

Recommended for Approval as amended in
subject to the condition mentioned
in the J.D.T.P.'s Letter No. 87/21.45/15099
Dated 23/06/2014
Dt. 22/5/2015

This recommendation supersedes
previously given recommendation
by Joint Director of Town Planning
Pune Division, Pune. Vide Letter
No. 29/10 Dated 30/10/2015

Joint Director of Town Planning
Pune Division, Pune

pmg/75/58/02/2014

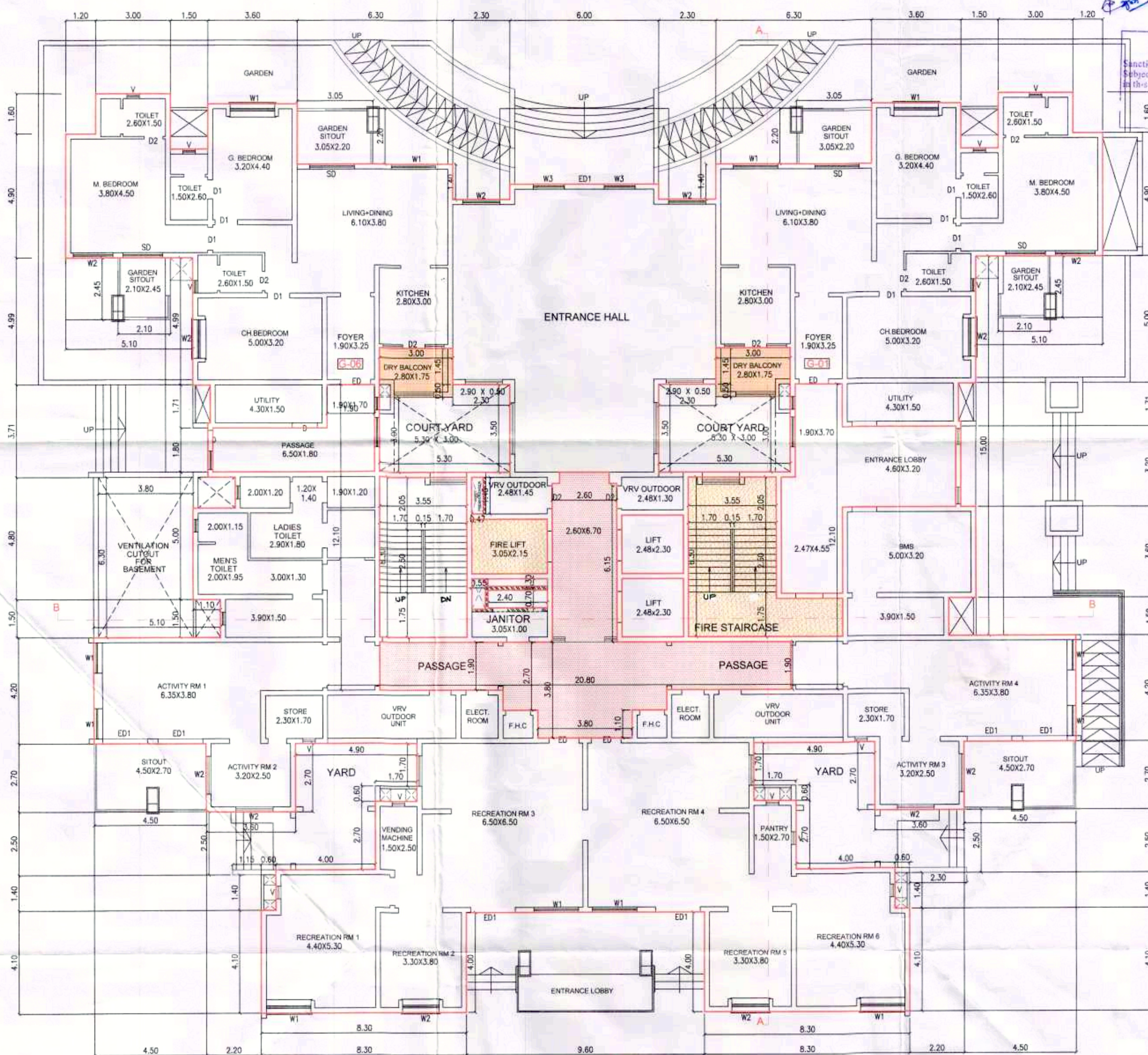
No-PR: 43/88/120/14

Dt. 23/06/2014

Sanctioned as shown in plan
Subject to the conditions mentioned
in the office order No. even Dt. 23/06/2014

