BUILDING LAYOUT 1/18
T.D.R. DRAWING

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 1/18

Building Inspector — Deputy Engineer P.M.C.

POONA MUNICIPAL CORPORATION — BUILDING CONTROL DEPARTMENT — APPROVED — POONA

TOTAL F.S.I. STATEMENT

BUILDINGS	FLOOR	F.S.I.	PER. BALCONY	PRO. BALCONY	EXISTING BALCONY	EXCESS BALCONY	STAIRCASE	PASSAGE	LIFT LOBBY	NET F.S.I.	LIFT & LIFT MACH.RM	GROUND COVERAGE	NO. OF TENEMENT	HTS	TERRACE
WING-A	PARK+STILT PAR. +12 FL.	3,692.91		552.35	---		138.72	397.05	118.92		22.11	482.68	46 NOS	43.77 M	628.42
WING-B	PARK+STILT PAR. +12 FL.	3,684.53	7,748.54 X 0.15	554.02	-----	---	138.72	402.75	118.92	7,748.54	22.11	476.94	46 NOS	43.77 M	653.53
	EXIS. BUNGLOW TAKEN IN F.S.I.	326.62			37.37										
	EXISTING GARAGE	23.22													
	EXIS. STRUCTURE	21.26													
TOTAL		7,748.54	1,162.28	1106.37	37.37	---	277.44	799.80	237.84	7,748.54	44.22	959.62	92 NOS.		1281.95

TENE. STATEMENT

PERMISSIBLE TENE. = 250/10,000 X 5041.17 SQ.M. = 126.00 NOS.

REQUIRED TREE NET PLOT AREA = 5,041.17 SQM REQUIRED NOS OF TREES = 4,867.79 SQM/ 80.00 = 58.00

Proposed Trees

PLOT AS PER DOCUMENT/P.R.C.

	MIN. AREA OF THE PLOT	AREA TO BE USE	KASAT BALANCE PLOT AREA	KASAT PLOT EXIS. STRUCTURE	KASAT PLOT EXISTING GARAGE
SWAPNA SMRAT SOCIETY	4,165.34				
PARANJAPE SCHEMES (CONSTRUCTION) LTD.	186.83				
KASAT RAVINDRA RAMESH	1,289.12	589.19	699.93	326.62	23.22
TOTAL	5,641.29				

WATER STORAGE TANK CAP. CALCU.

WINGS	O/H.WATER TANK	U/G.WATER TANK
WING-A	51,100.00 LIT.	46,650.00 LIT.
WING-B	51,100.00 LIT.	46,650.00 LIT.
TOTAL	1,02,200.00 LIT.	93,300.00 LIT.

R.C.C. COPING
.23 M THK.BK.WALL
COMPOUND WALL SECTION
SCALE: 4MTS.

PARKING STATEMENT

PARKING REQUIRED

NOS.	WINGS	CAR	SCOOTER	CYCLE
1	WING-A	54	92	54
2	WING-B	54	92	54
	TOTAL	108	184	108

PARKING PROVIDED

NOS.	WINGS	CAR	SCOOTER	CYCLE
1	GROUND	103	30	110
2	PODIUM PARK.	19	154	---
	TOTAL	122	184	110

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	122 NOS. X 12.50 SQ.M	1525.00
SCOOTER	184 NOS. X 03.00 SQ.M	552.00
CYCLE	110 NOS. X 1.40 SQ.M	154.00
TOTAL		2231.00

OPEN - SPACE AREA CALCULATION :

1.	0.5 X	24.96 X 12.20	=	152.25 SQ.M
2.	0.5 X	36.63 X 8.386	=	153.63 SQ.M
3.	0.5 X	36.63 X 14.10	=	258.24 SQ.M
		TOTAL AREA	=	564.12 SQ.M

