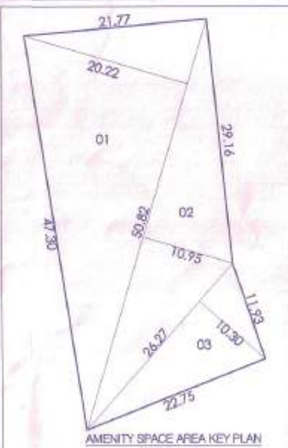


OPEN SPACE AREA CALCULATION
ADDITION :-
01. 11.39 X 0.57 X 2/3 = 4.33 SQ.M.
02. 28.14 X 9.46 X 0.5 = 133.10 SQ.M.
03. 28.14 X 10.98 X 0.5 = 154.49 SQ.M.
04. 19.51 X 23.76 X 0.5 = 231.78 SQ.M.
05. 21.78 X 05.05 X 0.5 = 54.99 SQ.M.
06. 13.10 X 05.42 X 0.5 = 35.50 SQ.M.
07. 09.56 X 03.88 X 0.5 = 18.55 SQ.M.
08. 09.56 X 02.98 X 0.5 = 14.24 SQ.M.
TOTAL ADDITION AREA = 646.98 SQ.M.
DEDUCTION :-
07. 24.93 X 01.73 X 2/3 = 28.75 SQ.M.
TOTAL = 28.75 SQ.M.
646.98 - 28.75 = 618.23 SQ.M.
TOTAL OPEN SPACE AREA = 618.23 SQ.M.

AMENITY SPACE AREA CALCULATION
ADDITION :-
01. 50.82 X 20.22 X 0.5 = 513.80 SQ.M.
02. 50.82 X 10.95 X 0.5 = 278.25 SQ.M.
03. 26.27 X 10.30 X 0.5 = 135.30 SQ.M.
TOTAL ADDITION AREA = 927.35 SQ.M.

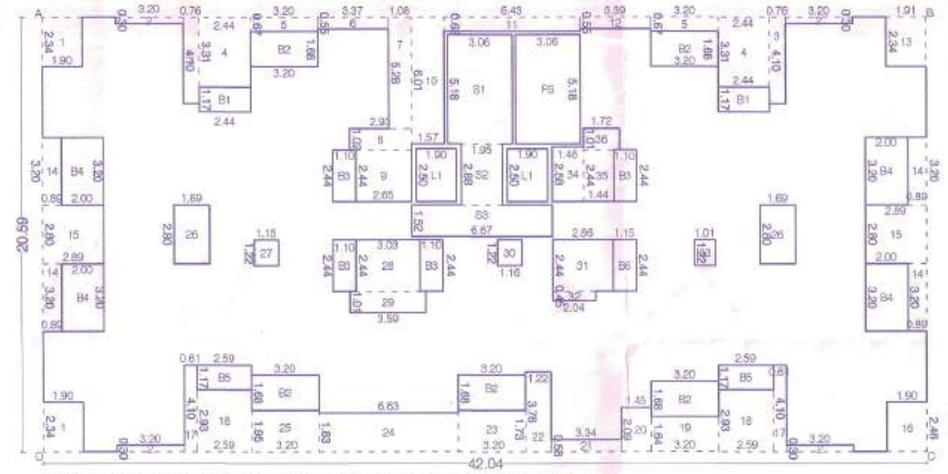
ROAD WIDENING AREA CALCULATION
16. 92.78 X 08.99 X 0.5 = 417.05 SQ.M.
17. 92.78 X 06.48 X 0.5 = 300.61 SQ.M.
TOTAL ADDITION AREA = 717.66 SQ.M.

LAYOUT PLAN

SCALE :- 1:250

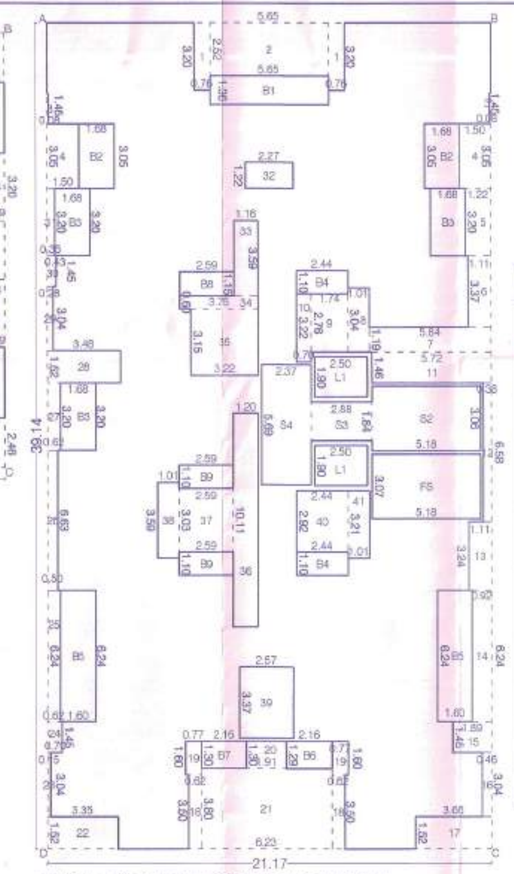
NORTH

F.S.I & NON F.S.I STATEMENT (FOR E.C)																
		TOTAL F.S.I. AREA		NON F.S.I. AREA										SERVICES AREA		
BLDG.	TOTAL TENEMENT	COMM. F.S.I.	RESI. F.S.I.	BASEMENT PARKING AREA	LOWER PARKING AREA	UPPER PARKING AREA	O.H.W.T AREA	LIFT AREA	LIFT M/C ROOM	BALCONY AREA	STAIRCASE AREA	FIRE STAIRCASE AREA	TOP TERRACE AREA	REFUGE AREA	TERRACE AREA	TOTAL CONSTRUCTION AREA	(STP, U.G.W.T., METER RM, TRANSFORMER, OWC, SOCIETY OFFICE WATCHMAN CABIN, MISCELLANEOUS)	CLUB HOUSE AREA
WING - A	118	605.19	6855.64	1400.00	1339.88	1215.49	36.05	9.50	----	1016.70	472.22	221.90	599.43	33.54	-----	6344.71	735.39	92.45
WING - B	126	-----	6905.54	1400.00	1339.88	1215.49	36.05	9.50	----	1026.07	484.96	222.60	564.46	35.45	-----	6334.46		
TOTAL	244	605.19	13,761.18	2800.00	2679.76	2430.98	72.10	19.00	----	2042.77	957.18	444.50	1163.89	68.99	-----	12,679.17	735.39	92.45
TOTAL AREA		14,366.37						12,679.17 SQ.M.									827.84	
TOTAL AREA –(TOTAL F.S.I + NON F.S.I)		14,366.37 + 12,679.17 + 824.84 = 27,873.38 SQ.M.																