Collector Pune

Original
Building Plans
Signed by
Collector Pune



GROUND FLOOR PLAN

GROUND FL. AREA CALC. :-

AREA OF BLOCK = 41.80 x 36.40 = 1521.52 SQM

1) 2 x 1.20 x 1.60 = 3.84	24) 1 x 16.60 x 1.90 = 31.54 (P)
2) 2 x 1.50 x 2.20 = 6.60	25) 1 x 2.60 x 6.25 = 16.25 (P)
3) 2 x 3.60 x 0.40 = 2.88	26) 1 x 2.48 x 2.30 = 5.70
4) 2 x 6.30 x 2.80 = 35.28	27) 1 x 2.48 x 2.30 = 5.70
5) 2 x 2.30 x 4.20 = 19.32	28) 1 x 3.55 x 6.30 = 22.37 (F.ST)
6) 1 x 6.00 x 3.60 = 21.60	29) 1 x 2.67 x 1.50 = 4.01 (F.ST)
7) 2 x 5.10 x 5.00 = 51.00	30) 1 x 2.47 x 4.60 = 11.36
8) 2 x 5.80 x 1.50 = 17.40	31) 1 x 4.60 x 3.20 = 14.72
9) 1 x 5.70 x 2.20 = 12.54	32) 1 x 1.90 x 3.70 = 7.03
10) 1 x 6.80 x 1.20 = 8.16	33) 2 x 3.00 x 4.50 = 27.00
11) 2 x 5.10 x 3.60 = 36.72	34) 2 x 2.30 x 3.95 = 18.10
12) 2 x 6.20 x 1.50 = 18.60	35) 1 x 2.00 x 0.45 = 0.90 (P)
13) 2 x 1.10 x 4.20 = 9.24	36) 1 x 1.90 x 1.70 = 3.23
14) 2 x 5.60 x 10.70 = 119.84	37) 1 x 6.50 x 1.80 = 11.70
15) 2 x 2.20 x 4.10 = 18.04	38) 1 x 3.55 x 6.30 = 22.37 (ST)
16) 2 x 2.80 x 1.60 = 8.96	39) 1 x 0.47 x 1.45 = 0.68
17) 2 x 3.60 x 2.30 = 16.56	40) 1 x 3.05 x 2.15 = 6.56
18) 2 x 3.20 x 2.70 = 17.28	41) 1 x 2.40 x 0.30 = 0.72
19) 2 x 4.90 x 2.30 = 22.54	42) 1 x 2.40 x 0.70 = 1.68
20) 1 x 9.60 x 4.00 = 38.40	43) 1 x 0.55 x 1.20 = 0.66
21) 1 x 5.70 x 3.40 = 19.38	
22) 1 x 3.80 x 1.10 = 4.18 (P)	
23) 1 x 6.60 x 0.80 = 5.28 (P)	

NET AREA PER FLOOR = 1521.52 - 726.62 = 794.90 SQM
TOTAL = 726.62 SQM

DRY BALC. AREA CALC. :-

GR. FL. :-

2 x (3.00 x 1.45) + (2.55 x 0.50) = 11.25

TOTAL = 11.25 SQM

1ST TO 24TH FL. :-

2 x (3.00 x 1.45) + (2.40 x 0.50) = 11.25
2 x (1.20 x 1.70) + (1.30 x 1.90) = 9.02
2 x (1.25 x 0.30) + (1.45 x 2.30) = 7.42

