

Revised layout
This is an amendment to
this drawing No. D/0
of 25/03/18 dated 25/03/18

Engineer
(G.P.O.P. 2006-11) P.A.C.



F1-WING E3-WING E2-WING E1-WING D3-WING D2-WING D1-WING C3-WING C2-WING C1-WING B3-WING B2-WING B1-WING A3-WING

SECTION AT C-C

LAY-OUT PLAN

PLOT AREA CALCULATION (SCALE=1:200)

AREA STATEMENT FOR BEFORE AMALGAMATION

S.NO	7/12 AREA	PLOT AREA CALCULATION	MINIMUM ROAD WIDENING AREA	RESERVATION AREA	NET PLOT AREA
12/1	12,000.00				
12/2+3	42,800.00	55,825.54	54,975.00	8,210.35	9,420.77
12/4+29	375.00				
TOTAL	54,975.00	55,825.54	54,975.00	8,210.35	9,420.77

AREA STATEMENT FOR AFTER AMALGAMATION

S.NO	7/12 AREA	PLOT AREA CALCULATION	MINIMUM ROAD WIDENING AREA	RESERVATION AREA	NET PLOT AREA
12/1+12/2+3+12/4/29	54,975.00	55,825.54	54,975.00	8,210.35	9,420.77
TOTAL	54,975.00	55,825.54	54,975.00	8,210.35	9,420.77

PLOT AREA CALCULATION

- 1) 0.50 X 68.755 X 178.929 = 6,082.38 SQ.M.
- 2) 0.50 (24.766 + 116.222) X 196.55 = 13,855.59 sq.m.
- 3) 0.50 X 51.891 X 138.009 = 3,539.31 sq.m.
- 4) 0.50 (84.764 + 46.555) X 128.539 = 7,154.42 SQ.M.
- 5) 0.50 (12.008 + 11.356) X 29.227 = 341.43 SQ.M.
- 6) 0.50 (49.157 + 47.333) X 156.704 = 7,560.18 SQ.M.
- 7) 0.50 (81.563 + 37.678) X 90.781 = 4,504.80 SQ.M.
- 8) 0.50 X 29.248 X 101.183 = 1,479.41 SQ.M.
- 9) 0.50 X 50.490 X 138.000 = 3,483.81 SQ.M.
- 10) 0.50 (33.673 + 45.602) X 162.297 = 6,433.05 SQ.M.
- 11) 0.50 X 1.342 X 47.410 = 31.81 SQ.M.
- 12) 0.50 19.348 X 140.552 = 1,358.58 SQ.M.

TOTAL = 55,825.54 SQ.M.



F.S.I. STATEMENT:-

WING	NO. OF BLDG	BUILT UP AREA COMM	RESI	TOTAL	BALCONY	PERMI	ENCL.	OPEN	STAIRCASE AREA	FIRE	LIFT AREA	SHOP/OFF.	TENEMENT	NO. OF FLOOR	HT. OF BLDG (INCLUDING PARKING)	HT. OF BLDG (WITHOUT PARKING)
A1	1	282.38	6106.80	6389.18	916.06	---	---	57.88	177.98	193.27	10.18	4	65 NOS	G/P+STILT+11FL	37.45M	37.45M
A2	1	43.94	5976.56	6020.50	896.45	---	---	---	192.50	192.50	10.35	---	87 NOS	P+STILT+11FL	37.45M	37.45M
A3	1	---	6101.99	6101.99	915.29	---	---	---	177.98	191.07	10.18	---	65 NOS	P+STILT+11FL	31.45M	34.25M
B1	1	---	6859.84	6859.84	1029.01	---	---	1012.38	206.76	206.76	14.82	---	95 NOS	B2+B1+P+12FL	37.40M	34.20M
B2	1	---	7842.38	7842.38	1176.32	---	---	1130.56	236.04	205.80	13.53	---	107 NOS	B2+B1+P+12FL	37.40M	34.20M
B3	1	---	6859.84	6859.84	1029.01	---	---	1012.38	206.76	206.44	14.82	---	95 NOS	B2+B1+P+12FL	37.40M	34.20M
C1	1	---	6859.84	6859.84	1029.01	---	---	1012.38	206.76	208.44	14.82	---	95 NOS	B2+B1+P+12FL	37.40M	34.20M
C2	1	---	7842.38	7842.38	1176.32	---	---	1130.56	236.04	205.80	13.53	---	107 NOS	B2+B1+P+12FL	37.40M	34.20M
C3	1	---	6859.84	6859.84	1029.01	---	---	1012.38	206.76	206.76	14.82	---	95 NOS	B2+B1+P+12FL	37.40M	34.20M
D1	1	---	5802.84	5802.84	870.36	---	---	868.44	263.28	208.08	14.84	---	72 NOS	B2+B1+P+12FL	37.40M	34.20M
D2	1	---	4113.72	4113.72	617.04	---	---	613.44	216.96	216.96	20.40	---	48 NOS	B2+B1+P+12FL	37.40M	34.20M
D3	1	---	5802.84	5802.84	870.36	---	---	868.44	263.28	208.08	14.84	---	72 NOS	B2+B1+P+12FL	37.40M	34.20M
E1	1	---	5613.24	5613.24	841.08	---	---	837.60	263.28	208.08	14.80	---	72 NOS	B2+B1+P+12FL	37.40M	34.20M
E2	1	---	4070.28	4070.28	610.44	---	---	609.60	216.96	216.96	21.07	---	48 NOS	B2+B1+P+12FL	37.40M	34.20M
E3	1	---	5613.24	5613.24	841.08	---	---	837.60	263.28	208.08	14.80	---	72 NOS	B2+B1+P+12FL	37.40M	34.20M
F1	1	2988.46	---	2988.46	336.88	---	---	333.75	84.72	84.72	22.21	04	13	B2+B1+G+3FL	13.80M	13.80M
TOTAL	16	3314.78	92325.63	95640.41	14183.72	---	---	11337.39	3419.34	3169.80	240.01	08	13	1195		

FSI & NON F.S.I AREA STATEMENT

	AREA SQ.M.
B/UP AREA	95640.41
PROP. BALC.	11337.39
STAIRCASE AREA	6589.14
LIFT AREA	225.19
PARKING AREA	54577.89
CLUB HOUSE	560.15
U.G.TANK	468.07
O.H.TANK	585.74
S.T.P.	609.50
CLUB HOUSE	560.15
TOTAL	171153.63

AREA STATEMENT

	SQ.M.
1) AREA OF PLOT (AS PER TITLE DEED)	54,975.00
2) AREA OF PLOT (DOCUMENT)	54,975.00
3) AREA AS PER TRIANGULATION	55,825.54
4) MINIMUM PLOT AREA CONSIDERED	54,975.00
5) DEDUCTION	
a) AREA UNDER 60.0 M W ROAD WIDENING	1,664.88
b) AREA UNDER 30.0 M W ROAD WIDENING	4,245.86
c) AREA UNDER 24.0 M W ROAD WIDENING	1,047.27
d) AREA UNDER RESERVATION	9,420.77
e) AREA UNDER REMOVE NALA	1,252.54
TOTAL (a+b+c+d+e)	17,631.12
6) GROSS AREA OF PLOT (1-2) (54,975.00 - 17,631.12)	37,343.88
7) AREA UNDER REQUIRED OPEN SPACE (10%)	3,734.38
8) AREA UNDER PROPOSED OPEN SPACE (10%)	3,734.38
9) AREA UNDER REQUIRED AMENITY SPACE (15%)	5,601.58
10) AREA UNDER PROPOSED AMENITY SPACE (15%) (AMENITY IN RESERVATION)	41,078.26
11) ADDITION OF AREA FOR BAL	
a) AREA UNDER 24 M O.P. ROAD (1047.27 X 2)	2,094.54
b) AREA UNDER REMOVE NALA	1,252.54
c) AREA UNDER TOR (1.40 OF 3 - 7(6+3)) (c) REGULAR TOR 1.20 + 48,834.35 SQ.M. (d) SLUM T.D.R 0.20	36,147.48
12) PREMIUM /TS AREA (MAXIMUM OF 0.50 XSR NO 3)	9,788.87
13) TOTAL PERMISSIBLE AREA	15,671.94
14) TOTAL PROPOSED BUILT UP AREA	1,12,031.63
15) TOTAL PERMISSIBLE AREA	95640.41

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PROJECT:
PROPOSED RESIDENTIAL & COMMERCIAL LAYOUT OF BUILDING AT S.NO. 12/1,12/2+3,12/4/29, AT DHANDORI, PUNE.

ARCHITECT'S SIGN:
ARCHITECTS: SHREE BALAJI ASSOCIATES Through MR. ANUJ UMESH GOYAL (P.A.H.)

DATE: 14.09.2018
SCALE: 1:1000
DRAWN BY: ANUJ GOEL
COMP: 22/D/DWG/ANUJ GOEL/DHANDORI

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