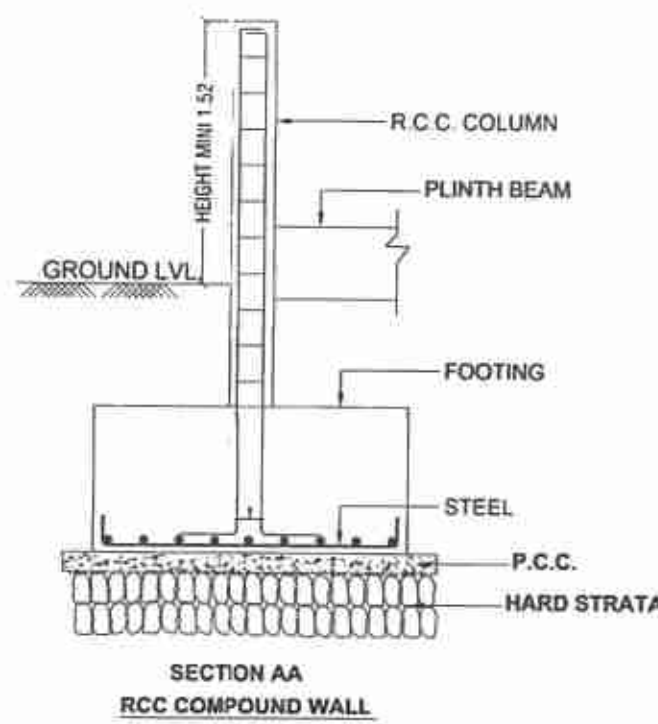


TOTAL F.S.I. STATEMENT (A WING)									
BLDG TYPE	PROPOSED TENEMENTS	FLOORS	BLDG. HT.		GR. COVERAGE	TOTAL F.S.I.	15% PERM. BALCONY	PROPOSED BALCONY	STAIRCASE
			WITHOUT PARKING	WITH PARKING					
A WING	16	PARKING + 4	11.40 M.	14.70 M.	488.95	1612.76	241.91	238.64	104.40
TOTAL	16				488.95	1612.76	241.91	238.64	104.40

TOTAL PROPOSED = 1612.76+238.64+104.40+6.48 = 1962.28 SQ.M.)

PARKING STATEMENT				
REQUIRED PARKING	TEN.	CAR	SCOOTER	CYCLE
RES. PARKING REQUIRED BY RULE FOR 40 TO 80 SQ.M.	2	2	4	2
TOTAL TENEMENTS	16			
TOTAL REQUIRED PARKING	16	32	16	
ADD 5% VISITORS PARKING	01	02	01	
TOTAL REQUIRED PARKING	17	34	17	
TOTAL PROVIDED PARKING	17	34	17	

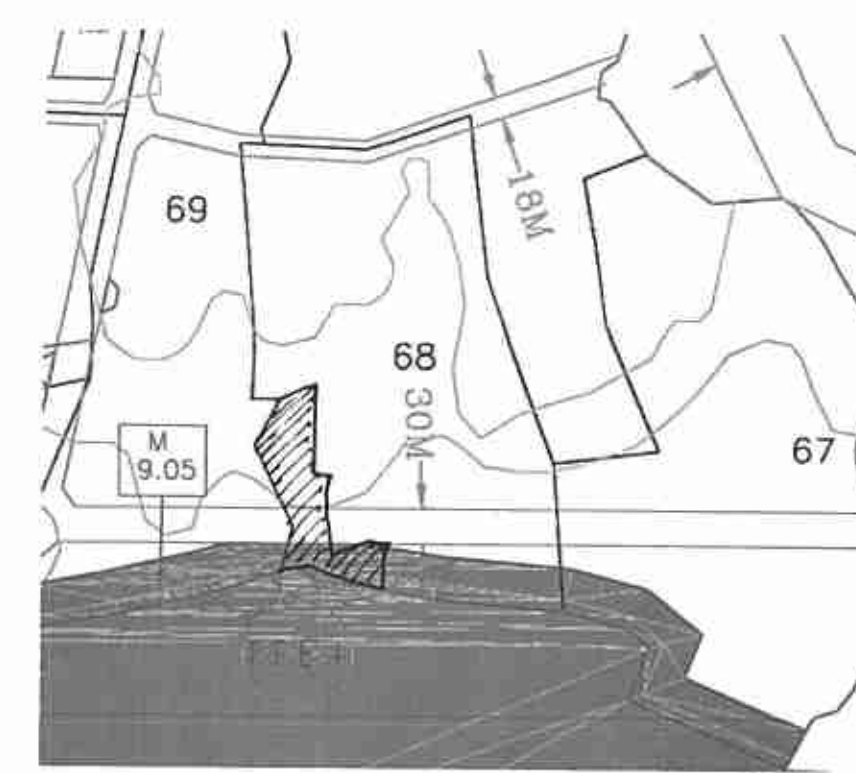
WATER STORAGE CAPACITY	
FOR RESIDENTIAL PURPOSE	
RESI. WATER REQUIREMENT = 16 X 5 X 135 = 10,800 LTRS.	
TOTAL WATER REQ./DAY = 10,800 + 10,000 = 20,800 LTRS.	
O.H. TANK CAPACITY PROVIDED = 30,000 LTRS.	
U.G. TANK CAPACITY REQ. = 10,800 X 1.50	
= 16,200.00 LTRS.	
= 16,200.00 + 50,000 LTRS.	
U.G. TANK CAPACITY PROVIDED = 66,200.00 LTRS.	



