

B/UP AREA STATEMENT									
BLDG. TYPE	NO. OF FLOORS	NO. OF TENEMENTS	AREA OF STAIRCASE	AREA OF LIFT	AREA OF MACHINE ROOM	TOTAL B/UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED ENCL. BALCONY AREA	PROPOSED DRY BALCONY AREA
BLDG-A	2P+7	54	153.30	4.50	11.88	3332.55	499.88	438.63	229.88
BLDG-B	2P+7	56	155.68	4.50	11.88	2932.72	439.90	417.48	123.41
BLDG-C1+C2	P+7	112	274.47	9.00	23.80	4422.46	663.36	662.34	196.00
BLDG-D1+D2	P+7	112	274.47	9.00	23.80	4422.46	663.36	662.34	196.00
BLDG-E	P+7	28	77.14	2.70	12.77	1860.25	279.03	272.02	83.02
TOTAL		362	935.06	29.70	84.13	17022.94	2553.41	2397.16	828.31

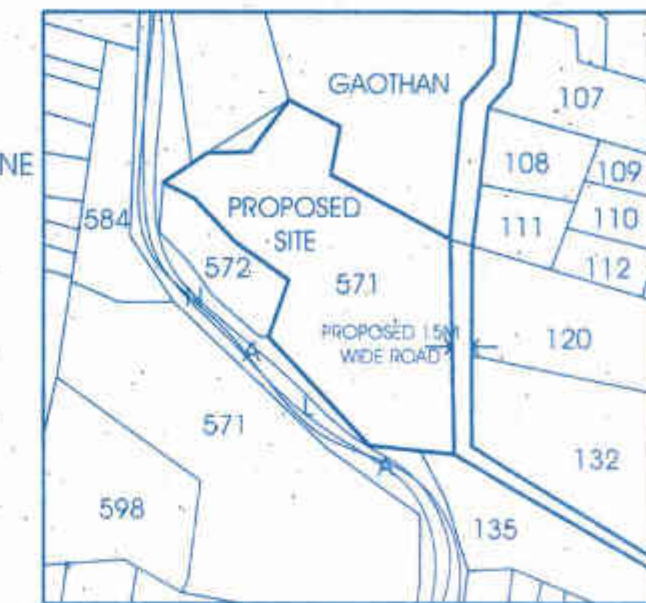
LAYOUT.

STAMP OF APPROVAL: SHEET NO: 1/13



Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. PHA/C.R. No. 1127/Mouza. 1127/2014
S. No./G. No./C.R. No. 1127/2014
Dated 9/1/2014

Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



SITE PLAN.