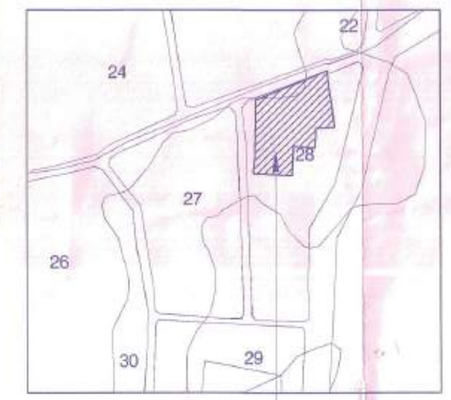


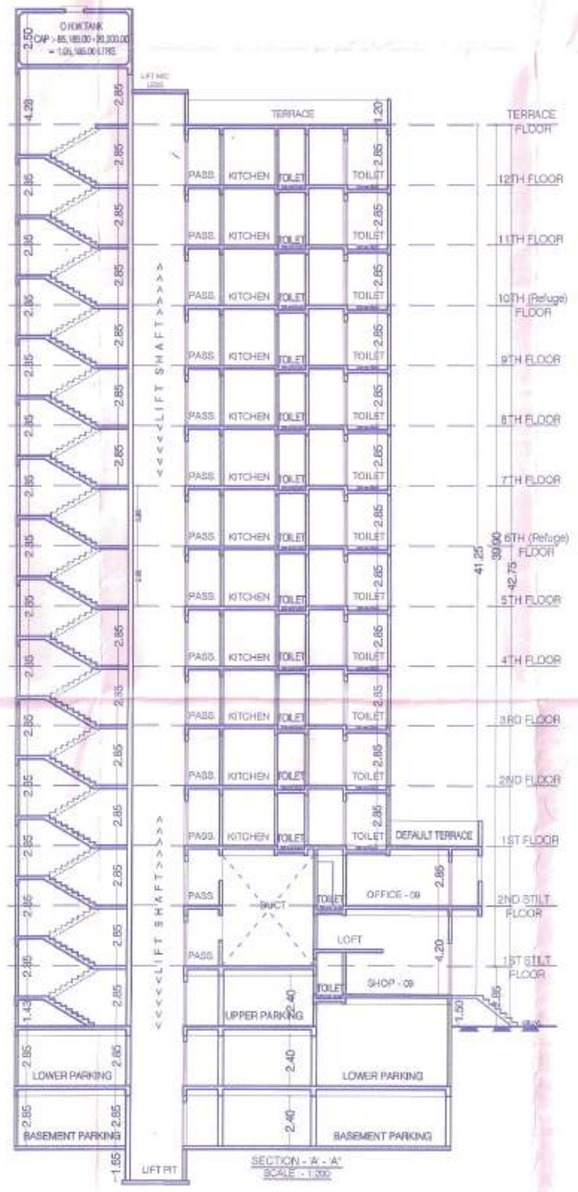
BUILT-UP AREA STATEMENT : - WING - 'A' TYPI. :- 1ST,2ND,3RD,4TH,5TH,7TH,8TH,9TH & 11TH FLOOR AREA OF BLOCK (ABCD) = 42.04 X 20.59 = 865.60 SQ.M.	
STANDARD DEDUCTIONS :-	
1. 1.90 X 2.34 X 2 =	8.89 SQ.M
2. 3.20 X 0.90 X 4 =	3.84 SQ.M
3. 0.76 X 4.10 X 2 =	6.23 SQ.M
4. 2.44 X 3.31 X 2 =	16.15 SQ.M
5. 3.20 X 0.67 X 2 =	4.29 SQ.M
6. 3.37 X 0.55 =	1.85 SQ.M
7. 1.08 X 5.28 =	5.70 SQ.M
8. 2.93 X 1.02 =	2.99 SQ.M
9. 2.65 X 2.44 =	6.47 SQ.M
10. 1.57 X 6.01 =	9.44 SQ.M
11. 6.43 X 0.68 =	4.37 SQ.M
12. 3.39 X 0.55 =	1.86 SQ.M
13. 1.91 X 2.34 =	4.47 SQ.M
14. 0.89 X 3.20 X 4 =	11.39 SQ.M
15. 2.89 X 2.80 X 2 =	16.18 SQ.M
16. 1.90 X 2.46 =	4.67 SQ.M
17. 0.61 X 4.10 X 2 =	5.00 SQ.M
18. 2.59 X 2.80 X 2 =	15.18 SQ.M
19. 3.20 X 1.64 =	5.25 SQ.M
20. 1.45 X 2.09 =	3.03 SQ.M
21. 3.34 X 0.58 =	1.94 SQ.M
22. 1.22 X 3.78 =	4.61 SQ.M
23. 3.20 X 1.73 =	5.54 SQ.M
24. 6.63 X 1.83 =	12.13 SQ.M
25. 3.20 X 1.95 =	6.24 SQ.M
26. 1.68 X 2.80 X 2 =	9.46 SQ.M
27. 1.15 X 1.22 =	1.40 SQ.M
28. 3.00 X 2.44 =	7.32 SQ.M
29. 3.59 X 1.01 =	3.63 SQ.M
30. 1.18 X 1.22 =	1.44 SQ.M
31. 2.86 X 2.44 =	6.98 SQ.M
32. 2.04 X 0.45 =	0.92 SQ.M
33. 1.01 X 1.22 =	1.23 SQ.M
34. 1.48 X 2.56 =	3.82 SQ.M
35. 1.44 X 2.44 =	3.51 SQ.M
36. 1.72 X 1.01 =	1.74 SQ.M
	209.21 SQ.M
FIRE STAIRCASE DEDUCTIONS :-	
FS. 3.06 X. 5.18 X 1 =	15.85 SQ.M
	15.85 SQ.M
STAIRCASE DEDUCTIONS :-	
S1. 3.06 X. 5.18 X 1 =	15.85 SQ.M
S2. 1.95 X. 2.88 =	5.62 SQ.M
S3. 6.67 X. 1.52 =	10.14 SQ.M
	31.61 SQ.M
BALCONY DEDUCTIONS :-	
B1. 2.44 X 1.17 X 2 =	5.71 SQ.M
B2. 3.20 X. 1.68 X 5 =	26.88 SQ.M
B3. 1.03 X. 2.44 X 4 =	10.04 SQ.M
B4. 2.00 X. 3.20 X 4 =	25.60 SQ.M
B5. 2.59 X. 1.17 X 2 =	6.06 SQ.M
B6. 1.15 X. 2.44 =	2.81 SQ.M
	77.60 SQ.M
LIFT DEDUCTIONS :-	
L1. 1.90 X. 2.50 X 2 =	9.50 SQ.M
	9.50 SQ.M
TOTAL DEDUCTIONS =	343.97 SQ.M
NET AREA = 865.60 - 343.97 = 521.63 SQ.M	

