

WATER REQUIREMENT:

FOR COMM.
COMM AREA = 1253.35 SQ.M
WATER REQUIRED = 1253.35 X 45 / 3 = 18,800.25 LIT.
FOR RESI. - 135 L/DAY/PERSON
= (141 tenes. x 5) x 135 = 95,175.00 Lts.
SAY = 19,000.00 + 96,000.00 Lts.
D/H WATER TANK CAP. = 01,15,000.00 LIT.
UNDER GROUND SUMP WELL CAP. = 1.50 X 01,15,000.00 LIT.
UNDER GROUND SUMP WELL CAP. = 1,72,500.00 LIT.
SAY = 1,73,000.00 LIT.
ADD FOR FIRE = 50,000.00 + 1,73,000.00 LIT.
= 2,23,000.00 LIT.

PROPOSED PARKING AREA STATEMENT:-

AS PER R.P. PROVISION	REQUIRED			PROVIDED		
BUILT-UP AREA	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
4 TENEMENT HAVING CARPET AREA UP TO 50 SQ.M (PROPOSED - 105 TENEMENTS)	00	05	05	00	133	133
3 TENEMENT HAVING CARPET AREA 50 TO 100 SQ.M (PROPOSED - 35 TENEMENTS)	01	03	03	12	35	35
COMMERCIAL AREA HAVING 100.00 SQ.M (PROPOSED COMM. AREA 909.50 SQ.M) (80% CARPET OF 1136.88)	01	03	03	10	30	30
10 RESTAURANTS (for Hotel, eating houses 25 sq.m of area of restaurant including kitchen, pantry, hall, dining rooms etc. (PROPOSED RESTAURANTS AREA 93.18 SQ.M (80% CARPET OF 116.47)	01	01	01	04	04	04
TOTAL PARKING	26	202	202			
ADD 50 % FOR METROPOLITAN AREA	13	101	101			
TOTAL PROVIDED PARKING	39 NOS.	303 NOS	303 NOS			
TOTAL PARKING AREA = 1517.70 SQ.M	39 X 12.50 487.50	303 X 2.00 606.00	303 X 1.40 424.20			

TENEMENT STATEMENT

WING	TENEMENT BELOW 50	TENEMENT 50 ABOVE	TENEMENT TOTAL
WING - A	75 NOS	34 NOS	109 NOS

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

WING	COMM.B/UP AREA	RESI.B/UP AREA	PERML. BALCONY	PROPOSED ENCLOSE BALCONY	PROPOSED OPEN BALCONY	TOTAL BALCONY	STAIRCASE FIRE	TERRACE	LIFT FIRE	TENTS. NO.	COV.
WING A	00.00	5303.11	794.97	179.57	611.36	790.93	192.94	61.38	4.55	109	561.21
WING C	1253.35	768.76	195.70	195.03	0.00	195.03	67.68	00.00	4.55	32	677.81
TOTAL	1253.35	6071.87	990.67	374.60	611.36	985.96	260.62	61.38	9.10	141.00	1239.02
	7,325.22 SQ.M.										

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

FLOOR	BUILT UP AREA	PERML. BALCONY	PROPOSED ENCLOSE BALCONY	PROPOSED OPEN BALCONY	TOTAL BALCONY	STAIRCASE FIRE	TERRACE	TENTS. NO.	LIFT FIRE	COV.	BUILD. HT.
FIRST	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
SECOND	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
THIRD	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
FOURTH	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
FIFTH	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
SIXTH	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
SEVENTH	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
EIGHTH	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
NINTH	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
TENTH	488.20	73.23	11.63	61.38	73.01	17.54	0	10			
ELEVENTH	436.08	65.41	63.68	0	63.68	17.54	61.38	10			
LIFT	3.34										
TOTAL	5303.11	794.97	179.57	611.36	790.93	192.94	61.38	109.00			

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

FLOOR	BUILT UP AREA	PERML. BALCONY	PROPOSED ENCLOSE BALCONY	STAIRCASE FIRE	TENT	LIFT FIRE	BUILD. HT.	COVERAGE
GROUND	712.87	0	0	16.92	0			
MEZZANINE	424.01	0	63.60	63.27	16.92	0		
FIRST	0	589.44	88.42	88.37	16.92	26		
SECOND	116.47	174.77	43.68	43.39	16.92	6		
LIFT	0	4.55						
TOTAL	1253.35	768.76	195.70	195.03	67.68	32.00		
TOTAL	2022.11							

