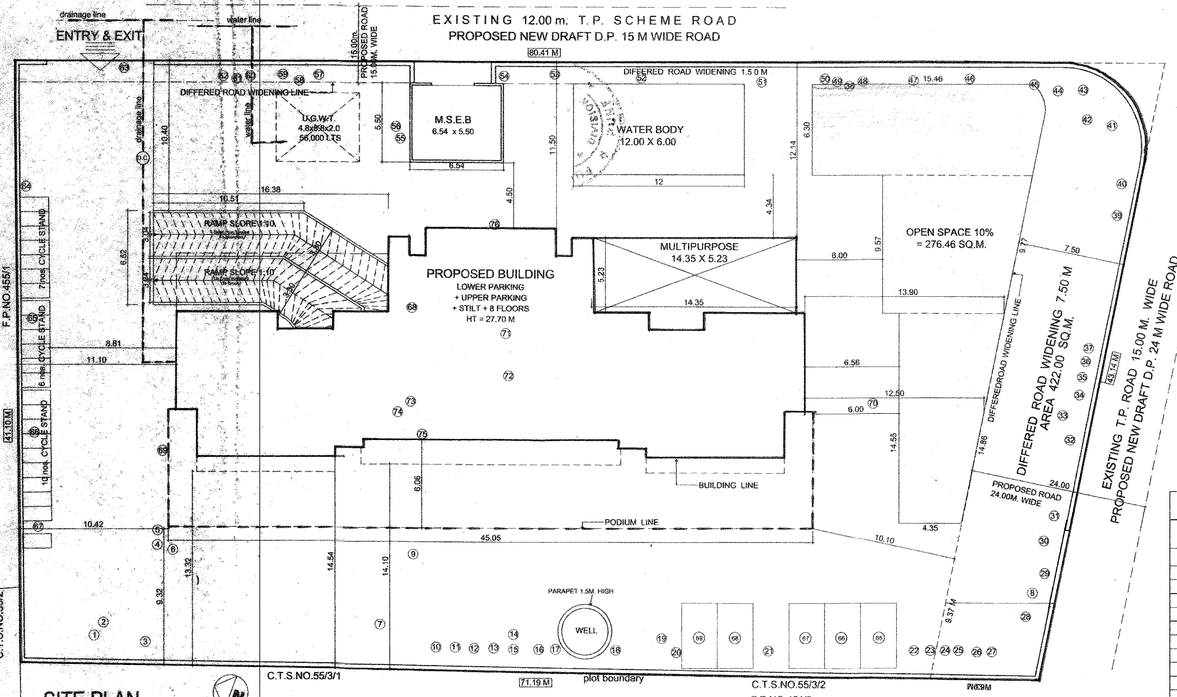
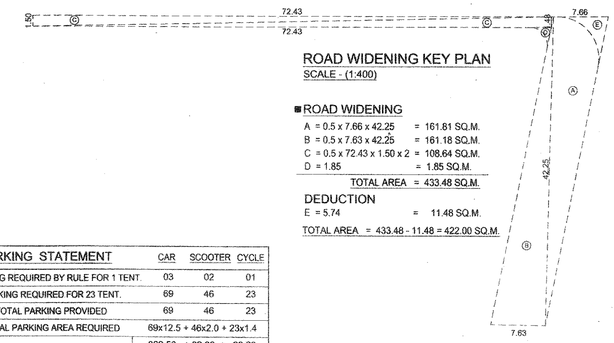


SITE PLAN
SCALE - (1:200)



ROAD WIDENING KEY PLAN
SCALE - (1:400)

ROAD WIDENING

A = 0.5 x 7.66 x 42.25 = 161.81 SQ.M.
B = 0.5 x 7.63 x 42.25 = 161.18 SQ.M.
C = 0.5 x 72.43 x 1.50 x 2 = 108.64 SQ.M.
D = 1.85 = 1.85 SQ.M.
TOTAL AREA = 433.48 SQ.M.

DEDUCTION

E = 5.74 = 11.48 SQ.M.
TOTAL AREA = 433.48 - 11.48 = 422.00 SQ.M.

PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQUIRED BY RULE FOR 1 TENT.	03	02	01
PARKING REQUIRED FOR 23 TENT.	69	46	23
TOTAL PARKING PROVIDED	69	46	23
TOTAL PARKING AREA REQUIRED	69x12.5 + 46x2.0 + 23x1.4		
	862.50 + 92.00 + 32.20		
	= 986.70 SQ.M.		
TOTAL PARKING AREA PROVIDED	69x12.5 + 46x2.0 + 23x1.4		
	862.50 + 92.00 + 32.20		
	= 986.70 SQ.M.		

F.S.I. STATEMENT

FLOOR	AREA IN SQ.M.	BALCONY AREA PERMIS.	BALCONY AREA PROPOSED	PASSAGE AREA PERMIS.	PASSAGE AREA PROPOSED	STAIRCASE AREA (FREE OF F.S.I.)	TERRACE AREA (FREE OF F.S.I.)	NO. OF TENAMENTS	LIFT WELL
STILT FLOOR	71.75	15% OF 4657.32 698.59 SQ. M	---	5% OF 4657.32 = 232.86 SQ.M.	---	---	---	---	= 13.35 SQ.M.
FIRST FLOOR	405.50		60.09		17.24	39.74	37.48	02	
SECOND FLOOR	365.73		50.85		17.24	39.74	101.42	02	
THIRD FLOOR	365.73		50.85		17.24	39.74	87.60	02	
FOURTH FLOOR	405.50		60.09		17.24	39.74	75.47	02	
FIFTH FLOOR	405.50		60.09		17.24	39.74	87.60	02	
SIXTH FLOOR	405.50		60.09		17.24	39.74	75.47	02	
SEVENTH FLOOR	204.61		30.35		17.24	39.74	43.55	01	
EIGHTH FLOOR	405.50		60.09		17.24	39.74	75.47	02	
NINTH FLOOR	405.50		60.09		17.24	39.74	87.60	02	
TENTH FLOOR	405.50		60.09		17.24	39.74	75.47	02	
ELEVENTH FLOOR	405.50		60.09		17.24	39.74	87.60	02	
TWELFTH FLOOR	405.50		60.09		17.24	39.74	75.47	02	
TOTAL AREA	4657.32		672.86		206.88	476.88	910.20	23	13.35

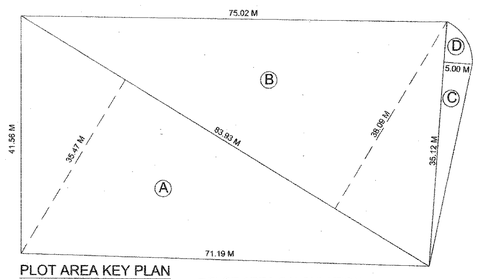
SEVENTH FLOOR 273.05 SQ.M. OF REFUGE AREA.

WATER REQUIREMENT CALCULATION :-

OVERHEAD WATER TANK
NO. OF TENAMENTS = 23
NO. OF PERSONS = 5 NOS. PER TENAMENT
WATER REQUIREMENT = 5 x 135 x 23 = 15,525 ~ 16,000 LTS.
WATER PROVIDED = 4.00 x 3.00 x 1.20 x 2 = 28,880 ~ 30,000 LTS.
TOTAL O.H.T. PROVIDED= 30000 + 10,000(FIRE) = 40,000 LTS.

UNDERGROUND WATER TANK
U.W.T. REQUIREMENT = 1.5 X 40,000 = 60,000 LTS.
TOTAL U.W.T. PROVIDED = 60,000 + 10,000 = 70,000 LTS.