OPEN SPACE AREA KEY PLAN

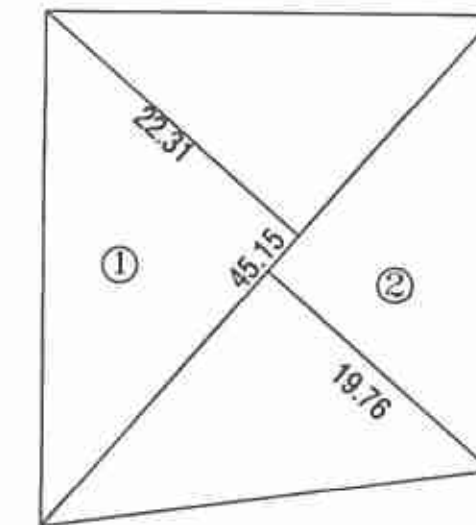


OPEN SPACE AREA CALCULATION
a) $0.50 \times 23.27 \times 10.78 = 125.19 \text{ SQ.M.}$
b) $0.50 \times 30.04 \times 18.75 = 281.27 \text{ SQ.M.}$
c) $0.50 \times 28.88 \times 01.48 = 21.37 \text{ SQ.M.}$
d) $0.50 \times 28.88 \times 14.07 = 203.17 \text{ SQ.M.}$
e) $0.50 \times 25.75 \times 0.17 = 0.02 \text{ SQ.M.}$
TOTAL AREA = 633.18 SQ.M.
OPEN SPACE AREA = 633.18 SQ.M.



LOCATION PLAN

AREA KEY PLAN AMENITY SPACE



AMENITY SPACE AREA CALC.

1) $0.50 \times 45.15 \times 22.31 = 503.69 \text{ SQ.M.}$
2) $0.50 \times 45.15 \times 19.76 = 446.08 \text{ SQ.M.}$
TOTAL AREA = 949.77 SQ.M.
AMENITY SPACE AREA = 949.77 SQ.M.

30.00 M. WIDE ROAD AREA CALC.



30.00 M. WIDE ROAD AREA CALC.

E) $0.50 \times 13.57 \times 24.00 = 162.84 \text{ SQ.M.}$
F) $(25.59 + 25.59) / 2 \times 57.45 = 1470.14 \text{ SQ.M.}$
TOTAL AREA = 1632.98 SQ.M.