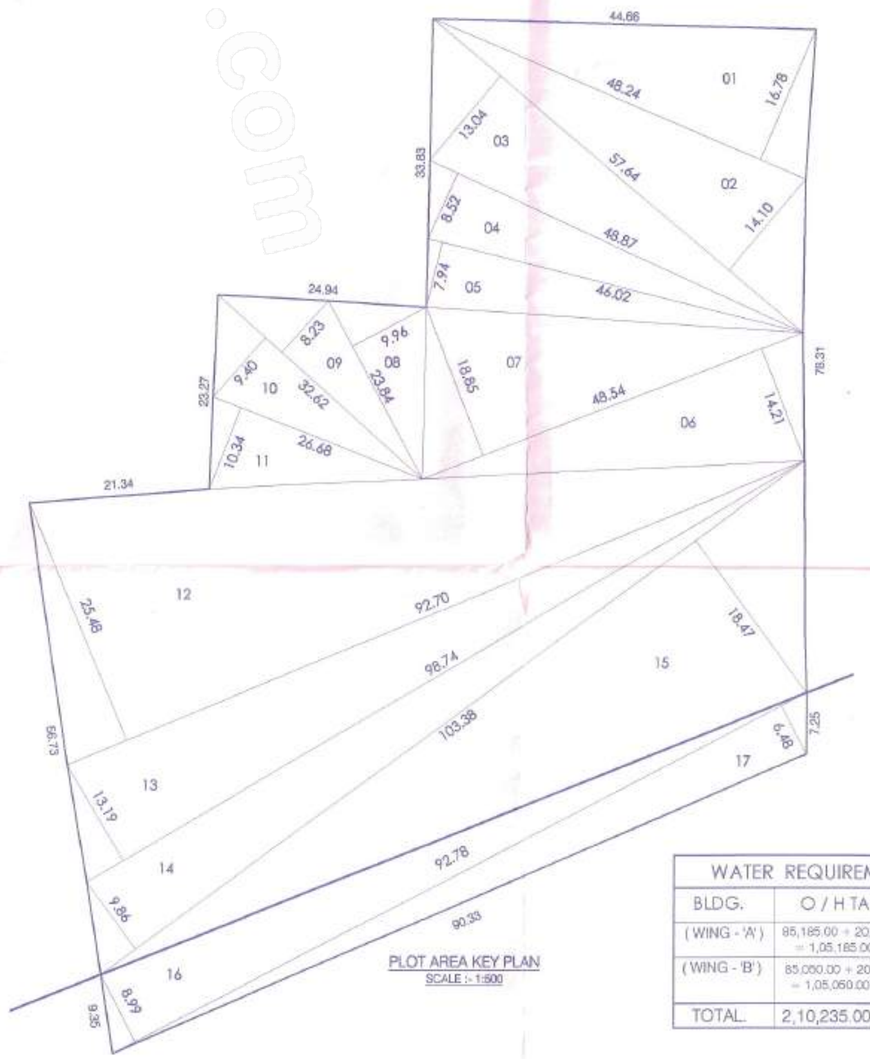
F.S.I. STATEMENT (WING- A+B)			
FLOOR	WING. -A (01)	WING. -B (02)	TOTAL F.S.I. (1+2)
STILT - 01	576.20	------	576.20
STILT - 02	658.17	------	658.17
1st Floor	521.63	493.28	1014.91
2nd Floor	521.63	493.28	1014.91
3rd Floor	521.63	493.28	1014.91
4th Floor	521.63	493.28	1014.91
5th Floor	521.63	493.28	1014.91
6th F.(R.F.)	505.08	493.28	998.36
7th Floor	521.63	493.28	1014.91
8th Floor	521.63	493.28	1014.91
9th Floor	521.63	493.28	1014.91
10th F.(R.F.)	505.08	493.28	998.36
11th Floor	521.63	493.28	1014.91
12th Floor	521.63	493.28	1014.91
13th Floor	------	493.28	491.07
14th Floor	------	492.90	492.89
TOTAL	7460.83	6905.54	14,366.37
TENAMENT	118	126	244 NO.



BUILT-UP AREA STATEMENT : TYPICAL - 1ST TO 13TH FLOOR AREA OF BLOCK (ABCD) = 21.17 X 39.14 = 828.59 SQ.M	WING - 'B'
STANDARD DEDUCTIONS :-	
1. 0.76 X 3.20 X 2 =	4.86 SQ.M
2. 5.65 X 2.32 =	14.24 SQ.M
3. 0.68 X 1.45 X 2 =	0.23 SQ.M
4. 1.50 X 3.06 X 2 =	9.15 SQ.M
5. 1.22 X 3.20 =	3.90 SQ.M
6. 1.11 X 3.37 =	3.74 SQ.M
7. 5.84 X 1.19 =	6.95 SQ.M
8. 1.01 X 3.04 =	3.07 SQ.M
9. 1.74 X 2.76 =	4.80 SQ.M
10. 0.70 X 3.22 =	2.25 SQ.M
11. 5.72 X 1.46 =	8.35 SQ.M
12. 0.38 X 6.58 =	2.50 SQ.M
13. 1.11 X 3.24 =	3.60 SQ.M
14. 0.92 X 6.24 =	5.74 SQ.M
15. 1.89 X 1.45 =	2.74 SQ.M
16. 0.46 X 3.04 =	1.40 SQ.M
17. 3.66 X 1.52 =	5.56 SQ.M
18. 0.62 X 3.50 X 2 =	4.34 SQ.M
19. 0.77 X 1.60 X 2 =	2.46 SQ.M
20. 1.91 X 1.30 =	2.48 SQ.M
21. 6.23 X 3.80 =	23.67 SQ.M
22. 3.59 X 1.52 =	5.59 SQ.M
23. 0.15 X 3.04 =	0.46 SQ.M
24. 0.70 X 1.45 =	1.01 SQ.M
25. 0.62 X 6.24 =	3.87 SQ.M
26. 0.50 X 6.65 =	3.32 SQ.M
27. 0.62 X 3.20 =	1.98 SQ.M
28. 3.48 X 1.52 =	5.29 SQ.M
29. 0.28 X 3.04 =	0.85 SQ.M
30. 0.43 X 1.45 =	0.62 SQ.M
31. 0.35 X 3.20 =	1.12 SQ.M
32. 2.27 X 1.22 =	2.77 SQ.M
33. 1.16 X 3.59 =	4.16 SQ.M
34. 2.75 X 0.82 =	2.25 SQ.M
35. 3.22 X 3.15 =	10.14 SQ.M
36. 1.20 X 10.11 =	12.13 SQ.M
37. 2.59 X 3.03 =	7.85 SQ.M
38. 1.01 X 3.59 =	3.63 SQ.M
39. 2.57 X 3.37 =	8.66 SQ.M
40. 2.44 X 2.92 =	7.12 SQ.M
41. 1.01 X 3.21 =	3.24 SQ.M
	201.59 SQ.M
FIRE STAIRCASE DEDUCTIONS :-	
FS. 5.18 X 3.07 =	15.90 SQ.M
	15.90 SQ.M
STAIRCASE DEDUCTIONS :-	
S2. 5.18 X 3.06 =	15.85 SQ.M
S3. 2.88 X 1.84 =	5.30 SQ.M
S4. 2.37 X 5.69 =	13.49 SQ.M
	34.64 SQ.M
BALCONY DEDUCTIONS :-	
B1. 5.65 X 1.36 =	7.68 SQ.M
B2. 1.68 X 3.05 X 2 =	10.25 SQ.M
B3. 1.68 X 3.20 X 3 =	16.13 SQ.M
B4. 2.44 X 1.10 X 2 =	5.37 SQ.M
B5. 1.60 X 6.24 X 2 =	19.97 SQ.M
B6. 2.16 X 1.29 =	2.79 SQ.M
B7. 2.16 X 1.30 =	2.81 SQ.M
B8. 2.59 X 1.15 =	2.98 SQ.M
B9. 2.59 X 1.10 X 2 =	5.70 SQ.M
	73.68 SQ.M
LIFT DEDUCTIONS :-	
L1. 2.50 X. 1.90 X 2 =	9.50 SQ.M
	9.50 SQ.M
TOTAL DEDUCTIONS =	335.31 SQ.M
NET AREA = 828.59 - 335.31 = 493.28 SQ.M	







PLOT AREA CALCULATION
ADDITION :-
01. 48.24 X 16.78 X 0.5 = 404.72 SQ.M.
02. 57.64 X 14.10 X 0.5 = 406.35 SQ.M.
03. 57.64 X 13.04 X 0.5 = 375.80 SQ.M.
04. 48.87 X 08.52 X 0.5 = 208.17 SQ.M.
05. 46.02 X 07.94 X 0.5 = 182.68 SQ.M.
06. 48.54 X 14.21 X 0.5 = 344.86 SQ.M.
07. 48.54 X 18.85 X 0.5 = 457.47 SQ.M.
08. 23.84 X 09.96 X 0.5 = 118.71 SQ.M.
09. 32.62 X 08.23 X 0.5 = 134.22 SQ.M.
10. 32.62 X 09.40 X 0.5 = 153.30 SQ.M.
11. 26.68 X 10.34 X 0.5 = 137.92 SQ.M.
12. 92.70 X 25.49 X 0.5 =1181.00 SQ.M.
13. 98.74 X 13.19 X 0.5 = 651.18 SQ.M.
14.103.38 X 09.86 X 0.5 = 509.66 SQ.M.
15.103.38 X 18.47 X 0.5 = 954.71 SQ.M.
16. 92.78 X 08.99 X 0.5 = 417.05 SQ.M.
17. 92.78 X 06.48 X 0.5 = 300.61 SQ.M.
TOTAL ADDITION AREA = 6938.41 SQ.M.

WATER REQUIREMENT CALCULATION		
BLDG.	O / H TANK	U / G TANK
(WING - 'A')	85,185.00 ÷ 20,000.00 = 1,05,185.00 LTRS.	1,27,777.50 ÷ 75,000.00 = 2,02,777.50 LTRS.
(WING - 'B')	85,050.00 ÷ 20,000.00 = 1,05,050.00 LTRS.	1,27,575.00 ÷ 75,000.00 = 2,02,575.00 LTRS.
TOTAL.	2,10,235.00 LTRS.	4,05,352.50 LTRS.

STAMP OF APPROVAL 01/01

D.P LAYOUT

विकास योजना कार्यालय
मान्य नेआउट क्र.CC/1441/18
फि.पी.जी./झो.क. दिनांक 3/08/2018

कार्यकारी अभियंता
बांधकाम विकास विभाग (झो.क. /)
पुणे महानगरपालिका

सशर्त मंजूरीचे पत्र अटेंडा.
पहिला विकसन निधी.....पी.सी. बेजासराठी

सब्लक्स नं.....हस्तक क्र.....