TOTAL = 27.69 SQM

25TH FL. :-

2 x (1.20 x 1.70) + (1.30 x 1.90) = 9.02

TOTAL = 9.02 SQM

BALCONY AREA CALC. :-

TYP. FL. :-

2 x 8.30 x 1.40 = 23.24
1 x 9.60 x 1.50 = 14.40
2 x 1.35 x 4.20 = 11.34
2 x 1.20 x 4.90 = 11.76
2 x 6.30 x 1.35 = 17.01
1 x 3.60 x 1.35 = 4.86
1 x 3.60 x 1.375 = 4.95

TOTAL = 87.56 SQM

TYP. 23RD & 24TH FL. :-

2 x 8.30 x 1.50 = 24.90
2 x 2.15 x 2.70 = 11.61
2 x 2.35 x 2.50 = 11.75

TOTAL = 36.78 SQM

25TH FL. :-

2 x 1.45 x 1.50 = 19.14
2 x 2.10 x 1.60 = 4.41
2 x 6.30 x 1.50 = 18.90

TOTAL = 36.15 SQM

26TH FL. :-

2 x 1.50 x 6.60 = 19.80
2 x 2.10 x 1.20 = 5.04

TOTAL = 24.84 SQM

TERRACE AREA CALC. :-

1st to 22nd FL. (ODD FLS) :-

2 x 3.25 x 2.20 = 14.30
2 x 2.10 x 2.45 = 10.29
2 x 2.35 x 2.70 = 12.69
1 x 4.90 x 2.50 = 12.25

TOTAL = 49.53 SQM

1st to 22nd FL. (EVEN FLS) :-

2 x 3.05 x 2.20 = 13.42
2 x 2.10 x 2.45 = 10.29
2 x 2.15 x 2.70 = 11.61
2 x 2.35 x 2.50 = 11.75

TOTAL = 47.07 SQM

23rd FL. :-

2 x 3.25 x 2.20 = 14.30
2 x 2.35 x 2.70 = 12.69
1 x 4.90 x 2.50 = 12.25
2 x 1.60 x 2.80 = 8.96
2 x 4.00 x 3.60 = 28.80
2 x 4.20 x 1.30 = 10.92
2 x 2.10 x 2.45 = 10.29

TOTAL = 98.21 SQM

24th FL. :-

2 x 3.05 x 2.20 = 13.42
2 x 2.15 x 2.70 = 11.61
2 x 2.35 x 2.50 = 11.75

TOTAL = 36.78 SQM

25TH FL. :-

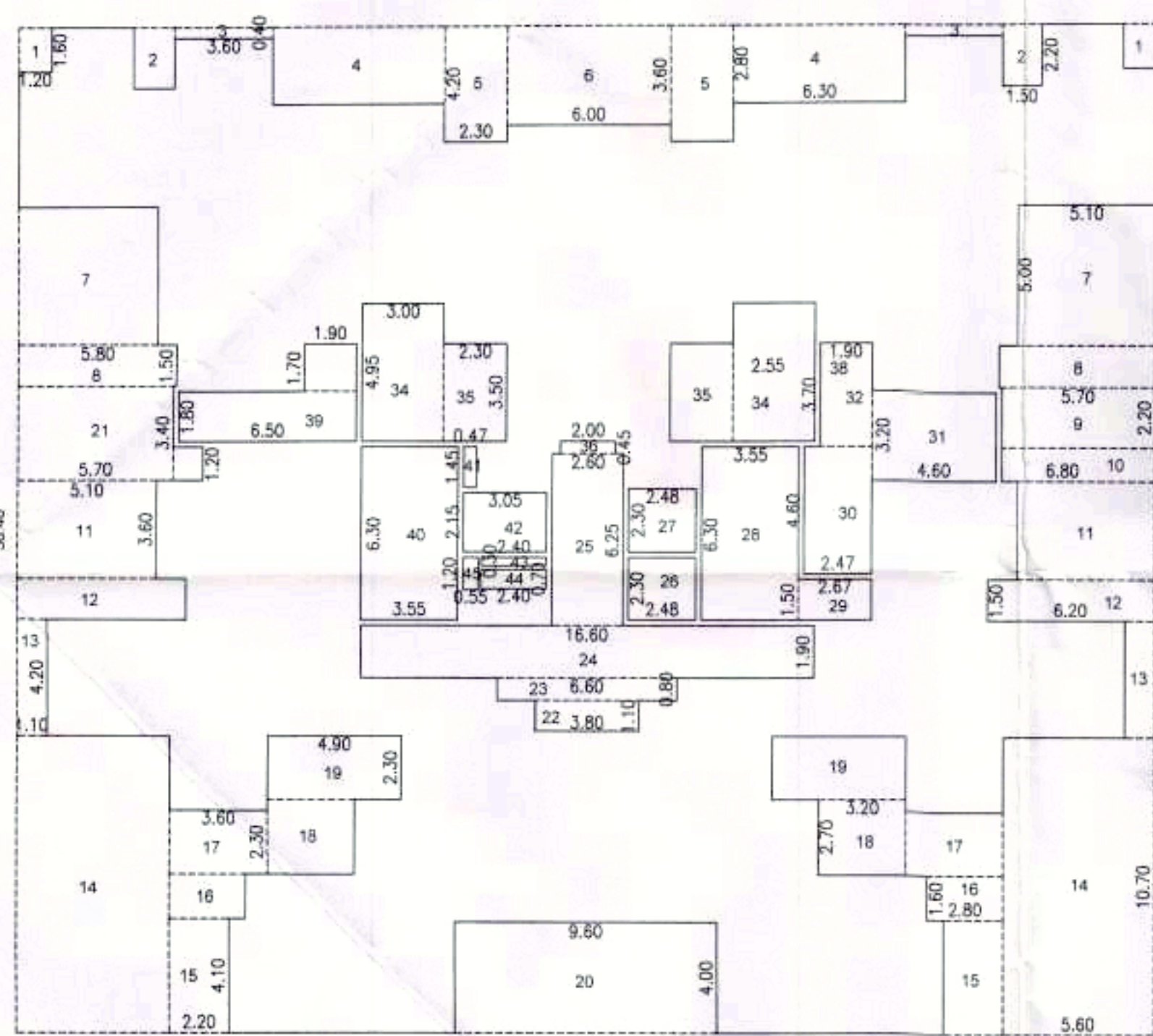
2 x 2.35 x 2.70 = 12.69
2 x 1.70 x 3.00 = 10.20
2 x 1.50 x 1.30 = 3.90
2 x 3.60 x 4.80 = 5.76
2 x 3.60 x 10.90 = 78.48
2 x 1.20 x 8.50 = 20.40
2 x 2.10 x 9.70 = 40.74
2 x 0.45 x 8.70 = 7.83
2 x 2.55 x 9.20 = 46.92

TOTAL = 226.92 SQM

26TH FL. :-

2 x 5.75 x 2.70 = 31.05

TOTAL = 31.05 SQM



KEY PLAN SCALE 1:200

F.S.I. STATEMENT :-

FLOOR	PROP. AREA	PERM. BALC.	PROP. BALC.	DRY BALC. AREA	PERM. TERRACE	PROP. TERRACE	STAIRCASE AREA	PASSAGE AREA	LIFT/M.RM AREA	TENE. NO.
GROUND FL.	794.90	-	-	11.25	-	-	22.37	58.15	17.97+	2
FIRST FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89	58.94	6
SECOND FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
THIRD FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
FOURTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
FIFTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
SIXTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
SEVENTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
EIGHTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
NINTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
TENTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
ELEVENTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
TWELTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
THIRTEEN FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
FOURTEEN FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
FIFTEENTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
SIXTEENTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
SEVENTEENTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
EIGHTEENTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
NINETEENTH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
TWENTIETH FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
TWENTY-FIRST FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
TWENTY-SECOND FL.	583.76	87.56	87.56	27.69	116.75	49.53	22.37	104.89		6
TWENTY-THIRD FL.	540.70	81.11	81.06	27.69	108.14	98.21	22.37	104.89		6
TWENTY-FOURTH FL.	540.70	81.11	81.06	27.69	108.14	98.21	22.37	104.89		6
TWENTY-FIFTH FL.	241.61	36.24	36.15	9.02	48.32	226.92	22.37	63.85		2
TWENTY-SIXTH FL.	166.28	24.94	24.84	-	33.26	31.05	22.37	63.85		-
TOTAL	15126.91	2149.72	2149.43	684.83	2886.36	1455.56	603.99	2703.21	76.91	148

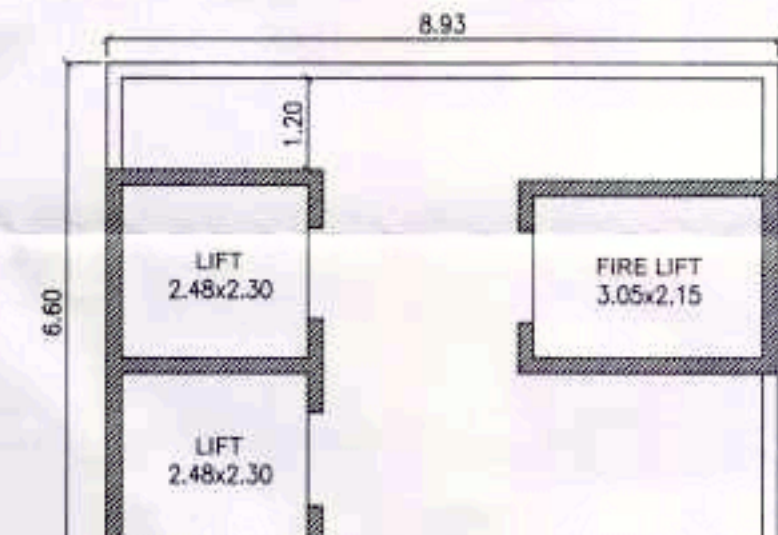
TOTAL EX. DRY BAL IN WING = 92.50 (TO BE ADDED IN FSI)

TOTAL DRY BAL IN WING = 684.83-92.50=592.33

TOTAL EX TERR. IN WING = 178.60 (TO BE ADDED IN FSI)

TOTAL TERRACE IN WING = 1455.56 - 178.60 = 1276.96

TOTAL FSI IN WING = 15126.91 + 92.50 + 178.60 = 15398.01 SQ.M



WING B PARKING STATEMENT :-

S.NO.	PARKING REQUIREMENT	TOTAL FLAT NOS.	cars	scooters	bicycles
1.	2 tenements having area greater than 100 sq.m.	48	2	2	2
2.	3 tenements having area between 50 sq.m.-100 sq.m.	100	1	4	4
TOTAL PARKING REQUIREMENT			81	180	180

LIFT / M.RM AREA CALC. :-

LIFT AREA

2 x 2.48 x 2.30 = 11.41
1 x 3.05 x 2.15 = 6.56
TOTAL = 17.97 SQM

LIFT MACHINE RM AREA

8.93 x 6.60 = 58.94 SQM

DESCRIPTION OF PROPOSAL :-

PROPOSED LAYOUT OF RESI. BLDG.
IN CLUSTER R3 IN SANCTIONED
SPECIAL TOWNSHIP PROJECT.

ON S. NO. 4(P), 33(P), 45 (P)
AT VILLAGE PHURSUNGI,
TALUKA HAVELI, DIST. PUNE.

OWNER'S NAME, ADDRESS, SIGNATURE

MR. DHANANJAY R. PACHPOR.

AUTHORISED SIGNATORY.

ADD-C/O, D.S. KULKARNI DEVELOPERS 1187/60, J.M. ROAD, SHIVAJINAGAR, PUNE - 5.

PROJECT ARCHITECT :-

AR. SAMIR S. DAUD

ARCHITECT SIGNATURE :-

AR. SIDDARTH HARISHANDRAKAR

CA/2004/34707

AR. MANGESH GOTAL

CA/2005/36501

AR. DEEPAJI AGARWAL

CA/2007/39491

LIASONING ARCHITECT :-



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DATE	DEALT BY	REVISD BY	CHECKED BY	SCALE
30.01.2014	DESHREE	PRASAD	MANGESH	1:100