PROPOSED SITE — LOCATION MAP

WATER REQUIREMENT :-

FOR CLUB
COMM. AREA = 105.44 SQ.M
WATER REQUIRED = 105.44 X 45 / 3 = 1581.60 LIT.
SAY = 1581.60 LIT.

FOR RESI - 135 LIT./DAY/PERSON
= (370 + 39 x 5) x 135 = 02,49,750.00 LIT.
= 1581.60 + 2,50,000.00 = 02,51,581.60 LIT
= 02,52,000.00 + 50,000.00 (FIRE) = 03,02,000.00
O/H WATER TANK CAP. = say 03,02,000.00
UNDER GROUND SUMP WELL CAP=1.5 X 02,52,000.00 LIT.
UNDER GROUND SUMP WELL CAP =3,78,000.00 LIT.
SAY =3,78,000.00 LIT.

ADD FOR FIRE = 1,00,000.00+3,78,000.00 LIT.
= 4,78,000.00 LIT.

PARKING STATEMENT :-

BUIL-TUP AREA
TENEMENT HAVING CARPET AREA FOR 40.60 M (PROPOSED 45 TENEMENTS)
TENEMENT HAVING CARPET AREA FOR 40.60 SQ.M (PROPOSED 370 TENEMENTS)
COMMERCIAL PURPOSE CARPET AREA FOR 100.60 M. (PROPOSED 64 SHOPS CARPET OF 125.44 SQ.M.)

	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
01	04	04		22	86	86
(FOR 2 TENEMENT)						
02	04	02		370	740	370
(FOR 2 TENEMENT)						
03	09	03		03	06	03
(FOR 100.60 SQ.M.)						
TOTAL PARKING				395 NOS	835 NOS	459 NOS
VISITOR PARKING 5%				20 NOS	42 NOS	23 NOS
TOTAL PARKING				415 NOS	877 NOS	482 NOS
TOTAL PARKING AREA = 8,493.30 SQ.M				415 X 12.50	877 X 3.00	482 X 1.4
				5,187.50	2631.00	674.80

TENEMENT STATEMENT :-

TENEMENT BELOW 40	TENEMENT 40 TO 60	TENEMENT TOTAL
43 NOS	370 NOS	413 NOS

F.S.I. STATEMENT IN SQ.M.

WING	BUILT UP AREA COMM.	BUILT UP AREA- RESIDE.	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	PERMI. 20% TERRACE IN SQ.M.	PROP. TERRACE IN SQ.M.	LIFT FIRE	LIFT REG.	TENTS. NO	BUILD. HT.
WING - A	00.00	3654.24	548.14	389.70	259.70	195.58	730.85	339.88	4.75	3.35	54	39.90
WING - B	0.00	3277.88	491.65	371.96	259.70	192.36	655.54	174.87	4.75	3.62	54	39.90
WING - C	0	3654.24	548.14	389.70	259.70	195.58	730.85	339.88	4.75	3.35	54	39.90
WING - D	0.00	3654.24	548.14	389.70	259.70	195.58	730.85	339.88	4.75	3.35	54	39.90
WING - E	0.00	3277.88	491.65	371.96	259.70	192.36	655.54	174.87	4.75	3.62	54	39.90
WING - F	0.00	3036.26	455.44	344.42	241.15	178.62	607.25	161.89	4.75	3.67	50	37.05
WING - G	0.00	3385.39	507.81	360.84	241.15	181.61	677.08	314.81	4.75	3.35	50	37.05
WING - H	105.44	0	0	0	14.84	14.84	0	0	4.75	2.32	0	31.80
TOTAL	105.44	23939.73	3590.97	2618.28	1795.64	1346.53	4787.96	1846.08	38.00	26.58	370.00	
TOTAL	24,045.17											

