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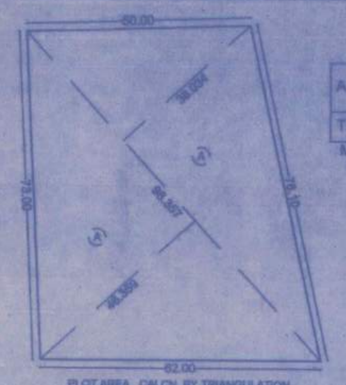


PLOT AREA CALCULATION BY TRIANGULATION
SCALE -1:1000

PLOT AREA CALC. BY TRIANGULATION METHOD

A) = (38.034 + 48.359 / 2) X 98.357 = 4150.32 SQ.M

TOTAL PLOT AREA	= 4150.32 SQ.M
MINIMUM AREA TAKEN (AS PER DEMARCATION)	= 4150.32 SQ.M

15 % AMENITY SPACE CALCULATION :-

A) (13.336+17.740) / 2 X 40.070	= 622.61 SQ.M
TOTAL AMENITY SPACE AREA	= 622.61 SQM

10 % OPEN SPACE CALCULATION :-

A) (14.025+09.979) / 2 X 34.213	= 410.62 SQ.M
B) as per p line	= 004.45 SQ.M
TOTAL OPEN SPACE AREA	= 415.07 SQ.M

10 % OPEN SPACE
SCALE -1:400

15 % AMENITY SPACE
SCALE -1:400

F.S.I. STATEMENT

FLOOR	PROP. AREA	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	TERRACE AREA	LIFT+M AREA	TENE NO.
GR FLOOR.	---		---	---	-		----
1ST FLOOR.	387.91		58.93	5.80	142.10		6
2ND FLOOR.	387.91		58.93	5.80	123.89		6
3RD FLOOR.	387.91		58.93	5.80	142.10		6
4TH FLOOR.	387.91		58.93	5.80	123.89	3.80+ 6.25	6
5TH FLOOR.	387.91	15% x 4269.20	58.93	5.80	142.10	10.35 x 2	6
6TH FLOOR.	387.91		58.93	5.80	123.89		6
7TH FLOOR.	387.91		58.93	5.80	142.10		6
8TH FLOOR.	387.91		58.93	5.80	123.89		6
9TH FLOOR.	387.91		58.93	5.80	142.10		6
10TH FLOOR.	498.65		---	-	-		5
11TH FLOOR.	189.38		---	-	-		1
TOTAL	4269.20	640.38	530.37	79.20	1206.08	30.85	60
GRAND TOTAL	4269.20 SQM						

PREMIUM STATEMENT

FLOOR TYPE	STAIRCASE	PASSAGE	LIFT AREA	LIFT M.RM	TENEMENT	TERRACE	BALCONY
GROUND FL.	---	---			---	-	---
1ST FLOOR.	8.80	67.73	10.15	20.70	6	142.10	58.93
2ND FLOOR.	8.80	67.73			6	123.89	58.93
3RD FLOOR.	8.80	67.73			6	142.10	58.93
4TH FLOOR.	8.80	67.73			6	123.89	58.93
5TH FLOOR.	8.80	67.73			6	142.10	58.93
6TH FLOOR.	8.80	67.73			6	123.89	58.93
7TH FLOOR.	8.80	67.73			6	142.10	58.93
8TH FLOOR.	8.80	67.73			6	123.89	58.93
9TH FLOOR.	8.80	67.73			6	142.10	58.93
10TH FLOOR.	-	-			5	-	-
11TH FLOOR.			—	—	1	-	—
TOTAL	79.20	609.57	10.15	20.70	60	1206.08	530.37

PARKING CALCULATION

S.NO	CARPET AREA / USAGE	TENE(NOS)		CAR NO		SCOOTER(NOS)		BYCLE(NOS)	
		UNIT	PROPO.	BY RULE	REQD	BY RULE	REQD	BY RULE	REQD
RESIDENTIAL	0-40	2	0	1	0	4	0	4	0
RESIDENTIAL	40-80	2	44	2	44	4	88	2	44
RESIDENTIAL	80-150	1	22	2	44	2	44	2	44
RESIDENTIAL	>150	1	0	3	0	4	0	2	0
VISITOR PARKING	REQUIRED (5%)	---	---	-	05	-	07	-	05
TOTAL	REQUIRED	-	-	-	93	-	139	-	93
TOTAL	PROPOSED	-	-	-	93	-	139	-	93
AREA REQ. PER PARK		12.50 X 65				2.00 X 97		0.75 X 65	
TOTAL PARKING AREA REQ.		812.50				194		48.75	
TOTAL PARKING AREA PROVIDED		1055.25 SQ.M							

