PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

OPEN SPACE 10%

OPEN SPACE PERMI. 12000 Sqm X 10% = 1200 Sqm.

OPEN SPACE PROP. = 1201.19 Sqm.

OPEN SPACE 10%

BY TRIANGULATION METHOD

1)	0.5 X 34.86 x 15.53	=	270.68	SQ.M
2)	0.5 X 34.86 x 15.54	=	270.86	SQ.M
3)	0.5 X 25.62 x 12.81	=	164.09	SQ.M
4)	0.5 X 34.32 x 14.47	=	248.30	SQ.M
5)	0.5 X 34.32 x 12.18	=	208.90	SQ.M
E)	COMPUTER GENERATED	=	0.90	SQ.M
	TOTAL	=	1163.83 Sqm.	

DEDUCTION -

A)	COMPUTER GENERATED	=	7.73	SQ.M.
B)	COMPUTER GENERATED	=	7.72	SQ.M.
C)	COMPUTER GENERATED	=	3.92	SQ.M.
D)	COMPUTER GENERATED	=	0.90	SQ.M.
	TOTAL	=	20.27 Sqm.	

AREA DEDUCTION 1163.56 - 20.27 = 1143.56 SQ.M

TOTAL AREA OF OPEN SPACE = 1143.56 SQ.M.

ROAD WIDENING

BY TRIANGULATION METHOD

1)	0.50 x 9.54 x 5.05	=	24.08	SQ.M.
2)	0.50 x 9.54 x 4.42	=	21.08	SQ.M.
3)	0.50 X 26.29 x 5.75	=	75.58	SQ.M.
4)	0.50 X26.29 x 5.83	=	76.63	SQ.M.
5)	0.50 X 67.26 x 5.98	=	201.16	SQ.M.
6)	0.50 X 67.26 x 5.87	=	197.47	SQ.M.
	TOTAL AREA OF ROAD	=	596.00	SQ.M.

INTERNAL ROAD

BY TRIANGULATION METHOD

1)	0.50 x 36.36 x 11.27	=	205.00	SQ.M.
2)	0.50 x 36.36 x 11.33	=	206.09	SQ.M.
3)	0.50 X 32.82 x 11.16	=	182.92	SQ.M.
4)	0.50 X 32.62 x 10.22	=	166.69	SQ.M.
5)	0.50 X 42.98 x 12.24	=	263.04	SQ.M.
6)	0.50 X 42.98 x 12.23	=	262.82	SQ.M.
A)	COMPUTER GENERATED	=	278.44	SQ.M.
C)	COMPUTER GENERATED	=	3.92	SQ.M.
	TOTAL AREA OF ROAD	=	1568.02	SQ.M.

AMENITY SPACE 15%

AMENITY PERMI. 11404.00 Sqm X 15% = 1710.60 Sqm.

AMENITY PROP. = 1710.78 Sqm.

BY TRIANGULATION METHOD

1)	0.5 X 61.75x 29.05	=	896.92	SQ.M.
2)	0.5 X 61.75x 26.36	=	813.86	SQ.M.
	TOTAL AREA OF AMMENITY	=	1710.78	SQ.M.

F.S.I. STATEMENT

BLDG.	FLOORS	STAIR	PASSAGE	NET AREA	PERMI. BALC.	PROP. BALC.	TOTAL AREA		TERRACE
A	Parking	---	---	---	---	---	2662.72	LIFT SHAFT L1. 2.08 x 2.60 =5.20 SQ.M L2. 1.83 x 1.60 =2.93 SQ.M TOTAL = 8.13 SQ.M MACHINE ROOM 3.45 x 3.20 x 2 = 22.08 SQ.M	---
	1st	23.03	13.78	226.40	33.96	30.15			25.40
	2nd	23.03	13.78	226.40	33.96	30.15			20.56
	3rd	23.03	13.78	226.40	33.96	30.15			25.40
	4th	23.03	13.78	226.40	33.96	30.15			20.56
	5th	23.03	13.78	226.40	33.96	30.15			25.40
	6th	23.03	13.78	226.40	33.96	30.15			20.56
	7th	23.03	13.78	226.40	33.96	30.15			25.40
	8th	23.03	13.78	172.32	25.85	22.62			15.42
	9th	23.03	13.78	226.40	33.96	30.15			25.40
	10th	23.03	13.78	226.40	33.96	30.15			22.54
	11th	23.03	13.78	226.40	33.96	30.15			20.10
	12th	23.03	13.78	226.40	33.96	30.15			22.54
	TOTAL	276.36	165.36	2662.72	399.41	354.27	2662.72	38.35	269.28

