

AREA BEFORE AMALGAMATION

S. NO.	AREA AS PER METHOD	AREA AS PER 7/12	MINIMUM PLOT AREA TAKEN	AREA UNDER ROAD	NET AREA
S.NO.25/38/1/1	4,658.16	4,650.00	4,650.00	---	4,650.00
S.NO.25/38/1/2	9,355.98	9,350.00	9,350.00	---	9,350.00
TOTAL	14,014.14	14,000.00	14,000.00	---	14,000.00

AREA AFTER AMALGAMATION

S. NO.	AREA AS PER METHOD	AREA AS PER 7/12	MINIMUM PLOT AREA TAKEN	AREA UNDER ROAD	NET AREA
S.NO.25/38/1/1 + S.NO.25/38/1/2	14,014.14	14,000.00	14,000.00	---	14,000.00
TOTAL	14,014.14	14,000.00	14,000.00	---	14,000.00

AREA CALC. BY Δ LATIONS AFTER AMALGAMATION

1.	0.5 X 213.51 X 67.633	= 7,220.25 SQ.M
2.	0.5 X 213.51 X 63.64	= 6,793.89 SQ.M
TOTAL		= 14,014.14 SQ.M

TENE STATEMENT in smt.
PERMISSIBLE TENE
= 250/10,000 X 10,637.74 SQ.M
= 266.00 NOS.
PROPOSED TENE : 243 NOS.

TOTAL F.S.I. STATEMENT

BUILDINGS	FLOOR	F.S.I.	PER. BALCONY	PRO. BALCONY	PER. PASSAGE	PASSAGE	LIFT LOBBY	STAIRCASE	LIFT & LIFT MACH.RM.AREA	GROUND COVERAGE	NO. OF TENEMENT	HTS	TERRACE
D WING	PARK + 7 FL.	1,517.53	227.64	227.64	30.10	---	---	137.20	24.08	269.97	28 NOS	23.20 M	132.95
E WING	PARK + 7 FL.	1,753.01	263.34	263.34	213.78	74.48	69.86	30.88	327.02	42 NOS	23.20 M	189.98	
F WING	PARK + 7 FL.	1,527.54	228.90	228.90	92.96	---	90.02	24.08	271.40	28 NOS	23.20 M	132.95	
G WING	PARK + 7 FL.	1,149.47	171.92	171.92	60.27	---	111.02	31.02	215.86	28 NOS	23.20 M	128.36	
H WING	PARK + 7 FL.	1,149.47	171.92	171.92	60.27	---	111.02	31.02	215.86	28 NOS	23.20 M	128.36	
I WING	PARK + 7 FL.	1,527.54	228.90	228.90	92.96	---	90.02	24.08	271.40	28 NOS	23.20 M	132.95	
J WING	PARK + 4 FL.	898.78	131.70	131.70	122.16	42.56	19.96	30.88	327.02	21 NOS	14.50 M	76.59	
K WING	PARK + 0 FL.	---	---	---	---	---	---	---	243.38	---	2.90 M	---	
L WING	PARK + 11 FL.	3,123.74	467.55	467.55	206.69	81.51	128.81	31.42	391.53	40 NOS	34.80 M	342.93	
TOTAL		12,647.08	1,897.06	1,891.87	1,264.71	879.19	198.55	757.91	227.46	2,533.44	243 NOS		1,265.07

REQUIRED TREE

PLOT AREA = 10,637.74 SQM
REQUIRED NO. OF TREES
= 10,638.00 SQM / 80.00
= 132.97
SAY = 133.00 NO. OF TREES

PARKING STATEMENT

NOS.	WINGS	CAR	SCOOTER	CYCLE
1	D WING	14	56	56
2	E WING	21	84	84
3	F WING	14	56	56
4	G WING	14	56	56
5	H WING	14	56	56
6	I WING	14	56	56
7	J WING	11	42	42
8	K WING	---	---	---
9	L WING	80	120	160
TOTAL	192	526	566	

NOS.	WINGS	CAR	SCOOTER	CYCLE
1	D WING	16	---	---
2	E WING	15	16	---
3	F WING	16	---	---
4	G WING	16	---	---
5	H WING	16	---	---
6	I WING	16	---	---
7	J WING	15	16	---
8	K WING	16	---	---
9	L WING	28	18	---
LAYOUT	42	476	566	
TOTAL	196	526	566	

AREA	AREA REQUIRED	AREA PROPOSED
CAR	196 NOS. X 12.50 SQ.M	2450.00
SCOOTER	526 NOS. X 0.30 SQ.M	1578.00
CYCLE	566 NOS. X 0.075 SQ.M	424.50
TOTAL		4452.50

GROUND COVERAGE AREA CALC.

PERMISSIBLE COVERAGE (10,637.74 X 50%)	5,318.87 SQ.M
PROPOSED COVERAGE	2,533.44 SQ.M
COVERED PARKING 3.95 X 3.00	11.85 SQ.M
9.06 X 3.05	27.64 SQ.M
TOTAL	2,572.93 SQ.M

PERMISSIBLE COVERAGE (10,637.74 X 20%)	2,127.55 SQ.M
(10,637.74 X 10%)	1,063.77 SQ.M
TOTAL COVERAGE (30%)	3,191.32 SQ.M

AMINITY SPACE AREA

1.	0.5 X 65.11 X 31.98	= 1041.11 SQ.M
2.	0.5 X 65.11 X 29.324	= 954.65 SQ.M
TOTAL		= 1995.76 SQ.M

WATER STORAGE TANK CAP

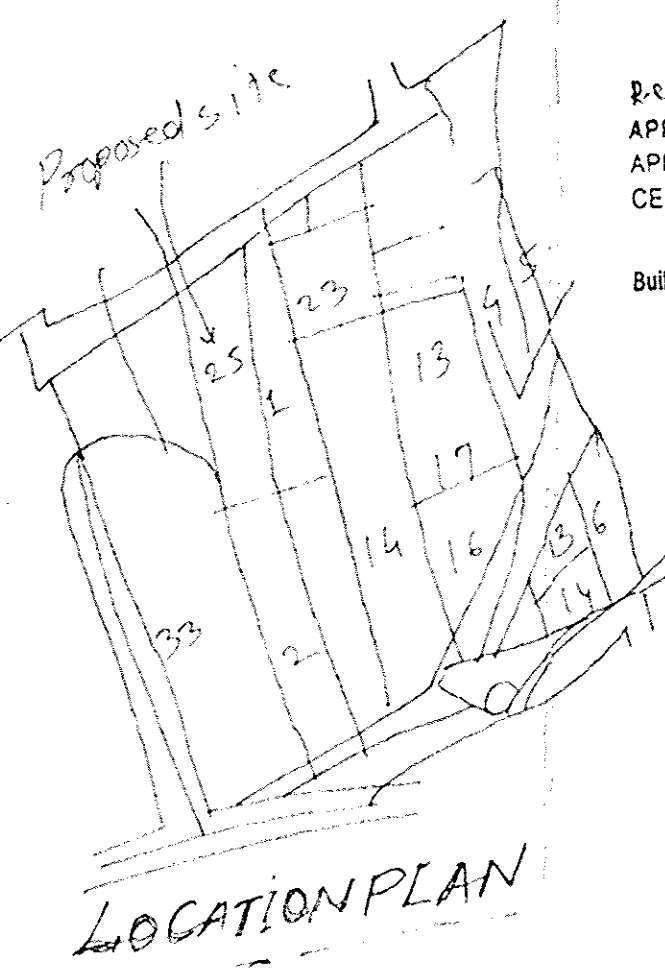
NOS.	WINGS	0/H WATER TANK	U/G WATER TANK
1	D WING	39,000.00 UT.	48,500.00 UT.
2	E WING	49,000.00 UT.	61,500.00 UT.
3	F WING	39,000.00 UT.	48,500.00 UT.
4	G WING	39,000.00 UT.	48,500.00 UT.
5	H WING	39,000.00 UT.	48,500.00 UT.
6	I WING	39,000.00 UT.	48,500.00 UT.
7	J WING	25,000.00 UT.	32,500.00 UT.
8	K WING	---	---
9	L WING	47,000.00 UT.	60,500.00 UT.
TOTAL		3,16,000.00 UT.	3,99,000.00 UT.

RESERVATION (P.C.) AREA CAL.

1) 0.5 X 27.51 X 12.79	= 175.93 SQ.M
2) 0.5 X 27.51 X 12.62	= 173.58 SQ.M
TOTAL AREA	= 349.52 SQ.M

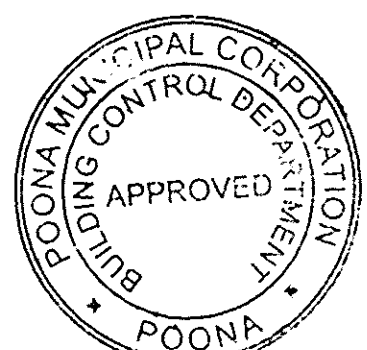
OPEN SPACE AREA

1.	0.5 X 36.53 X 18.22 X 2	= 665.58 SQ.M
2.	0.5 X 36.53 X 18.22	= 332.79 SQ.M
SAY		= 1330.51 SQ.M



BUILDING LAYOUT 1/11

revised-1 Date: 20/08/2020
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. ...
Building Inspector Assistant Engineer P.M.C.



AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON
/ / A.D. THE DATE OF SITES ETC. OF STATED ON PLAN ARE AS
MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH
THE AREA STATED IN DOCUMENTS OF CITY SURVEYOR RECORD.

Ar. PRAKASH KULKARNI
CA/98/22909

AREA STATEMENT	SQ.M.
1) AREA OF PLOT	14,000.00
2) DEDUCTIONS FOR	
a) AREA UNDER D. P. ROAD	---
b) P.C. RESERVATION AREA	349.52
c) P.O. RESERVATION AREA	345.39
	694.91

4) NET AREA (3-3c)	13,305.10
5) DEDUCTIONS	
OPEN SPACE AREA 10%(14000-694.91)=13305.10	1330.51
AMINITY SPACE AREA 15%(13,305.10)=1995.76	---
{(AS)1995.76-(RESERVATION) 694.91=1300.85}	1300.85
TRANSFORMER	36.00
	2667.36

6) NET AREA OF PLOT (4-5)	10,637.74
7) ADDITION F.S.I. OF	
a) AREA UNDER INTERNAL ROAD	---
b) AMINITY SPACE (aminity space+reservation)(maximum 40%)	1995.76
(1300.85+694.91)	36.00
c) TRANSFORMER	2031.76

8) PERMISSIBLE F.S.I. AREA (5+6c)	12,669.50
9) PROPOSED RES. FL. SPACE	12,647.08
10) PROPOSED COMM. FL. SPACE	---
11) EXCESS BAL.	---
12) TOTAL B/UP AREA	12,647.08
13) F.A.R. CONSUMED	0.99

14) PERMISSIBLE COVERAGE AREA (20%) WITH PREMIUM 10%	2,127.55
MAXIMUM PERMISSIBLE COVE.	1,063.77
TOTAL PERM. COVERAGE 30%	3,191.32
15) PROPOSED COVERAGE EXCESS COVERAGE AREA FOR PERM. CHAR	2,533.44
	405.89

TENANT STATEMENT	
TENANT PERMISSIBLE	250 T/HA
TENANT PROPOSED	243.00 NOS.
PARKING STATEMENT	
PARKING REQUIRED	182
PARKING PROVIDED	196

LEGEND	
PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

SPECIFICATIONS	
R.C.C. FRAMED STRUCTURE	NEARLY FINISHED PLASTER INTERNALLY.
0.15M THK BLOCK WALL & 0.10M THK SAND FACED PLASTER EXTERNALLY.	WHITE FLOORING T.W.DOORS & W.S.DOORS.

DOOR AND WINDOW SCHEDULE	
D = 1.05X2.10	W1 = 1.80X1.20
D1 = 0.90X2.10	W2 = 1.80X0.90
D2 = 0.75X2.10	W3 = 0.90X1.20
FD = 1.80X2.10	V1 = 0.60X0.60

ARCHITECT	OWNER
Ar. PRAKASH KULKARNI CA/98/22909	SUDHIR DARODE
PROJECT	
PROPOSED AMALGAMATION & COMPOSITE SCHEME U/S.20 & RETAINABLE LAND S.NO.25/38/1/1 + 25/38/1/2 AT WADGAON (KH),PUNE.	

DATE	SCALE	DRN BY
04.06.10	1 : 500	SHILPA
04.06.10		220/07