BUILDING LAYOUT 01/28

Approved as amended vide D.P.O. No. ...
subject to specific conditions in Annexure 'A' of vide No. ... dt. 11.10.2013 ... 2013 ... 2013
& No. of NOC/TS No. ... dt. ... 2013
Dated 25 / 10 / 2013

Municipal Commissioner and
Chief Executive Officer
Pune Metropolitan Region Development Authority, Pune

TOTAL F.S.I. STATEMENT IN SQ.M. (STAIRCASE,PASSAGE,LIFT ARE TAKEN IN FSI & ALL BALC. ARE OPEN)

WING	PROPOSED FLOORS	HTS.	GROUND FL.	FIRST FL.	SECOND FL.	TOTAL FSI	NO. OF UNIT	NO. OF UNIT	NET F.S.I.
TWIN BUNGALOWS UNIT TYPE A1,A9,A5,A7,A9,A11,A13,A15,A17,A19,A21,A23,A25,A27,A29	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	15.00	15.00	4487.10
TWIN BUNGALOWS UNIT TYPE A2,A4,A6,A8,A10,A12,A14,A16,A18,A20,A22,A24,A26,A28,A30	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	15.00	15.00	4487.10
TWIN BUNGALOWS UNIT TYPE A32,A34,A36,A38,A40,A42,A44,A46,A48,A50,A52,A54,A56,A58	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	14.00	14.00	4187.96
TWIN BUNDALOWS UNIT TYPE A33,A35,A37,A39,A41,A43,A45,A47,A49,A51,A53,A55,A57,A59	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	14.00	14.00	4187.96
BUNGALOWS UNIT TYPE A31	G+02 FL.	10.35 M.	49.04	54.51	54.51	158.06	1.00	1.00	158.06
BUNGALOWS UNIT TYPE A60	G+02 FL.	10.35 M.	68.92	76.79	76.79	222.50	1.00	1.00	222.50
ROW HOUSE UNIT TYPE- B1 TO B7	G+01 FL.	7.00 M.	386.86	386.86	0.00	786.73	1.00	7.00	786.73
ROW HOUSE UNIT TYPE- B8 TO B14	G+01 FL.	7.00 M.	481.51	477.805	0.00	959.315	1.00	7.00	959.315
ROW HOUSE UNIT TYPE- B15 TO B21	G+01 FL.	7.00 M.	484.35	479.05	0.00	963.395	1.00	7.00	963.395
ROW HOUSE UNIT TYPE- B22 TO B28	G+01 FL.	7.00 M.	486.24	480.865	0.00	967.105	1.00	7.00	967.105
ROW HOUSE UNIT TYPE- B29 TO B35	G+01 FL.	7.00 M.	486.12	480.865	0.00	966.985	1.00	7.00	966.985
ROW HOUSE UNIT TYPE- B36 TO B42	G+01 FL.	7.00 M.	486.14	480.865	0.00	967.005	1.00	7.00	967.005
ROW HOUSE UNIT TYPE- B43 TO B49	G+01 FL.	7.00 M.	520.43	524.96	0.00	1045.39	1.00	7.00	1045.39
ROW HOUSE UNIT TYPE- B50 TO B56	G+01 FL.	7.00 M.	486.14	480.03	0.00	966.17	1.00	7.00	966.17
ROW HOUSE UNIT TYPE- B57 TO B63	G+01 FL.	7.00 M.	465.45	451.32	0.00	916.77	1.00	7.00	916.77
ROW HOUSE UNIT TYPE- B64 TO B70	G+01 FL.	7.00 M.	463.39	389.19	0.00	852.58	1.00	6.00	852.58
ROW HOUSE UNIT TYPE- B71 TO B75	G+01 FL.	7.00 M.	347.83	344.10	0.00	691.93	1.00	5.00	691.93
TWIN BUNGALOWS UNIT TYPE C1,C3,C5,C7,C9,C11,C13,C15,C17,C19,C21,C23,C25,C27,C29,C31,C33,C35,C37,C39,C41,C43	G+02 FL.	10.51 M.	70.30	78.82	48.15	197.27	13.00	13.00	2914.05
TWIN BUNGALOWS UNIT TYPE C2,C4,C6,C8,C10,C12,C14,C31,C33,C35,C37,C39,C41,C43	G+02 FL.	10.51 M.	70.30	78.82	48.15	197.27	13.00	13.00	2914.05
TWIN BUNGALOWS UNIT TYPE C16,C18,C20,C22,C24,C26,C28,C30,C32,C34,C36,C38,C40,C42,C44,C46	G+02 FL.	10.51 M.	70.30	78.82	48.15	194.27	13.00	13.00	2525.51
TWIN BUNGALOWS UNIT TYPE C17,C19,C21,C23,C25,C27,C29,C45,C47,C49,C51,C53,C55	G+02 FL.	10.51 M.	70.30	78.82	48.15	194.27	12.00	13.00	2525.51
BUNGALOWS UNIT TYPE C44	G+02 FL.	10.51 M.	93.54	89.96	38.38	171.70	1.00	1.00	171.70
TWIN BUNGALOWS UNIT TYPE D1,D3,D5,D7,D9,D11	G+02 FL.	10.51 M.	85.60	86.26	35.22	169.08	6.00	6.00	1014.46
TWIN BUNGALOWS UNIT TYPE D2,D4,D6,D10,D12	G+02 FL.	10.51 M.	85.60	86.26	35.22	169.08	5.00	5.00	845.40
BUNGALOWS UNIT TYPE-D8	G+02 FL.	10.51 M.	63.46	58.35	33.40	156.16	1.00	1.00	156.16
TOTAL AREA			6050.63	6130.63	803.44	13053.60	190.00	290.00	40635.65

