PARKING STATEMENT :-

BUIL-TUP AREA	REQUIRED CAR	REQUIRED SCOOTER	REQUIRED CYCLE	PROVIDED CAR	PROVIDED SCOOTER	PROVIDED CYCLE
TENEMENT HAVING CARPET AREA FOR 40 SQ.M (PROPOSED 75 TENEMENTS)	01	04 (FOR 2 TENEMENT)	04	38	150	150
TENEMENT HAVING CARPET AREA FOR 40-80 SQ.M (PROPOSED 12 TENEMENTS)	02	04 (FOR 2 TENEMENT)	02	12	24	12
TOTAL PARKING				50 NOS.	174 NOS.	162 NOS.
VISITOR PARKING 5%				3 NOS.	9 NOS.	8 NOS.
TOTAL PARKING				53 NOS.	183 NOS.	170 NOS.
				53 X 12.50	183 X 3.00	170 X 1.4
TOTAL PARKING AREA = 1449.50 SQ.M.				662.50	549.00	238.00

WATER REQUIREMENT:-

FOR RESI. - 135 LIT/DAY/PERSON
= (87 tsna. x 5) x 135 = 58,725.00 LIT.
=58,725.00 + 50,000.00 (FIRE)= 1,08,725.00
O/H WATER TANK CAP. = say 01,09,000.00
UNDER GROUND SUMP WELL CAP=1.5 X 58,725.00 LIT.
UNDER GROUND SUMP WELL CAP =88,087.50 LIT.
ADD FOR FIRE = 1,00,000.00+ 88,087.50 LIT
= 1,88,000.00 LIT

S.T.P. CALCULATION

TOTAL TENEMENT NOS.
NO. OF PEAKS
R.L. OF PEAK
WORKING OF PEAK
TRANSFORMER
R.L.
OF PEAK

C) SERVICE AREA

SERVICES AREA	
S.T.P.	25.00 SQ.M.
O.W.C.	15.00 SQ.M.
TRANSFORMER	36.00 SQ.M.
TOTAL	76.00 SQ.M.

D) TOTAL ADDITIONAL CONSTRUCTIONS AREA

= B + C
= 1058.91 + 76.00
= 1,134.91 SQ.M

A) BUILDING WISE F.S.I. STATEMENT

WING	COMM.B/UP AREA	RESI.B/ UP AREA	PROPOSED OPEN BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	FIRE LIFT	REG. LIFT
WING A1	0	181.55	21.84	17.08	18.89	4	3.35	3.35
WING A2	0	1989.15	234.78	175.58	207.79	44	3.35	3.35
WING B	0	1909.30	254.26	132.79	132.79	39	3.35	3.35
TOTAL	0.00	4080.00	510.88	325.45	359.47	87.00	10.05	10.05
								5295.90

B) ADDITIONAL CONSTRUCTIONS AREA

WING	TOP SLAB	OHT TOP	OHT BOTTOM	UGT TOP	UGT BOTTOM
WING A1	203.39	34.85	34.85		
WING A2	203.39	34.85	34.85	55.30	55.30
WING B	331.25	35.44	35.44		
TOTAL	738.03	105.14	105.14	55.30	55.30
					1058.91

PARKING AREA	
Lower Ground floor	1,347.37 SQ.M.
Upper Ground floor	1,451.75 SQ.M.

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

FLOOR	RESI.B/ UP AREA	PERMI. BALCONY	PROPOSED OPEN BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	LIFT FIRE	LIFT REG
FIRST	291.68	43.75	39.57	18.97	18.97	6		
SECOND	291.68	43.75	39.57	18.97	18.97	6		
THIRD	291.68	43.75	39.57	18.97	18.97	6		
FOURTH	291.68	43.75	39.57	18.97	18.97	6	3.35 SQ.M	3.35 SQ.M
FIFTH	291.68	43.75	39.57	18.97	18.97	6		
SIXTH	[illegible]	[illegible]	[illegible]	[illegible]	18.97	6		
SEVENTH	[illegible]	[illegible]	[illegible]	[illegible]	18.97	6		
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	132.79	42.00		

