

TOTAL F.S.I. STATEMENT (in sq.m.)

WING TYPE	FLOORS	HEIGHT OF BUILDING	GROUND COVERAGE	PROP B-UP	PERM BAL @15%	PROP BAL	STAIR AREA	PASSAGE AREA	LIFT AREA	LIFT MICRM	TERRACE AREA	TENEMENTS
WING A	2B P+L P+U P+15 FLR	8.59M		441.65	385.88	10127.01	48.02	TAKEN INF.S.I	4.75	29.38	55.77	5 Nos.
WING B	2B P+L P+U P+15 FLR	49.95 M	2476.24	414.73	4331.22	646.85	252.30	672.69	4.75	29.38	810.45	70 Nos.
WING C	2B P+L P+U P+14 FLR	46.95 M		501.31	5409.91	X	672.28	TAKEN INF.S.I	4.75	29.38	824.18	70 Nos.
TOTAL			2476.24	1357.69	10127.01	1519.05	1367.15	252.30	672.69	14.25	84.14	145Nos.

F.S.I. STATEMENT (in sq.m.) WING A

FLOOR	GROUND COVERAGE	HEIGHT OF BUILDING	NET BUIP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	STAIRCASE AREA	PASSAGE AREA	LIFT AREA	LIFT MICRM AREA	TENEMENTS Nos	FIRE LIFT AREA	FIRE STAIRCASE AREA	TERRACE AREA
FIRST	441.65	8.59 M	385.88	385.88 X 15%	48.02	TAKEN INF.S.I		4.75	29.38	5 Nos	4.75	29.38	55.77
TOTAL	441.65		385.88	57.88	48.02			4.75	29.38	5 Nos	4.75	29.38	55.77

F.S.I. STATEMENT WING B

FLOOR	GROUND COVERAGE	HEIGHT OF BUILDING	TOTAL BUIP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	STAIRCASE AREA	PASSAGE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	LIFT MICRM	TERRACE AREA	TENAMENT
FIRST			255.93		38.32	16.82	46.25	15.70				47.31	4
SECOND			308.36		45.81	16.82	46.25	15.70				59.05	5
THIRD			308.36		45.81	16.82	46.25	15.70				55.70	5
FOURTH			308.36		45.81	16.82	46.25	15.70				59.05	5
FIFTH			308.36		45.81	16.82	46.25	15.70				55.70	5
SIXTH			308.36		45.81	16.82	46.25	15.70				59.08	5
SEVENTH			308.36		45.81	16.82	46.25	15.70				55.70	5
EIGHTH			308.36		45.81	16.82	46.25	15.70				59.08	5
NINTH			308.36		45.81	16.82	46.25	15.70				55.70	5
TENTH			308.36		45.81	16.82	46.25	15.70				59.08	5
ELEVENTH			308.36		45.81	16.82	46.25	15.70				55.70	5
TWELTH			308.36		45.81	16.82	46.25	15.70				59.08	5
THIRTEENTH			308.36		45.81	16.82	46.25	15.70				55.70	5
FOURTEENTH			308.36		45.81	16.82	46.25	15.70				59.08	5
FIFTEENTH			308.36		45.81	16.82	46.25	15.70				55.70	5
TOTAL	414.73	2B+L P+U P+15 FL HT-49.95 M	4331.22	649.68	646.85	252.30	672.69	235.50	4.75	4.75	29.38	810.45	70.00

F.S.I. STATEMENT WING C

FLOOR	GROUND COVERAGE	HEIGHT OF BUILDING	TOTAL BUIP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	STAIRCASE AREA	PASSAGE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	LIFT MICRM	TERRACE AREA	TENAMENT
FIRST			305.88		48.02			16.28				55.75	5
SECOND			305.88		48.02			16.28				59.08	5
THIRD			305.88		48.02			16.28				55.75	5
FOURTH			305.88		48.02			16.28				59.08	5
FIFTH			305.88		48.02			16.28				55.75	5
SIXTH			305.88		48.02			16.28				59.08	5
SEVENTH			305.88		48.02			16.28				55.75	5
EIGHTH			305.88		48.02			16.28				59.08	5
NINTH			305.88		48.02			16.28				55.75	5
TENTH			305.88		48.02			16.28				59.08	5
ELEVENTH			305.88		48.02			16.28				55.75	5
TWELTH			305.88		48.02			16.28				59.08	5
THIRTEENTH			305.88		48.02			16.28				55.75	5
FOURTEENTH			305.88		48.02			16.28				59.08	5
TOTAL	501.31	2B+L P+U P+14 FL HT-46.95 M	5409.91	811.49	672.28			227.92	4.75	4.75	29.38	824.18	70.00

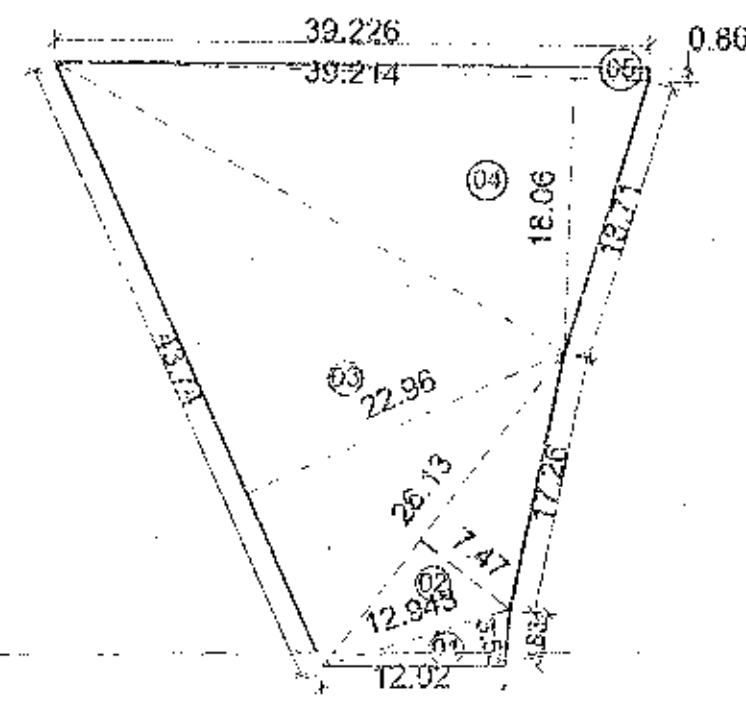
Exist Trees = 12
Trees to be retained = 06
Trees to be cut = 06
Trees to be planted/prop = 80