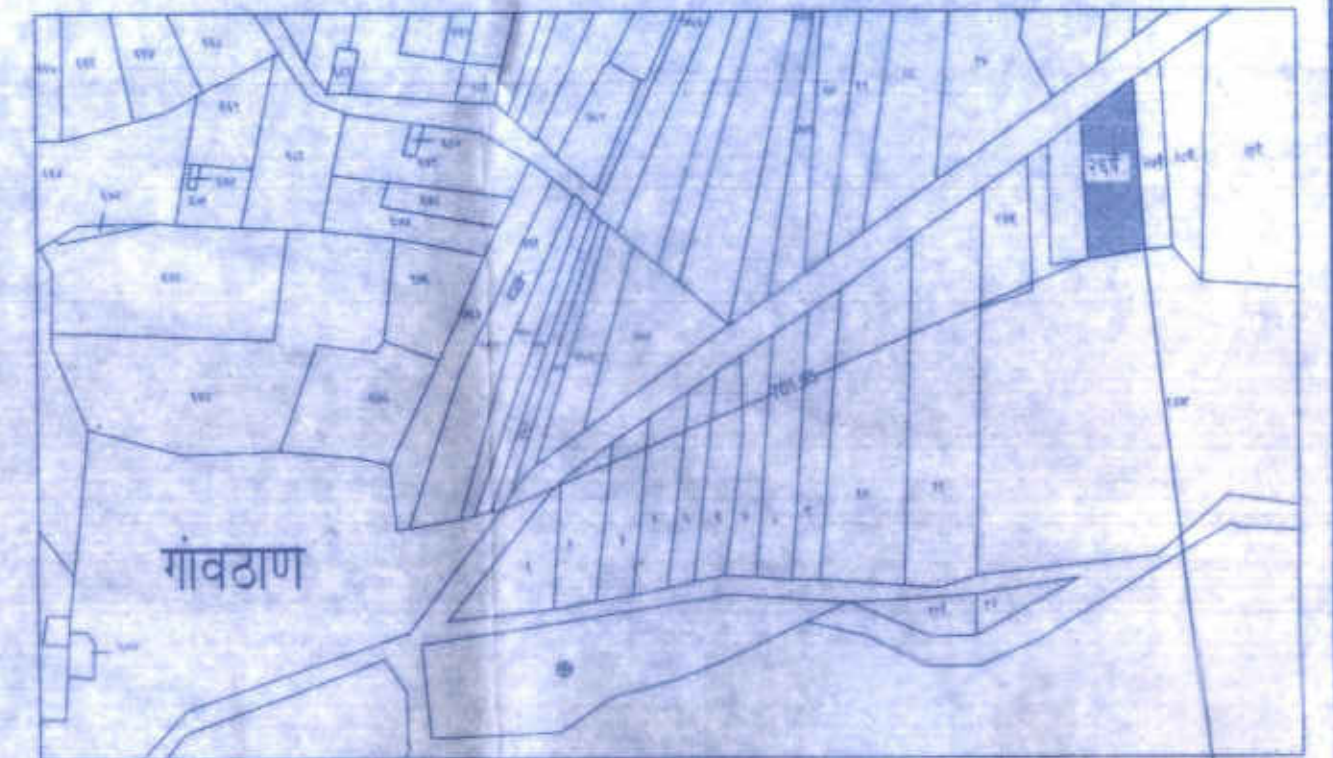
STAMP OF APPROVAL

1 / 8

Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. 110/2018/25/Mouza dated 20/10/2018
S. No. 16. No. 17. No. 18.
Dated 20/10/2018
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



COMM.B/UP AREA	RESI.B/UP AREA	PROPOSED ENCLOSE BALCONY	TERRACE
1253.35	6071.87	374.60	61.38



LOCATION MAP

PROPOSED SITE

PLOT AREA CAL. BY
TRIANGULATION METHOD
SCALE 1:1000

A	B	C	D
0.5 X 10.923 X 83.159 = 454.17	0.5 X 11.390 X 83.159 = 498.34	0.5 X 46.713 X 193.506 = 4519.82	0.5 X 48.784 X 193.506 = 4718.06
TOTAL AREA = 10190.40			

A	B
0.5 X 10.923 X 83.159 = 454.17	0.5 X 11.390 X 83.159 = 498.34
TOTAL AREA = 952.7	

45.00 M. ROAD WIDENING AREA								
E	0.5	X	7.398	X	2.996	=	11.08	
TOTAL AREA							=	11.08

AREA UNDER NALA						
F	0.5	X	10.678	X	49.600	= 264.40
TOTAL AREA						= 264.40

g	h	i	j	k
0.5 X 12.17 X 49.75 = 427.10	0.5 X 16.69 X 49.75 = 416.10	0.5 X 38.62 X 21.42 = 424.33	0.5 X 4.28 X 22.98 = 49.18	0.5 X 4.28 X 22.98 = 49.18
TOTAL AREA = 1315.77				

