STAMP OF APPROVAL

LAYOUT PLAN

TOWN PLANNING & VALUATION DEPTT. ASSISTANT DIRECTOR OF TOWN PLANNING PUNE BRANCH

Recommended for approval as amended in Joint I.D. (P. Pune's Letter No. [illegible] Dated 21/2/2013

Assistant Director of Town Planning Pune Division

उपविभागीय अधिकारी, मावळ उपविभाग, पुणे यांजकडील आदेश क्र.एल.ए/एल.डब्ल्यू/[illegible]/2092 दि.2/19/2093 अन्वये मंजूर.

उपविभागीय अधिकारी, मावळ उपविभाग, पुणे.

SUB DIVISIONAL OFFICER MAVAL SUB DIVISION PUNE

TRUE COPY CERTIFICATE

I,Parvez Jamadar have examined originals of sanctioned plans vide commencement letter No.CC/19/2014 Dt.28/1/2013 and certify that I have checked it personally and are found correct as per the plans originally approved.

Date:3/5/14

PARVEZ JAMADAR ARCHITECT

PARKING AREA STATEMENT

AS PER R.P PROVISION

TYPE OF TENEMENT	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
COMMERCIAL	01	01	01			
TOTAL BUILTUP ---	FOR 100 SQ.M. COMMERCIAL)					
TENEMENT HAVING CARPET AREA UP TO 40 SQ.M. (PROPOSED 68 TENEMENTS)	00	01	01	00	68	68
	(FOR 1 TENEMENT)					
TENEMENT HAVING CARPET AREA 40 TO 80 SQ.M. (PROPOSED 204 TENEMENTS)	01	02	02	102	204	204
	(FOR 2 TENEMENT)					
TENEMENT HAVING CARPET AREA ABOVE 80 SQ.M. (PROPOSED -- TENEMENTS)	01	02	02			
	(FOR 1 TENEMENT)					
VISITOR'S PARKING (PROPOSED 272 TENEMENTS)	01	01	01	28	28	28
	(FOR 10 TENEMENT)					
TOTAL PARKING				130	300	350
				130X20.00	300X3.00	350X1.40
TOTAL PARKING AREA = 3,920.00 SQ.M.				2,600.00	900.00	420.00

A,B,C WING.

FLOOR	UP TO 40 SQ.M.	41 TO 80 SQ.M.	81 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	----	101 TO 112	----	+ 12 + ---- = 12
SECOND	----	201 TO 212	----	+ 12 + ---- = 12
THIRD	----	301 TO 312	----	+ 12 + ---- = 12
FOURTH	----	401 TO 412	----	+ 12 + ---- = 12
TOTAL	----	----	----	+ 48 + ---- = 48

D WING.

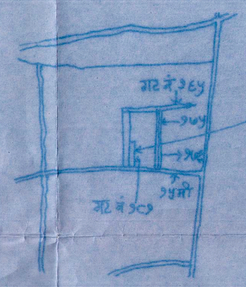
FLOOR	UP TO 40 SQ.M.	41 TO 80 SQ.M.	81 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	110	101 TO 109 111 112	----	01 + 11 + ---- = 12
SECOND	210	201 TO 209 211 212	----	01 + 11 + ---- = 12
THIRD	310	301 TO 309 311 312	----	01 + 11 + ---- = 12
FOURTH	410	401 TO 409 411 412	----	01 + 11 + ---- = 12
TOTAL	----	----	----	04 + 44 + ---- = 48

F WING.

FLOOR	UP TO 40 SQ.M.	41 TO 80 SQ.M.	81 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	101,110	101,102,105,106 107,108,111,112	----	04 +08+ ---- = 12
SECOND	210	201,202,205,206 207,208,211,212	----	04 + 08 + ---- = 12
THIRD	301, 310	301,302,305,306 307,308,311,312	----	08 + ---- + ---- = 08
FOURTH				
TOTAL	----	----	----	16 + 16 + ---- = 32

E WING.