TREES CALCULATION

NET PLOT AREA = 8752.47 SQ.M.
TREES REQ = 8752.47 / 100 = 88 NOS
TREES REQUIRED TO BE CUT BECAUSE PROPOSED WORK = 06 NOS
TREES TO BE CUT BECAUSE ROAD WIDENING AGAINST CUTTING TREES (6 X 3) = 18 NOS
TOTAL TREES PROPOSED 88+18 = 106 NOS

TRANSFORMER AREA KEY PLAN

SCALE - 1:100



OPEN SPACE AREA KEY PLAN

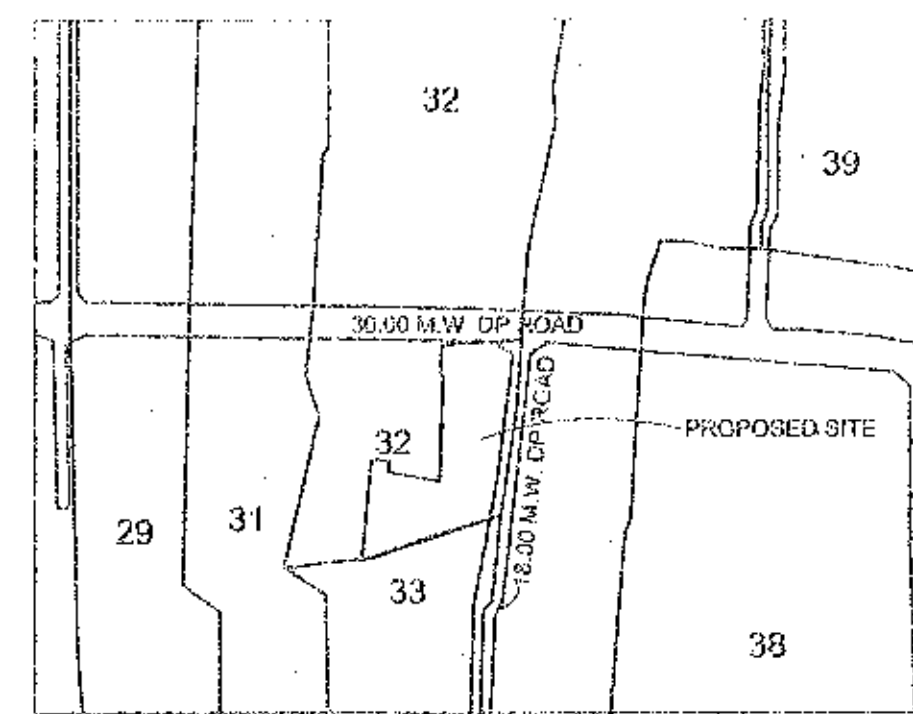
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OPEN SPACE AREA
01) 23.14 x 10.89 x 0.5 = 126.00 SQ.M.
02) 23.14 x 11.50 x 0.5 = 134.00 SQ.M.
TOTAL OPEN SPACE = 260.00 SQ.M.

OPEN SPACE AREA KEY PLAN

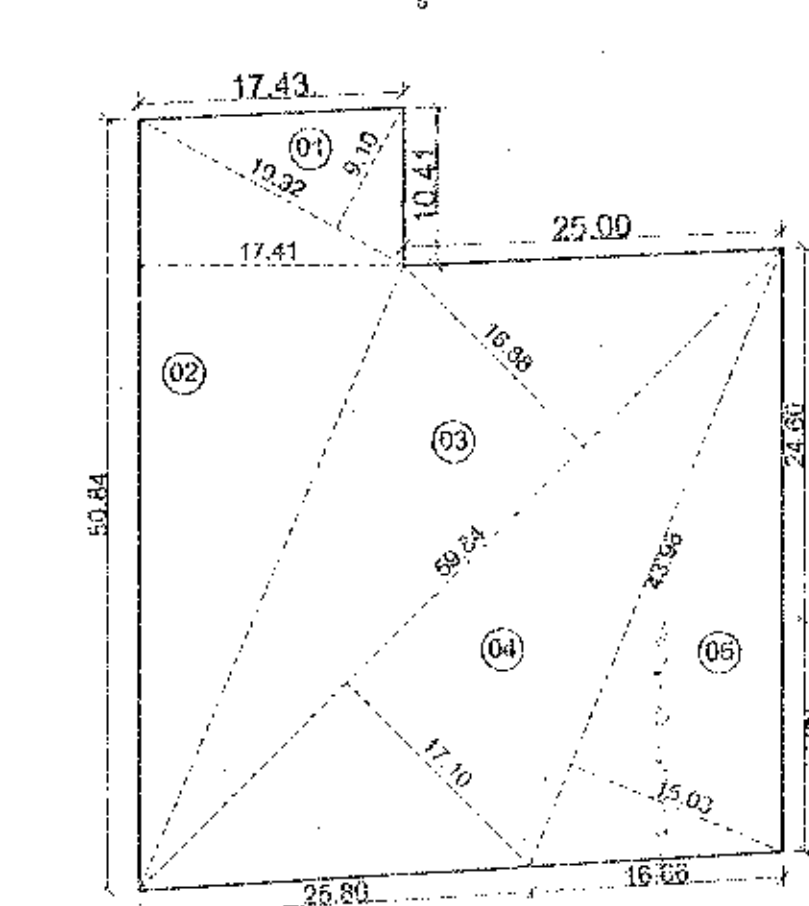
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OPEN SPACE AREA
01) 12.84 x 3.5 x 0.5 = 22.97 SQ.M.
02) 26.13 x 7.47 x 0.5 = 97.59 SQ.M.
03) 43.74 x 22.96 x 0.5 = 502.13 SQ.M.
04) 39.214 x 18.06 x 0.5 = 354.10 SQ.M.
05) 39.226 x 0.86 x 0.5 = 16.87 SQ.M.
TOTAL OPEN SPACE = 993.66 SQ.M.



LOCATION PLAN

SCALE = N.T.S.

