUILDING TYPE	GROUND COVERAGE	FLOOR AREA: GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	TOTAL AREA
'A' TYPE	507.43	–	337.51	337.51	337.51	337.51	337.51	165.48	–	–	1853.03
'B' TYPE	507.43	–	337.51	342.54	384.67	384.93	384.67	384.67	384.67	369.73	2942.90
'C' TYPE	687.34	–	504.06	504.08	504.08	504.08	504.08	504.08	504.08	481.41	4009.97
'D' TYPE	687.34	–	504.06	504.06	504.08	504.08	504.08	504.08	504.08	481.41	4009.97
BUNGLOW	62.54	61.03	62.54	–	–	–	–	–	–	–	123.57

AREA STATEMENT FOR PREMIUM

BUILDINGS TYPE	PROJUDICE SANCTION AREA	REVISED AREA	INCREASE IN AREA
BALCONY AREA	296.91	2103.14	1806.23
WASHING AREA	147.96	139.36	–
PASSAGE AREA	194.49	194.49	–
TERRACE AREA	358.86	1379.20	1020.34
STAIRCASE AREA	121.66	121.00	–
LIFT AREA	8.45	18.05	–
LIFT M/C RM AREA	17.88	49.26	–





SECTION OF COMPOUND WALL

E.S.I. STATEMENT

BUILDINGS TYPE	NO.OF BUILDINGS	NO.OF TENEMENTS	NO. OF FLOORS	BLDG.HT. UNDER	GROUND COVERAGE	E.S.I. CONSUMED RESIDENTIAL	PERM.15%	PROP.	PERM.20%	PROP.	TOTAL E.S.I. CONSUMED
							BALCONY AREA		TERRACE AREA		
'A' TYPE	1 NOS.	33	P+06	20.30 M.	507.43	1853.03	277.97	271.65	370.60	212.92	
'B' TYPE	1 NOS.	48	P+06	26.10 M.	507.43	2942.90	441.44	440.07	588.58	308.92	
'C' TYPE	1 NOS.	64	P+06	26.10 M.	687.34	4009.97	601.48	597.43	802.02	428.68	12980.32
'D' TYPE	1 NOS.	64	P+06	26.10 M.	687.34	4009.97	601.48	597.43	802.02	428.68	
BUNGLOW	1 NOS.	01	G+01	7.00 M.	62.54	123.57	–	–	–	–	
INCREASE LIFT AREA	–	–	–	–	–	9.60	–	–	–	–	
INCREASE LIFT M.C.RM. AREA	–	–	–	–	–	31.28	–	–	–	–	
TOTAL	05 NOS.	210 NOS	–	–	2452.08	12980.32	1922.57	1906.58	2563.22	1379.20	12980.32

AREA STATEMENT FOR PREMIUM

BUILDING TYPE	BALCONY AREA	WASHING AREA	PASSAGE AREA	STAIRCASE AREA	LIFT AREA	LIFT MACHINE ROOM AREA	TERRACE AREA
'A' TYPE	271.65	94.38	149.64	77.60	3.61	9.82	212.92
'B' TYPE	440.07	44.98	44.85	48.40	3.61	9.82	308.92
'C' TYPE	597.43	–	–	–	3.61	9.66	428.68
'D' TYPE	597.43	–	–	–	3.61	9.66	428.68
AMENITY BLDG	196.56	–	–	–	3.61	10.30	–
TOTAL	2103.14	139.36	194.49	121.00	18.05	49.26	1379.20

PARKING STATEMENT

PARKING	PARKING REQUIRED			PARKING PROVIDED			
	CAR	SCOOTER	CYCLES	CAR	SCOOTER	CYCLES	
'A' BLDG							
3 TEN HAVING B/UP AREA 50 TO 100 SQ.M.	01	03	03		—		
FOR 33 TENEMENTS	11	33	33	11	33	33	
'B' BLDG							
3 TEN HAVING B/UP AREA 50 TO 100 SQ.M.	01	03	03		—		
FOR 48 TENEMENTS	16	48	48	16	48	48	
'C' BLDG							
3 TEN HAVING B/UP AREA 50 TO 100 SQ.M.	01	03	03		—		
FOR 64 TENEMENTS	21	64	64	21	64	64	
'D' BLDG							
3 TEN HAVING B/UP AREA 50 TO 100 SQ.M.	01	03	03		—		
FOR 64 TENEMENTS	21	64	64	21	64	64	
BUNGLOW							
2 TEN HAVING B/UP AREA ABOVE 100 SQ.M.	01	02	02		—		
FOR 01 TENEMENTS	01	02	02	01	02	02	
TOTAL PARKING REQUIRED	70	212	212	70	212	212	
ADD 50% PARKING FOR METROPOLITAN REGION	35	106	106	35	106	106	
TOTAL PARKING	105	318	318	105	318	318	