BLDG.	FLOORS	STAIR	PASSAGE	NET AREA	PERMI. BALC.	PROP. BALC.	TOTAL AREA		TERRACE
B	Parking	---	---	---	---	---	2662.72	LIFT SHAFT L1. 2.08 x 2.60 =5.20 SQ.M L2. 1.83 x 1.60 =2.93 SQ.M TOTAL = 8.13 SQ.M MACHINE ROOM 3.45 x 3.20 x 2 = 22.08 SQ.M	---
	1st	23.03	13.78	226.40	33.96	30.15			25.40
	2nd	23.03	13.78	226.40	33.96	30.15			20.56
	3rd	23.03	13.78	226.40	33.96	30.15			25.40
	4th	23.03	13.78	226.40	33.96	30.15			20.56
	5th	23.03	13.78	226.40	33.96	30.15			25.40
	6th	23.03	13.78	226.40	33.96	30.15			20.56
	7th	23.03	13.78	226.40	33.96	30.15			25.40
	8th	23.03	13.78	172.32	25.85	22.62			15.42
	9th	23.03	13.78	226.40	33.96	30.15			25.40
	10th	23.03	13.78	226.40	33.96	30.15			22.54
	11th	23.03	13.78	226.40	33.96	30.15			20.10
	12th	23.03	13.78	226.40	33.96	30.15			22.54
	TOTAL	276.36	165.36	2662.72	399.41	354.27	2662.72	38.35	269.28

F.S.I. STATEMENT

BLDG.	FLOORS	STAIR	PASSAGE	NET AREA	PERMI. BALC.	PROP. BALC.	EXCESS BALC.	TOTAL AREA		TERRACE
C	Parking	---	---	---	---	---	---	1903.04	LIFT SHAFT L1. 2.08 x 2.60 =5.20 SQ.M L2. 1.83 x 1.60 =2.93 SQ.M TOTAL = 8.13 SQ.M MACHINE ROOM 3.45 x 3.20 x 2 = 22.08 SQ.M	---
	1st	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	2nd	23.03	13.78	160.47	24.34	25.62	1.28			20.56
	3rd	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	4th	23.03	13.78	160.47	24.34	25.62	1.28			20.56
	5th	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	6th	23.03	13.78	160.47	24.34	25.62	1.28			20.56
	7th	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	8th	23.03	13.78	123.04	18.66	19.21	0.75			15.42
	9th	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	10th	23.03	13.78	160.47	24.34	25.62	1.28			19.20
	11th	23.03	13.78	160.47	24.34	25.62	1.28			20.10
	12th	23.03	13.78	160.47	24.34	25.62	1.28			19.20
	TOTAL	276.36	165.36	1888.21	286.20	301.03	14.83	1903.04	38.35	262.60

BLDG.	FLOORS	STAIR	PASSAGE	NET AREA	PERMI. BALC.	PROP. BALC.	EXCESS BALC.	TOTAL AREA		TERRACE
D	Parking	---	---	---	---	---	---	1903.04	LIFT SHAFT L1. 1.60 x 2.60 =5.20 SQ.M L2. 1.83 x 1.60 =2.93 SQ.M TOTAL = 8.13 SQ.M MACHINE ROOM 3.45 x 3.20 x 2 = 22.08 SQ.M	---
	1st	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	2nd	23.03	13.78	160.47	24.34	25.62	1.28			20.56
	3rd	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	4th	23.03	13.78	160.47	24.34	25.62	1.28			20.56
	5th	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	6th	23.03	13.78	160.47	24.34	25.62	1.28			20.56
	7th	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	8th	22.02	13.78	123.04	18.66	19.21	0.75			15.42
	9th	23.03	13.78	160.47	24.34	25.62	1.28			25.40
	10th	23.03	13.78	160.47	24.34	25.62	1.28			19.20
	11th	23.03	13.78	160.47	24.34	25.62	1.28			20.10
	12th	22.03	13.78	160.47	24.34	25.62	1.28			19.20
	TOTAL	276.36	165.36	1888.21	286.20	301.03	14.83	1903.04	38.35	262.60
GROSS B/UP AREA		1105.44	661.44	8101.86	1371.22	1310.60	29.66	9131.52	121.40	1063.76

1. सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील Environment Clearance प्रमाणपत्रे मिळणेस अधिन राहून मंजुर करणेत आले आहेत. प्रस्तुत प्रमाणपत्र मिळाले शिवाय प्रत्यक्ष जागेवर बांधकाम/विकास करता येणार नाही.

F.S.I. STATEMENT (COMMERCIALS)

	B-UP AREA		BALCONY		EXCESS BAL.	TOTA AREA
FLOOR	COMM.	PERM.15%	PROP.			
GROUND	419.29	---	---		---	
FIRST	379.78	41.98	38.10		---	
SECOND	292.39	44.30	29.65		---	
THIRD	399.06	59.99	17.49		---	
TOTAL	1394.37	146.27	115.24		---	1394.37

RESIDENTIALS SQ.M	COMMERCIAL SQ.M	TOTAL SQ.M
9131.52	1394.37	10525.89

GROSS B/UP AREA STATEMENT

PARKING AREA	NET AREA	STAIR	PASSAGE	PROP. BALC.	LIFT SHAFT MACHINE ROOM	TERRACE	DRY BALCONY	TOTAL AREA SQ.M
2254.00	10525.89	1105.44	661.44	1310.60	121.40	1063.76	450.28	17492.81

DRY BALCONY STATEMENT

BUILDINGS	BALCONY SIZE	BALCONY AREA	TOTAL BALCONY AREA
A	2.74 X 0.90 X 4	09.86 x 11	108.46
B	2.74 X 0.90 X 4	09.86 x 11	108.46
A & B	2.74 X 0.90 X 3	8.22 x 1 (8TH FLR.)	8.22
C	2.74 X 0.90 X 4	09.86 x 11	108.46
D	2.74 X 0.90 X 4	09.86 x 11	108.46
C & D	2.74 X 0.90 X 3.	8.22 x 1 (8TH FLR.)	8.22
		TOTAL	450.28

F.S.I. STATEMENT

BUILDINGS	NO.OF UNITS	BLDG.HT.	FLOORS	TEN. NOS	TOTAL F.S.I.
A	1	34.80	P+12	47	2662.72
B	1	34.80	P+12	47	2662.72
C	1	34.80	P+12	47	1903.04
D	1	34.80	P+12	47	1903.04
TOTAL	04	-	-	188.00	9131.52

CARPET AREA STATEMENT

(Sqm.)

BLDG	FLOORS	NOS OF TENAMENT	FLAT NOs.	CARPET AREAS
A & B	1st,3rd,5th 7th,9th,11th	24+24=48	101,301,501,701,901,1101 102,302,502,702,902,1102 103,303,503,703,903,1103 104,304,504,704,904,1104	49.00
	2nd,4th,6th 8th,10th,12th	23+23=46	201,401,601,801,1001,1201 202,402,602,802,1002,1202 203,403,603,803,1003,1203 204,404,604,804,1004,1204	49.00
C & D	1st,3rd,5th 7th,9th,11th	24+24=48	101,301,501,701,901,1101 102,302,502,702,902,1102 103,303,503,703,903,1103 104,304,504,704,904,1104	35.00
	2nd,4th,6th 8th,10th,12th	23+23=46	201,401,601,801,1001,1201 202,402,602,802,1002,1202 203,403,603,1003,1203 204,404,604,804,1004,1204	35.00

WATER REQUIREMENT CALCN.

WING - A,B,C,D

D.H.W.T. = 188 X 5 PERSONS = 940 PER.
940 PER. x 120 LTRS = 112800 LTRS.
DHWT = 112800 LTRS.

U.G.W.T. = TOTAL DHWT REQD X 150%
=112800 X 150%
= 169200 LTRS
ADD FOR FIRE FIGHTING = 170200 LTRS
TOTAL U.G.W.T. = 339200 LTRS

WING - A,B,C,D STAIRCASE CALC.

