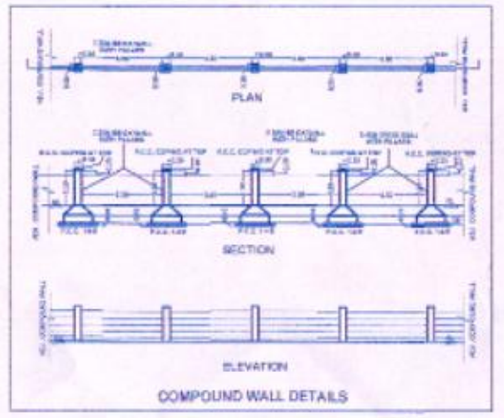
F.S.I STATEMENT												
FLOOR	PROPOSED BUILT UP AREA		PERMISSIBLE OPEN BALC. 15%	PROPOSED OPEN BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA
	COMMERCIAL	RESIDENTIAL									
LOWER PARKIG	----	----	----	----	----	----	----	----	----	----	----
UPPER GROUND	256.89	----	----	----	----	----	----	----	11	3.35	3.35
FIRST	----	601.89	90.28	69.38	120.38	9.32	21.53	15.49	12		
SECOND	----	606.57	90.99	87.75	121.31	13.39	21.53	15.49	12		
THIRD	----	606.57	90.99	87.75	121.31	13.44	21.53	15.49	12		
FOURTH	----	606.57	90.99	87.75	121.31	13.39	21.53	15.49	12		
FIFTH	----	606.57	90.99	87.75	121.31	13.39	21.53	15.49	12		
SIXTH	----	606.57	90.99	87.75	121.31	13.39	21.53	15.49	12		
SEVENTH	----	606.57	90.99	87.75	121.31	13.39	21.53	15.49	12		
EIGHTH	----	565.97	84.90	85.18	113.19	13.39	15.19	15.49	11		
NINETH	----	606.57	90.99	87.75	121.31	13.39	21.53	15.49	12		
TENTH	----	606.57	90.99	87.75	121.31	13.39	21.53	15.49	12		
ELEVENTH	----	446.00	66.90	56.83	89.20	4.87	21.53	15.49	08		
TOTAL	256.89	6466.42	969.96	913.39	1293.28	134.75	230.49	170.39	138	3.35	3.35

F.S.I STATEMENT											
FLOOR	PROPOSED BUILT UP AREA		PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA
	COMMERCIAL	RESIDENTIAL									
BUILDING	256.89	6466.42	969.96	913.39	1293.28	134.75	230.49	170.39	138	3.35	3.35
TOTAL	6723.31										
TOTAL BUILT UP AREA =			6723.31								
PERMISSIBLE FLOOR AREA =			6728.43								
BALANCE AREA =			5.12								

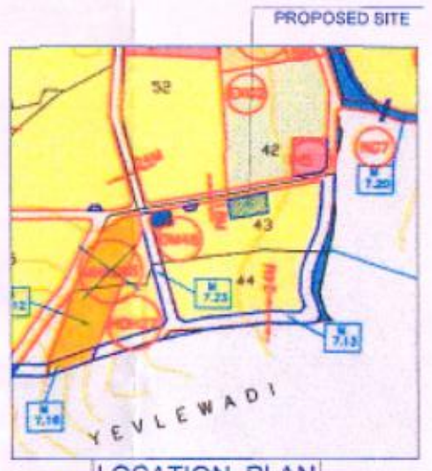
TOTAL PREMIUM AREA
PROPOSED TERRACE AREA
134.75

WATER REQUIRED CALCULATIONS (COMMERCIAL)															
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS															
WING	TOTAL AREA	TOTAL FLATS	TOTAL PERSONS				FIRE FIGHTING CAPACITY		O.H.W.T. CAPACITY		U.G.W.T. CAPACITY				
WING - A	256.89	86	86	X	45	= 3853	20000.00	Lits	23853.35	Lits	23853.35	X 1.5	=	35780.03	Lits
TOTAL	256.89	86	3853				20000.00	Lits	23853.35	Lits	35780.03				

WATER REQUIRED CALCULATIONS (RESIDENTIAL)															
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS															
WING	TOTAL FLATS	TOTAL PERSONS					WATER REQD / DAY				FIRE FIGHTING CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY				
WING - A	127	127	X	05	=	635	635	X	135	= 85725.00	20000.00 Lits	105725.00 Lits	105725.00	X 1.5	=	158587.50	Lits
TOTAL	127	635					85725.00				20000.00 Lits	105725.00 Lits	158587.50				Lits



