WING - A
F.S.I. STATEMENT

	FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE AREA 20%	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED PASSAGE + STAIRCASE	PROPOSED STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA
EXISTING BUILDING COMPLETION NO.C.R.521/16-17 DATE-02/02/2017	PARKING	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	10.90	0.00
	FIRST	363.09	54.46	54.23	72.62	42.00	24.78	57.42	-----	-----	08		
	SECOND	363.09	54.46	54.23	72.62	42.41	24.78	57.42	-----	-----	08		
	THIRD	363.09	54.46	54.23	72.62	42.00	24.78	57.42	-----	-----	08		
	FOURTH	363.09	54.46	54.23	72.62	42.41	24.78	57.42	-----	-----	08		
	FIFTH	363.09	54.46	54.23	72.62	42.00	24.78	57.42	-----	-----	08		
	SIXTH	363.09	54.46	54.23	72.62	42.41	24.78	57.42	-----	-----	08		
	SEVENTH	363.09	54.46	54.23	72.62	42.00	24.78	57.42	-----	-----	08		
	TOTAL	2541.63	381.22	379.61	508.33	295.23	173.46	401.94	0.00	0.00	56	10.90	0.00

WING - B
F.S.I. STATEMENT

	FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE AREA 20%	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED PASSAGE AREA TAKEN IN FSI	PROPOSED STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA
PREVIOUS SANCTIONED FLOOR	LOWER PARKING	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	3.35	3.35
	UPPER PARKING	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----		
	FIRST	461.43	69.21	68.99	92.29	102.53	32.45	80.66	18.05	21.81	10		
	SECOND	461.43	69.21	68.99	92.29	81.17	32.45	80.66	18.05	21.81	10		
	THIRD	461.43	69.21	68.99	92.29	102.53	32.45	80.66	18.05	21.81	10		
	FOURTH	461.43	69.21	68.99	92.29	81.17	32.45	80.66	18.05	21.81	10		
	FIFTH	461.43	69.21	68.99	92.29	102.53	32.45	80.66	18.05	21.81	10		
	SIXTH	461.43	69.21	68.99	92.29	81.17	32.45	80.66	18.05	21.81	10	L.M. ROOM	L.M. ROOM
	SEVENTH	461.43	69.21	68.99	92.29	102.53	32.45	80.66	18.05	21.81	10		
	EIGHTH	392.00	58.80	58.27	78.40	71.91	25.69	80.66	18.05	21.81	08	14.00	14.00
	NINETH	461.43	69.21	68.99	92.29	102.53	32.45	80.66	18.05	21.81	10		
	TENTH	461.43	69.21	68.99	92.29	81.17	32.45	80.66	18.05	21.81	10		
	ELEVENTH	461.43	69.21	68.99	92.29	102.53	32.45	80.66	18.05	21.81	10		
	TWELTH	461.43	69.21	68.99	92.29	81.17	32.45	80.66	18.05	21.81	10		
	TOTAL	5467.73	820.16	817.16	1093.55	1092.94	382.64	967.92	216.60	261.72	118	17.35	17.35
	TOTAL	5467.73 + 967.92 =		6435.65									

WING - C
F.S.I. STATEMENT

	FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE OPEN BALC. 15%	PROPOSED OPEN BALCONY	PROPOSED STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA
REVISED & PROPOSED FLOOR	LOWER PARKING	-----	-----	-----	28.76	-----	-----	4.80	-----
	UPPER PARKING	-----	-----	-----	28.76	-----	-----		4.20
	PARKING 01	-----	-----	-----	28.76	18.58	-----		
	FIRST	736.15	110.42	53.52	28.76	18.58	14		
	SECOND	736.15	110.42	53.52	28.76	18.58	14		
	THIRD	736.15	110.42	53.52	28.76	18.58	14		
	FOURTH	736.15	110.42	53.52	28.76	18.58	14		
	FIFTH	736.15	110.42	53.52	28.76	18.58	14		
	SIXTH	736.15	110.42	53.52	28.76	18.58	14		
	SEVENTH	696.51	104.48	48.88	28.76	18.58	13		
	EIGHTH	736.15	110.42	53.52	28.76	18.58	14		
	NINTH	736.15	110.42	53.52	28.76	18.58	14		
	TOTAL	6585.71	987.86	477.04	345.12	185.80	125	4.80	4.20