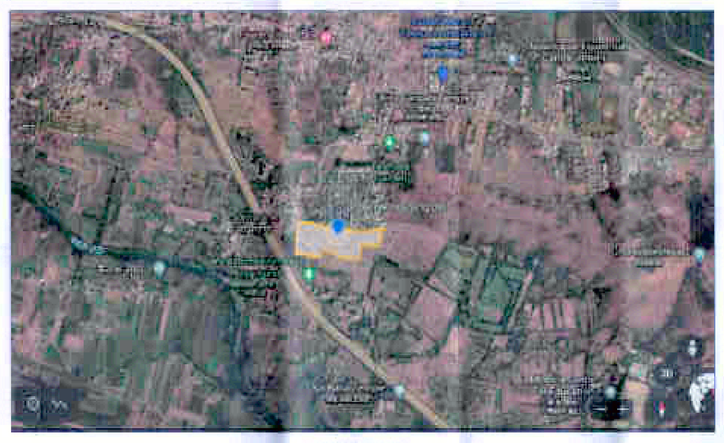
PHASE-1 ROW HOUSE 1 TO 75
FSI AREA-10033.26 SQM
DECLARATION ABOUT THIS IS ATTACHED IN DOCUMENT SECTION

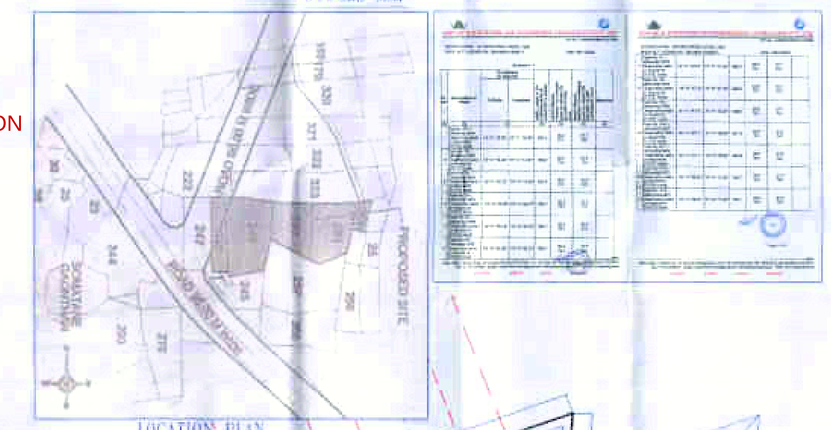
TOTAL BUILD. F.S.I. STATEMENT in sml. (PREMIUM TABLE)