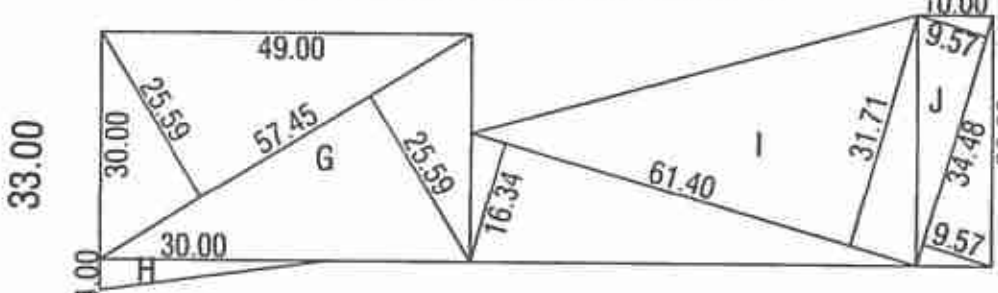
24.00M. W. INTERNAL ROAD AREA

I) $(17.78 + 20.38) \times 0.50 \times 93.13 = 1776.92 \text{ SQ.M.}$
TOTAL AREA = 1776.92 SQ.M.

PLOT AREA CALC. BY DEMARCATION S.NO. 68

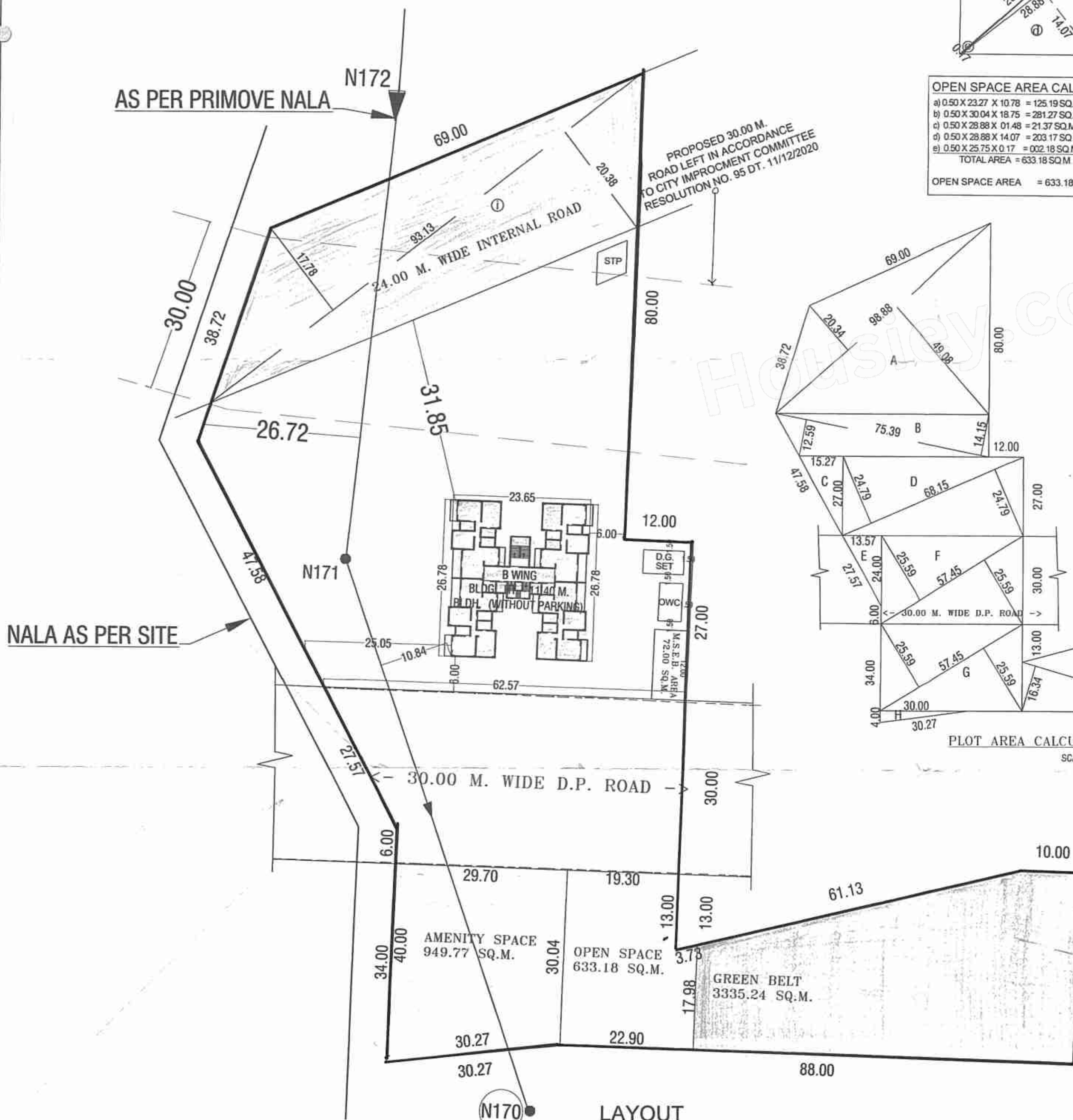
A) $(20.34 + 49.08) \times 0.50 \times 98.88 = 3432.12 \text{ SQ.M.}$
B) $(12.59 + 14.15) \times 0.50 \times 75.39 = 1007.96 \text{ SQ.M.}$
C) $0.50 \times 15.27 \times 80.00 = 206.14 \text{ SQ.M.}$
D) $(24.79 + 24.79) \times 0.50 \times 68.15 = 1689.44 \text{ SQ.M.}$
E) $0.50 \times 13.57 \times 24.00 = 162.84 \text{ SQ.M.}$
F) $(25.59 + 25.59) \times 0.50 \times 57.45 = 1470.14 \text{ SQ.M.}$
G) $(25.59 + 25.59) \times 0.50 \times 57.45 = 1470.14 \text{ SQ.M.}$
H) $0.50 \times 4.00 \times 30.00 = 60.00 \text{ SQ.M.}$
I) $(16.34 + 31.71) / 2 \times 61.40 = 1475.13 \text{ SQ.M.}$
J) $(9.57 + 9.57) / 2 \times 34.48 = 329.97 \text{ SQ.M.}$
TOTAL AREA = 11303.88 SQ.M.
PLOT AREA AS PER DOCUMENT = 11300.00 SQ.M.
PLOT AREA AS PER DEMARCATION = 11303.88 SQ.M.
MINIMUM AREA CONSIDERED = 11300.00 SQ.M.

