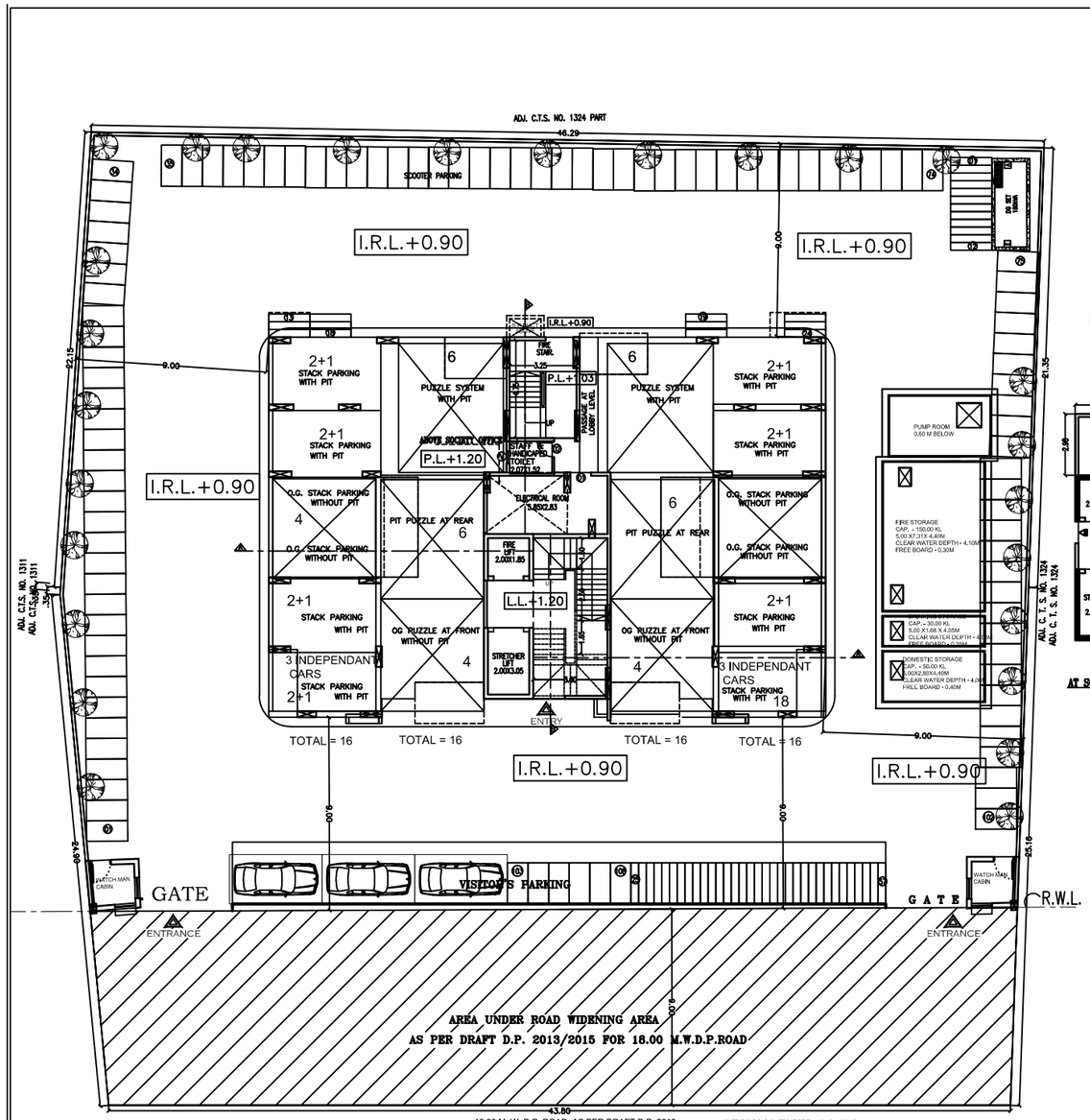
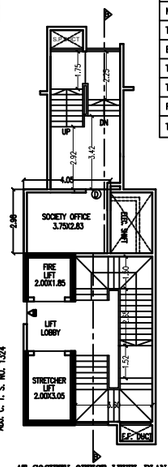


— 18.00 M. W. D.P. ROAD AS PER DRAFT D.P. 2013 —
— 12.00 M. W. PROPOSED D.P. ROAD —
— 6.00 M. W. EXISTING ROAD —

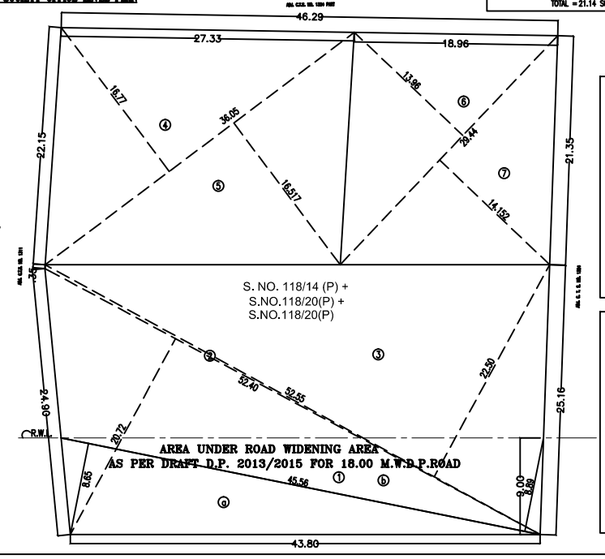
PUZZLE CAR PARKS (FRONT SIDE) - 10 x 2 = 20 NO.s
PUZZLE CAR PARKS (REAR SIDE) - 6 x 2 = 12 NO.s
PUZZLE CAR PARKS (MIDDLE) - 4 x 2 = 8 NO.s
MEDIL STACK PARKS - 8 (SLOTS) x 3 CARS = 24 NO.s
TOTAL CARS = 64 NO.s

SCOOTER PARKS = 108 NO.s
CYCLE PARKS = 57 NO.s

GROUND PARKING FLOOR PLAN
(MECHANICAL STACK PARKING & PUZZLE PARKING)



AT SOCIETY OFFICE LEVEL PLAN



F.S.I. STATEMENT in smt.

FLOOR	B/UP AREA	STAIRCASE AREA: STAIRCASE AREA	STAIRCASE AREA: FIRE STAIRCASE	PASSAGE AREA	NET AREA	LIFT AREA: LIFT	LIFT AREA: FIRE LIFT	PREM. BALCONY	PROPOSED BALCONY	TERRACE AREA	TENA.	GROUND COVER.
PARKING FL. (soci.office)	12.07	0.00	0.00	0.00	12.07				0.00	0.00	0.00	
FIRST FL.	363.08	20.16	17.22	0.00	325.70				48.85	59.23	04	
SECOND FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
THIRD FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
FOURTH FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
FIFTH FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
SIXTH FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
SEVENTH FL.	363.08	20.16	17.22	0.00	325.70	3.70	6.10	4449.34X 15%	48.85	0.00	04	384.93
EIGHTH FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
NINTH FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
TENTH FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
ELEVENTH FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
TWELFTH FL.	363.08	20.16	17.22	0.00	325.70				48.85	0.00	04	
THIRTEENTH FL.	335.81	20.16	17.22	0.00	298.43				43.70	21.45	04	
FOURTEENTH FL.	278.43	26.85	21.14	0.00	230.44				23.20	76.37	02	
TOTAL	4983.27	288.93	245.00	0.00	4449.34	29.68	23.99	667.40	653.10	157.05	54.00	384.93

LIFT,LIFT M/C RM. AREA CALC.

FIRE LIFT 2.00X1.85 — STRETCHER LIFT 2.00X3.05

LIFT AREA :
2.00 X 3.05 = 06.10 SQ.M.
FIRE LIFT AREA :
2.00 X 1.85 = 03.70 SQ.M.

PLOT AREA CALC. BY TRI. METHOD
S. NO. 118/14(P)+S.NO.118/20(P) +S.NO.118/20(P)
AREA CALC. BY TRI. METHOD

1.	0.5 X	52.40 X	20.72	=	542.86	SQ.M
2.	0.5 X	02.55 X	0.32	=	0.41	SQ.M
3.	0.5 X	52.55 X	22.50	=	591.19	SQ.M
4.	0.5 X	36.05 X	16.77	=	302.28	SQ.M
5.	0.5 X	36.05 X	16.517	=	297.72	SQ.M
6.	0.5 X	29.44 X	13.96	=	205.46	SQ.M
7.	0.5 X	29.44 X	14.152	=	208.31	SQ.M
			TOTAL	=	2,156.26	SQ.M

S. NO. 118/14(P)+S.NO.118/20(P) +S.NO.118/20(P)
AREA UNDER ROAD WIDENING AREA :-
18.00 M. W. DRAFT D.P. 2013

a.	0.5 X	45.56 X	8.65	=	197.05	SQ.M
b.	0.5 X	45.56 X	8.887	=	202.44	SQ.M
			TOTAL	=	399.49	SQ.M

TERRACE AREA STATEMENT

FIRST FLOOR

1.	2.40 X	1.75	=	4.20	SQ.M	
2.	3.70 X	2.50	X 2 =	18.50	SQ.M	
3.	1.90 X	1.75	=	3.32	SQ.M	
4.	3.70 X	2.35	X 2 =	17.39	SQ.M	
5.	1.90 X	1.60	=	3.04	SQ.M	
6.	2.40 X	1.60	=	3.84	SQ.M	
7.	1.40 X	3.30	X 2 =	9.24	SQ.M	
			TOTAL =	50.53	SQ.M	

