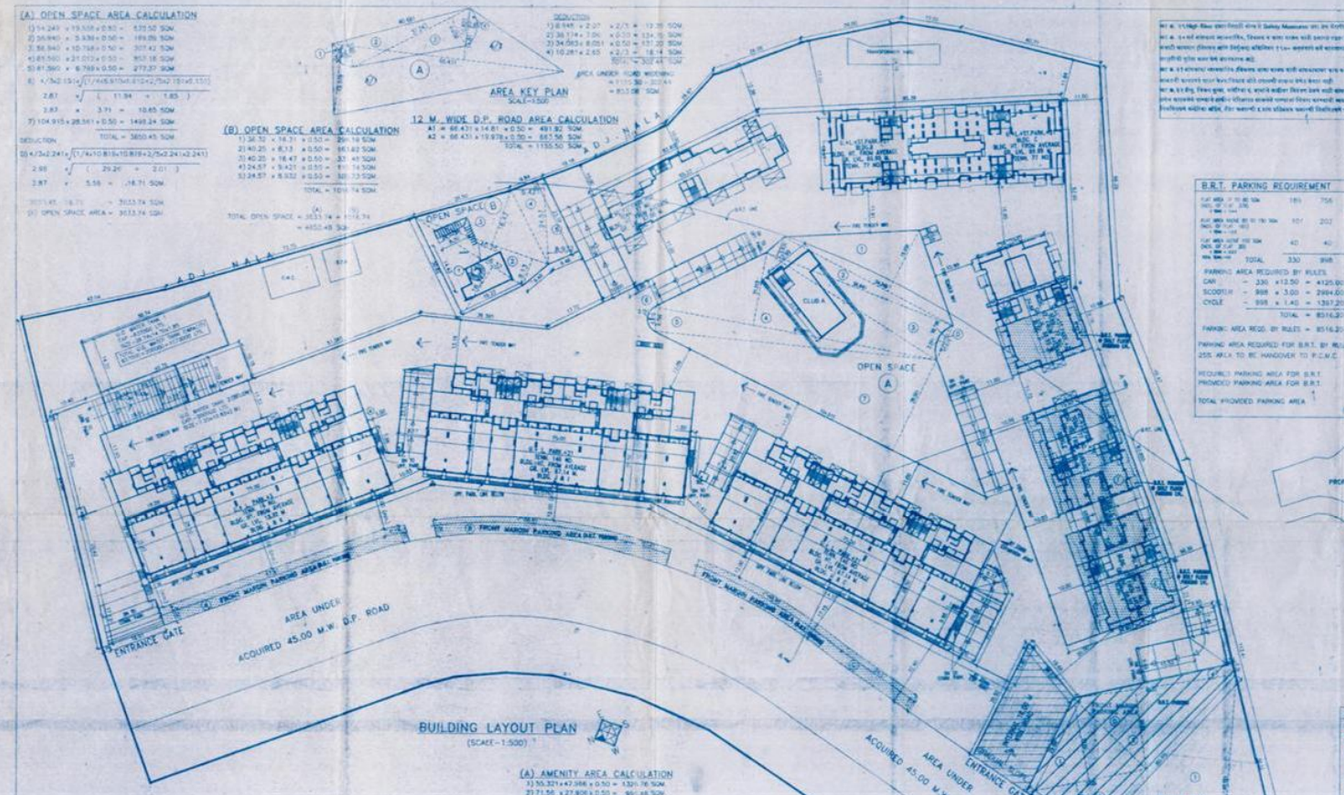


## (A) OPEN SPACE AREA CALCULATION

1) 14.241 x 19.558 x 0.50 = 139.50 SQM.
2) 36.840 x 5.936 x 0.50 = 189.06 SQM.
3) 36.840 x 10.746 x 0.50 = 307.42 SQM.
4) 61.560 x 21.012 x 0.50 = 903.18 SQM.
5) 41.360 x 9.769 x 0.50 = 272.27 SQM.
6) $\sqrt{(14.46\times19.558)(14.46-19.558)}$ + $\sqrt{(36.840\times10.746)(36.840-10.746)}$ = 1.510
2.87 x $\sqrt{(11.94 + 1.85)}$
2.87 x 3.71 = 10.65 SQM.
7) 104.915 x 28.561 x 0.50 = 1496.24 SQM.
TOTAL = 3850.45 SQM.

