

TOTAL F.S.I. STATEMENT :-

BLDG	PROP. COMM. AREA	PROP. RESI. AREA	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	FIRE STAIR AREA	LIFT/M.RM AREA	TENE. NO.	SHOP NO.
COMM BLDG	1500.00		225.00						19
B1 BLDG		3845.00	576.75	563.00	207.20	207.20	38.73	53	
B2 BLDG		3990.00	598.50	584.50	207.20	207.20	38.73	55	
B3 BLDG		3845.00	576.75	563.00	207.20	207.20	38.73	53	
B4 BLDG		3990.00	598.50	584.50	207.20	207.20	38.73	55	
B5 BLDG		3990.00	598.50	584.50	207.20	207.20	38.73	55	
B6 BLDG		3990.00	598.50	584.50	207.20	207.20	38.73	55	
B7 BLDG		3990.00	598.50	584.50	207.20	207.20	38.73	55	
B8 BLDG		3990.00	598.50	584.50	207.20	207.20	38.73	55	
B9 BLDG		3995.00	599.25	584.50	207.20	207.20	38.73	55	
B10 BLDG		3995.00	599.25	584.50	207.20	207.20	38.73	55	
TOTAL	1500.00	39620.00	6168.00	5802.00	2072.00	2072.00	387.30	546	19

R1- 18.00 M. WIDE ROAD
85.81

AREA UNDER ROAD WIDENING (R1)

HDH RESERVATION
(MANTRA)

AREA UNDER RESERVATION (HDH) (MANTRA)

ADDITIONS :-

3. 0.5 x 87.48 x 12.51 = 547.19
4. 0.5 x 130.41 x 61.87 = 4034.23
5. 0.5 x 130.41 x 66.60 = 4342.65
TOTAL ADDITIONS = 8,924.07 SQ.M

AREA UNDER 18.00M. W. ROAD
R1 (MANTRA)

ADDITIONS :-

1. 0.5 x 86.38 x 8.94 = 386.12
2. 0.5 x 86.42 x 9.00 = 386.89
TOTAL ADDITIONS = 775.01 SQ.M

AREA UNDER 18.00M. W. ROAD
R2 (MANTRA)

ADDITIONS :-

18. 0.5 x 100.49 x 8.84 = 444.17
19. 0.5 x 100.49 x 8.93 = 448.69
TOTAL ADDITIONS = 892.86 SQ.M

AREA UNDER 18.00M. W. ROAD - R2
(MANTRA) (7/2)

ADDITIONS :-

39. 0.5 x 40.68 x 15.13 = 307.74
40. 0.5 x 40.68 x 15.08 = 306.73
TOTAL ADDITIONS = 614.47 SQ.M

TOTAL F.S.I. STATEMENT (MHADA BLDG A1 & A2) :-

BLDG	PROP. COMM. AREA	PROP. RESI. AREA	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	FIRE STAIR AREA	LIFT/M.RM AREA	TENE. NO.
A1 BLDG		2669.48	400.40	277.64	103.07	125.84	28.22	44
A2 BLDG		2669.48	400.40	277.64	103.07	125.84	28.22	44
TOTAL		5338.96	800.80	555.28	206.14	251.68	56.44	88

PARKING STATEMENT (MHADA) :-

DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. BETN 40.0-80.0 SQM (FOR 2 TENE.)	2	4	2
TENE. PROPOSED (88 NOS.)	88	176	88
PARKING REQUIRED	88	176	88
VISITOR PARKING (5%)	5	9	5
TOTAL PARKING REQUIRED	93	185	93
AREA REQ. PER PARK	12.50	2.00	0.75
TOTAL PARKING AREA REQ.	1162.50	370.00	69.75
TOTAL PARKING AREA REQUIRED = 1602.25 SQ.M.			
TOTAL PARKING AREA PROPOSED = 1602.25 SQ.M.			

STAMP OF APPROVAL

1
1

LOCATION PLAN

OPEN SPACE CALCULATION - 01

ADDITIONS :-

01. 0.5 x 30.21 x 14.74 = 222.64
02. 0.5 x 30.21 x 14.48 = 218.72
TOTAL ADDITIONS = 441.36 SQ.M

OPEN SPACE CALCULATION - 02

ADDITIONS :-

01. 0.5 x 48.96 x 21.77 = 532.93
02. 0.5 x 48.96 x 22.71 = 555.94
03. 0.5 x 22.74 x 11.326 = 128.78
04. 0.5 x 22.74 x 12.08 = 137.35
TOTAL ADDITIONS = 1355.00 SQ.M

TOTAL AREA OF PLOT 01 = 15,739.36 SQ.M

PLOT - 2 AREA STATEMENT (MANTRA)

ADDITIONS :-

17. 0.5 x 41.41 x 14.83 = 307.06
17a. 0.5 x 64.16 x 6.83 = 219.11
17b. 0.5 x 64.16 x 17.31 = 555.30
17c. 0.5 x 36.31 x 18.056 = 327.81
17d. 0.5 x 36.31 x 18.05 = 327.70
17e. 0.5 x 61.49 x 17.23 = 529.74
17f. 0.5 x 61.49 x 17.02 = 523.28
NET AREA = 2790.00 SQ.M

OPEN SPACE CALCULATION - 03

ADDITIONS :-

01. 0.50 x 28.66 x 11.87 = 170.10
02. 0.50 x 28.66 x 13.461 = 192.90
TOTAL ADDITIONS = 363.00 SQ.M

TOTAL AREA OF PLOT 02 = 3153.00 SQ.M

PLOT - 3 AREA STATEMENT (MANTRA)