COVERAGE AREA CALC. :-

Permissible Coverage 20% for bldg = 2757.62 X 20% = 551.52 SQ.M

PROPOSED COVERAGE =
MAX. BUP AREA + TERR
= 389.48 + 115.28 + 96.43 = 602.19 SQM
= Perm 10% Extra Paid Cov = 275.76 sq.m
= Diff of Paid Cov = perm - prop' = 52.33 sq.m

TOTAL COV. PROP' = 602.19 SQM

COVERED PARKING CALN :-

1) PERMISSIBLE COVERAGE FOR PARK = 50% ON NET PLOT = 2757.62 X 50% = 1378.81 SQ.M
PER COVER = 1378.81 SQ.M
PROPOSED SLAB AREA FOR PARKING =
1) 6.60 X 32.16 X 1 = 196.25 SQ.M
2) 0.85 X 00.76 X 1 = 000.24 SQ.M
TOTAL SLAB AREA = 204.49 SQ.M

TENAMENT STATEMENT

PERMISSIBLE TENEMENT = 2757.62 X 250 / 10000

PERMISSIBLE TENEMENT = 69 NOS.

PROPOSED TENEMENT = 66 NOS.

WATER REQUIREMENT

* O.H.W.T CAPACITY
NO OF PERSONS 5 X 66 T X 135 LIT.= 44,550.00 LIT.CAP.
* ADD FOR FIRE = 10000 = 54,550.00 LIT.
U.G.W.T CAP. = 54,550.00 X 1.5 = 81,825.00 LIT
* ADD FOR FIRE = 10000 = 91,825.00 LIT.
SAY 92,000.00 LIT.CAPACITY.

APPROVAL OF PLANS LAYOUT PLAN (1/3)

पिंपरी चिंचवड दि. 24/05/2019
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0381/19

Building Inspector (B.P./D.P. Zone No.-1) P.M.C. | Deputy Engineer P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

AREA STATEMENT :

	SQ.M
1) AREA OF PLOT	4150.66
2) AREA UNDER ROAD WIDENING (D P)	NILL
3) NET GROSS AREA OF PLOT	4150.66
4) DEDUCTIONS FOR -	
A) OPEN SPACE (10%) { OF 3}	415.07
B) AMENITY SPACE (15%) { OF 3}	622.60
C) TRANSFORMER	36.00
D) AREA UNDER 6.0 M ROAD WIDENING (LEFT 1.00M WIDENING)	62.44
E) INT ROAD 9.00 M WIDENING (LEFT 3.00 M WIDENING)	256.93
5) TOTAL(a+b+c+d+e)	1393.04
6) NET BALANCE PLOT (3-5)	2757.62
7) ADDITION FOR TRANSFORMER	36.00
7a) ADDITION FOR AREA UNDER INT ROAD (9.0 M)	256.93
7b) AMENITY SPACE (15%) X 2	1245.20
8) TOTAL AREA	4295.75
9) F.A.R. PERMISSIBLE (1)	4295.75
10) PROPOSED F.S.I	4269.20
11) EXCESS BALCONY AREA	0.00
12) TOTAL BUILT UP PROPOSED	4269.20
13) F.A.R CONSUMED	0.95
14) PERMISSIBLE COVERAGE 20%	551.52
15) PROPOSED COVERAGE	602.19
16) COVE. TAKEN IN10% EXTRA PERMIUM	52.33

TENEMENT STATEMENT :

a) NET AREA OF PLOT ITEM A(7) ABOVE	
b) LESS DEDUCTIONS OF NON-RESI AREA (SHOP.ETC)	
c) AREA OF TENEMENT (a-b)	
d) TENEMENT PERMISSIBLE (250T/H)	69 NOS
e) TENEMENT PROPOSED	60 NOS

NOTE :

1) This drawing is based on information/document provided by owner/P.A.H
2) This drawing is copyright of ALOK KIRAD & ASSOCIATES & This drawing should not be copied or used without prior permission of architect (ALOK KIRAD & ASSOCIATES)
3) The defective ownership title and/ or the discrepancies in plot boundary on site if any is entire responsibility of the OWNER / P.A.H/APPLICANT
4) The calculation of existing structures shown to be retained are based on the demarcation certificate issued by the P.A.H/OWNER to us.

LEGEND :

* PLOT BOUNDRY	THICK BLACK
* PROPOSED WORK	RED SMUDGED
* ROAD WIDENING	GREEN DOTTED
* WATER LINE	RED DOTTED
* DRAINAGE LINE	THIN BLACK DOTTED
* EXISTING STRUCTURE	YELLOW HATCHED

CERTIFICATE OF AREA :

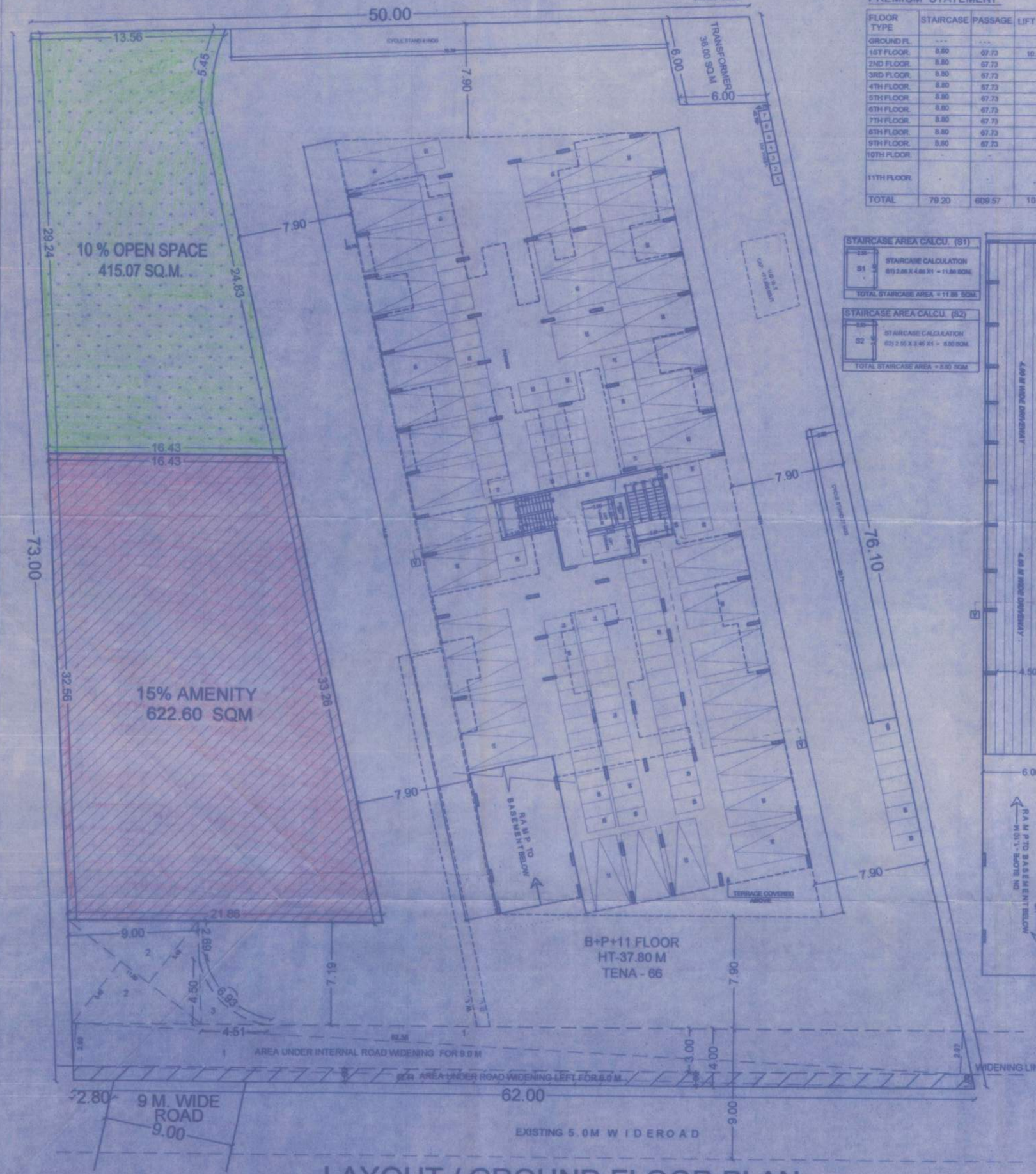
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

REVISED DEVELOPMENT PLAN AT S.NO.63/2/3 KHARADI , PUNE.