FLOOR	UP TO 40 SQ.M.	41 TO 80 SQ.M.	81 ABOVE SQ.M.	TOTAL
GROUND				
FIRST				
SECOND				
THIRD				
FOURTH				
TOTAL				



LOCATION PLAN

PROPOSED F.S.I. STATEMENT

BLDG./ WING	NO OF BLDG.	NO OF FLOOR	HT. OF BLDG. FROM GR.FL.	HT. OF BLDG. FROM STR.T.R.	TENEMENT NO.	TOTAL COVERAGE	TOTAL F.S.I.	TOTAL LIFT SQ.M.	LIFT M.R.M. SQ.M.	PERMISSIBLE BALCONY 1/3 PERIPHERY R.M.	PROPOSED BALCONY R.M.
A	1 NO.	P+4	14.60 M.	11.56 M.	48 NO.	675.54	2,692.11	3.35	9.00	299.67 R.M.	296.08 R.M.
B	1 NO.	P+4	14.60 M.	11.56 M.	48 NO.	675.54	2,692.11	3.35	9.00	299.67 R.M.	296.08 R.M.
C	1 NO.	P+4	14.60 M.	11.56 M.	48 NO.	675.54	2,692.11	3.35	9.00	299.67 R.M.	296.08 R.M.
D	1 NO.	P+4	14.60 M.	11.56 M.	48 NO.	568.92	2,265.63	3.35	9.00	282.17 R.M.	232.82 R.M.
E	1 NO.	P+3	11.71 M.	8.67 M.	32 NO.	366.92	1,468.67	3.35	9.00	195.05 R.M.	180.22 R.M.
F	1 NO.	P+4	14.60 M.	11.56 M.	48 NO.	390.40	1,551.55	3.35	9.00	224.20 R.M.	221.44 R.M.
TOTAL	6 NO.				272 NO.	3,554.86	13,362.18	20.10	54.00	1,597.25 R.M.	1,526.72 R.M.
CLUB HOUSE	1 NO.	G+0	3.34 M.			0,122.98	0,122.98				
TOTAL						3,677.84	13,485.16	20.10	54.00	1,597.25 R.M.	1,526.72 R.M.

12.0 M. WIDE INTERNAL ROAD AREA CALCULATION

6) 0.50 X (11.28 + 11.95) X 133.21 = 1,547.23 SQ.M.
7) 0.50 X (16.88 + 11.80) X 64.10 = 711.89 SQ.M.
8) 0.50 X (11.94 + 11.96) X 113.12 = 1,351.78 SQ.M.
9) 0.50 X (11.54 + 11.29) X 40.07 = 456.19 SQ.M.
10) 0.50 X 5.50 X 50.54 = 138.56 SQ.M.
11) 0.50 X 6.00 X 60.21 = 180.63 SQ.M.
TOTAL = 4,386.70 SQ.M.

TENEMENT STATEMENT

A)PROPOSED F.S.I. = 13,362.18 SQ.M.
B)NON RESIDENCIAL =
A-B = 13,362.18 SQ.M.
PERM. TENE.= NET AREA OF PLOT X 0.0257/H
(13,362.18X0.025)=334.05 NOS. SAY= 334 NOS.
PROPOSED TEN. = 272 NOS

WATER STATEMENT

WING	NO OF TENEMENT	NO OF PERSONS/TEN.	LTRS/PERSON	TOTAL CAPACITY	RAY O.H. WATER TANK CAPACITY LTRS.	U.G. WATER TANK CAPACITY 1.5 R.M. DEPTH
WING A	48 NO.	5 NO.	135.00	32,400	33,000.00	49,500.00
WING B	48 NO.	5 NO.	135.00	32,400	33,000.00	49,500.00
WING C	48 NO.	5 NO.	135.00	32,400	33,000.00	49,500.00
WING D	48 NO.	5 NO.	135.00	32,400	33,000.00	49,500.00
WING E	32 NO.	5 NO.	135.00	21,600	33,000.00	49,500.00
WING F	48 NO.	5 NO.	135.00	32,400	33,000.00	49,500.00
TOTAL	272 NO.				1,98,000.00	2,97,000.00

AREA STATEMENT BEFORE AMALGAMATION

GAT NO.	AREA AS PER STRANGULATION	AREA AS PER 7/12 EXTRACT	MINIMUM AREA
GAT NO 181	8,292.55 SQ.M.	8,200.00 SQ.M.	8,200.00 SQ.M.
GAT NO 183	15,305.00 SQ.M.	15,000.00 SQ.M.	15,000.00 SQ.M.
TOTAL	23,507.55 SQ.M.	23,500.00 SQ.M.	23,500.00 SQ.M.

