TRUE COPY CERTIFICATE
I, Parvez Jamadar have examined originals of sanctioned plans vide commencement letter No. CC/016/2012 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

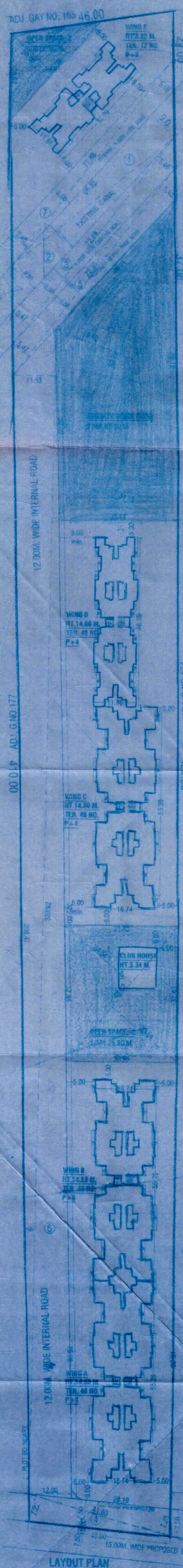
STAMP OF APPROVAL

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

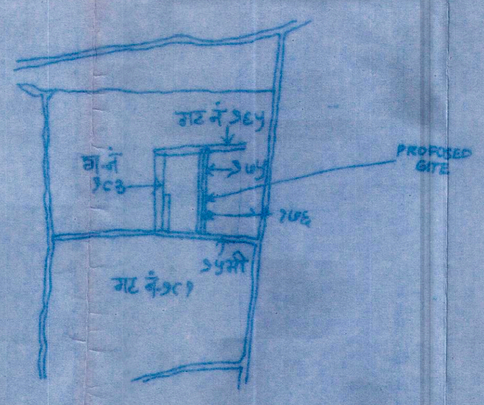
Recommended for approval as amended in ..... vide A. D. T. P. Pune's Letter No. ..... Dated .....
Assistant Director of Town Planning Pune, Pune

उपविभागीय अधिकारी, मावळ
उपविभाग, पुणे यांचेकडील आदेश
क्र.एनए/एसआर/१४९/२०१२
दि. २५/९/२०१३
बाबत पोहोच.
उपविभागीय अधिकारी, मावळ
उपविभाग, पुणे.

SUB DIVISIONAL OFFICER MAVAL SUB DIVISION PUNE



LAYOUT PLAN



LOCATION PLAN

A.B.C WING

FLOOR	UP TO 40 SQ.M	41 TO 60 SQ.M	61 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 60 SQ.M	61 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

E WING

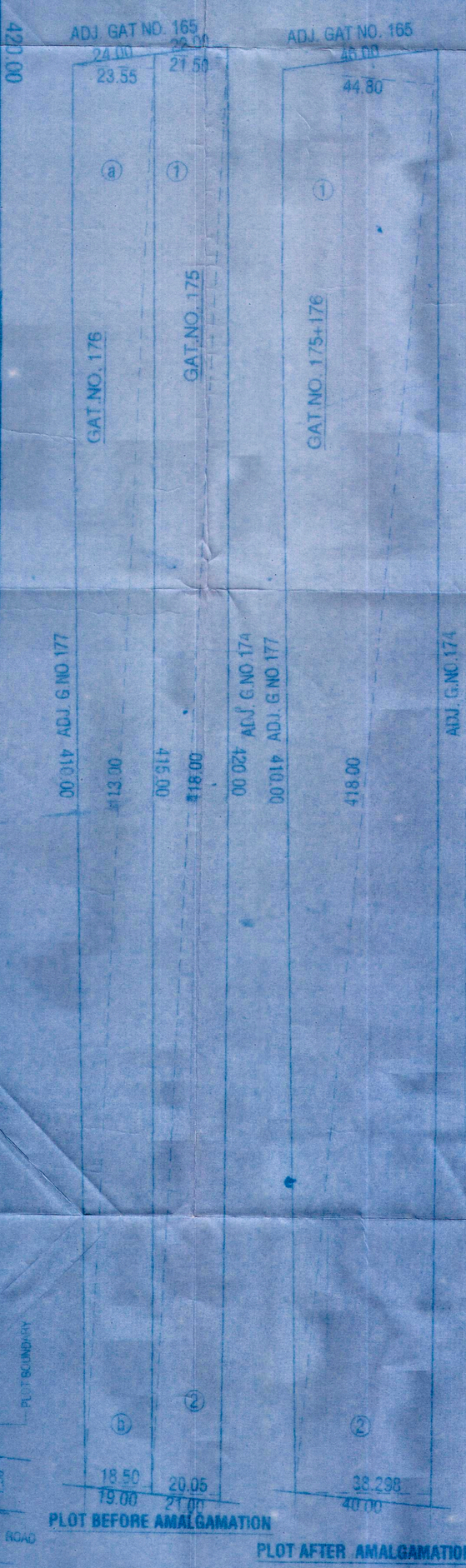
FLOOR	UP TO 40	41 TO 60 SQ.M	61 ABOVE SQ.M	TOTAL
GROUND				
FIRST	101 TO 108	——	——	08 + — + — = 08
SECOND	201 TO 204	——	——	04 + — + — = 04
THIRD		——	——	
FOURTH		——	——	
TOTAL		——	——	12 + — + — = 12

TENEMENT STATEMENT

WING	TENEMENT UP TO 40	TENEMENT 41 TO 60	TENEMENT 61 ABOVE	TENEMENT TOTAL
WING A	——	48 NOS	——	48 NOS
WING B	——	48 NOS	——	48 NOS
WING C	——	48 NOS	——	48 NOS
WING D	48 NOS	——	——	48 NOS
WING E	12 NOS		——	12 NOS
TOTAL	60 NOS	144 NOS	——	204 NOS

PROPOSED F.S.I. STATEMENT

BLDG./ WING	NO OF BLDG	NO OF FLOOR	HT. OF BLDG. FROM GR FL	HT. OF BLDG. FROM STILT FL	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.	11.71 M.	48 NO.	675.54	2,692.11	3.35	9.00	298.64 R.M.	298.08 R.M.
B	1 NO.	P+4	14.60 M.	11.71 M.	48 NO.	675.54	2,692.11	3.35	9.00	298.64 R.M.	298.08 R.M.
C	1 NO.	P+4	14.60 M.	11.71 M.	48 NO.	675.54	2,692.11	3.35	9.00	298.64 R.M.	298.08 R.M.
D	1 NO.	P+4	14.60 M.	11.71 M.	48 NO.	390.40	1,551.55	3.35	9.00	224.20 R.M.	221.44 R.M.
E	1 NO.	P+2	8.82 M.	5.78 M.	12 NO.	252.76	0,384.46	3.35	9.00	76.99 R.M.	70.26 R.M.
TOTAL	5 NO.				204 NO.	2,669.78	10,012.34	16.75	45.00	1,197.11 R.M.	1,185.94 R.M.
CLUB HOUSE	1 NO.	G+0	3.34 M.			0,116.96	0,116.96				
TOTAL						2,786.76	10,129.32	16.75	45.00	1,197.11 R.M.	1,185.94 R.M.



PLOT BEFORE AMALGAMATION

PLOT AFTER AMALGAMATION

AREA STATEMENT BEFORE AMALGAMATION

GAT NO	AREA AS PER STRANGULATION	AREA AS PER 7/12 EXTRACT	MINIMUM AREA
GAT NO 175	8,701.82 SQ.M.	8,700.00 SQ.M.	8,700.00 SQ.M.
GAT NO 176	8,7004.00 SQ.M.	8,700.00 SQ.M.	8,700.00 SQ.M.
TOTAL	17,405.82 SQ.M.	17,400.00 SQ.M.	17,400.00 SQ.M.

AREA STATEMENT AFTER AMALGAMATION

GAT NO	AREA AS PER STRANGULATION	AREA AS PER 7/12 EXTRACT	MINIMUM AREA
GAT NO 175 + 176	17,405.82 SQ.M.	17,400.00 SQ.M.	17,400.00 SQ.M.
TOTAL	17,405.82 SQ.M.	17,400.00 SQ.M.	17,400.00 SQ.M.

