

AREA KEY PLAN FIFTH FLOOR
SCALE 1 : 200

BUILT-UP AREA STATEMENT : FIFTH FLOOR

AREA OF BLOCK (A)= 11.65 X 21.60 = 251.64SQ.M.

STANDARD DEDUCTIONS :

1	3.65 X 1.20 =	4.38 SQ.M
2	1.75 X 2.45 X 2 =	8.58 SQ.M.
3	1.35 X 2.55 X 2 =	6.89 SQ.M.
4	0.65 X 3.60 X 2 =	9.36 SQ.M.
5	1.30 X 2.70 =	3.51 SQ.M.
6	3.65 X 1.50 =	5.48 SQ.M.
7	0.70 X 2.55 X 2 =	3.57 SQ.M.
8	0.75 X 2.70 =	1.89 SQ.M.
		34.86 SQ.M.

STAIRCASE DEDUCTIONS :

S1	3.85 X 2.70 =	10.66 SQ.M.

FIRE STAIRCASE DEDUCTIONS :

FS1	3.00 X 2.70 =	8.10 SQ.M.

TERRACE DEDUCTIONS :

T1	1.90 X 2.45 X 2 =	9.31 SQ.M.

FORMED TERRACE DEDUCTIONS :

FT1	1.05 X 3.00 X 2 =	6.93 SQ.M.

LIFT DEDUCTIONS :

L1	1.50 X 1.35 =	2.03 SQ.M.

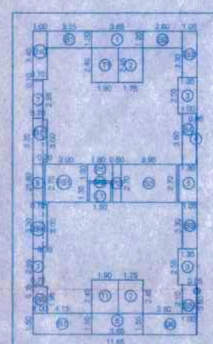
BALCONY DEDUCTIONS :

B1	3.15 X 1.20 =	3.78 SQ.M.
B2	2.80 X 1.20 =	3.36 SQ.M.
B3	1.00 X 3.60 =	3.60 SQ.M.
B4	1.00 X 2.10 =	2.10 SQ.M.
B5	3.80 X 1.50 =	5.70 SQ.M.
B6	4.15 X 1.50 =	6.22 SQ.M.
B7	1.00 X 1.95 =	1.95 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B8	0.70 X 3.30 X 1 =	2.31 SQ.M.
	0.30 X 3.00 X 1 =	0.90 SQ.M.
B9	1.00 X 3.45 =	3.45 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B10	0.70 X 3.25 =	2.27 SQ.M.
	0.30 X 3.00 =	0.90 SQ.M.
		43.85 SQ.M.

PASSAGE DEDUCTIONS :

P1	1.80 X 1.20 =	2.16 SQ.M.
P2	0.60 X 2.70 =	1.62 SQ.M.
P3	1.50 X 0.15 =	0.23 SQ.M.
		4.01 SQ.M.

TOTAL DEDUCTIONS =		112.45 SQ.M.
NET AREA = 251.64 - 112.45 =		139.19 SQ.M.



AREA KEY PLAN TYPICAL - 2ND & 4TH FLOOR
SCALE 1 :200

BUILT-UP AREA STATEMENT : 2ND & 4TH FLOOR

AREA OF BLOCK (A) = 11.65 X 21.60 = 251.64SQ.M.

STANDARD DEDUCTIONS :

1	3.65 X 1.20 =	4.38 SQ.M.
2	1.75 X 2.45 X 2 =	8.58 SQ.M.
3	1.35 X 2.55 X 2 =	6.89 SQ.M.
4	1.05 X 3.60 X 2 =	9.36 SQ.M.
5	1.30 X 2.70 =	3.51 SQ.M.
6	3.65 X 1.50 =	5.48 SQ.M.
7	0.70 X 2.55 X 2 =	3.57 SQ.M.
8	0.70 X 2.70 =	1.89 SQ.M.
		34.86 SQ.M.

STAIRCASE DEDUCTIONS :

S1	3.85 X 2.70 =	10.66 SQ.M.

FIRE STAIRCASE DEDUCTIONS :

FS1	3.00 X 2.70 =	8.10 SQ.M.

TERRACE DEDUCTIONS :

T1	1.90 X 2.45 X 2 =	9.31 SQ.M.

LIFT DEDUCTIONS :

L1	1.50 X 1.35 =	2.03 SQ.M.

