FOR IOD LAYOUT | 01/01

TOTAL BUILDING F.S.I STATEMENT

NOS.	BUILDINGS	FLOOR	HTS	TOTAL F.S.I	PER.BAL.	PRO.BAL.	STAIRCASE	staircase fire	TENEMENT	LIFT. AREA
01	A – BLDG.	P+11th	35.40 M	6568.74	985.31	493.49	201.63	217.47	108	4.86
02	B – BLDG.	P+11th	35.40 M	6596.90	989.54	494.23	201.63	217.47	109	4.86
03	C – BLDG.	P+11th	35.40 M	6596.90	989.54	494.23	201.63	217.47	109	4.86
04	E – BLDG.	P+11th	35.40 M	5687.14	853.07	470.16	195.03	189.42	166	4.86
05	TOTAL	---	---	25,449.68	3817.46	1,952.11	799.92	841.83	492 NOS	19.44
06	CLUB HO.	G+1	6.55M	---	---	---			---	---

TOTAL BUILT UP = 25,449.68 + 19.44(LIFT) = 25,469.12 SQ.M

TENAMENT STATEMENT =

BUILDING	BELOW 50.00 SQ.M.	50.00 TO 100.00 SQ.M.	ABOVE 100.00 SQ.M.	TOTAL
A – BLDG.	07	101	---	108
B – BLDG.	07	102	---	109
C – BLDG.	07	102	---	109
D – BLDG.	99	0	---	99
E – BLDG.	166	0	---	166
TOTAL	286	305	---	591

SERVICES AREA =

WINGS	AREA
TRANSFORMER	75.00 SQ.M
SWIMMING POOL	100.00 SQ.M
SERVICES(STP)	300.00 SQ.M
UGWT	200.00 SQ.M
OWC	55.00 SQ.M

TOTAL GROUND COVERAGE

BUILDINGS	COVERAGE
A	710.26
B	730.90
C	730.90
E	661.30
TOTAL	2,833.36
D – EWS BUILDING	631.80 SQ.M
TOTAL	3,465.16

SITE PLAN (GOOGLE IMAGE)

D WING. EWS FLATS
CARPET AREA STATEMENT

FLAT NOS.	CARPET AREA
101,102,103,104,105,106,107,108, 113,114,115,116	23.59 SQ.M
201,202,203,204,205,206,207,208	23.59 SQ.M
209,210,211,212,213,214,215,216	
301,302,303,304,305,306,307,308	23.59 SQ.M
309,310,311,312,313,314,315,316	
401,402,403,404,405,406,407,408	23.59 SQ.M
409,410,411,412,413,414,415,416	
501,502,503,504,505,506,507,508,	23.59 SQ.M
509,510,511,512,513,514,515,516	
601,602,603,604,605,606,607,608	23.59 SQ.M
609,610,611,612,613,614,615,616	
701,702,703,704,705,706,707	23.59 SQ.M

REQUIRED EWS AREA =
NET PLOT AREA = 17000.00 SQ.M
= 17000.0 x 0.20 = 3400.0 sq.m
Required ews area = 3400.0 sq.m
Proposed ews area = 3411.97 sq.m

F.S.I STATEMENT = BUILDING - D

FLOOR	B.UP AREA	STAIRCASE FIRE	STAIRCASE PREMIUM	NET AREA	PER. BAL	BAL.	TENA. 1BHK	LIFT &LIFT MACH. PAS.
FIRST FL.	435.56	17.22	0	418.34	62.75	35.22	12	
SECOND FL.	557.87	17.22	0	540.65	81.10	44.35	16	
THIRD FL.	557.87	17.22	0	540.65	81.10	46.80	16	4.86 SQ.M.
FORTH FL.	557.87	17.22	0	540.65	81.10	44.35	16	
FIFTH FL.	557.87	17.22	0	540.65	81.10	46.80	16	
SIXTH FL.	557.87	17.22	0	540.65	81.10	44.35	16	
SEVENTH FL.	307.60	17.22	0	290.38	43.56	20.55	7	LIFT/LIFT MAC. PREMIUM 4.86 SQ.M.
TOTAL	3532.51	120.54	0.00	3411.97	511.80	282.42	99.00	

PARKING REQUIRED

PARKING REQUIRED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 04 TENA.	---	05	05
50.00 TO 100.00 SQ.M. 03 TENA.	01	03	03
ABOVE 100.00 SQ.M. 02 TENA.	01	02	02

PARKING AREA STATEMENT-A

PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 07 TENA.	---	9	9
50.00 TO 100.00 SQ.M. 101 TENA.	34	101	101
ABOVE 100.00 SQ.M.	---	---	---
TOTAL 108 TENA.	34	110	110

PARKING STATEMENT-B

PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 07 TENA.	---	09	09
50.00 TO 100.00 SQ.M. 102 TENA.	34	102	102
ABOVE 100.00 SQ.M.	---	---	---
TOTAL 109 TENA.	34	111	111

PARKING AREA STATEMENT=C

PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 07 TENA.	---	09	09
50.00 TO 100.00 SQ.M. 102 TENA.	34	102	102
ABOVE 100.00 SQ.M.	---	---	---
TOTAL 109 TENA.	34	111	111

PARKING AREA STATEMENT=D-EWS BUILD.

PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 00 TENA.	---	124	124
50.00 TO 100.00 SQ.M. --- TENA.	---	---	---
ABOVE 100.00 SQ.M.	---	---	---
TOTAL 99 TENA.	---	124	124

PARKING AREA STATEMENT=E

PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 166 TENA.	---	208	208
50.00 TO 100.00 SQ.M. --- TENA.	---	---	---
ABOVE 100.00 SQ.M.	---	---	---
TOTAL 166 TENA.	---	208	208

REQ.PARKING STATEMENT =

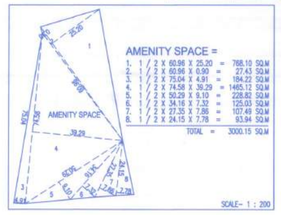
BUILDING'S	CAR	SCOOTER	CYCLE
A – BLDG.	34	110	110
B – BUILD.	34	111	111
C – BLDG.	34	111	111
D – EWS. BLDG.	–	124	124
E – BLDG.	–	208	208
TOTAL	102	664	664
ADD 10%	10	65	65
TOTAL	112	729	729

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	112 NOS. X 12.50 SQ.M	1400.00 SQ.M.
SCOOTER	729 NOS. X 2.00 SQ.M	1458.00 SQ.M.
CYCLE	729 NOS. X 0.75 SQ.M	546.75 SQ.M.
TOTAL		3404.75 SQ.M.

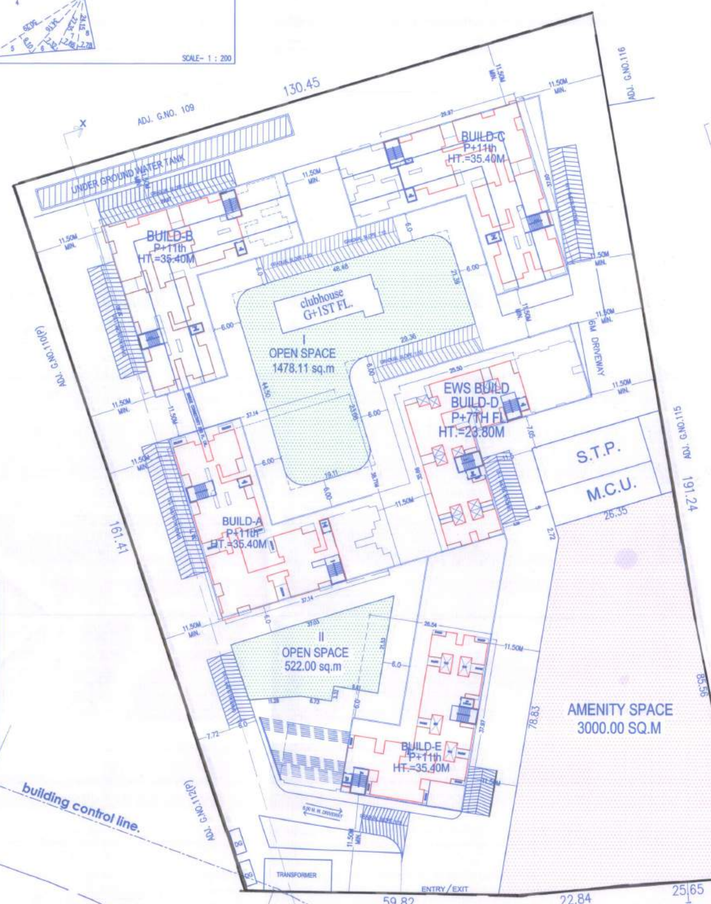
WATER STORAGE TANK CAP.

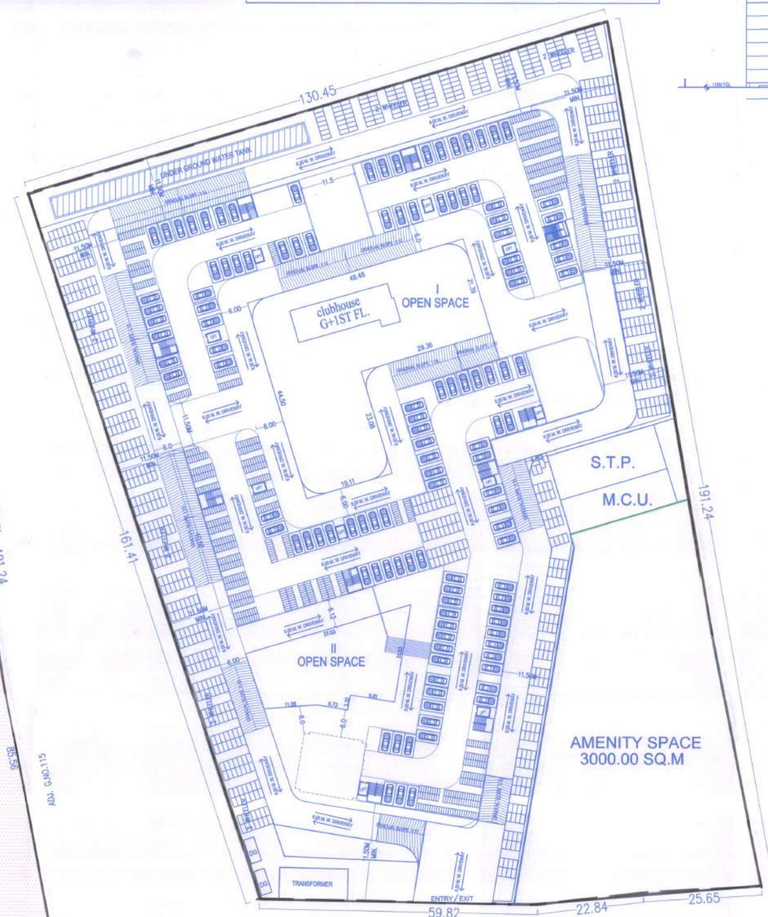
NOS.	WINGS	O/H.WATER TANK	U/G.WATER TANK
1	A – BLDG.	73,000.00 FIRE.20,000.0 LIT.	1,10,000.00 FIRE.20,000.0 LIT.
2	B – BLDG.	74,000.00 FIRE.20,000.0 LIT.	1,11,000.00 FIRE.20,000.0 LIT.
3	C – BLDG.	74,000.00 FIRE.20,000.0 LIT.	1,11,000.00 FIRE.20,000.0 LIT.
4	D – BLDG.	67,000.00 FIRE.20,000.0 LIT.	1,01,000.00 FIRE.20,000.0 LIT.
5	E – BLDG.	1,12,100.00 FIRE.20,000.0 LIT.	1,70,000.00 FIRE.20,000.0 LIT.
	TOTAL	4,00,100.00 LIT. FIRE.1,00,000.00 LIT.	6,03,000.00 FIRE.1,00,000.0 LIT.

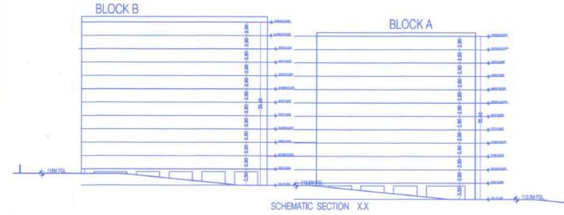


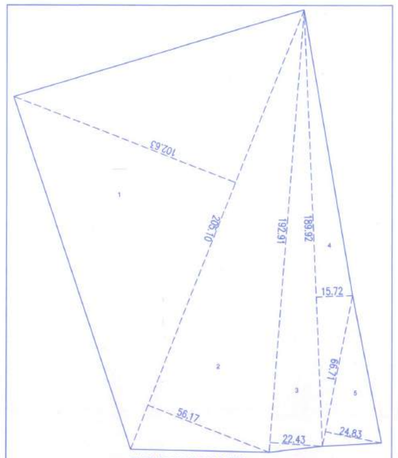
AMENITY SPACE =
1. 1 / 2 X 60.96 X 25.20 = 768.10 SQ.M
2. 1 / 2 X 60.66 X 0.90 = 27.43 SQ.M
3. 1 / 2 X 75.04 X 4.91 = 184.22 SQ.M
4. 1 / 2 X 74.58 X 39.29 = 1465.13 SQ.M
5. 1 / 2 X 50.29 X 9.10 = 228.82 SQ.M
6. 1 / 2 X 34.16 X 7.32 = 125.03 SQ.M
7. 1 / 2 X 27.35 X 7.86 = 107.49 SQ.M
8. 1 / 2 X 24.15 X 7.76 = 93.94 SQ.M

