OPEN SPACE CALCULATION BY " Δ" METHOD

SCALE - 1 : 100

OPEN SPACE -1

1) 23.80 X (8.66 + 8.34) X 0.50 = 0201.00 SQ.M.
2) 53.60 X (19.87 + 18.61) X 0.50 = 1031.19 SQ.M.
TOTAL = 1232.15 SQ.M.

OPEN SPACE -2

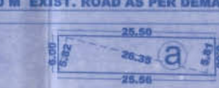
3) 25.87 X (7.63 + 8.18) X 0.50 = 204.39 SQ.M.

TOTAL AREA = 1436.54 SQ.M

AREA UNDER 24.00 M ROAD WIDENING

a1) 08.43 X 26.83 X 0.50 = 113.10 SQ.M
a2) 06.55 X 28.83 X 0.50 = 114.71 SQ.M
TOTAL AREA OF = 227.81 SQ.M
SAY = 227.81 SQ.M

6.00 M EXIST. ROAD AS PER DEMAR.



a) (05.82+05.81)X26.35X0.50 = 153.31 SQ.M

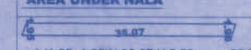
TOTAL AREA OF = 153.31 SQ.M

AREA UNDER EXISTING 12 m WIDE ROAD CALCU.

a) (11.47+11.50) X 33.528 X0.50 =385.07SQ.M

TOTAL AREA OF PLOT = 385.07 SQ.M
SAY = 385.07 SQ.M

AREA UNDER NALA



a) (1.95+1.95)X 33.07 X 0.50 = 68.39 SQ.M

TOTAL AREA OF NALA = 68.39 SQ.M

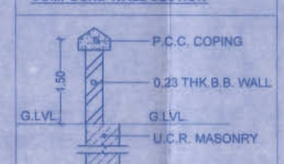
BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA MHADA	FSI AREA SPEC.	15% BALCONY PERM.	15% BALCONY PROP.	PASSAGE	STAIR FIRE	STAIR NORMAL	LIFT	TERRACE (20%) PERM.	TERRACE (20%) PROP.	LIFT M/C ROOM	TENE.	TOTAL FSI AREA
BUILDING-A (WING -A1)	94.56	69.42	00.00	00.00	24.99	13.99	00	0.00	0.00	00.00	32.79	00.00	00.00	02	183.99
BUILDING-A (WING -A2TOA8)	00.00	10160.58	00.00	00.00	1404.78	1314.00	00	793.92	793.92	60.69	2032.08	00.00	00.00	102	10160.58
BUILDING-B(WING-B1)	00.00	2835.46	00.00	00.00	425.32	423.20	00	199.36	141.72	10.25	567.04	00.00	00.00	40	2835.46
BUILDING-B(WING-B2)	900.82	00.00	00.00	00.00	135.12	38.81	00	74.08	73.72	09.75	180.17	00.00	00.00	00	900.82
TOTAL	**995.38**	**13065.46**	**00.00**	**00.00**	**1989.81**	**1790.00**	**00**	**1066.36**	**1009.36**	**80.69**	**2812.08**	**00.00**	**00.00**	**144**	**14060.84**

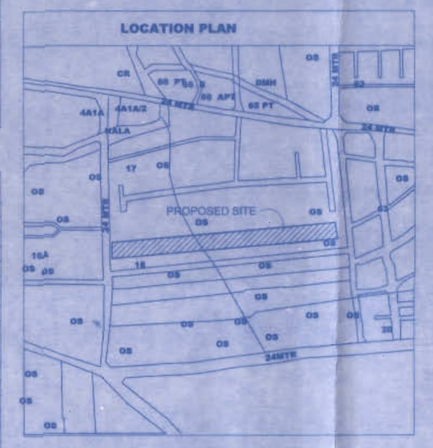
SALE F.S.I.STATMENT FOR BUILDING - A (WING-A1)

FLOOR	COMM. AREA	RESI. AREA	TOTAL	PERMI. BALCONY(15%)	PROPO. BALCONY	PROPO. PASSAGE (TAKEN IN FSI)	TOTAL B/UP AREA (B/UP+EXCBAL.)	20% TERR. AREA	STAIRCASE AREA	LIFT	LIFT M/C ROOM	TENANT
GROUND	94.56	0.00	94.56		0.00	0.00		18.91	0			0
FIRST	0.00	69.42	69.42	0.15 %	13.99	0.00		13.88	0	0.00	0.00	2
SECOND	0.00	0.00	0.00	153.98	0.00	0.00		00.00	0			0
TOTAL	**94.56**	**69.42**	**163.98**	**24.99**	**13.99**	**0.00**		**32.79**	**0.00**	**0.00**	**0.00**	**2**

