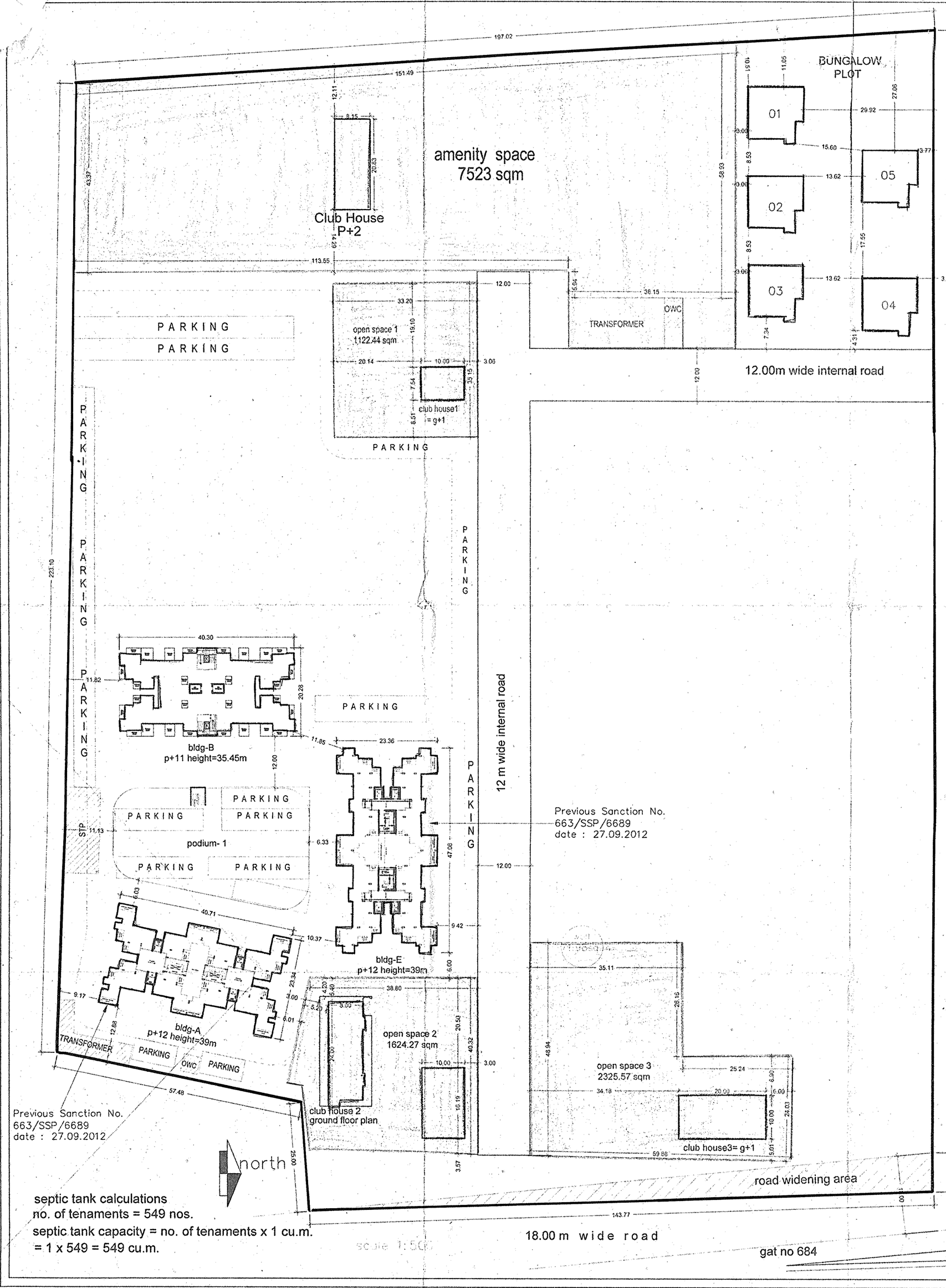


septic tank calculations
no. of tenaments = 549 nos.
septic tank capacity = no. of tenaments x 1 cu.m.
= 1 x 549 = 549 cu.m.

