PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

TOTAL AREA STATEMENT (SQM.)

	BUILDING	PROP. COV.50%	PROP. COVERAGE	BUILDING HEIGHT	PROPOSED AREA COMM.	PROPOSED AREA RESI.	NET B/UP	PERM. BALC.	PROPOSED ENCLOSED BALCONY	DRY BALCONY	PREMIUM STAIRCASE	FIRE STAIRCASE	PASSAGE	DOUBLE HIGHT TERRACE	PREMIUM LIFT	FIRE LIFT	PREMIUM MACHINE ROOM	FIRE MACHINE ROOM	TENEMENT UP TO 40-80SM	TENEMENT UP TO 80 TO 150
EXISTING BUILDING	A	----	306.07	34.80 M	---	2928.36	2928.36	439.25	438.60	145.80	190.08	190.08	293.52	372.24	3.705	3.705	19.66	19.66	48.00	--
	B	----	306.07	34.80 M	---	2928.36	2928.36	439.25	438.60	145.80	190.08	190.08	293.52	372.24	3.705	3.705	19.66	19.66	48.00	--
	C	----	442.84	34.80 M	---	3876.36	3876.36	581.52	581.52	178.20	190.08	190.08	293.52	717.66	3.705	3.705	19.66	19.66	--	48.00
	D	----	442.64	34.80 M	---	3876.36	3876.36	581.52	581.52	178.20	190.08	190.08	293.52	717.66	3.705	3.705	19.66	19.66	--	48.00
	E	----	306.07	34.80 M	---	2928.36	2928.36	439.25	438.60	145.80	190.08	190.08	293.52	372.24	3.705	3.705	19.66	19.66	48.00	--
	F	----	306.07	34.80 M	---	2928.36	2928.36	439.25	438.60	145.80	190.08	190.08	293.52	372.24	3.705	3.705	19.66	19.66	48.00	--
	TOTAL		2109.56	---	--	19466.16	19466.16	2920.04	2917.44	939.60	1140.48	1140.48	1761.12	2924.28	22.23	22.23	117.96	117.96	192.0	96.0
PROPOSED RESIDENTIAL BUILDING	G	----	339.18	37.70 M.	---	3453.60	3453.60	518.04	517.20	157.20	-----	190.08	-----	295.43	3.24	3.24	19.66	19.66	48.00	
	H	----	598.66	39.60 M.	-----	6290.50	6290.50	943.58	925.80	304.43	-----	305.76	1091.82	443.28	7.56	12.03	26.03	27.12	144.00	---
	I	----	840.21	39.60 M	385.02	6649.87	7034.89	1055.24	918.85	293.88	-----	305.76	545.82	558.85	7.56	12.03	26.03	27.12	139.00	---
	J	----	182.57	37.70 M.	---	1869.17	1869.17	279.115	287.51	94.20	-----	132.00	-----	154.20	3.24	5.22	7.20	10.64	24.00	---
	TOTAL		1960.62	---	385.02	18263.14	18648.16	2735.98	2649.36	849.71		933.60	1637.64	1451.76	21.60	32.52	78.92	84.54	355.00	---
	TOTAL(EXI. + PROP.)	---	**4070.18**	---	**385.02**	**37729.30**	**38114.32**	**5716.02**	**5566.80**	**1789.31**	**1140.48**	**2074.08**	-----	**4376.04**	**43.83**	**54.75**	**196.88**	**202.50**	**547.00**	**96.00**
	OPEN SPACE CLUB HOUSE	---	199.94	7.70 M	---	393.46	393.46	59.02	37.41	----	17.60	----	----	----	----	----	----	----		---
	AMENITY SPACE (COMM.BUILDING)	----	1371.85	16.20 M	4575.62	---	4575.62	294.94	323.75	----	-----	85.40	----	----	18.36	4.59	35.17	8.28		---
	TOTAL	----	**5641.97**	---	4960.64	**38122.76**	**43083.40**	**6069.98**	**5927.96**	**1789.31**	**1158.08**	**2159.48**	1637.64	4376.04	62.19	59.34	**232.05**	210.78		643.00
	PREMIUM CHARGES	---	---	---	---	--	---	--	**3010.52**	**849.71**	**17.60**	**0.00**	0.000	**1451.76**	39.96	37.11	**114.09**	92.82		

