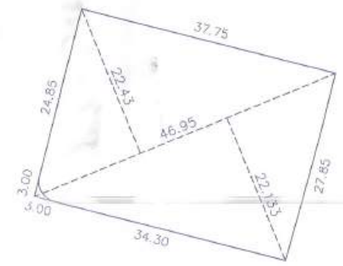
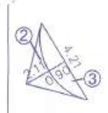
AREA STATEMENT FOR BLDG. A,B,C & D

BUILDING TYPE	NO. OF BLDGS.	NO. OF FLOORS	BLDG. HEIGHT	NO. OF TENE. PER BLDG	COVERAGE	AREA STATEMENT															NET B'UP PROPOSED	PERMISSIBLE BALCONY (15%)	PROPOSED BALCONY
						1ST FLR.	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12TH FLR	13TH FLR	14TH FLR				
			M	(EWS)	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M		SQ.M	SQ.M	SQ.M
A	1	P + 14	43.95	166	427.55	415.40	407.66	407.66	407.66	407.66	407.66	371.66	407.66	407.66	407.66	407.66	371.66	407.66	407.66		5642.98	846.45	582.78
B	1	P + 14	43.95	166	427.55	415.40	407.66	407.66	407.66	407.66	407.66	377.21	407.66	407.66	407.66	407.66	371.66	407.66	407.66		5642.98	846.45	582.78
C	1	P + 14	43.95	166	427.55	415.40	407.66	407.66	407.66	407.66	407.66	377.21	407.66	407.66	407.66	407.66	371.66	407.66	407.66		5642.98	846.45	582.78
D	1	P + 13	41.05	154	427.55	415.40	407.66	407.66	407.66	407.66	407.66	377.21	407.66	407.66	407.66	407.66	371.66	407.66	-----		5235.32	785.30	540.66
TOTAL	4			652	1710.20																22,164.26	3324.65	2289.00



OPENSPACE AREA CALCULATIONS

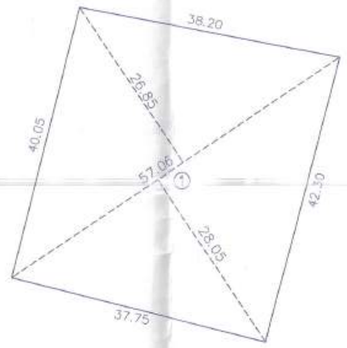


1) 0.50 (22.43+22.133) 46.95 = 1046.12 SQ.M

DEDUCTIONS
2) 0.50 X 4.21 X 2.11 = 4.44 SQ.M
3) 2/3 X 4.21 X 0.90 = 2.52 SQ.M
TOTAL DEDUCTIONS = (2)-(3)= 4.44-2.52= 1.92 SQ.M

OPEN SPACE AREA = 1046.12-1.92

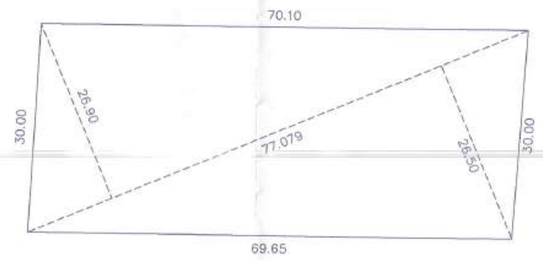
TOTAL OPEN SPACE AREA = 1044.20 SQ.M



AMENITY SPACE CALCULATIONS

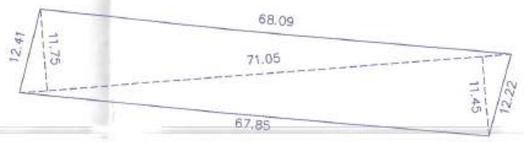
0.50 (26.85+28.05) 57.06 = 1566.30 SQ.M

TOTAL AREA = 1566.30 SQ.M



30.00M WIDE D.P. ROAD CALCULATION

1) 0.5 X (26.90+26.50) X 77.079 = 2058.01 SQ.M



12.00M WIDE INTERNAL ROAD CALCULATION

1) 0.5 X (11.75+11.45) X 71.05 = 824.18 SQ.M

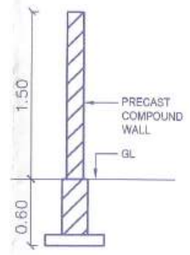
WATER TANK CALCULATION

DOMESTIC CAPACITY = NO.OF FLATS X NO.OF PERSONS X 90 LTRS
= 652 NOS. X 5 X 90 LTRS = 2,93,400 LTRS.