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

WING	RESI.B/ UP AREA	PERMI. BALCONY	PROPOSED OPEN BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	LIFT REG.	LIFT FIRE
WING A1	181.55	27.23	21.84	17.08	18.89	4	3.35	3.35
WING A2	1989.15	298.37	234.78	175.58	207.79	44	3.35	3.35
WING B	1909.30	286.40	254.26	132.79	132.79	39	3.35	3.35
WING C	--	--	--	--	--	--	--	--
TOTAL	4080.00	612.00	510.88	325.45	359.47	87.00	10.05	10.05

F.S.I. STATEMENT IN SQ.M.- WING -A1

FLOOR	RESI.B/ UP AREA	PERMI. BALCONY	PROPOSED OPEN BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	LIFT FIRE	LIFT REG.
FIRST	181.55	27.23	21.84	17.08	18.89	4	3.35	3.35
TOTAL	181.55	27.23	21.84	17.08	18.89	4.00	SQ.M.	SQ.M.

F.S.I. STATEMENT IN SQ.M.- WING -A2

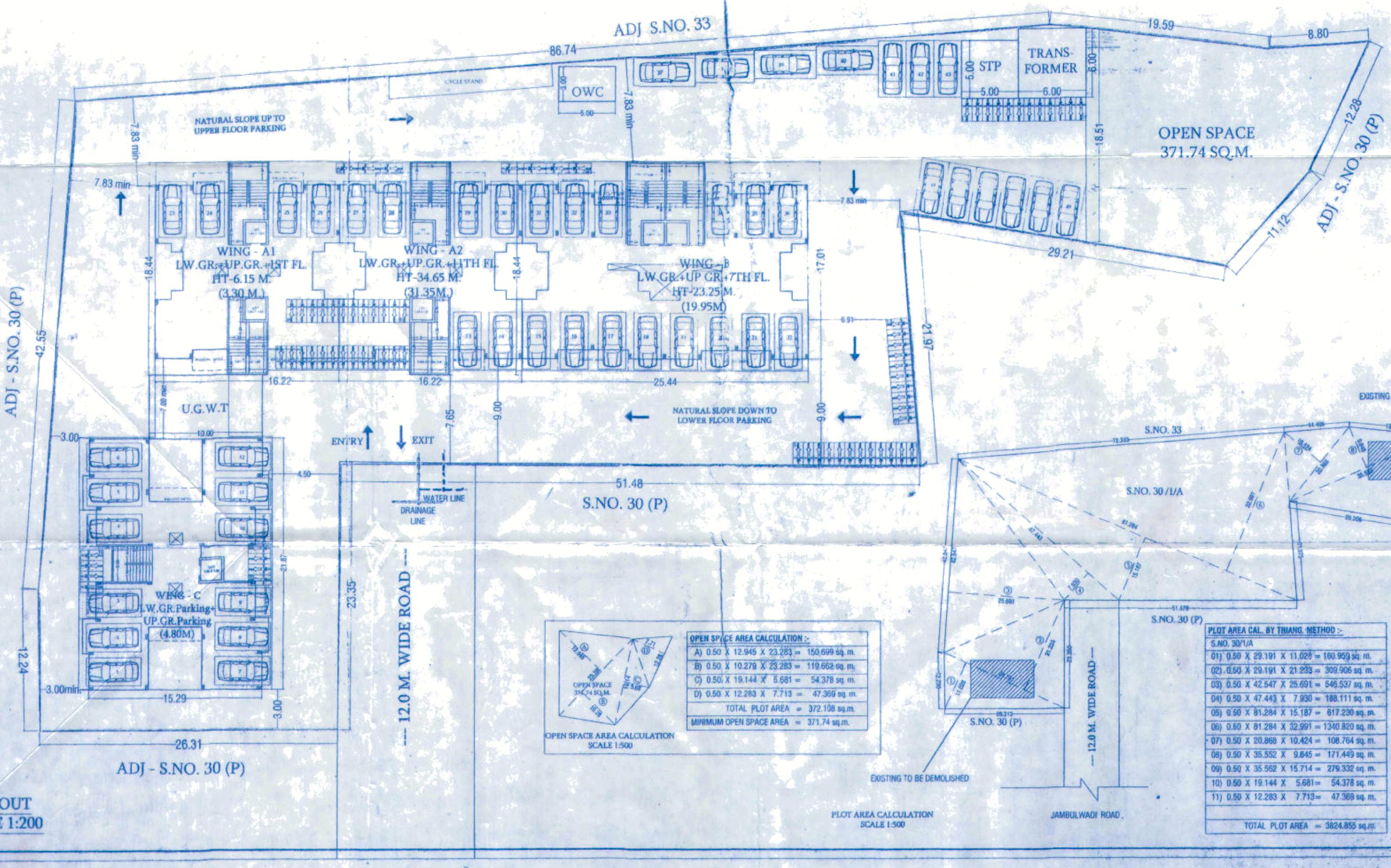
FLOOR	RESI.B/ UP AREA	PERMI. BALCONY	PROPOSED OPEN BALCONY	STAIRCASE FIRE	STAIRCASE REGULAR	TENTS. NO.	LIFT FIRE	LIFT REG.
FIRST	181.55	27.23	21.84	17.08	18.89	4		
SECOND	181.55	27.23	21.84	15.85	18.89	4		
THIRD	181.55	27.23	21.84	15.85	18.89	4		
FOURTH	181.55	27.23	21.84	15.85	18.89	4		
FIFTH	181.55	27.23	21.84	15.85	18.89	4		
SIXTH	181.55	27.23	21.84	15.85	18.89	4	3.35 SQ.M	3.35 SQ.M
SEVENTH	181.55	27.23	21.84	15.85	18.89	4		
EIGHTH	173.65	26.05	16.38	15.85	18.89	4		
NINTH	181.55	27.23	21.84	15.85	18.89	4		
TENTH	181.55	27.23	21.84	15.85	18.89	4		
ELEVENTH	181.55	27.23	21.84	15.85	18.89	4		
TOTAL	1989.15	298.37	234.78	175.58	207.79	44.00		