PARKING STATEMENT (EXISTING BUILDING (C & D)

	CAR	SCOO.	CYCLE
2 TENE. HAVING 40-80 SQM BY RULE	1	2	2
TENE HAVING 40-80 SM.(48.0 PROPSED)	24.00	48.00	48.00
TOTAL PARKING REQ.	24.00	48.00	48.00
FOR- 2 BUILDINGS(C & D)	48.00	96.00	96.00
AREA REQ. PER PARK	12.5	3.00	1.40
PARKING AREA REQ.	600.00	288.00	135.00
TOTAL PARK. AREA REQ.	1023.00 SQM		
TOTAL PARK. AREA PROP.	1050.00 SQM		

PARKING STATEMENT (EXISTING BUILDING(A,B,E,F)

	CAR	SCOO.	CYCLE
2 TENE. HAVING 40-80 SQM BY RULE	1	2	2
TENE HAVING 40-80 SM.(44.0 PROPOSED)	22.00	44.00	44.00
TOTAL PARKING REQ.	22.00	44.00	44.00
FOR 4 BUILDINGS(A,B,E,F)	88.00	176.00	176.00
AREA REQ. PER PARK	12.5	3.00	0.70
PARKING AREA REQ.	1100.00	528.00	123.20
TOTAL PARK. AREA REQ.	1751.20 SQ.M		
TOTAL PARK. AREA PROP.	1800.0 SQ.M		

PARKING STATEMENT (BLD."G")

	CAR	SCOO.	CYCLE
3 TENE. HAVING 50-100 SQM BY RULE	1	3	3
TENE HAVING 50-100 SM.(24.00 PROPOSED)	16.00	48.00	48.00
TOTAL PARKING REQ.	16.00	48.00	48.00

PARKING STATEMENT (BLD."J")

	CAR	SCOO.	CYCLE
3 TENE. HAVING 50-100 SQM BY RULE	1	3	3
TENE HAVING 50-100 SQ.M (48.00 PROP.)	8.00	24.00	24.00
TOTAL PARKING REQ.	8.00	24.00	24.00

PARKING STATEMENT (BLD."H")

	CAR	SCOO.	CYCLE
4 TENE. HAVING 50-100 SQM BY RULE	0	5	5
TENE HAVING 50-100 SQ.M (144.00 PROP.)	0.00	720.00	720.00
TOTAL PARKING REQ.	0.00	720.00	720.00

PARKING STATEMENT (BLD."I")

	CAR	SCOO.	CYCLE
4 TENE. HAVING 50-100 SQM BY RULE	0	5	5
TENE HAVING 50-100 SQ.M (139.00 PROP.)	0.00	695.00	695.00
TOTAL PARKING REQ.	0.00	695.00	695.00

PARKING STATEMENT: COMMERTIAL (BLD."I")

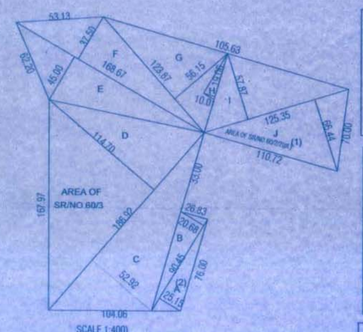
	CAR	SCOO.	CYCLE
COMM. HAVING 100.00 SQM BY RULE	1	4	4
PROPOSED COMM. AREA 300.00 SQ.M.	3.00	12.00	12.00
TOTAL PARKING REQ.	3.00	12.00	12.00

	CAR	SCOO.	CYCLE
(BUILDING(G,J,H & I) TOTAL PARKING TENAMENTS PROP. 355.00	24.00	1487.00	1487.00
COMM. AREA	3.00	12.00	12.00
TOTAL PARKING =	27.00	1499.00	1499.00
PARKING (1.50)	41.00	2249.00	2249.00
AREA REQ. PER PARK	12.50	2.00	0.70
REQ. PARKING	513.00	4498.00	1575.00
TOTAL AREA REQ.			
GRAND TOTAL =	6586.00 SQ.M.		
AREA PROVIDED =	**6600.00 SQ.M.**		