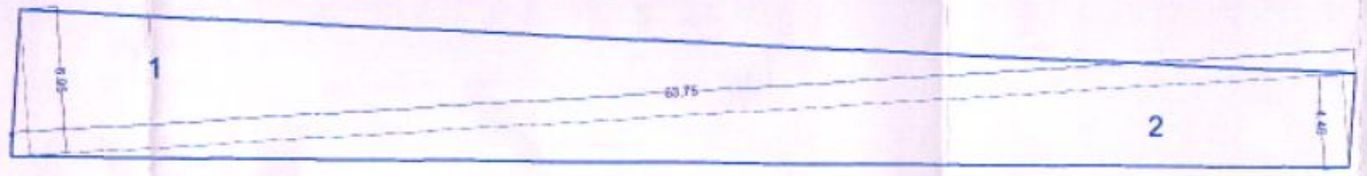
COMPOUND WALL DETAILS



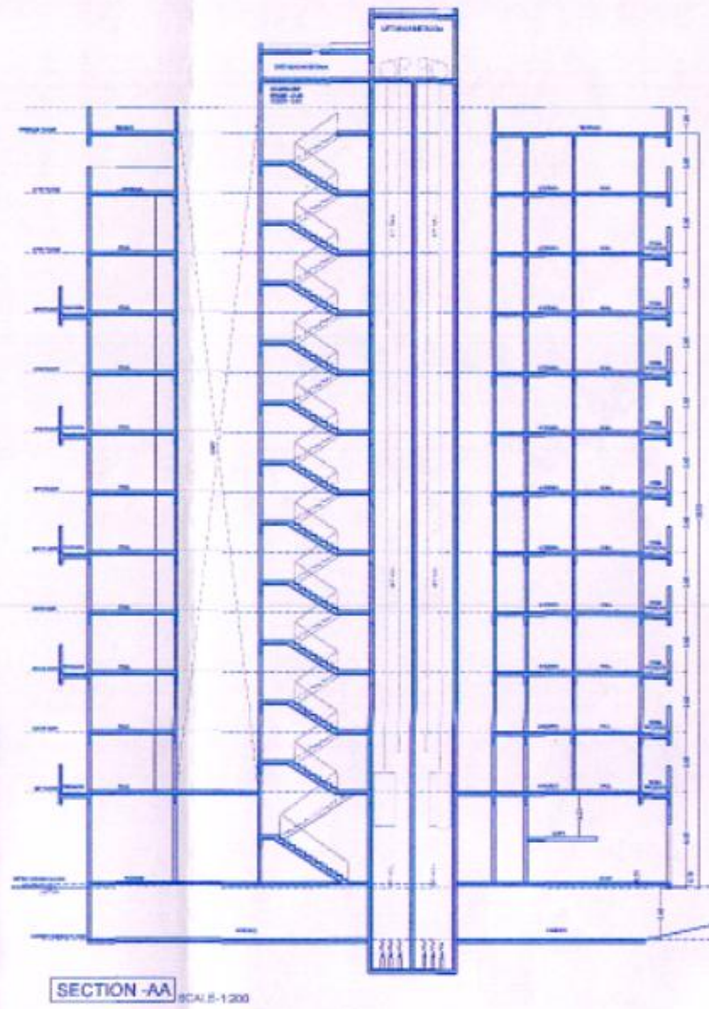
LOCATION PLAN

GROUND COVERAGE STATEMENT
FLOOR BUILT-UP = 601.89 OPEN BALCONY = 65.89 TERRACE = 9.32 + 13.39 TOTAL = 601.89 + 65.89 + 9.32 + 13.39 = 690.49 SQ.M.
PROPOSED GROUND COVERAGE AREA : 690.49 SQM
PERMISSIBLE GROUND COVERAGE - 1 / 3 OF PLOT 3060.99 / 3 = 1020.33 SQ.M.

SECTION:U.G TANK

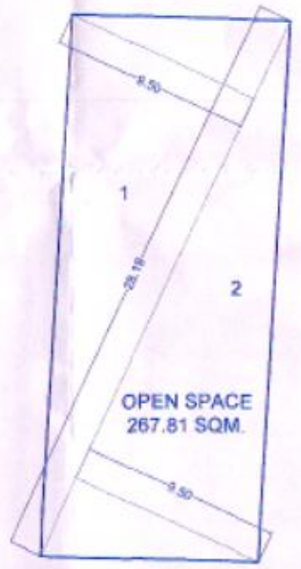


18 M PROPOSED ROAD WINDING KEY PLAN SCALE-1:200


SECTION -AA SCALE-1:200

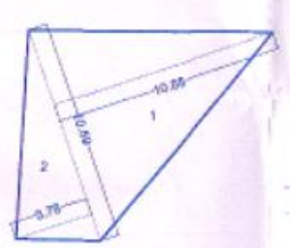
For the purpose of proper calculation of Road pattern and to have a workability of the water & drainage system and other services for the development of adjacent lands the T.P.O. reserves the right to permit access and extension of the internal road & services through this land under layout sub division