proposed area statement																			
								tenaments			parking			water capacity			
building	floor	built-up		balcony		stair	terrace	50-100	above 100	total	car	sc.	cy.	ohwt	fire	ugwt	fire
		comm.	resi.	perm.	prop.	fire											
A	p+12		5679.17		835.29	186.18	376.42	96		96	48	144	144	64800	20000	97200	50000
B	p+11		6547.71		761.96	201.30	610.04	87		87	23	150	150	58725	20000	88088	50000
E	p+12		6616.88		978.40	205.49	415.92	96		96	48	144	144	64800	20000	97200	50000
bungalows	g+01		1206.56				109.06		5	5	5	8	8	3400		5100	
total		0.00	20050.32		2575.65	592.97	1511.44	279	5	284	124	446	446	191725	60000	287588	150000

previous area statement																	
								tenaments			parking			water capacity			
building	floor	built-up		balcony		stair	terrace	50-100	above 100	total	car	sc.	cy.	ohwt	fire	ugwt	fire
		comm.	resi.	perm.	prop.	fire											
A	p+12		7121.32					96		96	48	144	144	64800	20000	97200	50000
E	p+12		8252.23					96		96	48	144	144	64800	20000	97200	50000
bungalow	g+01		1315.62						5	5	5	8	8	3400		5100	
total			16689.17					192	5	197	101	296	296	133000	40000	199500	100000

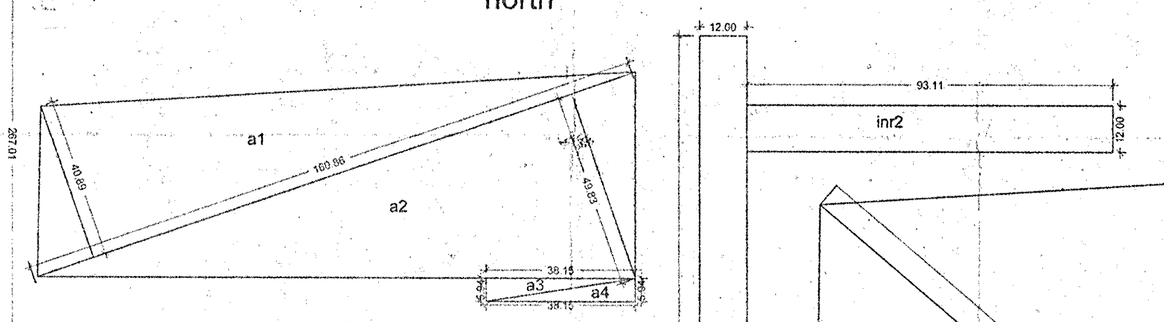
total summary																	
								tenaments			parking			water capacity			
building	floor	built-up		balcony		stair	terrace	50-100	above 100	total	car	sc.	cy.	ohwt	fire	ugwt	fire
		comm.	resi.	perm.	prop.	fire											
proposed		0.00	20050.32		2575.64	592.97	1511.44	279	5	284	124	446	446	191725	60000	287588	150000
previous		0.00	16689.17					192	5	197	101	296	296	133000	40000	199500	100000
difference		0.00	3361.15	0.00	2575.64	592.97	1511.44	87	0	87	23	150	150	58725	20000	88088	50000

TOTAL PARKING REQUIREMENT CALCULATION :

FOR BUILDING A,B & E	CARS	SCOOTERS	CYCLES.
4 TENAMENT HAVING BUILT UP AREA UPTO 50 sqm (0.5:5) 43 nos.	- -	55	55
3 TENAMENT HAVING BUILT UP AREA BETWEEN 50 TO 100.00 sqm. (1:3:3) 235 nos.	79	236	236
FOR BUNGALOWS			
FOR TENAMENTSHAVING AREA MORE THAN 100 SQ.M (1:2:2) 05 nos.	05	10	10
REQUIRED	84	301	301
50% ADDITIONAL PARKING FOR METROPOLITAN	42	151	151
TOTAL REQUIRED	126	452	452
PROVIDED	126	452	452