STAMP OF APPROVAL 1/19

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No. PHA/C.R. No. 665 /Mouza 37
S. No./G. No./CTS No. 60/2/2(P)
Dated 201 5 /2014

Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



AREA KEY PLANOF SR.NO 60/2/2 (PART)

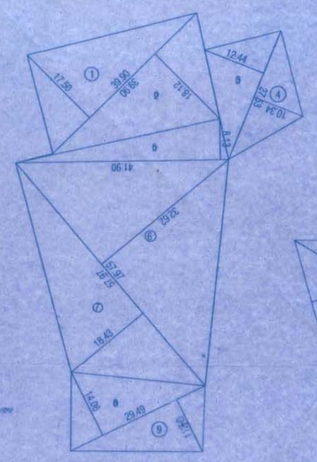
AREA OF SR.NO 60/2/2 (PART)

A) 0.50 x 90.45 x 25.15 = 1137.41
B) 0.50 x 90.45 x 20.86 = 0935.25
I) 0.50 x125.35 x 57.87 = 3627.00
J) 0.50 x125.35 x 66.44 = 4164.13
H) 0.50 x 38.11 x 10.01 = 190.74
TOTAL = 10,254.53 SQM.
AREA AS PER PAH. = 10,050.00 SQM.

AREA OF SR.NO 60/3

C) 0.50 x 186.92 x 52.92 = 4945.62
D) 0.50 x 186.92 x114.70 =10719.57
E) 0.50 x 168.67 x 45.00 = 3795.07
F) 0.50 x 168.67 x 37.50 = 3162.56
G) 0.50 x 123.87 x 56.15 = 3477.65
DEDUCT
H) 0.50 x 38.11 x 56.15 = 190.74
NET TOTAL = 25,909.73 SQM.

AS PER 7/12 = 25,900.00 SQM
AREA AS PER DEMARCATION = 36,164.26

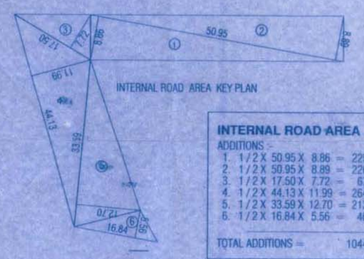


AREA KEY PLAN FOR OPEN SPACE

OPEN SPACE AREA CALC.

ADDITIONS :-
1. 1/2 X 39.90 X 17.50 = 349.12 SQ.M
2. 1/2 X 39.90 X 18.12 = 361.49 SQ.M
3. 1/2 X 21.23 X 16.44 = 171.24 SQ.M
4. 1/2 X 21.23 X 10.34 = 142.33 SQ.M
5. 1/2 X 41.80 X 8.13 = 170.32 SQ.M
6. 1/2 X 57.07 X 16.85 = 945.49 SQ.M
7. 1/2 X 57.07 X 18.43 = 524.19 SQ.M
8. 1/2 X 29.49 X 14.06 = 207.31 SQ.M
9. 1/2 X 29.49 X 11.70 = 172.51 SQ.M

NET AREA = 3054.00 SQ.M

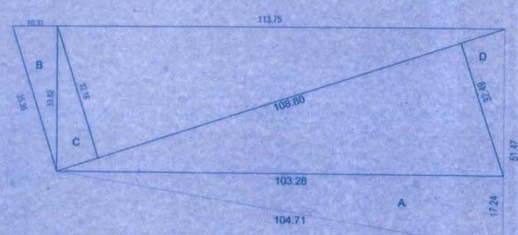


INTERNAL ROAD AREA KEY PLAN

INTERNAL ROAD AREA CALC.

