TOTAL F.S.I STATEMENT =

BING	FLOOR	HTS	NET BUILT /UP AREA	PERM. BALC.	PROP. BALC.	EXCESS BALC.	NO. OF TENEMENT	GROUND COVERAGE	LIFT + L.M.ROOM	STAIRCASE	STAIRCASE FIRE	PASSAGE AREA	LIFT LOBBY AREA	TERRACE AREA	NET AREA
A	G+P0.+15FL.	48.45 M	4,951.07	18,959.93 X15%= SQ.M	763.18	--- SQ.M	88 NOS	472.34	3.35+15.64	195.75	195.75	306.41	266.55	821.93	18,959.93
B	G+P0.+15FL.	48.45 M	5,152.11		767.62		88 NOS	485.77	3.44+11.45	259.65	259.65	486.45	82.65	980.17	
C	G+P0.+15FL.	48.45 M	3,893.31		525.65		43 NOS	381.29	3.35+15.64	169.80	175.05	344.84	135.15	648.78	
D	G+P0.+15FL.	48.45 M	4,458.47		697.97		71 NOS	403.73	3.44+11.85	262.05	226.20	345.65	97.95	591.17	
W HO.	G+1 FL.	6.55 M	504.97		73.57		06 NOS	---	---	---	---	---	---	---	
TAL			18,959.93	2843.98	2827.99	---	296 NOS	1,743.13	13.58+54.58	887.25	856.65	1483.35	582.30	3042.05	18,959.93
D (HADA)	1 FL.	---	102.27	102.27X.15 =15.34	15.33		03 NOS	102.27	----	---	---	---	---	---	102.27

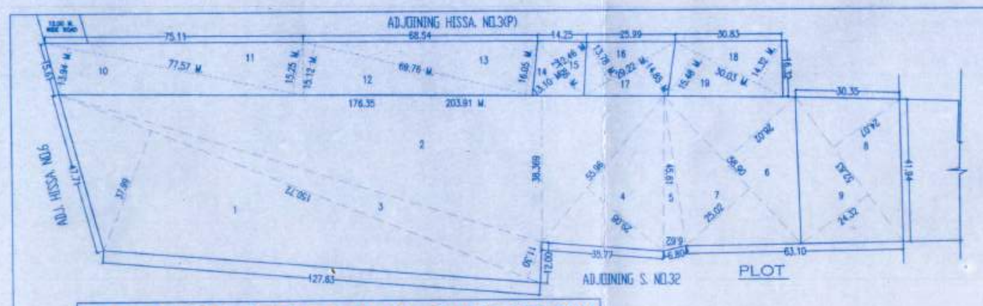
WATER STORAGE TANK CAP. CALC. (PROP.)

NOS.	WING	O/H. WATER TANK CAP.	U/G. WATER TANK CAP.
1	A-WING	1,10,000.00 LTR.	1,40,000.00 LTR.
2	B-WING	1,09,500.00 LTR.	1,39,250.00 LTR.
3	C-WING	79,500.00 LTR.	94,250.00 LTR.
4	D-WING	1,0000.00 LTR.	1,25,150.00 LTR.
5	ROW HO.	6,000.00 LTR.	9,000.00 LTR.
	TOTAL	4,05,000.00 LTR.	5,07,650.00 LTR.

PARKING STATEMENT =

PARKING PROVIDED.	CAR	SCOOTER	CYCLE
WING - A	88	176	88
WING - B	88	176	88
WING - C	86	86	86
WING - D	74	148	74
TOTAL	336	586	336

COMPOUND WALL SECTION



AREA OF AFTER AMALGAMATION

AREA BY TRIANGULATION METHOD

1. 0.5 X 150.72 X 37.99 = 2862.93 SQ.M
2. 0.5 X 176.35 X 38.3691 =3383.20 SQ.M
3. 0.5 X 150.72 X 11.30 = 851.57 SQ.M
4. 0.5 X 55.96 X 29.08 = 813.66 SQ.M
5. 0.5 X 45.61 X 6.62 = 150.97 SQ.M
6. 0.5 X 58.90 X 28.02 = 825.19 SQ.M
7. 0.5 X 58.90 X 25.02 = 736.84 SQ.M
8. 0.5 X 52.83 X 24.07 = 635.81 SQ.M
9. 0.5 X 52.83 X 24.32 = 642.41 SQ.M
10. 0.5 X 77.57 X 13.94 = 540.66 SQ.M
11. 0.5 X 77.57 X 15.25 = 591.47 SQ.M
12. 0.5 X 69.76 X 15.12 = 527.38 SQ.M
13. 0.5 X 69.76 X 16.05 = 559.82 SQ.M
14. 0.5 X 21.86 X 13.10 = 143.18 SQ.M
15. 0.5 X 21.86 X 12.46 = 136.18 SQ.M
16. 0.5 X 29.22 X 13.78 = 201.32 SQ.M
17. 0.5 X 29.22 X 14.85 = 216.95 SQ.M
18. 0.5 X 30.03 X 14.32 = 215.01 SQ.M
19. 0.5 X 30.03 X 15.48 = 232.43 SQ.M