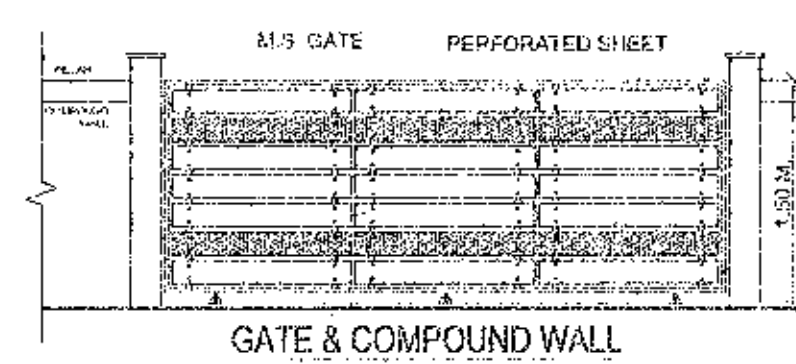


AMENITY SPACE AREA

01) 19.92 x 9.11 x 0.5 = 90.74 SQ.M.
02) 17.41 x 50.84 x 0.5 = 442.96 SQ.M.
03) 58.84 x 18.68 x 0.5 = 545.05 SQ.M.
04) 53.84 x 17.10 x 0.5 = 458.83 SQ.M.
05) 43.98 x 15.03 x 0.5 = 330.51 SQ.M.
TOTAL AMENITY SPACE = 1880.49 SQ.M.

TRANSFORMER AREA

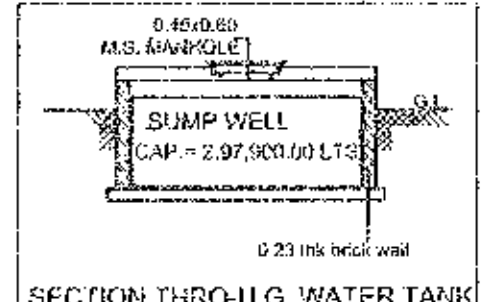
01) 4.00 x 12.50 x 1.00 = 50.00 SQ.M.
TOTAL AMENITY SPACE = 50.00 SQ.M.



GATE & COMPOUND WALL

COMPOUND WALL SECTION

SCALE - 1:100



SECTION THRU U.G. WATER TANK

CHAMFER AREA KEY PLAN

SCALE - 1:500

CHAMFER AREA KEY PLAN
01) 15.00 x 8.78 x 0.5 = 65.85 SQ.M.
Less 15.72 x 2.378 x 0.5 = 24.92 SQ.M.
CHAMFER AREA = 40.93 SQ.M.

30.00 M.W. DP ROAD AREA

01) 30.04 x 1.47 x 0.5 = 22.06 SQ.M.
02) 70.37 x 27.82 x 0.5 = 978.85 SQ.M.
03) 70.37 x 5.49 x 0.5 = 193.17 SQ.M.
04) 88.15 x 24.87 x 0.5 = 1092.50 SQ.M.
30.00 M.W. DP ROAD = 2058.70 SQ.M.

18.00 M.W. DP ROAD AREA KEY PLAN

SCALE - 1:1000

18.00 M.W. DP ROAD AREA
01) 97.77 x 9.00 x 0.5 = 439.87 SQ.M.
02) 95.28 x 8.50 x 0.5 = 404.60 SQ.M.
03) 46.88 x 8.72 x 0.5 = 204.31 SQ.M.
04) 46.86 x 8.428 x 0.5 = 197.47 SQ.M.
18.00 M.W. DP ROAD = 1205.75 SQ.M.

30.00 M.W. DP ROAD AREA KEY PLAN

SCALE - 1:1000

30.00 M.W. DP ROAD AREA
01) 30.04 x 1.47 x 0.5 = 22.06 SQ.M.
02) 70.37 x 27.82 x 0.5 = 978.85 SQ.M.
03) 70.37 x 5.49 x 0.5 = 193.17 SQ.M.
04) 88.15 x 24.87 x 0.5 = 1092.50 SQ.M.
30.00 M.W. DP ROAD = 2058.70 SQ.M.

TOTAL O.P. ROAD WIDENING AREA = 30.00 M.W. DP ROAD + 18.00 M.W. DP ROAD + CHAMFER

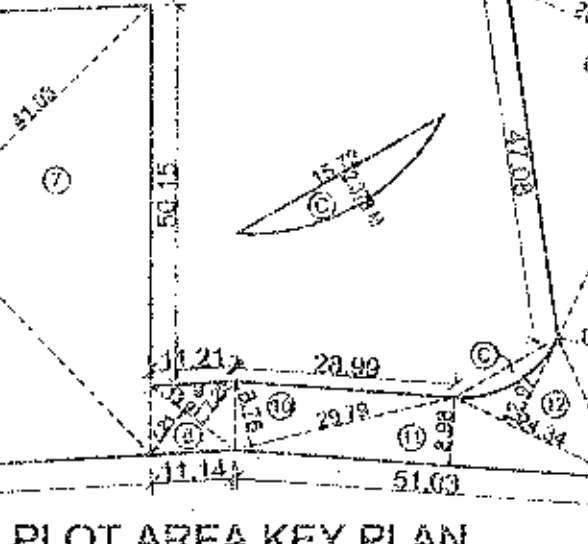
= 2056.70 + 1265.75 + 40.93 = 3363.38 SQ.M.

PLOT AREA CALCULATION

01) 20.99 x 8.54 x 0.5 = 89.03 SQ.M.
02) 99.61 x 17.79 x 0.5 = 877.14 SQ.M.
03) 72.27 x 72.03 x 0.5 = 2602.30 SQ.M.
04) 74.61 x 35.73 x 0.5 = 1333.44 SQ.M.
05) 69.19 x 48.79 x 0.5 = 1687.98 SQ.M.
06) 83.12 x 59.96 x 0.5 = 2491.94 SQ.M.
07) 78.68 x 41.03 x 0.5 = 1618.43 SQ.M.
08) 13.91 x 7.21 x 0.5 = 50.15 SQ.M.
09) 13.91 x 7.25 x 0.5 = 50.42 SQ.M.
10) 29.73 x 8.76 x 0.5 = 130.46 SQ.M.
11) 51.03 x 8.98 x 0.5 = 229.12 SQ.M.
12) 24.34 x 12.97 x 0.5 = 157.64 SQ.M.
13) 70.39 x 24.48 x 0.5 = 861.06 SQ.M.
14) 69.35 x 12.00 x 0.5 = 416.16 SQ.M.
15) 54.47 x 25.93 x 0.5 = 708.20 SQ.M.
16) 29.83 x 1.49 x 0.5 = 22.22 SQ.M.
Less 15.72 x 2.378 x 0.5 = 24.92 SQ.M.
TOTAL PLOT AREA = 13300.00 SQ.M.