18.00 M PROPOSED ROAD WINDING AREA CALCULATION								
(AREA CALCULATION BY TRIANGULATION METHOD)								
Sr.No.	Length		Width		No.		Total	
	Meter		Meter				Sq.M.	
1]	63.75	X	6.95	X	0.5	=	221.53	
2]	63.75	X	4.46	X	0.5	=	142.16	
TOTAL INTERNAL ROAD AREA						=	362.05	



OPEN SPACE KEY PLAN SCALE-1:200

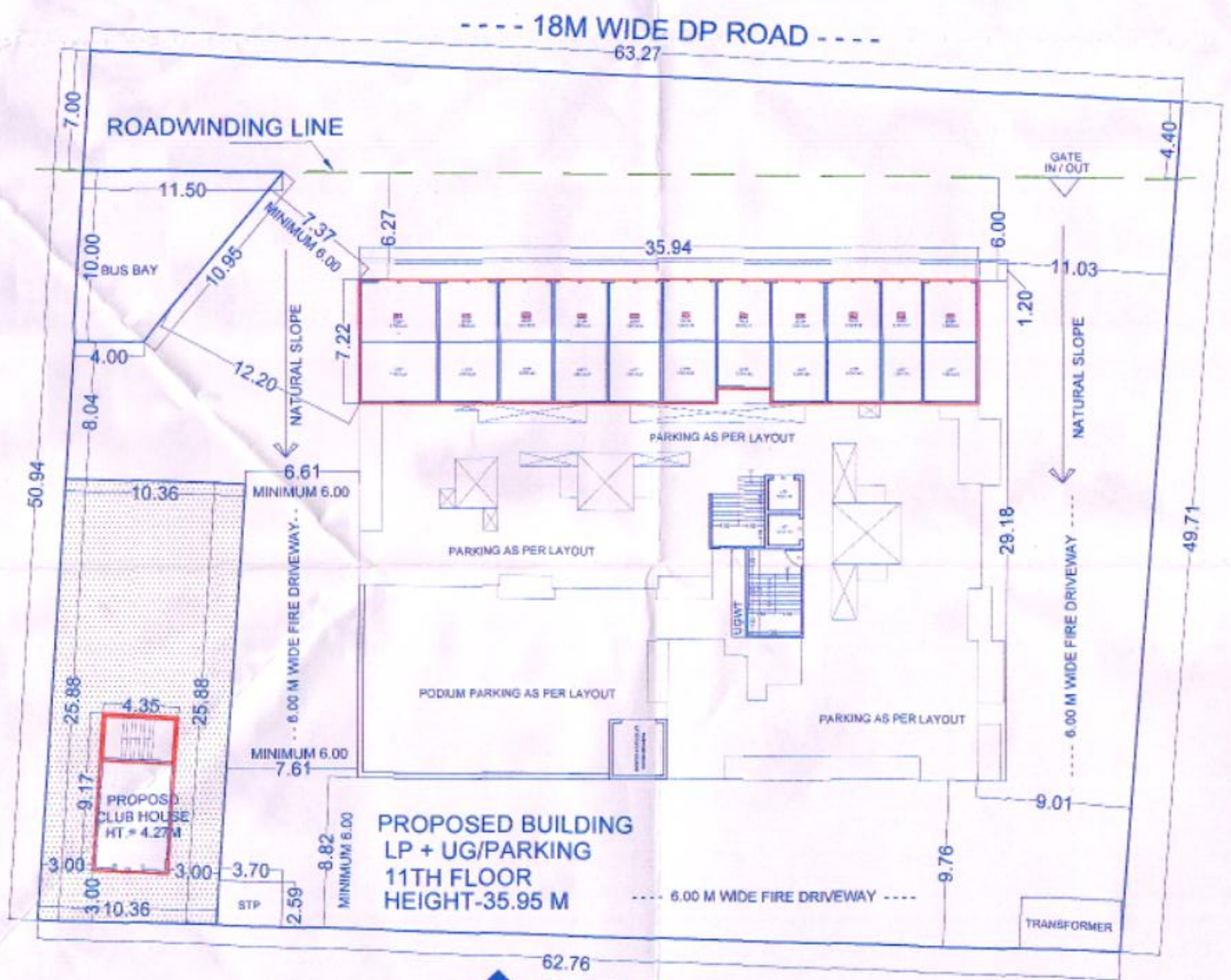
OPEN SPACE AREA CALCULATION								
(AREA CALCULATION BY TRIANGULATION METHOD)								
Sr.No.	Length		Width		No.		Total	
	Meter		Meter				Sq.M.	
1]	26.19	X	9.50	X	0.5	=	133.90	
2]	26.19	X	9.50	X	0.5	=	133.90	
TOTAL OPEN SPACE AREA						=	267.81	
SAY						=	266.33	