EXISTING GARAGE AREA

1.	0.50X3.27X1.00	=	1.62	SQ.M
2.	3.09 X 5.17	=	15.97	SQ.M
3.	1.33 X 2.32	=	3.08	SQ.M
4.	1.76 X 1.45	=	2.55	SQ.M
	TOTAL	=	23.22	SQ.M

EXISTING STRUCTURE TAKEN IN F.S.I

1.	0.5 X	4.50 X 2.20	=	4.95 SQ.M
2.	0.5 X	4.50 X 1.56	=	3.51 SQ.M
3.	0.5 X	8.78 X 1.55	=	1.70 SQ.M
4.	0.5 X	8.39 X 1.72	=	3.90 SQ.M
5.	0.5 X	8.35 X 1.75	=	5.55 SQ.M
	TOTAL	=	21.26	SQ.M

T.D.R.STATEMENT

T.D.R.OBTAINED FROM	=	1) S. NO. 53A/14B CTS. NO. 362&363(P) F.P. 161, GHORPADI PETH PUNE 2) GULTEKADI C.T.S. NO.58 (5468-11) &OTHERS 3) PARVTI S.NO.133A F.P.526/19 4) PARVTI S.NO.121A,122A/1, PLOT NO.537 5) PARVTI (DATTAWADI) S.NO.129(P) F.P.NO.579 F.P.S. NO. 18
T.D.R.USED ON	=	PROPOSED RESIDENTIAL BUILDING AT CTS NO.23, F.P.NO.22 ,TP SCHEME NO. 1,AT SWAPNA -SMRAT CO-OP-HSG SOCIETY LTD, ERANDAWANE,PUNE.
T.D.R.AREA TO BE USED	=	360.473 SQ.M.
HEIGHT OF BUILDING	=	43.77 M
WORK STAGE PROGRESS	=	WORK UNDER PROGRESS
PREVIOUS COMMENCEMENT CERTIFICATE NO.	=	CC/3602/15
DATE	=	01/02/2016
NO. OF FLOORS DUE TO T.D.R.	=	04 FLOORS
TOTAL PROPOSED FLOOR AREA	=	7,748.54 sq.m.
PREVIOUS AREA APPROVED	=	7,567.03 SQ.M.
FLOOR AREA THROW TDR PROP.	=	3017.46 SQ.M.
BALANCE AREA OF PROPOSED	=	3.23 SQ.M.
SANCTION T.D.R.DRC NO.= 004116	=	993.56 SQ.M.
SANCTION DRC NO. 4312	=	1004.81 SQ.M.
SANCTION DRC NO. 4318	=	814.65 SQ.M.
PROPOSED DRC NO. 2442	=	13.29 SQ.M.
PROPOSED DRC NO. 4434	=	210.08 SQ.M.
ZONE OF LAND SURRENDERED	=	'B'

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. HAS SURVEYED BY ME ON / / & THE DIM. OF SHEET 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/TP RECORD.

Ar. PRAKASH KULKARNI
CA/98/22509

AREA STATEMENT	SQ.M.
1) AREA OF PLOT	5,641.29
2) DEDUCTIONS FOR	
a) 10% OPEN SPACE AREA OF PLOT AREA= (5641.29 SQ.M.)	564.12
b) TOTAL	564.12
3) NET AREA (1-2=3)	5077.17
c) AREA LEFT FOR FUTURE ROAD	---
b) TRANSFORMER & SERVICES	36.00
4) TOTAL NET AREA	5,041.17
c) AREA RETAINED FOR RAVINDRA KASAT	350.08
5) BALANCE AREA (4-4c)	4,691.08
6) ADDITIONS FOR	
c) AMINITY SPACE	---
b) SANCTION ADD. T.D.R.	993.56
c) PROPOSED ADD. T.D.R.	1827.09
d) NEW PROPOSED ADD. T.D.R.	210.08
e) TRANSFORMER & SERVICES	36.00
	3,060.73
7) PERMISSIBLE F.S.I. (5+6g)	7,751.81
8) EXISTING RESI. BUNGLOW AREA	326.62
9) EXISTING GARAGE AREA	23.22
10) EXIS. STRUCTURE TAKEN INF.S.I	21.26
11) PROPOSED RESI. AREA	7,377.64
12) EXCESS BAL AREA	---
13) TOTAL B/UP AREA	7,748.54
14) PERMISSIBLE COVERAGE (20%) (5077.17 -30.00 X 20% =1008.23)	1008.23
15) PROPOSED COVERAGE	959.62