COMPOUND WALL SECTION



LOCATION PLAN



STAMP OF APPROVAL

1 / 1

विकास परवाना कार्यालय
नगर भोजकार्य क्र. PBR/10746/15
दि.31.08 / योग्य क्र. 5 दिनांक 5/7/2019
कार्यकारी अभियंता
विकास परवाना व बांधकाम नियंत्रण (सो.क्र. 5)
पुणे महानगरपालिका

73200-00
प्रति विकास विभाग ..... श्री श्री अंबेजावडी
(1741.96a) CE/BP/20973/15
पावती क्र. ..... दिनांक .....
गोषवारा भरणे आवश्यक. 22/12/2016.

COVERAGE AREA CALCULATION

BUILDING A (WING A2 TO A8)

TOTAL COVERAGE	AREA
A (KONDHWA)	2784.04

BUILDING A WING	
WING-A2	397.72
WING-A3	397.72
WING-A4	397.72
WING-A5	397.72
WING-A6	397.72
WING-A7	397.72
WING-A8	397.72
TOTAL	2784.04

FLOOR WISE FSI STATEMENT BUILDING-A (WING A2 TO A8)

FLOOR	COMM.	RESI/ AREA WING-A2	WING-A3	WING-A4	WING-A5	WING-A6	WING-A7	WING-A8	TOTAL B/U AREA WING-A2 TO A8	PERM BALCONY (15%) WING-A2 TO A8	PROP BALCONY WING-A2 TO A8	FIRE STAIR WING-A2 TO A8	NORMAL STAIR WING-A2 TO A8	LIFT	TERRACE PERM (20%) WING-A2 TO A8	LIFT M/C ROOM	TENE.
	0.00																
BASEMENT FLOOR -1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.54X7= 115.78	16.54X7= 115.78				00
BASEMENT FLOOR -2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.54X7= 115.78	16.54X7= 115.78				00
GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.54X7= 115.78	16.54X7= 115.78				00
FIRST FLOOR	0.00	375.86	375.86	375.86	375.86	375.86	375.86	375.86	2631.02	394.65	47.28X7 = 330.96	16.54X7= 115.78	16.54X7= 115.78		528.20		08
SECOND FLOOR	0.00	375.86	0.00	0.00	0.00	0.00	0.00	0.00	751.72	112.76	47.28X2 = 094.56	16.54X2= 033.08	16.54X2= 033.08	4.87X7	150.34		08
THIRD FLOOR	0.00	375.86	0.00	0.00	0.00	0.00	0.00	0.00	751.72	112.76	47.28X2 = 094.56	16.54X2= 033.08	16.54X2= 033.08	3.60X7	150.34	00.00	08
FOURTH FLOOR	0.00	375.86	0.00	0.00	0.00	0.00	0.00	0.00	751.72	112.76	47.28X2 = 094.56	16.54X2= 033.08	16.54X2= 033.08	60.69	150.34		08
FIFTH FLOOR	0.00	375.86	0.00	0.00	0.00	0.00	0.00	0.00	751.72	112.76	47.28X2 = 094.56	16.54X2= 033.08	16.54X2= 033.08		150.34		08
SIX FLOOR	0.00	375.86	0.00	0.00	0.00	0.00	0.00	0.00	751.72	112.76	47.28X2 = 094.56	16.54X2= 033.08	16.54X2= 033.08		150.34		08
SEVEN FLOOR	0.00	375.86	0.00	0.00	0.00	0.00	0.00	0.00	751.72	112.76	47.28X2 = 094.56	16.54X2= 033.08	16.54X2= 033.08		150.34		08
EIGHT FLOOR	0.00	354.63	0.00	0.00	0.00	0.00	0.00	0.00	354.63	709.26	106.39	52.32X2 = 104.64	16.54X2= 033.08		141.85		08
NINE FLOOR	0.00	397.72	0.00	0.00	0.00	0.00	0.00	0.00	397.72	795.44	119.32	51.84X2 = 103.68	16.54X2= 033.08		159.09		06
TEN FLOOR	0.00	378.62	0.00	0.00	0.00	0.00	0.00	0.00	378.62	757.21	113.59	51.84X2 = 103.68	16.54X2= 033.08		151.45		06
ELEVEN FLOOR	0.00	378.62	0.00	0.00	0.00	0.00	0.00	0.00	378.62	757.21	113.59	51.84X2 = 103.68	16.54X2= 033.08		151.45		06
SUB TOTAL		**4140.61**	**375.86**	**375.86**	**375.86**	**375.86**	**375.86**	**375.86**	**4140.61**	**10160.58**	**1404.78**	**1314**	**793.92**	**793.92**	**2032.08**		**102**
TOTAL										**10160.58**				**60.69**			