TENEMENT STATEMENT

BUILDINGS TYPE	FLAT AREA UPTO 50 SQM	FLAT AREA 50 TO 100 SQM	FLAT AREA ABOVE 100 SQM	TOTAL
'A' TYPE	–	33 TEN	–	33 TEN
'B' TYPE	–	48 TEN	–	48 TEN
'C' TYPE	–	64 TEN	–	64 TEN
'D' TYPE	–	64 TEN	–	64 TEN
BUNGLOW	–	01 TEN	–	01 TEN
TOTAL	–	210 TEN	–	210 TEN

PLOT AREA CALCULATION

S.NO. 32/3A+3B	BY TRANGULATION
1) 75.00 X 36.50 X 0.50	= 1368.75 SQ.M
2) 75.00 X 17.50 X 0.50	= 656.25 SQ.M
3) 108.50 X 26.50 X 0.50	= 1437.63 SQ.M
4) 85.57 X 35.77 X 0.50	= 1530.42 SQ.M
5) 85.57 X 27.89 X 0.50	= 1193.27 SQ.M
6) 42.66 X 13.401X 0.50	= 285.85 SQ.M
7) 249.50 X 23.00 X 0.50	= 2869.25 SQ.M
8) 249.50 X 31.50 X 0.50	= 3929.63 SQ.M
TOTAL	= 13,271.05 SQ.M
AREA AS PER 7/12 EXTRACT	= 13,100.00 SQ.M
MINIMUM AREA CONSIDER	= 13,100.00 SQ.M

LOCATION PLAN

SCALE - 1:500

PLOT AREA CALCULATION BY TRANGULATION METHOD

SCALE - 1:500

AREA STATEMENT OF PARKING

BUILDINGS TYPE	PARKING PROVIDED					
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
AREA UNDER 18.00M WIDE ROAD						
R1) 35.83 X 4.92 X 0.50 = 88.14 SQ.M						
R2) 60.14 X 5.54 X 0.50 = 166.59 SQ.M						
R3) 40.00 X 9.30 X 0.50 = 186.00 SQ.M						
R4) 18.15 X 6.53 X 0.50 = 59.27 SQ.M						
TOTAL AREA = 500.00 SQ.M						
AREA UNDER 36.00M WIDE ROAD						
1) 33.73 X 12.81 X 0.50 = 216.04 SQ.M						
2) 33.73 X 12.87 X 0.50 = 217.05 SQ.M						
TOTAL AREA = 433.09 SQ.M						
OPEN SPACE AREA CALCU.						
01) 22.02 X 9.91 X 0.50 = 109.10 SQ.M						
02) 53.58 X 18.45 X 0.50 = 494.27 SQ.M						
03) 48.63 X 20.88 X 0.50 = 507.69 SQ.M						
04) 22.45 X 6.61 X 0.50 = 74.19 SQ.M						
05) 48.63 X 0.97 X 2/3 = 31.44 SQ.M						
TOTAL AREA = 1216.69 SQ.M						
12.00 M W.INT. ROAD AREA CAL.						
1) 16.81 X 8.35 X 0.50 = 70.18 SQ.M						
2) 16.81 X 8.39 X 0.50 = 70.52 SQ.M						
3) 36.60 X 11.16 X 0.50 = 204.23 SQ.M						
4) 36.60 X 11.15 X 0.50 = 204.05 SQ.M						
TOTAL AREA = 548.98 SQ.M						
AMENITY SPACE AREA CAL.						
01) 53.35 X 22.22 X 0.50 = 592.73 SQ.M						
02) 60.89 X 5.57 X 0.50 = 169.59 SQ.M						
03) 60.89 X 15.36 X 0.50 = 467.64 SQ.M						
04) 62.12 X 15.93 X 0.50 = 494.79 SQ.M						
05) 19.82 X 10.12 X 0.50 = 100.29 SQ.M						
TOTAL AREA = 1825.04 SQ.M						

WATER STORAGE CAPACITY

BUILDINGS TYPE	O/H. WATER TANK CAPACITY (LTRS)	U/G. WATER TANK CAPACITY (LTRS)
'A' TYPE	22,500+10,000	33,750+20,000
'B' TYPE	32,400+20,000	48,600+50,000
'C' TYPE	43,500+20,000	95,250+50,000
'D' TYPE	43,500+20,000	95,250+50,000
BUNGLOW	700	1050
TOTAL	2,12,600.00 LTRS.	4,43,900.00 LTRS.