PLOT AREA KEY PLAN

SCALE - 1:1000



STAMP OF APPROVAL

PLOT B
PREVIOUSLY SACTION UNDER C.C NO / 1212 / 12 DT - 05.07.12

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMBINATION CERTIFICATE NO C/34911 DATE 21/03/2012
Building Inspector
Planning Department
Zone No. RMCC

A AREA STATEMENT

	AREA STATEMENT	Sq.m.
1	GROSS AREA OF PLOT AS PER SUBDIVISION	13300.00
2	DEDUCTIONS FOR	
a	AREA UNDER 18.00 & 30.00 M.W. DP ROAD+CHAMFER	3363.38
b	ANY RESERVATION	
	TOTAL (a+b)	3363.38
3	NET GROSS AREA OF PLOT (1-2)	9936.62
4	DEDUCTION FOR	
a	OPEN SPACE 10% (993.66+200.00)	1293.66
b	AMENITY SPACE 15%	1880.49
c	AREA UNDER ROAD WIDENING	
d	TRANSFORMER	50.00
e	TOTAL (a+b+c+d)	3184.15
5	NET AREA OF PLOT (3-4e)	6752.47
6	ADDITIONS FOR	
a	AREA UNDER 18.00 & 30.00 M.W. DP ROAD+CHAMFER (Max. 0.40 x Net Pld Area) (6752.47 x 0.40)	2700.99
b	AMENITY SPACE 15%	
c	AREA UNDER ROAD WIDENING	
d	TRANSFORMER	50.00
e	TOTAL (a+b+c+d)	2750.99
7	SELF GENERATED TDR AGAINST D.P. ROAD	662.39
a	0.40 T.D.R	
b	0.20 SLUM T.D.R	
c	TOTAL (a+b+c)	
8	TOTAL 516+7	10165.85
9	F.S.I. PERMISSIBLE	1.06
10	PERMISSIBLE FLOOR AREA	10165.85
11	EXISTING FLOOR AREA	
12	PROPOSED FLOOR AREA	10127.01
13	EXCESS BALCONY AREA	
14	TOTAL BUIP AREA	10127.01
15	F.S.I. CONSUMED	0.969

COVERAGE AREA STATEMENT

PERMISSIBLE COVERAGE	@ 50% x 6752.47	3376.24
PROPOSED COVERAGE		2476.24
EXCESS COVERAGE		
PERMISSIBLE COVERAGE ABOVE STILT	@ 20% x 6752.47	1350.49
PROPOSED COVERAGE		1357.69
EXCESS COVERAGE		7.20

B BALCONY AREA STATEMENT

a	PERMISSIBLE BALCONY AREA	AS SHOWN
b	PROPOSED BALCONY AREA	AS SHOWN

C TENEMENT STATEMENT

a	PERMISSIBLE FLOOR AREA	10165.45
b	DEDUCT NON-RESIDENTIAL AREA	
c	AREA OF TENEMENTS	10165.45
d	TENEMENTS PERMISSIBLE 250TH	251 NOS.
e	TENEMENTS REQUIRED	251 NOS.

SCHEDULE OF OPENING

D = 1.00 x 2.10	W = 1.80 x 1.20
D1 = 0.90 x 2.10	W1 = 1.20 x 1.20
D2 = 0.75 x 2.10	W2 = 0.90 x 1.20
D3 = 1.80 x 2.10	W3 = 0.75 x 1.20
	V = 0.80 x 0.90

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
WATER LINE SHOWN BLACK DOTTED
DRAINAGE LINE SHOWN RED DOTTED
EXISTING WORK TO BE RETAINED SHOWN IN BLUE
EXISTING WORK SHOWN TO BE DEMOLISHED IN YELLOW HATCH

BRIEF SPECIFICATIONS

1) R.C.C. FRAME STRUCTURE
2) FOUNDATION UP TO HARD STRATA
3) EXIST. WALLS & ISM TRS. MASONRY WALLS
4) EXTERNALLY GANGLI PLASTER
5) INTERNALLY KEEN FINISHED PLASTER
6) WHITE GLAZED TILE DADO IN W.C. & BATH 1200.
7) MASONRY ISM ABOVE KITCHEN PLATFORM
7.1) S. WINDPROOF M.S. FRAME FURNITURES

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT AREA REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASURED MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MEASUREMENT DATA STATED IN THE DOCUMENT OF OWNERSHIP. LAND PROCEEDURE UP TO CITY SURVEY RECORDS. ALL THE INFORMATION BASED ON DOCUMENTS PROVIDED BY THE OWNER/POWER OF ATTORNEY HOLDER IN ORIGINAL TRUE COPY & PHOTOCOPY.

PROJECT

PROPOSED RESIDENTIAL BLDG. AT PLOT 'B'
S.NO. 32/2 (p), BALEWADI, PUNE.

SIGN: ADDRESS OF THE OWNER / P.O.A. HOLDER

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER/P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS (P.O.A. SUBMISSION) AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION GIVEN TO THE ARCHITECT.

FOR ARCHITECT

MR. ARTHUR ENTERPRISE
MR. ARTHUR U. J. CHAVAN
MR. KAPIL U. TRIMAL (OWNER)
2128, SADASHIV PETH
MUMBAI-400004, PUNE-30

ARCHITECT

AVINASH NAWATHE
ARCHITECTS

7TH FLOOR, MANTRI STRILING

REDDY NARAYAN CHALLERA
OFF 6B ROAD, SHIVAJINAGAR, PUNE-411004
CTS NO 597, TEL: 020-2559542/445

DATE

22.01.12

REVISOR

RT2

DATE

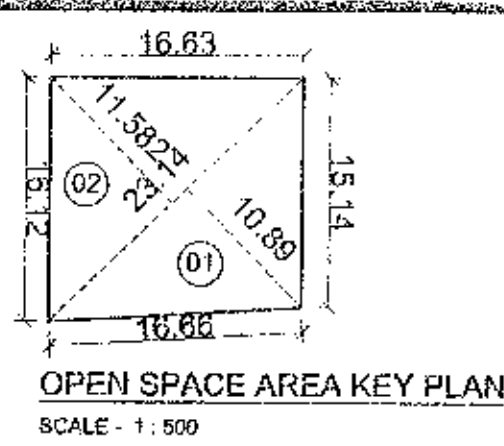
22.01.12

CHECKED BY

ANNEEL

DESIGNER

ROHINI

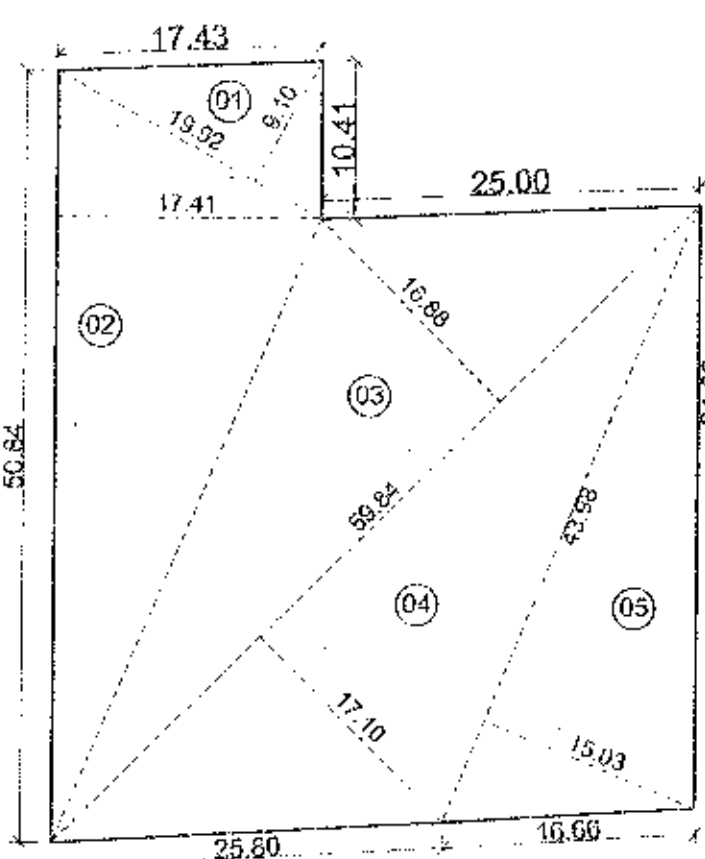


OPEN SPACE AREA KEY PLAN
SCALE: 1:500

OPEN SPACE AREA
01) 23.14 x 10.89 x 0.5 = 126.00 SQ.M.
02) 23.14 x 11.582 x 0.5 = 134.00 SQ.M.
TOTAL OPEN SPACE = 260.00 SQ.M.

OPEN SPACE AREA
01) 12.943 x 3.55 x 0.5 = 22.97 SQ.M.
02) 26.13 x 7.47 x 0.5 = 97.59 SQ.M.
03) 43.74 x 22.96 x 0.5 = 502.13 SQ.M.
04) 39.214 x 18.66 x 0.5 = 354.10 SQ.M.
05) 39.226 x 0.86 x 0.5 = 16.87 SQ.M.
TOTAL OPEN SPACE = 993.66 SQ.M.

OPEN SPACE AREA KEY PLAN
SCALE: 1:500



AMENITY SPACE AREA KEY PLAN
SCALE: 1:500

AMENITY SPACE AREA
01) 12.92 x 9.11 x 0.5 = 60.74 SQ.M.
02) 17.41 x 50.84 x 0.5 = 442.56 SQ.M.
03) 59.04 x 16.88 x 0.5 = 505.05 SQ.M.
04) 59.84 x 17.10 x 0.5 = 511.63 SQ.M.
05) 43.99 x 15.03 x 0.5 = 330.51 SQ.M.
TOTAL AMENITY SPACE = 1880.49 SQ.M.

PLOT AREA, STATEMENT AFTER SUBDIVISION (IN SQ.M.)

S.NO. / H.No. / P.NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER DEMARCATION	MINIMUM PLOT AREA	AREA UNDER 18.00 & 30.00 M.W. DP ROAD + CHAMFER	NET GROSS PLOT AREA	OPEN SPACE AREA	AMENITY SPACE AREA	TRANSFORMER AREA	NET PLOT AREA
S.NO. 32/2(p) BALEWADI PLOT 'A'	2600.00	2600.00	2600.00		2600.00				2600.00
S.NO. 32/2(p) BALEWADI PLOT 'B'	13300.00	13300.00	13300.00	3363.38	9936.62	1253.66	1880.49	50.00	6752.47
TOTAL AREA	15900.00	15900.00	15900.00	3363.38	12536.62	1253.66	1880.49	50.00	9352.47

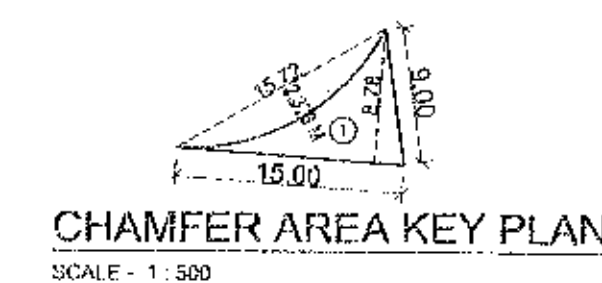
18.00 M.W. DP ROAD AREA
01) 97.77 x 9.00 x 0.5 = 439.97 SQ.M.
02) 95.28 x 8.90 x 0.5 = 424.00 SQ.M.
03) 46.86 x 8.72 x 0.5 = 204.31 SQ.M.
04) 46.86 x 8.428 x 0.5 = 197.47 SQ.M.
18.00 M.W. DP ROAD = 1265.75 SQ.M.

18.00 M.W. DP ROAD AREA KEY PLAN
SCALE: 1:1000

CHAMFER AREA KEY PLAN
01) 15.00 x 8.78 x 0.5 = 65.85 SQ.M.
Less 15.72 x 2.378 x 2/3 = 24.92 SQ.M.
CHAMFER AREA = 40.93 SQ.M.

30.00 M.W. DP ROAD AREA
01) 30.04 x 1.47 x 0.5 = 22.08 SQ.M.
02) 70.37 x 27.82 x 0.5 = 978.85 SQ.M.
03) 70.37 x 5.49 x 0.5 = 193.17 SQ.M.
04) 69.36 x 24.873 x 0.5 = 862.60 SQ.M.
30.00 M.W. DP ROAD = 2056.70 SQ.M.

30.00 M.W. DP ROAD AREA KEY PLAN
SCALE: 1:1000



CHAMFER AREA KEY PLAN
SCALE: 1:500

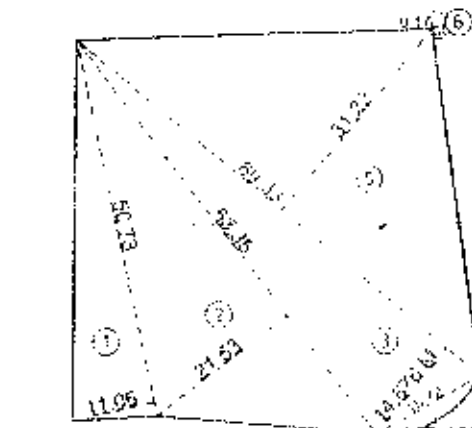
TOTAL DP ROAD WIDENING AREA = 30.00 M.W. DP ROAD + 18.00 M.W. DP ROAD + CHAMFER
= 2056.70 + 1265.75 + 40.93
= 3363.38 SQ.M.

PLOT 'B'

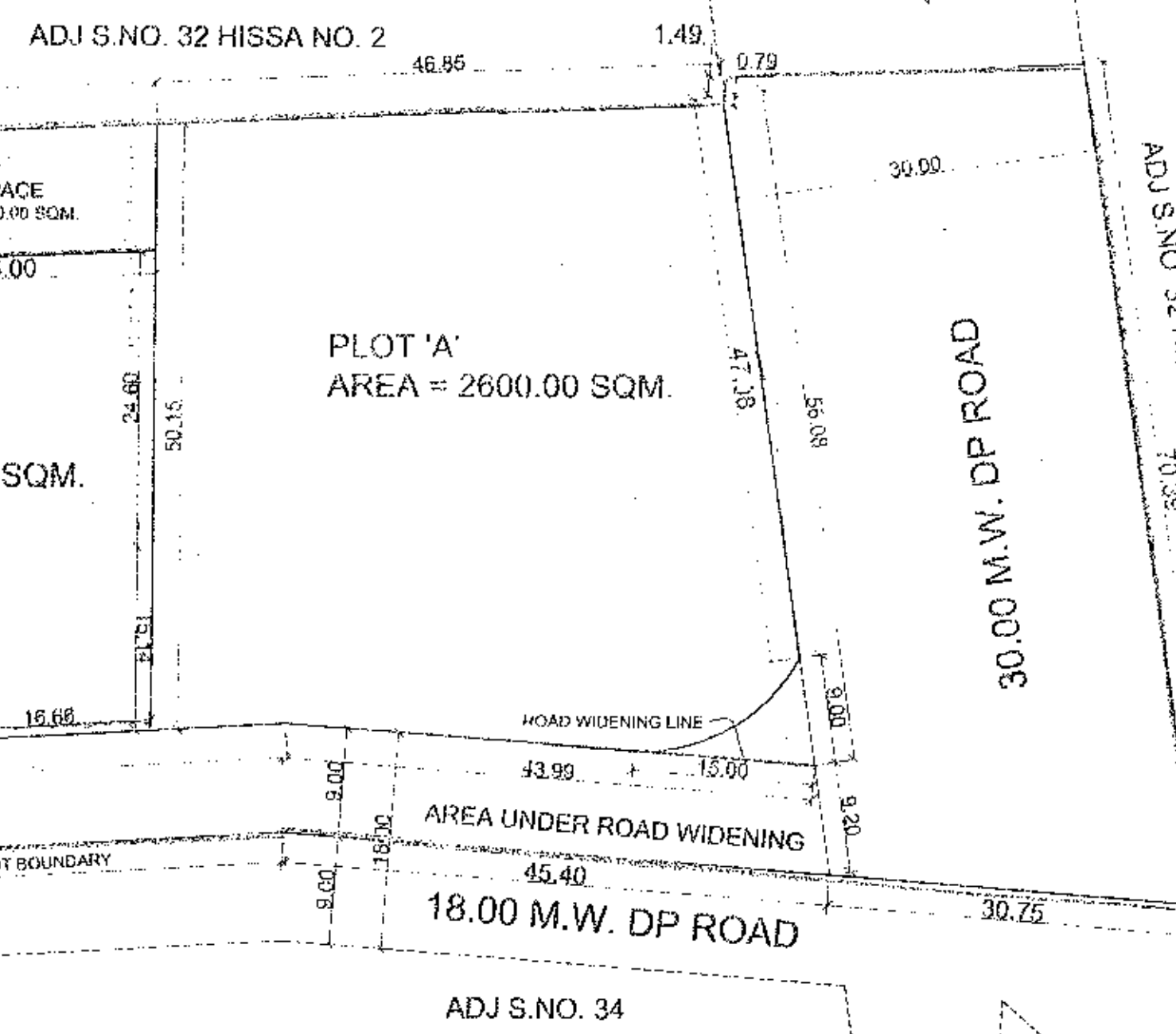
PLOT AREA CALCULATION
TOTAL PLOT AREA = 15900.00 SQ.M.
LESS PLOT 'A' AREA = 2600.00 SQ.M.
TOTAL PLOT AREA = 13300.00 SQ.M.

PLOT 'A'

PLOT AREA CALCULATION
01) 50.73 x 11.08 x 0.5 = 280.54 SQ.M.
02) 65.35 x 24.53 x 0.5 = 793.49 SQ.M.
03) 69.32 x 14.076 x 0.5 = 606.74 SQ.M.
04) 15.72 x 2.378 x 2/3 = 24.92 SQ.M.
05) 69.33 x 31.22 x 0.5 = 1082.24 SQ.M.
06) 0.79 x 0.17 x 0.5 = 0.07 SQ.M.
TOTAL PLOT AREA = 2600.00 SQ.M.



PLOT AREA KEY PLAN (PLOT 'A')
SCALE: 1:1000



REVISED LAYOUT PLAN
SCALE: 1:500

PLOT 'B' AREA = 6752.47 SQ.M.

AMENITY SPACE AREA = 1880.49 SQ.M.

PLOT 'A' AREA = 2600.00 SQ.M.