PROVIDED PARKING AREA -

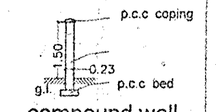
CAR :- 12.50 = 126 X 12.50 = 1575.00 SQ.M.
SCOOTER :- 2.00 = 452 X 2.00 = 904.00 SQ.M.
CYCLE STAND :- 0.70 = 452 X 0.70 = 316.40 SQ.M.
TOTAL = 2795.40 SQ.M.



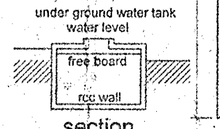
amenity space area calculation				
a1	160.860	40.690	0.50	3285.78
a2	160.860	49.830	0.50	4097.83
a3	38.150	5.940	0.50	113.31
a4	38.150	5.940	0.50	113.31
			total	7523.22

internal road area calculation				
inr1	12.00	203.04	1.00	2436.48
inr2	93.11	12.00	1.00	1117.32
			total	3553.80

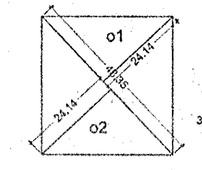
open space area calculation				
o1	48.35	24.14	0.50	583.58
o2	48.35	24.14	0.50	583.58
o3	47.46	20.12	0.50	477.45
o4	47.46	34.48	0.50	818.21
o5	43.52	13.31	0.50	289.63
o6	24.67	3.16	0.50	38.99
o7	60.23	28.53	0.50	859.16
o8	60.23	28.96	0.50	872.13
o9	34.50	17.21	0.50	296.87
o10	34.50	17.24	0.50	297.38
			total	5117.01
well			deduct	44.74
			net	5072.27