WATER STATEMENT

WING	NO OF TENEMENT	NO OF PERSONS/TEN.	LTRS/PERSON	TOTAL CAPACITY	ISAY O.H. WATER TANK CAPACITY 1/3	G.L. WATER TANK CAPACITY 2/3
WING A	48 NO.	5 NO.	135.00	32,400.00	33,000.00	49,500.00
WING B	48 NO.	5 NO.	135.00	32,400.00	33,000.00	49,500.00
WING C	48 NO.	5 NO.	135.00	32,400.00	33,000.00	49,500.00
WING D	48 NO.	5 NO.	135.00	32,400.00	33,000.00	49,500.00
WING E	12 NO.	5 NO.	135.00	8,100.00	22,000.00	33,000.00
TOTAL	212 NO.				1,54,000.00	2,31,000.00

PARKING AREA STATEMENT

AS PER R.P PROVISION

TYPE OF TENEMENT	REQUIRED CAR	REQUIRED SCOOTER	REQUIRED CYCLE	PROVIDED CAR	PROVIDED SCOOTER	PROVIDED CYCLE
COMMERCIAL TOTAL BUILTUP =	01 (FOR 100 SQ.M. COMMERCIAL)	01	01			
TENEMENT HAVING CARPET AREA UP TO 40 SQ.M (PROPOSED 60 TENEMENTS)	00	01 (FOR 1 TENEMENT)	01	00	60	00
TENEMENT HAVING CARPET AREA 40 TO 60 SQ.M (PROPOSED 141 TENEMENTS)	01	02 (FOR 2 TENEMENT)	02	72	144	144
TENEMENT HAVING CARPET AREA ABOVE 60 SQ.M (PROPOSED -- TENEMENTS)	01	02 (FOR 1 TENEMENT)	02			
VISITOR'S PARKING (PROPOSED 204 TENEMENTS)	01	01 (FOR 10 TENEMENT)	01	21	21	21
TOTAL PARKING				93	225	225
				93X20.00	225X3.00	225X 1.40
TOTAL PARKING AREA = 2,850.00 SQ.M.				1,860.00	675.00	315.00

INTERNAL ROAD AREA CALCULATION

6) 0.50 X (11.53 + 12.00) X 320.92 = 3,775.62 SQ.M.
7) 0.50 X (5.46 + 5.46) X 72.83 = 397.65 SQ.M.
TOTAL = 4,173.27 SQ.M.

TENEMENT STATEMENT

A) PROPOSED F.S.I. = 10,012.34 SQ.M.
B) NON RESIDENCIAL =
(A-B) = 10,012.34 SQ.M.
PERM. TENA. = NET AREA OF PLOT X 0.025 T/H
(10,012.34X0.025) = 250.31 NOS. SAY = 250 NOS.
PROPOSED TEN. = 212 NOS

(MIG) TENEMENT STATEMENT

A) PROPOSED F.S.I. = 10,012.34 SQ.M
B) NON RESIDENTIAL =
(A-B) = 10,012.34 SQ.M.
TOTAL
PERM. TENE. = NET PROPOSED F.S.I X 10% / 60
(10,012.34 X10%) = 1,001.23 SQ.M. / 60 SQ.M.
= 16.69 NOS. SAY = 17 NOS.
PERMISSIBLE TEN = 17 NOS
PROPOSED TEN. = 144 NOS

(LIG) TENEMENT STATEMENT

A) PROPOSED F.S.I. = 10,012.34 SQ.M.
B) NON RESIDENTIAL =
(A-B) = 10,012.34 SQ.M.
20/25%
PERM. TENE = NET PROPOSED F.S.I X 20% / 40
(10,012.34X20%) = 2,002.47 SQ.M. / 40 SQ.M.
= 50.06 NOS. SAY = 50 NOS
PERMISSIBLE TEN = 50 NOS
PROPOSED TEN. = 60 NOS

15.0 M. WIDE ROAD WIDENING AREA CALCULATION

4) 0.50 X (7.22 + 7.25) X 41.63 = 301.19 SQ.M
TOTAL = 301.19 SQ.M.

12.0 M. WIDE ROAD WIDENING AREA CALCULATION

5) 0.50 X (5.47 + 5.42) X 72.39 = 394.15 SQ.M.
TOTAL = 394.16 SQ.M.

AMENITY SPACE AREA CALCULATION (15%)

1) 0.50 (19.12 + 31.16) X 99.75 = 2,356.87 SQ.M.
TOTAL = 2,356.87 SQ.M.
REQUIRED AMENITY SPACE 15% = 2,356.87 SQ.M.
PROPOSED AMENITY SPACE 15% = 2,356.87 SQ.M.

OPEN SPACE AREA CALCULATION (10%)

a) 0.50 (34.54 + 23.84) X 46.62 = 1,175.25 SQ.M.
b) 0.50 X 98.00 X 46.38 = 396.00 SQ.M.
TOTAL = 1,571.25 SQ.M.
REQUIRED OPEN SPACE 10% = 1,571.25 SQ.M.
PROPOSED OPEN SPACE 10% = 1,571.25 SQ.M.

