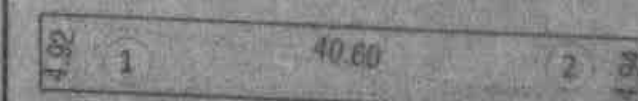




OPEN SPACE AREA CALCULATION



ROAD WIDENING AREA CALCULATION UNDER 12.00 M WIDE

1	0.50	x	40.60	x	4.92	=	99.88
2	0.50	x	40.60	x	4.94	=	100.28
TOTAL							200.16

TOTAL F.S.I. STATEMENT IN SQ.M.													
WING	FLOOR	NET COMM. B/UP AREA	NET RESI. B/UP AREA (Regular)	NET B/UP AREA (MHADA)	TOTAL B/UP AREA	PERMI. BALC.	OPEN BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	TERRACE AREA	LIFT AREA	FIRE LIFT AREA	TENE. NO.
A1	2B+GR+9 FL	597.80	3498.12	0.00	4095.92	566.62	547.93	239.15	139.68	25.98	3.61	3.61	46
A2	2B+P+9 FL	0.00	4256.65	751.52	5008.17	750.88	713.25	186.03	139.68	0.00	3.61	3.61	71
A3	2B+P+9 FL	0.00	4363.68	644.16	5007.84	750.88	713.25	186.03	139.68	0.00	3.61	3.61	71
TOTAL		597.80	12118.45	1395.68	14111.93	2068.38	1974.43	611.21	419.04	25.98	10.83	10.83	188.00

OPEN SPACE AREA CALCULATION					
1	0.50	x	31.71	x	14.82 = 234.96
2	0.50	x	37.74	x	7.30 = 137.75
3	0.50	x	37.74	x	19.80 = 373.63
TOTAL					746.33

Occupancy Load Area Calculation			
a) Gr. Fl. = 318.47 x 65% = 207.01 / 5 = 41.40 sq. of No.			
b) Above 1st Floor = 279.33 x 65% = 181.56 / 5 = 36.31 sq. of No.			
Total No. of Pads = 91 = 40 + 51			

Sanitation Requirement			
Commercial - 131 person			
Future	Male	Female	
Water Closet	1 per 50	1 per 50	
Urinals	1 per 50		
Abolition lat.	1 per wc	1 per wc	
Bath Showers	1 per 50	1 per 50	
Required Sanitation For Commercial			
Future	Male	Female	
Water Closet	2	1	
Urinals	2		
Abolition lat.	2	1	
Bath Showers	2	1	
Proposed Sanitation For Commercial			
Future	Male	Female	
Water Closet	2	1	
Urinals	2		
Wash Basin	2	1	
Bath Showers	2	1	

AMENITY SPACE AREA CALCULATION

AMENITY SPACE AREA CALCULATION					
1	0.50	x	49.52	x	23.543 = 582.92
2	0.50	x	49.52	x	21.67 = 536.55
TOTAL					1119.47

ROAD WIDENING AREA CALCULATION

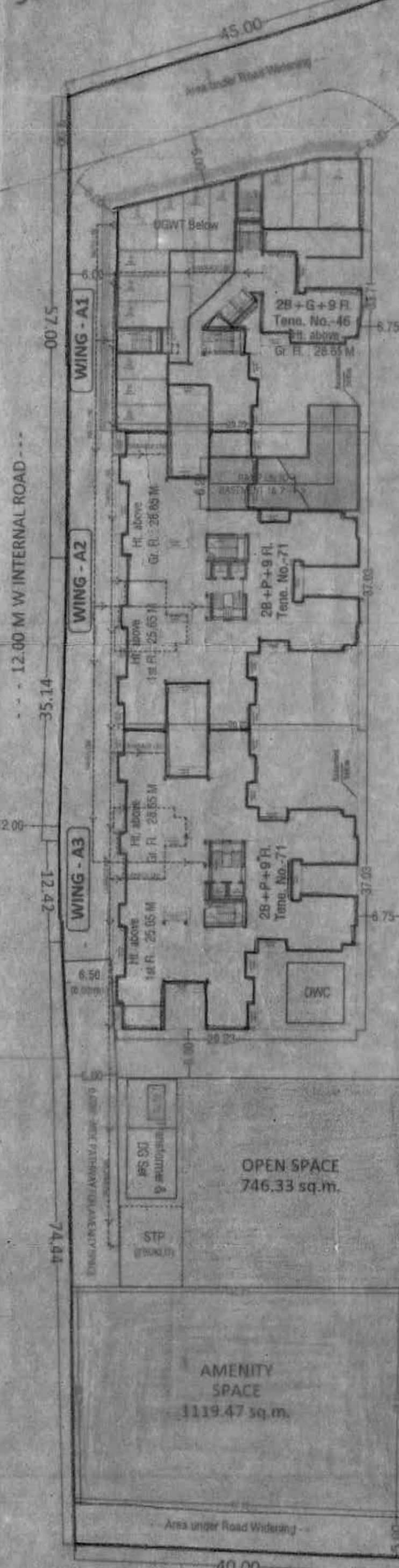
ROAD WIDENING AREA CALCULATION UNDER 30.00 M WIDE					
1	0.50	x	48.46	x	7.96 = 192.95
2	0.50	x	48.48	x	7.93 = 192.22
3	0.50	x	16.04	x	10.67 = 85.57
TOTAL					470.75

