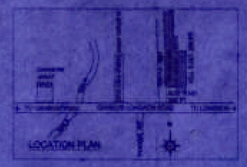
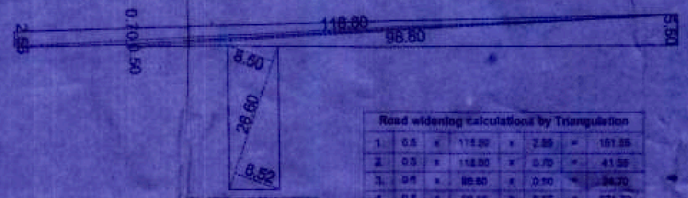
FSI STATEMENT

BUILDING	FLOOR AREA IN SQM										LIFT (sq.mt.)	BALCONY (sq.mt.)	STAIRCASE		TENEMENTS
	GR. FL.	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	TOTAL			REGULAR	FIRE	
'A' BLDG	0	730.85	748.73	748.73	748.73	748.73	748.73	748.73	729.31	7000.04	13782.79	218.32	105.75	84.48	78
'B' BLDG	0	730.14	748.93	748.93	748.93	748.93	748.93	748.93	728.71	6997.84		218.37	105.79	84.48	73
'C' BLDG	0	214.36	214.36	214.36	214.36	214.36	214.36	214.36	208.59	1720.11		230.16	120.30	90.00	52
BUNGLOW	171.35	70.38								141.73		4.34	13.32	0.00	4
TOTAL	171.35	1701.74	1712.01	1712.01	1712.01	1712.01	1712.01	1712.01	1662.57	15857.73	13782.79	24.44	1272.26	344.24	216.00	177.00
NON FSI													1784.00			

PLOT AREA STATEMENT

SR. NO.	NAME OF A.G.	REF. CHECK LIST NO.	PCN DATE	AREA (Sq.m.)	AREA AS PER OWNERSHIP DOCUMENT	BANKING AREA ORDER
2005	Sy.No.Gaon/Panvel	Revised Development	[illegible]	4000		4000.00
2006	Tentative conversion			400		400.00
2006/2	Kothrud Phase-2 Revenue Panchayat	Tentative conversion	[illegible]	1,320		500.00
2006/3	Gaothan (Village Gaothan) Gaothan-2 Gaothan	Tentative conversion	[illegible]	1,000		1000.00
TOTAL				6720	6721.00	5700.00





AREA KEY PLAN OF ROAD WIDENING

Road widening calculations by Triangulation

1.	0.5	x	118.00	x	2.85	=	167.35
2.	0.5	x	118.00	x	0.70	=	41.30
3.	0.5	x	98.80	x	0.50	=	24.70
4.	0.5	x	98.80	x	5.50	=	271.70
5.	0.5	x	28.60	x	8.50	=	113.05
6.	0.5	x	28.60	x	8.52	=	113.32
Total Area						=	718.00

A BLDG. AREA STATEMENT

FLOOR	BUILT AREA	INTERNAL BALCONY	FRONT BALCONY	STAIRCASE	FIRE STAIRCASE	TENEMENTS	LIFT
FIRST	730.85	118.83	85.48	15.00	15.00	8	6.18
SECOND	748.73	121.80	85.73	15.00	15.00	8	
THIRD	748.73	121.80	85.73	15.00	15.00	8	
FOURTH	748.73	121.80	85.73	15.00	15.00	8	
FIFTH	748.73	121.80	85.73	15.00	15.00	8	
SIXTH	748.73	121.80	85.73	15.00	15.00	8	
SEVENTH	748.73	121.80	85.73	15.00	15.00	8	
EIGHTH	729.31	120.00	83.73	15.00	15.00	8	
TOTAL	5999.84	986.73	679.87	120.00	120.00	64.00	6.18