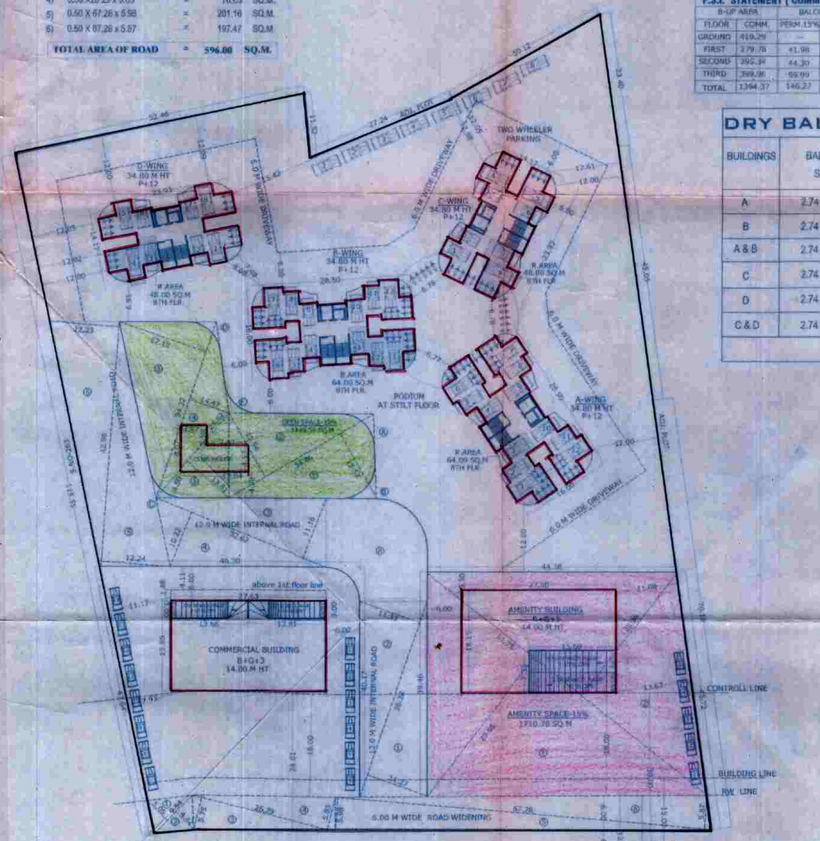
STAIRCASE DEDUCTIONS :-
S1. 2.44 x 4.72 x 2 = 23.03 SQ.M
23.03 SQ.M

LIFT CALC.

LIFT SHAFT
L1. 2.08 X 2.60 X 1 = 5.20 SQ.M
L2. 1.83 X 1.60 X 1 = 2.93 SQ.M
8.13 SQ.M

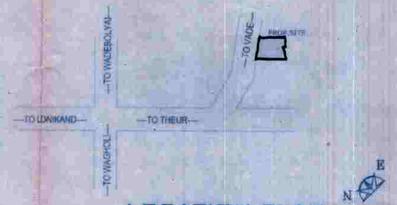
PARKING STATEMENT "WING-A,B,C& D" TYPE

FOR RESIDENTIAL PURPOSE	PARKING REQUIRED CAR	SCOOTER	CYCLES	PARKING PROVIDED CAR	SCOOTER	CYCLES
A & B TYPE BLDG. 47 FLATS +47 FLATS = 94 FLATS						
TENAMENT HAVING CARPET AREA 40 SQ.M.	24	96	96	24	96	96
C & D TYPE BLDG. 47 FLATS +47 FLATS = 94 FLATS						
TENAMENT CARPET BELOW 40 SQM	00	96	96	24	96	96
COMMERCIAL AREA = 1394.37 SQ.M						
B/UP AREA 100.00 SQ.M	14	14	28	14	14	28
TOTAL PARKING	38	206	220	62	206	220
	X 20 SQM	X 3.0 SQM	X 1.8 SQM	X 20 SQM	X 3.0 SQM	X 1.8 SQM
TOTAL PARKING AREA	760 SQM	618 SQM	396 SQM	1240 SQM	618 SQM	396 SQM



LAYOUT PLAN SHOWING BUILDING

SCALE 1:500



LOCATION PLAN

SCHEDULE OF OPENING

D	1.07 X 2.10	W	1.83 X 1.52
D1	0.91 X 2.10	W1	1.52 X 1.52
D2	0.76 X 2.10	W2	0.91 X 0.91
RS	3.05 X 2.44	V	1.83 X 0.91

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCTION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPTT. / & CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

SIGN.