DEDUCTION
1) $\sqrt{(14.241\times19.558)(19.558-14.241)}$ + $\sqrt{(36.840\times10.746)(10.746-36.840)}$ = 2.241
2.98 x $\sqrt{(29.24 + 2.01)}$
2.87 x 5.56 = 16.71 SQM.
3850.45 - 16.71 = 3833.74 SQM.
(A) OPEN SPACE AREA = 3833.74 SQM.

## (B) OPEN SPACE AREA CALCULATION

1) 38.32 x 14.31 x 0.50 = 273.98 SQM.
2) 40.25 x 8.13 x 0.50 = 163.62 SQM.
3) 40.25 x 18.47 x 0.50 = 371.49 SQM.
4) 24.57 x 9.421 x 0.50 = 115.74 SQM.
5) 24.57 x 8.532 x 0.50 = 104.73 SQM.
TOTAL = 1029.74 SQM.
(B) TOTAL OPEN SPACE = 3833.74 + 1029.74
= 4863.48 SQM.

## 12 M. WIDE D.P. ROAD AREA CALCULATION

A1 = 66.431 x 14.81 x 0.50 = 491.92 SQM.
A2 = 66.431 x 19.878 x 0.50 = 661.56 SQM.
TOTAL = 1153.50 SQM.

DEDUCTION
1) 18.945 x 2.07 x 2/3 = 13.35 SQM.
2) 36.314 x 7.06 x 0.50 = 134.15 SQM.
3) 34.583 x 8.01 x 0.50 = 137.32 SQM.
4) 10.287 x 2.65 x 2/3 = 18.14 SQM.
TOTAL = 302.97 SQM.
AREA UNDER ROAD WIDENING
= 1153.50 - 302.97
= 850.53 SQM.

## B.R.T. PARKING REQUIREMENT

| | | | |
|---|---|---|---|
| FLAT AREA UP TO 60.00 SQM. (NO. OF FLAT - 252) | 189 | 756 | 756 |
| FLAT AREA HAVE 60.00 TO 150 SQM. (NO. OF FLAT - 48) | 101 | 202 | 202 |
| FLAT AREA ABOVE 150 SQM. (NO. OF FLAT - 10) | 40 | 40 | 40 |
| TOTAL | 330 | 998 | 998 |

PARKING AREA REQUIRED BY RULES
CAR - 330 x 12.50 = 4125.00 SQM.
SCOOTER - 998 x 3.00 = 2994.00 SQM.
CYCLE - 998 x 1.40 = 1397.20 SQM.
TOTAL = 8516.20 SQM.

PARKING AREA REQD. BY RULES = 8516.20 SQM.

PARKING AREA REQUIRED FOR B.R.T. BY RULES = 8516.20 x .2 = 17032.40 SQM.
25% AREA TO BE HANDOVER TO P.C.M.C. = 17032.40 x 0.25 = 4258.10 SQM.

REQUIRED PARKING AREA FOR B.R.T. = 4258.10 SQM.
PROVIDED PARKING AREA FOR B.R.T. = 4267.05 SQM.

TOTAL PROVIDED PARKING AREA = 2221.343 + 2221.343 + 1516.164 = 5,958.68 SQM.
(UPP.P. + LOW.P. + G. PARK. FL. AREA)

## PARKING STATEMENT

| | CAR | SCOOTER | CYCLE |
|---|---|---|---|
| COMMERCIAL/INDUSTRIAL AREA (FLAT AREA 30.00 TO 150.0 SQM.) | 112 | 336 | 112 |
| FLAT AREA UP TO 30.00 SQM. (NO. OF FLAT - 448) | 224 | 896 | 896 |
| FLAT AREA 30.00 TO 150 SQM. (NO. OF FLAT - 245) | 245 | 490 | 490 |
| FLAT AREA ABOVE 150 SQM. (NO. OF FLAT - 37) | 74 | 74 | 74 |
| TOTAL | 655 | 1796 | 1572 |
| (TOTAL TENEMENTS 738 NOS.) | | | |

PARKING AREA REQUIRED BY RULES
CAR - 655 x 12.50 = 8187.50 SQM.
SCOOTER - 1796 x 3.00 = 5388.00 SQM.
CYCLE - 1572 x 1.40 = 2200.80 SQM.
TOTAL = 15776.30 SQM.
PARKING AREA REQD. BY RULES = 15776.30 SQM.