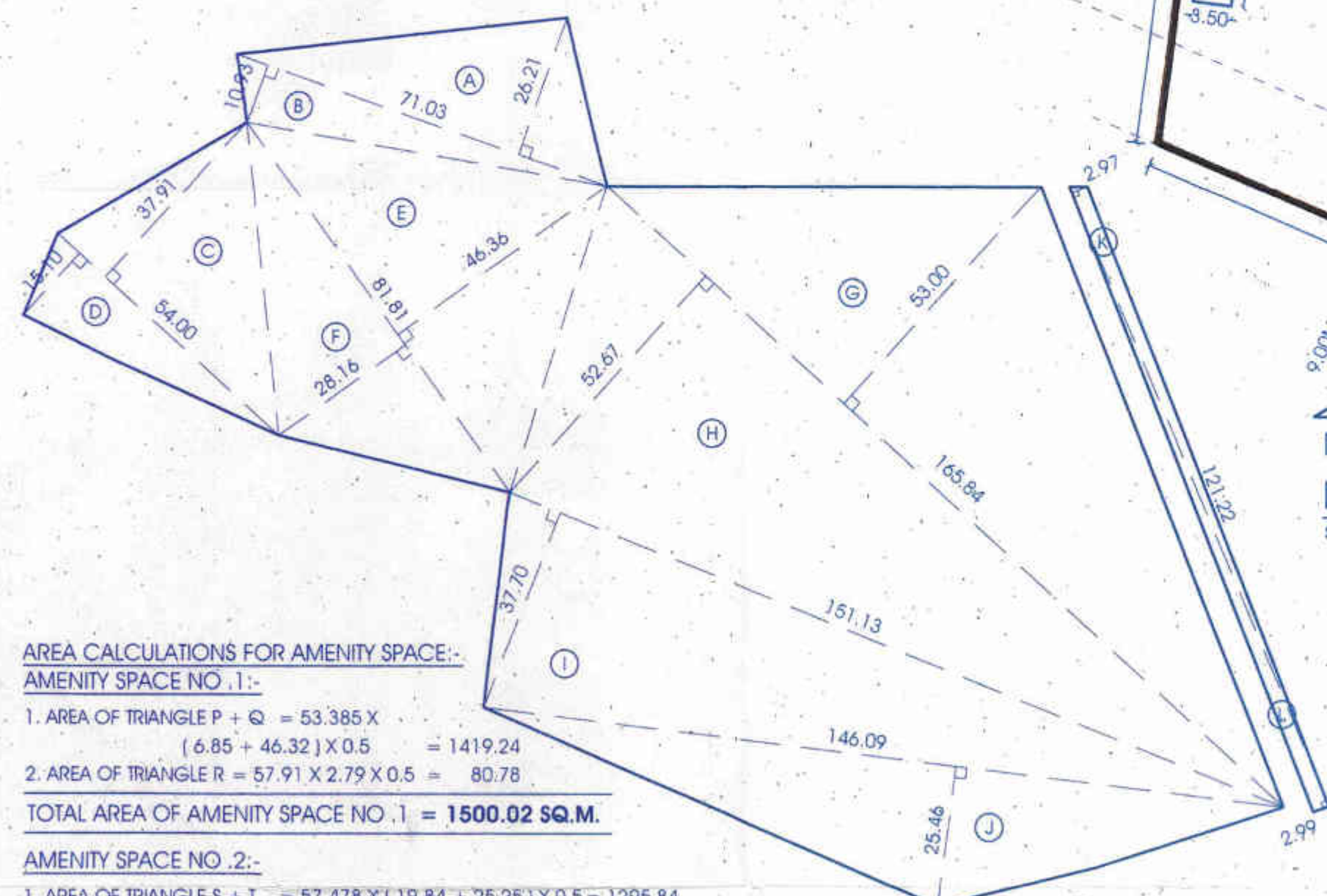
OPEN SPACE IN AMENITY SPACE:-

AREA CALCULATIONS :-

1. AREA OF OPEN SPACE = $38.05 \times (18.22 + 18.52) \times 0.5$
= 698.97 SQ.M.
PERMISSIBLE OPEN SPACE = 25% OF 2795.86
= 698.96 SQ.M.
PROPOSED OPEN SPACE FOR A.S. = 698.97 SQ.M.

PARKING STATEMENT

	CARS	SCOOTERS	CYCLES
A) RESIDENTIAL	4 TENEMENTS UPTO B-UP 50.00 SQ.M.	0	5
	TENEMENTS PROPOSED 280 NOS.	0	350
B) RESIDENTIAL	3 TENEMENTS UPTO B-UP 50.00 TO 100.00 SQ.M.	1	4
	TENEMENTS PROPOSED 82 NOS.	27	109
C) TOTAL PARKING	27	459	459
D) VISITORS PARKING REQUIRED BY RULE 05%	1	23	23
E) TOTAL PARKING REQUIRED BY RULE	28	482	482
F) TOTAL PARKING PROVIDED	130	482	482



AREA CALCULATIONS FOR AMENITY SPACE:-
AMENITY SPACE NO. 1:-
1. AREA OF TRIANGLE P + Q = $53.385 \times (6.85 + 46.32) \times 0.5$ = 1419.24
2. AREA OF TRIANGLE R = $57.91 \times 2.79 \times 0.5$ = 80.78
TOTAL AREA OF AMENITY SPACE NO. 1 = 1500.02 SQ.M.