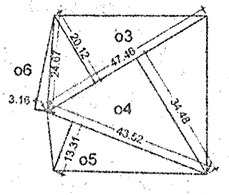
compound wall section



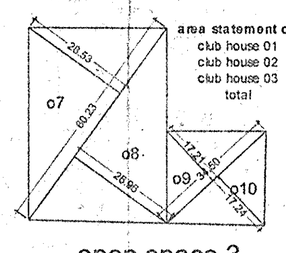
section



open space 1 area key plan



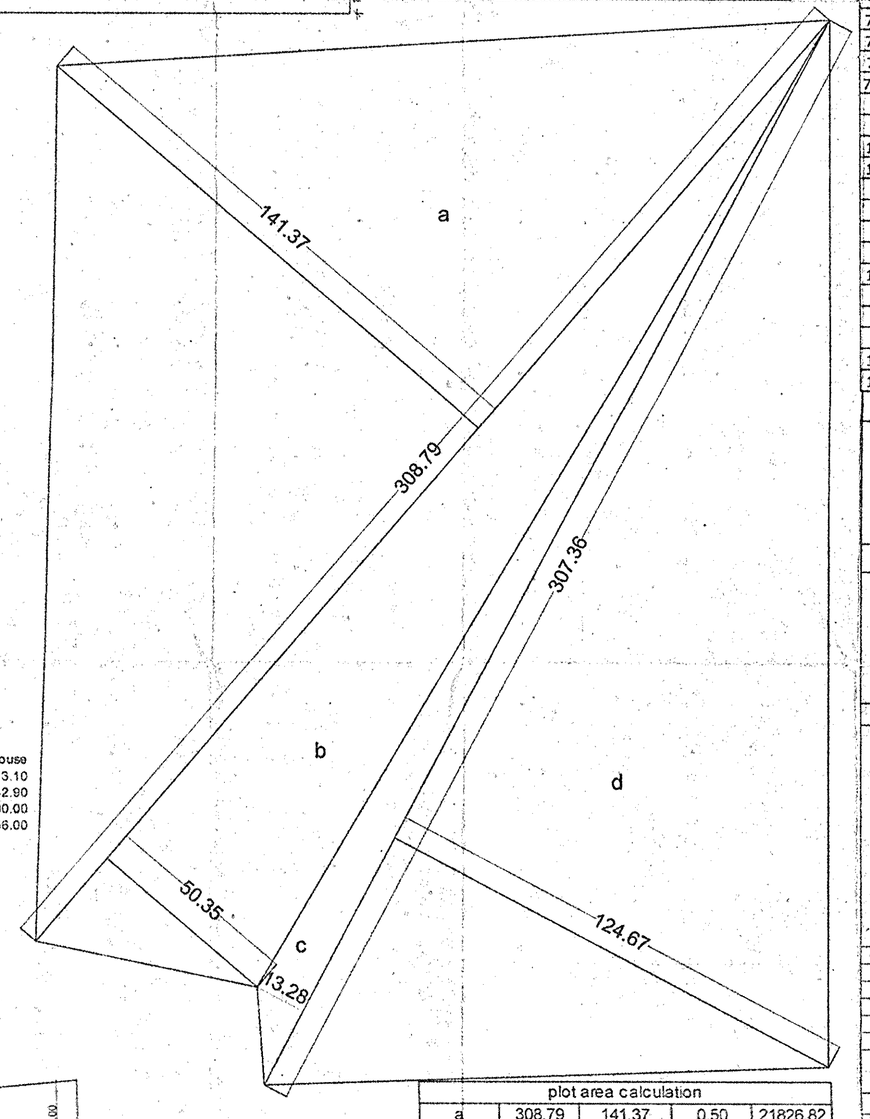
open space 2 area key plan



open space 3 area key plan

area statement club house	
club house 01	113.10
club house 02	242.90
club house 03	300.00
total	656.00

road widening area calculation				
rw1	143.537	9.00	0.50	645.92
			total	645.92



plot area calculation				
a	308.79	141.37	0.50	21826.62
b	308.79	50.35	0.50	7773.79
c	307.36	13.28	0.50	2040.87
d	307.36	124.67	0.50	19159.29
			total	50800.77

rw1
road widening area key plan

area statement A												
	built-up		balcony		stair							
floor	comm.	resi.	perm.	prop.	fire	terrace						
parking												
1st		465.04	69.76	69.61	15.51	31.87						
2nd		465.04	69.76	69.61	15.51	30.87						
3rd		465.04	69.76	69.61	15.51	31.87						
4th		465.04	69.76	69.61	15.51	30.97						
5th		465.04	69.76	69.61	15.51	31.87						
6th		465.04	69.76	69.61	15.51	30.87						
7th		465.04	69.76	69.61	15.51	31.87						
8th		465.04	69.76	69.61	15.51	30.87						
9th		465.04	69.76	69.61	15.51	31.87						
10th		465.04	69.76	69.61	15.51	30.87						
11th		465.04	69.76	69.61	15.51	31.87						
12th		465.04	69.76	69.61	15.51	30.87						
lift		18.30										
inr		80.37										
total	0.00	5,679.17	837.08	835.29	186.18	376.42						

area statement B						
	built-up		balcony		stair	
floor	comm.	resi.	perm.	prop.	fire	terrace
parking						
1st		472.18	70.83	69.83	18.30	55.98
2nd		472.18	70.83	69.83	18.30	55.98
3rd		472.18	70.83	69.83	18.30	55.98
4th		472.18	70.83	69.83	18.30	55.98
5th		472.18	70.83	69.83	18.30	55.98
6th		472.18	70.83	69.83	18.30	55.98
7th		472.18	70.83	69.83	18.30	55.98
8th		469.44	67.42	63.66	18.30	50.24
9th		472.18	70.83	69.83	18.30	55.98
10th		472.18	70.83	69.83	18.30	55.98
11th		472.18	70.83	69.83	18.30	55.98
lift		4.47				
total	0.00	5,175.71	775.69	761.96	201.30	610.04

Total B/up = 5175.71+761.96+610.04
= 6547.71 sq.m.