B.R.T. PARKING AREA REQD. BY RULES = 8516.20 SQM.
TOTAL PARKING AREA REQD. BY RULES = 24292.50 SQM.
PROVIDED PARKING AREA
COVERED PARKING AREA = 5,3066.68 SQM.
SUPER. LINER & 10' FL. PARKING = 0 SQM.
TOTAL PROVIDED PARKING AREA = 5,3066.68 SQM.

## O.H. WATER TANK CAPACITY CALCULATION

| | | |
|---|---|---|
| TOTAL NO. OF TENEMENTS | | |
| WATER REQ. PER PERSON | 135 LTRS. | |
| NO. OF PERSONS | | |
| TOTAL WATER REQUIRED | | |
| PROVIDED WATER TANK CAPACITY | | |

## U.G. WATER TANK CAPACITY CALCULATION

| | | |
|---|---|---|
| TOTAL NO. OF TENEMENTS | | |
| WATER REQ. PER PERSON | 135 LTRS. | |
| NO. OF PERSONS | | |
| TOTAL WATER REQUIRED | | |
| PROVIDED WATER TANK CAPACITY | | |

## TOILET REQUIRED

| | |
|---|---|
| TOTAL BUILT AREA | |
| NO. OF TENEMENTS | |
| GENTS SEAT | |
| LADIES SEAT | |
| NO. OF WORK FOR GENTS (1 FOR 25 PERSONS) | |
| NO. OF WORK FOR LADIES (1 FOR 25 PERSONS) | |
| PROVIDED TOILET | |
| URINALS REQD. (1 FOR 25 PERSONS) | |
| PROVIDED URINALS | |
| BATHS REQD. (1 FOR 25 PERSONS) | |
| PROVIDED BATHS | |
| TOTAL PERSONS | |
| SEATS PROVIDED | |

## SEPTIC TANK CAPACITY CALCULATION

| | |
|---|---|
| (FOR 3 YEARS) | |
| TOTAL PERSONS | |
| CAPACITY OF SEPTIC TANK PROVIDED (1 CUM. FOR 3 PERSONS) | |

## BRIEF SPECIFICATIONS

- FOUNDATION: OF RCC FRAME STRUCTURE, R.C.C. FRAME STRUCTURE
- EXTERNAL: 0.115 MMT INTERNAL WALL 0.115 THK.
- EXTERNAL SAND FACED PLASTERS, INTERNAL WORK FINISHED CEMENT PLASTER. 4 ft x 3.0 MM & W. 3 GLAZED WINDOWS, 4 ft. W. TILE FLOORING IN ALL ROOMS, 7 GLAZED TILE DADO TO TOILETS.

## NOTES

SERVICES ARE PROVIDED ON BASIS OF ALLOTMENT PROVIDED (SUBJECTED TO LIMITS) PLEASE THE PROCEEDINGS ARE SUBJECT TO DOCUMENTS PRODUCED & SUBJ. RESPONSIBILITY OF THE OWNER/PLANNER THE LIMITS OF ALLOTMENT & ACCURACY IS STRICTLY ACCORDING TO DOCUMENTS ONLY.

THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT & MUST NOT BE COPIED OR REPRODUCED IN ENTIRETY OR ANY ALLOCATED IN THIS FORM WITHOUT THE WRITTEN OPINION OF THE OWNER.

## STAMP OF APPROVAL

BLDG. LAYOUT

Sanctioned No. B.P. (C/N/4746/16+17)
Subject to conditions mentioned in the Office Order No.
Dated 12/09/2017

Place
Date 20/09/2017

Dig Signed by Commissioner

ATTESTED AMMONIA COPY

## PROJECT

PROPOSED BUILDING LAYOUT ON C.T.S. NO.4746 (P), 4751 (P), 4752 (P) AT CHINCHWAD, PUNE.

## OWNER'S SIGN. NAME & ADDRESS

M/s EMPIRE PROPERTIES (P.A.H.)

solespace
Architects & consulting