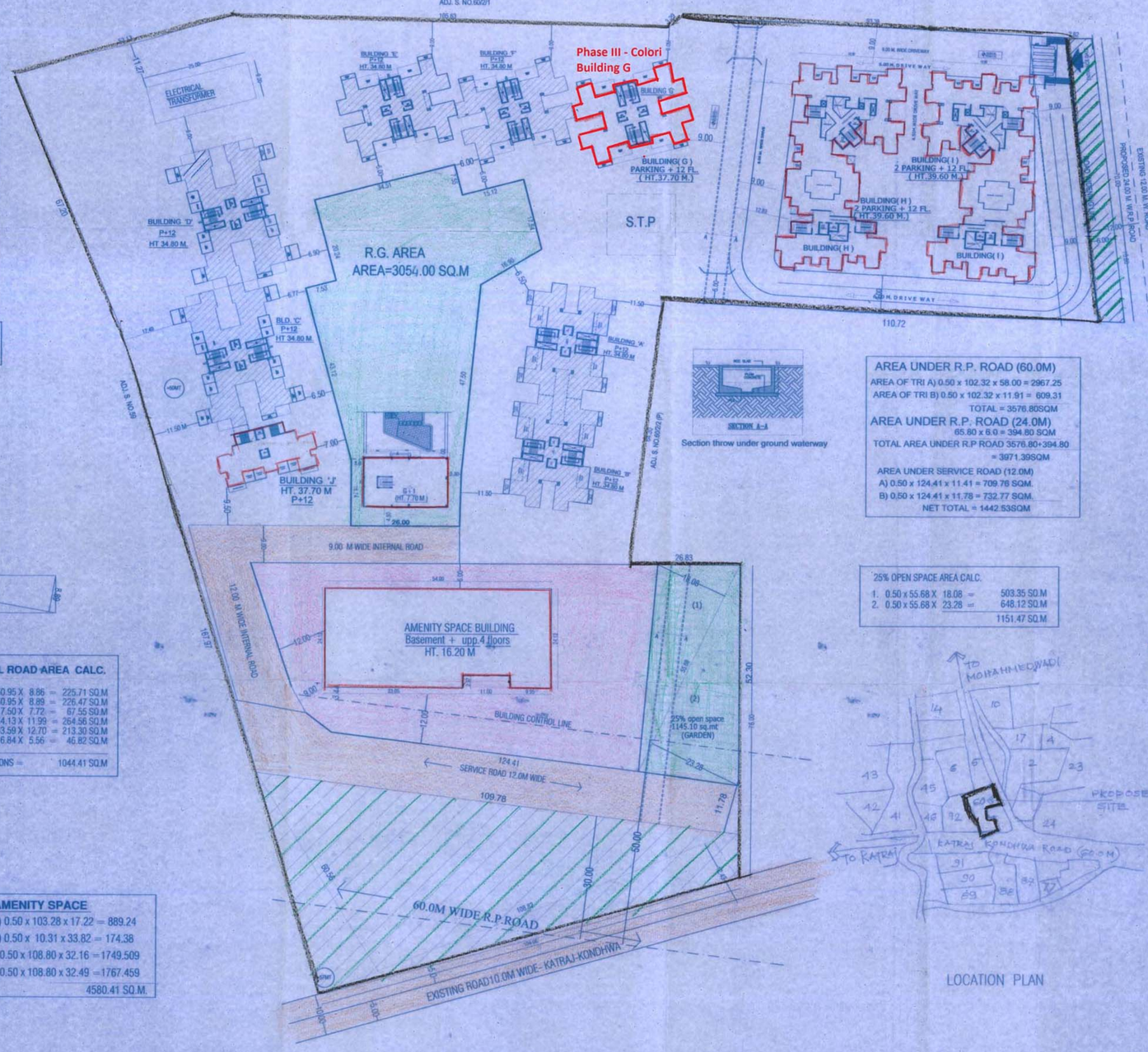
ADDITIONS :-
1. 1/2 X 50.95 X 8.86 = 225.71 SQ.M
2. 1/2 X 50.95 X 8.89 = 226.47 SQ.M
3. 1/2 X 17.50 X 7.72 = 67.55 SQ.M
4. 1/2 X 44.13 X 11.99 = 264.56 SQ.M
5. 1/2 X 33.59 X 12.70 = 213.30 SQ.M
6. 1/2 X 16.84 X 5.56 = 46.82 SQ.M

TOTAL ADDITIONS = 1044.41 SQ.M



AMENITY SPACE

A) 0.50 x 103.28 x 17.22 = 889.24
B) 0.50 x 10.31 x 33.82 = 174.38
C) 0.50 x 108.80 x 32.16 = 1749.509
D) 0.50 x 108.80 x 32.49 = 1767.459
4580.41 SQ.M.



