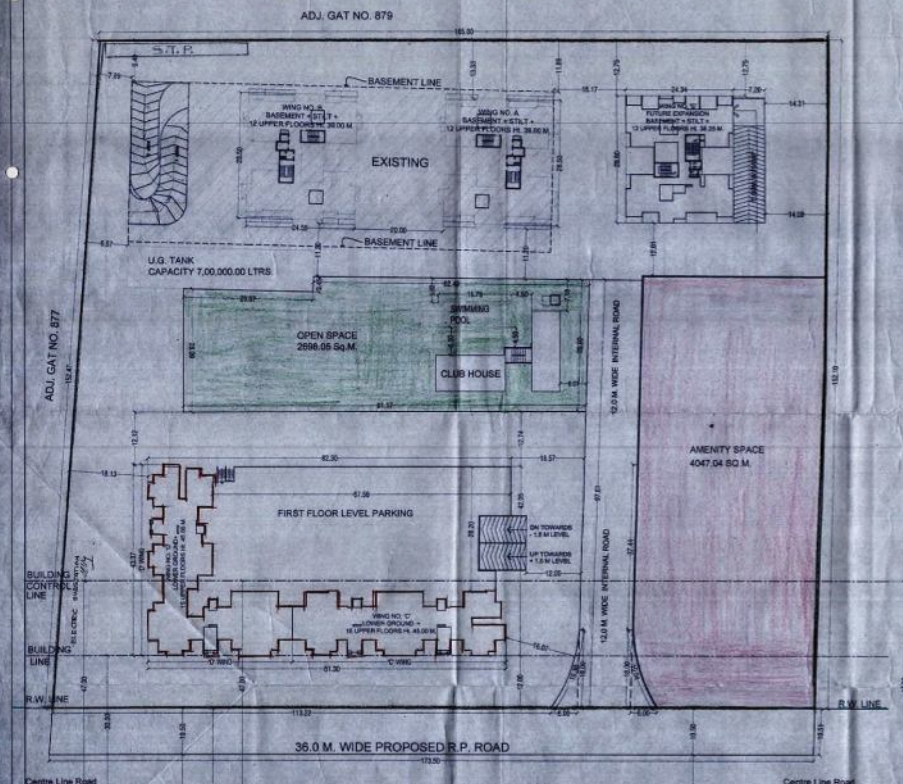
STAMP FOR APPROVAL

1 / 7

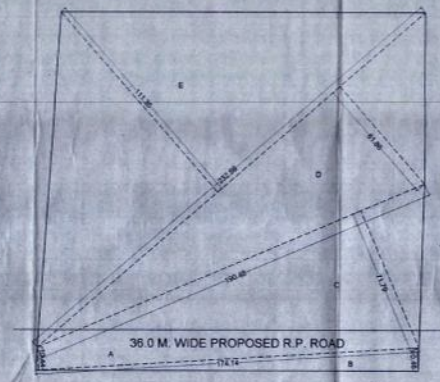
LAYOUT PLAN

Approved as an amended in ... subject to condition mentioned in Annexure 'A' of letter No. BP/ ... 3316/2017 ... & No. ... Dated 27/11/2017

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



LAYOUT OF BUILDING
SCALE 1:500



SITE PLAN

PLOT AREA CALCULATION OF
OLD GAT NO. 879 (P) NEW GAT. NO. 878
AS PER DEMARCATION

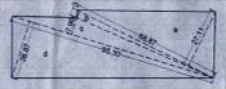
A)	174.14 X 10.44 X 0.50	=	909.21 SQ.M
B)	174.14 X 10.46 X 0.50	=	910.75 SQ.M
C)	192.46 X 71.79 X 0.50	=	6837.29 SQ.M
D)	232.99 X 61.86 X 0.50	=	7194.07 SQ.M
E)	232.99 X 115.36 X 0.50	=	13948.46 SQ.M
	TOTAL AREA	=	28,800.00 SQ.M
	SAY	=	28,800.00 SQ.M
	AREA AS PER 7/12 EXTRACT	=	28,800.00 SQ.M

