BUILDING LAYOUT 1/9

F.S.I. STATEMENT: [WING-A & B]

WING	B/UP AREA	BALCONY PERM.(15%)	BALCONY PROP.	BLDG HIGHT	TENT NO	STAIRCASE AREA	FIRE STAIRCASE	PASSAGE AREA	TERRACE AREA	LIFT & LMR AREA	COVERAGE	NET AREA
A	4053.40	608.01	607.59	36.00	54	120.12	120.12	623.48	694.02	8.00+11.52	501.89	4053.40
B	5455.44	---	---	36.00	48	---	---	---	---	8.36+8.36	---	5455.44
TOTAL	9508.84	608.01	607.59		102	120.12	120.12	623.48	694.02	16.36+19.88	501.89	9508.84

T.D.R. STATEMENT PURCHASED

D.R.C NO.	RESERVATION	AREA
005557	AMENITY	499.99
004516	SLUM	163.64
004541	SLUM	16.95
004562	SLUM	19.41
	TOTAL	699.99

WATER STORAGE TANK CAP. (WING-B)

CALCULATION:-

FOR RESIDENTIAL PURPOSE :-
AMOUNT OF WATER REQUIRED PER PERSON = 135 Ltrs/DAY
AMOUNT OF WATER REQUIRED PER FLAT (5 PERSON PER FLAT) = 675 Ltrs/DAY
NO.OF FLAT IN THE SCHEME = 48 FLATS
WATER REQUIRED = 32,400 Ltrs/DAY
ADD FIRE FIGHTING = 20,000.00 Ltrs.
WATER PROVIDED = 53,000 Ltrs/DAY
O.H WATER TANK PROVIDED = 33,000 Ltrs
U.G WATER TANK PROVIDED = 33,000 X 1.50
WATER PROVIDED = 49,500 Ltrs/DAY
ADD FIRE FIGHTING = 50,000.00 Ltrs.
SAY = 1,00,000 Ltrs/DAY

TREE AREA CALC:-

AREA OF PLOT=3279.36
80.00 SQ.M=01 TREE
SAY = 41 NO
3279.36/80 = 40.99 NO

PLOT AREA CALCULATION

(BY TRIANGULATION METHOD)
1) 46.29 X 22.99 X 0.50 = 532.10 SQ.M.
2) 46.29 X 23.23 X 0.50 = 537.65 SQ.M.
3) 61.28 X 26.30 X 0.50 = 805.83 SQ.M.
4) 61.28 X 24.62 X 0.50 = 754.35 SQ.M.
5) 49.67 X 15.40 X 0.50 = 382.45 SQ.M.
6) 49.67 X 15.81 X 0.50 = 392.64 SQ.M.
12) 22.28 X 8.34 X 0.50 = 92.90 SQ.M.
13) 22.28 X 9.28 X 0.50 = 103.37 SQ.M.
14) 43.09 X 17.92 X 0.50 = 386.08 SQ.M.
15) 43.09 X 4.69 X 0.50 = 101.04 SQ.M.
TOTAL AREA = 4088.41 SQ.M.

12.00 M. WIDE D.P.ROAD

(BY TRIANGULATION METHOD)
A) 34.52 X 10.66 X 0.50 =183.99 SQ.M.
B) 34.52 X 10.70 X 0.50 =184.68 SQ.M.
C) 16.54 X 7.08 X 0.50 = 58.55 SQ.M.
D) 16.54 X 9.43 X 0.50 = 77.99 SQ.M.
E) 55.15 X 11.41 X 0.50 =314.63 SQ.M.
F) 55.15 X 11.74 X 0.50 =323.73 SQ.M.
G) 33.80 X 11.16 X 0.50 =188.60 SQ.M.
H) 26.10 X 7.88 X 0.50 =102.83 SQ.M.
=1435.00 SQ.M

AREA CALCULATION (WING-B)

FLOOR	B/UP AREA SQ.MT. INCLUDING 160% ANCILLARY AREA	LIFT AREA & LIFT M.ROOM	TENAMENT 2 BHK	TENAMENT 3 BHK
BASEMENT FL.	----PARKING----			
GROUND FL.	----PARKING----			
FIRST FL.	459.00	8.36 + 8.36		04
SECOND FL.	450.24			04
THIRD FL.	459.00			04
FOURTH FL.	450.24			04
FIFTH FL.	459.00			04
SIXTH FL.	450.24			04
SEVENTH FL.	459.00			04
EIGHTH FL. (REFUGE AREA)	450.24			04
NINTH FL.	459.00			04
TENTH FL.	450.24			04
ELEVENTH FL.	459.00			04
TWELVETH FL. (REFUGE AREA)	450.24			04
TOTAL	5455.44	16.72		48

