AREA STATEMENT - WING A									
FLOOR	FSI (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	PROPOSED BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	FIRE LIFT (SQ.M.)	LIFT (SQ.M.)	TENEMENTS
FIRST FLOOR	917.15	32.57	99.98	17.73	15.18			4
SECOND FLOOR	481.79	72.07	62.14	17.73	15.18			8
THIRD FLOOR	481.79	72.07	62.14	17.73	15.18			8
FOURTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
FIFTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
SIXTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
SEVENTH FLOOR	481.79	72.07	62.14	17.73	15.18	3.42	4.68	8
EIGHTH FLOOR	443.17	66.48	55.20	17.73	15.18			7
NINTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
TENTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
ELEVENTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
TWELFTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
TOTAL	5478.69	819.73	706.60	212.76	182.16	3.42	4.68	91.00

AREA STATEMENT - WING B									
FLOOR	FSI (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	PROPOSED BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	FIRE LIFT (SQ.M.)	LIFT (SQ.M.)	TENEMENTS
FIRST FLOOR	917.15	32.57	99.98	17.73	15.18			4
SECOND FLOOR	481.79	72.07	62.14	17.73	15.18			8
THIRD FLOOR	481.79	72.07	62.14	17.73	15.18			8
FOURTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
FIFTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
SIXTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
SEVENTH FLOOR	481.79	72.07	62.14	17.73	15.18	3.42	4.68	8
EIGHTH FLOOR	443.17	66.48	55.20	17.73	15.18			7
NINTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
TENTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
ELEVENTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
TWELFTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
TOTAL	5478.69	819.73	706.60	212.76	182.16	3.42	4.68	91.00

AREA STATEMENT - WING C									
FLOOR	FSI (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	PROPOSED BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	FIRE LIFT (SQ.M.)	LIFT (SQ.M.)	TENEMENTS
FIRST FLOOR	917.15	32.57	99.98	17.73	15.18			4
SECOND FLOOR	481.79	72.07	62.14	17.73	15.18			8
THIRD FLOOR	481.79	72.07	62.14	17.73	15.18			8
FOURTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
FIFTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
SIXTH FLOOR	481.79	72.07	62.14	17.73	15.18	3.42	4.68	8
SEVENTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
EIGHTH FLOOR	443.17	66.48	55.20	17.73	15.18			7
NINTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
TENTH FLOOR	481.79	72.07	62.14	17.73	15.18			8
ELEVENTH FLOOR	243.60	36.54	29.98	17.73	15.19			4.00
TOTAL	4758.04	713.74	670.30	195.03	166.98	3.42	4.68	79.00

AREA STATEMENT - WING D								
FLOOR	FSI (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	PROPOSED BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	FIRE LIFT (SQ.M.)	LIFT (SQ.M.)	TENEMENTS
FIRST FLOOR	917.15	32.57	99.98	17.73	15.18	3.42	4.68	4
TOTAL	917.15	32.57	99.98	17.73	15.18	3.42	4.68	4.00

AREA STATEMENT - BLDG E								
FLOOR	FSI (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	PROPOSED BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	FIRE LIFT (SQ.M.)	LIFT (SQ.M.)	TENEMENTS
FIRST FLOOR	917.15	32.57	99.98	17.73	15.18	3.42	4.68	4
TOTAL	917.15	32.57	99.98	17.73	15.18	3.42	4.68	4.00

FSI STATEMENT - RESIDENTIAL								
FLOOR	FSI (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	PROPOSED BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	FIRE LIFT (SQ.M.)	LIFT (SQ.M.)	TENEMENTS
BLDG. A	5478.69	819.73	706.60	212.76	182.16	3.42	4.68	91
BLDG. B	5478.69	819.73	706.60	212.76	182.16	3.42	4.68	91
BLDG. C	4758.04	713.74	670.30	195.03	166.98	3.42	4.68	79
BLDG. D	917.15	32.57	99.98	17.73	15.18	3.42	4.68	4
WING F	917.15	32.57	99.98	17.73	15.18	3.42	4.68	4
TOTAL	18148.94	2419.35	2283.46	656.01	561.66	17.10	23.40	269.00

PLOT AREA CALCULATION BY TRIANGULATION						
1	0.50	X	100.47	X	10.38	= 521.44
2	0.50	X	108.14	X	61.18	= 3767.30
3	0.50	X	119.69	X	58.48	= 3500.39
4	0.50	X	171.91	X	43.83	= 3773.83
5	0.50	X	171.91	X	102.87	= 8829.08
6	0.50	X	110.28	X	39.25	= 2163.10
7	0.50	X	95.07	X	43.55	= 2070.15
TOTAL						= 19020.79

12 M EXISTING ROAD AS PER SANCTION

PROPOSED PLOT

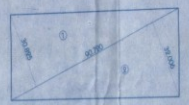
GOOGLE IMAGE

PLOT AREA CALCULATION BY TRIANGULATION - KEY PLAN

LOCATION MAP SCALE 1:4000

OPEN SPACE - AREA CALCULATION BY TRIANGULATION - KEY PLAN

OPEN SPACE - AREA CALCULATION BY TRIANGULATION							
1.	0.50	X	61.07	X	30.89	=	950.50
2.	0.50	X	61.07	X	16.383	=	504.74
3.	0.50	X	48.69	X	18.376	=	444.79
TOTAL						=	1900.03



AMENITY AREA CALCULATION BY TRIANGULATION - KEY PLAN

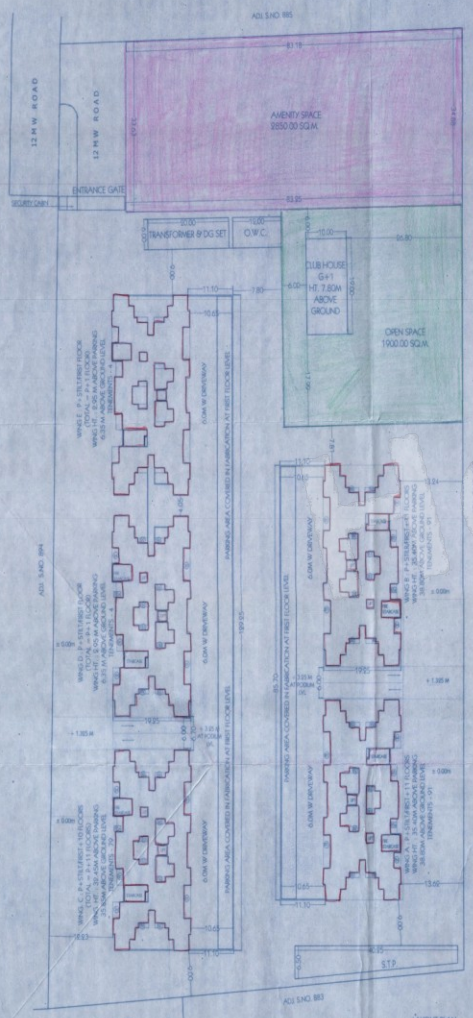
AMENITY SPACE - AREA CALCULATION BY TRIANGULATION							
1.	0.50	X	30.790	X	10.88	=	1398.52
2.	0.50	X	30.790	X	19.00	=	2451.71
TOTAL						=	3850.23

WATER CALCULATIONS							
WING	TOTAL TENEMENTS	NO. OF PERSONS	DAILY WATER REQUIREMENT (LITRES)	FIRE O.H.W.T. REQUIRED (LITRES)	TOTAL O.H.W.T. CAPACITY PROVIDED (LITRES)	U.G.W.T. CAPACITY REQUIRED (LITRES)	FIRE U.G.W.T. CAPACITY REQUIRED (LITRES)	TOTAL U.G.W.T. CAPACITY PROVIDED (LITRES)
WING A	91	455.00	61425.00	50000.00	81425.00	90137.50	50000.00	149137.50
WING B	91	455.00	61425.00	50000.00	81425.00	90137.50	50000.00	149137.50
WING C	79	395.00	53325.00	50000.00	73325.00	79987.50	50000.00	129987.50
WING D	4	20.00	2700.00	50000.00	52700.00	4050.00	50000.00	54050.00
WING E	4	20.00	2700.00	50000.00	52700.00	4050.00	50000.00	54050.00
TOTAL	269.00	1345.00	181575.00	250000.00	281575.00	278362.50	250000.00	528362.50

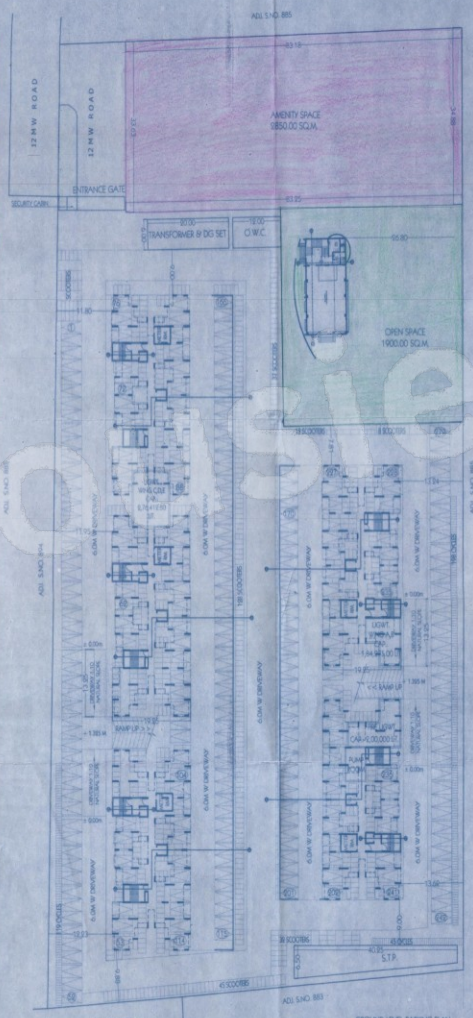
PARKING CALCULATIONS				
CATEGORY	TOTAL TENEMENTS	PARKING REQUIRED		
		CARS	SCOOTERS	CYCLES
TWO TENEMENTS HAVING BUILT-UP AREA MORE THAN 100 SQ.M. (1+0.5)	198	99	198	198
4 TENEMENTS HAVING BUILT-UP AREA UPTO 50 SQ.M. (0.5+0.5)	71	0	89	89
TOTAL	269	99	287	287
50% VISITORS PARKING		50	143	143
TOTAL REQUIRED		149	430	430
TOTAL PROVIDED		402	642	642

AREA STATEMENT - PARKING SLAB		
PARKING SLAB - WING A & B	=	1893.03
PARKING SLAB - WING C,D & E	=	2561.71
TOTAL	=	4454.74

M.P. AREA CALCULATIONS - CLUB HOUSE		
AREA OF OPEN SPACE - 19000 SQ.M.		
PERMISSIBLE FSI AT GROUND FLOOR (10% OF OPEN SPACE)	=	190.000
PERMISSIBLE FSI AT FIRST FLOOR (5% OF OPEN SPACE)	=	95.000
TOTAL PERMISSIBLE FSI	=	285.000
PROPOSED FSI		
GROUND FLOOR	=	190.000
FIRST FLOOR	=	94.660
TOTAL	=	284.66



LAYOUT PLAN



GROUND LEVEL PARKING PLAN

STAMP OF APPROVAL

1/11

Approved as amended in
subject to conditions mentioned in our letter No. BP/PMC/PUNE/4/2019/1255-30 dt 01/07/19
& No./O. No. IOT/S No. 1/12
Dated 17-12-2020

(Prajakta Gaikwad)
Maharashtra Government Gazetted
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune

AREA STATEMENT		LIT SANCTION SQ.M.	REVISED SANCTION SQ.M.
1	LAND AREA AS PER 7/12	19000.00	19000.00
2	LAND AREA AS PER DEMARCATION	19000.15	19000.15
3	AREA OF PLOT AS PER R.L.A.	19000.00	19000.00
4	MINIMUM AREA OF PLOT	19000.00	19000.00
5	DEDUCTIONS FOR		
	a) AREA UNDER R.L.A.		
6	GROSS PLOT AREA	19000.00	19000.00
7	DEDUCTION FOR		
	A) OPEN SPACE (10%) = (REQ. 1900.00 SQ.M.)	1900.00	1900.00
	B) AMENITY SPACE (15%) = (REQ. 2850.00 SQ.M.)	2850.00	3850.00
8	TOTAL GROSS PLOT AREA (6-7)	16150.00	14150.00
9	NET PLOT AREA	16150.00	16150.00
10	PERMISSIBLE FSI (0.90 ON NET PLOT)	14535.00	
	PERMISSIBLE FSI (1.00 ON NET PLOT)		16150.00
11	ADDITIONAL FOR		
	A) TOTAL ROAD WIDTH FSI (0.05 NET)		
	B) 30% PAID FSI (0.30 NET)	2907.00	
12	TOTAL PERMISSIBLE FSI (10+11B)	17442.00	
14	PERMISSIBLE FSI	17442.00	16150.00
15	PROPOSED FSI	16448.85	16148.98

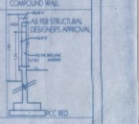
LEGEND

PLOT BOUNDARY	THICK BLACK
EXISTING WORK RETAINED	YELLOW WASHED
PROPOSED WORK	RED
DRAINAGE LINE	RED DOTTED
WATER LINE	BLACK DOTTED
ACCESS ROAD	GREEN DOTTED
RECREATION GROUND	GREEN WASH

SPECIFICATIONS IN BRIEF

RCC FRAME STRUCTURE
EX. WALLS 115MM THK BLOCK
INT. WALLS 115MM THK BLOCK
EXTERNAL PLASTER 18MM
SAND FACED PLASTER
INTERNAL PLASTER 15MM NEAT
VITRIFIED FLOORING
GLAZED TILE DADO IN TOILET
WOODEN FRAMED FLUSHED DOORS
ALUMINIUM SLIDING WINDOWS

SECTION THROUGH COMPOUND WALL



NOTES:-

ALL DRAWINGS ARE PREPARED AS PER DOCUMENTS GIVEN BY THE OWNER/P.A.H.

PROJECT

PROPOSED RESIDENTIAL LAYOUT
AT S.NO.884
AT VILLAGE -WAGHOLI, DIST. PUNE

NAME AND SIGNATURE OF OWNER

SHIP PROPERTIES

NAME AND SIGNATURE OF ARCHITECT

SAMEER VALUMBE
CA/91/14618

TADPL
TELESIS ARCHITECTS & DESIGNERS PVT. LTD.
10,Lashkari,40/22, Bhandar Colony,Erandwana,Pune,Tel.91-20-41406389

NORTH	SCALE 1:500	SHEET NO.
	DRAWN BY - JAYSHRI CHK BY - HARISTA DATE 06.11.2019	1/11

SUBJECT TO APPROVAL FROM COMPETENT AUTHORITY

housiey.com