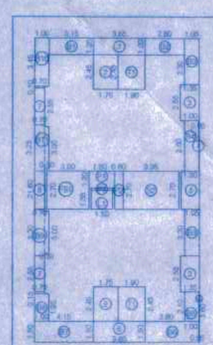
BALCONY DEDUCTIONS :

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B2	2.80 X 1.20 =	3.36 SQ.M.
B3	1.00 X 3.60 =	3.60 SQ.M.
B4	1.00 X 2.10 =	2.10 SQ.M.
B5	3.80 X 1.50 =	5.70 SQ.M.
B6	4.15 X 1.50 =	6.22 SQ.M.
B7	1.00 X 1.95 =	1.95 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B8	0.70 X 3.30 X 1 =	2.31 SQ.M.
	0.30 X 3.00 X 1 =	0.90 SQ.M.
B9	1.00 X 3.45 =	3.45 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B10	0.70 X 3.25 =	2.27 SQ.M.
	0.30 X 3.00 =	0.90 SQ.M.
		43.85 SQ.M.

PASSAGE DEDUCTIONS :

P1	1.80 X 1.20 =	2.16 SQ.M.
P2	0.60 X 2.70 =	1.62 SQ.M.
P3	1.50 X 0.15 =	0.23 SQ.M.
		4.01 SQ.M.

TOTAL DEDUCTIONS =		112.45 SQ.M.
NET AREA = 251.64 - 112.45 =		139.19 SQ.M.



AREA KEY PLAN TYPICAL - 1ST & 3RD FLOOR
SCALE 1 :200

BUILT-UP AREA STATEMENT : 1 ST & 3RD FLOOR

AREA OF BLOCK (A) = 11.65 X 21.60 = 251.64SQ.M.

STANDARD DEDUCTIONS :

1	3.65 X 1.20 =	4.38 SQ.M.
2	1.75 X 2.45 X 2 =	8.58 SQ.M.
3	1.35 X 2.55 X 2 =	6.89 SQ.M.
4	0.65 X 3.60 X 2 =	9.36 SQ.M.
5	1.30 X 2.70 =	3.51 SQ.M.
6	3.65 X 1.50 =	5.48 SQ.M.
7	0.70 X 2.55 X 2 =	3.57 SQ.M.
8	0.75 X 2.70 =	1.89 SQ.M.
		34.86 SQ.M.

STAIRCASE DEDUCTIONS :

S1	3.85 X 2.70 =	10.66 SQ.M.

FIRE STAIRCASE DEDUCTIONS :

FS1	3.00 X 2.70 =	8.10 SQ.M.

TERRACE DEDUCTIONS :

T1	1.90 X 2.45 X 2 =	9.31 SQ.M.

LIFT DEDUCTIONS :

L1	1.50 X 1.35 =	2.03 SQ.M.

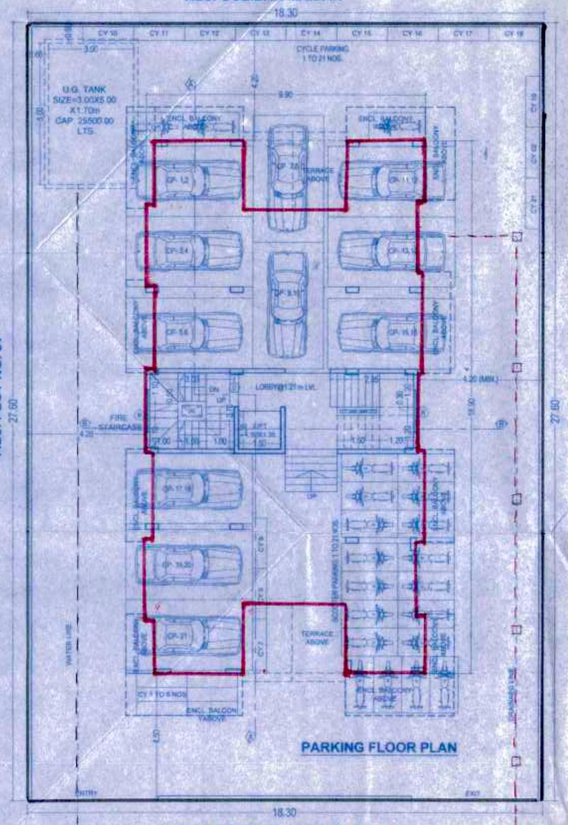
BALCONY DEDUCTIONS :