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 access and extension of the internal roads & Services through this lans under layout/sub-division.

Note : No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granten unless final sanction to the layout is obtained from the Municipal Commissioner.

PROPOSED SITE

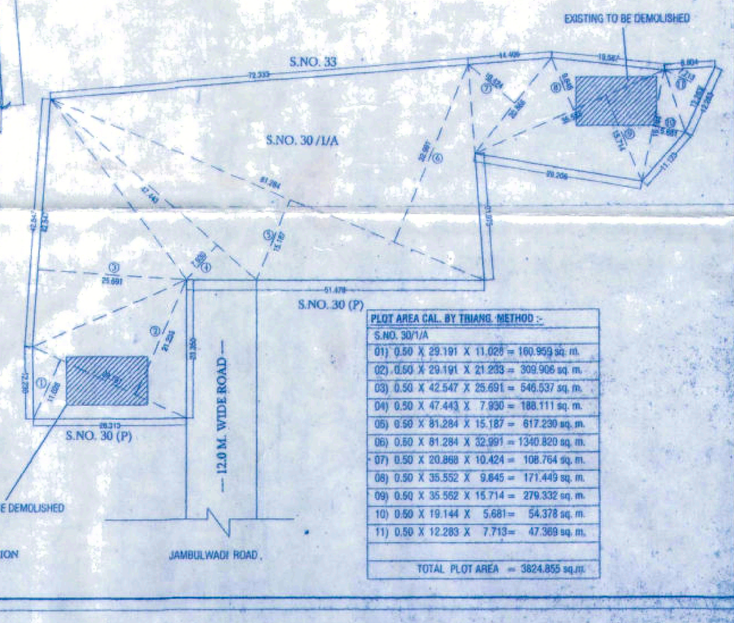
LOCATION MAP



LAYOUT
SCALE 1:200

OPEN SPACE AREA CALCULATION
SCALE 1:500

OPEN SPACE AREA CALCULATION :-	
A) 0.50 X 12.945 X 23.283 =	150.699 sq. m.
B) 0.50 X 10.279 X 23.283 =	119.662 sq. m.
C) 0.50 X 19.144 X 5.681 =	54.378 sq. m.
D) 0.50 X 12.283 X 7.713 =	47.369 sq. m.
TOTAL PLOT AREA =	372.108 sq.m.
MINIMUM OPEN SPACE AREA =	371.74 sq.m.



PLOT AREA CALCULATION
SCALE 1:500

PLOT AREA CAL. BY TRIANG. METHOD :-	
S.NO. 30/1/A	
01) 0.50 X 29.191 X 11.028 =	160.969 sq. m.
02) 0.50 X 29.191 X 21.233 =	309.906 sq. m.
03) 0.50 X 42.547 X 25.691 =	546.537 sq. m.
04) 0.50 X 47.443 X 7.930 =	188.111 sq. m.
05) 0.50 X 81.284 X 15.187 =	617.230 sq. m.
06) 0.50 X 81.284 X 32.991 =	1340.820 sq. m.
07) 0.50 X 20.868 X 10.424 =	108.764 sq. m.
08) 0.50 X 35.552 X 9.645 =	171.449 sq. m.
09) 0.50 X 35.552 X 15.714 =	279.332 sq. m.
10) 0.50 X 19.144 X 5.681 =	54.378 sq. m.
11) 0.50 X 12.283 X 7.713 =	47.369 sq. m.
TOTAL PLOT AREA =	3824.855 sq.m.

दीपकाम विकास विभाग शेरा क्र.
नगर लेआउट/एकत्रिकरण/विभागणी
प्लॉट लेआउट क्र. CC/2405/18
स.न.क्र. ..... दिनांक 2/11/2018
कार्यकारी अभियंता
दीपकाम विकास विभाग
शेरा क्र. पुणे महानगरपालिका

अग्नि विकास शिर्षा 3717.48 बी.पी. रजिस्टर
दस्तऐवज 3410150/- फरक 5510/P/2414/18
3717.48 - 4 पत्रे ओर

AREA STATEMENT		SQ.M.
1.	AREA OF PLOT (Minimum area of a,b,c to be considered)	3717.48
	a)As per ownership document (7/12,CTS extract)	3717.48
	b)As per measurement sheet	3824.86
	C)as per site	
2.	DEDUCTIONS FOR	
	a)Proposed D.P. Road widening Area	
	b)Any D.P.Reservation area	
	(Total a+b)	----
3.	GROSS AREA OF PLOT (1-2)	3717.48
4.	RECREATIONAL OPEN SPACE (10% OF 3)	371.74
5.	AMENITY SPACE - (15% OF 3)	-----
6.	TRANSFORMER	36.00
7.	INTERNAL ROAD AREA-	-----
8.	NET AREA OF PLOT = [3-5]	3717.48
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no.8 x 1.1)	4,089.22
10.	ADDITION OF AREA FOR F.S.I.	
	(a) In-situ area against D.P.road [2.00 x sr.no.2(a)],if any	---
	(b) In-situ area against Amenity Space [2.00 x sr.no.5(b)],	---
	(c) Premium F.S.I. area (subject to maximum of 0.50 of sr.no.8)	---
	(d) T.D.R. Area (0.65 OF sr.no. 8)	---
	(e) Additioanal FSI area under chaper vii	---
	Total of (a+b+c+d+e)	---
11.	TOTAL F.S.I. PERMISSIBLE (9+10)	4,089.22
12.	PROPOSED FSI	4,080.00
13.	Free Of FSI Parking Area(Lower Ground floor)	1,347.37
14.	Free Of FSI Parking Area(Upper Ground floor)	1,451.75
15.	Proposed Balcony	510.88
16.	Free Of FSI Staircase Area(fire)	325.45
17.	Free Of FSI Staircase Area (regular)	359.47
18.	Free Of FSI Lift + Fire Lift	20.10
19.	CLUB HOUSE AREA (83.25 bup +16.12stair+15.87 sw.p)	00.00
20.	Additional CONSTRUCTIONS AREA	1,134.91
21.	Total Free Area's(With Premium/ Without Premium) (13b to 21)	5,149.93
22.	Total Free Area's(With Premium /Without Premium) (12+22)	9,229.93

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.	PROPOSED WORK SHOWN	THICK RED

PROPOSED BUILDING LAYOUT ON - S.NO. 30/1A
AT - AMBEGAON KHURD (JAMBULWADI ROAD)
TAL - HAVELI, DIST - PUNE.

ARCHITECT SIGN.	OWNERS SIGN.
CUBIX ARCHITECTS ASSOCIATES AR. A. BHAKH (CA/2001/28514)	Dattatray Govind Gogavale Through Shree Sadguru Developers(P.A.) Partners Vikas K. Halare Gopal S. Varma

ARCHITECT

CUBIX ARCHITECTS ASSOCIATES
91,92, Office No - 3, Sai Narayan Plaza, Ganjaye Chowk,
Near Pairakar Bhavan, Sadashiv Peth, Pune -411 030.
Email : gajanan.panjarkar@gmail.com
shivaathassociates2013@gmail.com
Mobile 9823704527, 9373317410

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:100	29/10/2018	VISHAL	