

REVISED LAYOUT-I

विकास योजना नं. 3333/15
नाम: देवाश्वरी अपार्टमेंट
प्लॉट नं. 36/1+37/1+38/1
दि. 21/12/2015

अधिकारी: जयशंकर
विकास योजना नं. 3333/15
प्लॉट नं. 36/1+37/1+38/1

अभिप्रेत विकास विधी: पी.पी. क्षेत्रासाठी
रकम: घटक: दि.
गोची घालणे:



F.S.I. STATEMENT/ PREMIUM STATEMENT

BUILDING	BLDG. HEIGHT	NO. OF BLDG.	IN.	NO. OF FLOORS	COMM. PRO. F.S.I.	RES. PRO. F.S.I.	BALCONY	STAIRCASE	LOBBY	AHU	LIFT+L.M.R.	TERRACE	COVERAGE
A BUILDING	48.25	1	54	8+G+6F+PD+0F	1288.37	8698.14	1344.69	648.13	932.31	173.25	148.34	668.77	771.03
B BUILDING	19.50	1					B+6 PARKING SLAB						404.15
TOTAL		2	54		1288.37	8698.14	1344.69	648.13	932.31	173.25	148.34	668.77	1175.18
TOTAL PROPOSED FSI					1288.37+8698.14=9986.78 sqm.								

AREA CALCULATION FOR GROUND COVERAGE

PERMISSIBLE COVERAGE = 10448.12 less comm. area
10448.12-1288.37=9159.75 SQM.
9159.75 x 20% = 1831.95 SQM.
PROPOSED COVERAGE = 1375.18 SQM.

BALCONY AREA CALC.

TOTAL PROP. AREA = 9986.78 SQM
BALCONY PERM. = 15% x 9986.78 = 1498.02 SQM
TOTAL BAL. PROPOSED = 1344.69 SQM

WATER REQUIREMENT:-

BLDG.	O.H.W.T. (LITRS.)	U.G.W.T. (LITRS.)
A BLDG. (REQUIRED)	76,850.00	1,83,775.00
A BLDG. (PROVIDED)	1,20,000.00	2,50,000.00

PARKING STATEMENT

PARKING (COMMERCIAL)	CAR	SCOOTERS	CYCLE
COMM. (FOR 100 SQM)	2	06	2
COMM. PROPOSED 1288.37=1120.32 (CARPET)	23	67	23
PARKING (RES)			
TENE. ABOVE 80-150 SQM (FOR PER TENE.)	2	2	2
FOR 27 TENE. (TENE. 80-150 SQM)	54	54	54
TENE. ABOVE 150 SQM (FOR PER TENE.)	3	2	2
FOR 27 TENE. (TENE. ABOVE 150 SQM)	81	54	54
PARKING REQUIRED	158	175	131
5% VISITORS PARKING REQUIRED	08	09	07
TOTAL PARKING REQUIRED	166	184	138
PARKING AREA REQUIRED PER PARK.	12.5	2	0.70
PARKING AREA REQUIRED	2075.0	368.0	86.60
TOTAL PARKING PROPOSED	484	295	327
TOTAL PARKING AREA PROPOSED	=6868.50 SQM		



LOCATION PLAN

A. AREA STATEMENT

	SQM
1. Area of Plot	14195.83
2. Deductions for: a. Road Acquisition Area (30m. w. D.P. Road) b. Road Acquisition Area (24m. w. D.P. Road) c. Proposed Road d. Any Reservation (Road Reservation) Total (a+b+c+d)	0991.32 0205.31 1112.00 2308.63
3. NET GROSS AREA OF PLOT (1-2)	11886.80
4. Deduction for: a. Recreation Ground b. Internal Roads c. Area under Transformer Total (a+b+c)	1188.66 230.00
5. NET AREA OF PLOT (3-4)	10698.12
6. ADDITION FOR: a. 12% D.P. b. Reservation area c. Road Acquisition Area d. Transformer Area Total (a+b+c+d)	230.00
7. TOTAL AREA OF THE PLOT (5+6)	10928.12
8. F.A.R. PERMISSIBLE (L.D.)	10928.12
9. PERMISSIBLE FLOOR AREA	10928.12
10. EXISTING FLOOR AREA	-
11. PROPOSED FLOOR AREA	9986.78
12. EXCESS BALCONY TAKEN IN F.S.I.	-
13. TOTAL BUILD UP AREA	9986.78
14. F.A.R. CONSUMED	0.93