B1	3.15 X 1.20 =	3.78 SQ.M.
B2	2.80 X 1.20 =	3.36 SQ.M.
B3	1.00 X 3.30 X 2 =	6.93 SQ.M.
B4	1.00 X 3.60 =	3.60 SQ.M.
B5	1.00 X 2.10 =	2.10 SQ.M.
B6	3.80 X 1.50 =	5.70 SQ.M.
B7	4.15 X 1.50 =	6.22 SQ.M.
B8	1.00 X 1.95 =	1.95 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B9	0.70 X 3.30 X 1 =	2.31 SQ.M.
	0.30 X 3.00 X 1 =	0.90 SQ.M.
B10	1.00 X 3.45 =	3.45 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B11	0.70 X 3.25 =	2.27 SQ.M.
	0.30 X 3.00 =	0.90 SQ.M.
		43.85 SQ.M.

PASSAGE DEDUCTIONS :

P1	1.80 X 1.20 =	2.16 SQ.M.
P2	0.60 X 2.70 =	1.62 SQ.M.
P3	1.50 X 0.15 =	0.23 SQ.M.
		4.01 SQ.M.

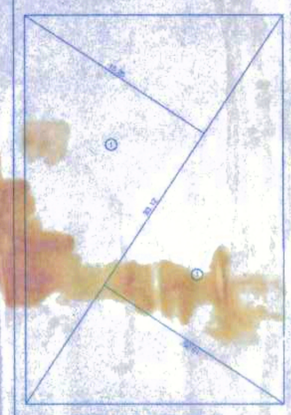
TOTAL DEDUCTIONS =		112.45 SQ.M.
NET AREA = 251.64 - 112.45 =		139.19 SQ.M.



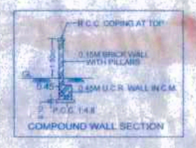
PARKING FLOOR PLAN

PLOT AREA STATEMENT

ADDITIONS :		
1	15.X 32.12 X 15.25 X 2 =	905.38SQ.M.
TOTAL ADDITIONS =		905.38SQ.M.
NET AREA = 525.68 +		905.38SQ.M.



PLOT AREA KEY PLAN
SCALE 1 : 200



COMPOUND WALL SECTION

AREA STATEMENT (IN SQ.M.)

SR. NO.	FLOOR	TOTAL BUP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	EXCESS BALCONY	STAIRCASE	FIRE STAIRCASE	PASSAGE	TERRACE	FORMED TERRACE	LIFT	LIFT MACHINE ROOM	TOTAL BUP AREA
1	PARKING	0.00		0.00		0.00	0.00	0.00	0.00	0.00			
2	FIRST	139.19		43.65		10.66	8.10	4.01	9.31	0.00			
3	SECOND	139.19	15% OF B/UP AREA	43.65		10.66	8.10	4.01	9.31	0.00			602.66
4	THIRD	139.19		43.65		10.66	8.10	4.01	9.31	0.00			
5	FOURTH	139.19		43.65		10.66	8.10	4.01	9.31	0.00			
6	FIFTH	139.19		36.70		10.66	8.10	4.01	9.31	6.93			
8	TOTAL	695.95	104.39	211.30	106.91	53.30	40.50	20.05	46.55	6.93	2.03	8.10	

PARKING CALCULATION

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
RESIDENTIAL	0 - 40	2	0	1	0	4	0	4	0
RESIDENTIAL	40 - 80	2	0	2	0	4	0	2	0
RESIDENTIAL	80 - 150	1	10	2	20	2	20	2	20
RESIDENTIAL	> 150	1	0	3	0	2	0	2	0
VISITOR PARKING 5% OF PRICRIBED PARKING AREA					1		1		1
TOTAL	REQUIRED	-	-	-	21	-	21	-	21
TOTAL	PROPOSED	-	-	-	21	-	21	-	21

WATER TANK CAPACITY CALCULATION

WATER REQUIRED IN OVERHEAD WATER TANK

CAPACITY	TENEMENTS	FACTOR	LTRS.	TOTAL (LTRS.)
RESIDENTIAL	10	5	135	6750
ADDITIONAL FIGHTING				10000
TOTAL CAPACITY OF O/H WATER TANK =				16750
SIZE = 3.00 X 2.70 X 1.20 m			=	16800
WATER REQUIRED IN U/G WATER TANK				25125
SIZE = 2.00 X 5.00 X 1.70 m				25500

CARPET AREA STATEMENT

UNIT	PERMISSIBLE MINIMUM CARPET	PROPOSED MINIMUM CARPET
LIV/DIN	9.50	20.64
KITCHEN	5.00	5.00
BEDROOM	9.50	9.50
STUDY	7.50	8.42
STORE	----	6.67
TOILET	2.80	3.16

COVERAGE AREA STATEMENT

1	COVERAGE = B/UP + TERRACE		SQ.M
2	MAXIMUM B/UP AREA		139.19
3	TERRACE AREA	1st FLOOR	9.31
		2nd FLOOR	9.31
4	TOTAL COVERAGE AREA		157.81

TDR STATEMENT

1	TOTAL PLOT AREA	502.00
2	F.S.I. PERMISSIBLE (1.00)	502.00
3	T.D.R. PERMISSIBLE (40%)	200.80
4	SLUM AREA PERMISSIBLE (20%)	100.40
5	PERMISSIBLE FLOOR AREA	903.20

TENEMENT STATEMENT

a	NET PLOT AREA	502.00
b	AREA FOR TENEMENTS	502.00
c	PERMISSIBLE TENEMENTS 25SQ.M.	13
d	PROPOSED TENEMENTS	10



LOCATION PLAN
SCALE 1 : 1000

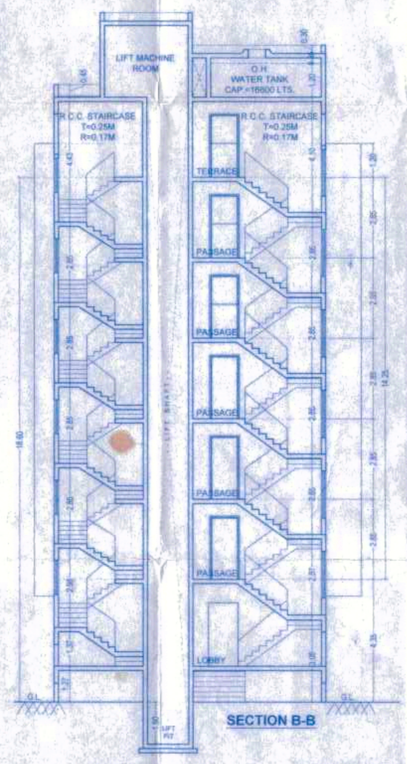
BALCONY AREA STATEMENT : TYPICAL 1ST TO 4TH FLOOR

B1	3.15 X 1.20 =	3.78 SQ.M.
B2	2.80 X 1.20 =	3.36 SQ.M.
B3	1.00 X 3.60 =	3.60 SQ.M.
B4	1.00 X 2.10 =	2.10 SQ.M.
B5	3.80 X 1.50 =	5.70 SQ.M.
B6	4.15 X 1.50 =	6.22 SQ.M.
B7	1.00 X 1.95 =	1.95 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B8	0.70 X 3.30 X 1 =	2.31 SQ.M.
	0.30 X 3.00 X 1 =	0.90 SQ.M.
B9	1.00 X 3.45 =	3.45 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B10	0.70 X 3.25 =	2.27 SQ.M.
	0.30 X 3.00 =	0.90 SQ.M.
TOTAL AREA	=	43.65 SQ.M.
FLOOR X 4	=	174.60 SQ.M.

BALCONY AREA STATEMENT : 5TH FLOOR

B1	3.15 X 1.20 =	3.78 SQ.M.
B2	2.80 X 1.20 =	3.36 SQ.M.
B3	1.00 X 3.60 =	3.60 SQ.M.
B4	1.00 X 2.10 =	2.10 SQ.M.
B5	3.80 X 1.50 =	5.70 SQ.M.
B6	4.15 X 1.50 =	6.22 SQ.M.
B7	1.00 X 1.95 =	1.95 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B8	0.70 X 3.30 X 1 =	2.31 SQ.M.
	0.30 X 3.00 X 1 =	0.90 SQ.M.
B9	1.00 X 3.45 =	3.45 SQ.M.
	0.70 X 0.15 =	0.105 SQ.M.
B10	0.70 X 3.25 =	2.27 SQ.M.
	0.30 X 3.00 =	0.90 SQ.M.
		43.65 SQ.M.
TOTAL PROPOSED BALCONY AREA	=	174.60+36.70
	=	211.30 SQ.M.