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO:- C.C. 2981/23
Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- 6 P.M.C.
PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

Existing WING-A	Ongoing WING-B
2280.40 (69.53%)	998.96 (30.47%)
296.54	129.96
2576.94	1128.92

AREA STATEMENT

			SQ.M.
01	AREA OF PLOT (Minimum area of a,b to be considered)		5700.00
	a) As per ownership documents (7/12,CTS extract)		5700.00
	b) As per site		---
02	DEDUCTION FOR		---
	a) 12.0 M WIDE D.P.ROAD (Handed over to PMC)		1435.00
	b) Any D.P. Reservation area		---
03	BALANCE AREA OF PLOT (1-2)		4265.00
04	Amenity Space (if applicable)		
	a) Required 15%		---
	b) Proposed		---
05	NET AREA OF PLOT		4265.00
06	Recreational Open Space (if applicable)		
	a) Required 10%		426.50
	b) Proposed 10%		426.50
07	TOTAL AREA UNDER PLOTS		3838.50
08	SUBDIVIDED PLOTS Total plot area of PLOT-I = 3279.36	PLOT-II Bunglow	Total PLOT-I
	NET AREA OF INDIVIDUAL PLOT	559.14	3279.36 (100%)
	ADD PROPORTIONATE OPEN SPACE		426.50
09	TOTAL PLOT AREA CONSIDERED		3705.86
10	BASIC PERMISSIBLE F.S.I.		3848.41
11	In -Situ FSI/TDR loading		
	a) In-situ area against D.P.road		1435.00
	b)Total in-Situ/TDR loading MAX (65% X 09)-11a= 973.80 SQ.M.		
	c) T.D.R. AREA ALREADY PURCHASED BEFORE UDCPR		338.00
	d) PERMISSIBLE T.D.R. AREA NEWLY PURCHASED		635.77
	i) PROP. NEW REGULAR TDR 70%		435.77
	ii) PROP.NEW SLUM TDR minimum 30% or maximum 50%		200.00
	d)Total in-Situ/TDR loading (a+b+c+d)		2408.77
12	TOTAL PERMISSIBLE AREA		6257.18
12	ADD PREMIUM F.S.I. 50% OF 09 = 1852.93 Sq.m.		1206.06
13	TOTAL PERMISSIBLE AREA		7463.24
14	Balance Entitlement of FSI in the proposal as per New rules		
	a)[14+15b+16] whichever is applicable.		7463.24
	b)Ancillary Area FSI upto 60% with payment of charges (7463.24-4053.594=3409.646X60%)		2045.79
	c)Total entitlement (a+b)		9509.03
15	Maximum utilization limit of F.S.I (12+17c) (building potential)Permissible as per Road		
16	Total Built-up Area in proposal.		---
	a) Existing/Retained Built-up Area.		4053.40
	b) Proposed Built-up Area.		5455.44
	c) Total (a+b)		9508.84

CERTIFICATE OF AREA

THIS IS CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF PLOT MENTIONED ON PLAN AND IT'S AREA IS AS PER MEASUREMENT MENTIONED IN DEMARCATION. THE AREA FALLIES WITH MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP/LAND RECORD DEPARTMENT/ CITY SURVEY RECORDS.
ALL THIS INFORMATION IS BASED ON THE DOCUMENT PROVIDED BY THE OWNERS/POWER OF ATTORNEY HOLDES IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

OWNER'S NAME INDEMNITY AND SIGN

THE DESIGN AND MUNICIPAL DRAWING ARE PREPARED BASED ON INSTRUCTIONS, INFORMATION,SPECIFICATIONS AND ALL THE LEGAL DOCUMENTS GIVEN BY ME/US i.e OWNER/POWER ATTORNEY HOLDER TO THE ARCHITECT.
I/WE AS OWNERS/ POWER OF ATORNEY HOLDER HAVE READ AND STUDIED ALL THE DRAWING ALONG WITH THIS DRAWINGS FOR SUBMISSIONS AND THEY ARE AS PER MY INSTRUCTION AND INFORMATION AND DOCUMENT GIVEN. BY ME/US i.e OWNERS/ ATTORNEY HOLDER. THE RESPONSIBILITY OF TOTAL CONSTRUCTION ON SITE WILL BE FULLY TAKEN BY OWNERS/ POWER OF ATTORNEY HOLDERS

