

PARKING STATEMENT (AS PER NEW RULE)

PARKING STATEMENT (RESIDENTIAL)				PROPOSED PARKING			
TYPE OF FLAT	TYPE OF FLAT	REQUIRED PARKING	PROPOSED PARKING	TYPE OF FLAT	REQUIRED PARKING	PROPOSED PARKING	TYPE OF FLAT
		CARS	SCOOTERS	CARS	SCOOTERS	CARS	SCOOTERS
3 BHK (S+2) (17) = 234	210	108	480	465	901	940	
2 BHK (S+2) (17) = 234	80	180	240	330	465	901	940
TOTAL	290	288	720	795	1366	1881	1881

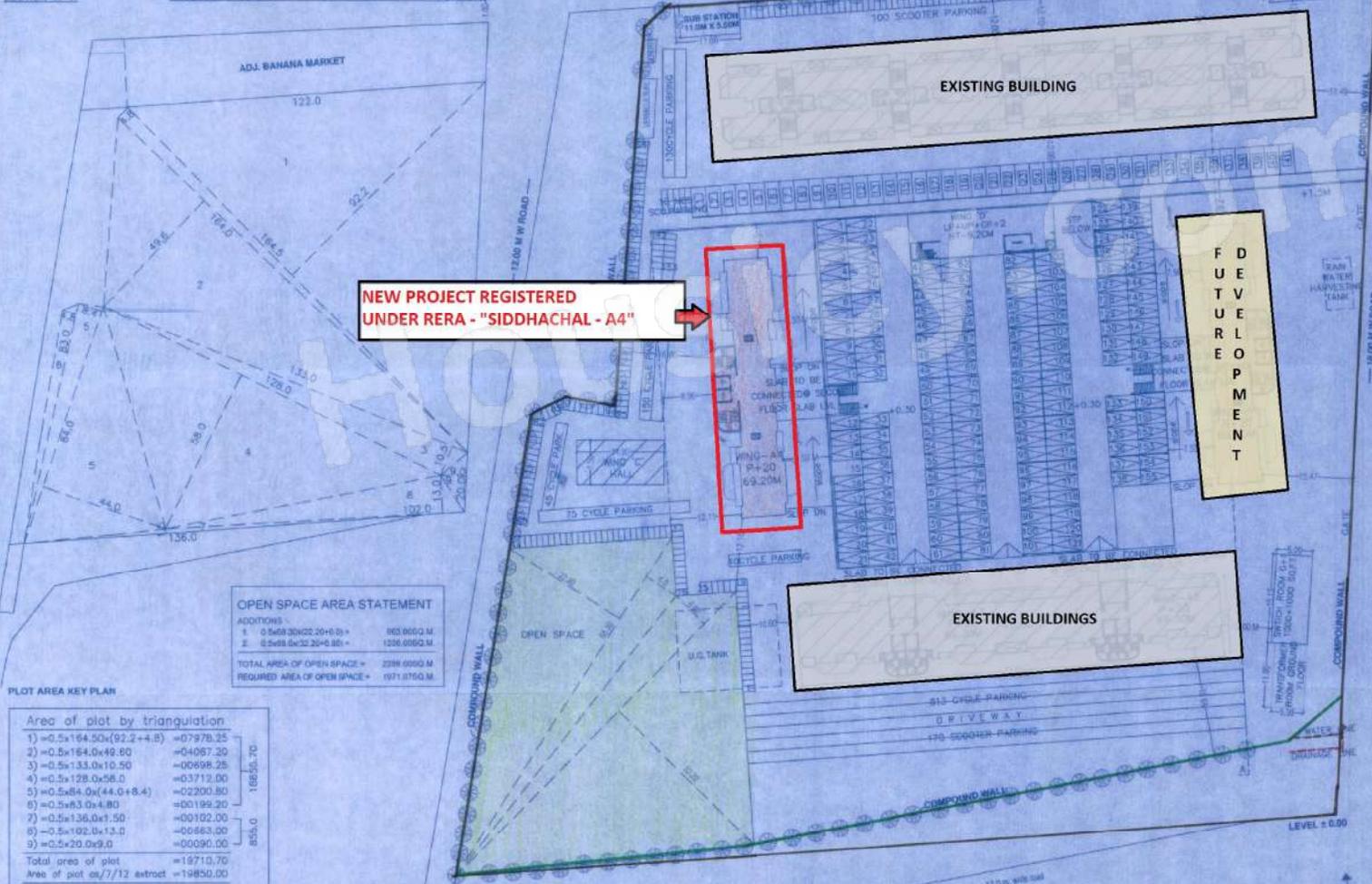
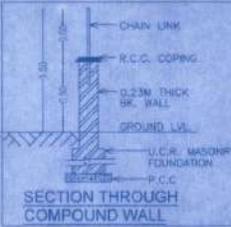
CAR PARKING AREA

BLDG #	CAR	SCOOTER	CYCLE
WING A3A4	28	178	---
WING A3A5	78	136	---
BASMENT PARKING	133	---	---
PODIUM PARKING	135	---	---
OPEN PARKING	---	431	940
TOTAL CAR PARKING COVERED	485	365	940

FSI STATEMENT

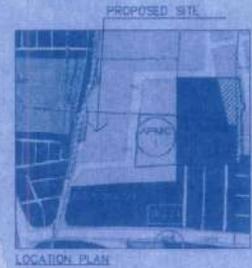
WING	FLOOR	FBI (EXISTING)	FBI (PROPOSED)	FBI TOTAL	PERMISSIBLE BALCONY	PROPOSED BALCONY	STAIRCASE	FIRE STAIRCASE	PASSAGE	TERRACE	LIFT	LMR	GROUND COVERAGE	FSN
A2/A3	P+2	602.17	602.17	1204.34	---	---	---	---	---	---	---	---	---	---
B	P+1	624.17	624.17	1248.34	---	---	---	---	---	---	---	---	---	---
D	P+2	111.75	111.75	223.50	---	---	---	---	---	---	---	---	---	---
A1	P+20	712.80	712.80	1425.60	---	---	---	---	---	---	---	---	---	---
A4	P+20	712.80	712.80	1425.60	---	---	---	---	---	---	---	---	---	---
D	P+10	184.19	184.19	368.38	---	---	---	---	---	---	---	---	---	---
TOTAL		1625.02	1625.02	3250.04	---	---	---	---	---	---	---	---	---	---

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NEW PROJECT REGISTERED UNDER RERA - "SIDDHACHAL - A4"

FUTURE DEVELOPMENT



OPEN SPACE AREA STATEMENT

ADDITIONS	REMOVED
I 0.5x164.0x(92.2+4.8) = 07978.25	063.0000 M
II 0.5x133.0x10.50 = 00698.25	1206.0000 M
III 0.5x128.0x56.0 = 03712.00	
IV 0.5x84.0x(44.0+8.4) = 02200.80	
V 0.5x83.0x4.80 = 00199.20	
VI 0.5x136.0x1.50 = 00102.00	
VII 0.5x102.0x13.0 = 00663.00	
VIII 0.5x20.0x9.0 = 00090.00	
Total area of plot	19710.70
Area of plot as per 7/12 extract	19850.00
Area of 12m wide Internal Road	
I 0.5x136.0x1.50 = 00102.00	
II 0.5x102.0x13.0 = 00663.00	
III 0.5x20.0x9.0 = 00090.00	
Total area of Internal road	00855.00

PLOT AREA KEY PLAN

Area of plot by triangulation

- 0.5x164.0x(92.2+4.8) = 07978.25
- 0.5x164.0x49.60 = 04067.20
- 0.5x133.0x10.50 = 00698.25
- 0.5x128.0x56.0 = 03712.00
- 0.5x84.0x(44.0+8.4) = 02200.80
- 0.5x83.0x4.80 = 00199.20
- 0.5x136.0x1.50 = 00102.00
- 0.5x102.0x13.0 = 00663.00
- 0.5x20.0x9.0 = 00090.00

Total area of plot = 19710.70
 Area of plot as per 7/12 extract = 19850.00

Area of 12m wide Internal Road

- 0.5x136.0x1.50 = 00102.00
- 0.5x102.0x13.0 = 00663.00
- 0.5x20.0x9.0 = 00090.00

Total area of Internal road = 00855.00

AREA STATEMENT

NO.	DESCRIPTION	SQ.M
1	AREA OF THE PLOT AS PER 7/12	19950.00
2	AREA OF THE PLOT AS PER DEMARCATION	19710.70
3	MILAREA OF PLOT CONSIDER	19710.70
4	DEDUCTIONS IN AREA (a + b)	---
5	AREA UNDER SLUM	---
6	OPEN AREA OF THE PLOT	19710.70
7	DEDUCTIONS FOR	---
a	OPEN SPACES (10%) Provided 19710.70	1971.07
b	AMENITY (5%)	985.53
8	NET AREA OF THE PLOT	19710.70
9	PERMISSIBLE BASIC F.S.I. (18710.70-16258.02)x1.10 = 3197.89	20055.87
10	PERMISSIBLE TDR 85% OF 19710.70=12811.95	12811.95
11	PERMISSIBLE FLOOR AREA	14435.78
12	EXISTING FLOOR AREA	30693.81
13	PROPOSED FLOOR AREA	14435.78
14	TOTAL EXISTING + PROPOSED FLOOR AREA	30693.81

CERTIFICATE OF AREA
 I, THE UNDERSIGNED, HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT CALLS WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORD DEPT / CITY SURVEY RECORDS.

LEGEND:
 PLOT BOUNDARY SHOWN BLACK
 PROPOSED WORK SHOWN RED
 EXISTING TO BE RETAINED HATCHED
 DEMOLITIONS SHOWN YELLOW HATCHED

OWNER'S SIGNATURE:
 A. Dash
 WPAU PROPERTIES - AMOCH CONSTRUCTION (PVT.) P.A.H. Sign.

PROJECT:
 PROPOSED BUILDING LAYOUT ON S.NO. 571 / 3 FOR CHAIRPANI SHIVAJI MARKET YARD WORKERS HOUSING COLONY, SOCIETY AT VILLAGE BHEWESH, PUNE. SHRI CHAIRPANI SHIVAJI MARKET YARD YAMGAR GRUHA TRUST, SAMBHAJI MARGPADI

ARCHITECT:
 JAGADISH P. DESHPANDE
 ARCHITECT, TOWN PLANNER, INTERIOR DESIGNER
 A-1, SUCCESS CHAMBERS, 1232 APTE ROAD, DECCAN GYMNASIA, PUNE 411004.
 PH. NO. 25522192, 25531411.
 FAX. NO. - 252-2522232

DATE: 25/07/2018
SCALE: 1:500

LAYOUT PLAN

NOTE- ALL DOCUMENTS AND RECORDS ARE AS PROVIDED BY OWNERS/P.A.HOLDERS