BLDG-A (WING- A1) MAHDA

GROUND COVERAGE	AREA
A (KONDHWA)	303.39

BUILDING B (WING B1 & B2)

BUILDING-B WING	
WING-B1	329.76
WING-B2	382.38
TOTAL	706.14

TOTAL GROUND COVERAGE BUILDING	
BUILDING A1	303.39
BUILDING A2 TO A8	2784.04
BUILDING B1&B2	706.14
TOTAL	3793.57

WATER REQUIREMENT(BLDG-A&B)

TANK		OCCUPANT LOAD	FACT.		CONS / DAY (LIT)	REQD. CAP.(LIT)	PROP. CAP.(LIT)
DHWT	RESI.REQMT.	194	05	970	135	130950	
	COM.REQMT.	695.38	03	331.79	45	14930.55	
		00	06	00	45	00	
	IND.REQMT.	00	10	00	30	00	
	SPE.REQMT.	00	10	00	00	00	
						145880.55	
	FIRE REQMT.				10000X5 BLDG = 50000		
						195880.55	195900.00
UGWT			1.5		195900.00	293850	293900.00

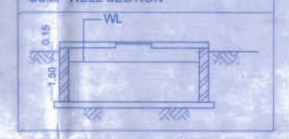
FLOOR WISE FSI STATEMENT (BUILDING-B) WING-B1)

FLOOR	RESI. AREA	PERM. BALC.(15%)	PROP. BALC.	TOTAL FSI AREA	FIRE STAIR	NORMAL STAIR	LIFT	TERRACE PERM.(20%)	LIFT M/C ROOM	TENE.
MECH. PARKING PIT	00.00				16.63	11.81				00
GROUND FLOOR	00.00				16.63	11.81				00
FIRST FLOOR	284.93	42.74	42.61		16.63	11.81		56.98		04
SECOND FLOOR	284.93	42.74	42.61		16.63	11.81		56.98		04
THIRD FLOOR	284.93	43.14	42.46	2835.46	16.63	11.81		56.98		04
FOURTH FLOOR	284.93	42.74	42.46		16.63	11.81	10.25	56.98		04
FIFTH FLOOR	284.93	42.74	42.46		16.63	11.81		56.98	00.00	04
SIX FLOOR	284.93	42.74	42.46		16.63	11.81		56.98		04
SEVEN FLOOR	284.93	42.74	42.46		16.63	11.81		56.98		04
EIGHT FLOOR	271.09	40.66	38.71		16.63	11.81		54.22		04
NINE FLOOR	284.93	42.74	42.46		16.63	11.81		56.98		04
TEN FLOOR	284.93	42.74	42.46		16.63	11.81		56.98		04
TOTAL	**2835.46**	**425.32**	**423.20**	**2835.46**	**199.36**	**141.72**	**10.25**	**567.04**	**0.00**	**40**

FLOOR WISE FSI STATEMENT (BUILDING-B) WING -B2)

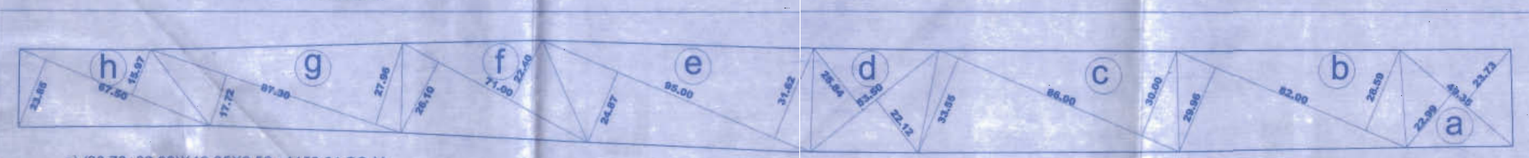
FLOOR	COMM.	PERM.BALC.(15%)	PROP. BALC.	TOTAL FSI AREA	FIRE STAIR	NORMAL STAIR	LIFT	TERRACE PERM.(20%)	LIFT M/C ROOM
GROUND FLOOR	–				18.52	18.43			
UPPER GROUND FLOOR	336.54	50.33			18.52	18.43		67.11	
MEZ. & PART STILT FLR	192.93	28.94		900.82	18.52	18.43	9.75	38.59	
FIRST FLOOR	372.35	55.86	38.81		18.52	18.43		74.47	0.00
SECOND FLOOR	0.00	00.00	00.00		00.00	00.00		00.00	
THIRD FLOOR	0.00	00.00	00.00		00.00	00.00		00.00	
FOURTH FLOOR	0.00	00.00	00.00		00.00	00.00		00.00	
TERR. KIT FLOOR	0.00	00.00	00.00		00.00	00.00		00.00	0.00
TOTAL	**900.82**	**135.13**	**38.81**	**900.82**	**74.08**	**73.72**	**9.75**	**180.17**	**0.00**