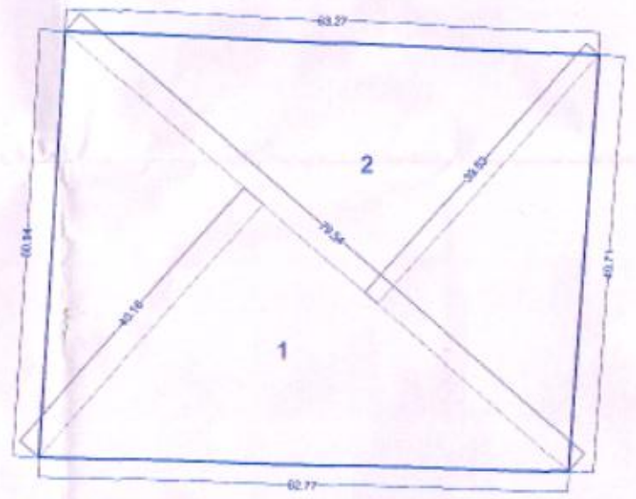
BUS BAY KEY PLAN SCALE-1:100

BUS BAY AREA CALCULATION								
(AREA CALCULATION BY TRIANGULATION METHOD)								
Sr.No.	Length		Width		No.		Total	
	Meter		Meter				Sq.M.	
1]	10.59	X	10.88	X	0.5	=	57.61	
2]	10.59	X	3.78	X	0.5	=	20.02	
TOTAL OPEN SPACE AREA						=	77.62	

SCOOTER LIFT AREA - 9.50 SQ.MT



SITE PLAN SCALE-1:200



PLOT AREA CALCULATION								
(AREA CALCULATION BY TRIANGULATION METHOD)								
Sr.No.	Length		Width		No.		Total	
	Meter		Meter				Sq.M.	
1]	79.54	X	40.18	X	0.5	=	1597.96	
2]	79.54	X	39.53	X	0.5	=	1572.11	
TOTAL PLOT AREA						=	3105.12	

PLOT AREA KEY PLAN SCALE-1:500

PARKING AREA STATEMENT (COMMERCIAL)				
PARKING REQUIRED FOR COMMERCIAL		CARS	SCOOTERS	CYCLES
TOTAL AREA 256.89 SQM	FOR 100 SQM FOR 256.89 SQM	3 FACTOR - 2.56	9	3
PARKING REQUIRED		09	23	08
VISITOR PARKING 05%		01	02	01
TOTAL PARKING PROVIDE		09	25	09
TOTAL PARKING AREA		09 X 12.50 112.00 SQM	25 X 2.00 50.00 SQM	09 X 0.70 6.30 SQM

PARKING AREA STATEMENT (RESIDENTIAL)				
PARKING REQUIRED FOR RESIDENTIAL		CARS	SCOOTERS	CYCLES
TOTAL NO. OF FLATS FOR 127 FLATS	FOR 2 TENEMENTS HAVING CARPET AREA BETWEEN 40 TO 60 SQM FOR 60 FLATS	2 FACTOR = 30.00	4	2
PARKING REQUIRED		60	120	60
TOTAL NO. OF FLATS FOR 66 FLATS	FOR 2 TENEMENTS HAVING CARPET AREA BETWEEN UP TO 40 SQM FOR 66 FLATS	1 FACTOR - 33.5 = 34	4	4
PARKING REQUIRED		34	136	136
PARKING PROVIDE		94	256	196
VISITOR PARKING 05%		05	13	10
TOTAL PARKING (RESIDENTIAL)		99	269	206
TOTAL PARKING AREA		99 X 12.50 1237.50 SQM	269 X 2.00 538.00 SQM	206 X 0.70 144.20 SQM
PARKING REQUIRED FOR (RESIDENTIAL+ COMMERCIAL)		106	294	215

PARKING AREA STATEMENT						
CAR	106 X 1.50	= 162.0	X 12.5	=	2025.0	SQ.M.
SCOOTERS	294 X 1.50	= 441.0	X 2.00	=	882.0	SQ.M.
CYCLES	215 X 1.50	= 322.5	X 0.70	=	225.75	SQ.M.
TOTAL AREA				=	3132.75	SQ.M.