AREA STATEMENT AFTER AMALGAMATION

GAT NO	AREA AS PER STRANGULATION	AREA AS PER 7/12 EXTRACT	MINIMUM AREA
GAT NO 181 + 183	23,507.55 SQ.M.	23,500.00 SQ.M.	23,500.00 SQ.M.
TOTAL	23,507.55 SQ.M.	23,500.00 SQ.M.	23,500.00 SQ.M.

TENEMENT STATEMENT

WING	TENEMENT UP TO 40	TENEMENT 41 TO 60	TENEMENT 81 ABOVE	TENEMENT TOTAL
WING A	----	48 NOS	----	48 NOS
WING B	----	48 NOS	----	48 NOS
WING C	----	48 NOS	----	48 NOS
WING D	04 NOS	44 NOS	----	48 NOS
WING E	16 NOS	16 NOS	----	32 NOS
WING F	48 NOS	----	----	48 NOS
TOTAL	68 NOS	204 NOS	----	272 NOS

(LIG) TENEMENT STATEMENT

A)PROPOSED F.S.I. = 13,362.18 SQ.M.
B) NON RESIDENTIAL =
(A-B) = 13,362.18 SQ.M.
20/25%
PERM. TENE.= NET PROPOSED F.S.I X 20% / 40
(13,362.18 X20%)=2,672.43 SQ.M. / 40 SQ.M.
= 66.81 NOS. SAY=67 NOS.
PERMISSIBLE TEN = 67 NOS
PROPOSED TEN. = 72 NOS

EXISTING 9.0 M. WIDE CANAL AREA CALCULATION

1) 0.50 X 11.32 X 80.26 = 333.88 SQ.M.
2) 0.50 X 9.00 X 94.74 = 426.33 SQ.M.
TOTAL = 760.21 SQ.M.

EXISTING 9.0 M. WIDE ROAD AREA CALCULATION

3) 0.50 X 5.76 X 98.65 = 284.11 SQ.M.
4) 0.50 X 11.44 + 3.60) X 94.74 = 286.11 SQ.M.
TOTAL = 570.22 SQ.M.

12.0 M. WIDE ROAD WIDENING AREA CALCULATION

1) 0.50 X (7.29 + 7.25) X 34.64 = 251.83 SQ.M.
2) 0.50 X (7.42 + 7.39) X 43.61 = 322.93 SQ.M.
TOTAL = 574.76 SQ.M.

15.0 M. WIDE ROAD WIDENING AREA CALCULATION

1) 0.50 X (7.29 + 7.25) X 34.64 = 251.83 SQ.M.
2) 0.50 X (7.42 + 7.39) X 43.61 = 322.93 SQ.M.
TOTAL = 574.76 SQ.M.

PLOT AFTER AMALGAMATION AS PER TRIANGULATION GAT NO.181+183

1) 0.50 X 64.00 X 29.00 = 928.00 SQ.M.
2) 0.50 X 193.00 X 35.00 = 3,377.50 SQ.M.
3) 0.50 X 193.00 X 39.00 = 3,763.50 SQ.M.
4) 0.50 X 201.00 X 40.00 = 4,020.00 SQ.M.
5) 0.50 X 201.00 X 32.00 = 3,216.00 SQ.M.
6) 0.50 X 200.05 X 40.00 = 4,001.00 SQ.M.
7) 0.50 X 200.05 X 42.00 = 4,201.05 SQ.M.
TOTAL = 23,507.55 SQ.M.

(MIG) TENEMENT STATEMENT

A)PROPOSED F.S.I. =13,362.18 SQ.M.
B) NON RESIDENTIAL =
(A-B) = 13,362.18 SQ.M.
10%
PERM. TENE.= NET PROPOSED F.S.I X 10% / 60
(13,362.18 X10%)=1,336.22 SQ.M. / 60 SQ.M.
= 22.27 NOS. SAY =23 NOS.
PERMISSIBLE TEN = 23 NOS
PROPOSED TEN. =204 NOS

AMENITY SPACE AREA CALCULATION (15%)

1) 0.50 (18.74 + 28.52) X 30.12 = 1,409.73 SQ.M.
2) 0.50 (16.44 + 36.01) X 64.10 = 1,738.90 SQ.M.
TOTAL = 3,148.47 SQ.M.