WING - D
F.S.I. STATEMENT

	FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE AREA 20%	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED PASSAGE AREA	PROPOSED STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA
PREVIOUS SANCTIONED FLOOR	PARKING	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	3.35	3.35
	FIRST	264.78	39.72	39.71	52.96	49.09	22.40	28.55	7.93	10.91	06	L.M. ROOM	L.M. ROOM
												14.00	14.00
	TOTAL	264.78	39.72	39.71	52.96	49.09	22.40	28.55	7.93	10.91	06	17.35	17.35

WING - E [EXISTING BUILDING]
F.S.I. STATEMENT

FLOOR	PROPOSED BUILT UP AREA	PROPOSED TENEMENTS
GROUND	130.20	01
FIRST	159.67	04
SECOND	159.67	04
TOTAL	449.54	09

BUNGLOW
F.S.I. STATEMENT

FLOOR		PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY TAKEN IN FSI	PROPOSED TERRACE AREA TAKEN IN FSI
PREVIOUS SANCTION	L. GROUND	-----			-----
	U. GROUND	237.65	35.65	31.24	-----
	FIRST	177.65	26.65	28.20	48.15
	TOTAL	415.30	62.30	57.44	48.15
	TOTAL	415.30 + 57.44 + 48.15 =		520.89	

F.S.I. STATEMENT

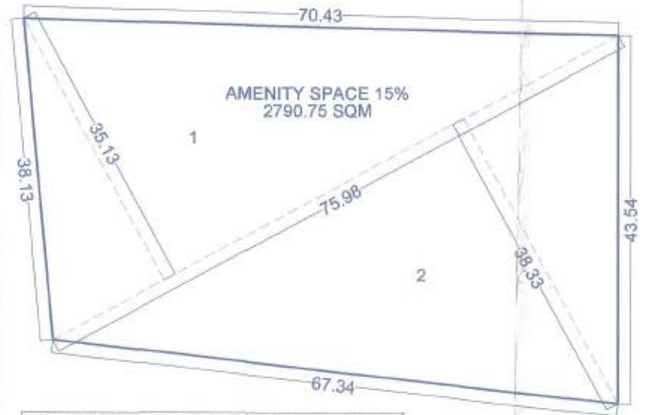
FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PROPOSED OPEN BALCONY	PERMISSIBLE TERRACE AREA 20%	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED PASSAGE AREA	PROPOSED STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA	L.M. ROOM AREA	FIRE L.M. ROOM AREA
WING - A	2541.63	381.22	379.61	0.00	508.33	295.23	173.46	401.94	0.00	0.00	56	2.97	0.00	7.93	0.00
WING - B	5435.65	820.16	817.16	0.00	1093.55	1092.94	382.64	0.00	216.60	261.72	118	3.35	3.35	14.00	14.00
WING - C	6585.71	987.86	0.00	477.04	0.00	0.00	0.00	345.12	185.80	125	4.80	4.20	0.00	0.00	0.00
WING - D	264.78	39.72	39.71	0.00	52.96	49.09	22.40	28.55	7.93	10.91	06	-----	-----	14.00	14.00
WING - E	449.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	09	0.00	0.00	0.00	0.00
BUNGALOW	520.89	62.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	01	0.00	0.00	0.00	0.00	0.00
TOTAL	16798.20	2291.25	1236.48	477.04	1654.83	1437.26	578.50	430.49	569.65	458.43	315	11.12	7.55	35.93	28.00
PERMISSIBLE FLOOR AREA =		16902.91													
BALANCE AREA =		104.71													