दि.....रोजी भरले आहेत

For the purpose of proper circulation of Road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the CH-- reserves the right to permit access and extension of the internal road & services through this land under layout sub division.

N.B:- No sale of lease of a plot in layout will be recognised and no building permission in any plot in the layout to will be granted unless finish junction to the Municipal Commissioner.

PREVIOUSLY SANCTION DETAILS		
	COMMENCEMENT CERTIFICATE NO.	DATE
1	CC/0999/13	19/06/2013
2	CC/2494/13	30/10/2013

AREA STATEMENT		SQ.M.
01	AREA OF PLOT	6900.00
	(Minium area of a,b,c to be considered)	6900.00
	a) As per ownership documents (7/12 ,cts extract)	-----
	b) As per measurment sheet	6938.41
	c) As per site	-----
02	DEDUCTION FOR	
	A) PROPOSED 30.00 M. D.P. ROAD WIDENING AREA	- - - - -
	B) PROPOSED 24.00 M. D.P. ROAD WIDENING AREA	717.66
	Total Area (A+B)	717.66
03	GROSS PLOT AREA (1 - 2)	6182.34
04	Recreational open space	
	a) Required - @10 %	618.23
	b) Proposed -	618.23
05	Amenity space	
	a) Required - @15 %	927.35
	b) Proposed -	927.35
06	Service road & highway widening	-----
07	Internal Road Area	-----
08	Net Area of Plot = { 3 - 5 (b) }	5254.99
09	Built up area with refrance to basic F.S.I. as per front road width (Sr.no.8 X 1.1)	5780.49
10	ADDITIONAL OF AREA FOR F.S.I.	-----
	a) In-situ area against D.P.Road (2 x 717.66)	1435.32
	b) In-situ area against amenity space(2.00 x 927.35)	1854.70
	c) Premium F.S.I. @ 0.5 of 8	2627.49
	d) T.D.R. Area { 1.15 of 6 - 10a-10b }	2753.22
	e) Additional F.S.I. area under chapter VIII	-----
	TOTAL OF (a+b+c+d+e)	8670.73
11	F.S.I. Permissible (9+10)	14,451.22
12	Maximum utilization of F.S.I. Permissible as per road width (30 Mtr.) (As per Regulation no.15.4) 2.75 of 8	14,451.22
13	Proposed Commercial B/UP Area	605.19
14	Proposed Residential B/UP Area	13,761.18
15	Total Proposed Comm. + Resi. B/UP Area	14,366.37
16	F.S.I.CONSUMED	0.99

LEGENDS :
a) PLOT BOUNDARY —
b) PROPOSED WORK —
c) DRAINAGE LINE —
d) WATER LINE —

NAME,SIGN & ADDRESS OF OWNER :-

The Municipal Drawing Is Prepared From The Instruction, Information, Specification, Papers AND Legal Documents Etc. Given Me And The Authenticity Of The Same Is My Responsibility.I The Owner / F.P.O/L Holder Have Read & Divided This And All The Drawings Along With Documents For Submission And They Area As Per My Instructions & Information's Given To The Architect.

AKSHAY ENTERPRISES FOR MRS. ASMITA ASHOK KATARIA.

PROJECT :

REVISED LAYOUT OF BUILDING (COMM. & RESI.) ON SR. NO. 28/2 (P) , AT KONDHWA (BK), PUNE .

ARCHITECT

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: arch.jayaeram@gmail.com
JAY AERAM ARCHITECT
CA/93/15811

JOB NO.	DATE	SCALE		DRN. BY	CHKD. BY
569	14 - 04 - 18	1:100	N	KISHOR	JAY SIR

Z:\DATA\JOB NO. 569-ASHOK KATARIA-28, KONDHWA BKN\23 MUNICIPLE DRAWING\1ST SANCTION\R0 - 13.07.18\R0_ SP_MUN_ 13.07.18.dwg