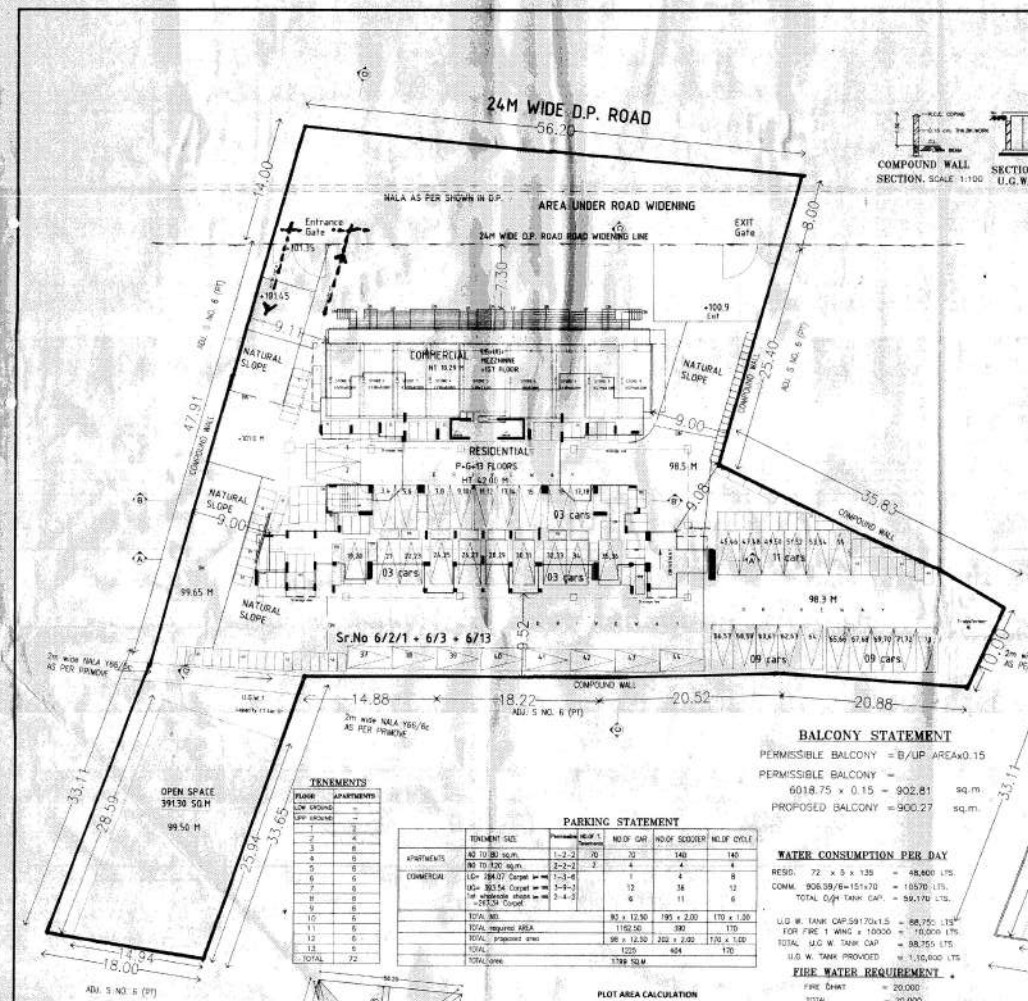
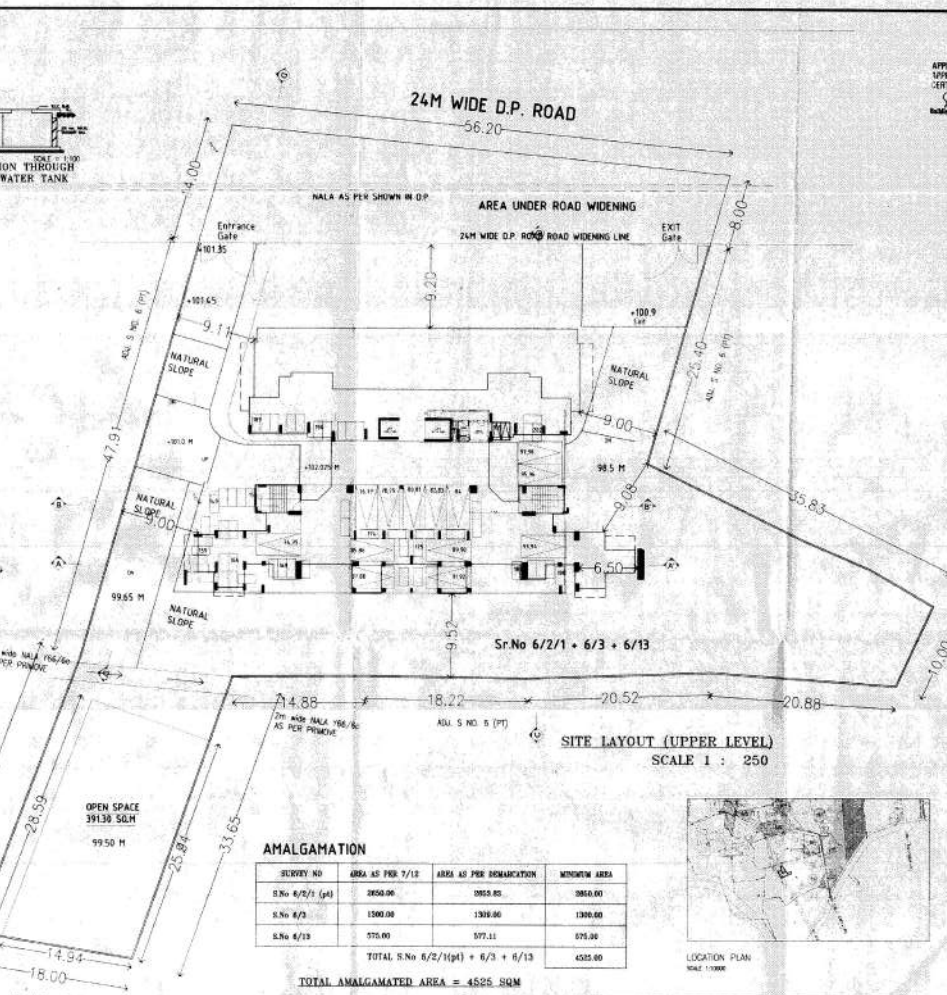