TOTAL= 14,266.98 SQ.M
AS PER TRIANGULATION = 14,266.98 SQ.M
AS PER DOCUMENT = 14,223.00 SQ.M

30.00M.W. D.P. ROAD =

8. 0.5 X 52.83 X 24.07 =635.81 SQ.M
9. 0.5 X 52.83 X 24.32 =642.41 SQ.M

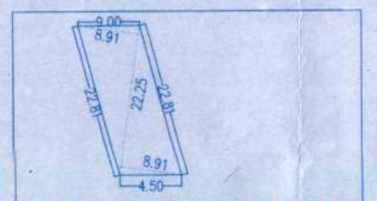
TOTAL = 1278.22 SQ.M

REQUIRED TREE

NET PLOT AREA =12,944.78 SQM
REQUIRED NO.OF TREES
= 12,944.78 SQM/ 80.00
= 161.80 NOS.
SAY = 162.00 NO.OF TREES

TENE. STATEMENT in smt.

PERMISSIBLE TENE. :
= 250/10,000 X 12,944.78 SQ.M.
= 323.61 NOS.
SAY =324 NOS.



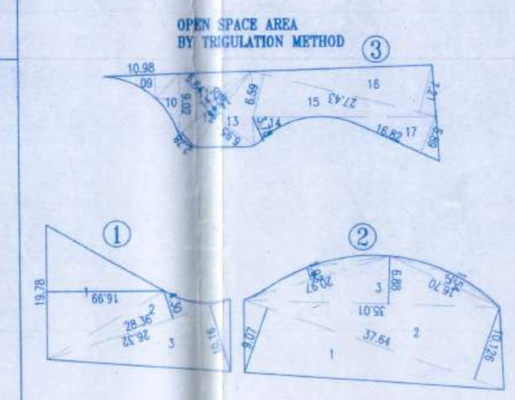
9.00 M. W. INTERNAL ROAD CAL :-
1.0.5 X 22.25 X 8.91X 2= 198.24 SQ.M
TOTAL = 198.24 SQ.M

GROUND COVERAGE AREA

PERMISSIBLE COVERAGE AREA (20%) -- 1,795.33
PROPOSED COVERAGE -- 1,339.40

GROUND COVERAGE AREA

PERMISSIBLE COVERAGE AREA (50%) -- 4,488.33
PROPOSED COVERAGE
ROW HOUSE = 386.62 smt



OPEN SPACE - 1

1. 0.5 X 19.78 X 16.99 =168.03 SQ.M
2. 0.5 X 26.32 X 4.30 = 56.59 SQ.M
3. 0.5 X 28.36 X 10.16 =144.07 SQ.M

TOTAL = 368.69 SQ.M

OPEN SPACE - 2

1. 0.5 X 37.64 X 9.07 = 170.70 SQ.M
2. 0.5 X 37.64 X 10.126 = 190.56 SQ.M
3. 0.5 X 35.01 X 6.88 = 120.43 SQ.M
4. 0.5 X 20.97 X 1.92 = 20.13 SQ.M
5. 0.5 X 16.70 X 1.54 = 12.85 SQ.M

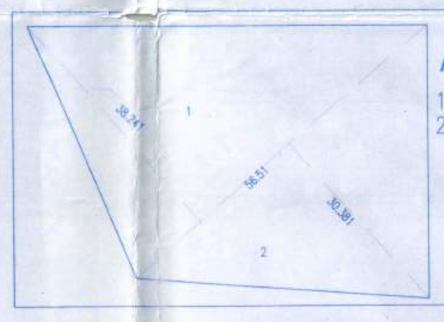
TOTAL = 514.67 SQ.M

OPEN SPACE - 3

09. 0.5 X 10.98 X 3.53 = 19.38 SQ.M
10. 0.5 X 9.02 X 3.41 = 15.38 SQ.M
11. 0.5 X 14.29 X 6.84 = 48.87 SQ.M
12. 0.5 X 14.29 X 2.78 = 19.86 SQ.M
13. 0.5 X 14.08 X 6.95 = 48.93 SQ.M
14. 0.5 X 10.53 X 3.78 = 19.90 SQ.M
15. 0.5 X 27.43 X 6.59 = 90.38 SQ.M
16. 0.5 X 27.43 X 7.21 = 98.89 SQ.M
17. 0.5 X 16.82 X 5.89 = 49.53 SQ.M