AREA UNDER 36.00 M WIDE R.P. ROAD

A)	174.14 X 10.44 X 0.50	=	909.21 SQ.M
B)	174.14 X 10.46 X 0.50	=	910.75 SQ.M
	TOTAL AREA	=	1819.76 SQ.M

AREA UNDER 12.00 M WIDE INTERNAL ROAD

A)	96.57 X 11.67 X 0.50 X 2	=	1170.03 SQ.M
B)	18.00 X 5.69 X 0.50	=	50.85 SQ.M
C)	18.00 X 5.74 X 0.50	=	51.66 SQ.M
		=	1272.54 SQ.M
	DEDUCTION		
D)	19.13 X 1.31 X 0.66 X 1	=	16.54 SQ.M
E)	18.63 X 1.23 X 0.66 X 1	=	15.29 SQ.M
		=	31.83 SQ.M
	1272.54 - 31.83	=	1240.71 SQ.M



AREA UNDER OPEN SPACE

A)	66.67 X 27.11 X 0.50	=	903.53 SQ.M
B)	66.67 X 3.13 X 0.50	=	107.78 SQ.M
C)	95.30 X 7.90 X 0.50	=	376.43 SQ.M
D)	95.30 X 26.87 X 0.50	=	1280.35 SQ.M
	TOTAL AREA	=	2668.09 SQ.M
	NET OPEN SPACE	=	2696.05 SQ.M

AREA UNDER AMENITY SPACE

A)	106.00 X 38.52 X 0.50	=	2041.56 SQ.M
B)	106.00 X 30.66 X 0.50	=	1624.98 SQ.M
C)	96.52 X 4.90 X 0.50	=	341.37 SQ.M
D)	16.80 X 1.32 X 0.66	=	13.11 SQ.M
	TOTAL AREA	=	4,047.04 SQ.M

Building 'C & D'
F.S.I. Statement for Lower Ground + 15 Upper floor

Floors	Bldg Area in sq.m	Balcony per 10% of it area	Proposed Balcony	Enclosed Balcony	Open Balcony	Tenement
First Floor	801.62	120.24	0.00	0.00	0.00	10
Second Floor	1066.96	163.04	159.60	80.11	79.69	16
Third Floor	1066.96	163.04	159.60	80.11	79.69	16
Fourth Floor	1066.96	163.04	159.60	80.11	79.69	16
Fifth Floor	1066.96	163.04	159.60	80.11	79.69	16
Sixth Floor	1066.96	163.04	159.60	80.11	79.69	16
Seventh Floor	1066.96	163.04	159.60	80.11	79.69	16
Eighth Floor	1066.96	163.04	159.60	80.11	79.69	16
Ninth Floor	1013.23	149.53	145.62	74.16	71.46	15
Tenth Floor	1066.96	163.04	159.60	80.11	79.69	16
Eleventh Floor	1066.96	163.04	159.60	80.11	79.69	16
Twelfth Floor	1066.96	163.04	159.60	80.11	79.69	16
Thirteenth Floor	1013.23	149.53	145.62	74.16	71.46	15
Fourteenth Floor	1066.96	163.04	159.60	80.11	79.69	16
Fifteenth Floor	1066.96	163.04	159.60	80.11	79.69	16
Lift Area	0.48					
Lift Machine Room	0.00					
TOTAL	15478.08	2375.78	2206.44	1099.04	1099.20	226

PARKING STATEMENT

				Parking Requirement			Parking Proposed		
RESIDENTIAL USERS 2 TENEMENT PARKING SLIP AREA MORE THAN 100 SQ.M.	1 car, 2 scooters, 2 cycles for every 2 tenements	C & D	258	129	258	258	209	325	258
	TOTAL		258	129	258	258	209	325	258

TOTAL AREA REQUIRED FOR PARKING

	PARKING PROPOSED	TOTAL AREA
CARS	12.50 Sq.m X 209	2612.50 Sq.m
SCOOTERS	2.00 Sq.m X 325	650.00 Sq.m
CYCLES STAND	0.70 Sq.m X 258	180.60 Sq.m
TOTAL		3443.10 Sq.m

