LAYOUT PLAN

STAMP OF APPROVALS

"सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील Environment Clearance प्रमाणपत्र मिळविल्यास अधिन राहून मंजुर करणेत आले आहेत. प्रस्तुत प्रमाणपत्र मिळाले शिवाय प्रत्यक्ष बांधकाम/विकास करता येणार नाही."

TENAMENT STATEMENT : (TOWER 1 TO 16)																				
S.NO	AREA OF TENAMENT	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6 (LHS)	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	TOWER-11A	TOWER-12	TOWER-13	TOWER-14	TOWER-15	TOWER-16	TOTAL TENAMENT
1	UPTO 50 SQ.M	--	--	64	64	64	--	--	--	--	--	--	--	--	--	--	--	--	252
2	BET 50 - 100 SQ.M	112	176	176	176	176	--	112	176	32	--	136	136	--	94	94	94	32	1452
3	ABOVE 100 SQ.M	--	--	--	--	--	136	--	--	--	12	--	--	12	--	--	--	--	160
	TOTAL	112	176	240	240	240	136	112	176	32	12	136	136	12	94	94	94	32	1864

F.S.I STATEMENT (TOWER 1 TO 16)											
TOWER	BUILT UP AREA	STAIRCASE FIRE	REGULER LIFT	FIRE LIFT	LMR	GROUND COVERAGE	EXCESS REFUGE	FLOOR	TENEMENT	TOTAL B/UP AREA
1	13726.47	971.04	9.50	4.75	61.29	544.47	126.30	P1+P2+26	112	15443.62
2	14636.95	774.18	11.30	11.30	98.92	786.10	---	P1+P2+22	176	16618.75
3	23031.41	706.86	14.25	14.25	76.00	1157.27	67.24	P1+P2+22	240	25697.28
4	24231.59	706.86	19.00	9.50	148.53	1226.17	77.60	P1+P2+22	240	26421.25
5	23031.41	706.86	14.25	14.25	76.00	1157.27	67.24	P1+P2+P3+22	240	25697.28
6 (A+B)	19100.10	323.00	9.50	9.50	83.66	1205.38	126.22	P1+P2+17	136	20900.73
7	13726.47	971.04	9.50	4.75	61.29	544.47	126.30	P1+P2+26	112	15443.62
8	14636.95	774.18	11.30	11.30	98.92	786.10	---	P1+P2+22	176	16618.75
9	2744.73	146.76	11.30	11.30	98.92	786.10	---	P1+P2+P3+P4+3	32	3790.11
10	1704.92	104.04	4.75	4.75	67.40	602.37	---	P1+P2+P3+P4+3	12	2518.23
11	11476.96	598.23	11.30	11.30	98.92	786.10	---	P1+P2+17	136	12962.80
11 A	11476.96	598.23	11.30	11.30	98.92	786.10	---	P1+P2+17	136	12962.80
12	1704.92	104.04	4.75	4.75	67.40	602.37	---	P1+P2+ 3	12	2518.23
13	485.94	34.68	9.50	4.75	61.29	544.47	---	P1+P2+P3+1	04	1160.23
14	485.94	34.68	9.50	4.75	61.29	544.47	---	P1+P2+P3+1	04	1160.23
15	485.94	34.68	9.50	4.75	61.29	544.47	---	P1+P2+P3+1	04	1160.23
16	2744.73	146.76	11.30	11.30	98.92	786.10	---	P1+P2+3	32	3790.11
TOTAL	179941.17	7724.12	181.80	148.55	1418.35	13531.76	589.90		1864	203535.87

TOTAL BUILT UP AREA = (BUILT UP + REG LIFT + LMR + EXCESS REFUGE) = 179941.17+ 181.80 + 1418.35 + 589.90 = 182131.22

PARKING STATEMENT:								
			REQUIRED PARKING			PROPOSED PARKING		
S.NO		NO OF TENAMENT	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
1	UPTO 50 SQM	252	00	315	315	00	315	315
2	BET 50 - 100 SQM	1452	484	1452	1452	484	1452	1452
3	ABOVE 100 SQM	160	00	160	160	00	160	160
	TOTAL	1864	484	1927	1927	484	1927	1927
	AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS							
	TOTAL REQUIRED / PROPOSED PARKING		846	2891	2891	846	2891	2891

INTERNAL ROAD WIDENING AREA CALCULATION
S. NO. 9 TO 14 (BY TRIANGULATION METHOD)

