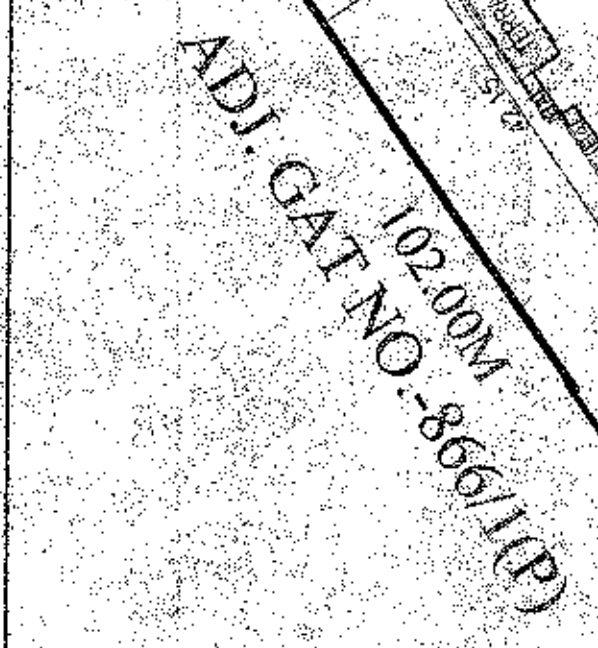




WATER STORAGE CAPACITY		
BUILDINGS TYPE	O./H. WATER TANK CAPACITY (LITRS)	U./G. WATER TANK CAPACITY (LITRS)
'A' TYPE	84,000+20,000	1,26,000+50,000
'B' TYPE	62,000+20,000	93,000+50,000
'C' TYPE	63,500+20,000	95,250+50,000
'D' TYPE	63,000+20,000	94,500+50,000
'E' TYPE	47,500+20,000	71,250+50,000
'F' TYPE	60,500+20,000	90,750+50,000
'G' TYPE	47,500+20,000	71,250+50,000
TOTAL	5,48,000.00 LITRS.	9,89,000.00 LITRS.

PARKING AREA STATEMENT		
	AREA REQUIRED	TOTAL SQ.M.
CAR	393 X 20.00 SQ.M	7860.00
SCOOTER	726 X 3.00 SQ.M	2178.00
CYCLE	726 X 1.40 SQ.M	1016.40
TOTAL REQUIRED AREA		11054.40

BUILDINGS TYPE	TENEMENT STATEMENT			
	FLAT AREA UP TO 40 SQM	FLAT AREA 41 TO 60 SQM	FLAT AREA ABOVE 60 SQM	TOTAL
'A' TYPE	-	94 ten	-	94 ten
'B' TYPE	-	67 ten	22 ten	89 ten
'C' TYPE	94 ten	-	-	94 ten
'D' TYPE	-	70 ten	23 ten	93 ten
'E' TYPE	70 ten	-	-	70 ten
'F' TYPE	-	68 ten	27 ten	95 ten
'G' TYPE	70 ten	-	-	70 ten
TOTAL	234 ten	299 ten	56 ten	599 ten

BUILDINGS TYPE	PARKING PROVIDED	OPEN PARKING	TOTAL SQ.M.
'A' TYPE	1311.68 SQ.M.		
'B' TYPE	1324.04 SQ.M.		
'C' TYPE	712.51 SQ.M.		
'D' TYPE	1095.64 SQ.M.	4000.00 SQ.M.	7183.77 SQ.M.
'E' TYPE	853.10 SQ.M.		4000.00 SQ.M.
'F' TYPE	1333.89 SQ.M.		
'G' TYPE	548.90 SQ.M.		
TOTAL	7183.77 SQ.M.	4000.00 SQ.M.	11183.77 SQ.M.

No PR# / NASR/00/7052
Dt. 90 / 3 / 2094
Sanctioned as shown in pass
Subject to the conditions mentioned
in this office order No. even Dt. / / 20.

[Signature]
Fo. Collector (use)

Original
Building Plans
Signed by
Collector Pune

COLLECTOR
PUNE
१९६०-६१

१. सद्यस्ते बांधकाम प्रकल्प हे पर्यावरण
विभागाकडील Environment Clearance
प्रमाणपत्र मिळविते याची सुटूच येणुच कारणेत
जारी झालेत. सद्यस्ते महासभेत निमित्त येणारा
प्रकल्प खोलीवर बांधकाम/विस्तार करता येणार
नाही."