AREA UNDER R.P. ROAD (60.0M)

AREA OF TRI A) 0.50 x 102.32 x 58.00 = 2967.25
AREA OF TRI B) 0.50 x 102.32 x 11.91 = 609.31
TOTAL = 3576.80SQM

AREA UNDER R.P. ROAD (24.0M)

65.80 x 6.0 = 394.80 SQM
TOTAL AREA UNDER R.P ROAD 3576.80+394.80
= 3971.39SQM

AREA UNDER SERVICE ROAD (12.0M)
A) 0.50 x 124.41 x 11.41 = 709.76 SQM.
B) 0.50 x 124.41 x 11.78 = 732.77 SQM.
NET TOTAL = 1442.53SQM

25% OPEN SPACE AREA CALC.

1. 0.50 x 55.68 X 18.08 = 503.35 SQ.M
2. 0.50 x 55.68 X 23.28 = 648.12 SQ.M
1151.47 SQ.M

LOCATION PLAN

AREA STATEMENT

	SMT
A)AREA OF THE PLOT(AS PER 7/12 EX)	35950.00
B)AREA OF THE PLOT(AS PER DEMARCAT)	36164.26
C)MIN. AREA OF THE PLOT CONSIDERED	35950.00
D) R.P ROAD 60.0 M (3576.58)	
E)R.P ROAD 24.0 M (394.80)	5413.91
E)SERVICE ROAD 12.0 M (1442.53)	
F) TOTAL PLOT AREA	30536.09
G) AMENITY SPACE (15%)	4580.41
H)OPEN SPACE PROVIDED (10%)	3054.00
H 1)INTERNAL ROAD	1044.41
I)NET GROSS PLOT (30536.09 - 4580.41)	25955.68
J) F.S.I. PERMISSIBLE (25955.68 x 0.90)	**23360.11**
K) F.S.I. PERMISSIBLE ON PREMIUM (1.20)	**28032.13**
L) PAID F.S.I. (23360.11 ON 20%)	**4672.02**
TOTAL F.S.I. PERMISSIBLE	**32704.15**
L) (+) AREA UNDER ROAD WIDENING)	**5413.91**
L1) GROSS F.S.I	**38118.06**
M) EXISTING F.S.I.	**19466.16**
N) PROPOSED F.S.I.	
a) COMMERCIAL PROP.F.S.I. (385.02 SQ.M.)	
b) PROPOSED RESI. F.S.I. (18263.14 SQ.M.)	
N) TOTAL PROPOSED F.S.I. (COMM. + RESI.)	**18648.26**
TOTAL PROPOSED F.S.I(EXIST.+ PROP.)	**38114.42**

LEGEND

PLOT BOUNDARY - THICK BLACK
PROPOSED WORK - RED SMUGGED
INT ROADS - BROWN SMUGGED
D.P. ROAD - GREEN DOTTED
OPEN SPACE - GREEN SMUGGED
DRAINAGE LINE - RED DOTTED
WATER LINE - BLACK DOTTED
AMENITY SPACE - ORANGE

PROJECT

REVISED GROUP HOUSING, SCHEME LAYOUT IN S.NO. 60/2/2(P), 60/3, AT UNDRI, PUNE.

OWNER

ARCHITECT

comp 3/E/MAHESH/undry 06.11.2014 /T.P DWG.

DATE :-17 JUNE 2015

DRAWN BY :- s.m@hesh | SCALE: 1:500 | CHECK BY :- P.R.N

N

ARCHITECT

P.R. NADKARNI

CA / 84 / 8327
KALASHRI, 39 / 24A,
ERANDWANE, PUNE-4

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