PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

A - WING

F.S.I. STATEMENT

FLOOR	PROPOSED BUILT UP AREA COMMERCIAL	PROPOSED BUILT UP AREA RESIDENTIAL	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED TENEMENTS / SHOP
LOWER GROUND	----	----	----	----	----	----	----
UPPER GROUND	----	818.61	122.79	114.76	163.72	75.80	14
FIRST	----	822.66	123.40	110.71	164.53	59.65	14
SECOND	----	818.61	122.79	114.76	163.72	75.80	14
THIRD	----	822.66	123.40	110.71	164.53	59.65	14
TOTAL	----	3262.54	492.38	450.94	655.50	270.90	56

B - WING

F.S.I. STATEMENT

FLOOR	PROPOSED BUILT UP AREA COMMERCIAL	PROPOSED BUILT UP AREA RESIDENTIAL	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED TENEMENTS / SHOP
LOWER GROUND	----	----	----	----	----	----	----
UPPER GROUND	----	818.61	122.79	114.76	163.72	75.80	14
FIRST	----	822.66	123.40	110.71	164.53	59.65	14
SECOND	----	818.61	122.79	114.76	163.72	75.80	14
THIRD	----	822.66	123.40	110.71	164.53	59.65	14
TOTAL	----	3262.54	492.38	450.94	655.50	270.90	56

C - WING

F.S.I. STATEMENT

FLOOR	PROPOSED BUILT UP AREA COMMERCIAL	PROPOSED BUILT UP AREA RESIDENTIAL	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED TENEMENTS / SHOP
LOWER GROUND	----	----	----	----	----	----	----
UPPER GROUND	193.54	263.75	39.56	39.24	52.75	14.74	14
FIRST	----	469.59	70.44	70.26	93.92	20.61	08
SECOND	----	469.59	70.44	70.17	93.92	29.48	08
THIRD	----	469.59	70.44	70.26	93.92	20.61	08
TOTAL	193.54	1672.24	250.84	249.93	334.45	85.44	38

D - WING

F.S.I. STATEMENT

FLOOR	PROPOSED BUILT UP AREA COMMERCIAL	PROPOSED BUILT UP AREA RESIDENTIAL	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED TENEMENTS / SHOP
LOWER GROUND	----	----	----	----	----	----	----
UPPER GROUND	261.24	218.73	32.62	28.01	43.75	14.74	17
FIRST	----	469.59	70.44	70.26	93.92	20.61	08
SECOND	----	469.59	70.44	70.17	93.92	29.48	08
THIRD	----	469.59	70.44	70.26	93.92	20.61	08
TOTAL	261.24	1627.26	244.10	238.70	325.46	85.44	41

WATER REQUIRED CALCULATIONS

OCCUPANT LOAD - COMMERCIAL

WING	TOTAL FLATS	TOTAL PERSONS	WATER REQD. / DAY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
WING - C & D	454.78 / 3 = 151.59	= 152	152 X 45 = 6840.00	6840.00 lits	6840.0 X 1.5 = 10260.00 lits

WATER REQUIRED CALCULATIONS

ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS

WING	TOTAL FLATS	TOTAL PERSONS	WATER REQD / DAY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
WING - A	56	56 X 05 = 280	280 X 135 = 37800.00	37800.0 lits	37800.0 X 1.5 = 56700.0 lits
WING - B	56	56 X 05 = 280	280 X 135 = 37800.00	37800.0 lits	37800.0 X 1.5 = 56700.0 lits
WING - C	28	28 X 05 = 140	140 X 135 = 18900.00	18900.0 lits	18900.0 X 1.5 = 28350.0 lits
WING - D	27	27 X 05 = 135	135 X 135 = 18225.00	18225.0 lits	18225.0 X 1.5 = 27337.5 lits
TOTAL	167	835	112725.00 LITS	112725.0 lits	169087.5 LITS