SECOND TO TWELFTH FLOOR = NIL

THIRTEENTH FLOOR

1.	3.00 X	3.30	=	9.90	SQ.M	
2.	3.30 X	3.50	=	11.55	SQ.M	
			TOTAL =	21.45	SQ.M	

FOURTEENTH FLOOR

1.	2.90 X	2.07	X 2 =	12.01	SQ.M	
2.	3.35 X	0.60	X 2 =	4.02	SQ.M	
3.	3.85 X	1.85	X 2 =	14.24	SQ.M	
4.	3.05 X	5.25	=	16.01	SQ.M	
5.	3.00 X	2.15	=	6.45	SQ.M	
6.	3.30 X	2.15	=	7.10	SQ.M	
7.	3.15 X	5.25	=	16.54	SQ.M	
			TOTAL =	76.37	SQ.M	

BUILT-UP AREA STATEMENT : PARKING FLOOR

SOCIETY OFFICE AREA :-

1.	2.98 X	4.05	=	12.07	SQ.M	
			TOTAL =	12.07	SQ.M	

BALCONY AREA STATEMENT

TYPICAL FLOOR

1.	2.00 X	1.20	=	2.40	SQ.M	
2.	3.00 X	2.00	=	6.00	SQ.M	
3.	3.30 X	2.00	=	6.60	SQ.M	
4.	2.70 X	1.20	=	3.24	SQ.M	
5.	1.90 X	4.85	=	9.21	SQ.M	
6.	3.35 X	2.00	X 2 =	13.40	SQ.M	
7.	1.65 X	4.85	=	8.00	SQ.M	
			TOTAL =	48.85	SQ.M	

THIRTEENTH FLOOR

1.	3.85 X	1.70	X 2 =	13.09	SQ.M	
2.	1.90 X	4.85	=	9.21	SQ.M	
3.	3.35 X	2.00	X 2 =	13.40	SQ.M	
4.	1.65 X	4.85	=	8.00	SQ.M	
			TOTAL =	43.70	SQ.M	

FOURTEENTH FLOOR

1.	1.40 X	3.50	X 2 =	9.80	SQ.M	
2.	3.35 X	2.00	X 2 =	13.40	SQ.M	
			TOTAL =	23.20	SQ.M	

STAIRCASE AREA CALC:-

TYPICAL FLOOR STAIRCASE AREA.

S1.	3.60 X	5.60	=	20.16	SQ.M	
			TOTAL =	20.16	SQ.M	

FOURTEENTH FLOOR STAIRCASE AREA.

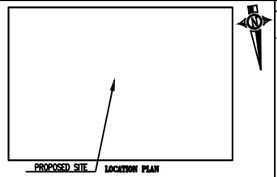
S1.	3.25 X	5.30	=	17.22	SQ.M	
			TOTAL =	17.22	SQ.M	

TYPICAL FLOOR FIRE STAIRCASE AREA.

S1.	3.25 X	5.30	=	17.22	SQ.M	
			TOTAL =	17.22	SQ.M	

FOURTEENTH FLOOR STAIRCASE AREA.

S1.	3.60 X	5.60	=	20.16	SQ.M	
S2.	1.50 X	0.65	=	0.98	SQ.M	
			TOTAL =	21.14	SQ.M	



R.C.C. COPING
0.23 X THICKNESS
0.50
COMPOUND WALL SECTION

TREES PROVIDED STATEMENT
NET PLOT AREA = 2,156.26 SQ.M.
REQUIRED NO. OF TREES = 2,156.26 SQ.M./80.00 = 26.95 NO.
SAY = 27 NO.OF TREES
PROVIDED NO. OF TREES = 30.00 NO.OF TREES

PARKING AREA STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 40.00 SQ.M. 02 TENA.	01	04	04
40.00 TO 80.00 SQ.M. 02 TENA.	02	04	02
ABOVE 80.00 SQ.M. 01 TENA.	02	02	02
COMM. 100.00 SQ.M.	03	09	03
PARKING PROVIDED	CAR	SCOOTER	CYCLE
40.00 TO 80.00 SQ.M. 52 TENA.	52	104	52
ABOVE 80.00 SQ.M. 02 TENA.	04	04	04
TOTAL 54 TENA.	56	108	56

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	86 NOS. X 12.50 SQ.M	1,075.00 SQ.M.
SCOOTER	113 NOS. X 2.00 SQ.M	226.00 SQ.M.
CYCLE	86 NOS. X 1.40 SQ.M	120.40 SQ.M.
TOTAL		1,421.40 SQ.M.