GREEN BELT AREA CALCULATION

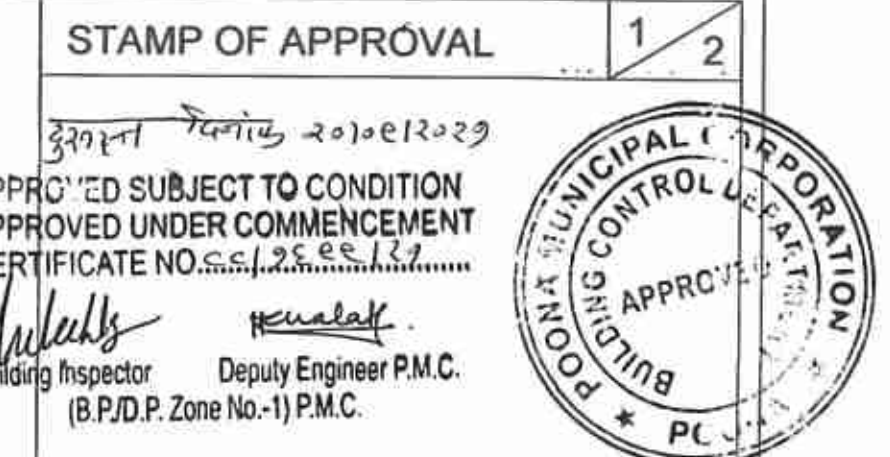


GREEN BELT AREA CALC.

G) $(25.59 + 25.59) / 2 \times 57.45 = 1470.14 \text{ SQ.M.}$
H) $0.50 \times 4.00 \times 30.00 = 60.00 \text{ SQ.M.}$
I) $(16.34 + 31.71) / 2 \times 61.40 = 1475.13 \text{ SQ.M.}$
J) $(9.57 + 9.57) / 2 \times 34.48 = 329.97 \text{ SQ.M.}$
TOTAL AREA = 3335.24 SQ.M.