ADDITIONS :-

35. 0.5 x 63.85 x 31.10 = 992.87
36. 0.5 x 63.85 x 28.027 = 894.76
37. 0.5 x 42.22 x 21.74 = 458.94
38. 0.5 x 42.22 x 16.80 = 354.66
NET AREA = 2,701.23 SQ.M

AREA STATEMENT	SQM
1 AREA OF THE PLOT (PLOT NO. 1 + 3)	18440.59
2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING	-
b) ANY RESERVATION	-
3 GROSS AREA OF THE PLOT (1-2)	18440.59
4 DEDUCTION FOR (a+b+c)	
a) OPEN SPACE (10%)	1844.06
b) AMENITY SPACE	-
c) INTERNAL ROAD	-
5 NET AREA OF THE PLOT (3 - 4b)	18440.59
6 FLOOR SPACE PERMISSIBLE (5 x 1.10)	20284.65
7 ADDITIONS FOR	
a) TDR AREA (permi. tdr 90% of 5)=16596.53sq.m. (tdr area) - (road widening as per subdivision) (16596.53 - 4564.68) = 12031.85 sq.m.	12031.85
b) PAID F.S.I. (50% of 5) = 9220.30 sq.m.	9220.30
c) AREA UNDER ROAD WIDENING (as per subdivision)	4564.68
8 TOTAL FLOOR AREA (6+7)	46101.48
9 EXISTING RESIDENTIAL FLOOR AREA	
10 PROPOSED RESIDENTIAL FLOOR AREA	39620.00
11 EXISTING COMMERCIAL FLOOR AREA	
12 PROPOSED COMMERCIAL FLOOR AREA	1500.00
13 EXCESS BALC. AREA (TAKEN IN F.S.I.)	-
14 TOTAL FLOOR SPACE (9+10+11+12+13)	41120.00

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DML OF SDDS ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707

AR.SIDDARTH HARISCHANDRAKAR

BRIEF SPECIFICATIONS

FOUNDATION UP TO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK, INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISHED
MARBLE MOZAIK FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS	WINDOWS	VENTILATORS
ED-1.05x2.10 SD -1.80x2.10 W -1.80x1.20 V-0.60x0.90		
D -0.90x2.10 SD1-1.50x2.10 W1-1.50x1.20		
D1-0.75x2.10 SD2-1.20x2.10 W2-1.20x1.20 W3-0.80x1.20		

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME, SIGNATURE :-

AKSHAY ENTERPRISES LIFE SEASONS DEVELOPMENT A PLUS DESIGN HOUSE LLP.

PROPOSED RESIDENTIAL & COMM BLDG LAYOUT

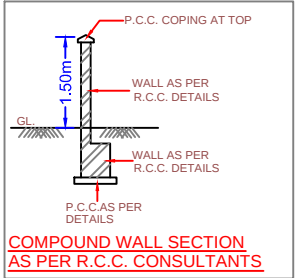
SR. NO. 7/1, 7/2, 7/2/1, AT DHANORI, PUNE.

ARCHITECT SIGNATURE :-

AR. SIDDARTH HARISCHANDRAKAR CA/2004/34707 AR. MANGESH GOTAL CA/2005/36501 AR. DEEPAJI AGARWAL CA/2007/39491

design studio architecture planning interiors graphics
Office: 70/71, 72, 4th Floor, Patel Arcade Apt., Above Hotel Kallang, Near Sharda Centre, Khilare Road, Erandavane, Pune 411004.
+91-902-5430048, aplusdesignstudio@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
16/01/2019	PRAJAKTA		AKRAM	1:500



WATER REQ. STATEMENT :-

WINGS /BLDG.	O.H.W.T. DRINKING	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T.	U.G.W.T. DRINKING	U.G.W.T. FIRE FIGHTING	TOTAL U.G.W.T.
COMM. BLDG.	22,500.00	---	22,500.00	33,750.00	---	33,750.00
BUILDING B1	35,775.00	20,000.00	55,775.00	53,663.00	50,000.00	1,03,663.00
BUILDING B2	37,125.00	20,000.00	57,125.00	55,688.00	50,000.00	1,05,688.00
BUILDING B3	35,775.00	20,000.00	55,775.00	53,663.00	50,000.00	1,03,663.00
BUILDING B4	37,125.00	20,000.00	57,125.00	55,688.00	50,000.00	1,05,688.00
BUILDING B5	37,125.00	20,000.00	57,125.00	55,688.00	50,000.00	1,05,688.00
BUILDING B6	37,125.00	20,000.00	57,125.00	55,688.00	50,000.00	1,05,688.00
BUILDING B7	37,125.00	20,000.00	57,125.00	55,688.00	50,000.00	1,05,688.00
BUILDING B8	37,125.00	20,000.00	57,125.00	55,688.00	50,000.00	1,05,688.00
BUILDING B9	37,125.00	20,000.00	57,125.00	55,688.00	50,000.00	1,05,688.00
BUILDING B10	37,125.00	20,000.00	57,125.00	55,688.00	50,000.00	1,05,688.00
TOTAL	3,91,050.00	2,00,000.00	5,91,050.00	5,86,580.00	5,00,000.00	10,86,580.00

PARKING REQ. STATEMENT :-

BUILDING	CAR	SCOOTER	CYCLE
COMM. BLDG.	48	142	48
BUILDING B1	56	112	56
BUILDING B2	58	116	58
BUILDING B3	56	112	56
BUILDING B4	58	116	58
BUILDING B5	58	116	58
BUILDING B6	58	116	58
BUILDING B7	58	116	58
BUILDING B8	58	116	58
BUILDING B9	58	116	58
BUILDING B10	58	116	58
TOTAL	624	1294	624