DOMESTIC CAPACITY FOR 1.5DAYS = 2,93,400 X 1.5 = 4,40,100 LTRS

FLUSHING CAPACITY = NO.OF FLATS X NO.OF PERSONS X 45 LTRS
= 652 NOS. X 5 X 45 LTRS = 1,46,700 LTRS.

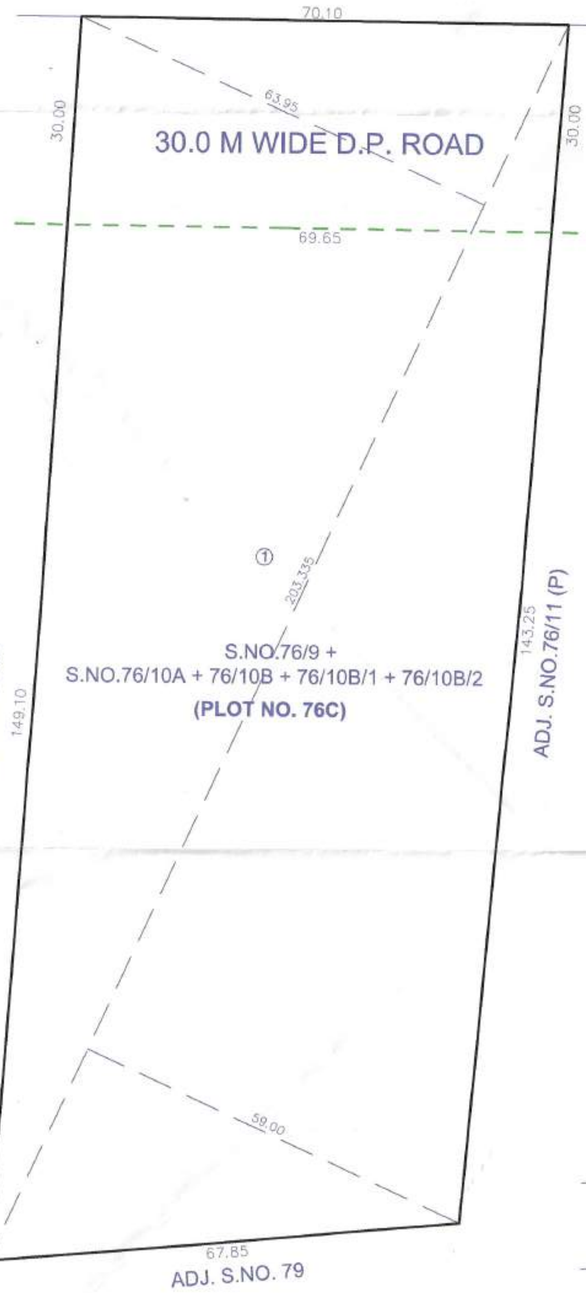
TOTAL = 4,40,100 + 1,46,700 = 5,86,800 LTRS.
FIRE FIGHTING = 3,00,000 LTRS.
TOTAL CAPACITY = 5,86,800 + 3,00,000 = 8,86,800 LTRS.
OF U/G TANK



COMPOUND WALL SECTION

AREA DETAILS FOR ENVIRONMENTAL CLEARANCE AS PER CIRCULAR NO. SEIAA-2014/CR,02/TC.3 Dated 30/1/2014.

1. TOTAL F.A.R. PROPOSED	22,164.26 SQ.M
2. NON F.S.I. AREA	
a) PROPOSED PARKING AREA (GROUND FLOOR)	1710.20 SQ.M
b) PROPOSED BALCONY AREA	2289.00 SQ.M
c) PROPOSED REGULAR STAIRCASE AREA	695.02 SQ.M
d) PROPOSED FIRE STAIRCASE AREA	932.79 SQ.M
e) LIFT & FIRE LIFT AREA	-----
f) PROPOSED OVER HEAD WATER TANK AREA	591.96 SQ.M
g) PROPOSED LIFT MACHINE ROOM AREA	121.44 SQ.M
h) PROPOSED REFUGE AREA	288.00 SQ.M
i) CLUB HOUSE AREA (FREE OF FSI)	85.00 SQ.M
j) PROPOSED U.G. TANK AREA	301.00 SQ.M
k) PROPOSED STP AREA	216.00 SQ.M
l) PROPOSED SECURITY CABIN & GATE AREA	15.90 SQ.M
m) TRANSFORMER AREA	75.00 SQ.M
3. TOTAL NON F.S.I. AREA	7,321.31 SQ.M
4. TOTAL F.S.I + NON F.S.I AREA (22,164.26 + 7,321.31)	29,485.57 SQ.M

