

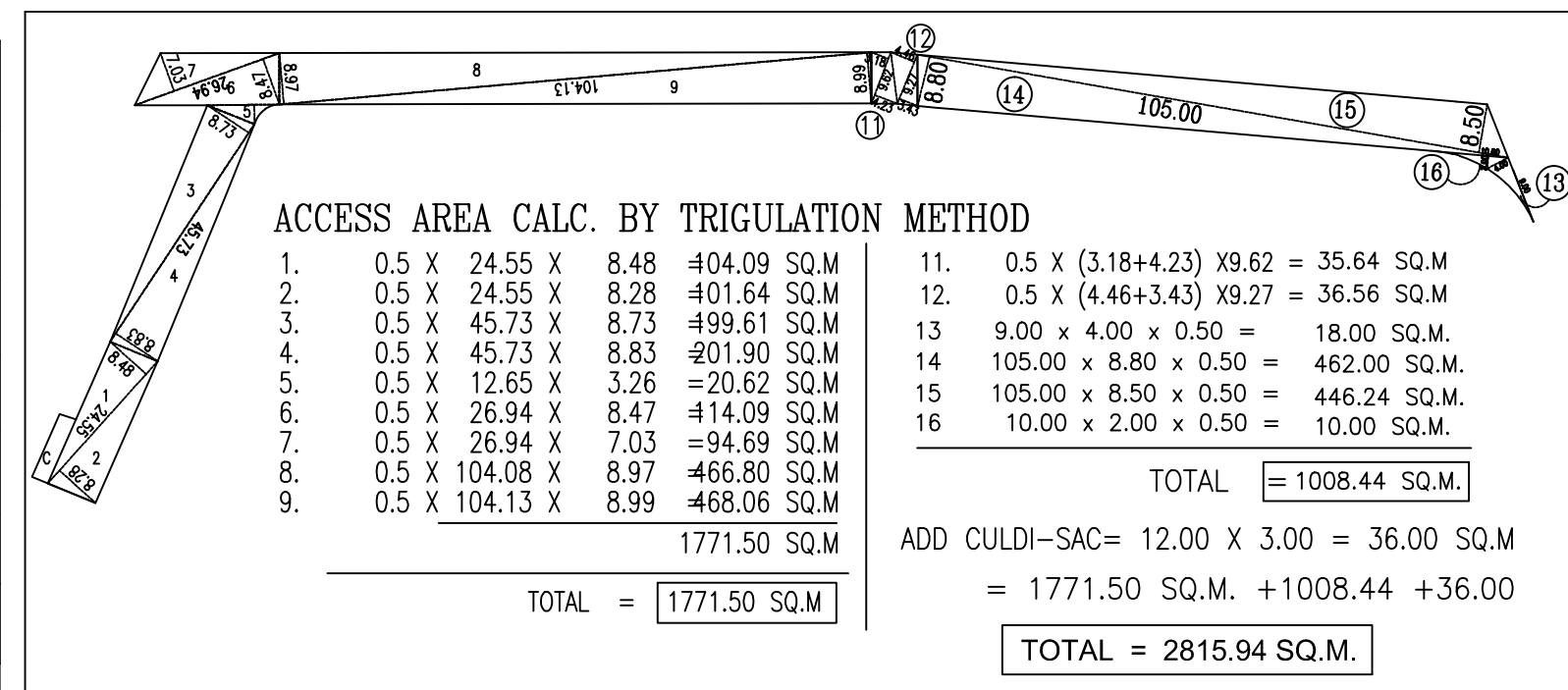
PROPOSED FUTURE SANCTION

BUILDING LAY-OUT 01/44

TOTAL F.S.I. STATEMENT = PROPOSED BUILDING

WING	FLOOR	NET B/UP AREA RESIDENTIAL	PER. BALCONY	PRO. BALCONY	STAIRCASE PREMIUM	GROUND COVERAGE	NO. OF TENEMENT	PREMIUM TERRACE	HTS OF BUILD
A	L.PARK+U.PARK.+GROUND+13TH FL.	7224.28		1194.90	---	676.20	84 NOS	679.44	41.45M
B	L.PARK+U.PARK.+GROUND+13TH FL.	6472.67		731.51	---	582.30	70 NOS	439.89	41.45M
C	L.PARK+U.PARK.+GROUND+13TH FL.	3572.06	30964.60 X15%	565.88	197.34	377.52	44 NOS	271.70	41.45M
D	L.PARK+U.PARK.+GROUND+13TH FL.	6264.04		1026.09	---	589.12	70 NOS	443.41	41.45M
E	L.PARK+U.PARK.+GROUND+13TH FL.	7333.00		1124.96	89.70	728.05	81 NOS	534.95	41.45M
	LIFT + LIFT MACHINE ROOM	26.30+72.25		---	---	---	---	---	---
TOTAL		30,964.60	4644.69	4643.34	287.04	2962.19	349 NOS	2,369.39	

TOTAL BUILT UP AREA = 30,964.60 SQ.M



EXISTING BUILD/UP = TOTAL AREA STATEMENT UNIT - A & B

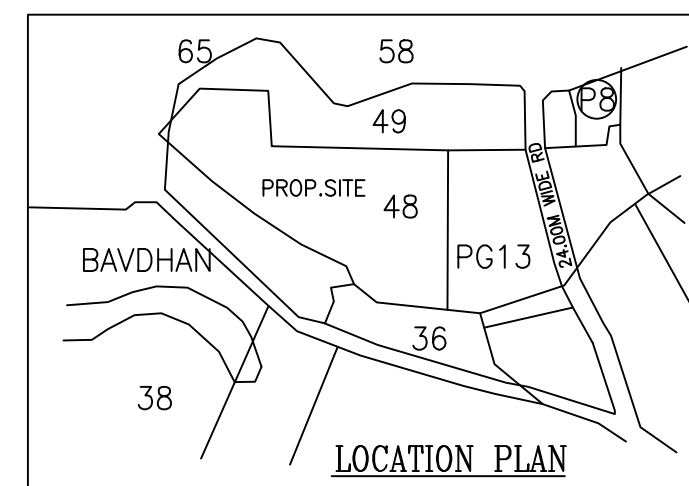
UNIT NO.	RESL. AREA	PERM. BALCONY	PRO. BALCONY	EXCESS BALCONY	STAIRCASE	COVERAGE	TENAMENT ABOVE 80.	HEIGHT
A 1T08 10T021	5164.40		731.20		741.80	3251.00 +	20 NOS.	9.10 M
A 09	263.53	10949.93 X 15%	41.76		37.10	240.87 +	01 NOS.	9.10 M
B 23T042	5522.00		754.80		622.00	3593.00 + (COVERED PARKING) 142.77 =	20 NOS.	9.10 M
TOTAL	10949.93	1642.49	1527.76	---	1400.90	7227.64	41 NOS.	---
	TOTAL = 10949.93 SQ.M. + (00.00) EXCESS BAL = 10949.93 SQ.M.							

EXISTING BUILDING- PARKING STATEMENT in smt.

NOS.	WINGS	CAR	SCOOTER	CYCLE
1	A WING 1T08 10T021	40	40	40
2	A WING 09	02	02	02
3	B WING 23T042	40	40	40
TOTAL		82	82	82

PARKING AREA STATEMENT

AREA REQUIRED	AREA PROPOSED
82 NOS. X 12.50 SQ.M	1025.00
82 NOS. X 0.50 SQ.M	246.00
82 NOS. X 0.40 SQ.M	114.80
TOTAL	1385.80