COVERAGE AREA CALCULATION

GROUND COVERAGE PROPOSED C & D WING	= 1183.11 sq.m

NOTES :

1) This drawing and design is under the copy right of Architect Chandrakishor Rahatekar and should not be used in part or full, without the written permission of the Architect Chandrakishor Rahatekar.
2) Architect is not responsible for constant supervision of work and for structural design, its supervision during execution of structural work. Architect is not assigned work of structural design and supervision of structural components. So also architect is not assigned work of constant Supervision during the course of execution and he is merely assigned a work of obtaining approval from the local planning authority and for issuing valuation and other certificates, at stages of work only.
3) Any discrepancy in drawing, design specifications and quantities, shall be brought to the notice of Architect, Chandrakishor Rahatekar before execution of said item.
4) Owner to appoint a qualified engineer for execution of work and for entire construction work.
5) Written dimension shall be followed.
6) These drawings, details, specifications,quantities etc. are based on the information supplied by the owner/power of attorney holder/builder-promoter, etc and this Architect is in-way responsible for the title of plot or to any other legal aspect of said work.
7) The applicant / owner / power of attorney holder/ builder that undertake while signing these plans,that he will construct according to the sanctioned plan and will not occupy the premises unless completion certificate from the authorities for the said work is obtained and undertake to complete all the formalities as per rules of the local planning authorities and will comply all the conditions of the letter of approval of plans. Further he undertake to execute entire construction work as stipulated under Indian standard specifications and according to National Building Code of India (Latest Edition) with best material and with best workmanship.

AREA STATEMENT	SQ. MT.
1. TOTAL AREA OF THE PLOT (As Per 7/12 Extract)	28,800.00
2. AREA UNDER 36.00 M. WIDE ROAD	1,819.76
3. GROSS PLOT AREA	26,980.24
4 (a) AMENITY SPACE REQUIRED (15% ON 26,980.24 SQ.M.)	4,047.04
(b) AMENITY SPACE PROVIDED	4,047.04
5. BALANCE PLOT AREA	22,933.20
6. TOTAL F.S.I. PERMISSIBLE 90% OF 22933.20	20,639.88
7. TOTAL F.S.I. PERMISSIBLE 22,933.20 X0.90 X 1.20	24,767.86
8. F.S.I. WITH PREMIMUM	350.00
9. TOTAL F.S.I. PERMISSIBLE	25,117.86
10. EXISTING AREA WING 'A & B'	9,232.04
11. PROPOSED BUILT UP AREA (C&D =15878.08)	15,878.08
12. TOTAL BUILT UP AREA (EXISTING + PROPOSED)	25,110.12
13. (a) OPEN SPACE REQUIRED (10% ON 26,980.24 SQ.M.)	2,698.02
(b) OPEN SPACE PROVIDED	2,696.05
14. AREA UNDER 12.0 M. WIDE INTERNAL ROAD	1,240.71
15. EXISTING COVERAGE (WING 'A' & 'B')	871.92
16. PROPOSED COVERAGE (WING 'C-D')	1,183.11
18. TOTAL COVERAGE	2,055.03

OWNERS SIGN.	NAME AND ADDRESS OF OWNER
	MR. Rajan Khivansara (Director), c/o CHERRY CONSTRUCTION "CITRON" 4th. Floor Manjitee Plaza,Marigold premises, Kalyani Nagar,pune - 411 014.

PROJECT

PROPOSED RESIDENTIAL GROUP HOUSING SCHEME ON OLD GAT.NO. 879 (P) NEW GAT. NO.878 (P), AT WAGHOLI, TAL- HAVELI,PUNE.

ARCHITECT'S SIGN

CHANDRAKISHOR RAHATEKAR
architects planners and interior designers
"Indraprastha", 3025/B,Senapati Bapat Road, Shivajinagar, Pune411 016.
Tel.No.:020-2567 8807, 2567 8808
Fax No.: 020-567 0852

DRG. No.	SCALE	DATE	REVI.	DEALT BY
01	1:500	30.11.2017		MATE