PARKING PROVIDED	CAR	SCOOTER	CYCLE
GROUND FLOOR PARK.	64	108	57
TOTAL 54 TENA.	64	108	57

GROUND COVERAGE AREA CALC.
GROUND COVERAGE AREA CALC. :-
= FIRST FLOOR AREA + TERRACE AREA
= 325.70+ 59.23 = 384.93 SQ.M.

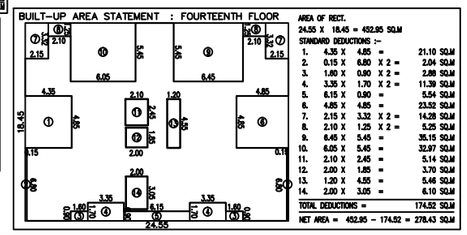
WATER STORAGE TANK CAP. CALC.
WATER REQ. IN O/H. WATER TANK CAP.
54 TENA X 135 LIT X 5.0 = 36,450.00
SAY = 36,500.00+20,000.00 Ltrs.
U/G. WATER TANK CAP. = 36,500.00 Ltr. X1.50
= 54,750.00+20,000.00 Ltrs.

REFUSE AREA CALC.
4.35 — 1.60 — 0.10

REFUSE AREA CALC.

1.	4.35 X	3.00	=	13.05	SQ.M
2.	1.80 X	2.10	=	3.78	SQ.M
			TOTAL =	16.83	SQ.M

BUILT-UP AREA STATEMENT : FOURTEENTH FLOOR

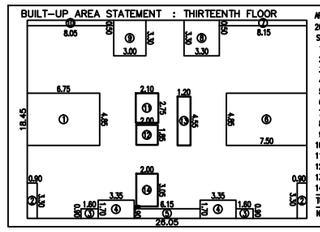


AREA OF RECT.
24.55 X 18.45 = 452.95 SQ.M
STANDARD DEDUCTIONS :-

1.	4.35 X	4.85	=	21.10	SQ.M	
2.	0.15 X	6.80	X 2 =	2.04	SQ.M	
3.	1.60 X	0.90	X 2 =	2.88	SQ.M	
4.	3.35 X	1.70	X 2 =	11.39	SQ.M	
5.	6.15 X	0.90	=	5.54	SQ.M	
6.	4.85 X	4.85	=	23.52	SQ.M	
7.	2.15 X	3.32	X 2 =	14.28	SQ.M	
8.	2.10 X	1.25	X 2 =	5.25	SQ.M	
9.	6.45 X	5.45	=	35.15	SQ.M	
10.	6.05 X	5.45	=	32.97	SQ.M	
11.	2.10 X	2.45	=	5.14	SQ.M	
12.	2.00 X	1.85	=	3.70	SQ.M	
13.	1.20 X	4.55	=	5.46	SQ.M	
14.	2.00 X	3.05	=	6.10	SQ.M	
TOTAL DEDUCTIONS =				174.52	SQ.M	

NET AREA = 452.95 – 174.52 = 278.43 SQ.M

BUILT-UP AREA STATEMENT : THIRTEENTH FLOOR

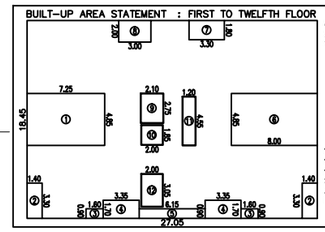


AREA OF RECT.
26.05 X 18.45 = 480.62 SQ.M
STANDARD DEDUCTIONS :-

1.	6.75 X	4.85	=	32.74	SQ.M	
2.	0.90 X	3.30	X 2 =	5.94	SQ.M	
3.	1.60 X	0.90	X 2 =	2.88	SQ.M	
4.	3.35 X	1.70	X 2 =	11.39	SQ.M	
5.	6.15 X	0.90	=	5.54	SQ.M	
6.	7.50 X	4.85	=	36.38	SQ.M	
7.	8.15 X	0.50	=	4.08	SQ.M	
8.	3.30 X	3.30	=	10.89	SQ.M	
9.	3.00 X	3.30	=	9.90	SQ.M	
10.	8.05 X	0.50	=	4.03	SQ.M	
11.	2.10 X	2.75	=	5.78	SQ.M	
12.	2.00 X	1.85	=	3.70	SQ.M	
13.	1.20 X	4.55	=	5.46	SQ.M	
14.	2.00 X	3.05	=	6.10	SQ.M	
TOTAL DEDUCTIONS =				144.81	SQ.M	

