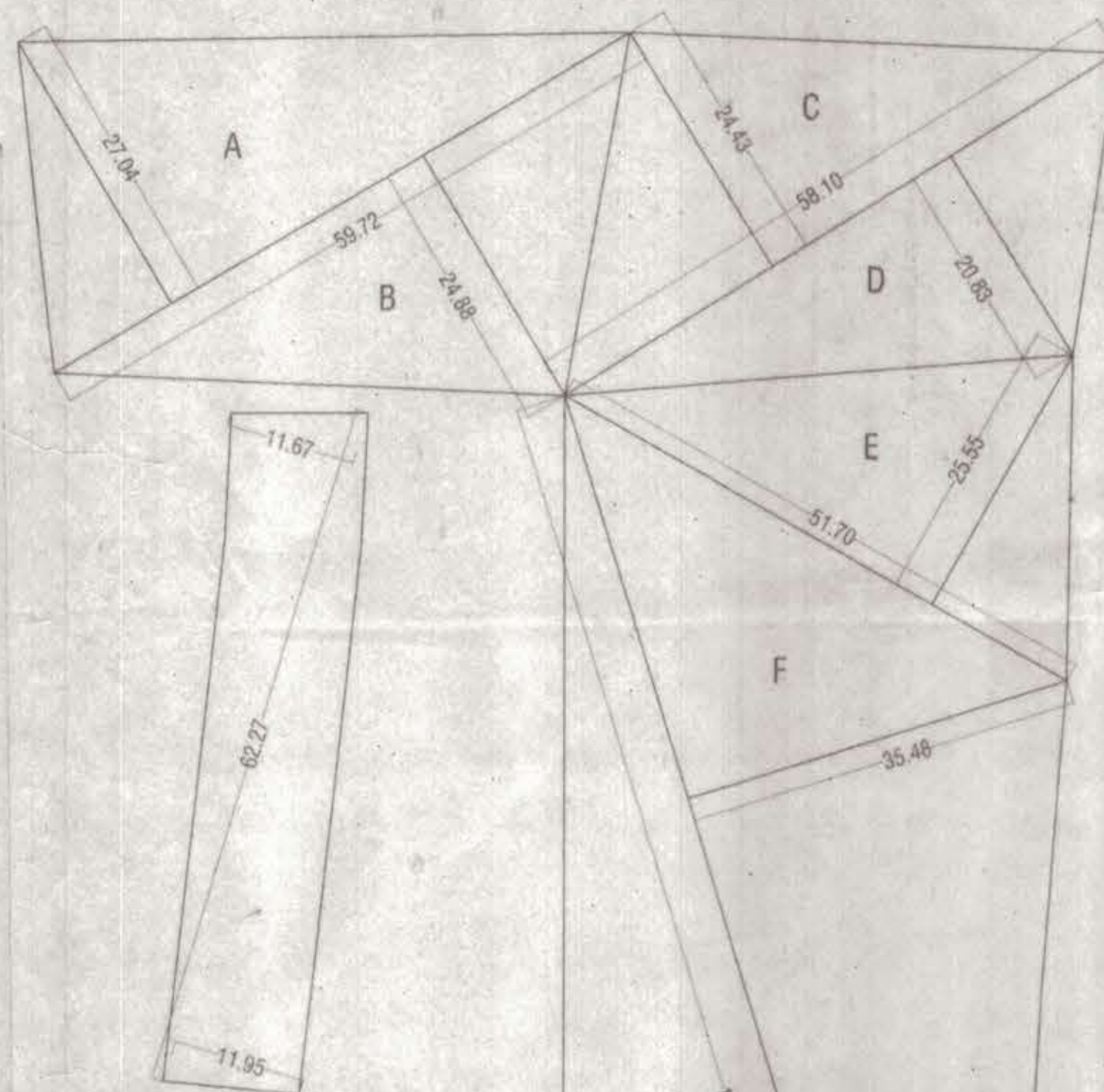




INTERNAL ROAD AREA KEY PLAN



OPEN SPACE AREA KEY PLAN



AMENITY SPACE AREA KEY PLAN

PLOT AREA KEY PLAN

PLOT AREA CALCULATION				
A	59.72	27.04	0.50	807.41
B	59.72	24.88	0.50	742.92
C	58.10	24.43	0.50	709.69
D	58.10	20.83	0.50	605.11
E	51.70	25.55	0.50	660.47
F	131.41	35.48	0.50	2331.21
G	131.41	36.44	0.50	2394.29
H	60.93	31.19	0.50	950.20
I	60.93	28.67	0.50	873.43
TOTAL AREA				10074.74