STAMP OF APPROVAL

1/10

LAYOUT

TOWN PLANNING & VALUATION DEPARTMENT ASSISTANT DIRECTOR OF TOWN PLANNING PUNE BRANCH

Recommended for approval as amended in ... Section ... Vide U.D.C.P. Pune's Letter No. ... Dated ... 01/04/2014

Assistant Director of Town Planning

No PRH /NASR/1052813
Dt. 16 / 2 /2015
Sanctioned as shown in plan
Subject to the conditions mentioned
in this office order No. even Dt / /20

For Collector Pune

Original Building Plans Signed by Collector Pune

COLLECTOR PUNE

AREA STATEMENT

		SQ.M.
01.	a) TOTAL AREA OF S.NO-262 AS PER 7/12	8000.00
	b) TOTAL AREA OF S.NO-263 AS PER 7/12	9200.00
	c) TOTAL AREA (1a + 1b)	17200.00
	d) TAKEN AREA OF S.NO-263P	4000.00
	e) BALANCE AREA OF S.NO-263 (1b -1c)	5200.00
02.	TOTAL AREA (1a + 1c)	12000.00
03.	a) AREA OF OWNER S.NO 262	8000.00
	b) AREA OF OWNER S.NO. 263	4000.00
04.	AREA UNDER PROPOSED (3a + 3b)	12000.00
05.	AREA OF PLOT as per demarcation	12000.00
06.	AREA OF PLOT considered	12000.00
07.	DEDUCTIONS FOR	
	(a) AREA UNDER 24.00 M WIDE (O.D.R)	596.00
08.	NET GROSS AREA OF PLOT (6 - 7a)	11404.00
09.	DEDUCTIONS FOR	
	(a) OPEN SPACE-10% REQ-1140.40 PROP.-1143.56	
	(b) AMENITY SPACE-15% REQ- 1710.60 PROP.-1710.78	1710.78
	(c) 12.00 M WIDE INTERNAL ROAD AREA 1568.02 SQM	
10.	AREA OF PLOT (8 - 9b)	9693.22
11.	PERMISSIBLE B/UP AREA (10 x 0.90)	8723.89
12.	ADDITIONAL B/UP AREA (24.0 M WIDE ROAD) (11 x 0.20)	1744.77
13.	PAID FSI (11 x 0.20)	1744.77
14.	TOTAL B/UP AREA	12213.43
15.	PROPOSED RESIDENTIALS BUILT UP AREA	9131.52
16.	PROPOSED COMMERCIAL BUILT UP AREA	1394.37
17.	PROPOSED BUILT UP AREA	10525.89
18.	BALANCE B/UP AREA	1687.54

B TENAMENT STATEMENT

(a)NET AREA OF PLOT ITEM A(5)ABOVE	
(b)LESS NON-RESIDENTIAL AREA (SHOPS ETC.)	
(c)AREA FOR TENEMENTS (a-b)	
(d)TENEMENTS PERMISSIBLE (250 T/HEC)	
(e)TENEMENTS PROPOSED	

OWNER'S NAME,

Mr.NILESH SINGH
SHIVTARA PROPERTIES PVT. LTD.

SIGN.

PROJECT

PROPOSED COMMERCIAL & RESIDENTIALS BUILDING AT-S.No. 262,263/P, KESHNAND, HAVELI, PUNE.

ARCHITECT

SUMITESH S. ZINJURDE

OFFICE NO - 15,P.S.AAGAN ,MAGARPATTA ROAD,HADPSAR,PUNE
CELL NO 9822114148, EMAIL ADD- sumitesh.zinjurde@gmail.com

SCALE	1:500	DRG.BY
DATE	26/04/2014	RIYAJ

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT