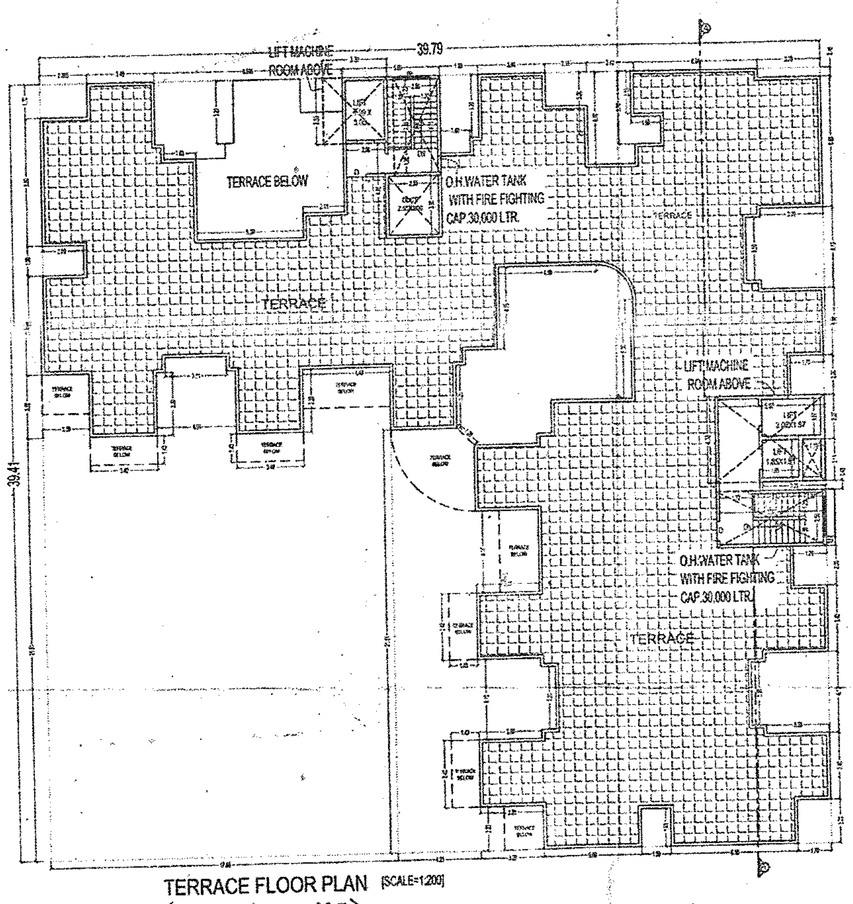
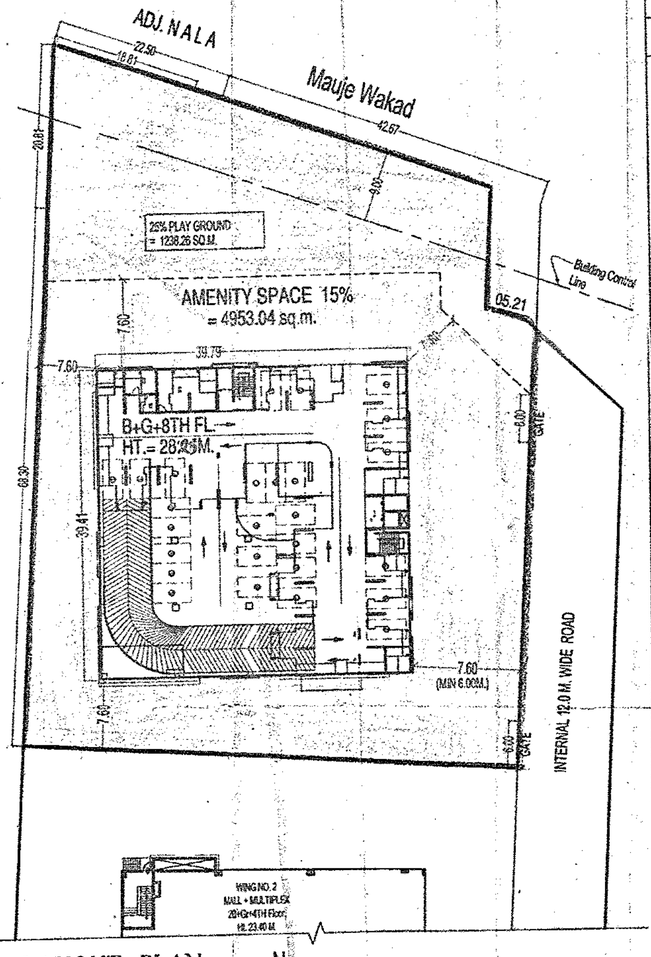
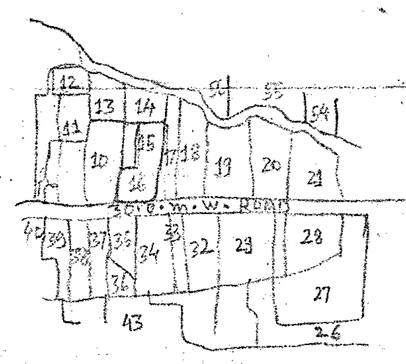




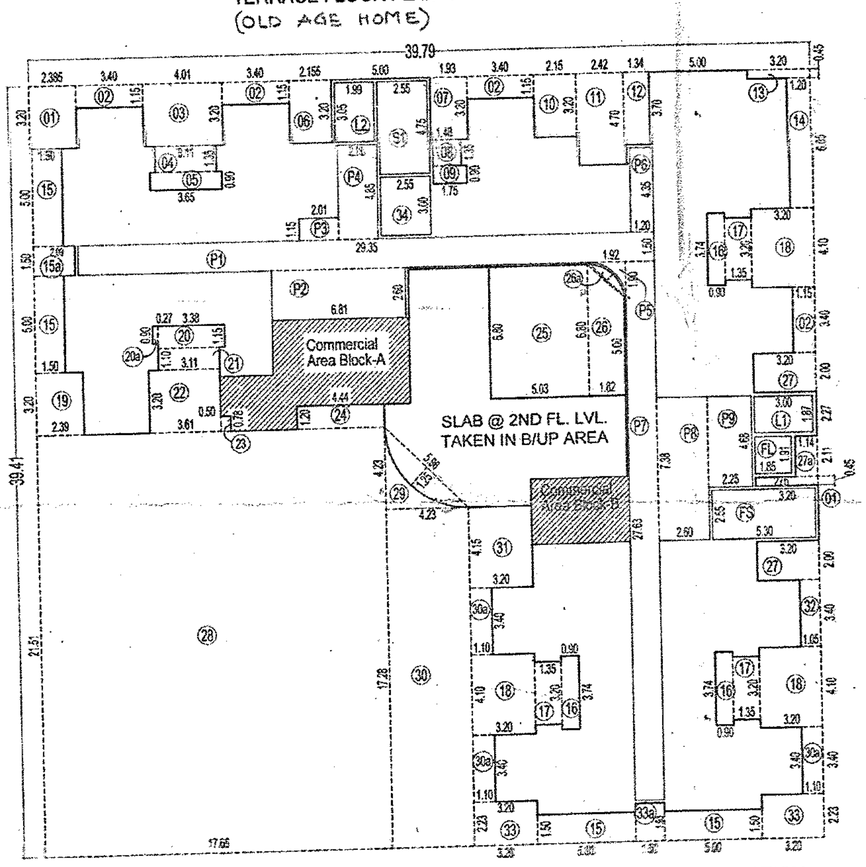
TERRACE FLOOR PLAN [SCALE=1:200]
(OLD AGE HOME)



LAYOUT PLAN
SCALE=1:500



LOCATION PLAN
SCALE N.T.S.



STAMP OF APPROVEL

01/04

AMENITY BLDG.

Recommended for approval as amended in vide A.D.T.P. Pune's Letter No. पीएमसी/नगर रचना/बां.प्र.क्र.१६३१/२१, पुणे/स.नि.क्र.४७/३३९/२०१४ Dated 2/12/2014

Assistant Director of Town Planning Pune, L.r. Pune

No PRA /NASR/532/2015
Dt. 07/05/2015
As shown in plan
Subject to the conditions mentioned in this office order No. even Dt / /20

For Collector Pune

Original Building Plans Signed by Collector Pune

F.S.I. STATEMENT IN SQ.M.

FLOOR	BUILT UP AREA			15% PERM. BALCONY	PROP. BALC.	DRY. BALC.	PASSAGE	STAIRCASE AREA		20% PERM. TERRACE	PROPOSED TERRACE	TENTS. NO.	BUILD. HT.	COVERAGE AREA
	COMM.	RESI.	TOTAL					FIRE	REGULAR					
FIRST	95.00	526.99	621.99	93.30	93.04	26.16	150.92	13.52	12.11	124.40	--	10	1ST TO 8TH FL. HT. = 23.20M. B+G+ 8TH FL. HT = 28.25M	1568.12
SECOND	--	559.00	559.00	83.85	83.55	34.12	138.61	13.52	12.11	111.80	33.00	13		
THIRD	--	559.00	559.00	83.85	83.55	34.12	138.61	13.52	12.11	111.80	26.46	13		
FOURTH	--	559.00	559.00	83.85	83.55	34.12	138.61	13.52	12.11	111.80	33.00	13		
FIFTH	--	559.00	559.00	83.85	83.55	34.12	138.61	13.52	12.11	111.80	26.46	13		
SIXTH	--	520.70	520.70	78.11	77.63	31.66	138.61	13.52	12.11	104.14	33.00	12		
SEVENTH	--	559.00	559.00	83.85	83.55	34.12	138.61	13.52	12.11	111.80	26.46	13		
EIGHTH	--	518.90	518.90	77.84	77.46	31.58	138.61	13.52	12.11	103.78	33.00	12		
TOTAL	95.00	4361.59	4456.59	653.50	686.08	260.00	1121.19	108.16	96.88	891.32	211.38	99.00	--	1568.12

LIFT & LIFT MACHINE ROOM AREA

MACHINE ROOM AREA

01)	3.30	X	3.35	X	1	=	11.06
02)	5.63	X	4.38	X	1	=	24.53
TOTAL						=	35.59

LIFT AREA

L1)	3.00	X	1.87	X	1	=	5.61
L2)	1.99	X	3.05	X	1	=	6.07
FL)	1.85	X	1.91	X	1	=	3.53
TOTAL						=	15.21

AREA STATEMENT

	SQ. MT.
1. TOTAL AREA OF THE PLOT [SACTIONED LAYOUT]	4,953.04
2. AREA UNDER R.P. ROAD WIDENING	—
3. GROSS AREA OF THE PLOT [1 - 2]	4,953.04
4. DEDUCTIONS a]. AMENITY SPACE (15%)	—
5. BALANCE AREA OF THE PLOT [3 - 4a]	4,953.04
6. DEDUCTIONS a] OWNER PLOT AREA	—
b] OPEN SPACE (10%	—
c]. INTERNAL ROAD -	—
7. NET BALANCE AREA OF THE PLOT [5 - 6a+b+c)	4,953.04
08. PERMISSIBLE F.S.I. [4953.04 X 0.75]	3,714.78
09. ADDITION AREA :- a) [3,714.78 X 20% (Paid F.S.I.]	742.96
b) INTERNAL ROAD [12.00 M. WIDE]	—
10. TOTAL PERMISSIBLE F.S.I. [8+9a]	4,457.74
11. PROPOSED RESIDENTIAL AREA	4361.59
12. PROPOSED COMMERCIAL AREA	95.00
13. TOTAL PROPOSED F.S.I. RESI.+COMM. [11+12]	4456.59
14. PERMISSIBLE COVERAGE	—
15. TOTAL PROPOSED COVERAGE	1568.12

PARKING STATMENT

		CAR	SCOOTER	CYCLE
REQUIRED PARKING				
COMM.	For 100.00 Sq.m. B/UP AREA	01	03	03
ROOM	For 5 Room	01	03	03
REQUIRED				
COMM.	For 92.89 Sq.m	01	03	03
ROOM	For 99 Room	20	60	60
TOTAL REQ. PARKING		21	63	63
PROVIDED PARKING				
BASEMENT PARK. FLOOR		29	--	--
GROUND PARK. FLOOR		07	82	100
PROP. TOTAL PARKING		37	82	100

PARKING AREA STATMENT (Sq.m)

TOTAL PARKING AREA	37 X 20 = 740.00	82 X 2.00 = 164.00	100 X 0.70 = 70.00
TOTAL	974.00 Sq.m.		

BUILT UP AREA STATEMENT FIRST FLOOR PLAN

A)	39.79	X	39.41	X	1	=	1568.12	
STANDARD DEDUCTION								
1)	2.385	X	3.20	X	1	=	7.63	
2)	3.40	X	1.15	X	4	=	15.64	
3)	4.01	X	3.20	X	1	=	12.83	
4)	3.11	X	1.35	X	1	=	4.20	
5)	3.65	X	0.90	X	1	=	3.29	
6)	2.155	X	3.20	X	1	=	6.90	
7)	1.93	X	3.20	X	1	=	6.18	
8)	1.48	X	1.35	X	1	=	2.00	
9)	1.75	X	0.90	X	1	=	1.58	
10)	2.15	X	3.20	X	1	=	6.88	
11)	2.42	X	4.70	X	1	=	11.37	
12)	1.34	X	3.70	X	1	=	4.96	
13)	3.20	X	0.45	X	1	=	1.44	
14)	1.20	X	6.65	X	1	=	7.98	
15)	1.50	X	5.00	X	4	=	30.00	
15a)	2.09	X	1.50	X	1	=	3.13	
16)	0.90	X	3.74	X	3	=	10.10	
17)	1.35	X	3.20	X	3	=	12.96	
18)	3.20	X	4.10	X	3	=	39.36	
19)	2.39	X	3.20	X	1	=	7.65	
20)	3.38	X	1.15	X	1	=	3.89	
20a)	0.27	X	0.90	X	1	=	0.24	
21)	3.11	X	1.10	X	1	=	3.42	
22)	3.61	X	3.20	X	1	=	11.55	
23)	0.50	X	0.78	X	1	=	0.39	
24)	4.44	X	1.20	X	1	=	5.33	
25)	5.03	X	6.80	X	1	=	34.20	
26)	1.82	X	0.50	+	6.80	X 5.20	10.92	
26a)	2.13	X	2.58	X	0.55	=	0.95	
27)	3.20	X	2.20	X	2	=	12.80	
27a)	1.14	X	2.11	X	1	=	2.41	
27b)	3.20	X	0.45	X	1	=	1.44	
28)	17.66	X	21.51	X	1	=	379.97	
29)	0.50	X	4.23	X	4.23	=	8.95	
Less	2.13	X	5.98	X	1.25	=	4.98	3.97
30)	4.23	X	17.23	X	1	=	73.09	
30a)	1.10	X	3.40	X	3	=	11.22	
31)	3.20	X	4.15	X	1	=	13.28	
32)	1.05	X	3.40	X	1	=	3.57	
33)	3.20	X	2.23	X	2	=	14.27	
33a)	1.50	X	1.93	X	1	=	2.90	
34)	2.55	X	3.00	X	1	=	7.65	
TOTAL						=	793.42	

AREA KEY PLAN & BUILT UP AREA CALCULATION

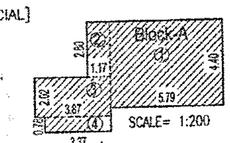
[FIRST FLOOR PLAN] [RESIDENTIAL+COMMERCIAL]

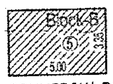
PASSAGE AREA								
P1)	29.35	X	1.50	X	1	=	44.03	
P2)	6.81	X	2.60	X	1	=	17.71	
P3)	2.01	X	1.15	X	1	=	2.31	
P4)	2.00	X	4.85	X	1	=	9.70	
P5)	0.50	X	1.92	X	1.90	=	1.82	
Less	2.13	X	2.70	X	0.57	=	1.03	0.79
P6)	1.20	X	4.35	X	1	=	5.22	
P7)	1.50	X	27.63	X	1	=	41.45	
P8)	2.60	X	7.38	X	1	=	19.19	
P9)	2.25	X	4.68	X	1	=	10.53	
TOTAL						=	150.92	
STAIRCASE AREA								
S1)	2.55	X	4.75	X	1	=	12.11	
FS)	5.30	X	2.55	X	1	=	13.52	
TOTAL						=	25.63	
LIFT AREA								
L1)	3.00	X	1.87	X	1	=	5.61	
L2)	1.99	X	3.05	X	1	=	6.07	
FL)	1.85	X	1.91	X	1	=	3.53	
TOTAL						=	15.21	
TOTAL FIRST FLOOR BUILT UP AREA =								
BLOCK AREA - (DEDUCTIONS+PASSAGE+STAIR+LIFT)								
1568.12 - (793.42 + 150.92 + 25.63 + 15.21)								
1568.12	-	985.19				=	582.94	
1ST FLOOR TOTAL BUILT UP AREA						=	582.94	

TOTAL 1ST FL. RESIDENTIAL B/UP AREA = 1ST FL. B/UP AREA - BLOCK (A+B)				
582.94	-	55.95	=	526.99
TOTAL BUILT UP AREA			=	526.99

TOTAL BUILT UP AREA STATEMENT FIRST FLOOR PLAN [Resi. + Commercial]						
526.99	+	55.95	+	39.05	=	621.99
TOTAL BUILT UP AREA					=	621.99

COVERAGE AREA =
COVERAGE AREA = TOTAL SLAB AREA
1. 39.79 X 39.41 = 1568.12 Sq.m
= 1568.12 Sq.m

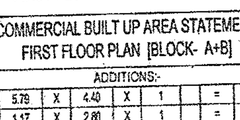




COMMERCIAL B/ UP AREA
FIRST FLOOR PLAN OFFICE+CLINIC

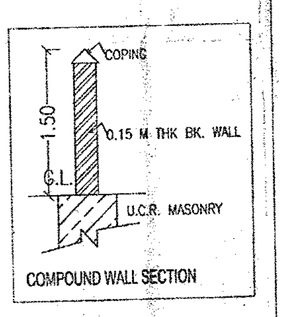
COMMERCIAL BUILT UP AREA STATEMENT FIRST FLOOR PLAN [BLOCK- A+B]

ADDITIONS:-								
1)	5.79	X	4.40	X	1	=	25.48	
2)	1.17	X	2.80	X	1	=	3.28	
3)	3.87	X	2.02	X	1	=	7.82	
4)	3.37	X	0.78	X	1	=	2.63	
5)	5.00	X	3.35	X	1	=	16.75	
TOTAL						=	55.96	



BUILT UP AREA STATEMENT FIRST FLOOR PLAN [Commercial Block-C]								
A)	10.00	X	4.12	X	1	=	41.20	
STANDARD DEDUCTION								
1)	2.15	X	1.00	X	1	=	2.15	
TOTAL						=	2.15	
FIRST FLOOR BUILT UP AREA (COMMERCIAL GYM.) =								
41.20	-	2.15				=	39.05	

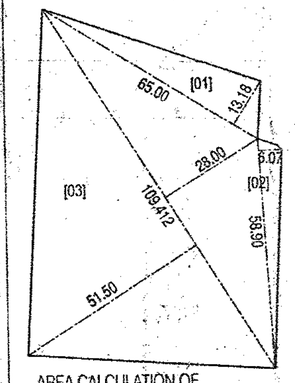
TOTAL 1ST FL. COMMERCIAL B/UP AREA = BLOCK (A+B) + BLOCK C				
55.95	+	39.05	=	95.00
TOTAL BUILT UP AREA			=	95.00



COMPOUND WALL SECTION

BALCONY AREA STATEMENT 1ST FLOOR (RESI.+COMM.)