LEGEND :
* DRAINAGE LINE SHOWN IN RED DOTTED
* PLOT BOUNDARY SHOWN IN BLACK
* OPEN SPACE SHOWN IN
* WATER LINE SHOWN IN BLACK DOTTED

ARCHITECT'S SIGN | OWNER'S SIGN

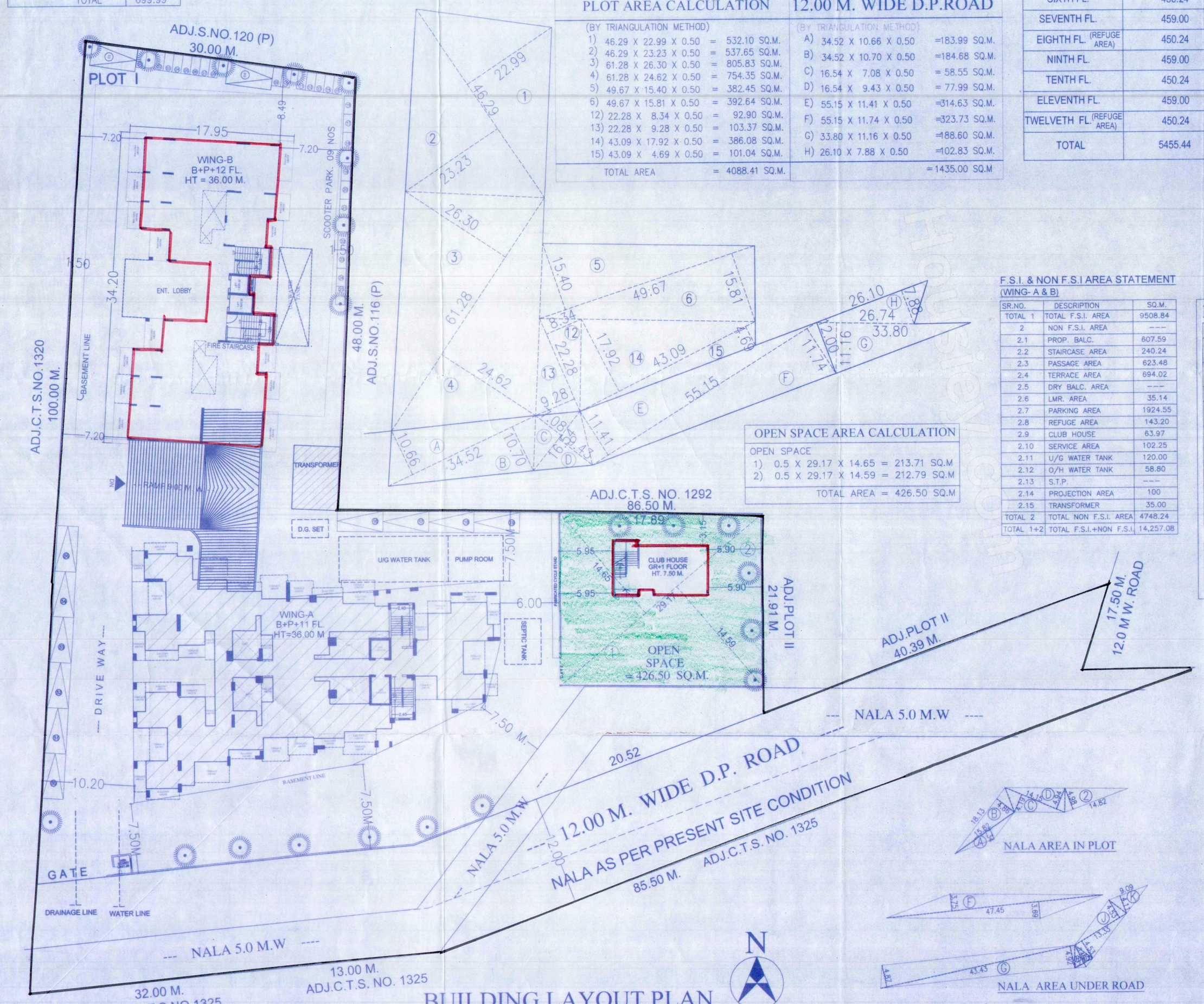
PROJECT
PROPOSED LAYOUT OF BUILDING AT PLOT-1 S.NO.120/5/1/2/8/10A, SUS ROAD PASHAN, PUNE

FOR. SHRI. AMBADAS BHAIRU KOKATE & OTHERS

ARCHITECT:
VILAS TARWADI
ARCHITECTS & INTERIOR DESIGNERS
"SIDDHI GOLD" 1ST FLOOR S.NO.39 D
SHANKAR SHETH ROAD, NEAR MEERA SOCIETY,
GULTEKADI,PUNE 411037 PH. 26456334
EMAIL - vilastarwadi@gmail.com CA/92/14877.