HISSA NO 1/1 TO 1/11		
1.	0.5 X 812.79 X 5.19 =	3326.38 SQ.M
2.	0.5 X 816.48 X 8.25 =	3367.28 SQ.M
	TOTAL =	6693.66 SQ.M

HISSA NO 1/15		
1.	0.5 X 35.26 X 8.12 X 2 =	286.31 SQ.M
2.	0.5 X 34.60 X 4.85 X 2 =	167.81 SQ.M
	TOTAL =	454.12 SQ.M

HISSA NO 1/17 & 1/18		
1.	0.5 X 68.09 X 8.22 =	279.43 SQ.M
2.	0.5 X 68.09 X 8.10 =	275.24 SQ.M
3.	0.5 X 68.77 X 5.38 =	184.98 SQ.M
4.	0.5 X 68.77 X 4.52 =	155.42 SQ.M
	TOTAL =	908.08 SQ.M

HISSA NO. 1/29 TO 1/28		
1.	0.5 X 34.44 X 8.24 =	141.86 SQ.M
2.	0.5 X 34.44 X 8.03 =	138.28 SQ.M
3.	0.5 X 34.25 X 8.22 =	140.61 SQ.M
4.	0.5 X 34.25 X 8.31 =	142.35 SQ.M
5.	0.5 X 35.94 X 8.34 =	149.72 SQ.M
6.	0.5 X 35.94 X 8.12 =	145.76 SQ.M
7.	0.5 X 35.50 X 8.13 =	144.08 SQ.M
8.	0.5 X 35.50 X 8.12 =	144.37 SQ.M
9.	0.5 X 34.85 X 8.11 =	141.32 SQ.M
10.	0.5 X 34.89 X 8.13 =	141.67 SQ.M
11.	0.5 X 36.63 X 8.16 =	149.45 SQ.M
12.	0.5 X 36.63 X 8.13 =	148.90 SQ.M
13.	0.5 X 35.20 X 8.12 =	142.91 SQ.M
14.	0.5 X 35.20 X 8.09 =	142.26 SQ.M
	TOTAL =	2905.06 SQ.M

HISSA NO 1/20 TO 1/26		
1.	0.5 X 70.09 X 10.02 =	351.00 SQ.M
2.	0.5 X 70.09 X 10.35 =	362.56 SQ.M
3.	0.5 X 35.28 X 10.00 =	176.40 SQ.M
4.	0.5 X 35.28 X 9.94 =	175.34 SQ.M
5.	0.5 X 36.31 X 9.88 =	179.37 SQ.M
6.	0.5 X 36.31 X 9.97 =	181.01 SQ.M
7.	0.5 X 34.81 X 9.64 =	167.94 SQ.M
8.	0.5 X 34.81 X 9.64 =	167.79 SQ.M
9.	0.5 X 35.67 X 9.71 =	174.15 SQ.M
10.	0.5 X 35.67 X 9.75 =	175.00 SQ.M
	TOTAL =	2111.01 SQ.M

HISSA NO 1/28		
1.	0.5 X 35.26 X 8.12 X 2 =	286.31 SQ.M
2.	0.5 X 34.54 X 4.37 =	75.47 SQ.M
3.	0.5 X 34.54 X 3.94 =	68.04 SQ.M
	TOTAL =	429.82 SQ.M

OPEN SPACE - 3 AREA STATEMENT		
ADDITIONS :-		
1.	0.5 X 58.08 X 24.20 =	610.68 SQ.M
2.	0.5 X 77.86 X 15.22 =	591.14 SQ.M
3.	0.5 X 99.74 X 8.77 =	437.36 SQ.M
4.	0.5 X 99.74 X 35.52 =	1770.52 SQ.M
5.	0.5 X 61.54 X 30.13 =	927.10 SQ.M
6.	0.5 X 61.54 X 36.37 =	1118.30 SQ.M
7.	0.5 X 65.99 X 34.08 =	1124.47 SQ.M
8.	0.5 X 78.18 X 36.97 =	1446.16 SQ.M
9.	0.5 X 78.18 X 15.25 =	596.12 SQ.M
	TOTAL =	9623.41 SQ.M
TOTAL ADDITIONS =		
10. AREA AS PER POLYLINE =		87.49 SQ.M
11. AREA AS PER POLYLINE =		83.07 SQ.M
12. AREA AS PER POLYLINE =		8.18 SQ.M
TOTAL (9623.41 + 175.72) =		175.72 SQ.M
TOTAL =		9799.12 SQ.M

OPEN SPACE - 3
SCALE - 1:2000

AMENITY SPACE - 1
SCALE - 1:2000

AMENITY SPACE - 1 (BY TRIANGULATION METHOD)		
1.	0.5 X 100.84 X 55.42 =	2794.28 SQ.M
2.	0.5 X 72.88 X 6.97 =	253.99 SQ.M
	TOTAL ADDITIONS =	3048.27 SQ.M

OPEN SPACE - 2 AREA CALCULATION BY TRIANGULATION METHOD		
ADDITIONS :-		
1.	39.59 X 44.35 =	1755.37 SQ.M
	TOTAL ADDITIONS =	1755.37 SQ.M
DEDUCTIONS		
2.	AS PER POLYLINE =	1.83 SQ.M
3.	AS PER POLYLINE =	2.36 SQ.M
NET AREA = 1755.37- 4.19 = 1751.19 SQ.M.		