AMENITY SPACE NO. 2:-
1. AREA OF TRIANGLE S + T = $57.478 \times (19.84 + 25.25) \times 0.5$ = 1295.84
TOTAL AREA OF AMENITY SPACE NO. 2 = 1295.84 SQ.M.
TOTAL AREA OF AMENITY SPACE = 2795.86 SQ.M.

PLOT AREA CALCULATIONS:

1. AREA OF TRIA A + B = $71.03 \times (26.21 + 10.93) \times 0.5$ = 1318.86
2. AREA OF TRIA C + D = $54.00 \times (37.91 + 15.10) \times 0.5$ = 1431.20
3. AREA OF TRIA E + F = $81.81 \times (46.36 + 28.16) \times 0.5$ = 3044.11
4. AREA OF TRIA G + H = $165.84 \times (53.00 \times 52.67) \times 0.5$ = 8761.66
5. AREA OF TRIA I = $129.00 \times 51.40 \times 0.50$ = 3315.30
6. AREA OF TRIA J = $151.13 \times 37.70 \times 0.50$ = 2848.65
7. AREA OF TRIA K = $146.09 \times 25.46 \times 0.50$ = 1859.51

TOTAL PLOT AREA = 19263.98 SQ.M.

AREA UNDER 15M WIDE ROAD.

1. AREA OF TRIA K + L = $121.22 \times (2.99 + 2.97) \times 0.50$ = 361.23

TOTAL AREA UNDER 15M ROAD. = 361.23 SQ.M.

AREA CALCULATIONS FOR OPEN SPACE:-

1. AREA OF TRIANGLE E = $62.25 \times 8.91 \times 0.5$ = 277.32 SQ.M.
2. AREA OF TRIANGLE F = $72.60 \times 32.73 \times 0.5$ = 1188.09 SQ.M.
3. AREA OF TRIANGLE G = $38.18 \times 20.89 \times 0.5$ = 398.79 SQ.M.

TOTAL AREA FOR OPEN SPACE = 1864.20 SQ.M.

NORTH
LAYOUT PLAN.
SCALE 1:500

CARPET AREA STATEMENT (FOR BLDG. A.)

S.NO.	BLDG. TYPE	FLAT NOS.	CARPET AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1	A	101,102.	82.41	16.48 (20%)	16.88
		103,106.	54.73	10.94 (20%)	7.19
		104,105.	54.49	10.89 (20%)	17.04
		302,502,702.	54.73	10.94 (20%)	17.04
		303,503,703.	54.73	10.94 (20%)	17.04
		301,501,701.	54.49	10.89 (20%)	7.19
		304,504,704.	54.73	10.94 (20%)	17.04
		305,505,705.	54.73	10.94 (20%)	17.04
		306,506,706.	54.73	10.94 (20%)	17.04
		307,507,707.	54.73	10.94 (20%)	17.04
		202,402,602.	54.73	10.94 (20%)	14.32
		203,403,603.	54.49	10.89 (20%)	8.40
		201,401,601.	54.49	10.89 (20%)	8.40
		204,404,604.	54.49	10.89 (20%)	8.40
		205,405,605.	54.49	10.89 (20%)	8.40
		206,406,606.	54.73	10.73 (20%)	14.32
		207,407,607.	54.73	10.73 (20%)	14.32

CARPET AREA STATEMENT (FOR BLDG. B.)