B BLDG. AREA STATEMENT

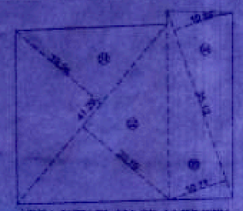
FLOOR	BUILT AREA	INTERNAL BALCONY	FRONT BALCONY	STAIRCASE	FIRE STAIRCASE	LIFT	TENEMENTS	TERRACE
FIRST	730.14	121.80	85.74	15.00	15.00		8	50.00
SECOND	748.93	122.00	85.93	15.00	15.00		8	
THIRD	748.93	122.00	85.93	15.00	15.00		8	
FOURTH	748.93	122.00	85.93	15.00	15.00		8	
FIFTH	748.93	122.00	85.93	15.00	15.00	6.18	8	
SIXTH	748.93	122.00	85.93	15.00	15.00		8	
SEVENTH	748.93	122.00	85.93	15.00	15.00		8	
EIGHTH	728.71	120.00	83.71	15.00	15.00		8	
TOTAL	5997.84	976.80	678.07	120.00	120.00	6.18	72	50.00

C BLDG. AREA STATEMENT

FLOOR	BUILT AREA	INTERNAL BALCONY	FRONT/ OPEN BALCONY	STAIRCASE	FIRE STAIRCASE	LIFT	TENEMENTS
FIRST	214.36	32.15	25.40	15.00	15.00		6
SECOND	214.36	32.15	25.40	15.00	15.00		6
THIRD	214.36	32.15	25.40	15.00	15.00		6
FOURTH	214.36	32.15	25.40	15.00	15.00	6.18	6
FIFTH	214.36	32.15	25.40	15.00	15.00		6
SIXTH	214.36	32.15	25.40	15.00	15.00		6
SEVENTH	214.36	32.15	25.40	15.00	15.00		6
EIGHTH	208.59	31.29	24.70	15.00	15.00		6
TOTAL	1720.11	258.01	203.10	120.00	120.00	6.18	52.00

FSI STATEMENT (BUNGLOW)

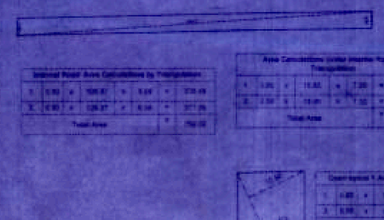
BUILDING	FLOOR AREA IN SQM			BALCONY (sq.m.)	STAIRCASE
	GR. FL.	1ST	TOTAL		
BUNGLOW	70.38	71.35	141.73	4.34	13.32
TOTAL	70.38	71.35	141.73	4.34	13.32

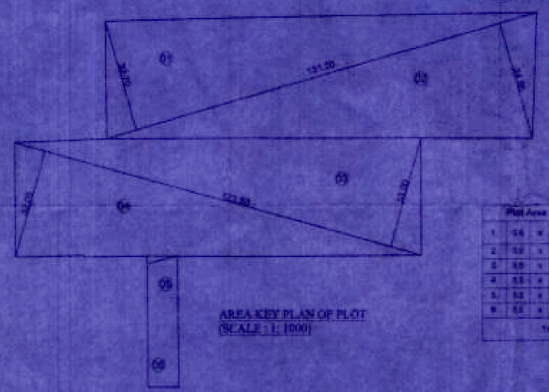


AREA KEY PLAN OF AMENITY

Amenity Area Calculations by Triangulation

1.	0.5	x	41.28	x	24.34	=	501.35
2.	0.5	x	41.28	x	23.14	=	476.92
3.	0.5	x	30.13	x	18.91	=	284.34
4.	0.5	x	30.13	x	16.71	=	251.55
Total Area						=	1513.16





AREA KEY PLAN OF PLOT
(SCALE : 1: 1000)

Plot Area Calculations by Triangulation

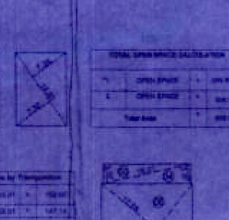
1.	0.5	x	121.25	x	32.70	=	2148.12
2.	0.5	x	121.25	x	34.85	=	2208.18
3.	0.5	x	123.55	x	32.08	=	1979.95
4.	0.5	x	123.80	x	33.80	=	2037.75
5.	0.5	x	34.80	x	9.70	=	172.26
6.	0.5	x	34.80	x	8.34	=	145.21
Total Area						=	8707.26

Internal Road Area Calculations by Triangulation

1.	0.50	x	100.81	x	3.04	=	153.62
2.	0.50	x	128.37	x	4.34	=	277.76
Total Area						=	431.38

Area Calculations under Internal Road by Triangulation

1.	0.50	x	15.83	x	7.20	=	57.00
2.	0.50	x	15.81	x	7.10	=	57.01
Total Area						=	114.00