OPEN SPACE - 2
SCALE - 1:2000

AMENITY SPACE - 2
SCALE - 1:2000

AMENITY SPACE - 2 (BY TRIANGULATION METHOD)		
1.	0.5 X 224.10 X 34.16 =	3827.53 SQ.M
2.	0.5 X 224.10 X 33.67 =	3795.13 SQ.M
	TOTAL ADDITIONS =	7622.76 SQ.M

AMENITY SPACE - 3
SCALE - 1:2000

AMENITY SPACE - 3 (BY TRIANGULATION METHOD)		
1.	0.5 X 140.89 X 51.70 =	3634.25 SQ.M
2.	0.5 X 140.89 X 51.57 =	3625.11 SQ.M
	TOTAL ADDITIONS =	7259.36 SQ.M

OPEN SPACE - 1 AREA STATEMENT		
1	46.34 X 47.17 =	2138.69 SQ.M
2	19.00 X 10.37 =	200.83 SQ.M
3	38.40 X 43.35 =	1717.10 SQ.M
4	57.46 X 25.05 =	1439.97 SQ.M
5	36.37 X 22.20 =	745.21 SQ.M
6	0.50 x 29.84 X 14.42 =	297.94 SQ.M
	TOTAL =	6549.72 SQ.M
ADDITIONS :-		
7.	AREA AS PER POLYLINE =	7.72 SQ.M
8.	AREA AS PER POLYLINE =	7.72 SQ.M
9.	AREA AS PER POLYLINE =	2.52 SQ.M
		18.00 SQ.M
TOTAL ADDITIONS =		6567.72 SQ.M
DEDUCTIONS :-		
10.	AREA AS PER POLYLINE =	7.72 SQ.M
11.	AREA AS PER POLYLINE =	7.72 SQ.M
12.	AREA AS PER POLYLINE =	1.82 SQ.M
13.	AREA AS PER POLYLINE =	5.53 SQ.M
14.	AREA AS PER POLYLINE =	2.30 SQ.M
15.	AREA AS PER POLYLINE =	2.33 SQ.M
		27.42 SQ.M
TOTAL (6567.72 - 27.42) =		6540.30 SQ.M

OPEN SPACE - 1
SCALE - 1:2000

AMENITY SPACE - 4
SCALE - 1:2000

AMENITY SPACE - 4 (BY TRIANGULATION METHOD)		
1.	0.5 X 222.79 X 34.22 =	3811.26 SQ.M
2.	0.5 X 222.79 X 33.93 =	3778.95 SQ.M
	TOTAL ADDITIONS =	7590.20 SQ.M

TOTAL AMENITY AREA (1+2+3+4)
3048.27 + 7622.76 + 7259.36 + 7590.20 = 25520.59 sq.m

TOTAL OPEN SPACE AREA (1+2+3)
9792.12 + 1751.19 + 6540.30 = 17013.60 sq.m

LOCATION PLAN

LAYOUT PLAN
SCALE - 1:2000

A	AREA STATEMENT
1	TOTAL PLOT AREA AS PER 7/12
2	PLOT AREA AS PER DEMARCATION
3	MINIMUM AREA CONSIDERED
4	DEDUCTIONS FOR:
	a) AREA UNDER GREEN BELT
	b) AREA UNDER ROAD WIDENING
5	BALANCE PLOT AREA (3 - 4)
6	REQUIRED AMENITY (15% OF 5)
	a) PROPOSED AMENITY
7	R) REQUIRED OPEN SPACE (10% OF 5)
	c) PROPOSED OPEN SPACE
8	NET PLOT AREA (5 - 6A X 90%)
9	PERMISSIBLE FSI (1.20 X 8)
10	PERMISSIBLE PAID FSI (20% OF 9)
11	TOTAL PERMISSIBLE FSI (9 + 10)
12	PROPOSED BUILT UP AREA

No FRN /N.A.SR/ 3 /
Dt. 23 / 03 /2013
Sanctioned as shown in red.
Subject to the conditions mentioned in this office order No. as on Dt.