	BUILT-UP AREA	BALCONY DISCP.	STAIRCASE AREA	PASSAGE DISCP.	LIFT AREA	LIFT M/C AREA	NO. OF TENEMENT	TERRACE AREA
PREVIOUS SANCTIONED	37,156.70	NIL	NIL	NIL	NIL	NIL	226 NOS.	NIL
PROPOSED	40,636.65	NIL	NIL	NIL	NIL	NIL	203 NOS.	NIL
DIFF.	+3,479.95	NIL	NIL	NIL	NIL	NIL	23 NOS.	NIL

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M.)
(I)	F.S.I. AREA (RESI.+CLUB HOUSE)	43235.560
(C)	NON F.S.I.	
	2.1 OPEN BALCONY	452.29
	2.2 PASSAGE AREA	-
	2.3 REGULAR STAIR CASE	-
	2.4 FIRE STAIR CASE	-
	2.5 TERRACE AREA	-
	2.6 DRY BALCONY	-
	2.7 PROJECTION	-
	2.8 REFUGE AREA	0.00
	2.9 PARKING AREA OF BLDG.	0.00
	2.10 BASEMENT AREA	0
	2.11 PODIUM AREA	0
	ANY OTHER	
II	2.1 CLUB HOUSE / SWIMMING POOL	0
	2.2 LIFT MACHINE	0
	2.3 SERVICES (S.T.P., TRANSFORMER, D.G. Trans)	446.75
	TOTAL NON F.S.I.	899.11
	TOTAL F.S.I. AREA + TOTAL NON F.S.I.	43235.670


GOOGLE MAP


LOCATION PLAN

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 / T.P. RECORD.

Ar. PRAKASH KULKARNI
CA/96/7909

AREA STATEMENT	PREVIOUS SANCTIONED	PROPOSED
1) AREA OF PLOT	64,400.00	64,400.00
2) DEDUCTIONS FOR		
a) AREA UNDER 90.00 M. W. ROAD	3632.47	3632.47
b) AREA UNDER 30.00 M.W. ROAD	754.06	2883.57
c) ANY RESERVATION	-----	-----
d) TOTAL	4386.55	6,290.84
3) NET AREA (1-2A)	60,013.45	58,109.16
4) DEDUCTIONS FOR		
a) 10% OPEN SPACE AREA (5,810.42)	-----	-----
b) 15% AMENITY SPACE AREA	9,002.02	8,715.62
c) AREA UNDER 00.00 M. W. PROPOSED ROAD	-----	-----
d) TRANSFORMER & SERVICES	-----	-----
e) TOTAL	9,002.02	8,715.62
5) NET AREA OF PLOT (3-4e)	51,011.43	49,393.54
6) PERMISSIBLE F.S.I. (0.9)	45,910.29	44,449.69
7) TOTAL PERMISSIBLE F.S.I.(1.2)	55,092.35	53,339.63
8) ADDITIONS FOR		
a) 15% AMNITY SPACE AREA	-----	-----
b) AREA UNDER 00.00 M. W. PROPOSED ROAD	-----	-----
c) TRANSFORMER & SERVICES	-----	-----
d) ADD PAID F.S.I. (0.2)	-----	-----
e) TOTAL	-----	-----
9) TOTAL PERMISSIBLE AREA (7+8e)	55,092.35	53,339.63
10) EXISTING REG.FL. SPACE AREA	-----	-----
11) PROPOSED COMM. AREA	-----	-----
12) PROPOSED RES. AREA	39,156.70	40,636.65
13) EXCESS BALC. AREA TAKEN IN FAR	-----	-----
14) TOTAL BUILT-UP AREA	39,156.70	40,636.65
15) PERMISSIBLE COVERAGE AREA (1/3)	-----	-----
16) PROPOSED COVERAGE AREA	16,664.55	-----
TENAMENT STATEMENT		
TENAMENT PERMISSIBLE @ 250 T/HA.	-----	-----
TENAMENT PROPOSED	226 NOS.	203 NOS.