SIGNATURE OF OWNER | SIGNATURE OF ARCHITECT

ARCHITECTS & INTERIOR DESIGNERS
ALOK KIRAD & ASSOCIATES
ADDRESS : 443 NANA PETH LAXMI ROAD, KIRAD VILLA OFF NO -1 GR.FL PUNE -2
PHONE : 020-26055252 .

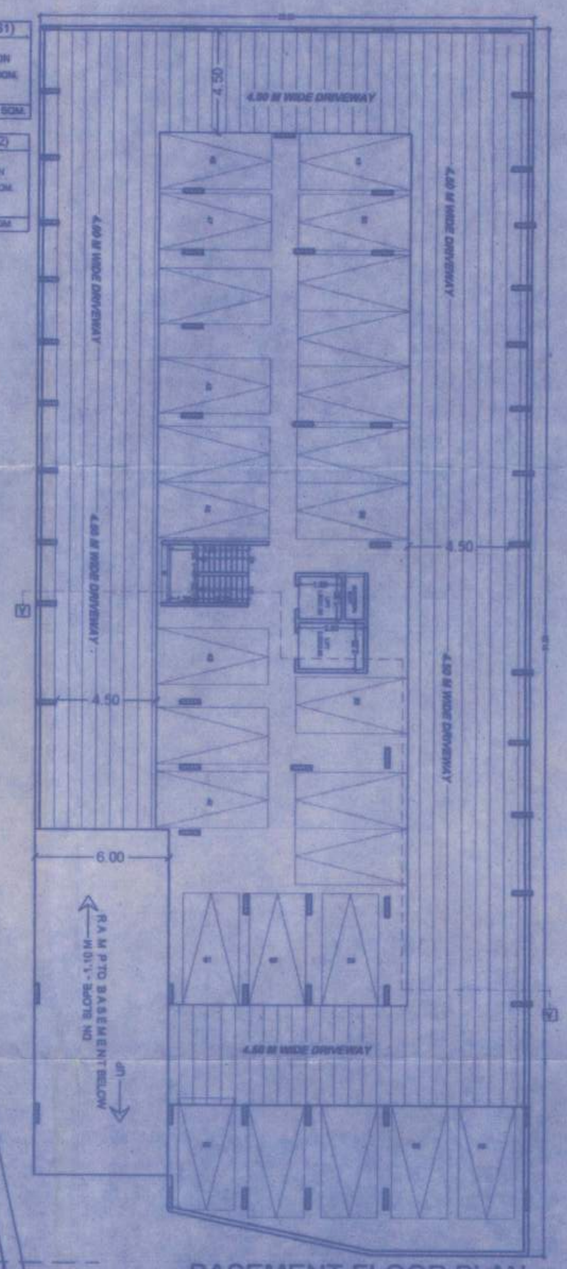
DRG	SCALE	DATE	DEALT	JOB.NO.
MD	1:200	22-May-19	SAGAR	



LAYOUT / GROUND FLOOR PLAN
SCALE : 1:200

STAIRCASE AREA CALCU. (S1)
STAIRCASE CALCULATION
(S1) 2.00 X 4.00 X1 = 11.00 SQM.
TOTAL STAIRCASE AREA = 11.00 SQM.

STAIRCASE AREA CALCU. (S2)
STAIRCASE CALCULATION
(S2) 2.00 X 2.00 X1 = 4.00 SQM.
TOTAL STAIRCASE AREA = 4.00 SQM.