SITE LAYOUT (UPPER LEVEL)
SCALE 1 : 250

BALCONY STATEMENT

PERMISSIBLE BALCONY = B/UP AREAx0.15

PERMISSIBLE BALCONY = 6018.75 x 0.15 = 902.81 sq.m.

PROPOSED BALCONY = 900.27 sq.m.

TENEMENTS

FLOOR	APARTMENTS
LOW GROUND	-
UPP GROUND	-
1	6
2	6
3	6
4	6
5	6
6	6
7	6
8	6
9	6
10	6
11	6
12	6
13	6
TOTAL	72

PARKING STATEMENT

	TENEMENT SIZE		Permissible NO.OF Tenements	NO.OF CAR	NO.OF SCOOTER	NO.OF CYCLE
APARTMENTS	82 TO 80 sq.m.	1-2-2	70	70	140	140
	80 TO 120 sq.m.	2-2-2	2	4	4	4
COMMERCIAL	UG= 284.07 Carpet ar= m	1-3-4		4	4	8
	UG= 393.54 Carpet ar= m	3-4-1		12	36	12
	1st wholesale shops ar= m =293.34 Carpet	3-4-3		6	11	6
	TOTAL NO.			92 x 12.50	195 x 2.00	170 x 1.00
	TOTAL required AREA			1152.50	390	170
	TOTAL proposed area			98 x 12.50	202 x 2.00	170 x 1.00
	TOTAL			1225	404	170
	TOTAL Area			1799 SQ.M		

WATER CONSUMPTION PER DAY

RESID. 72 x 5 x 135 = 48,600 LTS.

COMM. 906.99/6=151x70 = 10570 LTS.

TOTAL D/H TANK CAP. = 59,170 LTS.

