

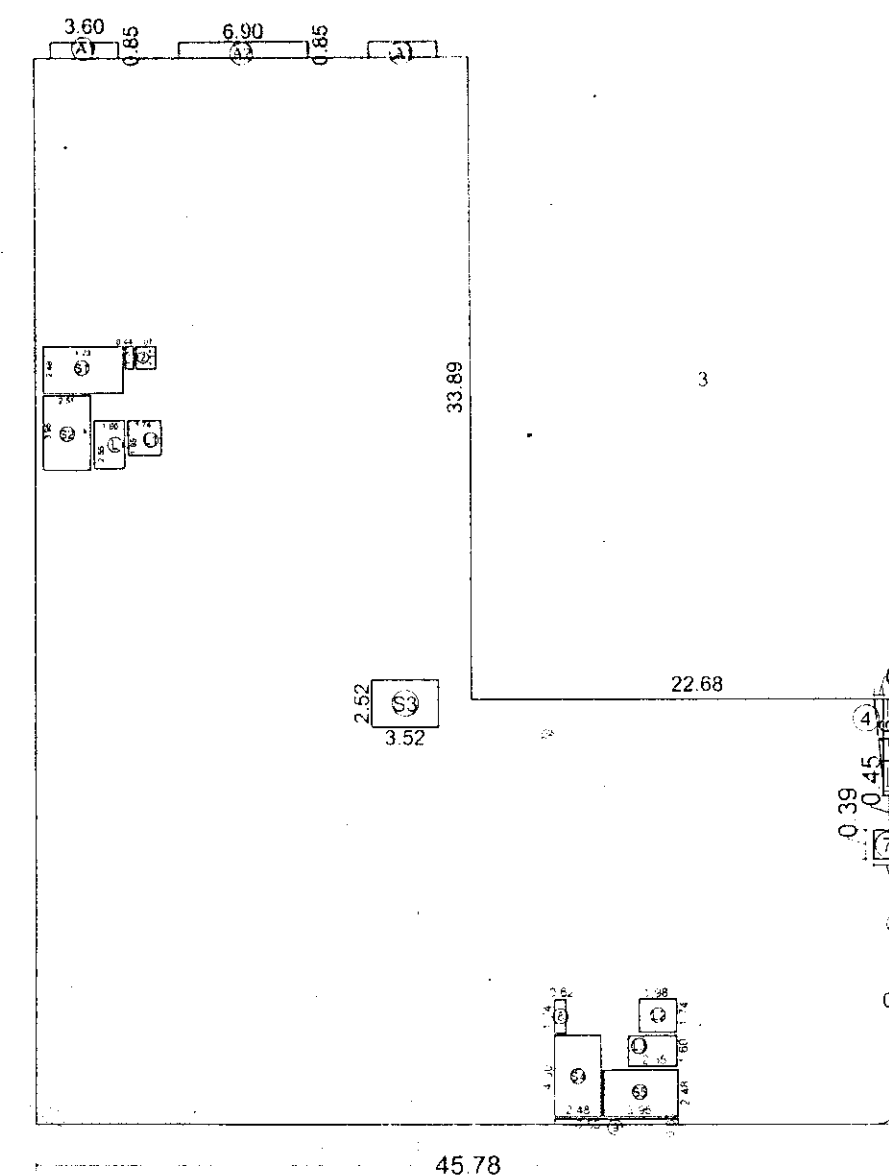
TENEMENT		STATEMENT	
WINGS	WING - A	WING - B	
FLOORS	TENE. 40 TO 80 SQ.M	TENE. ABOVE 80 SQ.M	TENE. 40 TO 80 SQ.M
			TENE. ABOVE 80 SQ.M
FIRST FLOOR	4	-	3
SECOND FLOOR	4	-	3
THIRD FLOOR	4	-	3
FOURTH FLOOR	4	-	3
FIFTH FLOOR	4	-	3
SIXTH FLOOR	4	-	3
SEVENTH FLOOR	4	-	3
EIGHTH FLOOR	4	-	3
NINETH FLOOR	4	-	3
TENTH FLOOR	4	-	3
ELEVENTH FLOOR	4	-	3
TWELFTH FLOOR	4	-	3
THIRTEENTH FL.	4	-	3
FOURTEENTH FL.	4	-	3
FIFTEENTH FL.	4	-	3
SIXTEENTH FL.	4	-	3
TOTAL	64 NOS.	-	48 NOS.

TOTAL TENE. 40 TO 80 SQ.M. = 64 + 48 = 112 NOS.

TOTAL TENE. ABOVE 80 SQ.M. = 16 NOS.

TOTAL TENE. = 112 + 16 = 128 NOS.

COVERAGE STATEMENT IN SQ.M. (UP TO 1ST FL. LVL)				
NET AREA OF PLOT		=	4786.48	SQ.M.
GR. COVERAGE PERMI (50%)		=	2393.24	SQ.M.
GR. COVERAGE PROPOSED		=	1752.09	SQ.M.
(AREA OF PODIUM)				
COVERAGE STATEMENT IN SQ.M. (ABOVE 1ST FL. LVL)				
NET AREA OF PLOT		=	4786.48	SQ.M.
GR. COVERAGE PERMI (20%)		=	957.29	SQ.M.
GR. COVERAGE PROPOSED		=	946.69	SQ.M.
COVERAGE CALCULATIONS				
WING	B/UP	TERRACES		TOTAL
WING A	314.12	T1	= 1.98 X 3.44 X 4 =	27.24
		T2	= 3.26 X 3.66 X 2 =	23.74
		T3	= 3.49 X 3.64 X 2 =	25.40
		T4	= 4.25 X 1.98 X 1 =	8.41
		T5	= 3.12 X 3.53 X 2 =	22.02
		T6	= 3.12 X 3.53 X 2 =	22.02
		TOTAL	= 128.83	
WING B	376.01	T1	= 3.03 X 3.30 X 2 =	20.00
		T2	= 3.03 X 3.30 X 2 =	20.00
		T3	= 3.60 X 1.60 X 3 =	17.28
		T4	= 3.45 X 1.91 X 4 =	26.36
		T5	= 3.03 X 3.35 X 1 =	10.15
		T6	= 3.03 X 3.35 X 1 =	10.15
		T7	= 3.08 X 3.22 X 1 =	8.01
		T8	= 2.45 X 3.22 X 1 =	7.89
		T9	= 2.45 X 3.22 X 1 =	7.89
TOTAL		= 127.73		
TOTAL				946.69



WING A + B
 COVERAGE AREA CALCULATED
 UP TO 1ST SLAB LEVEL
 AREA OF BLOCK
 = 45 78 X 56 37 = 2580 62 SQ M
 DEDUCTIONS
 1) 0.44 X 1 17 X 1 = 0.51 SQ M
 2) 1 07 X 1 17 X 1 = 1.25 "
 3) 22 68 X 33 89 X 1 = 768.62 "
 4) 0.50 X 0.51 X 4.63 = 1.18 "
 5) 0.78 X 5 10 X 1 = 3.98 "
 6) 0.30 X 1 80 X 1 = 0.54 "
 7) 1 30 X 1 55 X 1 = 2.01 "
 8) 0.62 X 1 74 X 1 = 1.08 "
 9) 6.55 X 0.30 X 1 = 1.96 "
 S1) 4.23 X 2 48 X 1 = 10.49 "
 S2) 2.51 X 3.95 X 1 = 9.91 "
 S3) 3.52 X 2.52 X 1 = 8.87 "
 S4) 2.48 X 4 40 X 1 = 10.66 "
 S5) 3.95 X 2 38 X 1 = 9.79 "
 L) 1 60 X 2 55 X 1 = 4.08 "
 L1) 1 74 X 1 85 X 1 = 3.22 "
 L2) 1 98 X 1 74 X 1 = 3.44 "
 L3) 2.55 X 1 60 X 1 = 4.08 "
 TOTAL DEDUCTION = 845 67 SQ M
 NET AREA OF BLOCK
 = 2580 62 - 845 67 = 1734 95 SQ M
 ADDITIONS
 A1) 3 60 X 0 85 X 2 = 6.12 SQ M
 A2) 6 90 X 0 85 X 1 = 5.86 "
 A3) 0 75 X 6 88 X 1 = 5.16 "
 TOTAL ADDITIONS = 17 14 SQ M
 = 1734 95 + 17 14 = 1752 09 SQ M

1/3

राधकाम विकास विभाग झोपे क्र. ३१०५३२६

मन्थ लेआउट क्र. ३१०५३२६

विनांक ३०/०३/२०१६

Sealed

कार्यकारी अधिकारी

राधकाम विकास विभाग

झोपे क्र. ३१०५३२६

यापूर्वी १७२९-५८

जमिन विकास मित्री २८०१

रकबे म २८०१

दि. १०/१२/२०१२

मो. नं. १६५३६११२

A)	AREA STATEMENT	SQ. M
(1)	AREA OF PLOT	7900.77
(2)	DEDUCTIONS FOR	
	(a) ROAD UNDER ACQUISITION (24.00 M. W.)	1452.12
	(b) ANY RESERVATION	--
	TOTAL AREA (a+b)	1452.12
(3)	BALANCE PLOT AREA	6448.65
(4)	DEDUCTIONS FOR	
	(a) AMENITY 15% OF BALANCE PLOT	967.30
	(b) OPEN SPACE 10%	644.87
	(c) TRANSFORMER	50.00
	(d) INTERNAL ROAD	--
	TOTAL DEDUCTIONS	1662.17
(5)	NET AREA PLOT (3 - 4)	4786.48
(6)	ADDITIONS FOR	
	(a) R.W. AREA	3292.64
	(b) AMENITY AREA	2918.88
	(c) TRANSFORMER	50.00
	(d) INTERNAL ROAD	--
	TOTAL ADDITIONS	6261.52
(7)	TOTAL AREA (5 + 6)	11048.00
	F.A.R. PERMISSIBLE	1.00
(9)	TOTAL PERMISSIBLE FLOOR AREA	11048.00
(10)	PROPOSED AREA	11046.66
(11)	EXCESS BALCONY AREA TAKEN IN F.A.R	--
(12)	TOTAL BUILT UP AREA	11046.66
(13)	F.A.R. CONSUMED (14/7)	0.99
(14)	GROUND COVERAGE PERMISSIBLE (20 %)	957.23
(15)	GROUND COVERAGE PROPOSED	946.69

B) BALCONY AREA STATEMENT	
(A) PERMISSIBLE BALCONY AREA (15%)	1656.99
(B) PROPOSED BALCONY AREA	1633.95
(C) EXCEEDS BALCONY AREA (TOTAL)	--

C) TENEMENT STATEMENT	
(A) NET AREA OF PLOT (A 9) ABOVE	11050.00
(B) LESS ADD FOR NON-RESIDENTIAL AREA	--
(C) AREA OF TENEMENTS (A-B)	11050.00
(D) TENEMENTS PERMISSIBLE (250/H)	277 NO.S
(E) TENEMENTS PROPOSED	128 NO.S

D) PARKING STATEMENT		CARS	SCOOTERS	CYCLES
(A)	PARKING REQD. BY RULE	144 NO.	256 NO.	144 NO.
(B)	TOTAL PARKING PROVIDED	144 NO.	256 NO.	144 NO.

E) LEGEND	
* PLOT LINE SHOWN	
* PROPOSED WORK SHOWN	
* AREA LEFT FOR ROAD SHOWN	
* WATER LINE SHOWN	
* DRAINAGE LINE SHOWN	
* EXISTING STRUCTURE TO BE DEMOLISHED SHOWN	

F) SCHEDULE OF OPENING			
<u>DOOR</u>	D - 1.00 M X 2.13 M	D1 - 0.90 M X 2.13 M	
	D2 - 0.75 M X 2.13 M	FD - 1.80 M X 2.13 M	
<u>WINDOW</u>	W1 - 1.80 M X 1.20 M	W3 - 0.90 M X 1.20 M	
	W2 - 1.37 M X 0.90 M	W - 0.60 M X 0.90 M	

PROJECT

PROPOSED LAYOUT OF BUILDINGS
ON S. NO. 37/1/1 (P), P.NO. A
AT BANER, PUNE.

NAME AND SIGNATURE OF OWNER / P.A.H.

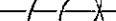


MR. DILIP NEMICHAND BAFANA & OTHERS
562/17, SHIVAJINAGAR, PUNE - 5

BUILDERS / DEVELOPERS

THE BAFANA GROUP

562 / 7, SHIVAJINAGAR, PUNE - 5

ARCHITECT	
PANDIT JOSHI AND ASSO. 216, NARAYAN PETH, PUNE - 411030	
SCALE = 1 : 400	ARCHITECTS SIGN.
DATE	11/01/2017