AMENITY SPACE AREA CALCULATION				
A	63.66	25.85	0.50	822.81
B	63.66	21.28	0.50	677.34
TOTAL AREA				1500.15

OPEN SPACE AREA CALCULATION				
A	23.32	43.29	0.50	509.09
B	22.69	43.29	0.50	491.13
TOTAL AREA				1000.22

INTERNAL ROAD AREA CALCULATION				
A	11.67	62.27	0.50	363.35
B	11.95	62.27	0.50	372.06
TOTAL AREA				735.41

TOTAL F.S.I. STATEMENT:-

BUILDING	B/UP AREA	PERM. BALC.	PROP. BALC.	DRY BAL. AREA	FIRE STAIRCASE AREA	STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	FIRE LIFT AREA	LIFT AREA	LIFT MAC. AREA	COVERAGE AREA	TEN.
WING - A	3458.19	518.74	517.82	196.38	78.93	73.44	631.80	497.55	2.97	2.97	18.00	499.56	72
WING - B	2576.62	386.46	386.35	173.25	92.97	92.97	486.00	473.99	3.21	3.21	18.00	385.92	71
WING - C	3144.90	471.64	471.36	164.46	70.16	65.26	325.76	432.09	2.97	2.97	18.00	459.11	63
TOTAL	9179.71	1376.86	1375.53	534.09	242.06	231.69	1643.56	1403.63	9.15	9.15	54.00	1344.59	206

F.S.I. STATEMENT (SQ.M.), WING - A

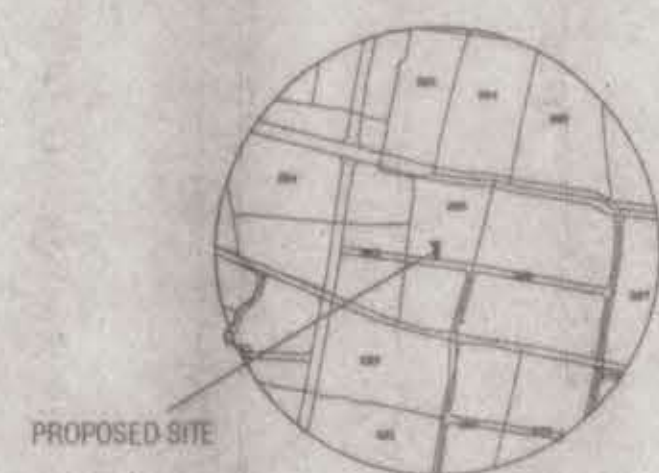
FLOORS	B/UP AREA	PERM. BALCONY	PROP. BALCONY	DRY BALCONY	STAIRCASE AREA (FIRE)	STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	LIFT AREA (FIRE)	LIFT AREA (REG.)	TEN.	COVERAGE	BUILDING HT.
FIRST	385.74	57.86	57.75	21.82	8.77	8.16	70.20	56.07			08		
SECOND	385.74	57.86	57.75	21.82	8.77	8.16	70.20	56.07			08		
THIRD	385.74	57.86	57.75	21.82	8.77	8.16	70.20	56.07			08		
FOURTH	385.74	57.86	57.75	21.82	8.77	8.16	70.20	56.07			08		
FIFTH	385.74	57.86	57.75	21.82	8.77	8.16	70.20	56.07	2.97	2.97	08	499.56 SQ. M.	28.50 M.
SIXTH	385.74	57.86	57.75	21.82	8.77	8.16	70.20	56.07			08		
SEVENTH	385.74	57.86	57.75	21.82	8.77	8.16	70.20	56.07			08		
EIGHTH	385.74	57.86	57.75	21.82	8.77	8.16	70.20	56.07			08		
NINTH	385.74	57.86	57.75	21.82	8.77	8.16	70.20	56.07			08		
TOTAL	3458.19	518.74	517.82	196.38	78.93	73.44	631.80	497.55			72		

F.S.I. STATEMENT (SQ.M.), WING - B

FLOORS	B/UP AREA	PERM. BALCONY	PROP. BALCONY	DRY BALCONY	STAIRCASE AREA (FIRE)	STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	LIFT AREA (FIRE)	LIFT AREA (REG.)	TEN.	COVERAGE	BUILDING HT.
FIRST	288.47	43.27	43.27	19.53	8.20	10.33	54.00	54.18			08		
SECOND	288.47	43.27	43.27	19.53	8.20	10.33	54.00	54.18			08		
THIRD	288.47	43.27	43.27	19.53	8.20	10.33	54.00	54.18			08		
FOURTH	288.47	43.27	43.27	19.53	8.20	10.33	54.00	54.18			08		
FIFTH	288.47	43.27	43.27	19.53	8.20	10.33	54.00	54.18	3.21	3.21	08	385.92 SQ. M.	28.50 M.
SIXTH	288.47	43.27	43.27	19.53	8.20	10.33	54.00	54.18			08		
SEVENTH	288.47	43.27	43.27	19.53	8.20	10.33	54.00	54.18			08		
EIGHTH	288.47	43.27	43.27	19.53	8.20	10.33	54.00	54.18			08		
NINTH	288.47	43.27	43.27	19.53	8.20	10.33	54.00	54.18			08		
TOTAL	2576.62	386.46	386.35	173.25	73.80	92.97	486.00	472.99			71		

F.S.I. STATEMENT (SQ.M.), WING - C

FLOORS	B/UP AREA	PERM. BALCONY	PROP. BALCONY	DRY BALCONY	STAIRCASE AREA (FIRE)	STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	LIFT AREA (FIRE)	LIFT AREA (REG.)	TEN.	COVERAGE	BUILDING HT.
FIRST	399.26	59.86	59.85	20.82	8.77	8.16	65.72	56.70			08		
SECOND	399.26	59.86	59.85	20.82	8.77	8.16	65.72	56.70			08		
THIRD	399.26	59.86	59.85	20.82	8.77	8.16	65.72	56.70			08		
FOURTH	399.26	59.86	59.85	20.82	8.77	8.16	65.72	56.70			08		
FIFTH	399.26	59.86	59.85	20.82	8.77	8.16	65.72	56.70	2.97	2.97	08	456.11	25.65 M.
SIXTH	399.26	59.86	59.85	20.82	8.77	8.16	65.72	56.70			08		
SEVENTH	399.26	59.86	59.85	20.82	8.77	8.16	65.72	56.70			08		
EIGHTH	399.26	59.86	59.85	20.82	8.77	8.16	65.72	56.70			08		
TOTAL	3144.90	471.64	471.36	164.46	70.16	65.26	325.76	432.09			63		



PROPOSED SITE

TENEMENT STATEMENT			
WING	TENEMENT BELOW 50	TENEMENT 50 ABOVE	TENEMENT TOTAL
WING - A	18 NOS	54 NOS	72 NOS
WING - B	71 NOS	00 NOS	71 NOS
WING - C	16 NOS	47 NOS	63 NOS
TOTAL	105 NOS	101 NOS	206 NOS

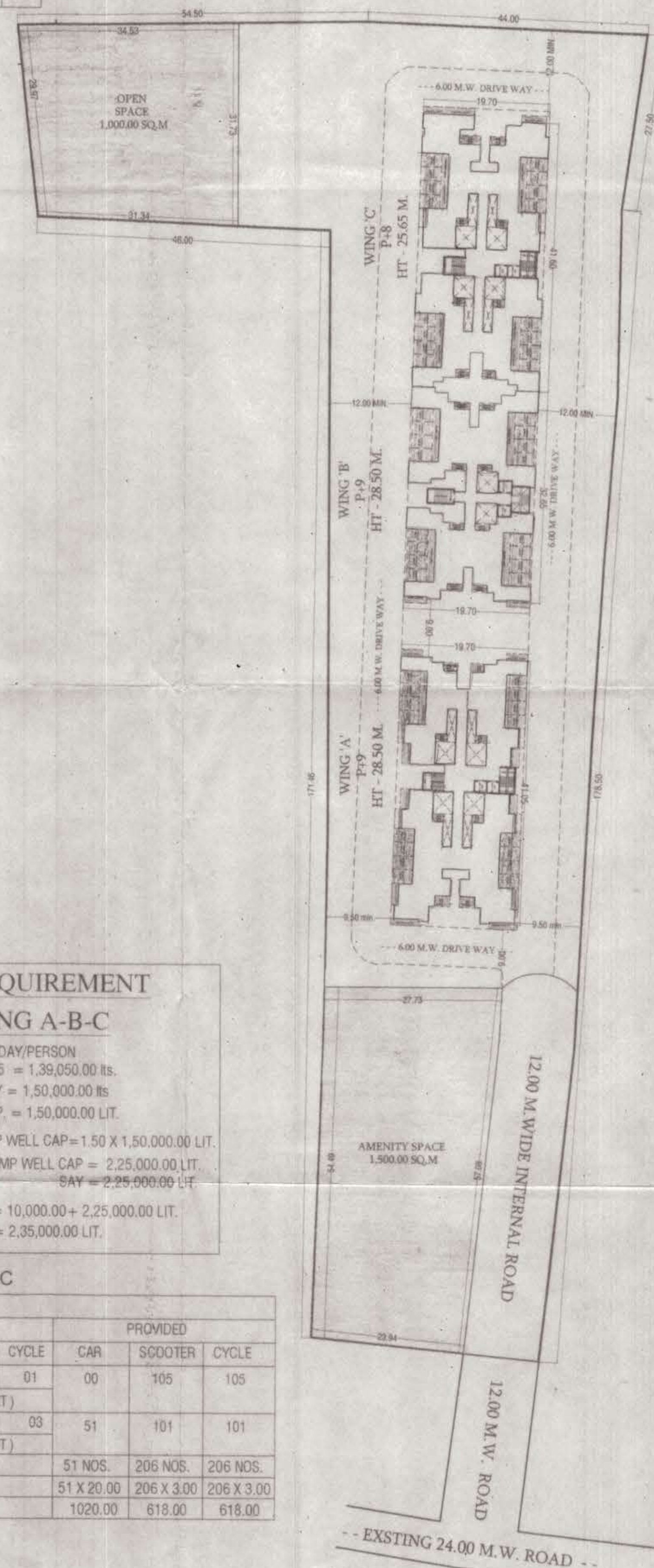
WATER REQUIREMENT FOR WING A-B-C

FOR RESI. - 135 LIT./DAY/PERSON
 = (206 ten. x 5) x 135 = 1,39,050.00 Lts.
 SAY = 1,50,000.00 Lts.
 O/H WATER TANK CAP. = 1,50,000.00 LIT.
 UNDER GROUND SUMP WELL CAP = 1.50 X 1,50,000.00 LIT.
 UNDER GROUND SUMP WELL CAP = 2,25,000.00 LIT.
 SAY = 2,25,000.00 LIT.
 ADD FOR FIRE = 10,000.00 + 2,25,000.00 LIT.
 = 2,35,000.00 LIT.

PARKING AREA STATEMENT FOR WING A-B-C

AS PER PROVISION

BUIL-TUP AREA	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA BELOW 50 SQ.M.	00	01	01	00	105	105
(PROPOSED 105 TENEMENTS)						
TENEMENT HAVING CARPET AREA 50 to 100 SQ.M.	01	03	03	51	101	101
(PROPOSED 101 TENEMENTS)						
TOTAL PARKING				51 NOS.	206 NOS.	206 NOS.
				51 X 20.00	206 X 3.00	206 X 3.00
TOTAL PARKING AREA = 1924.00 SQ.M.				1020.00	618.00	618.00



Recommendation for approval
 amended in
 No. 2451/1514/2014
 Date 28/4/2015
 Assistant Town Planning Officer, Pune

No PRH /NASR/401/2014
 Dt. 28/4/2015
 Sanctioned as shown in plan
 Subject to the conditions mentioned
 in this office order No. even Dt. /20
 P.O. Collector Pune



AREA STATEMENT		SQ.M.		
1.	AREA OF PLOT	10,000.00		
	AREA OF PLOT AS PER DIMARCATION	10,074.74		
2.	LESS ROAD WIDENING AREA	---		
3.	NET AREA	10,000.00		
4.	15% AMENITY SPACE AREA (OF 3)	1,500.00		
5.	10% OPEN SPACE (OF 3)	1,000.00		
6.	NET GROS AREA (3-4)	85,00.00		
7.	PERMISSIBLE F.S.I .			
	0.90 OF 6 = 7650.00 SQ.M	9180.00		
	20% PAID FSI (ON 7650.00) = 1530.00 SQ.M			
8.	(a) INTERNAL ROAD	735.41		
9.	PROPOSED B/UP AREA	9179.71		
BALCONY STATEMENT				
1.	PERMISSIBLE BALCONY AREA	1376.86		
2.	PROPOSED BALCONY AREA	1375.53		
3.	EXCESS BALCONY AREA	---		
TENEMENT STATEMENT				
1.	PERMISSIBLE TENEMENT NO. (2507/H)	230		
2.	PROPOSED TENEMENT NO.	206		
PARKING STATEMENT		CAR	SCOOTER	CYCLE
1.	PARKING REQUIRED BY RULE	51	206	206
2.	PROVIDED PARKING	51	206	206

LEGEND	
1. PLOT BOUNDARY SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED
3. OPEN SPACE SHOWN	THICK GREEN
4. AMENITY SPACE SHOWN	THICK PINK

PROPOSED BUILDING ON -
 S. NO. 285/3 MAUJE - LOHGAON,
 TALUKA HAVELI, DIST. PUNE

ARCHITECT SIGN.	OWNERS SIGN.
AR. I. A. SHAIKH (CA/2001/28514)	MR. RAHUL MONTA (PAH) MR. VILAS ANKUSH SHINDE (PAH) MR. ANIL P. ABROL (PAH)

ARCHITECT

CUBIX
ARCHITECTS

OFFICE NO. 1 AND 2, ARYEMOGAT OPP. BAWERT
HLS-HOTEL, NEAR MARINA CLUB, LULLANAGAR,
BIRMINGHAM, U.K.