AREA STATEMENT		S.Q.M.
01. AREA OF PLOT		32,000.00
02. DEDUCTIONS FOR		
(a) ROAD ACQUISITION AREA		-
(b) AREA UNDER 30.00M WIDE R.P. ROAD		4063.24
TOTAL (a+b)		4063.24
03. NET CROSS AREA OF PLOT (1-2)		27,936.76
04. DEDUCTIONS FOR		
(a) AMENITY SPACE - 15%		4190.51
(b) OPEN SPACE - 10% (NOT DEDUCTED)		2793.69
(c) INTERNAL ROAD AREA (NOT DEDUCTED)		3284.44
TOTAL (a+b+c)		4190.51
05. NET AREA OF PLOT (3-400.00)		21,371.62
06. NORMAL F.S.I. ON NET PLOT AREA (1.20)		25,845.84
07. ADDITION FOR F.S.I.		
(a) AREA UNDER 30.00M WIDE ROAD		-
(b) ADD 20% PAID F.S.I. ON NET PLOT AREA		4274.32
TOTAL ADDITION (a+b)		4274.32
08. TOTAL PERMISSIBLE AREA		29,920.26
09. PROPOSED COMMERCIAL AREA		-
10. PROPOSED RESIDENTIAL AREA		29,943.38
11. EXCESS BALCONY AREA TAKEN IN F.S.I.		-
12. TOTAL BUILT UP AREA		29,543.38
13. GROUND COVERAGE AREA		3889.24
B TENAMENT STATEMENT		
(a) NET AREA OF PLOT ITEM A(ABOVE		29,920.26
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)		-
(c) NET FOR TENEMENTS (a-b)		29,920.26
(d) TENEMENTS PERMISSIBLE (250 1/HEC)		748 NOS
(e) TENEMENTS PROPOSED		599 NOS
SCHEDULE OF OPENING:		
B1	1.07 x 2.10	W 1.83 x 1.52
B2	0.91 x 2.10	W1 1.52 x 1.52
B3	0.76 x 2.10	W2 0.91 x 0.91
RS	3.05 x 2.44	V 1.83 x 0.91

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

CERTIFICATE OF AREA

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

b

OWNER'S NAME, ADDRESS AND SIGN

THIS TOWN PLANNING DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATIONS & LEGAL DOCUMENTS, GIVEN BY ME, (THE OWNER/P.A.H.) TO THE ARCHITECT.

THE OWNER/P.A.H. HAVE READ & STUDIED THIS & ALL DRAWINGS, TOWN PLANNING ACT, 1973 & ALL LAWS & REGULATIONS THEREIN, AND GOING ALONG WITH THIS DRAWINGS FOR SUBMISSION & THEY ARE NOT RESPONSIBLE FOR INSTRUCTIONS AND INFORMATION GIVEN BY ME/THE OWNER/P.A. HOLDER.

[Signature]

MR. MANISH MURDHANNA SHARDA
(P.O.A. HOLDER)

PROJECT			
REVISED GROUP HOUSING LAYOUT OF BUILDINGS ON GAT NO. 866/1 (P)-2(P)-3, AT- WAGHOLI, TAL. - HAVELI, PUNE.			
ARCHITECT			
VIKAS ACHALKAR			
1221, B/1, WRANGLAR P. R. A. N. J. P. R. O. A. D. BEHIND BHAVE X-RAY CLINIC, OFF. F. ROAD, PUNE 411004. PH. 25531675/76.			
REG. NO. 65/94/17605			
DATE	SCALE	DRAW BY	CHECK BY
09.05.2014	1:500'	S.A.M.	M.S.T.
APPROVAL PLANNING/COORDINATOR CONSTRUCTION/AMHOL/HILLSHIRE/NO.6584/ MUNICIPAL PUNE (CONSIDERED) 09.05.2014 LAYOUT-09.05.2014			

AREA STATEMENT FOR PREMIUM							
BUILDING TYPE	BALCONY AREA	DRY BALC AREA	PASSAGE AREA	TERRACE AREA	STAIRCASE AREA	LIFT AREA	LIFT MACHINE ROOM AREA
'A' TYPE	863.91	359.36	1066.13	1132.92	189.00	7.22	18.40
'B' TYPE	733.35	320.06	1098.33	834.88	175.44	3.22	16.78
'C' TYPE	457.24		845.30	652.41	203.28	3.81	10.14
'D' TYPE	682.62	372.98	1312.70	862.24	175.44	3.81	10.14
'E' TYPE	598.39	291.64	741.00	857.30	175.56	3.81	10.14
'F' TYPE	749.58	320.56	336.88	825.10	175.44	3.61	10.14
'G' TYPE	327.33		630.55	480.15	180.00	3.61	10.14
TOTAL	4412.62	1624.60	7225.60	5445.00	1274.16	32.49	86.68

AREA UNDER OPEN SPACE - GI		
01)	$12.34 \times 5.29 \times 0.50$	= 32.64 SQ.M
02)	$54.55 \times 8.80 \times 0.50$	= 240.02 SQ.M
03)	$34.35 \times 5.29 \times 0.50$	= 144.28 SQ.M
04)	$8.42 \times 1.75 \times 2 / 3$	= 9.82 SQ.M
05)	$47.05 \times 15.19 \times 0.50$	= 357.42 SQ.M
06)	$39.07 \times 15.57 \times 0.50$	= 304.16 SQ.M
07)	$40.11 \times 5.30 \times 0.50$	= 106.28 SQ.M
08)	$40.11 \times 15.61 \times 0.50$	= 313.05 SQ.M
TOTAL AREA		= 1567.68 SQ.M