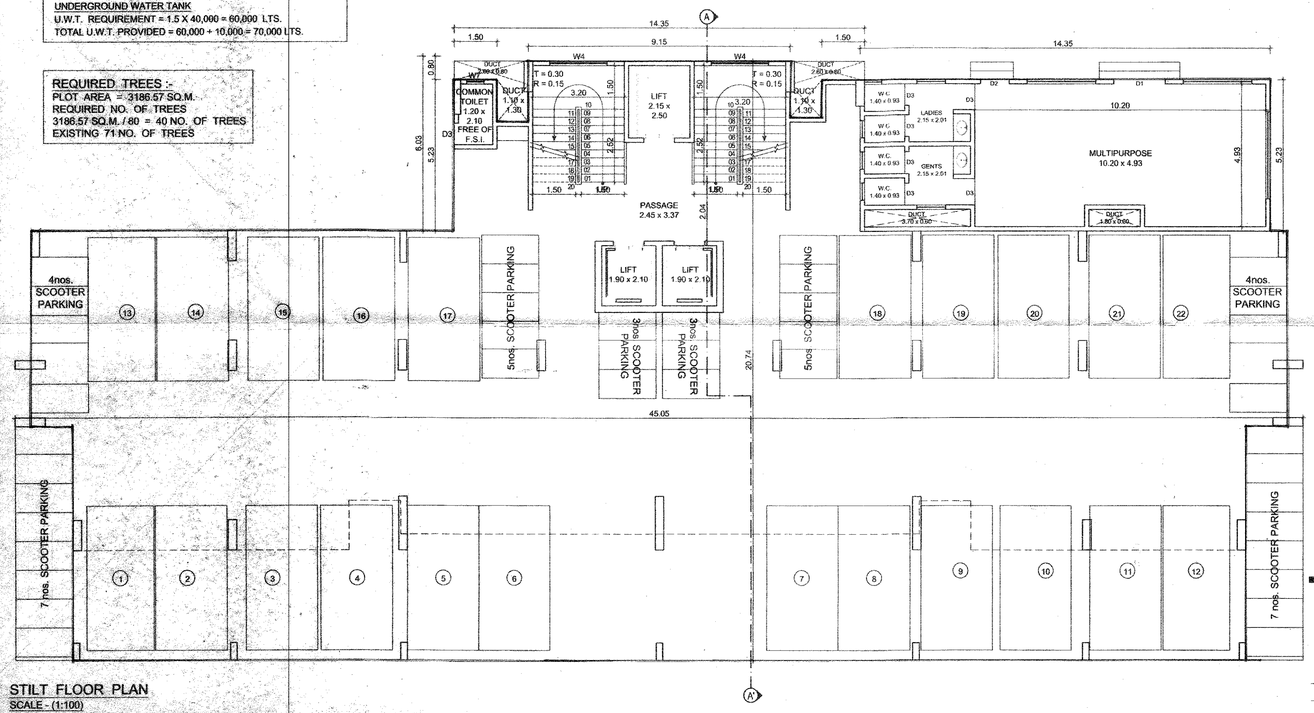
REQUIRED TREES :-
PLOT AREA = 3186.57 SQ.M.
REQUIRED NO. OF TREES
3186.57 SQ.M. / 80 = 40 NO. OF TREES
EXISTING 71 NO. OF TREES



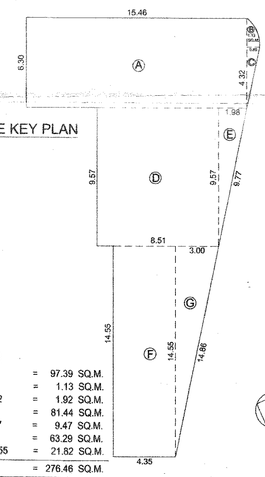
PLOT AREA KEY PLAN
SCALE - (1:500)

PLOT AREA CALCULATION

AREA OF A = 0.5 x 83.93 x 35.47 = 1488.49 SQ.M.
AREA OF b = 0.5 x 83.93 x 38.09 = 1598.44 SQ.M.
AREA OF C = 0.5 x 35.12 x 5.00 = 87.80 SQ.M.
AREA OF D = 25.32 SQ.M.
TOTAL AREA = 3200.00 SQ.M.



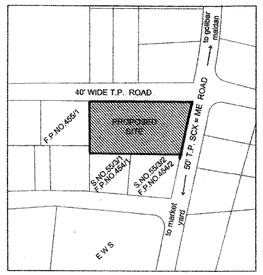
STILT FLOOR PLAN
SCALE - (1:100)



OPEN SPACE KEY PLAN
SCALE - (1:200)

CALCULATION

A = 15.46 x 6.30 = 97.39 SQ.M.
B = 1.13 = 1.13 SQ.M.
C = 0.5 x 0.89 x 4.32 = 1.92 SQ.M.
D = 8.51 x 9.57 = 81.44 SQ.M.
E = 0.5 x 1.98 x 9.57 = 9.47 SQ.M.
F = 4.35 x 14.55 = 63.29 SQ.M.
G = 0.5 x 3.00 x 14.55 = 21.82 SQ.M.
TOTAL = 276.46 SQ.M.