LIFT + LIFT MACH. RM =

WING	LIFT + LIFT MACH. RM AREA
A	5.26+14.45
B	5.26+14.45
C	5.26+14.45
D	5.26+14.45
E	5.26+14.45
TOTAL	26.30+72.25

TREES PROVIDED STATEMENT

PLOT AREA = 59,200.00 SQM
REQUIRED NO. OF TREES = 59,200.00 SQ.M / 80.00 = 740 NOS.
SAY = 740 NOS. OF TREES

TENE. STATEMENT

PERMISSIBLE TENE. :
= 250/10,000 X 47200.00 SQ.M
= 1180.00 = 1180.00 NOS

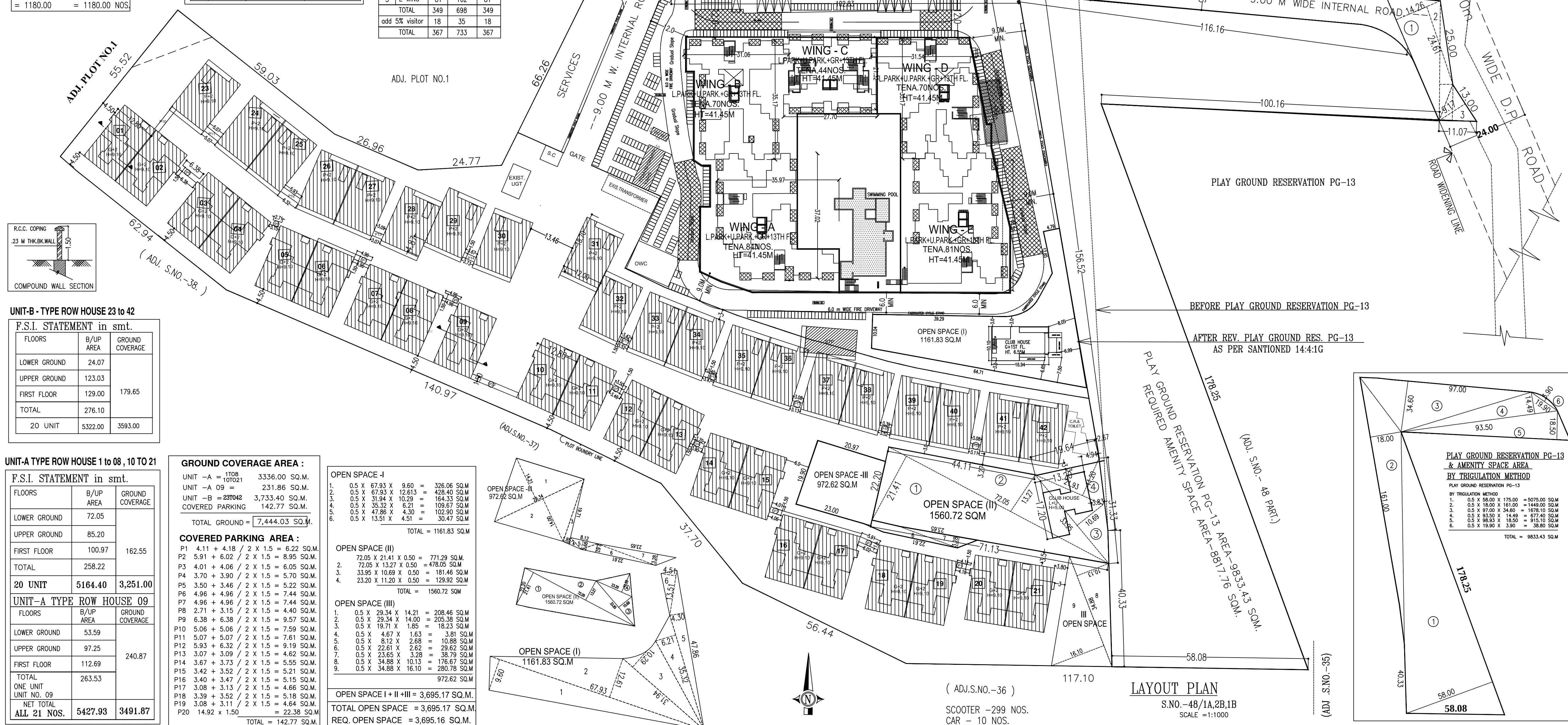
WATER STORAGE TANK CAP. CALCUL

NOS.	WINGS	O/H.WATER TANK	U/G.WATER TANK
1	A WING	63,000.00 LIT.	94,500.00 LIT.
2	B WING	52,500.00 LIT.	79,000.00 LIT.
3	C WING	33,000.00 LIT.	50,000.00 LIT.
4	D WING	52,500.00 LIT.	79,000.00 LIT.
5	E WING	61,000.00 LIT.	91,500.00 LIT.
TOTAL		2,62,000.00 LIT.	3,94,000.00 LIT.