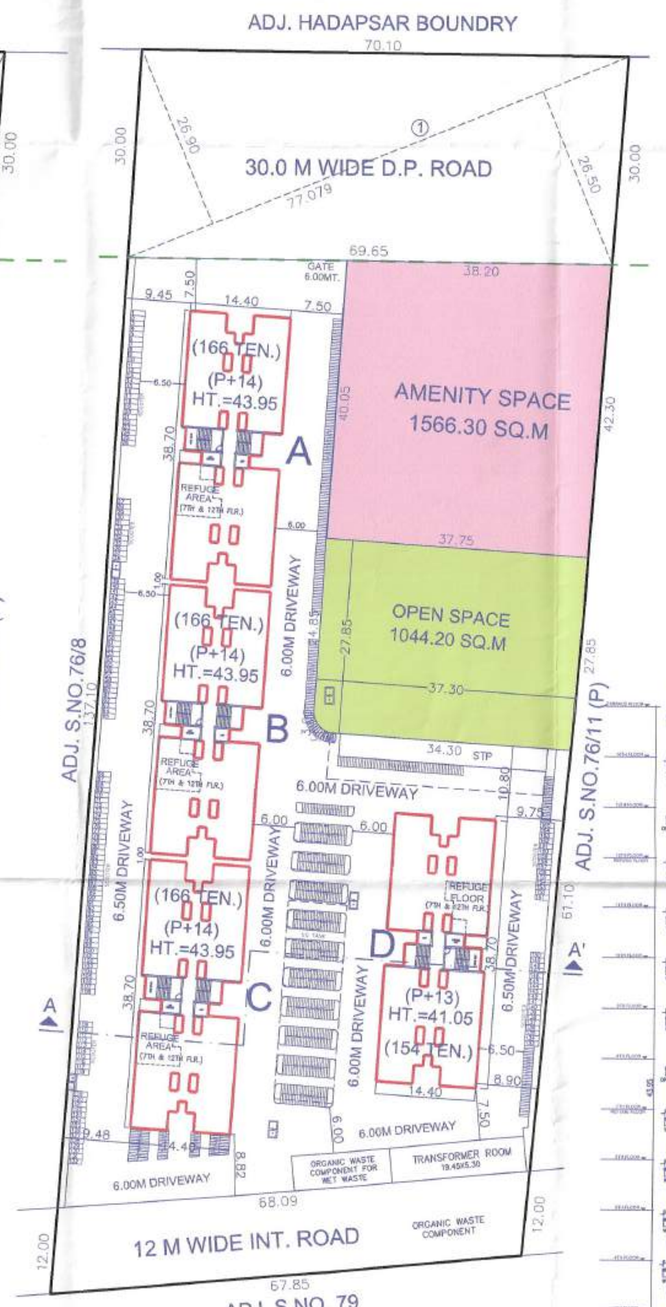


PLOT AREA CALCULATION BY TRIANGULATION

1) 0.50 (63.95 + 59.00) 203.335 = 12,500.00 SQ.M

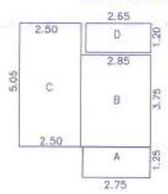
TOTAL AREA = 12,500.00 SQ.M

PERIMETER OF PLOT = 67.85+149.10+30.00+70.10+30.00+143.25
= 490.30 RUNNING METER



LAYOUT PLAN

CARPET AREA CALCULATION



A) 2.75 X 1.25 = 3.44 S.MT
B) 2.85 X 3.75 = 10.69 S.MT
C) 2.50 X 5.05 = 12.63 S.MT
TOTAL CARPET = 26.76 S.MT
D) 2.65 X 1.20 = 3.18 S.MT
TOTAL CARPET = 29.94 S.MT

LIFT MACHINE ROOM AREA STATEMENT

BUILDING TYPE	L.M.ROOM AREA
	SQ.M
A	15.18
B	15.18
C	15.18
D	15.18
TOTAL	60.72

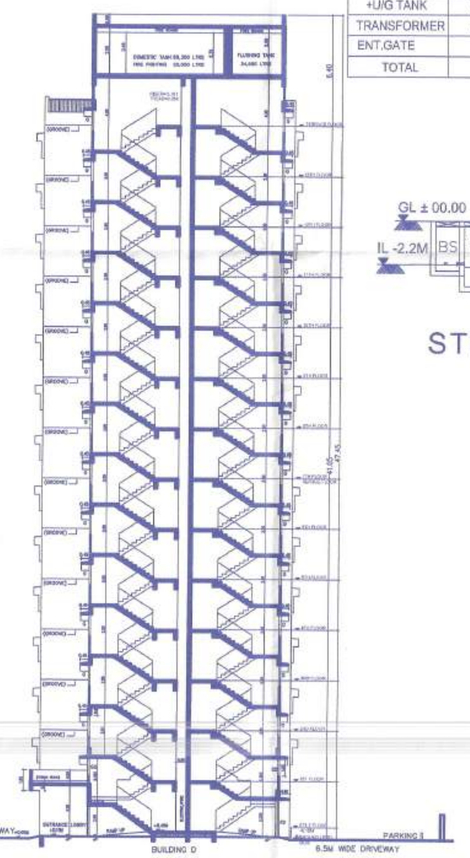
CONSTRUCTION STATEMENT FOR BLDG. A,B,C&D.

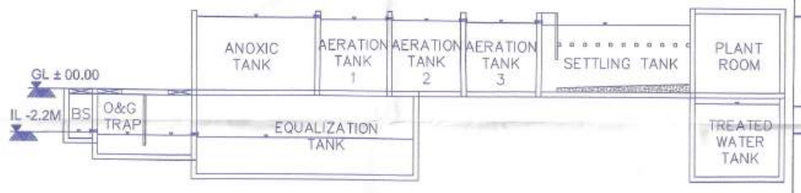
BUILDING TYPE	FLOORS	FSI	PARKING	BALCONY	FIRE STAIRCASE	STAIRCASE	REFUGE AREA	L.M.ROOM (BTM+TOP)	O/H TANK (BTM+TOP)	TOTAL
		SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M
A	P + 14	5642.98	427.55	582.78	237.15	176.70	72.00	+15.18 +15.18 =30.36	147.99	7317.51
B	P + 14	5642.98	427.55	582.78	237.15	176.70	72.00	+15.18 +15.18 =30.36	147.99	7317.51
C	P + 14	5642.98	427.55	582.78	237.15	176.70	72.00	+15.18 +15.18 =30.36	147.99	7317.51
D	P + 13	5235.32	427.55	540.66	221.34	164.92	72.00	+15.18 +15.18 =30.36	147.99	6840.14
STP	GR	216.00								216.00
CLUB HOUSE	GR	85.00								85.00
+U/G TANK	GR	301.00								301.00
TRANSFORMER	GR	75.00								75.00
ENT.GATE		15.90								15.90
TOTAL		22857.16	1710.20	2289.00	932.79	695.02	288.00	121.44	591.96	29,485.57

NON FSI STATEMENT FOR BLDG. A,B,C&D.

BUILDING TYPE	FLOORS	AREA	PARKING	BALCONY	FIRE STAIRCASE	STAIRCASE	REFUGE AREA	L.M.ROOM (BTM+TOP)	O/H TANK (BTM+TOP)	TOTAL
		SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M
A	P + 14	-----	427.55	582.78	237.15	176.70	72.00	+15.18 +15.18 =30.36	147.99	1674.53
B	P + 14	-----	427.55	582.78	237.15	176.70	72.00	+15.18 +15.18 =30.36	147.99	1674.53
C	P + 14	-----	427.55	582.78	237.15	176.70	72.00	+15.18 +15.18 =30.36	147.99	1674.53
D	P + 13	-----	427.55	540.66	221.34	164.92	72.00	+15.18 +15.18 =30.36	147.99	1604.82
STP	GR	216.00								216.00
CLUB HOUSE	GR	85.00								85.00
+U/G TANK	GR	301.00								301.00
TRANSFORMER	GR	75.00								75.00
ENT.GATE		15.90								15.90
TOTAL		692.90	1710.20	2289.00	932.79	695.02	288.00	121.44	591.96	7,321.31

SITE SECTION A-A'





STP SECTION

LOCATION PLAN

CONTENTS:
MADHUVAN - 5
PLOT NO.76C
PLOT AREA, BLOCK PLAN CALCULATIONS, FSI STATEMENT

1 / 10

STAMP OF APPROVALS

Dt. 20/12/2019
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.: CC/2203/19
Building Inspector / Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PCMC

AREA STATEMENT	
1. Area of plot	
a) As per ownership document (7/12, CTS extract)	12,500.00 SQ.M
b) as per measurement sheet	------
c) as per site	------
2. Deductions for	
a) Proposed D.P./D.P. Road widening Area (30.00M)	2058.01 SQ.M
b) Any D.P. Reservation area (12.00M)	------
(Total a+b)	2058.01 SQ.M
3. Gross Area of Plot (1-2) 12,500.00 - 2058.01	10441.99 SQ.M
4. Recreational Open space	
a) Required	1044.20 SQ.M
b) Proposed (10%)	1044.20 SQ.M
5. Amenity Space	
a) Required	1566.30 SQ.M
b) Proposed (15%)	1566.30 SQ.M
6. Service road and Highway widening	------
7. Internal Road area	824.18 SQ.M
8. Net Area of Plot = [3-5(b)] 10,441.99 - 1566.30	8,875.69 SQ.M
9. Built up area with reference to Basic F.S.I. as per PMAY SCHEME (sr.no. 8 x 2.5) 8,875.69 x 2.5	22,189.23 SQ.M
10. Addition of area for F.S.I.	
a) In-situ against D.P.road [1.85xsr.no.2 (a)] if any	------
b) In-situ area against Amenity Space	------
c) Premium FSI area (subject to maximum of 0.50 of sr no. 8)	------
d) TDR area	------
e) Additional FSI area under chapter VIII	
(Total of a+b+c+d+e)	------
11. Total area available (9+10)	22,189.23 SQ.M
12. Maximum utilization of FSI Permissible as per Road width (as per Regulation no.15.4)	------
13. Total Built-up Area in proposal (excluding area at Sr.No.15b)	
a) Existing Built-up Area	------
b) Proposed Built-up Area	22,164.26 SQ.M
c) Excess Balcony area counted in FSI.	------
d) Excess Double Height terraces area counted in FSI	------
Total (a+b+c+d)	
14. F.S.I. Consumed (13/8) should not be more than serial no.12 above)	2.49
15. Area for Inclusive Housing if any	
a) Required (20% of sr.no.9)	------
b) Proposed	------

TENEMENT STATEMENT

TENEMENTS PROPOSED- 652 NOS.

BALCONY STATEMENT AS PER STATEMENT

LEGEND

PLOT BOUNDARY	BLACK
D.P.ROAD LINE	GREEN DOTTED
PROPOSED BUILDINGS	RED
AMENITY SPACE	PINK WASH
OPEN SPACE	GREEN WASH
BALCONY	BLUE WASH
FIRE STAIRCASE	ORANGE WASH
STAIRCASE	LIGHT PINK WASH

PARKING STATEMENT

	CARS	SCOOTERS	CYCLES
PARKING REQUIRED	0	685	1369
PARKING PROVIDED	0	685	1466

NOTE -
1:- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.
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PROPOSED LAYOUT OF BUILDINGS ON S.NO.76/9 + 76/10A + 76/10B + 76/10B/1 + 76/10B/2, PLOT NO. 76C, MADHUVAN - 5, MOHAMMADWADI, PUNE.

NORTH

REVISION	
R1 =	
R2 =	
R3 =	
R4 =	
R5 =	
R6 =	

NAME OF OWNER

MR. SATISH MAGAR
MAGARPATTA CITY DEVELOPMENT CO. PVT. LTD

MR. SUDHIR SABLE
PARTNER
SABLE CONSTRUCTION COMPANY

SIGNATURE

NAME OF ARCHITECT

PRAKASH S. DESHMUKH
(R. NO. CA/87/10973)

MALAY P. DESHMUKH
(R. NO. CA/2009/45427)

SIGNATURE

ASSOCIATED SPACE DESIGNERS
ARCHITECTURE + URBAN DESIGN
401,SUMMER COURT, MAGARPATTA CITY,PUNE 411013.
Tel. No. : 07447445549 office@associated.space www.associated.space

NAME OF CLIENT : Magarpatta City Development Co. Pvt. Ltd

DWG. : Z/YOGITA / M.WADI / M.D./MD PLOT NO.76C

DATE : 19.10.2018	15.11.2018	DRN BY : YOGITA	JOB NO.
SCALE : 1:500	27.11.2019	CHKD BY : PRADEEP	8015/76C