NET AREA = 480.62 – 144.81 = 335.81 SQ.M

BUILT-UP AREA STATEMENT : FIRST TO TWELFTH FLOOR



AREA OF RECT.
27.05 X 18.45 = 499.07 SQ.M
STANDARD DEDUCTIONS :-

1.	7.25 X	4.85	=	35.16	SQ.M	
2.	1.40 X	3.30	X 2 =	9.24	SQ.M	
3.	1.60 X	0.90	X 2 =	2.88	SQ.M	
4.	3.35 X	1.70	X 2 =	11.39	SQ.M	
5.	6.15 X	0.90	=	5.54	SQ.M	
6.	8.00 X	4.85	=	38.80	SQ.M	
7.	3.30 X	1.80	=	5.94	SQ.M	
8.	3.00 X	2.00	=	6.00	SQ.M	
9.	2.10 X	2.75	=	5.78	SQ.M	
10.	2.00 X	1.85	=	3.70	SQ.M	
11.	1.20 X	4.55	=	5.46	SQ.M	
12.	2.00 X	3.05	=	6.10	SQ.M	
TOTAL DEDUCTIONS =				135.99	SQ.M	

NET AREA = 499.07 – 135.99 = 363.08 SQ.M

STAMP OF APPROVAL
BUILDING LAYOUT 01/03

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

AREA STATEMENT	SQ.M.
1) AREA OF PLOT	2,156.26
2) DEDUCTIONS FOR	
a) AREA UNDER ROAD WIDENING (18.00 M. W. DRAFT D.P. 2013)	399.49
b) ANY RESERVATION	----
c) TOTAL	399.49
3) NET AREA (1–2c)	1,756.77
4) DEDUCTIONS FOR	
a) 10% OPEN SPACE AREA	----
b) 5% AMINITY SPACE AREA	----
c) AREA UNDER INTERNAL ROAD	----
d) TRANSFORMER & SERVICES	----
e) TOTAL	----
5) NET AREA OF PLOT (3–4e)	1,756.77
6) PERMISSIBLE BASIC F.S.I. (1.10)	1,932.45
7) ADDITIONS FOR	
a) AREA UNDER ROAD WIDENING (2.00)	798.98
b) ADD 0.50 PAID F.S.I.(1,756.77X0.5)	878.39
c) ADD T.D.R. AREA(1756.77X0.9=1,581.09)	782.08
d) ADD GREEN BLDG. AREA	57.97
e) TOTAL	2,517.42
11) TOTAL PERMISSIBLE F.S.I. (6+7e)	4,449.87
12) EXISTING RESI FL. SPACE AREA	----
13) PROPOSED COMM. AREA	----
14) PROPOSED RESI. AREA	4,449.34
15) EXCESS BALC. AREA TAKEN	----
16) TOTAL B/UP AREA	4,449.34
17) PERMISSIBLE COVERAGE AREA (50%)	878.39
18) PROPOSED COVERAGE AREA	384.93
TENAMENT STATEMENT	
TENAMENT PERMISSIBLE @ 250 T/HA.	111 NOS.
TENAMENT PROPOSED	54 NOS.

PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQUIRED BY RULE	56	108	56
PARKING PROVIDED	64	108	57
GARAGE PERMISSIBLE			----
GARAGE PROPOSED			----

LEGEND

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

SPECIFICATIONS
R.C.C. FRAMED STRUCTURE.
0.15M THK BLOCK WALL & 0.10M. THK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
M.M.TILE FLOORING
T.W.DOORS & M.S.WINDOWS.

ARCHITECT	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/98/22909	PROFILE PROPERTIES MR. AHMID J. KANOOD

PROJECT
PROPOSED RESIDENTIAL BUILDING ON C.T.S. NO. 1324 PART, S. NO. 118/14(P)+ 118/20 (P) AT PASHAN , PUNE.

ARCHITECT
P R A K A S H K U L
ankur associates
A R C H I T
TEJODAYA,NIVA, OFF. NO.- 101, 1ST FL., CTS. NO.-1167/10, GHOLE ROAD, SHIVAJINAGAR
PUNE-411 005. PHONE - 25514793, 25514791 / FAX - 020 25514792
Email : prakash@ankurassociates.in

DATE	SCALE	DRN. BY	
22/05/2017	1 : 100	Archana	902/14

F:\Archana\KAKADE\LOCATION