LAYOUT



AREA STATEMENT		SQ.M.
AREA OF PLOT (AS PER DOCUMENT)		11300.00
AREA OF PLOT (AS PER DEMARCATION)		11303.88
1 MINIMUM AREA CONSIDERED		11300.00
2 DEDUCTIONS FOR		
a) Proposed 30.00 DP road		1632.98
b) Any DP reservation - (GREEN BELT)		3335.24
Total (a+b)		4968.22
3 GROSS PLOT AREA		6331.78
4 a) 10% OPEN SPACE		633.18
5 b) 15% AMENITY SPACE (shown in green belt)		949.77
6 c) SERVICE ROAD / HIGHWAY WIDENING		
7 d) INTERNAL ROAD AREA		1776.92
8 NET AREA OF PLOT (3-5b X 1.00)		5382.01
9 b/up area with ref. to basic F.S.I. as per front road width (8 x 1.10) = (5382.01 x 1.10)		5920.21
10 ADDITION IN F.S.I.		
a) In situ against DP road (1.85 x 2)		
b) In situ against Amenity Space (2.00 or 1.85 x 5)		
c) Premium FSI area (subject to max. of 0.3 of net)		
d) TDR area		
e) Additional 20% FSI area under redevelopment		
Total (a+b+c+d+e)		
11 Total area available (9 + 10)		5920.21
12 Max. utilization of FSI Perm. as per Road width (as per regulation 15.4)		
13 Total B/up area in Proposal (excluding area @ s. no 15 b)		
a) Existing b/up area		
b) Proposed b/up area		1962.28
c) Excess balcony area counted in FSI		
d) Excess Double ht. terrace area counted in FSI		
Total (a+b+c+d)		1962.28
14 FSI consumed (13/8) (should not be more than sr. no. 12 above)		0.36

BALCONY STATEMENT		
a) PERMISSIBLE BALC. AREA (1612.76 X 0.15)		241.91
b) PROPOSED BALC. AREA		238.64
c) EXCESS BALC. AREA (TOTAL)		NIL

TENEMENT STATEMENT		
a) NET AREA OF PLOT ITEM A(7) ABOVE		5382.01
b) LESS DEDUCTIONS OF NON-RESI AREA (SHOP ETC.)		
c) AREA OF TENEMENT (a-b)		
d) TENEMENT PERMISSIBLE (250T/H)		135 NOS.
e) TENEMENT PROPOSED		
TOTAL TENEMENT (A+C)		16 NO.

PARKING STATEMENT			
	CARS	SCOOTERS	CYCLES
PARKING REQUIRED	17	34	17
TOTAL PROP PARKING	30	59	30
PARKING AREA	750.00	236.00	42.00
PARKING AREA REQUIRED	1028.00 SQ.M.		

E) BRIEF SPECIFICATION	
* R.C.C. STRUCTURES WITH 6" THICK BLOCK MASONRY	
* ALU. WINDOW & T.W. FRAMED FLUSH DOOR	
* SAND FACED PLASTER EXTERNALLY & INTERNALLY	
* NEERU FINISHED PLASTER	
* M.M. TILES FLOORING & GLAZED TILES IN TOILET	

F) LEGEND	
* PLOT BOUNDARY	THICK BLACK
* PROPOSED WORK	RED SMUDGED
* ROAD WIDENING	GREEN DOTTED
* WATER LINE	RED DOTTED
* DRAINAGE LINE	THIN BLACK DOTTED
* EXISTING STRUCTURE TO BE DEMOLISHED	YELLOW HATCHED

G) SCHEDULE OF OPENINGS			
FD	= 1.83 x 2.40	W	= 1.83 x 1.52
D	= 1.00 x 2.40	W1	= 1.07 x 1.22
D1	= 0.82 x 2.40	W2	= 0.91 x 1.22
D2	= 0.76 x 2.40	V	= 0.60 x 0.90
OP	= 0.91 x 2.40		

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PROJECT : FOR EC PURPOSE
REVISED BUILDING AT S.NO. 68,
H.NO. 2/3 (P) OLD, S.NO. 68,
H.NO 3/3 NEW, KHARADI, PUNE.

SIGNATURE OF ARCHITECT SIGNATURE OF OWNER

Ar. PRAMOD DESHPANDE.
104, A-J AVENUE, S.NO. 5(A),
KARVENAGAR, PUNE-52.
CA-84-8165

DRG	SCALE	DATE	DEALT	REVISION	JOB.NO.
M D	1:100	20/09/2021	ASHWINI		BLDG MD