DEDUCT						
3a	3	x	16.04	x	3.18	= 34.00
TOTAL						= 436.74

PLOT AREA CALCULATION					
	0.50	x	115.39	x	35.43 = 2044.13
2	0.50	x	194.00	x	43.90 = 4256.30
3	0.50	x	98.50	x	6.02 = 296.49
4	0.50	x	87.77	x	6.50 = 285.25
5	0.50	x	75.36	x	32.44 = 1222.34
TOTAL					= 8106.51

PLOT AREA CALCULATION

30.00 M. WIDE D.P. ROAD



LAYOUT PLAN

F.S.I. STATEMENT IN SQ.M. (WING A1)													
FLOOR	BUILT UP AREA		TOTAL BUILT UP AREA	PERMI. BALC.	PROP. OPEN BALC.	REGULAR STAIR AREA	FIRE STAIR AREA	PERMI. TERR.	PROP TERR.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT	TENE. NO.
	Comm.	Resl.	Comm + Resl.									from Gr. fl. to 9 th fl.	40 to 80
GROUND FL.	318.47	0	318.47	0	0.00	34.35	0	0	0.00				
FIRST FL.	0	191.53	191.53	28.73	26.86	19.53	15.52	38.31	0.00				2
SECOND FL.	279.33	191.53	470.86	70.63	70.41	48.56	15.52	94.17	0.00				2
THIRD FL.	0	446.01	446.01	66.90	64.38	19.53	15.52	89.20	25.98				6
FOURTH FL.	0	446.01	446.01	66.90	64.38	19.53	15.52	89.20	0.00	3.61	3.61	28.65 M.	25.65 M.
FIFTH FL.	0	446.01	446.01	66.90	64.38	19.53	15.52	89.20	0.00				
SIXTH FL.	0	446.01	446.01	66.90	64.38	19.53	15.52	89.20	0.00				
SEVENTH FL.	0	446.01	446.01	66.90	64.38	19.53	15.52	89.20	0.00				
EIGHTH FL.	0	439.00	439.00	65.85	64.38	19.53	15.52	87.80	0.00				6
NINTH FL.	0	446.01	446.01	66.90	64.38	19.53	15.52	89.20	0.00				6
TOTAL	597.80	3498.12	4095.92	566.62	547.93	239.15	139.68	755.49	25.98	3.61	3.61		46.00

F.S.I. STATEMENT IN SQ.M. (WING A2)													
FLOOR	PERMI. BALC.	PROP. OPEN BALC.	REGULAR STAIR. AREA	FIRE STAIR. AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT		TEN- NO.				
							from Gr. lvl.	from 1st fl. to 9th fl.					
1st	84.35	80.05	20.67	15.52	3.61	3.61	28.65 M.	25.65 M.	8				
2nd	84.35	80.05	20.67	15.52					8				
3rd	84.35	80.05	20.67	15.52					8				
4th	84.35	80.05	20.67	15.52					8				
5th	84.35	80.05	20.67	15.52					8				
6th	84.35	80.05	20.67	15.52					8				
7th	84.35	80.05	20.67	15.52					8				
8th	76.46	72.85	20.67	15.52					7				
9th	84.30	80.05	20.67	15.52	3.61	3.61			8				
TOTAL	751.23	713.25	186.03	139.68					71.00				

F.S.I. STATEMENT IN SQ.M. (WING A3)													
FLOOR	PERMI. BALC.	PROP. OPEN BALC.	REGULAR STAIR, AREA	FIRE STAIR, AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT		TENNIS NO.				
							from Gr. M.	from 1st fl. to 9 th fl.					
1	84.35	80.05	20.67	15.52	3.61	3.61	28.65 M.	25.65 M.	40 - 5				
2	84.35	80.05	20.67	15.52					8				
3	84.35	80.05	20.67	15.52					8				
4	84.35	80.05	20.67	15.52					8				
5	84.35	80.05	20.67	15.52					8				
6	84.35	80.05	20.67	15.52					8				
7	84.30	80.05	20.67	15.52					8				
8	76.46	72.85	20.67	15.52					7				
9	84.30	80.05	20.67	15.52	3.61	3.61			8				
10	751.18	713.25	186.03	139.68					71.00				