PARKING STATEMENT	CAR	SCOOTER/MOTOR CYCLE	CAR	SCOOTER/MOTOR CYCLE
PARKING REQUIRED BY RULE	153	459	459	351	374	374
PARKING PROVIDED	153	459	459	351	374	374
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
9.13 CM. 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/96/7909	M/S. TURQUOISE HOUSING PVT. LTD. THROUGH Mr. Vishal S. Jumani

PROJECT
REVISED RESIDENTIAL GROUP HOUSING LAYOUT FOR BUNGALOWS, TWIN BUNGALOWS, & ROW HOUSES, CLUB HOUSE BLDG.ON GAT No. 248, 249, 250, 251 & 254 AT - SOMTANE, MAVAL PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEKNAVATA, OFF NO - 101, 1ST FL., CTS. NO.-1197/B, EAGLE ROAD, BHAVANIDHAR, PUNE - 411 005. PHONE - 25514758, 25514701 / FAX - (020) 25514702
Email : ankurassociates@rediffmail.com

DATE	SCALE	DRN. BY	
19/07/2022	1 : 500	A.D.	1288/17

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PLOT AREA CALCULATION
SCALE 1:1000

PLOT AREA CALC.
BY TRIGULATION METHOD

1	0.5 X 18.26 X	25.51	=	624.13	SQ.M
2	0.5 X 36.05 X	34.52	=	1517.82	SQ.M
3	0.5 X 56.29 X	57.55	=	1526.22	SQ.M
4	0.5 X 64.54 X	57.52	=	1562.22	SQ.M
5	0.5 X 74.62 X	39.53	=	1501.67	SQ.M
6	0.5 X135.93 X	65.57	=	4497.11	SQ.M
7	0.5 X136.03 X	28.37	=	1999.36	SQ.M
8	0.5 X123.71 X	79.05	=	4750.50	SQ.M
9	0.5 X116.36 X	64.54	=	3176.77	SQ.M
10	0.5 X107.42 X	60.54	=	3263.04	SQ.M
11	0.5 X107.62 X	21.00	=	1129.02	SQ.M
12	0.5 X 99.05 X	7.51	=	371.83	SQ.M
13	0.5 X 73.66 X	53.71	=	3189.54	SQ.M
14	0.5 X 91.94 X	103.80	=	9543.50	SQ.M
15	0.5 X 31.36 X	11.46	=	252.69	SQ.M
16	0.5 X 31.34 X	54.54	=	1559.26	SQ.M
17	0.5 X 116.46 X	22.31	=	1191.42	SQ.M
18	0.5 X 116.63 X	56.90	=	5390.01	SQ.M
19	0.5 X129.72 X	97.20	=	6304.79	SQ.M
20	0.5 X104.66 X	32.45	=	1860.17	SQ.M
21	0.5 X 89.70 X	14.48	=	1297.96	SQ.M
22	0.5 X 70.66 X	21.68	=	1017.80	SQ.M
23	0.5 X 87.20 X	34.65	=	1510.74	SQ.M
24	0.5 X112.71 X	74.91	=	4705.64	SQ.M
25	0.5 X 91.71 X	22.42	=	1041.22	SQ.M
26	0.5 X 87.51 X	23.57	=	1094.46	SQ.M
	TOTAL =	64,415.09	SQ.M		

90.00 M WIDE ROAD KEY PLAN
SCALE 1:2000

90.00 M. ROAD WIDENING AREA CALCULATION

1	0.50	138.98	X	13.580	=	906.153
2	0.50	110.21	X	18.440	=	1015.136
3	0.50	102.62	X	33.730	=	1731.016
TOTAL AREA					=	3652.47