TOTAL OPEN SPACE CALCULATION

1.	OPEN SPACE	=	[illegible]
2.	OPEN SPACE	=	[illegible]
Total Area		=	[illegible]

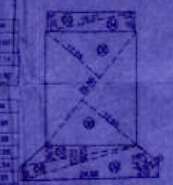
AREA KEY PLAN OF PARKING

Open space 1 Area Calculations by Triangulation

1.	0.50	x	15.81	x	20.21	=	159.67
2.	0.50	x	15.81	x	20.21	=	159.67
Total Area						=	319.34

Open space 2 Area Calculations by Triangulation

1.	0.50	x	5.27	x	15.21	=	39.98
2.	0.5	x	5.27	x	15.21	=	39.98
3.	0.5	x	15.00	x	20.21	=	151.58
4.	0.5	x	12.00	x	20.21	=	121.26
5.	0.5	x	3.70	x	12.21	=	22.58
6.	0.5	x	3.34	x	21.84	=	36.37
7.	0.5	x	3.70	x	12.21	=	22.58
8.	0.5	x	3.34	x	21.84	=	36.37
9.	0.5	x	24.84	x	3.71	=	46.08
10.	0.5	x	4.25	x	3.21	=	6.81
Total Area						=	503.16



OPEN SPACE PLAN OF OPEN SPACE

WATER REQUIREMENT BLDG

FOR RESIDENTIAL :-
WATER CONSUMPTION PER HEAD PER DAY on Mean - 135 ltr.
ASSUMING 5 PERSONS PER TENEMENTS
TOTAL NO. OF TENEMENTS PROPOSED - 178 Nos.
WATER CONSUMPTION PER TENEMENT = 5 x 135 = 675 LTS.
WATER CONSUMPTION (ALL TENEMENTS) = 675 x 178 = 119850 ltr.
NET OVERHEAD REQUIRED = 1.19,850 liter
NET OVERHEAD PROVIDED FOR 'A' BLDG. = 40000 ltr. + 20000(FOR FIRE)
NET OVERHEAD PROVIDED FOR 'B' BLDG. = 40000 ltr. + 20000(FOR FIRE)
NET OVERHEAD PROVIDED FOR 'C' BLDG. = 25000 ltr. +20000(FOR FIRE)
UNDER GROUND WATER TANK - 119850 X 1.5 = 179200
UNDER GROUND WATER TANK PROVIDED- 1,70,200 ltr. + 50000(FOR FIRE)

WATER REQUIREMENT - FOR BUNGLOW :-
WATER CONSUMPTION PER TENEMENT = 5 x 135 = 675 LTS.
NET OVERHEAD PROVIDED FOR BUNGLOW = 750 ltr.
UNDER GROUND WATER TANK - 675 X 1.5 = 1012 ltr.
UNDER GROUND WATER TANK PROVIDED- 1100 ltr.

GROUND COVERAGE STATEMENT

BUILDING	BUIL TUP AREA	FIRE & REGULAR STAIRCASE	LIFT	TOTAL
A - BLDG.	748.73	25.21	6.18	779.12
'B' BLDG.	748.93	25.21	6.18	780.31
'C' BLDG.	214.36	25.25	6.00	245.61
BUNGLOW	71.38	13.32		84.69
TOTAL				1894.70

PERMISSIBLE GROUND COVERAGE 35% = 1184.30 SQM
PROPOSED GROUND COVERAGE = 1894.70 SQM
(MAX. 35 % OF NET PLOT AREA) = 2367.60 SQM

PARKING AREA STATEMENT FOR A BLDG.

Parking Provided	Car	Scooter/Bike	Bicycle
Basic Parking required (one car per each Tenement) 178 car	73	nil	-
Visitor (5% visitors parking)	4	2	-
Total	78	nil	Nil

PARKING AREA STATEMENT FOR B BLDG.

Parking Provided	Car	Scooter/Bike	Bicycle
Basic Parking required (one car per each Tenement) 165 car	73	nil	-
Visitor (5% visitors parking)	4	2	-
Total	78	nil	Nil

PARKING AREA STATEMENT FOR C BLDG.

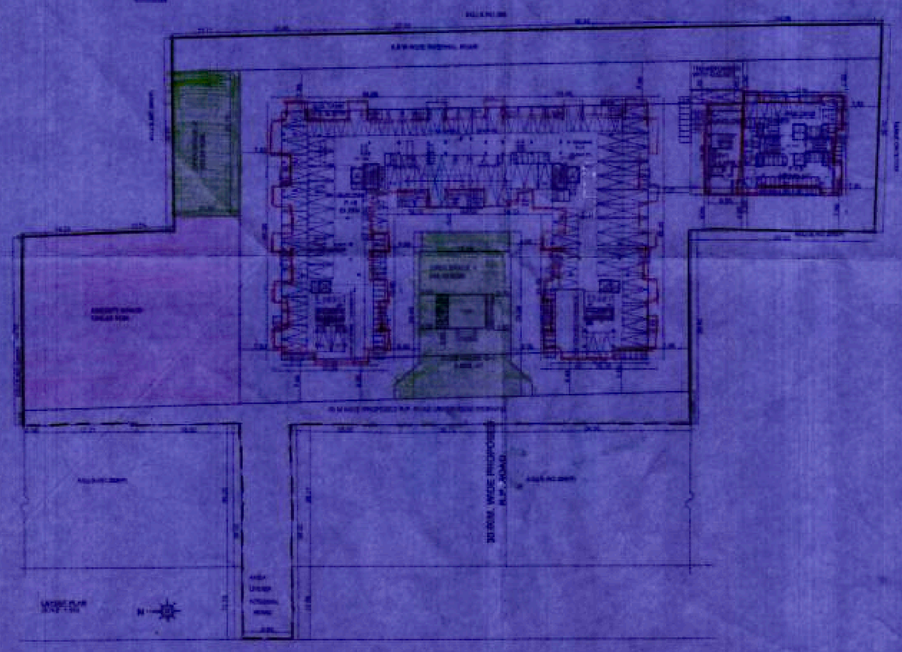
Parking Provided	Car	Scooter/Bike	Bicycle
Basic Parking required (one car per each Tenement) 52 car	26	26	26
Visitor (5% visitors parking)	2	1	-
Total	28	27	-

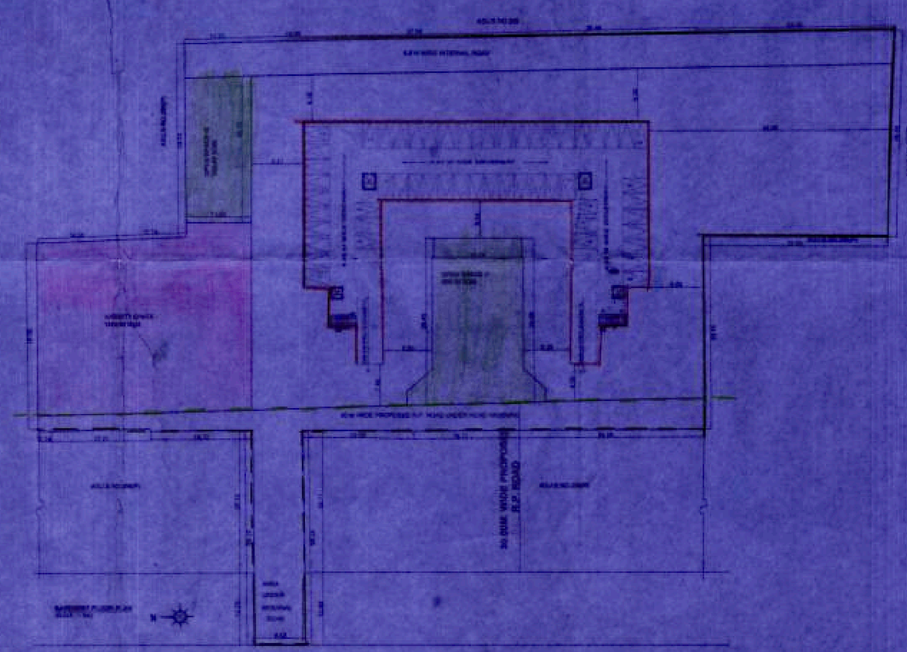
PARKING AREA STATEMENT FOR BUNGLOW

Parking Provided	Car	Scooter/Bike	Bicycle
Basic Parking required (one car per each Tenement) 4 Tenements	8	8	-
Total	8	8	-

PARKING AREA CALCULATION AS PER REQUIREMENT

VEHICLE	NO.	AREA REQUIRED IN SQM	AREA PROVIDED IN SQM
CAR	185	185 X 23 = 4255	185 X 23 = 4255
BICYCLE	271	271 X 2.00 = 542.00	271 X 2.00 = 542.00
OTHER	204	204 X 0.75 = 153.00	204 X 0.75 = 153.00
TOTAL		5150.00 SQM.	5150.00 SQM.





STAMP OF APPROVAL | 1/1

LAYOUT PLAN

जा.क्र.अस.नि.विभाग
This is an accompaniment to this office letter No. DPO/CC/1201/218 date 23/09/18

Executive Engineer
(B.P./D.P. Zone-I) P.M.C.

POONA MUNICIPAL CORPORATION TOWN PLANNING ENGINEER POONA

AREA STATEMENT		SQ. M
1.	PLOT AREA AS PER 7/12	
	a. As per ownership document (7/12, CTS extracts)	8775.00
	b. As per measurement sheet	8662.00
	c. As per site	AREA 00
2.	Minimum area of a & b(ETs be considered MR)	8775.00
3.	DEDUCTION FOR	
	A. Proposed D.P. / D.P. Road widening Area	
	a. Road Widening Area Under Proposed Road	0.00
	b. 30.00 m. Wide	718.00
	c. Total Road widening Area a + b ( )	718.00
	B. Any D.P. Reservation Area	
	a. Area Reservation Nala	NIL
	b. Area Reservation Nala Garden	NIL
	c. Total D.P. Reservation Area (a + b)	NIL
4.	Total Area (A + B)	718.00
5.	Gross Area of Plot (1 - 2)	8057.00
	a. Required Open Space (10 % of area 5)	805.90
	b. Proposed Open Space	805.90
6.	Deductions	
	a. Required Amenity Space (15 % of area 5)	1208.85
	b. Proposed Amenity Space	1208.85
7.	Service Road and Highway widening	NIL
8.	Internal Road Area	756.32
9.	Net Area of Plot (5 - (4+6+8))	6483.13
10.	Built-up Area with reference to Regs. F. S. I.(11.1)	7535.77
11.	Addition of Area for F. S. I.	
	a. Against D.P. Road (2.00)	1432.00
	b. Against Amenity Space (2)	2417.70
	c. Internal Road Area	—
	d. Built FOR Permissible(1.2x6483.13)=1370.02	483.05
	e. TDR Permissible(1.2x6483.13)=5200.16	1802.15
12.	Additional F.S.I. Area (a+b+c+d+e)	6284.92
13.	Total Permissible Area (10+12)	13820.69
14.	Proposed Built-up Area	13747.73
15.	FSI Consumed	1.69
	TENEMENT STATEMENT	No.
20.	Permissible Residential Tenement (240Ten/Hec.)	348 No.
21.	Proposed Residential Tenement	177 No.

SCHEDULE OF OPENINGS

DOORS	WINDOWS
D - 1.35 X 2.10	W - 1.80 X 2.10
D1 - 0.90 X 2.10	W1 - 1.50 X 2.10
D2 - 0.75 X 2.10	V - 0.60 X 0.60
GD - 1.80 X 2.40	

LEGEND

PLOT BOUNDARY	BLACK THIK	DRAIN LINE	RED DOTTED
PROPOSED WORK	RED LINE	WATER LINE	BLACK DOTTED
EXISTING ROAD	YELLOW	EXISTING WORK	HATCH
ENCL. BALCONY	BLUE	TERRACE	GREEN

PROJECT

PROPOSED RESIDENTIAL SCHEME AT
SR. NO. 206/6 + 206/10/+206/8/2 P. MAUJE LONDAON,
TAL. HAVELI,DIST. PUNE.

OWNER P.O.H.

MR. VIJAY KATE
FOR SHREE YASHADA DEVP.& YASHADA INFRASTRUCTURE

ARCHITECT

ARCH. AMAR PADEKAR
ARCHANA HOUSE, CO NO. 1054
PLOT NO. 44/2/4, MODEL COLONY
DPT. CHOWK
PUNE-411016 PH. 25656355
CA/2000/14025

ARCH. SIGN

Scale	Date	Drawn BY	Chkd. BY	Drg. No.
1:500	01-08-18	MK	AP	MD-01