

100% OPEN SPACE AREA

OPEN SPACE - 3

OPEN SPACE - 2

OPEN SPACE - 1

OPEN SPACE - 4

BY TRIANGULATION METHOD					
OPEN SPACE - 1					
1.	1/2 X	80.40 X	3.58	=	80.40 SQ.M
2.	1/2 X	132.72 X	12.11	=	132.67 SQ.M
3.	1/2 X	110.54 X	11.78	=	110.51 SQ.M
4.	1/2 X	113.59 X	4.80	=	252.08 SQ.M
5.	1/2 X	113.59 X	4.85	=	264.10 SQ.M
6.	1/2 X	70.54 X	5.83	=	73.92 SQ.M
7.	1/2 X	87.58 X	28.80	=	880.32 SQ.M
8.	1/2 X	81.02 X	17.46	=	734.49 SQ.M
9.	1/2 X	34.02 X	8.21	=	344.90 SQ.M
10.	1/2 X	81.71 X	6.01	=	245.54 SQ.M
11.	1/2 X	76.81 X	0.39	=	32.22 SQ.M
12.	1/2 X	50.63 X	5.78	=	192.56 SQ.M
					5174.77 SQ.M
OPEN SPACE - 2					
1.	1/2 X	61.93 X	5.597	=	173.30 SQ.M
2.	1/2 X	61.93 X	30.10	=	832.05 SQ.M
					1105.35 SQ.M
OPEN SPACE - 3					
1.	1/2 X	44.37 X	20.017 X 2	=	889.04 SQ.M
					889.04 SQ.M
OPEN SPACE - 4					
1.	1/2 X	44.37 X	20.017 X 2	=	889.04 SQ.M
					889.04 SQ.M
TOTAL OPEN SPACE AREA					8,008.20 SQ.M

CONFL AREA STATE		B'WING	
A.C. WING	AREA	WING	AREA
FLOOR	107.94	FLOOR	108.94
GROUND	144.73	GROUND	135.42
MEZZANINE	21.15	MEZZANINE	108.04
FIRST	143.43	FIRST	172.99
SECOND	143.43	SECOND	171.28
TOTAL	1,561.74	TOTAL	1,117.73
NO. OF WING	4 X 2		
TOTAL COINM AREA	3,123.48		
A WING		1,961.21	
B WING		1,117.73	
C WING		1,581.74	
TOTAL COINM AREA		4,641.21	

TOTAL BUILD. F.S.I. STATEMENT in smt. (PREMIUM TABLE)										
	B/UP AREA	PERM. BALCV. 15%	BALCONY PROP.	WASH AREA	STAIRCASE AREA	PASSAGE PROP.	LIFT AREA+ LIFT M/C RM	GROUND COVERAGE	NO. OF TENEMENT	TERRACE AREA
PREVIOUS SANCTIONED	77,803.78	11,469.93	11,453.64	0.00	0.00	0.00	83.75 + 304.32 = 388.07	10,099.14	1775 NOS.	13,481.01
PROPOSED	84,559.31	12,494.13	12,476.84	0.00	0.00	0.00	83.75 + 304.32 = 388.07	10,099.14	1941 NOS.	14,752.97
DIFF.	+6755.53	+1024.20	+1023.20	0.00	0.00	0.00	NIL	NIL	+166 NOS.	+1271.96

TRUE COPY LAYOUT 01/46

PRAKASH KARNI
CAK-1722909
Socio-Economic Officer, placed in Charge of
Eligibility Cell, R. No. 360/94, Sector 9d &
S. No. 8, NCTE, No. 3, Sector 17A,
Dated: 10/01/97
**Metropolitan Commissioner and
Chief Executive Officer**
Pune Metropolitan Regional Development Authority, Pune.



AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON
/ / & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS
MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH
THE AREA STATED IN DOCUMENTS OF CITY SURVEY/ T P RECORD.

A. PRASAK KULKARNI CA/98/22009		
AREA STATEMENT		SQ. M.
1) AREA OF PLOT AS PER Z/12		87,200.00
2) DEDUCTIONS FOR		
a) AREA UNDER 12.00 M. W. SERVICE ROAD		1,903.70
b) AREA UNDER ROAD WIDENING		5,214.30
c) TOTAL		7,118.00
3) NET AREA (1-2c)		80,082.00
4) DEDUCTIONS FOR		
a) 15% OPEN SPACE AREA (8,008.20)		---
b) 15% AMENITY SPACE AREA		12,017.30
c) AREA UNDER 9.00 M. W. PROPOSED ROAD		---
d) TRANSFORMER & SERVICES		---
e) TOTAL		12,017.30
5) NET AREA OF PLOT (3-4e)		68,069.70
6) PERMISSIBLE F.S.I. (0.9) 68,069.70X0.9		61,262.73
7) TOTAL PERMISSIBLE F.S.I. (1.2) 61,262.73X1.2		73,515.28
8) ADDITIONS FOR		
a) 15% AMENITY SPACE AREA		---
b) AREA UNDER 12.00 M. W. SERVICE ROAD		---
c) TRANSFORMER & SERVICES		---
d) ADD PAID F.S.I. (0.2)		12,252.55
e) TOTAL		12,252.55
9) TOTAL PERMISSIBLE AREA (7+8e)		85,767.83
10) EXISTING RESI. FL. SPACE AREA		
11) PROPOSED RESI. AREA		60,118.10
12) PROPOSED COMM. AREA		4,441.21
13) EXCESS BALC. AREA (AREA IN FOR		
14) TOTAL B/U AREA		64,559.31
15) PERMISSIBLE COVERAGE AREA (1/3)		22,689.90
16) PROPOSED COVERAGE AREA		10,099.14
TENAMENT STATEMENT		
TENAMENT PERMISSIBLE @ 250 T/A		2192 NOS.
TENAMENT PROPOSED		1941 NOS.
PARKING STATEMENT		
PARKING REQUIRED BY RULE	CMR	9000FT CIRCULAR
PARKING PROVIDED	75	3864

LEGEND	
PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE.
0.15M THK BLOCK WALL & 0.10M THK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
M. M. TILE FLOORING
T. W. DOORS & M. S. WINDOWS.

Ar. PRAKASH K. KAPUR CA/98/22009	Mrs. VARSHA S. PARANJPE & 3 OTHER'S
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PROPOSED LAYOUT OF COMM. & RESI. BUILDING
GAT NO. 94/1+94/2+96/1+96/2+97/1+97/2,
AT- WARVE KH., TAL-BHOR, PUNE .

ARCHITECT

PRAKASH KULKARNI

ankur associates

ARCHITECTS

TECHNICAL OFFICE NO. 101, 1ST FL., CTS NO-118770, GHOLE ROAD, SHIVAJINAGAR.

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DATE	SCALE	DRN BY	698/12
06/12/2016	1 : 500	Archana	

BUILDING LAYOUT PLAN