F.S.I. STATEMENT IN SQ.M.- WING - G

FLOOR	BUILT UP AREA	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	PERMI. 20% TERRACE IN SQ.M.	PROP. TERRACE IN SQ.M.	TENTS. NO.	LIFT FIRE	LIFT REG.	BUILD. HT.
FIRST	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
SECOND	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
THIRD	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
FOURTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
FIFTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
SIXTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
SEVENTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
EIGHTH	214.02	32.10	21.69	18.55	13.97	42.80	19.52	3	4.75 sq.m	3.35 sq.m	B+ G.P + P.P+13 FL. HT.= 37.05+5.00 (parking) =42.05 M.
NINTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
TENTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
ELEVENTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
TWELFTH	214.02	32.10	21.69	18.55	13.97	42.80	19.52	3			
THIRTEEN	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
FOURTEEN	0.00	0.00	0	0.00	0	0.00	0	0			
LIFT	0.00										
TOTAL	3385.39	507.81	360.84	241.15	181.61	677.08	314.81	50.00			

F.S.I. STATEMENT IN SQ.M.- WING - A, C & D.

FLOOR	BUILT UP AREA	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	PERMI. 20% TERRACE IN SQ.M.	PROP. TERRACE IN SQ.M.	TENTS. NO	LIFT FIRE	LIFT REG.	BUILD. HT.
FIRST	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
SECOND	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
THIRD	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
FOURTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
FIFTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
SIXTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
SEVENTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
EIGHTH	214.02	32.10	21.69	18.55	13.97	42.80	19.52	3	4.75 sq.m	3.35 sq.m	B+ G.P + P.P+14 FL. HT.= 39.90+5.00 (parking) =44.90 M.
NINTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
TENTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
ELEVENTH	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
TWELFTH	214.02	32.10	21.69	18.55	13.97	42.80	19.52	3			
THIRTEEN	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
FOURTEEN	268.85	40.33	28.86	18.55	13.97	53.77	25.07	4			
LIFT	0.00										
TOTAL	3654.24	548.14	389.70	259.70	195.58	730.85	339.88	54.00			

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands, the P.M.C. reserves the right to permit grant and extension of the internal roads & services through layout/sub-division lans under layout/sub-division

F.S.I. STATEMENT IN SQ.M.- WING - F

FLOOR	BUILT UP AREA	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	PERMI. 20% TERRACE IN SQ.M.	PROP. TERRACE IN SQ.M.	TENTS. NO.	LIFT FIRE	LIFT REG.	BUILD. HT.
FIRST	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
SECOND	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
THIRD	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
FOURTH	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
FIFTH	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
SIXTH	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
SEVENTH	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
EIGHTH	190.32	28.55	20.74	18.55	13.74	38.06	9.73	3	4.75 sq.m	3.62 sq.m	B+ G.P + P.P+ 13 FL. HT.= 37.05+5.00 (parking) =42.05 M.
NINTH	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
TENTH	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
ELEVENTH	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
TWELFTH	190.32	28.55	20.74	18.55	13.74	38.06	9.73	3			
THIRTEEN	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
FOURTEEN	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
LIFT	0.00										
TOTAL	3036.26	455.44	344.42	241.15	178.62	607.25	161.89	50.00			