TOTAL = 3000.15 SQ.M









fsi & non fsi statement

1	TOTAL fsi Proposed(25449.68+3411.97)	28,861.65
2	non fsi area proposed	
a	balcony	2,234.53
b	staircase.FIRE	962.37
c	staircase premium	799.92
d	lift area	24.30
e	parking lvl.01	5,250.17
f	TRANSFORMERS	75.00
g	REFUGE AREA	222.83
h	Services(STP)	300.00
i	Club House	300.00
j	top terrace + oht	2,984.75
k	SWIMMING POOL	100.00
l	Electrical Room/Service Area	0.00
m	UGWT	200.00
n	OWC	55.00
	TOTAL	13,508.87
3	total fsi+ non fsi area	**42,370.52**

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD.

Ar. PRAKASH KULKARNI
CA/98/22909

AREA STATEMENT	SQ.M.
1 AREA OF PLOT	20,000.00
2 DEDUCTIONS FOR	
(a) AREA UNDER SERVICE ROAD	---
(b) AREA UNDER ROAD	---
(c) ANY RESERVATION	---
TOTAL (a+b+c)	---
3 NET GROSS AREA OF PLOT (1–2)	20,000.00
4 DEDUCTIONS FOR	---
(a) OPEN SPACE AREA 10%	2000.00
(b) AMENITY SPACE AREA 15%	3000.00
(c) INTERNAL ROAD AREA + ROAD W.	---
(d) TRANSFORMER AREA	---
(e) TOTAL	5,000.00
5. NET AREA OF PLOT (3–4b)	17,000.0
6. FSI. PERM. (AS PER 12.0M.W.ROAD)	1.00
7. PERMISSIBLE AREA	17,000.00
8 ADDITIONS FOR	
(a) AMENITY SPACE (3000.0x2)	6000.00
(b) TDR (0.3)	0.00
(c) ADD 20% PAID F.S.I. (17000x0.2) MAXIMUM ALLOWABLE CONSIDERABLE total	2500.00 8,500.00
9 TOTAL BUILTUP PERMISSIBLE	25,500.00
10 MAX. PERMISSIBLE BUILT UP (1.5) 17000.00x1.50 = 25500.00	25,500.00
11 EXISTING FLOOR AREA	---
12 PROPOSED RESIDENTIAL AREA	25,449.68
13 PROPOSED COMMERCIAL AREA	---
14 LIFT AREA TAKEN IN F.S.I.	19.44
15 TOTAL BUILT UP AREA (11+12+13+14)	25,469.12
16 F.S.I. CONSUMED	00.99
17 PERMISSIBLE COVERAGE (1/3) (6/3)	5,666.67
18 PROPOSED COVERAGE AREA	3,465.16
19 0.20 FSI FOR EWS/LIG (INCLUSIVE HSG.) 17000 X 0.20 = 3400.00 SQ.M	3,465.16
20 PROPOSED EWS AREA	3,411.97
TENAMENT STATEMENT	
TENAMENT PERMISSIBLE @ 250 T/HA.	
TENAMENT PROPOSED 492 + 99	591 NOS.

PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQUIRED	112	729	729
PARKING PROVIDED	112	729	729

LEGEND

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

DOOR AND WINDOW SCHEDULE

D = 1.00X2.10	W = 1.80X1.20
D1= 0.90X2.10	W1 = 0.90X0.90
D2= 0.75X2.10	W2 = 1.65X0.90
	V = 0.60X0.60

ARCHITECT	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/98/22909	MR.SANJAY K. LUNKAD. ROHAN BUILDERS-(INDIA) PRIVATE LIMITED.

PROJECT

PROPOSED BUILDING LAYOUT ON , GAT NO.110(P) &112, AT SOMATNE. TAL. MAVAL , DIST.PUNE.

PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJOVALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE -411 005. PHONE - 25514790, 25514791 / FAX - 020 25514792
Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY	
30/07/2019	1 : 500	PALLAVI	1420/18

E:\Pallavi\PROJECT\Rohan builder\SOMANTNE\MD\R10\29.07.2019.dwg

Approved as amended in ..... subject to conditions mentioned in Annexure 'A' of letter No. BP/CR. No. 5126-20/Mauza Sr.No./G.No/CTS No. 990 ते 992 ते Dated 9/1/20

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

LOCATION PLAN
SCALE = 1: 5000