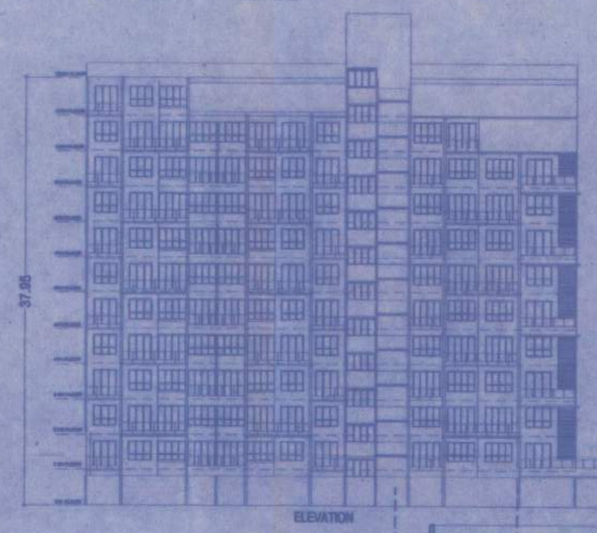
BASEMENT FLOOR PLAN
SCALE : 1:200

1.00M WIDENING AREA CALC.

1. 62.44 X 1	= 62.44 SQ.M.

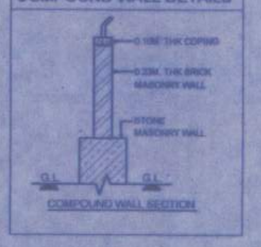
3.00M WIDENING CALC FOR 9.00M ROAD.

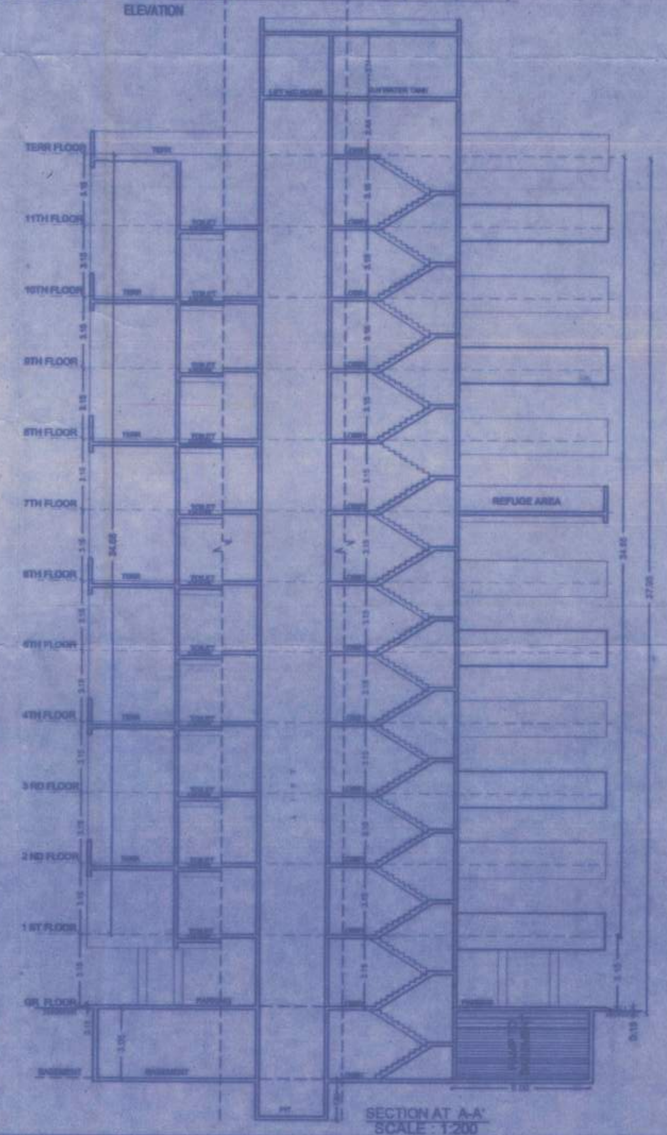
1.(2.97 + 2.99) /2 X 62.58	= = 186.48 SQ.M
2.(5.49 + 4.49) /2 X 11.80	= 064.78 SQ.M.
3.as per p line area	= 005.67 SQ.M.
TOTAL 3.00M ROAD WIDENING AREA = 256.93 SQ.M.	



ELEVATION

COMPOUND WALL DETAILS





SECTION AT A-A'
SCALE : 1:200

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