TOTAL= 411.12 SQ.M

368.69+514.67+ 411.12 = 1294.48 SQ.M
PROPOSED AMENITY SPACE = 1294.48 SQ.M
REQUIRED AMENITY SPACE = 1294.48 SQ.M

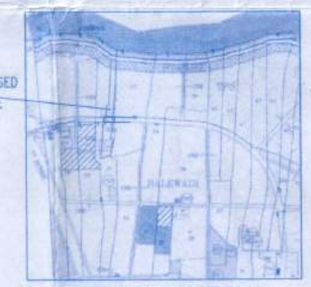


AMENITY SPACE AREA =

1. 0.5 X 56.51 X 38.271 =1081.34 SQ.M
2. 0.5 X 56.51 X 30.451 = 860.39 SQ.M

TOTAL = 1941.73 SQ.M

PROPOSED OPEN- SPACE = 1941.73 SQ.M
REQUIRED OPEN- SPACE = 1941.72 SQ.M

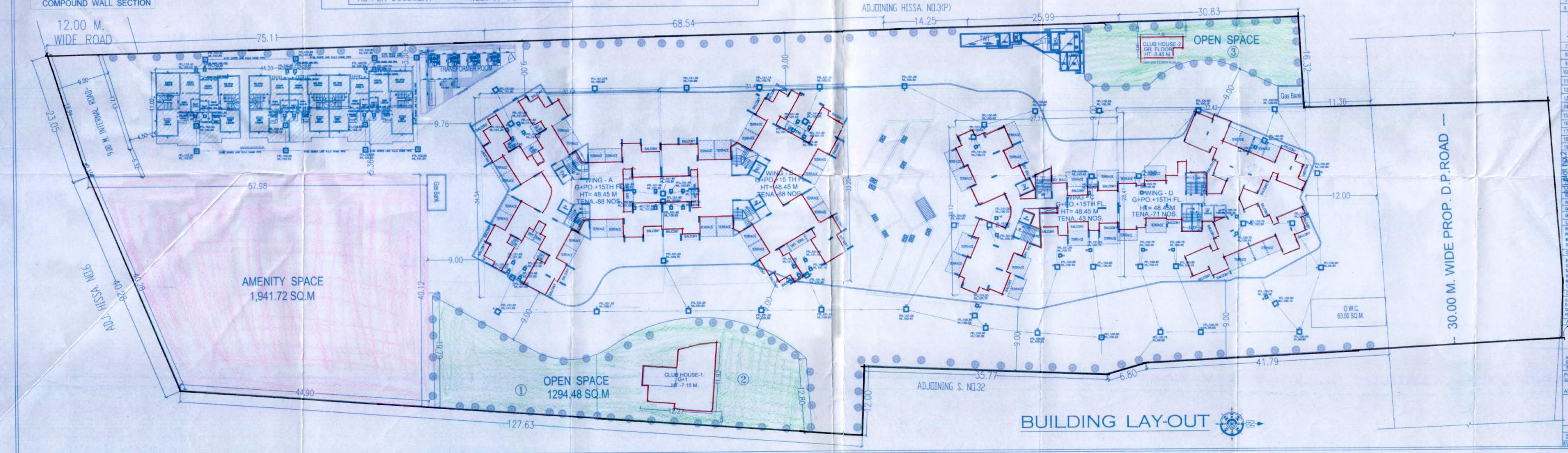


LOCATION SKETCH

LIG/MIG STATEMENT:

1) Previous Plot Area 31/3a = 2828.41 Sq.m.
2) New Plot Area 31/3a = 3340.00 Sq.m.

TOTAL = 511.59 Sq.M.
Area For LIG/MIG(511.59X0.20) = 102.32 sq.m.
With Balc. = 102.32 X 1.15 = 117.67 Sq.M.
WITH BALCONY PERMISSIBLE AREA = 117.67 sq.m.
WITH BALCONY PROPOSED AREA = 117.81 sq.m.