PROPOSED BUILDING - PARKING STATEMENT =

PARKING REQUIRED

NOS.	WINGS	CAR	SCOOTER	CYCLE
1	A WING	84	168	84
2	B WING	70	140	70
3	C WING	44	88	44
4	D WING	70	140	70
5	E WING	81	162	81
TOTAL		349	698	349
add 5% visitor		18	35	18
TOTAL		367	733	367



AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD.

Ar. PRAKASH KULKARNI
CA/98/22909

AREA STATEMENT (SQ.M.)	TOTAL
1) AREA OF PLOT	47200.00
2) DEDUCTIONS FOR	
a) AREA UNDER ROAD WIDENING (24M W.D.P.)	414.93
b) REQUIRED AMENITY SPACE AREA 15% 8817.76	9833.43
a.s.includ in play GR RESERVATION AREA	
3) NET AREA OF PLOT (1-2a)	36851.64
4) DEDUCTIONS FOR	
a) 10% OPEN SPACE AREA	3695.16
b) AREA UNDER INTERNAL ROAD (9.00M)	2815.94
c) TRANSFORMER ROOM AREA	150.00
d) TOTAL	6661.10
5) NET AREA OF PLOT (3-4d)	30,290.54
6) ADDITIONS FOR	
a) AREA UNDER INTERNAL ROAD (9.00M)	2815.94
b) TRANSFORMER AREA	150.00
c) reservation area (proportionate to plot 79.73%)	7840.19
d) AREA UNDER ROAD WIDENING (24M W.D.P.) 414.93 X 2.0	829.86
e) TOTAL	11,635.99
7) TOTAL F.S.I. PERMISSIBLE (5+6c)	41,926.53
8) PERMISSIBLE F.S.I. AREA	41,926.53
09) EXISTING BU/P AREA (PHASE.1)	10,949.93
10) PROPOSED RES.BUILT UP	30,964.60
11) ADD EXCESS BALC.	
12) TOTAL B/UP AREA	41,914.53
13) F.S.I. CONSUMED	0.99
14) PERMISSIBLE COVERAGE (50%)	15145.27
PERMISSIBLE COVERAGE (20%)	4612.58
15) PROPOSED COVERAGE AREA (50%)	7227.64
PROPOSED COVERAGE AREA (20%)	2,962.19
	10,189.83

TENAMENT STATEMENT

TENAMENT PERMISSIBLE 250 T/H.A. 757 NOS.

TENAMENT PROPOSED 349 + 41 390

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

OWNER NAME (P.A.H) SIGN

MR. SANJAY K. LUNKAD
ARCHITECT SIGN.

Ar. PRAKASH KULKARNI
CA/98/22909

PROJECT

NEW SURVEY NOS.

PROPOSED LAYOUT RESI. BLDG. ON
S.NO.48/1A+1B+2B PLOT NO.2
S.NO.48/1A+1B+2B OPEN SPACE
S.NO.48/1A+1B+2B AMENITY SPACE
S.NO.48/1A+1B+2B INTERNAL ROAD
S.NO.48/1A+1B+2B TRANSFORMER ROOM
VIL-BAWADHAN,TAL-MULASHI,DIST-PUNE.

OLD SURVEY NOS.

S.NO.48/1/A
S.NO.48/1/B
S.NO.48/2/B

P R A K A S H K U L
ankur associates

TECHNICAL OFFICER: VILAS K. KULKARNI, CTS NO.48/1A+1B+2B ROAD BAWADHAN,
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DATE	SCALE	DRN BY	059/06
03/07/2017	1 : 500	PALLAVI	

Z/28 Madhuban/Phase 2/MADHUBAN RERA/MADHUBAN CAD DWG/