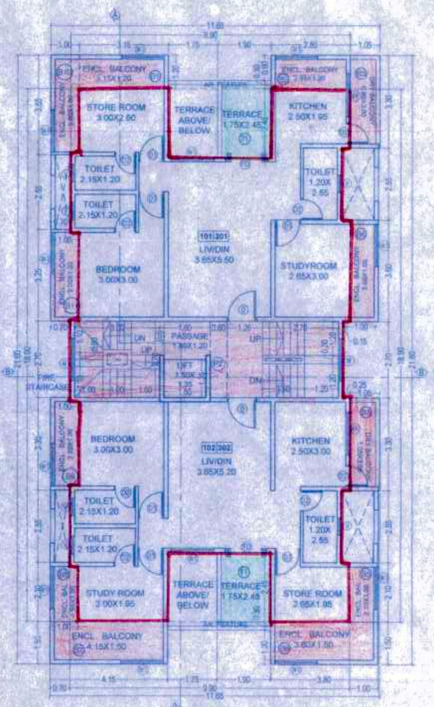
SECTION A-A



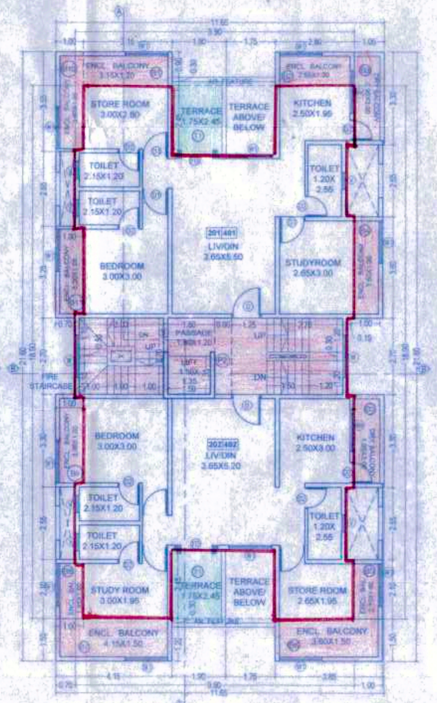
SECTION B-B



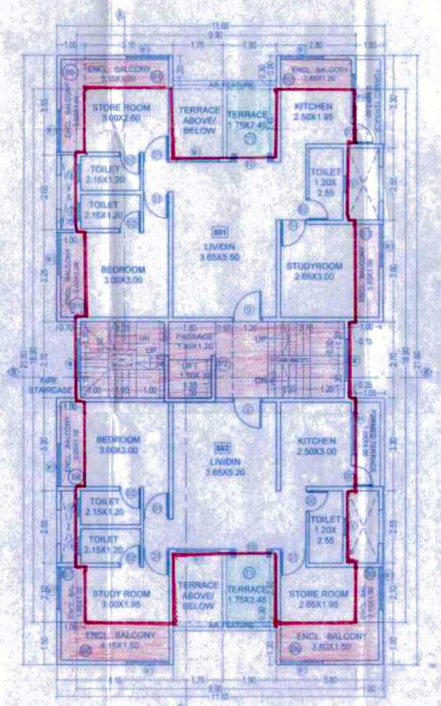
FRONT SIDE ELEVATION



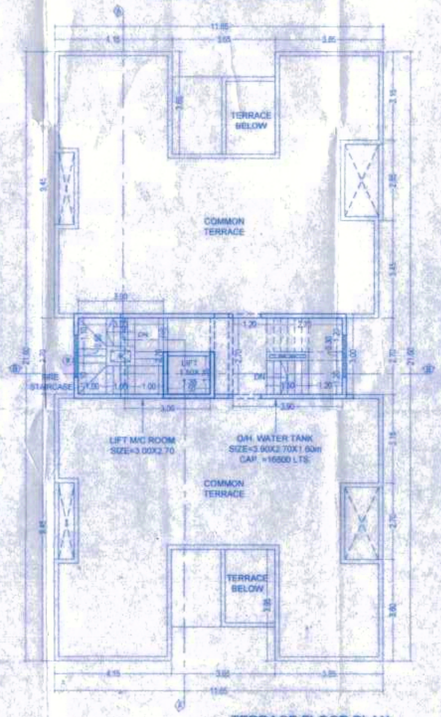
FIRST & THIRD FLOOR PLAN



SECOND & FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

STAMP OF APPROVAL 1 / 1

Residential
Revised 04.16/10/15

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2216/15

Building Inspector Assistant Engineer P.M.C. 23/10

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

AREA STATEMENT

S.NO.		AREA STATEMENT	SQ.M.
1	a	AREA OF PLOT AS PER 7/12	502.00
	b	AREA OF PLOT AS PER DEMARCATION	505.08
	c	MINIMUM AREA CONSIDERED	502.00
2		DEDUCTION FOR	
	a	ROAD AREA	0.00
	b	PROPOSED AREA	0.00
	c	ANY RESERVATIONS	0.00
	d	TOTAL DEDUCTION	0.00
3		NET AREA OF PLOT (1c-2d)	502.00
4		ADDITION FOR F.A.R. 3a	0.00
		TOTAL B/UP AREA 3b	0.00
		PROPOSED -> FOR 3c	0.00
5		TOTAL AREA	502.00
6		F.S.I. PERMISSIBLE	
	a	F.S.I. FOR COMMERCIAL	0.00
	b	F.S.I. FOR RESIDENTIAL (1.00)	502.00
	c	TDR AREA PERMISSIBLE (40%) FOR AMENITY	200.67
	d	SLUM AREA PERMISSIBLE (20%)	100.33
7		PERMISSIBLE FLOOR AREA 6(a+b+c+d)	803.00
8		EXISTING FLOOR AREA	0.00
9		PROPOSED AREA	
	a	COMMERCIAL	0.00
	b	RESIDENTIAL	696.96