LOCATION PLAN

STAMP OF APPROVAL

D.P. LAYOUT 1/2

विकास योजना कार्यालय
मान्य लेआऊट क्र. CC/3985/14
बि.पी.ओ. ठराव क्र. 23/1/2015 दिनांक
कार्यकारी अभियंता
विकास योजना व बांधकाम नियंत्रण (शे.क्र. 4)
पुणे महानगरपालिका

जमिन विकसन निधी.....चौ.मी. क्षेत्रासाठी
रक्कम रु.....चलन क्र.....दि.....,
रोजी भरले आहेत.

SCHEDULE OF DOORS & WINDOWS

FD1 - 3.00 X 2.40	W1 - 3.00 X 1.50
FD2 - 2.78 X 2.40	W2 - 2.78 X 1.50
FD3 - 2.40 X 2.40	W3 - 2.40 X 1.50
FD4 - 2.00 X 2.40	W4 - 2.00 X 1.50
D1 - 1.20 X 2.40	W5 - 1.20 X 1.50
D2 - 1.00 X 2.40	W6 - 0.90 X 0.90
D3 - 0.85 X 2.10	W7 - 0.60 X 0.90

PERFORMA - I

A. AREA STATEMENT	SQ.M.
1. AREA OF PLOT	3186.57
a) Plot area as per 7/12	------
b) Plot area as per demarcation	------
2. DEDUCTIONS FOR	------
a) Area Under Road	422.00
b) Any reservation	------
Total (a + b)	------
3. NET GROSS AREA OF PLOT (1 - 2)	2764.57
4. DEDUCTIONS FOR	------
a) Open Space	276.46
b) Internal road	------
c) M.S.E.B. Transformer	36.00
d) Total (a + b + c)	312.46
5. NET AREA OF PLOTS (3 - 4c)	2452.11
6. ADDITION FOR F.A.R. 2(a)	------
Addition For F.S.I. (2a in 6)	422.00
Addition For F.S.I. (4a in 6)	276.46
Addition For F.S.I. (4c in 6)	36.00
7. TOTAL AREA (5 + 6)	3186.57
8. F.A.R. PERMISSIBLE	ONE
T.D.R. PERMISSIBLE 60% OF 2452.11 SQ.M. (5) 40% OF 2452.11 SQ.M = 980.84 20% OF 2452.11 SQ.M. = 490.42 (SLUM)	1471.26
9. PERMISSIBLE FLOOR AREA (7 + 8)	4657.83
10. PROPOSED AREA	4657.32
11. PERMISSIBLE COVERAGE 20% OF 5	490.42
12. PROPOSED COVERAGE	475.51
13. F.A.R. CONSUMED (13 / 7)	------
14. TENEMENT STATEMENT	------
a) Tenements Permissible	79.00
b) Tenements Proposed	23.00

LEGEND

Plot boundary shown Black — Water line shown Black dotted
Proposed work shown Red — Drainage shown Red dotted

PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQR. BY RULE	69	46	23
PARKING PROPOSED	69	46	23

LEGEND

Plot boundary shown Black — Water line shown Black dotted
Proposed work shown Red — Drainage shown Red dotted

DESCRIPTION OF PROPOSAL

LAYOUT OF REVISED RESIDENTIAL BUILDING ON C.T.S.NO.55/3/3 & F.P.N0. 454/3 S.NO.548(part) AT GULTEKADI (SALISBURY PARK), PUNE - 411037

OWNERS SIGNATURE
RAJIV SANGTANI (PAH)

NORTH :

SCALE	DATE	DRG. NO	REVISION	DRAWN BY
1 : 100	JAN 2015		-	

CREATION
RAZZAQ SHAIKH
ARCHITECT
REG. NO. CA/78/403
OFFICE NO. 305, THIRD FLOOR
TEJ HOUSE, 5 M.G. ROAD, CAMP
PUNE 411001. TEL : 020 26052602
E-MAIL : razzaqshaikh@gmail.com