F.S.I. STATEMENT IN SQ.M.- WING - B & E

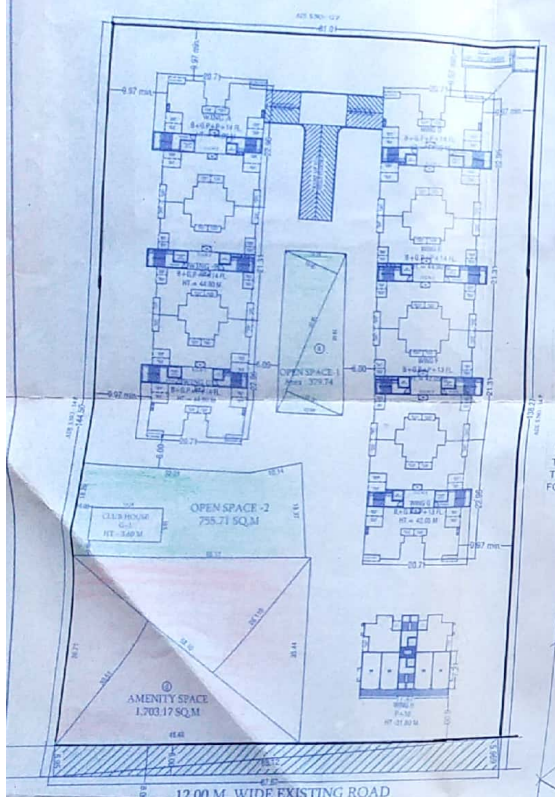
FLOOR	BUILT UP AREA	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	PERMI. 20% TERRACE IN SQ.M.	PROP. TERRACE IN SQ.M.	TENTS. NO.	LIFT FIRE	LIFT REG.	BUILD. HT.
FIRST	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
SECOND	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
THIRD	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
FOURTH	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
FIFTH	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
SIXTH	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
SEVENTH	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
EIGHTH	190.32	28.55	20.74	18.55	13.74	38.06	9.73	3	4.75 sq.m	3.62 sq.m	B+ G.P + P.P+14 FL. HT.= 39.90+5.00 (parking) =44.90 M.
NINTH	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
TENTH	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
ELEVENTH	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
TWELFTH	190.32	28.55	20.74	18.55	13.74	38.06	9.73	3			
THIRTEEN	241.42	36.21	27.54	18.55	13.74	48.28	12.93	4			
FOURTEEN	241.42	36.21	27.54	18.55	13.74	48.28	12.98	4			
LIFT	0.00										
TOTAL	3277.88	491.65	371.96	259.70	192.36	655.54	174.87	54.00			

F.S.I. STATEMENT IN SQ.M.- WING - H

FLOOR	BUILT UP AREA- COMM.	BUILT UP AREA- RESIDE.	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	PERMI. 20% TERRACE IN SQ.M.	PROP. TERRACE IN SQ.M.	TENTS. NO.	LIFT FIRE	BUILD. HT.
GROUND	105.44	0.00	0	0	14.84	14.84	0	0	0	4.75 sq.m	
TOTAL	105.44	0.00	0.00	0.00	14.84	14.84	0.00	0.00	0.00		

F.S.I. STATEMENT IN SQ.M.- WING - H - MHADA

FLOOR	BUILT UP AREA	PERMI. BALCONY	PROPOSED BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	PERMI. 20% TERRACE IN SQ.M.	PROP. TERRACE IN SQ.M.	TENTS. NO.	LIFT FIRE	LIFT REG.	BUILD. HT.
GROUND	0.00				0	0.00	0	0			
FIRST	217.18	32.58	6.59	0	0	43.44	0	4			
SECOND	217.18	32.58	6.59	0	0	43.44	0	4			
THIRD	217.18	32.58	6.59	0	0	43.44	0	4			
FOURTH	217.18	32.58	6.59	0	0	43.44	0	4			
FIFTH	217.18	32.58	6.59	0	0	43.44	0	4			
SIXTH	217.18	32.58	6.59	0	0	43.44	0	4	4.75 sq.m	2.32 M.	G+10 FL. HT.=31.80 M.
SEVENTH	217.18	32.58	6.59	0	0	43.44	0	4			
EIGHTH	172.33	25.85	6.59	0	0	34.47	0	3			
NINTH	217.18	32.58	6.59	0	0	43.44	0	4			
TENTH	217.18	32.58	6.59	0	0	43.44	0	4			
ELEVENTH	0.00	0.00	0	0	0	0.00	0	4			
LIFT	0.00										
TOTAL	2126.95	319.04	65.90	0.00	0.00	425.39	0.00	39.00			

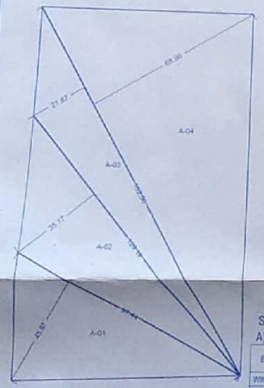


LAY OUT
SCALE - 1:500

ROAD WIND. AREA CAL. BY TRIANG. METHOD :-
1) 88.12 X 5.950 X 0.50 = 262.15 SQ.M
2) 88.12 X 5.969 X 0.50 = 262.99 SQ.M
TOTAL = 525.14 SQ.M