AREA UNDER ROAD WIDENING

AREA UNDER ROAD WIDENING

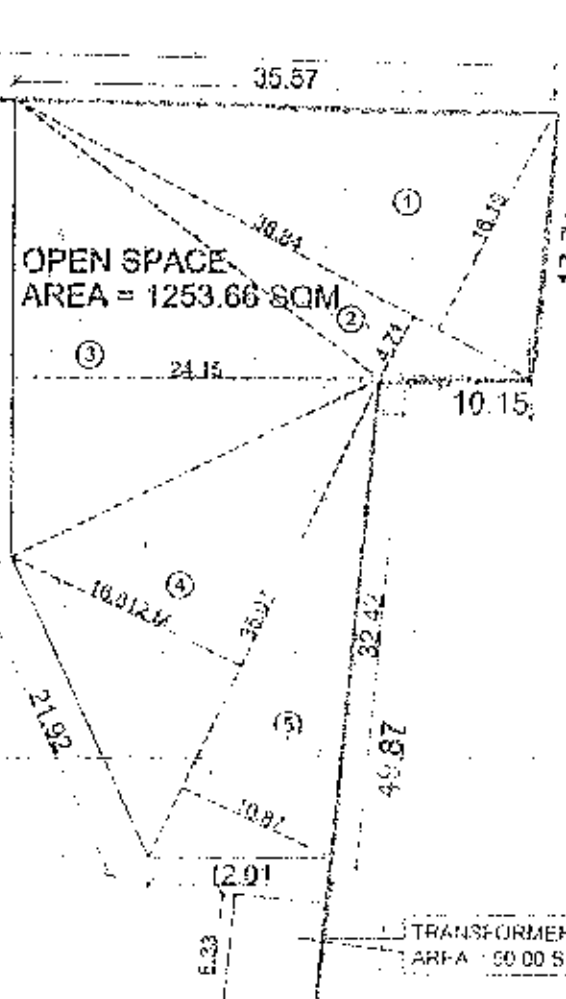
18.00 M.W. DP ROAD

18.00 M.W. DP ROAD

ADJ. S.NO. 34

ADJ. S.NO. 34

ADJ. S.NO. 32 HISSA NO. 1

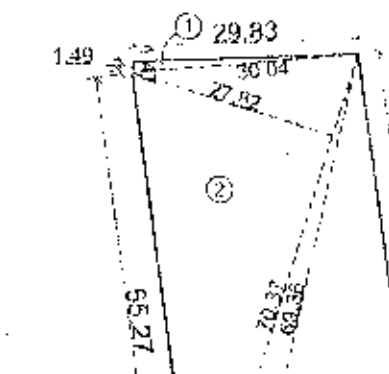


OPEN SPACE AREA
01) 38.84 x 16.19 x 0.5 = 314.41 SQ.M.
02) 38.84 x 4.71 x 0.5 = 91.47 SQ.M.
03) 30.01 x 24.15 x 0.5 = 362.37 SQ.M.
04) 35.07 x 16.812 x 0.5 = 294.30 SQ.M.
05) 35.07 x 10.87 x 0.5 = 190.81 SQ.M.
TOTAL OPEN SPACE = 1253.66 SQ.M.

AMENITY SPACE AREA
01) 63.38 x 29.47 x 0.5 = 633.91 SQ.M.
02) 63.38 x 29.87 x 0.5 = 946.58 SQ.M.
TOTAL AMENITY SPACE = 1880.49 SQ.M.

18.00 M.W. DP ROAD AREA
01) 97.77 x 9.00 x 0.5 = 439.97 SQ.M.
02) 95.28 x 8.90 x 0.5 = 424.00 SQ.M.
03) 46.86 x 8.72 x 0.5 = 204.31 SQ.M.
04) 46.86 x 8.428 x 0.5 = 197.47 SQ.M.
18.00 M.W. DP ROAD = 1265.75 SQ.M.

18.00 M.W. DP ROAD AREA KEY PLAN
SCALE: 1:1000



CHAMFER AREA KEY PLAN
01) 15.00 x 8.78 x 0.5 = 65.85 SQ.M.
Less 15.72 x 2.378 x 2/3 = 24.92 SQ.M.
CHAMFER AREA = 40.93 SQ.M.

30.00 M.W. DP ROAD AREA
01) 30.04 x 1.47 x 0.5 = 22.08 SQ.M.
02) 70.37 x 27.82 x 0.5 = 978.85 SQ.M.
03) 70.37 x 5.49 x 0.5 = 193.17 SQ.M.
04) 69.36 x 24.873 x 0.5 = 862.60 SQ.M.
30.00 M.W. DP ROAD = 2056.70 SQ.M.

30.00 M.W. DP ROAD AREA KEY PLAN
SCALE: 1:1000

CHAMFER AREA KEY PLAN
SCALE: 1:500

PLOT 'B' AREA = 6752.47 SQ.M.

AMENITY SPACE AREA = 1880.49 SQ.M.

PLOT 'A' AREA = 2600.00 SQ.M.

18.00 M.W. DP ROAD

18.00 M.W. DP ROAD

ADJ. S.NO. 34

LAYOUT PLAN
SCALE: 1:500

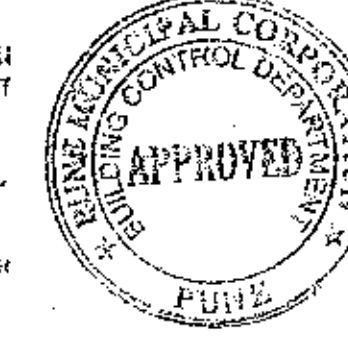
ADJ. S.NO. 34

PREVIOUS SANCTION (APPROVED UNDER DPO / 1212 / 12 DATED - 05.07.12)

STAMP OF APPROVAL

PLOT B
PREVIOUSLY SECTION UNDER C.C NO / 1212 / 12 DT - 05.07.12

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO CC/3794/116
DATE 21/03/2014
Building Inspector Deputy Engineer
Building Development Department
Zona No. P.M.C.



PLOT AREA AS PER DEMARCATION = 15900.00 SQ.M.
PLOT AREA AS PER 7/12 EXTRACT = 15900.00 SQ.M.