REQUIRED AMENITY SPACE 15% = 3,148.47 SQ.M.
PROPOSED AMENITY SPACE 15% = 3,148.47 SQ.M.

OPEN SPACE AREA CALCULATION (10%)

1) 0.50 (12.13 + 11.25) X 37.11 = 431.37 SQ.M.
2) 0.50 (12.24 + 12.09) X 32.06 = 384.98 SQ.M.
3) 0.50 (25.50 + 25.86) X 51.84 = 1,326.63 SQ.M.
TOTAL = 2,098.98 SQ.M.
REQUIRED OPEN SPACE 10% = 2,098.98 SQ.M.
PROPOSED OPEN SPACE 10% = 2,098.98 SQ.M.

PLOT BEFORE AMALGAMATION AS PER TRIANGULATION GAT NO.183

a. 0.50 X 64.00 X 29.00 = 928.00 SQ.M.
b. 0.50 X 193.00 X 35.00 = 3,377.50 SQ.M.
c. 0.50 X 193.00 X 39.00 = 3,763.50 SQ.M.
d. 0.50 X 201.00 X 40.00 = 4,020.00 SQ.M.
e. 0.50 X 201.00 X 32.00 = 3,216.00 SQ.M.
TOTAL = 15,305.00 SQ.M.
AREA AS PER DOCUMENT = 15,300.00SQ.M.

GAT NO.181

1. 0.50 X 200.05 X 40.00 = 4,001.00 SQ.M.
2. 0.50 X 200.05 X 42.00 = 4,201.05 SQ.M.
TOTAL = 8,292.55 SQ.M.

AREA STATEMENT

	AREA SQ.M.
1) AREA AS PER 7/12	23,500.00
a) AREA AS PER TRIANGULATION	23,507.55
b) AREA AS PER MEASUR.	23,500.00
c) AREA AS PER APPLICANT/ AREA UNDER PROPOSED	23,500.00
2) DEDUCTIONS	
a) AREA UNDER EXISTING 9.0 M. WIDE CANAL	760.21
b) AREA UNDER EXISTING 9.0 WIDE ROAD	570.22
c) AREA UNDER 12.0 WIDE ROAD WIDENING	808.03
d) AREA UNDER 15.0 WIDE ROAD WIDENING	574.76
3) NET AREA OF PLOT	20,989.78
4) DEDUCTIONS FOR -	
a) REQUIRED AMENITY SPACE AREA (15%) 20,989.78 SQM X 15%	3,148.47
b) PROVIDED AMENITY SPACE AREA (15%) 21,000.61 SQM X 15%	3,148.47
5) NET PLOT AREA	17,841.31
6) PERMISSIBLE F.S.I. (.75)	13,380.98
PROPOSED F.S.I.	13,362.18
a) AREA UNDER INTERNAL ROAD	4,386.70
b) AREA UNDER REQUIRED OPEN SPACE (10 %) 20,989.78 SQM X 10%	2,098.98
b) AREA UNDER PROPOSED OPEN SPACE (10 %) 20,989.78 SQM X 10%	2,098.98

TENEMENT STATEMANT

a)PERMISSIBLE F.S.I.	13,362.18
b) LOSS DUE OF NON RESI AREA (SHOP ETC)	
c) F.S.I. AS PERMANENT (a-b)	13,362.18
d) TENEMENT PERMISSIBLE (25/0.40)	334 NOS
e) TENEMENT PROPOSED TOTAL TENEMENT (A+G)	272 NOS