OPEN SPACE AREA CAL. BY TRIANG. METHOD :-
OPEN SPACE - 01
a) 12.19+18.95 X 32.95 X 0.50 = 379.74 SQ.M
TOTAL = 379.74 SQ.M
OPEN SPACE - 02
b) 16.45+14.21 X 36.85 X 0.50 = 566.44 SQ.M.
c) 7.972+10.31 X 29.82 X 0.50 = 189.27 SQ.M.
TOTAL = 755.71 SQ.M.
TOTAL = 379.74 + 755.71 = 1135.45 SQ.M.

AMENITY SPACE AREA CAL. BY TRIANG. METHOD :-
a) 30.51+28.119 X 58.10 X 0.50 = 1703.17 SQ.M.
TOTAL = 1703.17 SQ.M



Triangulation (Scale - 1:1000)

TRIANGLE	AREA
A-01	2234.95
A-02	2271.56
A-03	1775.20
A-04	5597.91
TOTAL (PLOT)	11879.63

S.T.P CALCULATION :-
TOTAL TEN = 370 + 39(mhada) NOS
NO OF FLATS X 135 LT.RS PER DAY X 5 PERSON =
370 + 39 X 135 X 5 = 2,76,075.00 (2,77,000.00)
2,77,000.00 X 0.90 = 2,49,300.00 (249.30 KLD)
PROPOSED CAP= 250 CUM/DAY

TRANSFORMER AREA CAL.
5.00 X 5.00 = 25.00 SQ. M.

STATEMENT FOR EC :-
A) BUILDING WISE F.S.I. STATEMENT

BUILDING	F.S.I. AREA COMM	F.S.I. AREA RESI	BALCONY OPEN	STAIR FIRE	STAIR REGULAR	TERRACE AREAS	LIFT FREE	LIFT REGULAR	TEN.
WING - A	0.00	3654.24	389.70	259.70	195.58	339.88	4.75	3.35	54
WING - B	0.00	3277.88	371.96	259.70	192.36	174.87	4.75	3.62	54
WING - C	0.00	3654.24	389.70	259.70	195.58	339.88	4.75	3.35	54
WING - D	0.00	3654.24	389.70	259.70	195.58	339.88	4.75	3.35	54
WING - E	0.00	3277.88	371.96	259.70	192.36	174.87	4.75	3.62	54
WING - F	0.00	3036.26	344.42	241.15	178.62	161.89	4.75	3.62	50
WING - G	0.00	3385.39	360.84	241.15	181.61	314.81	4.75	3.35	50
WING - H (MHADA)	105.44	2126.95	65.90	14.84	14.84	00.00	4.75	2.32	00
TOTAL	105.44	25,066.68	2684.18	1795.64	1346.53	1846.08	38.00	26.58	370

105.44 + 26,066.68 + 2684.18 + 1795.64 + 1346.53 + 1846.08 + 38.00 + 26.58 = (TOTAL = 33,909.13 SQ.M)

B) ADDITIONAL CONSTRUCTIONS AREA

WING	TOP SLAB	REFUGE AREA	OHT TOP	OHT BOTTOM	UGT TOP	UGT BOTTOM
WING - A	330.23	58.00	30.05	30.05	139.54	139.54
WING - B	301.25	58.00	31.48	31.48		
WING - C	330.23	58.00	30.05	30.05		
WING - D	330.23	58.00	30.05	30.05		
WING - E	301.25	58.00	31.48	31.48		
WING - F	301.25	58.00	31.48	31.48		
WING - G	330.23	58.00	30.05	30.05		
WING - H (MHADA)	223.77	44.00	29.34	29.34		
TOTAL	2448.44	450.00	243.98	243.98		

2448.44 + 450.00 + 243.98 + 243.98 + 139.54 + 139.54 = (TOTAL = 3,665.48 SQ.M.)