S.NO.	BLDG. TYPE	FLAT NOS.	CARPET AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1	B	102,302,502,702.	47.59	9.51 (20%)	16.41
		103,303,503,703.	47.59	9.51 (20%)	16.41
		101,301,501,701.	46.50	9.30 (20%)	6.56
		104,304,504,704.	46.50	9.30 (20%)	6.56
		105,305,505,705.	46.50	9.30 (20%)	6.56
		106,306,506,706.	46.50	9.30 (20%)	6.56
		107,307,507,707.	46.50	9.30 (20%)	6.56
		306,307.	49.83	9.96 (20%)	6.72
		202,402,602.	47.59	9.51 (20%)	16.41
		203,403,603.	47.59	9.51 (20%)	16.41
		201,401,601.	46.50	9.30 (20%)	6.56
		204,404,604.	46.50	9.30 (20%)	6.56
		205,405,605.	46.50	9.30 (20%)	6.56
		206,406,606.	47.59	9.51 (20%)	16.41
		207,407,607.	47.59	9.51 (20%)	16.41
		406,407.	49.83	9.96 (20%)	6.72

CARPET AREA STATEMENT (FOR BLDG. C.)

S.NO.	BLDG. TYPE	FLAT NOS.	CARPET AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1	C	102,302,502,702.	47.59	9.51 (20%)	16.41
		103,303,503,703.	47.59	9.51 (20%)	16.41
		101,301,501,701.	46.50	9.30 (20%)	6.56
		104,304,504,704.	46.50	9.30 (20%)	6.56
		105,305,505,705.	46.50	9.30 (20%)	6.56
		106,306,506,706.	46.50	9.30 (20%)	6.56
		107,307,507,707.	46.50	9.30 (20%)	6.56
		306,307.	49.83	9.96 (20%)	6.72
		202,402,602.	47.59	9.51 (20%)	16.41
		203,403,603.	47.59	9.51 (20%)	16.41
		201,401,601.	46.50	9.30 (20%)	6.56
		204,404,604.	46.50	9.30 (20%)	6.56
		205,405,605.	46.50	9.30 (20%)	6.56
		206,406,606.	47.59	9.51 (20%)	16.41
		207,407,607.	47.59	9.51 (20%)	16.41
		406,407.	49.83	9.96 (20%)	6.72

LIG-MIG STATEMENT.

TYPE	AREA	BLDG. TYPE	CARPET AREA	NO. OF FLATS	TOTAL NO. OF FLATS	MINIMUM PERMISSIBLE	PROPOSED
LIG.	30-40.	BLDG. C1+C2	34.59	112	224	20-25%	61.88%
		BLDG. D1+D2	34.59	112	224	45 TO 56 NOS.	286 NOS.
MIG.	40-60.	BLDG. A	54.73	54	138	10%	38.12%
		BLDG. B	47.59	56	138	14 NOS.	149 NOS.
		BLDG. E	68.97	28	138		

AREA CALCULATIONS FOR INTERNAL ROAD:-

1. AREA OF TRIA a = $111.06 \times 9.00 \times 0.5$ = 499.77
2. AREA OF TRIA b = $107.90 \times 8.88 \times 0.5$ = 479.07
3. AREA OF TRIA c = $19.04 \times 7.40 \times 0.5$ = 70.44
4. AREA OF TRIA d = $19.04 \times 7.40 \times 0.5$ = 70.44

TOTAL AREA OF INTERNAL ROAD = 1119.72 SQ.M.

OWNERS SIGNATURE	OWNERS SIGNATURE
SHRI. SHANKAR GANPAT JADHAV	SHRI. RAJKUMAR K. LODHA
OWNERS SIGNATURE	ARCHITECTS SIGNATURE
DIR. NAMDEORAO MOHOL VIDYA & KRIDA PRATISTHAN PUNE.	ANAND B. KOPPA
PROJECT:	REG NO. CA/2001/27333

PROPOSED LAYOUT OF BUILDINGS,
AT GAT. NO. 571 (PART), KIRKATWADI,
TAL-HAVELI, DIST-PUNE.

KOPPA Architecture And Design Consultants.				
203, SECOND FLOOR, MATRUKRUPA APTS, C.T.S. NO. 1101/2, FINAL PLOT NO. 484, MODEL COLONY, NEAR HOTEL AMBASSADOR, SHIVAJINAGAR, PUNE-411016. TEL. NO: 020-26670010				
SCALE	DRG. NO.	DATE	DRAWN BY	CHECKED BY
1:500	1	27.14.2014	SHASHIKANT	A.B.KOPPA