PARKING AREA STATEMENT

NOS.	TYPE	NO OF UNITS	COMM. AREA SQ.M.	BELOW 50.00 SQ.M.	50.00 TO 100.00 SQ.M.	ABOVE 100.00 SQ.M.
1	UNIT TYPE A	60	0.00	0.00	0.00	60
2	UNIT TYPE B	75	0.00	0.00	0.00	75
4	UNIT TYPE C	56	0.00	0.00	0.00	56
5	UNIT TYPE D	12	0.00	0.00	0.00	12
TOTAL		203	0.00	0.00	0.00	203

PARKING AREA STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 50.00 SQ.M. 04 TENA.	---	00	00
50.00 TO 100.00 SQ.M. 03 TENA.	01	03	03
ABOVE 100.00 SQ.M. 02 TENA.	01	01	01
COMM. CARPET 0.00 SQ.M.	01	03	03

PARKING PROVIDED	CAR	SCOOTER	CYCLE
BELOW 50.00 SQ.M. 01 TENA.	---	0	0
50.00 TO 100.00 SQ.M. 00 TENA.	00	00	00
ABOVE 100.00 SQ.M. 202 TENA.	102	204	204
TOTAL 203 TENA.	103	204	204
REQUIRED PARKING FOR 6272.68SQ.M.(>1500) %	15	40	45
ADD 30% FOR PHASE-II	50	125	125
TOTAL	138	374	374

PARKING AREA STATEMENT

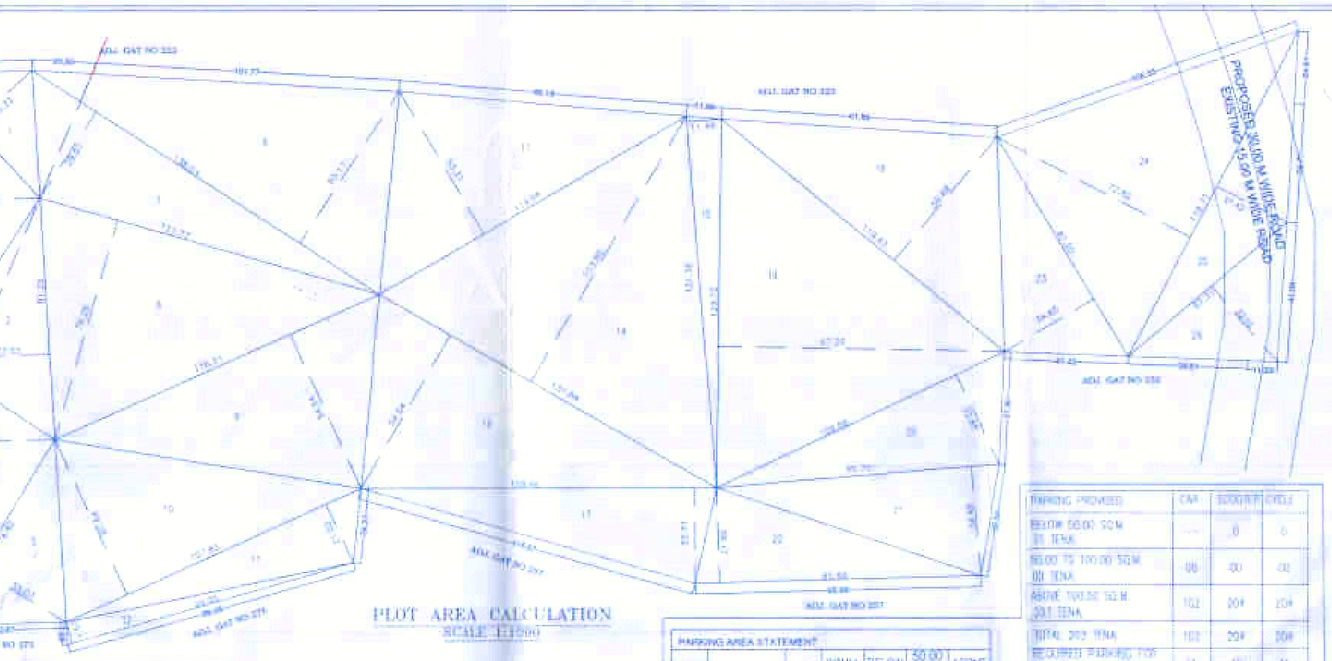
	AREA REQUIRED	AREA REQUIRED
CAR	138 NOS. X 20.00 SQ.M.	2,760.00
SCOOTER	374 NOS. X 03.00 SQ.M.	1,122.00
CYCLE	374 NOS. X 01.40 SQ.M.	523.60
TOTAL		4,405.60

PROPOSED PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	331 NOS. X 20.00 SQ.M.	6,620.00
SCOOTER	374 NOS. X 03.00 SQ.M.	1,122.00
CYCLE	374 NOS. X 01.40 SQ.M.	523.60
TOTAL		8,265.60

PARKING AREA STATEMENT

NOS.	TYPE	G/H WATER TANK CAP.	U/G. WATER TANK CAP.
1	UNIT TYPE A	1000.00X60=60000.00	1500.00X60=90000.00
2	UNIT TYPE B	7000.00X75=75000.00	1500.00X75=112500.00
3	UNIT TYPE C	1000.00X56=56000.00	1500.00X56=84000.00
5	UNIT TYPE D	1000.00X12= 12000.00	1500.00X12=18000.00
TOTAL		303000.00	304500.00



BUILDING LAYOUT PLAN

COMPOUND WALL SECTION

15% AMENITY AREA CALCULATION

1	0.50	28.97	X	18.930	=	303.065
2	0.50	28.97	X	16.620	=	302.600
3	0.50	73.15	X	18.430	=	681.206
4	0.50	87.30	X	2.720	=	109.025
5	0.50	73.15	X	16.230	=	1026.944
6	0.5	87.28	X	1.130	=	154.469
7	0.50	48.06	X	23.280	=	571.058
8	0.50	58.28	X	10.230	=	303.758
9	0.50	87.30	X	14.600	=	1151.535
10	0.50	73.86	X	5.940	=	204.121
11	0.50	73.64	X	10.650	=	392.299
12	0.50	80.29	X	27.900	=	1119.364
13	0.50	80.61	X	3.894	=	179.320
14	0.50	80.61	X	27.440	=	670.267
15	0.50	61.10	X	13.810	=	280.284
16	0.50	37.80	X	9.920	=	130.289
TOTAL AREA					=	8715.62

30.00 M. ROAD WIDENING AREA CALCULATION

1	0.50	48.85	X	21.250	=	466.339
2	0.50	48.85	X	18.800	=	459.435
3	0.50	47.98	X	37.630	=	518.647
4	0.50	94.46	X	20.230	=	669.267
5	0.50	48.81	X	11.810	=	288.241
6	0.50	31.67	X	11.110	=	121.488
TOTAL AREA					=	2963.37

PROPOSED 00.00 MW. ROAD AREA CALC. BY TRIANGULATION METHOD
SCALE 1:1000

OPEN SPACE-1 AREA CALCULATION

1	0.50	67.126	X	19.478	=	653.740
2	0.50	67.126	X	19.478	=	653.740
TOTAL AREA					=	1307.480

OPEN SPACE-2 AREA CALCULATION

1	0.50	114.15	X	23.200	=	1322.280
2	0.50	114.15	X	21.210	=	1210.067
TOTAL AREA					=	2532.905

OPEN SPACE-3 AREA CALCULATION

1	0.50	28.42	X	9.510	=	270.645
2	0.50	17.92	X	4.880	=	98.970
3	0.50	45.38	X	10.640	=	339.719
4	0.50	49.06	X	13.564	=	332.540
TOTAL AREA					=	881.33

OPEN SPACE-4 AREA CALCULATION

1	0.50	64.30	X	19.100	=	613.315
2	0.50	64.30	X	13.150	=	575.396
TOTAL AREA					=	1188.71

OPEN SPACE-5 AREA CALCULATION

1	0.50	42.80	X	16.110	=	324.110
2	0.50	87.30	X	4.520	=	96.954
TOTAL AREA					=	421.06
TOTAL OPEN SPACE 1 + 5 AREA					=	6861.64