PARKING AREA STATEMENT

CAR	TOTAL SQ.M.
AREA REQUIRED	
CAR	105 X 12.50 SQ.M	1312.50
SCOOTER	318 X 3.00 SQ.M	954.00
CYCLE	318 X 1.40 SQ.M	445.20
TOTAL REQUIRED AREA		2711.70

AREA STATEMENT

		SQ.M.
01.	AREA OF PLOT (AS PER 7/12 EXTRACT)	13,100.00
02.	DEDUCTIONS FOR	
	(a) AREA UNDER 18.00M WIDE ROAD	500.00
	(b) AREA UNDER 36.00M WIDE ROAD	433.09
	TOTAL (a+b)	933.09
03.	NET GROSS AREA OF PLOT (1-2)	12,166.91
04.	DEDUCTIONS FOR	
	(a) AMENITY SPACE-15%	1825.04
	(b) OPEN SPACE-10% (NOT DEDUCTED)	1216.69
	(c) INTERNAL ROAD AREA (NOT DEDUCTED)	1323.32
	TOTAL	1,825.04
05.	NET AREA OF PLOT (3-4)X0.90	9,507.68
06.	F.S.I PERMISSIBLE ON NET PLOT AREA (1.20)	11,169.22
07.	ADDITION FOR F.S.I.	
	(a) AREA UNDER 18.00M WIDE ROAD	–
	(b) AREA UNDER 36.00M WIDE ROAD	–
	(c) ADD 20% PAID F.S.I ON NET PLOT AREA	1861.54
	TOTAL ADDITION	1861.54
08.	TOTAL PERMISSIBLE FLOOR AREA	13,030.76
09.	PROPOSED COMMERCIAL AREA	–
10.	PROPOSED RESIDENTIAL AREA	12980.32
11.	EXCESS BALCONY	–
12.	TOTAL BUILT UP AREA	12980.32
13.	F.S.I. CONSUMED	0.99
14.	PROPOSED COVERAGE	2452.08

B. TENAMENT STATEMENT

(a) NET AREA OF PLOT TTEM	13,030.76
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)	–
(c) AREA FOR TENEMENTS (a-b)	13,030.76
(d) TENEMENTS PERMISSIBLE (250 T/HEC)	326
(e) TENEMENTS PROPOSED	210

LEGEND

D	1.07 X 2.10	W	1.83 X 1.52
01	0.91 X 2.10	W1	1.52 X 1.52
02	0.76 X 2.10	W2	0.91 X 0.91
RS	3.05 X 2.44	V	1.83 X 0.91

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
EXISTING TO BE REVISED HATCHED
WATER LINE SHOWN BLACK DOTTED
DEMOLITION SHOWN HATCHED YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS IT'S DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS IT'S AREA AS MEASUREMENT RECORDED IN DOMAINON AND THE AREA TALLES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPTT. / & CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

DESIGN ARCHITECT:

A & T CONSULTANTS
ARCHITECTS / PLANNERS / URBAN DESIGNERS

OWNER'S NAME, ADD & SIGN.

THIS MINORPLAN DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATION AND LEGAL DOCUMENTS GIVEN BY ME THE OWNER/P.O.A HOLDER TO THE ARCHITECT.
I THE OWNER/P.O.A HOLDER HAVE READ AND STUDIED THIS MIN AL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY ME THE OWNER/P.O.A. HOLDER.

1) MR. DASHRAT GENU LONKAR
2) MR. RAMCHANDRA DATTATRAY LONKAR
3) MR. LAXMAN DATTATRAY LONKAR

NAME OF OWNER SIGN.

PROJECT

REVISED & PROPOSED GROUP HOUSING LAYOUT OF BUILDINGS ON S.NO. 32/3A+3B, KESHVNAGAR, MUNDHWA, TAL.-HAVELI, DIST.-PUNE.

A R C H I T E C T

VIKAS ACHALKAR
1221, B/1 WANGLAR
P A R A N J P E B O A D,
BEHIND BHAKE X-RAY CLINIC,
OFF. F.C. ROAD, PUNE-411004
PH. 25516175/76

REG. NO. CA/94/17606

DATE	SCALE	DRN BY	CHK BY
02.09.2016	1:500	VLL	M.S.T

K:\WORKING PLANING\SHAS GAIKWAD\KESHAVNAGAR\MUNCIPAL DWG\FOR SANCTION PROPOSED\02.09.2016\LAYOUT-02.09.2016 drawing scale-1:500

STAMP OF APPROVAL

02/16 LAYOUT

Approved as an "A" in
subject to conditions mentioned in Annuxure "A"
of letter No. /C.R. No.29/16 Mouza
S. No./G. No./CTS No. 32/3A, 3B
Dated 9/1/2017

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PMRDA
महाराष्ट्र प्रादेशिक व नगर नियोजन प्रा.

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