	c	EXCESS PASSAGE TAKEN IN F.S.I.	0.00
	d	EXCESS BALCONY TAKEN IN F.S.I.	106.91
10		TOTAL B/UP AREA 9(a+b+c+d)	803.96
11		F.A.R. CONSUMED (1.60)	1.60
12		BALANCE AREA	0.14
13		PERMISSIBLE COVERAGE 1/2	251.00
14		PROPOSED COVERAGE	157.81
15		PERMISSIBLE TENEMENTS	13
16		PROPOSED TENEMENTS	10

SCHEDULE OF OPENINGS

1	D	1.00 X 2.25	1	W	1.50 X 1.35
2	D1	0.90 X 2.25	2	W1	1.50 X 1.65
3	D2	0.75 X 2.25	3	WL	1.50 X 1.10
4	FD	1.50 X 2.25	4	V	0.60 X 1.10

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME / RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME:- OWNER'S SIGN

M/S. ACHAL PROMOTERS - AAKASH PARTNERS
Mr. ACHALCHAND W. JAIN

SITE ADD.:-

PROPOSED RESIDENTIAL BUILDING FOR S. NO.589 B ,PLOT. NO. 80 , AT. MUNJERI, PUNE.

PROJECT: SURVEY NO :
PLOT NO. :80 S. NO. 589 B
FINAL PLOT NO: PETH MUNJERI, PUNE

ARCHITECT: JAIDEEP S. DESHPANDE
CA/2003/31278
ARCHITECT'S SIGN

ELEMENT 5
ARCHITECTURAL DESIGN STUDIO

OFFICE NO.2 & 3 1ST FLOOR, SWAYAMBHU BLDG. SUJAY GARDEN, 12 MUKUNDNAGAR, PUNE 411037
Tel no: (020) 30461331. email : elemental_jsd@yahoo.co.in

JOB NO.	REVISION NO.	SCALE	DRAWN BY	CHECKED BY
-	R1	1:100	AMOL	JD

INWARD NO.	ADCR/213/15	DATE	05-09-2015
KEY NO.	%%dEAAAKAAE	SHEET NO.	1 / 1

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