M	N	O	P
0.5 X 12.12 X 26.58 = 161.07	0.5 X 12.22 X 26.58 = 162.40	0.5 X 6.748 X 22.75 = 76.76	0.5 X 6.74 X 22.75 = 76.67
TOTAL AREA = 476.90			

Q	R
0.5 X 8.897 X 33.42 = 170.34	0.5 X 11.67 X 33.42 = 229.94
TOTAL AREA = 400.28	

S	T
0.5 X 10.153 X 52.354 = 265.76	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 573.77	

U
$0.5 \times 10.153 \times 52.354 = 265.76$
TOTAL AREA = 573.77

V	
0.5 X 11.766 X 52.354 = 308.00	
TOTAL AREA = 573.77	

W	X	Y	Z
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

AA	AB	AC	AD
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

AE	AF	AG	AH
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

AI	AJ	AK	AL
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

AM	AN	AO	AP
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

AQ	AR	AS	AT
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

AV	AW	AX	AY
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

AZ	BA	BB	BC
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

BD	BE	BF	BG
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

BH	BI	BJ	BK
0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00	0.5 X 11.766 X 52.354 = 308.00
TOTAL AREA = 1232.00			

INTERNAL ROAD AREA CAL. BY Δ METHOD
SCALE 1:500

NALA AREA CAL. BY
Δ METHOD
SCALE 1:500

AMENITY SPACE - AREA CAL. BY Δ METHOD
SCALE 1:500

OPEN SPACE - 1 AREA CAL. BY
Δ METHOD
SCALE 1:500

OPEN SPACE - 2 AREA CAL. BY Δ METHOD

AREA STATEMENT	SQ.M.
1. AREA OF THE PLOT AS PER 7/12	10,000.00
AREA OF THE PLOT AS PER DEMARCATION	10,190.40
MINIMUM AREA CONCEDED	10,000.00
2. DEDUCTION FOR ROAD WIDENING AREA	
a) AREA UNDER 60.00 M.WIDE ROAD	952.71
b) AREA UNDER 45.00 M.WIDE R.P. ROAD	11.08
c) AREA UNDER NALA	264.40
3. NET AREA OF THE PLOT	8,771.81
4. 15% AMENITY SPACE AREA (ON THE 3)	1,315.77
5. NET GROSS PLOT AREA (3 - 4)	7,456.04
6. PERMISSIBLE F.S.I. 7,456.04 X 0.90 (6710.43) X 1.20 = 8,052.52 SQ.M. PAID F.S.I. 20% (on 6710.43) = 1,342.08 SQ.M.	9,394.60
7. 10% OPEN SPACE (ON THE 3)	877.18
8. PROPOSED COMMERCIAL B/UP AREA	1,253.35
PROPOSED RESIDENTIAL B/UP AREA	6,071.87
PROPOSED TOTAL B/UP AREA	7,325.22
9. 12.00 M.W. INTERNAL ROAD AREA	573.77

BALCONY STATEMENT	
1. PERMISSIBLE BALCONY AREA	990.67
2. PROPOSED BALCONY AREA	985.96
3. EXCESS BALCONY AREA	---

TENEMENT STATEMENT	
1. PERMISSIBLE TENEMENT NO. (250T/H)	152
2. PROPOSED TENEMENT NO.	141

PARKING STATEMENT	CAR	SCOOTER	CYCLE
1. PARKING REQUIRED BY RULE	39	303	303
2. PROVIDED PARKING	39	303	303

LEGEND :-	
1. PLOT BOUNDARY SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED
3. OPEN SPACE SHOWN	THICK GREEN
4. AMENITY SPACE SHOWN	THICK RED

PROPOSED COMM + RESID. BUILDING ON - GAT NO-26/2
AT - LONKAND TAL - HAVELI, DIST - PUNE.

OWNERS SIGN.
A. P. CONSTRUCTION THROUGH PARTNERS

ARCHITECT :-
ARCHITECT SIGN.
CUBIX
ARCHITECTS
ASSOCIATES
OFFICE NO. 1 AND 2, ANUSHROCATI, OFF. BEVERLY
HILLS HOTEL, NEAR MAGNUS CLUB, LULIA NAGAR,
BIBWEVADI, PUNE. E-MAIL - cubixarchitects@gmail.com
CONTACT NO - 7757043086, 7757043087

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:100	26/10/2018	VISHAL	

LAYOUT
SCALE 1:500