U.G W. TANK CAP.59170x1.5 = 88,755 LTS

FOR FIRE 1 WING x 10000 = 10,000 LTS

TOTAL U.G W. TANK CAP = 88,755 LTS

U.G W. TANK PROVIDED = 1,10,000 LTS

FIRE WATER REQUIREMENT

FIRE D/HWT = 20,000

TOTAL = 20,000

O/HWT. = 20,000

AMALGAMATION

SURVEY NO	AREA AS PER 7/12	AREA AS PER DEMARCATION	MINIMUM AREA
S.No 6/2/1 (pt)	2850.00	2855.85	2850.00
S.No 6/3	1300.00	1309.00	1300.00
S.No 6/13	575.00	577.11	575.00
	TOTAL S.No 6/2/1(pt) + 6/3 + 6/13		4525.00

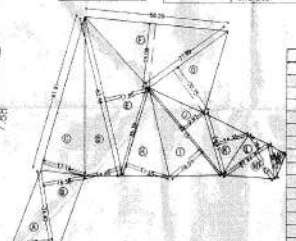
TOTAL AMALGAMATED AREA = 4525 SQM

LOCATION PLAN
SCALE 1:10000

SITE LAYOUT (LOWER LEVEL)
SCALE 1 : 250

ROAD WIDENING TRIANGLE	AREA
A-01	378.67
A-02	221.37
TOTAL	600.03

Road Widening Triangulation (Scale - 1:200)



PLOT AREA CALCULATION

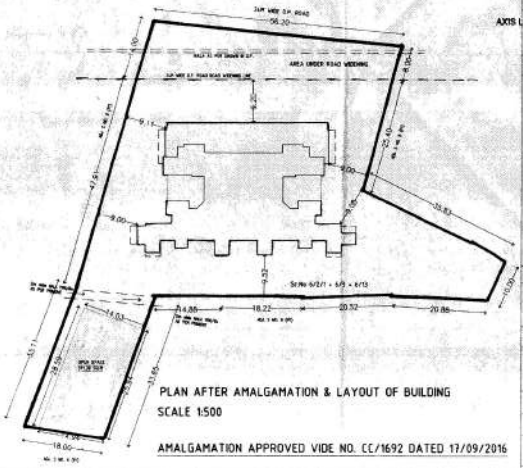
NO.	HALF	BASE	HEIGHT	AREA	UNIT
A	0.50	34.40	16.98	292.06	SQ.M
B	0.50	34.40	16.58	285.18	SQ.M
C	0.50	61.91	17.14	530.57	SQ.M
D	0.50	63.46	14.46	458.82	SQ.M
E	0.50	63.46	17.85	566.38	SQ.M
F	0.50	56.20	25.08	704.75	SQ.M
G	0.50	17.89	20.75	693.11	SQ.M
H	0.50	35.88	17.55	310.46	SQ.M
I	0.50	44.15	16.01	353.42	SQ.M
J	0.50	44.15	9.97	220.09	SQ.M
K	0.50	24.61	14.35	176.58	SQ.M
L	0.50	21.44	6.78	72.68	SQ.M
M	0.50	21.44	12.69	135.99	SQ.M
N	0.50	13.52	6.01	40.63	SQ.M
TOTAL AREA				4540.10	SQ.M

F S I AREA STATEMENT

	B/UP AREA CALCULATION	BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	PASSAGE AREA	Lobby	LIFT AREA	DOUBLE HEIGHT TERRACE
Lower Ground	358.05	0.00	-	-	-	-	-	
Upper Ground	362.84	0.00	-	-	-	-	-	
1 st Floor	519.74	63.93	15.00	15.00	77.61	-	8.23	42.55
2 nd. Floor	582.65	63.93	15.00	15.00	77.61	-		50.51
3 rd. Floor	401.58	78.51	15.00	15.00	77.61	-		76.44
4 th. Floor	378.77	68.20	15.00	15.00	77.61	-		77.20
5th. Floor	378.77	68.20	15.00	15.00	77.61	-		77.79
6th floor	378.77	68.20	15.00	15.00	77.61	-		77.20
7th floor	378.77	68.20	15.00	15.00	77.61	-		77.79
8th floor	378.77	68.20	15.00	15.00	77.61	-		77.20
9th floor	378.77	68.20	15.00	15.00	77.61	-		77.79
10th floor	378.77	68.20	15.00	15.00	77.61	-		77.20
11th floor	378.77	68.20	15.00	15.00	77.61	-		77.79
12th floor	378.77	74.97	15.00	15.00	77.61	-		70.43
13th floor	384.96	73.33	33.35	15.00	73.83			70.11
TOTAL	6,018.75	900.27	213.35	195.00	1,005.15	0.00	8.23	930.00

PLAN BEFORE AMALGAMATION
SCALE 1:500

DRC NO.	TYPE	AREA UTILISED	
004478	SLUM	375 SQM	TDR UTILISED VIDE NO. 1013 DATED 28/03/2018 TDR KHBDN/2018/144
005116	AMINITY	1501.52 SQM	
	TOTAL	1876.52 SQM	



PLAN AFTER AMALGAMATION & LAYOUT OF BUILDING
SCALE 1:500

AMALGAMATION APPROVED VIDE NO. CC/1692 DATED 17/09/2016

STAMP OF APPROVALS 1/9

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CHB/2/18

AREA STATEMENT	SQ.M.
1. AREA OF THE PLOT a) Area as per 7/12 b)Area as perDemarcation MINIMUM AREA OUT OF a and b	4525.00
2. DEDUCTION IN AREA (a+b) a) Land Under Road b) NALA Reservation	600.03
3. BALANCE AREA OF THE PLOT (1-2)	3924.97
4. DEDUCTION FOR (a+b) a) Open Space	392.49
c) TRANSFORMER	36.00
5. NET AREA OF THE PLOT (3-4)	3496.48
6. ADDITION FOR F.S.I AREA UNDER R/W	-
TRANSFORMER	36.00
OPEN SPACE	392.49
TOTAL ADDITION (5+6)	3924.97
7. RESIDENTIAL FSI & FLOOR SPACE PERMISSIBLE 0.75	2943.72
8. TDR PERMISSIBLE - 1.15 (3924.97x1.15) = 4513.71 SQ.M TDR PROPOSED = 1876.52 SQ.M ROAD WIDENING = 1200.06 SQ.M	3076.58
9. TOTAL PERMISSIBLE B/UP AREA 2943.72 + 3076.58 = 6020.30	6020.30
10. PROPOSED RESIDENTIAL FLOOR SPACE	4820.02
11. TOTAL RESIDENTIAL FSI & FLOOR SPACE	--
12. COMMERCIAL FSI & FLOOR SPACE PERMISSIBLE	1198.73
13. EXCESS BALCONY AREA	--
14. TOTAL COMM. + RESI. FSI	6018.75
15. PERMISSIBLE TENEMENT	88
16. PROPOSED TENEMENT	72
17. PERMISSIBLE COVERAGE 20%of Item 5	706.51
18. PROPOSED COVERAGE	694.69

LEGEND

Plot Boundary Shown Black | Roads Line Shown Black Dotted
Proposed Work Shown Red | Existing To Be Retained Hatched
Drainage Shown Red Dotted | Existing To Be Demolished Yellow

SPECIFICATIONS :-
FOUNDATION UP TO HARD STRATA, R.C.C. FRAMED STRUCTURES, EXTERNAL & INTERNAL WALLS ARE 0.15 THK., EXTERNAL SAND FACED PLASTER & INTERNAL NEERU FINISHED PLASTER. M.W. TILE FLOORING, GLAZED TILES IN W.C. BATH & TOILET. R.C.C. SLAB ROOFING.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAY OUT OF BUILDING ON Sr.No 6/2/1(pt) + 6/3 + 6/13 AT MOHAMMADWADI, PUNE

NAME OF THE OWNER: AXIS LIFESPACES LLP
SIGNATURE OF THE OWNER

SUFFIX	DATE	REVISION

SUNIL CHINCHWADE
SUNIL CHINCHWADE AND ASSOCIATES
ARCHITECTS ENGINEERS PROJECT CONSULTANTS

CONTENTS
P.M.C. SUBMISSION DRAWING
F.S.I.STATEMENT,FLOOR PLAN,AREA CALCULATIONS,BLDG.,LOCATION PLAN

NORTH	DRG.NO.	SCALE	DATE
		AS SHOWN	30-12-2017

DRN.BY
CHKD.BY AVK
REMARKS
JOB NO.