area statement E						
	built-up		balcony		stair	
floor	comm.	resi.	perm.	prop.	fire	terrace
parking						
1st		543.55	81.53	81.53	17.12	34.61
2nd		543.55	81.53	81.53	17.12	34.71
3rd		543.55	81.53	81.53	17.12	34.61
4th		543.55	81.53	81.53	17.12	34.71
5th		543.55	81.53	81.53	17.12	34.61
6th		543.55	81.53	81.53	17.12	34.71
7th		543.55	81.53	81.53	17.12	34.61
8th		543.55	81.53	81.53	17.12	34.71
9th		543.55	81.53	81.53	17.12	34.61
10th		543.55	81.53	81.53	17.12	34.71
11th		543.55	81.53	81.53	17.12	34.61
12th		543.55	81.53	81.53	17.12	34.71
lift		18.30				
inr		76.00				
total	0.00	6,616.88	978.39	978.40	205.49	415.92

LAYOUT : PARTLY PROPOSED 01 / 19

STAMP OF APPROVAL

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No.BSP/C.R. No.888/912 Mouza.....
S. No/G. No/CTS No.....663
Dated 29/05/2017
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

buildings A,B&E, bungalows, shops	layout site plan area calculations

previous sanction No.
663/SSP/6689 date : 27.09.2012

area statement bungalow		
floors	built-up	terrace
ground	144.35	
first	96.96	21.81
total	241.31	21.81
nos.	5.00	5.00
total area	1206.56	109.06

proforma				
1	area statement :			total
	area as per 7/12			50,800.00
	area as per D.C			50,800.77
1	minimum area consider			50,800.00
2	deductions (a)			
	a : land under road (widening)			645.92
	b : well			71.98
3	gross area of the plot (1-2)			50,082.10
4	deductions for amenity space @15%			7,523.22
5	open space @10%			5,072.27
6	net area of plots. Plot = (3-4)			42,558.88
7a	fsi permissible @ 0.90			38,302.99
7b	additional fsi@10%			3,830.30
7c	additional 28%paid			7,660.60
7d	total permissible fsi (6a+6b+6c)			49,793.89
8	proposed residential f.s.i.			20,050.32
9	existing floor space			NIL
10	total residential f.s.i. & floor space			20,050.32
11	tenament permissible 250 t/h			1,065
12	tenament proposed			284
13	parking statement :	car	sc	cy
	parking reqd. by rules	126	452	452
	parking provided	126	452	452
14	balcony statement :			
	15% balcony area			3,007.55
	proposed balcony area			2,575.64
	excess balcony			
15	fire staircase			592.97
16	terrace			1,581.38

Legend

1	Plot Boundry Shown Thick Black	
2	Propose Work Shown Red	
3	Drainage Line Shown Red Dotted	
4	Water Line Shown Black Dotted	
5	Existing Work To Be Retained Blue	
6	Existing Work To Be Demolished Yellow	

PROJECT NAME & ADDRESS

Proposed Layout At S. No. 663, Wagholi, Pune.Tal-Haveli

OWNER'S NAME

Ms. ANSHUL BHOSALE REALITIES
Through Its Partner

Mr. VIKRAM BHOSALE

Scale	1:500	REVISION	DWG.PURPOSE
Date	23/12/2017		
Drg. no.	---		
Job no.			
Dealt	Suhas		
Checked	AS		

"AUTHENTICITY OF ALL ORIGINAL DOCUMENTS AND TRUE COPIES OF DOCUMENTS SUBMITTED IS NOT CERTIFIED BY THE ARCHITECT."

Liasoning Architect

Architect
ABS architects & Associates
AR. AMIT N. BURHADE (CA/2013/59709)
MR. ANAND SATARKAR
FLAT NO. 1,304(B) SHANDIVAR PETH ,OPP. ...
Email id : absarch@gmail.com
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Mathew Bldg.
1st Floor, Flat No.1,
S.No. 27/1B,
Shankar Path

(Architects signature)