ELEVATION SCALE-1:200

जावक विकास नियंत्रण नियमावली पी.एम.सी. बेसाखाली
स्थान क्र. 82/2020 संदर्भ क्र. CFA/P/14919/4
दि. 03/11/2019 रोजी पत्रे अन्वये

विकास योजना कार्यालय
मान्य नेआउट क्र. CC/1782/19, 07/11/2019
वि.यो.अ./झो.क्र. 2 दिनांक
कार्यकारी अभियंता
बांधकाम विकास विभाग (झो.क्र. 2/)
पुणे महानगरपालिका

N.o.c. No walk of lease of a plot in layout will be recognised and no building permission in any plot in the layout to will be given unless final sanction to the Municipal Corporation

STAMP OF APPROVAL	01 / 01
LAYOUT OF PLAN - SITE PLAN, F.S.I. STATEMENT, PARKING LAYOUT - PLOT AREA KEY PLAN, PLOT AREA CALCULATIONS - PARKING AREA STATEMENT, WATER CALCULATIONS	

PLOT		
A	AREA STATEMENT :	SQ. M.
	AREA OF PLOT as per 7/12	3100.00
	1a. As Per ownership document (7/12, CTS extract)	3100.00
	1b. as Per measurement sheet	3105.12
	1c. as Per site	3105.12
2.	DEDUCTIONS FOR	
	a.) ROAD ACQUISTION AREA b.) RESERVATION	362.05 77.62
	(Total)	439.67
3.	GROSS AREA OF PLOT [1a - 2]	2660.33
4.	RECREATIONAL OPEN SPACE	
	a.) REQUIRED -	266.03
	b.) PROPOSED -	266.03
5.	AMENITY SPACE a.) REQUIRED - b.) PROPOSED -	---- ----
6.	SERVICE ROAD AND HIGHWAY WINDING	----
7.	INTERNAL ROAD AREA	----
8.	NET AREA OF PLOT = [(3 - 5 (b))]	2660.33
9.	BUILT UP AREA WITH REFERNCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH SR.NO.8 X 1.10	2925.36
10.	ADDITION OF AREA FOR F.S.I	
a.) b.) c.) d.)	PREMIUM FSI AREA [2660.33 X 0.50] ROAD ACQUISITION AREA (362.05 X 2) TOTAL TDR (2660.33 X 0.90) =2394.29 - 10b= 1670.19 ANY RESERVATION	1330.16 724.10 1670.19 77.62
	(Total a = b + c + d)	3802.07
11.	TOTAL AREA AVAILABLE [9+10]	6728.43
12.	MAXIMUM UTILIZATION OF F.S.I PERMISSABLE AS PER RULE	2.50
13.	TOTAL BUILT UP AREA IN PROPOSAL	6723.31
	a.) existing built up area	0.00
	b.) proposed built up area commercial + residential	6723.31
	c.) excess balcony area counted in F.S.I	----
	d.) excess double height terraces area counted area counted in F.S.I	0.00
	(Total a + b + c + d)	6723.31
14.	F.S.I COUSUMED (13/8)(should not be more than serial no 12 above)	2.50
15.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	a.) REQUIRED (25%OF SR.NO 8)	
	b.) PROPOSED	
16.	BALANCE AREA	5.12

B	LEGENDS :		COLOUR
	1) DOUBLE HT TERRACE SHOWN	[GREEN]	
	2) PROPOSED BULD WORK SHOWN	[RED]	
	3) PLOT LINE	[THICK GREEN]	
	4) ROAD WIDENING LINE	[GREEN DOTTED]	
	5) OPEN SPACE SHOWN	[GREEN]	
	6) AMENITY SPACE SHOWN	[ORANGE]	

TITLE :

PMC DRAWING
BUILDING PLAN & BUILDING LAYOUT

PROPOSAL :

REVISED LAYOUT OF COMMERCIAL AND RESIDENTIAL BUILDING, SURVEY NO. 43 [P] HISSA NO.2/1 + 2/9 AT - KONDHWA BK, TAL - HAVELI, DIST - PUNE.

OWNER / POA :	OWNER'S SIGN
M/S. TANVI DEVELOPERS MR. SACHIN SURESH HAKKE & OTHERS	

SCALE = 1 : 100	NORTH	DWG. NO. MD/001/R0
DATE : 07 / 11 / 2019		
DESIGN :MUKTA		
CHECK BY : AA		ARCHITECT'S SIGN CA / 2008 / 41867

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