PARKING	
426.82	Basement Area 4,646.13 sq.m
396.15	
426.82	
426.82	
396.15	PODIUM Area 3,098.89 sq.m
396.15	
426.82	
124.73	
3020.46	

C) SERVICE AREA

SERVICES AREA	
S.T.P.	40.00 SQ.M.
O.W.C.	50.00 SQ.M.
TRANSFORMER	25.00 SQ.M.
TOTAL	115.00 SQ.M

D) TOTAL ADDITIONAL CONSTRUCTIONS AREA
= B + C
= 3,665.48 + 115.00
= 3,780.48 SQ.M.

STAMP OF APPROVAL

01 / 01

THIS LAYOUT IS FROM DRY ENVIRONMENTAL CLEARANCE PURPOSE

APPROVED — PUNE

मान्य लेआउट/एकत्रिकरण/विभागणी/
प्लॉटेड लेआउट ला.
स.प.क्र.CC/1336/13,दिनांक 16/03/2018

AREA STATEMENT		SQ.M.
1.	AREA OF PLOT (Minimum area of a,b,c to be considered)	11,879.63
	a)As per ownership document (7/12,CTS extract)	12,000.00
	b)as per measurement sheet	11,879.63
	C)as per site	
2.	DEDUCTIONS FOR	
	a)Proposed D.P./D.P.Road widening Area	525.14
	b)Any D.P.Reservation area	---
	(Total a+b)	---
3.	GROSS AREA OF PLOT (1-2)	11,354.49
4.	RECREATIONAL OPEN SPACE (10% OF 3)	1135.45
5.	AMENITY SPACE - (15% OF 3)	1703.17
6.	TRANSFORMER	25.00
7.	INTERNAL ROAD AREA-	---
8.	NET AREA OF PLOT = [3-5]	9,651.32
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no.8 x 1.1)	10,616.45
10.	ADDITION OF AREA FOR F.S.I	
	(a) In-situ area against D.P.road [1.85 x sr.no.2(a)] if any	971.50
	(b) In-situ area against Amenity Space [2.00 or 1.85 x sr.no.5(b)]	3,150.86
	(c) Premium F.S.I. area (subject to maximum of 0.50 of sr.no.8)	703.30
	(d) T.D.R. Area (0.90)	8,689.18
	(e) Additioanal FSI area under chaper viii	---
	Total of (a+b+c+d+e)	13,511.84
11.	Permissible FSI (9+10)	24,128.29
12.	Proposed FSI	24,045.17
13.	AREA FOR INCLUSIVE HOUSING,IF ANY (mhada)	
	a) Required (20% of sr.no.9)(mhada)	2,123.29
	b) Proposed	2,126.95
14.	Free Of FSI Parking Area	3,029.46
15.	Free Of FSI Basement Area	4,646.13
16.	Free Of FSI Podium Area	3,098.89
17.	Proposed Balcony	2,618.28
18.	Proposed Terrace Area	1,846.08
19.	Free Of FSI Staircase Area(fire)	1,795.64
20.	Free Of FSI Staircase Area (regular)	1,346.53
21.	Free Of FSI Lift / Machine Room Area	84.58
22.	Free Of FSI Club House	105.76
22.	Additional CONSTRUCTIONS AREA	3,780.48
23.	Total Free Area's(With Premium /Without Premium) (13b to 22)	24,449.78
24.	Total Free Area's(With Premium /Without Premium) (12+23)	48,494.95

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS 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 DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

1.	PLOT BOUNDRY SHOWN	THICK BLACK
2.	OPEN SPACE SHOWN	THICK GREEN
3.	AMENITY SPACE SHOWN	THICK RED

PROPOSED LAY-OUT ON -
S.NO.14 P, AT - DHANORI,
TALUKA - HAVELI, DIST - PUNE

OWNERS SIGN.
CHOICE REALTORS THROUGH

ARCHITECT
CUBIX
SH. S.S. SHAIKH
(CA/2001/28514)

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTOCRAT-1, OPP. SEVEN-IV, HILLS HOTEL VILAN MADANI CLUB, LULLANAGAR, BISHWRAOAD, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO.- 7798308361, 7798742987

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:100	05/02/2018	VISHAL	

Scanned by CamScanner