B. TENEMENT STATEMENT

	SQM
15. NET AREA OF PLOT (ITEM 5) ABOVE	10448.12
16. LESS DEDUCTION OF NON RESIDENTIAL AREA	1386.37
17. AREA OF TENEMENTS (A-B)	9129.75
18. TENEMENT PERMISSIBLE 250/100	329
19. TENEMENT PROPOSED	34

C. PARKING STATEMENT

	CAR	SCOOTER	CYCLE
1. PARKING REQD. BY RULES	166	184	138
2. TOTAL PARKING PROVIDED	484	295	327
3. GARAGES PERMISSIBLE	-	-	-
4. GARAGES PROPOSED	-	-	-

D. GROUND COVERAGE STATEMENT

	SQM
18. PERMISSIBLE COVERAGE	1831.95
19. PROPOSED COVERAGE	1375.18
20. EXCESS COVERAGE	-

E. SCHEDULE OF OPENINGS

DOORS	WINDOWS
D1-1.0X2.10	W1-1.8X2.30
D2-0.9X2.10	W2-1.8X2.30
D3-0.7X2.10	W3-0.8X1.20
D4-1.8X2.10	W4-0.9X1.00

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME SIGNATURE :-

MR. BHARAT K. SHAH (P.A.H.)
PROJECT :-
BUILDING LAYOUT OF LAND BEARING ON CTS
NO. 36/1+37/1+38/1, F.P. NO. 394/395A, T.P.S.-III
S.NO. 514/1.513A/T.513B/1 AT GULTEKADI, PUNE.

ARCHITECT :-

SWAPNEEL J. DESHPANDE
ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS
FLAT NO. 7, 75/8, SONWATE APARTMENT,
FRANKHAT ROAD, ERANDWANE, PUNE-411004
PHONE NO. - 9822877000
FAX NO. - 020-25532325
E-mail: swapneel28@gmail.com

DATE

21.12.2015

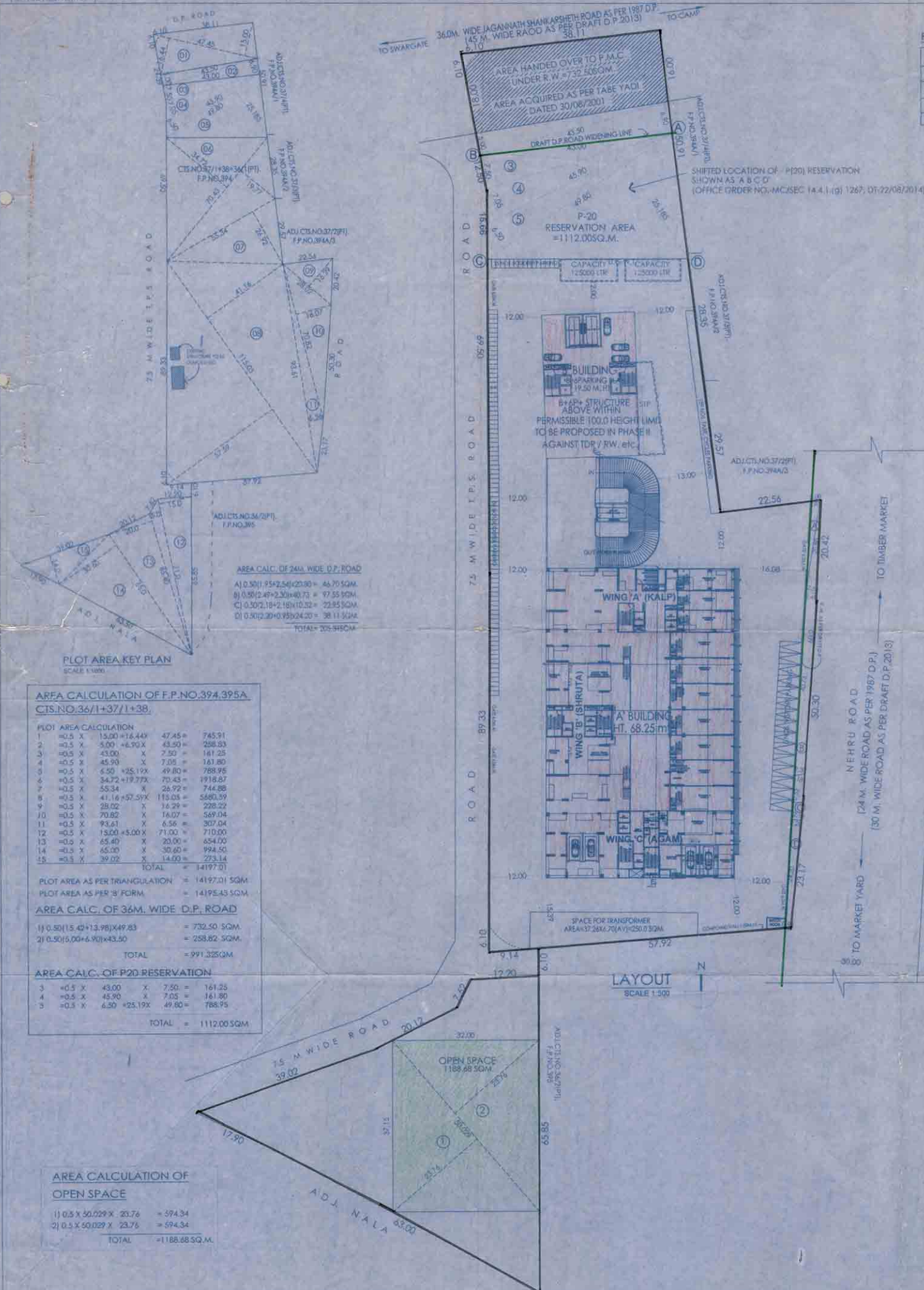
DEALT BY: Narayan K. Narayan K.

REVIEWED BY: Narayan K.

CHECKED BY: Narayan K.

SCALE: 1:500

NOTE: TREES TO BE REMOVED/REPLANTED AS PER GARDEN DEP. PERMIT PERMISSION



AREA CALCULATION OF F.P.NO.394.395A

CTS.NO.36/1+37/1+38/1

PLOT AREA CALCULATION			
1	= 0.5 X 13.00 X 16.44	47.45	745.91
2	= 0.5 X 5.00 X 43.50	43.50	208.83
3	= 0.5 X 43.50 X 7.50	7.50	161.25
4	= 0.5 X 45.50 X 7.00	7.00	161.80
5	= 0.5 X 6.50 X 25.19	49.80	788.95
6	= 0.5 X 34.72 X 19.77	70.43	1918.87
7	= 0.5 X 55.34 X 26.92	744.88	
8	= 0.5 X 41.16 X 57.59	115.05	5860.59
9	= 0.5 X 28.02 X 16.29	228.22	
10	= 0.5 X 70.82 X 14.07	549.04	
11	= 0.5 X 93.61 X 6.56	307.04	
12	= 0.5 X 13.00 X 45.00	71.00	710.00
13	= 0.5 X 65.40 X 20.00	654.00	
14	= 0.5 X 65.00 X 30.60	994.50	
15	= 0.5 X 39.02 X 14.00	273.14	
TOTAL			14197.01

PLOT AREA AS PER TRIANGULATION = 14197.01 SQM

PLOT AREA AS PER 'B' FORM = 14195.83 SQM

AREA CALC. OF 36M. WIDE D.P. ROAD

1) $0.50(15.42+13.98) \times 49.83$	= 732.50 SQM.
2) $0.50(5.00+6.90) \times 43.50$	= 258.82 SQM.
TOTAL	= 991.32 SQM.

AREA CALC. OF P20 RESERVATION

3	=0.5 X	43.00	X	7.50	=	161.25
4	=0.5 X	45.90	X	7.05	=	161.80
5	=0.5 X	6.50	=25.19X	49.80	=	788.95

AREA CALCULATION OF OPEN SPACE

1) $0.5 \times 50.029 \times 23.76$	= 594.34
2) $0.5 \times 50.029 \times 23.76$	= 594.34
TOTAL	= 1188.68 SQ.M.