COMMERCIAL + RESIDENTIAL

	119565.0 lits	179347.50 LITS

F.S.I. STATEMENT

FLOOR	PROPOSED BUILT UP AREA COMMERCIAL	PROPOSED BUILT UP AREA RESIDENTIAL	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED TENEMENTS / SHOP
A - WING	----	3262.54	492.38	450.94	655.50	270.90	56
B - WING	----	3262.54	492.38	450.94	655.50	270.90	56
C - WING	193.54	1672.24	250.84	249.93	334.45	85.44	38
D - WING	261.24	1627.26	244.10	238.70	325.46	85.44	41
TOTAL	454.78	9824.58	1479.70	1390.51	1972.91	712.68	191
COMMERCIAL & RESIDENTIAL		10319.36					
PERMISSIBLE FLOOR AREA =		11853.15					
BALANCE AREA =		1533.79					

AMENITY BUILDING

F.S.I. STATEMENT

FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY
LOWER GROUND	----	----	----
UPPER GROUND	667.05	91.36	21.42
FIRST	667.05	91.36	21.42
SECOND	667.05	91.36	21.42
TOTAL	1821.15	273.18	64.26
PERMISSIBLE FLOOR AREA =		1892.12	
BALANCE AREA =		170.97	

OPEN SPACE - CLUB HOUSE

F.S.I. STATEMENT

FLOOR	PROPOSED BUILT UP AREA
GROUND	101.01
FIRST	49.53
TOTAL	150.54

TOTAL PREMIUM AREA

	PROPOSED ENCLOSED BALCONY	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED PASSAGE AREA	STAIRCASE AREA	LIFT AREA	PROPOSED PAID FSI
TOTAL AREA - I	1390.51	712.68	------	------	------	------	1029.09
PREVIOUS SANCTION AREA PAID - II	1061.70	1573.12	652.48	1466.74	278.74	42.40	----------
NEW PROPOSED AREA ADDITION AREA FOR PREMIUM [I - II]	328.81						1029.09
BALANCE PREMIUM AREA - III		860.44	652.48	1466.74	278.74	42.40	

AMENITY BUILDING TOTAL PREMIUM AREA

PROPOSED ENCLOSED BALCONY	64.26

PARKING AREA STATEMENT (RESIDENTIAL) WING - A & B

		CARS	SCOOTERS	CYCLES
PARKING REQUIRED FOR RESIDENTIAL		CARS	SCOOTERS	CYCLES
TOTAL NO. OF FLATS FOR 1|2 FLATS	FOR 1 TENEMENTS HAVING BUILTUP AREA BETWEEN 30 TO 100 SQM	1	3	3
	FACTOR - 1.50			
PARKING REQUIRED	FOR 56 FLATS	56	48	48
TOTAL NO. OF FLATS	FOR 1 TENEMENTS HAVING BUILTUP AREA BETWEEN 30 TO 100 SQM	0	5	5
	FACTOR - 1.50			
PARKING REQUIRED	FOR 0 FLATS	00	00	00
PARKING PROVIDE		16	128	128
TOTAL PARKING (RESIDENTIAL)		16	128	128
TOTAL PARKING AREA		16 X 12.50	128 X 2.00	128 X 0.70
		200.00 SQM	256.00 SQM	89.60 SQM

PARKING AREA STATEMENT (RESIDENTIAL) WING - C

		CARS	SCOOTERS	CYCLES
PARKING REQUIRED FOR RESIDENTIAL		CARS	SCOOTERS	CYCLES
TOTAL NO. OF FLATS FOR 2|4 FLATS	FOR 1 TENEMENTS HAVING BUILTUP AREA BETWEEN 30 TO 100 SQM	1	3	3
	FACTOR - 04.07			
PARKING REQUIRED	FOR 14 FLATS	06	14	14
TOTAL NO. OF FLATS	FOR 1 TENEMENTS HAVING BUILTUP AREA BETWEEN UP TO 30 SQM	0	5	5
	FACTOR - 03.50			
PARKING REQUIRED	FOR 0 FLATS	00	16	14
PARKING PROVIDE		06	32	32
TOTAL PARKING (RESIDENTIAL)		05	32	32
TOTAL PARKING AREA		05 X 12.50	32 X 2.00	32 X 0.70
		62.50 SQM	64.00 SQM	22.40 SQM