DATE	SCALE	DRAWN BY	JOB.NO.
17.02.2023	1:250	Sachin	279/10

COMP.17/D/DWG/KOKATE/SUTARWADI PASHAN/ A BUILDING CORP.



BUILDING LAYOUT PLAN

OPEN SPACE AREA CALCULATION

OPEN SPACE
1) 0.5 X 29.17 X 14.65 = 213.71 SQ.M
2) 0.5 X 29.17 X 14.59 = 212.79 SQ.M
TOTAL AREA = 426.50 SQ.M

F.S.I. & NON F.S.I AREA STATEMENT (WING- A & B)

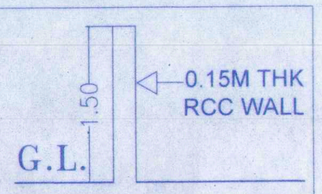
SR.NO.	DESCRIPTION	SQ.M.
TOTAL 1	TOTAL F.S.I. AREA	9508.84
2	NON F.S.I. AREA	---
2.1	PROP. BALC.	607.59
2.2	STAIRCASE AREA	240.24
2.3	PASSAGE AREA	623.48
2.4	TERRACE AREA	694.02
2.5	DRY BALC. AREA	---
2.6	LMR. AREA	35.14
2.7	PARKING AREA	1924.55
2.8	REFUGE AREA	143.20
2.9	CLUB HOUSE	63.97
2.10	SERVICE AREA	102.25
2.11	U/G WATER TANK	120.00
2.12	O/H WATER TANK	58.80
2.13	S.T.P.	---
2.14	PROJECTION AREA	100
2.15	TRANSFORMER	35.00
TOTAL 2	TOTAL NON F.S.I. AREA	4748.24
TOTAL 1+2	TOTAL F.S.I.+NON F.S.I.	14,257.08

PARKING STATEMENT WING-B

PARKING REQUIRED	CAR	SCOOTER
40.00 TO 80.00 SQ.M. 2 TENA.	01	02
80.00 TO 150.00 SQ.M. 1 TENA.	01	01
PROPOSED PARKING	CAR	SCOOTER
40.00 TO 80.00 SQ.M. 24 TENA.	12	24
80.00 TO 150.00 SQ.M. 24 TENA.	24	24
TOTAL	36	48
VISITOR 5% PARKING	02	02
TOTAL PARKING REQUIRED	38	50
TOTAL PARKING PROPOSED	56	51

PARKING AREA STATEMENT

	AREA REQUIRED	AREA REQUIRED
CAR	56 NOS. X12.50 SQ.M	700.00
SCOOTER	51 NOS. X 2.00 SQ.M	102.00
TOTAL		802.00



COMPOUND WALL SECTION

NALA AREA CALCULATION

(NALA AREA IN PLOT)
A)15.82 X 2.34 X 0.50 = 18.50 SQ.M.
B)18.13 X 4.86 X 0.50 = 44.05 SQ.M.
C)14.15 X 4.19 X 0.50 = 29.64 SQ.M.
D)14.15 X 4.94 X 0.50 = 34.95 SQ.M.
E)14.82 X 4.98 X 0.50 = 36.90 SQ.M.
TOTAL = 164.05 SQ.M.

NALA AREA CALCULATION

(NALA AREA UNDER ROAD)
F)0.50 X(3.75+3.69) X 47.45 =176.51 SQ.M.
G)0.50 X(4.87+4.92) X 43.43 =212.59 SQ.M.
H)5.40 X 2.27 X 0.50 = 6.13 SQ.M.
I) 5.40 X 2.11 X 0.50 = 5.69 SQ.M.
J) 0.50 X(4.53+4.53) X 13.33 = 60.38 SQ.M.
K)9.09 X 4.11 X 0.50 = 18.68 SQ.M.
TOTAL = 479.98 SQ.M.