SUMP WELL SECTION



Building Name	Rule Name	1 st Male gr	1 st Female gr	Male Incre.	Female Incre.	Male	Female	Total	Proposed
A1&B2	No. of Persons	623.03 (Ground Flr) / 623.03+207.68 = 372.35 (Other Flr) / 8.00 = 82.05 Total 269.73 / 647.21 Male (1 / 3) = 180 , Female (1 / 3) = 90							
	Water Closet	25	15	15	10	11	09	20	29
	Urinal	20	30	20	20	08	05	13	11
	Wash Basin	25	25	25	25	07	04	11	11

PLOT AREA CALCULATION BY " Δ" METHOD



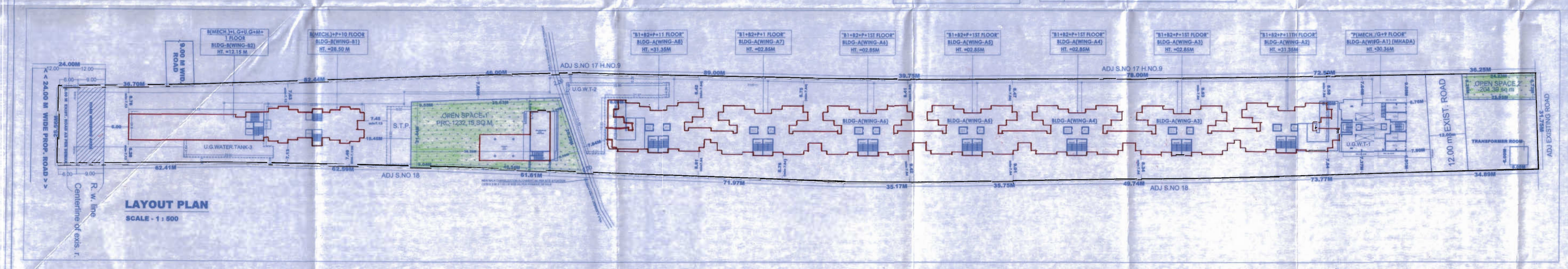
a) (23.73+22.99)X49.35X0.50 =1152.81 SQ.M
b) (28.59 +29.96)X82.00X0.50 =2400.56 SQ.M
c) (30.00 +33.55)X66.00X0.50 =2724.05 SQ.M
d) (22.12 +25.84)X53.50X0.50 =1282.93 SQ.M
e) (31.62 +24.87)X95.00X0.50 =2663.375 SQ.M
f) (22.40 +26.10)X69.00X0.50 =1721.75 SQ.M
g) (27.96 +17.72)X86.15X0.50 =1993.93 SQ.M
h) (15.97 +23.85)X66.84X0.50 =1343.935 SQ.M

TOTAL AREA OF PLOT = 15303.24 SQ.M

AREA OF PLOT AS PER TRIANGULATION = 15303.24 SQ.M
AREA OF PLOT AS PER 7/12 = 15303.24 SQ.M
MINIMUM AREA CONSIDERED = 15200.00 SQ.M

LAYOUT PLAN

SCALE - 1 : 500



F.S.I AREA STATEMENT FOR MHADA

		SQM
1	PLOT AREA	15200.00
2	DEDUCTIONS FOR	0.00
a	ROAD ACQUISITION AREA (24.00 M WIDE DP ROAD)	227.81
b	EXISTING 12.00M ROAD	385.07
b1	EXISTING 6.00M ROAD	153.31
c	OPEN SPACE	1436.54
d	AMENITY SPACE	0.00
e	RESERVATION AREA (NALA)	68.39
f	TRANSFORMER AREA	36.00
	TOTAL (a+b+c+d+e)	2307.12
3	NET AREA OF PLOT (1-2)	12892.88
4	AREA FOR LIG / MIG HOUSING (20 %)	2578.57

DETAILS OF PROPOSED F.S.I. FOR LIG/MIG HOUSING

BLDG	FLOOR	B/UP AREA	FLAT NOS.	NOS. OF TENE.
BLDG -A WING -A1	FIRST	233.97	102 TO 105	04
	SECOND	303.39	201 TO 206	06
	THIRD	303.39	301 TO 306	06
	FOURTH	303.39	401 TO 406	06
	FIFTH	303.39	501 TO 506	06
	SIXTH	303.39	601 TO 606	06
	SEVENTH	240.00	701 TO 704	04
	EIGHTH	303.39	801 TO 806	06
	NINTH	303.39	901 TO 906	06
	EXCE.BAL.	0	--	--
	TOTAL	2597.70		50

A) AREA STATEMENT

		SQ.M
1a	AREA AS PER 7/12	15200.00
1b	AREA AS PER DEMARCATION	15303.24
1b	MINIMUM AREA CONSIDERED	**15200.00**
2a	ROAD ACQUISITION AREA (24.00 M WIDE DP ROAD)	227.81
2b	EXISTING ROAD 6.00 M WIDE	153.31
2c	EXISTING ROAD 12.00 M WIDE	385.07
2d)	ROAD ACQUISITION AREA	00.00
2e	ANY RESERVATION (NALA)	68.39
	TOTAL (a+b+c+d+e)	834.58
3.	NET GROSS AREA OF PLOT (1-2)	14365.42
4.	DEDUCTIONS FOR	
(a)	TRANSFORMER AREA	36.00
(b)	OPEN SPACE (required area = 1436.54)	1436.54
(d)	AMENITY SPACE	0.00
(c)	INTERNAL ROADS	0.00
(e)	OTHERS	00.00
	TOTAL (a+b+c+d+e)	1472.54
5.	NET AREA OF PLOT (3-4)	**12892.89**
6.	ADDITION FOR F.S.I.	
a)	ROAD ACQUISITION AREA	00.00
c)	TRANSFORMER AREA	36.00
d)	OPEN SPACE	0.00
e)	INTERNAL ROADS	0.00
f)	AMENITY SPACE	0.00
g)	OTHER ADDITION(NALA)	0.00
	TOTAL (a+b+c+d+e+f+g)	36.00
7.	TOTAL AREA (5+6)	12928.88
8.	F.A.R. PERMISSIBLE (1.10)	**14221.77**
9.	PROPOSED T D R LOADING 1.15	0.00
10.	ADD. F S I ON PAYMENT OF PREMIUM 0.50	0.00
11.	PERM. FLOOR AREA (7X8+9+10)	14221.77
12.	EXISTING FLOOR AREA	0.00
13.	PROPOSED RESIDENTIAL AREA	13065.46
14.	PROPOSED COMMERCIAL AREA	995.38
15.	PROPOSED INDUSTRIAL AREA	0.00
16.	PROPOSED SPECIAL FSI AREA	0.00
17.	EXCESS BALCONY AREA TAKEN IN F.S.I.	00.0
18.	TOTAL BUILT UP AREA (12+13+14+15+16+17)	14060.84
19.	F.S.I CONSUMED	0.91
20.	COVERAGE PERMISSIBLE (5/2)	6440.44
21.	EXISTING COVERAGE	0.00
22.	PROPOSED COVERAGE	3793.57
23.	TOTAL COVERAGE	3793.57
C)	TENEMENT STATEMENT	
a	NET AREA OF PLOT ITEM A(7)ABOVE	12928.88
b	LESS NON-RESIDENTIAL AREA (SHOPS ETC.)	995.38
c	AREA FOR TENEMENTS (a-b)	11933.50
d	TENEMENTS PERMISSIBLE	477
e	TENEMENTS PROPOSED	144
D)	PARKING STATEMENT	
	AS PER STATEMENT	

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 RECORD / LAND RECORD DEPTT / CITY SURVEY RECORDS.

SIGN OF ARCHITECT

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME:	SIGN	OWNER'S NAME:	SIGN
1) BHAGWAN S. LONKAR		6) AJIT M. LONKAR	
2) NARAYAN S. LONKAR		7) HAUSABAI S. KANKATE	
3) SHOBHA M. LONKAR		8) MAYUR T. DHANAWDE	
4) ANAND M. LONKAR		9) SHIMABAI R. KAMTHE	
5) AJAY M. LONKAR			

PROJECT:
PROPOSED BUILDING LAYOUT AT S.NO.17, H.NO.-10+11A, KONDHWA (KH), PUNE.

TOWN PLANNER'S / L.I.C.ENGG'S SIGN.

N

KARNAVAT & ASSOCIATES
OFF.NO Q-1 TRIMURTI COMPLEX S.NO 64/1A/2
GANGADHAM-SHATRUNJAY MANDIR ROAD,PUNE - 48
PHONE NO. - 9422081383
EMAIL mkarnavat@gmail.com

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
14 / 04	01	1 : 500	SC 12-06-19	SIR 14-06-19