B1)	1.50	X	5.00	X	4	=	30.00	
B2)	2.385	X	1.55	X	1	=	3.58	
B3)	3.40	X	1.15	X	4	=	15.64	
B4)	2.155	X	1.55	X	1	=	3.23	
B5)	2.15	X	1.50	X	2	=	6.45	
B6)	1.20	X	6.55	X	1	=	7.86	
B7)	1.50	X	2.00	X	2	=	6.00	
B8)	1.05	X	3.40	X	1	=	3.57	
B9)	1.10	X	3.40	X	3	=	11.22	
B10)	1.50	X	2.23	X	1	=	3.35	
TOTAL						=	90.89	
(COMMERCIAL)								
B11)	2.15	X	1.00	X	1	=	2.15	
1ST FLOOR TOTAL BALCONY (COMM.+RESI.)								
90.89	+	2.15				=	93.04	
TOTAL						=	93.04	



AREA CALCULATION OF AMENITY SPACE SCALE 1:1000

1] 13.18 X 65.00 X0.50 = 428.35 Sq.m.
2] 06.07 X 57.77 X0.50 = 175.33 Sq.m.
3] 28.00+51.50/2x109.418 = 4349.36 Sq.m.
TOTAL = 4953.04 Sq.m.

DRY BALCONY AREA STATEMENT FIRST FLOOR PLAN

DB1)	3.11	X	0.60	X	1	=	1.87
ADD	3.65	X	0.90	X	1	=	3.29
DB2)	1.48	X	0.60	X	1	=	0.89
ADD	1.75	X	0.90	X	1	=	1.58
DB3)	0.60	X	3.20	X	3	=	5.76
ADD	0.90	X	3.74	X	3	=	10.10
DB4)	1.63	X	0.60	X	1	=	0.98
ADD	1.90	X	0.90	X	1	=	1.71
TOTAL						=	26.16

LEGEND

AMENITY PLOT BOUNDARY SHOWN IN	———
PROPOSED WORK SHOWN IN	———
WATER LINE SHOWN IN	BLACK HIDDEN
DRAINAGE /STP LINE SHOWN IN	RED DASH DOT

OWNERS SIGN.	NAME AND COMPANY & SIGN.
S.P. Paranjape	SHRIKANT PARANJAPE (PAH) PSC HOUSE, ANAND COLONY OPP. PRABHAT ROAD PUNE-4

PROJECT

PROPOSED OLD AGE HOME BLDG IN AMENITY PLOT LAYOUT ON S.NO.15/5+6+7+8, 16, 17/1, 17/2/1+2, 17/3 & 18/1+2, AT HINJEWADI, PUNE.

SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS – INTERIOR DESIGNER
502 SADHANA APT., 1842, SHIVAJI NAGAR, NARVEER TANAJI WADI, PUNE 411005
TEL – 25511183, Mo.no.9371236397
e-mail : syhardikar@gmail.com

ARCHITECT'S SIGN
SANDEEP HARDIKAR
CA /90/12777

DRG. No.	SCALE	DATE	DEALT BY	REVI.
01	1:100	08.10.2014	BALAJI	SHABBIR

\\SERVER\Projects\P-JOB\01P- paranjape\01 xion\05-ATHOSHREE[AMENITY]\10-SUBMISSION\02- SUBMISSIONS\02- R1-SUB\10 SUB NEW SKTECH 0.75 F.S.I. 19.09.2014.dwg