TENAMENT STATEMENT	
TENAMENT PERMISSIBLE @ 250 T/HA	126.00 NOS.
TENAMENT PROPOSED	92.00 NOS.

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

PARKING STATEMENT

	CAR	SCOOTER	CYCLE
PARKING PERMISSIBLE	108	184	108
PARKING PROVIDED	122	184	110

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE
.23 MM THK. BLOCK WALL, B.B.MM. THK
SAND FACED PLASTER EXTERIORLY.
SAND FACED PLASTER INTERNALLY.
MATTI FLOORING
T.W.DOORS & M.S.WINDOWS.

DOOR AND WINDOW SCHEDULE

D = 1.050/2.10 — W1 = 1.80/1.20
D1= 0.90/2.10 — W2 = 1.80/0.60
D2= 0.75/2.10 — W3 = 0.90/1.20
FD= 1.80/2.10 — V1 = 0.60/0.60

ARCHITECT — OWNER (P.A.H.)

PROJECT

PROPOSED RESIDENTIAL BUILDING AT CTS NO.23, F.P.NO.22 ,TP SCHEME NO. 1,AT SWAPNA -SMRAT CO -OP -HSG SOCIETY LTD, ERANDAWANE,PUNE.

PRAKASH KULKARNI
ankur associates
Architects, Engineers & Interior Designers
Email: prakash@ankurassociates.com

DATE	SCALE	DRG. BY
04.04.18	1:100	7051/2

AREA KEY PLAN AFTER AMALGAMATION

PLOT AREA CALC. BY TRIGULATION METHOD

1.	0.5 X	62.02 X 22.89	=	709.82	SQ.M
2.	0.5 X	62.02 X 41.87	=	1298.39	SQ.M
3.	0.5 X	57.06 X 43.46	=	1240.34	SQ.M
4.	0.5 X	53.26 X 20.47	=	545.12	SQ.M
5.	0.5 X	42.32 X 6.98	=	147.70	SQ.M
6.	0.5 X	56.54 X 28.36	=	803.72	SQ.M
7.	0.5 X	59.65 X 30.10	=	897.73	SQ.M
		TOTAL	=	5643.38	SQ.M
		MIN. PLOT AREA TAKEN	=	5641.29	SQ.M

PODIUM PARKING PLAN

CARS = 19.00 SQ.M
SCOOTERS = 157.00 SQ.M

PROPOSED SITE LOCATION PLAN

BUILDING LAYOUT & GROUND FL. PLAN

CAR = 103.00 SQ.M
SCOOTER= 30.00 SQ.M
CYCLE = 110.00 SQ.M

OPEN SPACE 10%
564.12 SQ.M.

CLUB HOUSE G+1 H=6.45 M

WING-A P+STILT+12 FL. H=43.77 M 46 NOS.

WING-B P+STILT+12 FL. H=43.77 M 46 NOS.

EXISTING BUNGLOW TO BE RETAIN

EXISTING GARAGE TO BE RETAIN

EXISTING STRUCTURE TO BE DEMOLISHED

EXISTING STRUCTURE TO BE RETAIN

EXISTING 12.00 M.WIDE ROAD

ADJ. F.P.NO. 20

ADJ.F.P.NO.23

RAMP WIDTH 6.0 M.W. SLOPE 1:9

RAMP UP TO PODIUM PARKING

RAMP DN

RAMP DN TO DR.FL. PARKING

CYCLE STANDS

GATE