AREA UNDER OPEN SPACE-02	
01) 37.24 X 21.482 X 0.50	= 400.09 SQ.M
TOTAL AREA	= 400.09 SQ.M

AREA UNDER OPEN SPACE-03			
01)	$38.46 \times 10.35 \times 0.50$	$=$	198.07 SQ.M
02)	$38.46 \times 5.89 \times 0.50$	$=$	109.42 SQ.M
03)	$29.65 \times 7.204 \times 0.50$	$=$	106.94 SQ.M
04)	$6.91 \times 3.35 \times 0.50$	$=$	11.52 SQ.M
TOTAL AREA		$=$	425.00 SQ.M

AREA UNDER OPEN SPACE-04	
01) 34.55 x 13.22 x 0.50	= 228.38 SQ.M
02) 34.55 x 13.408 x 0.50	= 231.62 SQ.M
TOTAL AREA	= 460.00 SQ.M

TOTAL OPEN SPACE AREA	
OPEN SPACE-01	= 1507.68 SQ.M
OPEN SPACE-02	= 400.00 SQ.M
OPEN SPACE-03	= 428.00 SQ.M
OPEN SPACE-04	= 460.00 SQ.M
TOTAL AREA	= 2795.68 SQ.M

AREA UNDER AMENITY SPACE		
01)	$8.49 \times 1.76 \times 2 / 3$	= 9.96 SQ.M
02)	$36.91 \times 8.71 \times 0.50$	= 160.54 SQ.M
03)	$34.36 \times 10.32 \times 0.50$	= 177.21 SQ.M
04)	$47.28 \times 27.79 \times 0.50$	= 656.69 SQ.M
05)	$52.23 \times 11.94 \times 0.50$	= 312.01 SQ.M
06)	$17.93 \times 12.52 \times 2 / 3$	= 18.36 SQ.M
07)	$81.71 \times 12.54 \times 0.50$	= 506.05 SQ.M
08)	$60.71 \times 39.42 \times 0.50$	= 1200.72 SQ.M
09)	$60.61 \times 26.70 \times 0.50$	= 809.14 SQ.M
AREA		= 4213.32 SQ.M
DEDUCTION		
a)	$12.80 \times 2.65 \times 2 / 3$	= 22.61 SQ.M
TOTAL AREA		= 4190.71 SQ.M

AREA UNDER 12.00M WIDE INTERNAL ROAD			
R17	45.52 X	11.38 X 0.50	= 259.01 SQM
R27	35.52 X	10.46 X 0.50	= 236.07 SQM
R37	49.30 X	10.29 X 0.50	= 205.53 SQM
R47	42.00 X	12.60 X 0.50	= 262.00 SQM
R57	35.04 X	9.18 X 0.50	= 160.57 SQM
R67	33.04 X	10.50 X 0.50	= 173.96 SQM
R77	17.77 X	11.88 X 0.50	= 69.936 SQM
R87	24.00 X	6.06 X 0.50	= 72.72 SQM
R97	18.00 X	5.81 X 0.50	= 52.14 SQM
R107	34.34 X	11.28 X 0.50	= 195.57 SQM
R117	14.84 X	11.33 X 0.50	= 167.37 SQM
R127	117.74 X	11.62 X 0.60	= 804.07 SQM
R137	27.19 X	6.59 X 0.50	= 90.59 SQM
R147	27.19 X	12.49 X 0.50	= 182.65 SQM
AREA			3340.16 SQM
DEDUCTION			
a)	8.42 X	1.75 X 2 / 3	= 9.82 SQM
b)	8.49 X	1.76 X 2 / 3	= 9.96 SQM
c)	14.72 X	1.69 X 2 / 3	= 16.58 SQM
d)	17.83 X	1.66 X 2 / 3	= 19.36 SQM
AREA			= 3572 SQM
TOTAL AREA			= 3284.44 SQM

36.00 M. WIDE ROAD AREA CALC.	
R1) 140.92 X 27.7303 X 0.50	= 1953.88 SQ.M
R2) 140.92 X 29.937 X 0.50	= 2109.36 SQ.M
TOTAL AREA	= 4063.24 SQ.M

PLOT AREA CALCULATION	
GAT NO. 8661 (P)-2(P)-45	
1) 126.88 X 44.21 X 0.50	= 3121.88 SQ.M.
2) 126.28 X 53.99 X 0.50	= 3425.13 SQ.M.
3) 150.89 X 58.00 X 0.50	= 4149.48 SQ.M.
4) 238.80 X 90.60 X 0.50	= 10817.64 SQ.M.
5) 238.80 X 91.0227 X 0.50	= 10866.11 SQ.M.
TOTAL AREA	= 23262.24 SQ.M.
AREA AS PER 7/12 EXTRACT	= 32,000.00 SQ.M.
MINIMUM AREA CONSIDERED	= 32,000.00 SQ.M.