WATER REQUIRED CALCULATIONS (COMMERCIAL)
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS

WING	TOTAL AREA	TOTAL FLATS	TOTAL PERSONS	FIRE FIGHTING CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
WING - E	467.07	156	156 X 45 = 7020	20000.00 Lits	27020.00 Lits	27020.00 X 1.5 = 40530.00 Lits
TOTAL	467.07	156	7020	20000.00 Lits	27020.00 Lits	40530.00

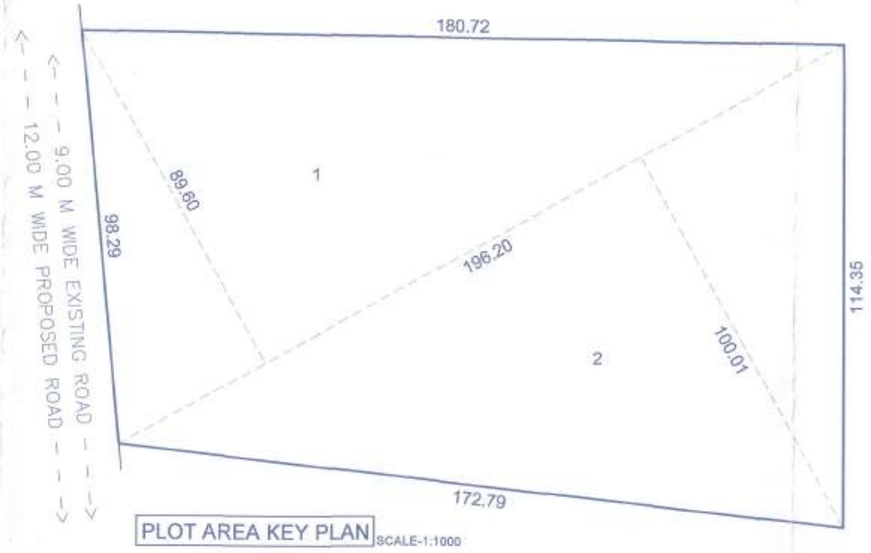
WATER REQUIRED CALCULATIONS (RESIDENTIAL)
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS

WING	TOTAL FLATS	TOTAL PERSONS	WATER REQD / DAY	FIRE FIGHTING	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
WING - A	56	56 X 05 = 280	280 X 135 = 37800.00	20000.00 Lits	57800.00 Lits	57800.00 X 1.5 = 86700.00 Lits
WING - B	118	118 X 05 = 590	590 X 135 = 79650.00	20000.00 Lits	99650.00 Lits	99650.00 X 1.5 = 149475.00 Lits
WING - C	125	125 X 05 = 625	625 X 135 = 84375.00	20000.00 Lits	104375.00 Lits	104375.00 X 1.5 = 156562.50 Lits
WING - D	06	06 X 05 = 30	30 X 136 = 4080.00	20001.00 Lits	24081.00 Lits	24081.00 X 1.5 = 36121.50 Lits
BUNGALOW	01	01 X 05 = 5	5 X 137 = 685.00	20002.00 Lits	20687.00 Lits	20687.00 X 1.5 = 31030.50 Lits
TOTAL	306	1495	201825.00	60000.00 Lits	261825.00 Lits	382737.50 Lits
TOTAL COMMERCIAL + RESIDENTIAL					268845.00 Lits	433267.50 Lits



AMENITY SPACE AREA KEY PLAN SCALE-1:500

LOCATION PLAN



PLOT AREA KEY PLAN SCALE-1:1000

AMENITY SPACE - 15%
AREA CALCULATIONS BY METHOD
ADDITIONS FOR
1] 35.13 X 75.98 X 0.50 = 1334.59
2] 38.33 X 75.98 X 0.50 = 1456.16
TOTAL ADDITION = 2790.75 SQ.M.

TENEMENT STATEMENT
TENEMENT PERMISSIBLE : 250 / HECTOR
MINIMUM AREA OF TENEMENT : 40 SQM
NET AREA OF PLOT : 18600.00 SQM
TENEMENT PERMISSIBLE :18600.00 / 40 = 465
TENEMENT PROPOSED : 299 Nos.

PLOT DETAILS : M/S ABHIMAN ASSOCIATES
SR. NO - (OLD) GAT NO. - 1635, (NEW) GAT NO. - 1129,
AT - WAGHOLI, TAL - HAVELI, DIST - PUNE.

SR.NO	LATITUDE	LONGITUDE
Point 1	18°34'32.95"N	73°59'7.53"E
Point 2	18°34'29.71"N	73°59'7.78"E
Point 3	18°34'29.67"N	73°59'1.67"E
Point 4	18°34'32.34"N	73°59'1.28"E

PLOT AREA CALCULATIONS
(BY TRIAGULATION METHOD)
AREA CALCULATIONS
1] 89.60 X 196.20 X 0.50 = 8789.76 SQM
2] 100.01 X 196.20 X 0.50 = 9810.98 SQM
TOTAL PLOT AREA = 18600.74 SQM

12.00 M D.P. ROAD WIDE INTERNAL ROAD

Sr.No.	Length Meter		Width Meter		No.		Total Sq.M.
1]	178.32	X	12.00	X	0.5	=	1069.92
2]	178.32	X	6.00	X	0.5	=	534.96
12.00 M D.P.ROAD WIDE INTERNAL ROAD						=	1604.88

12.00 M WIDE PROPOSED ROAD
AREA CALCULATIONS BY METHOD
ADDITIONS FOR
A] 1.50 X 98.14 X 0.50 = 73.61 SQM
B] 1.50 X 98.14 X 0.50 = 73.61 SQM
TOTAL ADDITION = 147.22 SQ.M.

OPEN SPACE AREA KEY PLAN SCALE-1:500

OPEN SPACE AREA CALCULATION
(AREA CALCULATION BY TRIANGULATION METHOD)

Sr.No.	Length		Width Sq.M.		No.		Total Sq.M.
1]	60.27	X	27.78	X	0.5	=	837.15
2]	60.27	X	28.13	X	0.5	=	847.70
TOTAL OPEN SPACE AREA						=	1684.86

GROUND COVERAGE STATEMENT

WING - A
FLOOR BUILT-UP = 383.09
ENCLOSED BALCONY = 54.23
PASSAGE = 34.06
DRY BALCONY = 24.78
TERRACE = 42.00 + 42.41
A] TOTAL = 383.09+54.23+34.06+24.78+42.00+42.41 = 560.57

WING - B
FLOOR BUILT-UP = 461.43
ENCLOSED BALCONY = 68.99
PASSAGE = 87.58
DRY BALCONY = 32.45
TERRACE = 102.53 + 81.17
TOTAL = 461.43+68.99+87.58+32.45+102.53+81.17 834.13 X 2 = 1668.60

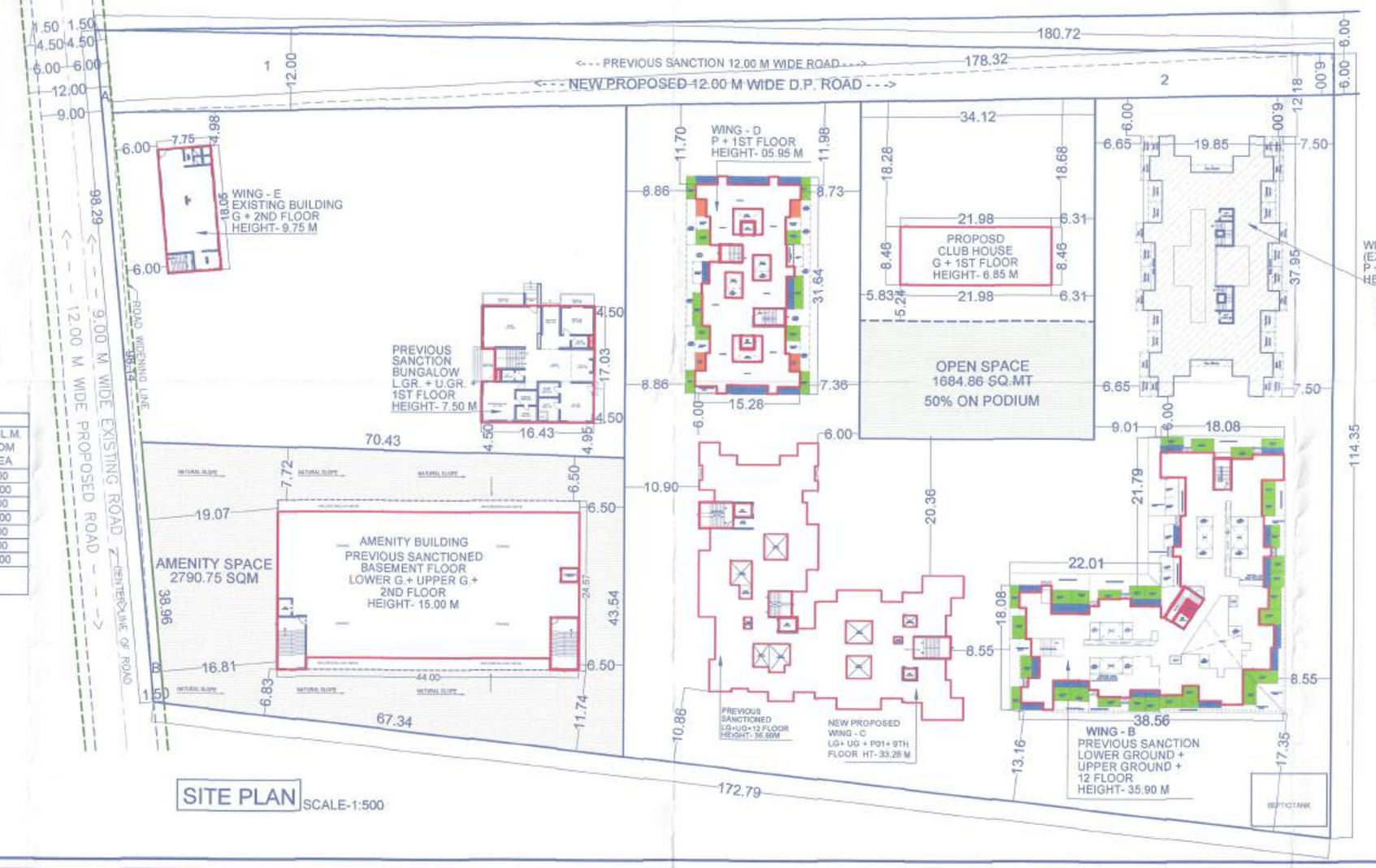
WING - C
FLOOR BUILT-UP = 736.15
OPEN BALCONY = 53.52
PASSAGE = 0.00
DRY BALCONY = 0.00
TERRACE = 0.00
TOTAL = 736.15 + 53.52 = 789.67

WING - D
FLOOR BUILT-UP = 264.78
ENCLOSED BALCONY = 39.71
PASSAGE = 28.55
DRY BALCONY = 22.40
TERRACE = 49.09 = 26.32
B] TOTAL = 264.78+ 39.71+28.55+22.40+49.09 =26.32 = 430.85

WING - E [EXISTING BUILDING]
FLOOR BUILT-UP = 167.28

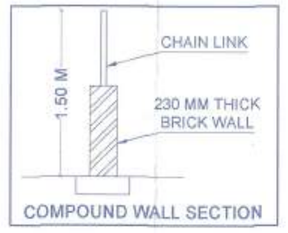
PROPOSED BUNGLOW
FLOOR BUILT-UP = 237.65
ENCLOSED BALCONY = 31.24
TOTAL = 237.65 = 31.24 = 268.89 SQ.M.

PROPOSED GROUND COVERAGE AREA :
WING A + B + C + D + E + BUNGL. = 3718.78 SQM
PERMISSIBLE GROUND COVERAGE - 1 / 3 OF NET PLOT 18600.00 / 3 = 6200.00 SQ.M.



SITE PLAN SCALE-1:500

SECTION:U.G TANK



COMPOUND WALL SECTION

STAMP OF APPROVAL 01 / 05

Approved as amended in ..... subject to conditions mentioned in Annexure 'A' of letter No. D.P.H.C.R. No. CHC 122 / Mouza PUNE Sr. No./G. No./CTS No. ..... Date 2/2/2022
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.
PMRDA

PROFARMA --- I		PREVIOUS	PROPOSED
A	AREA STATEMENT :	SQ. M.	SQ. M.
	1a. AREA OF PLOT AS PER 7/12	18600.00	18600.00
	1b. AREA OF PLOT AS PER DEMARCATION	18600.74	18600.74
	1c. AREA OF PLOT AS PER TRIANGULATION	18600.74	18600.74
	2. DEDUCTIONS FOR		
	a.) AREA UNDER 12.00 M PROPOSED ROAD AREA	147.22	147.22
	b.) AREA UNDER 12.00 M D.P.ROAD AREA	1724.66	1604.88
	TOTAL AREA		1752.10
	3. NET GROSS AREA OF PLOT	18600.00	16848.00
	4. DEDUCTIONS FOR		
	a.) REQUIRED OPEN SPACE 10%	1860.34	1684.86
	REQUIRED AMENITY SPACE 15%		2527.29
	b.) PROPOSED AMENITY SPACE 15%	2790.75	2790.75
	5. NET AREA OF PLOT [3 - 4b]	15809.25	14057.25
	6. F.A.R. PERMISSIBLE	0.90	1.00
	7. PERMISSIBLE FLOOR AREA [5 X 6]	14228.32	14057.25
	8. ADDITION FOR FAR		
	a.) AREA UNDER ROAD WINDING AREA	------	------
	b.) PAID F.S.I. 20% PREVIOUS PAID FSI [14228.32X0.20]	2845.66	2845.66
	c.) AMENITY SPACE 15%	------	------
	09. TOTAL AREA [8 a + b + c]	2845.66	2845.66
	10. PERMISSIBLE FLOOR AREA [7 + 9]	17073.98	16902.91
	11. PROPOSED FLOOR AREA	16648.14	16798.20
	12. F.A.R. CONSUMED [11 / 10]	0.97	0.99
	13. BALANCE AREA	425.84	104.71
B	TENEMENT STATEMENT :		
	a) NET AREA OF PLOT - ITEM A (9) ABOVE [250 T/H]	18600.00	
	b) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS ETC.)		
	c) AREA OF TENEMENTS [a - b]	18600.00	
	d) TENEMENTS PERMISSIBLE	465	
	e) TENEMENTS PROPOSED	315	
C	LEGENDS :	COLOUR	
	1) DRY BALCONY SHOWN [ORANGE]		
	2) DOUBLE HT TERRACE SHOWN [GREEN]		
	3) ENCLOSED BALCONY SHOWN [BLUE]		
	4) STAIRCASE, LIFT & PASSAGE SHOWN [RED]		
	5) PROPOSED BUILD WORK SHOWN [RED]		
	6) PLOT LINE [THICK BLACK]		
	7) ROAD WIDENING LINE [GREEN DOTTED]		
	8) OPEN SPACE SHOWN [GREEN]		
	9) AMENITY SPACE SHOWN [ORANGE]		

TITLE :
P.M.R.D.A. DRAWING
BUILDING PLAN & BUILDING LAYOUT

PROPOSAL :
REVISED & PROPOSED LAYOUT OF GROUP HOUSING, SCHEME (OLD) GAT NO. - 1635, (NEW) GAT NO. - 1129, AT - WAGHOLI, TAL - HAVELI, DIST - PUNE.

OWNER : MR. VIKAS ANANDRAO SATAV
OWNER'S SIGN

SCALE = 1 : 100
DATE : 25/02/22
DESIGN : MUKTA
CHECK BY : A A
NORTH
DWG.NO.MD/001/R21
ARCHITECT'S SIGN CA / 2006 / 41887

ARCHITECT :
atit admulwar™
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(AN ISO 9001:2015 CERTIFIED COMPANY)
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