EXISTING 9.0 WIDE CANAL AREA CALCULATION

1) 0.50 X 9.00 X 66.32 = 298.44 SQ.M.
2) 0.50 X 9.00 X 66.12 = 297.54 SQ.M.
TOTAL = 595.98 SQ.M.

EXISTING 6.0 M. WIDE ROAD AREA CALCULATION

3) 0.50 X(5.47+5.46) X 72.49 = 396.16 SQ.M.
TOTAL = 396.16 SQ.M.

PLOT AFTER AMALGAMATION

AS PER TRIANGULATION GAT.NO.175+176
1. 0.50 X 418.00 X 41.60 = 9,363.20 SQ.M.
2. 0.50 X 420.00 X 38.298 = 8,042.58 SQ.M.
TOTAL = 17,405.82 SQ.M.
AREA AS PER DOCUMENT = 17,400.00 SQ.M.

PLOT BEFORE AMALGAMATION

AS PER TRIANGULATION GAT.NO.176
a. 0.50 X 413.00 X 23.55 = 4,863.07 SQ.M.
b. 0.50 X 415.00 X 18.50 = 3,838.75 SQ.M.
TOTAL = 8,701.82 SQ.M.
AREA AS PER DOCUMENT = 8,700.00 SQ.M.

GAT.NO.175

1. 0.50 X 418.00 X 21.50 = 4,493.50 SQ.M.
2. 0.50 X 420.05 X 20.05 = 4,210.50 SQ.M.
TOTAL = 8,704.00 SQ.M.
AREA AS PER DOCUMENT = 8,700.00 SQ.M.

AREA STATEMENT	AREA SQ.M.
1) AREA AS PER 7/12	17,400.00
b) AREA AS PER DETAILED TRIANGULATION	17,405.82
c) AREA AS PER MINIMUM	17,400.00
a) AREA AS PER APPLICANT AREA UNDER PROPOSED	17,400.00
2) DEDUCTIONS	
a) AREA UNDER EXISTING 9.0 M. WIDE CANAL	595.98
b) AREA UNDER EXISTING 6.0 M. WIDE ROAD	396.16
c) AREA UNDER 12.0 M. WIDE ROAD WIDENING	394.16
d) AREA UNDER 15.0 M. WIDE ROAD WIDENING	301.19
3) NET AREA OF PLOT	15,712.51
4) DEDUCTIONS FOR :	
a) REQUIRED AMENITY SPACE AREA (15%) 15,712.51 SQM X 15%	2,356.87
a) PROVIDED AMENITY SPACE AREA (15%) 15,712.51 SQM X 15%	2,356.87
5) NET PLOT AREA	13,355.64
6) PERMISSIBLE F.S.I (.75)	10,016.73
PROPOSED F.S.I	10,012.34
b) AREA UNDER INTERNAL ROAD	4,173.27
b) AREA UNDER REQUIRED OPEN SPACE (10 %)	1,571.25
b) AREA UNDER PROPOSED OPEN SPACE (10 %)	1,571.25
TENAMENT STATEMANT	
a) PERMISSIBLE F.S.I.	10,012.34
b) LESS DED OF NON RESI AREA (SHOP ETC)	—
c) AREA OF TENEMENT (a-b)	10,012.34
d) TENEMENT PERMISSIBLE (250T/H)	250 NO.
e) TENEMENT PROPOSED TOTAL TENEMENT (A+C)	204 NO.
f) LEGEND	

PLOT BOUNDARY SHOWN THICK BLACK
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
DRY BALCONY SHOWN
DOUBLE HT. 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. 175 & 176 AT DINGRAJWADI, TAL SHIRUR, PUNE.

FOR : ASTERIK INFRASTRUCTURE

MR. HARISH FUTARMAL SOLANKI

SCALE : 1:500	CHECKED BY :	DRG. NO	ORIENTATION
DATE : 30/10/2012	REVISION NO. :	1 / 6	N
APPROVED BY : PARVEZ			
DELT BY : LAXMAN NIRAV			

PARVEZ JAMADAR
PARVEZ JAMADAR AND ASSOCIATES
ARCHITECTS AND INTERIOR DESIGNERS
OFFICE NO. 1, BHARAT ARCADE, GEN. THIMMAYA ROAD, OPPOSITE POOLGATE POLICE CHOWKEY, NEXT TO TALWARKARS GYM, CAMP, PUNE - 411001
PHONE : 2632733 MOBILE : 9822092146 E-MAIL : arch_parvez@sify.com