PARKING AREA STATEMENT (RESIDENTIAL) WING - D

		CARS	SCOOTERS	CYCLES
PARKING REQUIRED FOR RESIDENTIAL		CARS	SCOOTERS	CYCLES
TOTAL NO. OF FLATS FOR 2|7 FLATS	FOR 1 TENEMENTS HAVING BUILTUP AREA BETWEEN 30 TO 100 SQM	1	3	3
	FACTOR - 04.66			
PARKING REQUIRED	FOR 14 FLATS	06	14	14
TOTAL NO. OF FLATS	FOR 1 TENEMENTS HAVING BUILTUP AREA BETWEEN UP TO 30 SQM	0	5	5
	FACTOR - 03.25			
PARKING REQUIRED	FOR 13 FLATS	00	16	16
PARKING PROVIDE		06	30	30
TOTAL PARKING (RESIDENTIAL)		05	30	30
TOTAL PARKING AREA		05 X 12.50	30 X 2.00	30 X 0.70
		62.50 SQM	60.00 SQM	21.00 SQM

PARKING AREA STATEMENT (COMMERCIAL) WING - C & D

		CARS	SCOOTERS	CYCLES
PARKING REQUIRED FOR COMMERCIAL		CARS	SCOOTERS	CYCLES
TOTAL AREA 456.78 SQM	FOR 100 SQM FOR 454.78 SQM	1	3	3
	FACTOR - 04.56			
PARKING REQUIRED		05	14	14
TOTAL PARKING PROVIDE		05	14	14
TOTAL PARKING AREA		05 X 12.50	14 X 2.00	14 X 0.70
		62.50 SQM	28.00 SQM	09.80 SQM

TOTAL PARKING =COMM + RESI (WING A + B + C + D)

	CARS	SCOOTER	CYCLES
	31	204	204

PARKING AREA STATEMENT

CAR	031 X 1.50	=	047 X 12.5	= 587.50 SQ.M.
SCOOTERS	204 X 1.00	=	306 X 2.00	= 612.00 SQ.M.
CYCLES	204 X 1.00	=	306 X 0.70	= 214.20 SQ.M.
TOTAL AREA				= 1413.70 SQ.M.

GROUND COVERAGE STATEMENT

A & B- WING

FLOOR BUILT-UP = 515.81
ENCLOSED BALCONY = 114.76
TERRACE = 75.80 + 55.55
= 818.61 +114.76 +75.80 +55.55
TOTAL = 1068.72 X 2 = 2137.44 SQM

C - WING

FLOOR BUILT-UP = 193.54 + 263.76
ENCLOSED BALCONY = 39.24
TERRACE = 14.74 + 20.61
TOTAL = 193.54 + 263.76+39.24 +14.74 +20.61
= 531.89 SQM.

D - WING

FLOOR BUILT-UP = 261.24 + 218.78
ENCLOSED BALCONY = 28.01
TERRACE = 14.74 + 20.61
TOTAL = 261.24 + 218.78 +28.01 +14.74 +20.61
= 543.38 SQM.

PROPOSED GROUND COVERAGE AREA :

1068.72+1068.72+531.89+543.38= 3212.71 SQM

PERMISSIBLE GROUND COVERAGE - 1/3 OF PLOT
12890.80 / 3 = 4300.00 SQ.M.

(BY TRIANGULATION METHOD)

Sr.No	Length sq.m.		Width sq.m.		No.		Total sq.m.
ADDITIONS FOR							
1]	117.17	X	48.99	X	0.5	=	2870.08
2]	13.50	X	109.64	X	0.5	=	576.66
3]	28.49	X	109.64	X	0.5	=	1564.67
4]	48.68	X	15.63	X	0.5	=	380.61
5]	11.30	X	28.83	X	0.5	=	158.54
6]	11.42	X	32.31	X	0.5	=	184.46
7]	11.71	X	32.31	X	0.5	=	189.16
8]	20.00	X	46.37	X	0.5	=	463.70
9]	5.5'	X	53.06	X	0.5	=	252.30
10]	12.82	X	68.73	X	0.5	=	440.56
11]	14.97	X	96.64	X	0.5	=	718.56
12]	6.63	X	115.19	X	0.5	=	381.85
13]	2.24	X	121.59	X	0.5	=	136.16
14]	36.08	X	121.59	X	0.5	=	2193.48
15]	14.46	X	49.97	X	0.5	=	361.28
16]	14.55	X	51.82	X	0.5	=	376.99
17]	12.04	X	67.30	X	0.5	=	405.15
18]	4.69	X	70.08	X	0.5	=	161.18
19]	12.88	X	70.08	X	0.5	=	451.33
20]	13.58	X	51.83	X	0.5	=	351.79
21]	6.27	X	41.47	X	0.5	=	192.21
22]	12.95	X	24.87	X	0.5	=	159.09
TOTAL						=	12989.25

12.00 M. WIDE(INTERNAL ROAD)

(BY TRIANGULATION METHOD)

Sr.No	Length sq.m.		Width sq.m.		No.		Total sq.m.
ADDITIONS FOR							
1]	11.08	X	52.99	X	0.5	=	293.56
2]	11.64	X	52.99	X	0.5	=	308.40
3]	10.93	X	25.64	X	0.5	=	181.08
4]	10.88	X	25.64	X	0.5	=	181.24
5]	3.77	X	11.17	X	0.5	=	24.83
6]	9.92	X	32.94	X	0.5	=	163.55
7]	10.41	X	32.94	X	0.5	=	171.45
8]	2.44	X	12.25	X	0.5	=	14.95
9]	11.69	X	53.19	X	0.5	=	310.92
10]	11.72	X	53.19	X	0.5	=	311.69
TOTAL						=	1922.55

80.00 M. WIDE PROPOSED ROAD

(BY TRIANGULATION METHOD)

Sr.No	Length sq.m.		Width sq.m.		No.		Total sq.m.
ADDITIONS FOR							
1]	36.82	X	49.45	X	0.5	=	663.12
2]	4.52	X	58.89	X	0.9	=	133.09
3]	26.31	X	58.89	X	0.5	=	736.42
TOTAL						=	1532.54

OPEN SPACE 15% AREA CALCULATION

(BY TRIANGULATION METHOD)

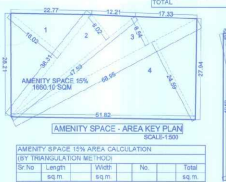
Sr.No	Length sq.m.		Width sq.m.		No.		Total sq.m.
ADDITIONS FOR							
1]	18.02	X	38.31	X	0.5	=	327.15
2]	8.02	X	47.55	X	0.5	=	190.84
3]	8.54	X	68.05	X	0.5	=	204.42
4]	24.59	X	68.95	X	0.5	=	847.74
TOTAL						=	1660.15
SAY						=	1660.15

OPEN SPACE 10% AREA CALCULATION

(BY TRIANGULATION METHOD)

Sr.No	Length sq.m.		Width sq.m.		No.		Total sq.m.
ADDITIONS FOR							
1]	13.36	X	31.78	X	0.5	=	215.47
2]	7.72	X	54.47	X	0.5	=	210.25
3]	15.93	X	54.47	X	0.5	=	433.65
4]	2.80	X	41.17	X	0.5	=	57.64
5]	9.21	X	41.17	X	0.5	=	189.59
TOTAL						=	1106.60
SAY						=	1106.74

ROAD WIDENING - AREA KEY PLAN
SCALE-1:500

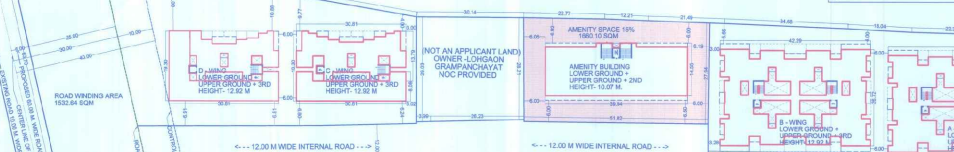


AMENITY SPACE - AREA KEY PLAN
SCALE-1:500

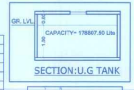
OPEN SPACE - AREA KEY PLAN
SCALE-1:500

PROPOSED PLOT - AREA KEY PLAN
SCALE-1:1000

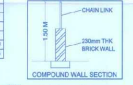
12.00 M. WIDE INTERNAL - AREA KEY PLAN
SCALE-1:500