A	AREA STATEMENT	sq.m.
1	a	GROSS AREA OF PLOT AS PER MINIMUM
2	b	DEDUCTIONS FOR
3	a	AREA UNDER 18.00 & 30.00 M.W. DP ROAD + CHAMFER
4	b	ANY RESERVATION
5	a+b	TOTAL (a+b)
6	a	NET GROSS AREA OF PLOT (1-2)
7	a	DEDUCTION FOR
8	a	OPEN SPACE 10%
9	a	AMENITY SPACE 15%
10	a	AREA UNDER ROAD WIDENING
11	a	TRANSFORMER
12	a+b+c+d	TOTAL (a+b+c+d)
13	a	NET AREA OF PLOT (3-4e)
14	a	NET AREA OF PLOT
15	a	ADDITIONS FOR
16	a	AREA UNDER 18.00 & 30.00 M.W. DP ROAD + CHAMFER
17	a	AMENITY SPACE 15%
18	a	AREA UNDER ROAD WIDENING
19	a	TRANSFORMER
20	a+b+c+d	TOTAL (a+b+c+d)
21	a	0.40 T.D.R
22	a	0.20 SLUM T.D.R
23	a+b+c	TOTAL (a+b+c)
24	a+b+c	TOTAL (a+b+c)
25	a+b+c	F.S.I. PERMISSIBLE
26	a+b+c	PERMISSIBLE FLOOR AREA

SCHEDULE OF OPENING	
D = 1.00 x 2.10	W = 1.80 x 1.20
D1 = 0.90 x 2.10	W1 = 1.20 x 1.20
D2 = 0.75 x 2.10	W2 = 0.90 x 1.20
D3 = 1.80 x 2.10	W3 = 0.75 x 1.20
	V = 0.60 x 0.90

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
WATER LINE SHOWN BLACK DOTTED
SEWERAGE LINE SHOWN RED DOTTED
EXISTING WORK TO BE RETAINED SHOWN IN BLUE
EXISTING WORK SHOWN TO BE DEMOLISHED IN YELLOW HATCH

BRIEF SPECIFICATIONS

1) R.C.C. FRAME STRUCTURE
2) FOUNDATION UP TO HARD STRATA
3) EXTER. WALLS 150 MM THK MASONRY WALLS
4) EXTERIALLY SANDFACE PLASTER
5) INTERIALLY KEENI FINISHED PLASTER
6) WHITE GLAZED TILES Laid in W.C. 0.4M. IN BATH 1.20M.
7) KITCHEN 0.4M ABOVE KITCHEN PLATFORM
8) 150 MM WHITENESS M.S. FRAME FASH DOORS

PROPOSED

PROPOSED RESIDENTIAL BLDG. AT PLOT 'A' & 'B'
S.NO. 32/2 (p), BALEWADI, PUNE.

SIGN. ADDRESS OF THE OWNER / P.O.A. HOLDER

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION GIVEN TO THE ARCHITECT.

FOR ARCHITECT
MR. ASHWIN U. TRIMAL (OWNER)
MR. KAPIL U. TRIMAL (OWNER)
212K, SADASHIV PETH,
VIJAYNAGAR COLONY, PUNE-411005

ARCHITECT
AVINASH NAWATHE
ARCHITECTS

7TH FLOOR MANTRI STREETING,
BENHAR MARCHAND GALLERIA,
OFFICE ROAD BRUNELNAGAR, PUNE 411016
CITY NO 167 TELE: (020) 2545423442

DATE: 21/03/2014
SCALE: 1:500
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

STAMP OF APPROVAL

PREVIOUSLY SACTION UNDER C.C NO / 1212 / 12 DT :- 05.07.12
PLOT B

Rev: 02/24
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0794/116
DATE 31/03/2017

Building Inspector: Deputy Engineer
Building Development Department
Zone No. 10/10



OPEN SPACE

OPEN SPACE

AMINITY SPACE

ADJ. PLOT A

TRANSFORMER
AREA = 50.00 SQM.

PARKING STATEMENT
CAR PARKING = 47 NOS.
SCOOTER PARKING = 40 NOS.
CYCLE PARKING = 220 NOS.

UPPER PARKING FLOOR PLAN
SCALE: 1:100

PROJECT
PROPOSED RESIDENTIAL BLDG. AT PLOT 'B'
S.NO. 32/2 (p), BALEWADI,
PUNE.
SIGN, ADDRESS OF THE OWNER / P.O.A. HOLDER

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PER MY INSTRUCTIONS & INFORMATIONS GIVEN TO THE ARCHITECT.

FOR ATHARVA ENTERPRISES
MR. ASHWIN U. TRIMAL (OWNER)
MR. KAPIL U. TRIMAL (OWNER)
2128, SADASHIV PETH,
VIJAYNAGAR COLONY, PUNE-41

ARCHITECT
AVINASH NAWATHE
ARCHITECTS

1132/3, VISHNU DARSHAN,
P.C. ROAD, PUNE-41
TELE: 25 05 3442

DATE	REVISION	APPROVED BY	DRAWN BY	CHECKED BY	DESIGNED BY
25.01.12	R12	ANNEEL	ANNEEL	ANNEEL	ANNEEL

DWG. NO.	DATE	SCALE
BP12509W012	17/01	1:100
308 NO.	17/01	1:100



PARKING STATEMENT	
CAR PARKING	= 65 NOS
SCOOTER PARKING	= 215 NOS
CYCLE PARKING	= 32 NOS

LOWER PARKING FLOOR PLAN
SCALE: 1:200

STAMP OF APPROVAL

4
19

PLOT B
PREVIOUSLY SACTION UNDER C.C NO / 1212 / 12 DT - 05.07.12

Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER CORRECTION
CERTIFICATE NO CC/5794/116
DATE 21/03/2017



Building Inspector
Building Development Department
Zone No. 2, P.M.C.

OPEN SPACE

AMINITY SPACE

ADJ. PLOT A

PROJECT
PROPOSED RESIDENTIAL BLDG. AT PLOT 'B'
S.NO. 32/2 (p), BALEWADI,
PUNE.

SIGN, ADDRESS OF THE OWNER / P.O.A. HOLDER

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FOR ATHARVA ENTERPRISES
MR. ASHWIN U. TRIMAL (OWNER)
MR. KAPIL U. TRIMAL (OWNER)

212B, SADASHIV PETH,
VEJAYNAGAR COLONY, PUNE-41

ARCHITECT
AVINASH NAWATHE
ARCHITECTS

7TH FLOOR, AMBARI STREET, LING
DEHNI, MUMBAI-400042
OFF: 88 ROAD, SHIVAJINAGAR, PUNE-411016
CTS NO 997, TEL: 020 25654234/42

DATE	REVISION	REVISION DATE	REVISION	REVISION
26.01.17	R12	29.03.2017	REVISION	REVISION

DATE	REVISION	REVISION DATE	REVISION	REVISION
26.01.17	R12	29.03.2017	REVISION	REVISION