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M.)
01	F.S.I. AREA	14111.93
02	NON F.S.I.	
2.1	OPEN BALCONY	1974.43
2.2	LIFT LOBBY	0.00
2.3	REGULAR STAIR CASE	611.21
2.4	FIRE STAIR CASE	419.04
2.5	TERRACE AREA	25.98
2.6	DRY BALCONY	
2.7	PROJECTION	
2.8	REFUGE AREA	148.02
2.9	PARKING AREA OF BLDG.	3850.40
2.10	BASEMENT AREA	6234.95
2.11	PODIUM AREA	
ANY OTHER		
3.1	CLUB HOUSE	111.95
3.2	LIFT AREA	21.66
3.3	FORMED TERRACE AREA	94.16
3.4	SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	1000.00
TOTAL NON F.S.I.		14491.80
TOTAL F.S.I. AREA + TOTAL NON F.S.I.		28603.73

WATER CALCULATION			
For Commercial			
WATER REQUIRED AS PER RULE			
NO. OF PERSON X 45			
131 X 45 = 5895			
For Residential			
WATER REQUIRED AS PER RULE			
NO. OF PLATS X 5 X 135			
188 X 5 X 135 = 126900			
ADD FIRE FITTING = 20000 X 3 = 60000 LTRS.			
TOTAL = 5895 + 126900 + 60000 = 1,98,795 LTRS.			
SAY, 2,00,000.00 LTRS.			
SUMP WELL CAPACITY:			
138195 X 1.5 = 207292.50			
SAY, 2,07,293.00 LTRS.			
ADD FIRE FITTING = 50000 X 3 = 1,50,000.00 LTRS.			
TOTAL = 2,07,293 + 1,50,000 = 3,57,293.00 LTRS.			

For the purpose of proper circulation of road pattern and to have a continuity of the water & sewerage system and other services, the layout of the plot is designed in such a way that the right of internal access and extension of the internal roads & services through this lands under layout/sub-division is granted.

Note: No sale or lease of a plot in layout will be recognised and no building permission in any part of the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.



LOCATION PLAN

STAMP OF APPROVAL
D.P. LAYOUT
01

विमान योजना कार्यालय
नगर क्षेत्रात अ. ८९/१०/२०
दि. ११/११/२०२०
निकाळ ४/११/२०२०
विमान योजना व शोधकर्म विभाग (प्र.अ. ८९)
पुणे महानगरपालिका

AREA STATEMENT			SQ.M.
1	Area of Plot (Minimum area of a.b.c. to be considered)	=	8100.00
a)	As per ownership document (7/12, CTS extract)	=	8100.00
b)	As per measurement sheet	=	8106.51
c)	As per site	=	8100.00
2	Deductions for		
a)	Area under 30.00 M Road widening Area	=	436.74
b)	Area under 12.00 M Road widening Area	=	200.16
c)	Any Reservation Area	=	0.00
Total (a+b)			636.90
3	Gross Area of Plot (1-2)	=	7463.10
4	Recreational Open Space		
a)	Required	=	746.31
b)	Proposed (10%)	=	746.31
5	Amenity Space		
a)	Required	=	1119.47
b)	Proposed	=	1119.47
6	Service road and Highway widening	=	0.00
7	Internal Road area	=	0.00
8	Net Area of Plot (3-5a)	=	6343.64
9	Built up area with reference to Basic F.S.I. as per front road width (6343.64 X 1.10)	=	6978.00
10	Addition of area for F.S.I.		
a)	In-situ area against D.P. road (636.90 x 2)	=	1273.80
b)	In-situ area against Amenity Space (200.16 x 1.11947)	=	2238.94
c)	Premium FSI area (subject to maximum of 0.5 of s.no. 8)	=	3171.83
d)	TDR area (6343.64 X 1.40) In-situ (Total of a+b+c+d+e)	=	5368.35
Total area available (10+11)			12052.91
11	Maximum utilization of F.S.I. Permissible as per Road width as per Regulation no. 15.4	=	19030.91
12	Total Built-up Area in proposal (excluding area at S.No. 15b)	=	12716.25
a)	Existing Built up Area	=	
b)	Proposed Commercial Built up Area	=	597.80
c)	Proposed Residential Built up Area	=	12118.45
14	F.S.I. Consumed (13/8)	=	2.00
15	Area for inclusive Housing, if any		
a)	Required (20% of s.no. 9)	=	1395.60
b)	Proposed	=	1395.68

LEGEND
1. EXISTING BOUNDARY SHOWN
2. PROPOSED WORK SHOWN
3. OPEN SPACE SHOWN
4. AMENITY SPACE SHOWN
5. DRAINAGE LINE SHOWN
6. WATERLINE SHOWN
7. DEMOLISH SHOWN
THICK BLACK
THICK RED
THICK GREEN
THICK PINK
RED DOTTED
BLACK DOTTED
HATCHED YELLOW

CERTIFICATE OF AREA
CONFIRMED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON... & DIMENSION OF ALL SIZES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/ TPACT.

PROJECT :
PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON S.NO. 261 / 2, LOHAGAO, TAL. - HAVELI, PUNE.

DESIGN ARCHITECT :