BUILDING LAY-OUT

D.P LAYOUT 01/04

बांधकाम विकास विभाग झोन क्र.
पत्र क्रमांक/ज.वि./ बां/3681/16
दिनांक 27/03/17
कार्यकारी अभियंता
बांधकाम विकास विभाग
झोन क्र. 5 पुणे महानगरपालिका

जमिन विकसन फिस 18550.35
9,30622
38005
03/11/12 3 समान हप्ते
CFIBP/18591/12
CFIBP/29302/13
31/12/13

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands, the P.M.C. reserves the right to permit access plus extension of the internal roads & Services through this lans under layout/sub-division.

Note: No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granten unless final sanction to the layout is obtained from the Municipal Commissioner.

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD. MEASURED ON SITE & THE AREA NO MORKED OUT TALLIES WITH

Ar. PRAKASH KULKARNI
CA/98/22409

AREA STATEMENT	SQ.M.
1 AREA OF PLOT	14,223.00
2 DEDUCTIONS FOR	
(a) 30.0m.w. D.P. ROAD AREA	1278.22
(b) 9.0m.w. ROAD WIDENING	---
(c) ARP RESERVATION	---
TOTAL (a+b+c)	1278.22
3 NET GROSS AREA OF PLOT (1-2)	12,944.78
4 DEDUCTIONS FOR	
(a) 10% OPEN SPACE AREA	1294.48
(b) 10% AMENITY SPACE AREA	1941.72
(c) TRANSFORMER AREA	150.00
(d) internal road 9.0m.wide	198.24
(e) TOTAL (a+b+c+d)	3584.44
5 NET AREA OF PLOT (3-4e)	9,360.34
6 ADDITION'S FOR	
(a) 30.0m.w. D.P. ROAD AREA	2556.44
(b) 10% AMENITY SPACE AREA	3883.44
(c) TRANSFORMER AREA	150.00
(d) internal road 9.0m.wide	198.24
(e) total	6788.12
7. TOTAL AREA OF PLOT	16,148.46
8. F.A.R. PERMISSIBLE	1.00
9. Add TDR against 0.40% (9360.34)	1802.41
10. Add TDR against 0.35% SLUM (9360.34)	1182.59
11. TOTAL PERMISSIBLE BUILTUP	19,133.46
12. EXISTING RESIDENTIAL AREA	504.97
13. PROPOSED COMM. AREA	---
14. PROPOSED RESIDENTIAL AREA	18,454.86
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	---
16. TOTAL BUILT UP AREA	18,959.83
17. F.S.I. CONSUMED	0.99
18. PERMISSIBLE COVERAGE AREA (50%)	1,795.33
19. PROPOSED COVERAGE AREA	1,743.13

TENEMENT STATEMENT

TENEMENTS PERMISSIBLE	@ 250 T/HA	324 NOS.
TENEMENTS PROPOSED		296 NOS.

PARKING STATEMENT

	CAR	SCOOTER	CYCLE
PARKING REQUIRED BY RULE	336	586	336
PARKING PROVIDED	336	586	336
GARAGE PERMISSIBLE		------	
GARAGE PROPOSED		------	

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 & 0.15M THK. SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
MARBLE FLOORING
T.W.DOORS & M.S.WINDOWS.

DOOR AND WINDOW SCHEDULE

D = 1.050X2.10	W1 = 1.800X1.20
D1= 0.900X2.10	W2 = 1.800X0.90
D2= 0.750X2.10	W3 = 0.900X1.20
D3= 1.800X2.10	V1 = 0.600X0.60

ARCHITECT: Ar. PRAKASH KULKARNI CA/98/22409

OWNER (P.A.H.): SHRI. SANGAMNER SHELTERS THROUGH PARTNER DHRUVLAL B. YADAV

PROJECT

PROPOSED BUILDING LAY-OUT AT, S.NO.31/3B/2, 31/4,32/1A,31/3A PLOT NO.1, AT- BALEWADI, TAL-HAVELI, PUNE

T E A M A R C H I T E C T S
ankur associates
A R C H I T E C T S
TULSIBAUG, OFF NO. 101, OPP. LTD. NO.1 METRO, DAND PATAN, SHIVAJINAGAR
PUNE - 411 005. PHONE : 020-66.20470 / FAX : 020-20470
Email : ankurassociates@rediffmail.com

DATE	SCALE	DRN BY	FILE NO.
20.03.17	1:250	SONALI	500/11

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