LEGEND

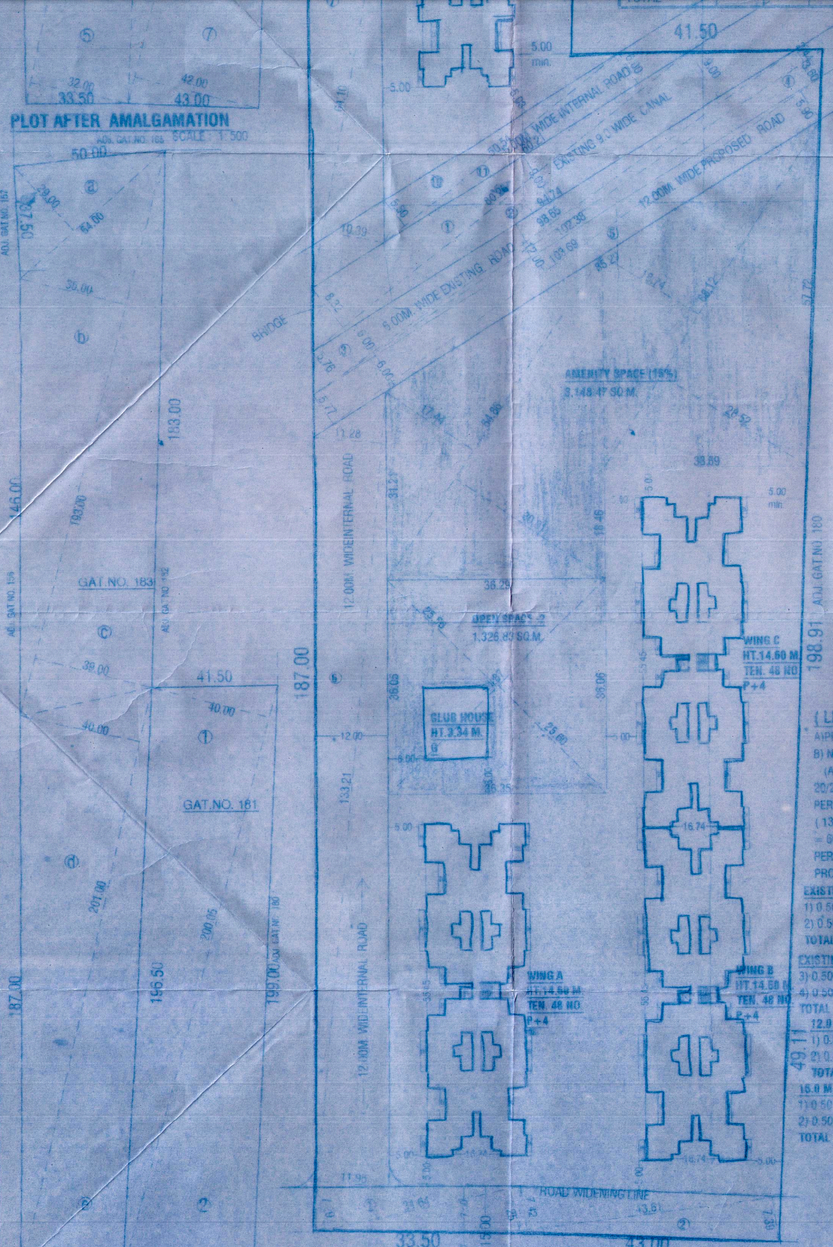
EXISTING/DEMOLISHED BUILDING
PROPOSED WORK SHOWN
BUILDING CONSTRUCTED AS PER SANCTIONED
UNDER CONSTRUCTED AS PER SANCTION PLAN
BUILDING CONSTRUCTED WITHOUT PERMISSION
UNDER CONSTRUCTED WITH OUT PERMISSION
STRUCTURE TO BE DEMOLISHED
OPEN BALCONY SHOWN
TERRACE / SHOWN
ENCLOSED BALCONY SHOWN
PASSAGE & STAIRCASE SHOWN
EXISTING STREET / ROAD SHOWN
ROAD WIDENING SHOWN
DRAINAGE & SEWERAGE WORK SHOWN

PROJECT

PROPOSED GROUP HOUSING BUILDING ON GAT NO. 181 + 183 AT DINDORAJWADI,TAL SHIRUR, PUNE.

FOR ASTERIK INFRASTRUCTURE

MR. HARISH FUTARMAL SOLANKI

DRG. NO.	1	8	
DRAWN BY	PARVEZ		
CHECKED BY			

PARVEZ JAMADAR AND ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS