D.P LAYOUT 1/4

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 NO.OF TREES
= 4,687.79 SQM/ 80.00
= 58.00

Proposed Trees

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extension of the internal roads & services through this land under layout/sub-division

PUNE MUNICIPAL CORPORATION DEVELOPMENT PLAN DIVISION PUNE

T.D.R. STATEMENT

T.D.R.ORIGINATED FROM	= 1) S. NO. 539A/1(8) CTS. NO. 362&363(P) F.P. 181, GHORPADI PETH PUNE 2) G.I.D.KADI C.T.S. NO.50 (5468-1) &OTHERS 3) PARVATI S.NO.113A, F.P.538/19 4) PARVATI S.NO.121A,122A/1, PLOT NO.537 5) PARVATI (DATTAWADI) S.NO.129(P) F.P.NO.579 T.P.S. NO. III
T.D.R.USED ON	= PROPOSED RESIDENTIAL BUILDING AT CTS.NO.23, F.P.NO.22 ,TP SCHEME NO. I,AT SWAPNA -SAMRAT CO-OP-HSG SOCIETY LTD, ERANDAWANE,PUNE.
T.D.R.AREA TO BE USED	= 3428.73 SQ.M.
HEIGHT OF BUILDING	= 43.77 M
WORK STAGE PROGRESS	= WORK UNDER PROGRESS
PERIOUS COMMENCEMENT CERTIFICATE NO.	= CC/3662/15
DATE	= 01/12/2016
NO. OF FLOORS DUE TO T.D.R.	= 04 FLOORS
TOTAL PROPOSED FLOOR AREA	= 7,748.54 sq.m.
PREVIOUS AREA APPROVED	= 7,500.53 SQ.M.
FLOOR AREA THROW TDR PROP.	= 3021.46 SQ.M.
BALANCE AREA OF PROPOSED	= 3321 SQ.M.
SANCTION T.D.R/DRC NO.=	004116= 963.56 SQ.M.
SANCTION DRC NO. 4312	= 1004.31 SQ.M.
SANCTION DRC NO. 4318	= 815.61 SQ.M.
PROPOSED DRC NO./2442	= 13.29 SQ.M.
PROPOSED DRC NO. 4434	= 210.68 SQ.M.
ZONE OF LAND SURRENDERED	= 'B'

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 SAMRAT 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				

OPEN - SPACE AREA CALCULATION :

1. 0.5 X 24.96 X 12.20 = 152.25 SQ.M
2. 0.5 X 36.63 X 8.388 = 153.63 SQ.M
3. 0.5 X 36.63 X 14.10 = 258.24 SQ.M

TOTAL AREA = 564.12 SQ.M

OPEN SPACE 10%

EXISTING GARAGE AREA

1. 0.50X3.27X1.00 = 1.63 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

WATER STORAGE TANK CAP. CALCU.

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

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

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 6.39 X 1.05 =3.35 SQ.M
4. 0.5 X 6.39 X 1.22 =3.90 SQ.M
5. 0.5 X 6.35 X 1.75 =5.55 SQ.M

TOTAL = 21.26 SQ.M

R.C.C. COPING
23 M THK.BK.WALL
COMPOUND WALL SECTION
SCALE NTS.

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 57.08 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 56.64 X 28.38 = 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

BUILDING LAYOUT & GROUND FL. PLAN

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

EXISTING 12.00 M.WIDE ROAD

PROPOSED SITE 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/PR RECORD.

Ar. PRAKASH KULKARNI
CA/98/12909

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
a) AREA LEFT FOR FUTURE ROAD	---
b) TRANSFORMER & SERVICES	36.00
4) TOTAL NET AREA	5,041.17
a) AREA RETAINED FOR RAVINDRA KASAT	350.09
5) BALANCE AREA (4-4a)	4,691.08
6) ADDITIONS FOR	
a) AMINITY SPACE	
b) SANCTION ADD. T.D.R.	993.56
c) PROPOSED ADD. T.D.R.	1821.08
d) NEW PROPOSED ADD. T.D.R.	210.68
e) TRANSFORMER & SERVICES	36.00
	3,060.73
7) PERMISSIBLE F.S.I. (5+6a)	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	7,377.44
12) EXCESS BAL AREA	---
13) TOTAL B/UP AREA	7,748.54
14) PERMISSIBLE COVERAGE (20%) (5077.17 -36.00 = 2 20% =1008.23)	1008.23
15) PROPOSED COVERAGE	959.62

TENAMENT STATEMENT

TENAMENT PERMISSIBLE @ 250 T/NO.	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	121	184	110

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE.
9.13M THK BLOCK WALL & 0.10M. THK. RMC FIXED FLOOR EXTENSION.
OBD PAINT FOR WATER INTERNALLY.
MATTLE FLOORING.
T.W.DOORS & M.S.WINDOWS.

DOOR AND WINDOW SCHEDULE

D = 1.05X2.10	W1 = 1.80X1.20
D1= 0.90X2.10	W2 = 1.80X0.60
D2= 0.75X2.10	W3 = 0.90X1.20
D3= 1.80X2.10	W4 = 0.60X1.80

ARCHITECT — OWNER (P.A.H.)

PROJECT

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

ankur associates

DATE	SCALE	DRN. BY
26.04.18	1:200	705/12

पीएमसी योजना लागू/नाप तोडावाट क्र. CC/1012/18 दि.पी.ओ./झोन क्र. 6 दिनांक 13/04/18
सार्वजनिक अभिप्राय दिनांक घोषणा व घोषणाच दिनांक (झो.क्र. 6 मु.महानगरपालिका) /
उद्यान विभाग दिनांक 5G41.23 वृ.प्रा. दि. दि.
एकत्र क्र. 5G857 भेटन क्र. दि. 27/09/13
घोषणे मागे आदेश. CE/DP/13742/13

Note: ... plot as layout will be recognised as a building per ... in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Corp...