SITE PLAN
SCALE-1:500



SECTION:U.G TANK



COMPOUND WALL SECTION

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

STAMP OF APPROVAL 01 07

A , B , C , D - WING

- SITE PLAN, LOCATION PLAN, F.S.I. STATEMENT
- PLOT AREA KEY PLAN, PLOT AREA CALCULATIONS
- PARKING AREA STATEMENT, WATER CALCULATIONS

Approved as amended in ..... subject to our letter No. PMRDA/ B.P. / 1234/2019 Dated 04/03/2019 & No. PMRDA/ B.P. / 1234/2019 Dated 04/03/2019

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

PROFARMA -- I

		SQ. M.
A	AREA STATEMENT :	
	1a. AREA OF PLOT AS PER 7/12	12600.00
	1b. AREA OF PLOT AS PER DEMARCATION	12989.25
	2. DEDUCTIONS FOR	
	a.) AREA UNDER 36.00 M WIDE PROPOSED ROAD AREA	1532.54
	b.) AREA UNDER 12.00 M INTERNAL ROAD AREA	------
	c.) ANY RESERVATION :	------
	3. NET GROSS AREA OF PLOT [1a - 2a]	11067.36
	4. DEDUCTIONS FOR	
	a.) REGRATION GROUND OPEN SPACE 10%	1106.74
	b.) AMENITY SPACE 15%	1660.10
	5. NET AREA OF PLOT (3 - 4 b)	9407.26
	6. F.A.R. PERMISSIBLE	0.90
	7. PERMISSIBLE FLOOR AREA (5 X 6)	8466.53
	8. ADDITION FOR FAR	
	a.) PERMISSIBLE PAID 20% [8466.53 X 0.20]	1693.31
	b.) PROPOSED PAID	1039.89
	c.) 60.00 M WIDE ROAD F.S.I 20 % [8466.53 X 0.20]	1693.31
	d.) AREA UNDER ROAD WIDENING AREA	------
	e.) TOTAL [a + d]	3386.62
	9. TOTAL AREA (7 + 8 e)	11853.15
	10. PERMISSIBLE FLOOR AREA	11853.15
	11. EXISTING FLOOR AREA	------
	12. COMMERCIAL PROPOSED AREA	454.78
	13. RESIDENTIAL PROPOSED AREA	9864.58
	14. TOTAL PROPOSED AREA [12 + 13]	10319.36
	15. F.A.R. CONSUMED (12 / 10)	0.87
	16. BALANCE AREA	1533.79

B TENEMENT STATEMENT :

a)	NET AREA OF PLOT - ITEM A (9) ABOVE [250 T.H]	12600.00
b)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS ETC.)	454.78
c)	AREA OF TENEMENTS (a – b)	12145.22
d)	TENEMENTS PERMISSIBLE	304
e)	TENEMENTS PROPOSED	167

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 BULD 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 :

PMRDA DRAWING
BUILDING LAYOUT & BUILDING PLAN

PROPOSAL :

REVISED & PROPOSED LAYOUT OF COMMERCIAL & RESIDENTIAL BUILDING AT - SR. NO.- 73, HISSA NO.- 1, LOHGAON, TAL.- HAVELI, DIST.- PUNE

OWNER : OWNER'S SIGN

M/S. YOGIN ASSOCIATES

MR. SANDEEP HARPALE & OTHERS

SCALE = 1 : 100 | NORTH | DWG. NO. RD/001/R5

DATE- 12-06-2017

DESIGN : CHANDRAKANT

CHECK BY : A A

ARCHITECT'S REGN CA / 2008 / 41887

ARCHITECT :

atit admulwar
ARCHITECTS | PLANNERS
AN ISO 9001:2008 CERTIFIED COMPANY
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