Collector

Original Building Pl
Signed
Collector P

PROJECT :

PROPOSED GROUP HOUSING PROJECT AT S.NO. 9 T
HISSA.NO.1/1+1/2+1/3+1/4+1/6+1/6+1/7+1/8+1/9+1/10+
1/15+1/17+1/18+1/20+1/21+1/22+1/23+1/24+1/25+1/26+
AT : MUNDHAWA, TAL : PUNE CITY, DIST : PUNE.

NAME OF OWNER / DEVELOPER :

PINK CO-OPERATIVE HOUSING SOCIETY LTD & SHARAD CO-O HOUSING SOCIETY LTD
THROUGH
OXFORD REALTY LLP
501/SENGHISTON COURT,LANE NO.5, KOREGAON PARK, PUNE

MR. ANIRUDHA U. SEOLEKAR (DESIGNATED PARTNER)
MR. AMANDE (AUTHORISED SI

ARCHITECT

SCALE	DATE	DRAWN BY	C
1:2000	23/01/2015	SAYTHIK	

AR ABHIJIT KOND
CRYSTAL AR
5, Shilpa Chambers, J.M. Road,411005
Shivajinagar, Pune - 411005.
Tel/Fax: +91-020-25530014
email: abhiraade@gmail.com
Architecture | Urban Planning | Interior
CA/95/23733

LAYOUT PLAN

SHEET NO. 1 / 85

STAMP OF APPROVAL

F.S.I STATEMENT (BLDG 1 TO 16 + SHOP)

BLDG	BUILT UP RESI.	BUILT UP SHOP	PERMISSIBLE BALCONY	PROPOSED BALCONY	STAIRCASE REGULAR	STAIRCASE FIRE	PERM. TERRACE	PROP. TERRACE	LIFT AREA REG.	LIFT AREA FIRE	LWR AREA REG.	LWR AREA FIRE	PROPOSED REFUGE	EXCESS REFUGE	FLOOR	PROP. TENEMENTS	PARKING SLAB AREA	GROUND COVERAGE	TOTAL BUP AREA
1	11700.13	—	1754.94	1754.13	----	471.24	2339.92	891.09	4.75	9.50	16.74	33.48	77.00	—	P1 + P2 + 28	112		590.47	13458.53
2	10268.23	—	1689.38	1736.87	----	771.12	2691.23	1369.75	11.30	11.30	39.66	39.66	100.00	—	P1 + P2 + 24	192		946.82	18176.94
3	20665.70	—	3080.87	3080.45	----	385.44	4121.57	1813.61	14.25	14.25	61.73	61.73	178.68	34.68	P1 + P2 + 24	284	26890.59	1271.06	27557.10
4	21448.80	—	3217.37	3203.83	----	771.12	4289.83	1785.59	14.25	14.25	61.73	61.73	147.94	—	P1 + P2 + P3 + 24	288		1306.52	28759.58
5	20665.74	—	3080.90	3080.60	----	385.44	4121.57	1813.61	14.25	14.25	61.73	61.73	178.68	34.68	P1 + P2 + P3 + 24	284		1271.06	27557.10
6A & 6B	16188.15	—	2427.91	2423.93	----	572.22	3237.17	1061.66	9.50	19.00	40.00	72.98	91.00	—	P1 + P2 + 17	136	6073.04	1346.11	21810.35
7	13726.47	—	2058.97	----	----	971.04	2745.29	----	9.50	4.75	33.48	27.81	201.30	126.30	P1 + P2 + 28	112		544.47	15518.82
8	14835.95	—	2225.54	----	-----	774.18	2967.39	----	11.30	11.30	49.46	49.46	97.00	—	P1 + P2 + 22	176	24880.90	766.10	16615.75
9	2744.73	—	411.71	----	-----	140.76	548.95	-----	11.30	11.30	49.46	49.46	-----	—	P1+P2+P3+P4+4	32		766.10	3703.11
10	1704.92	—	255.74	----	-----	104.94	340.98	-----	4.75	4.75	42.62	24.78	----	—	P1+P2+P3+P4+3	12		552.37	2516.25
11	11476.85	—	1721.54	----	-----	598.23	2295.39	----	11.30	11.30	49.46	49.46	72.75	—	P1 + P2 + 17	136	8865.12	766.10	13955.55
11A	11476.85	—	1721.54	----	-----	598.23	2295.39	----	11.30	11.30	49.46	49.46	72.75	—	P1 + P2 + 17	136		766.10	13955.55
12	1704.92	—	255.74	----	-----	104.94	340.98	-----	4.75	4.75	42.62	24.78	----	—	P1 + P2 + 3	12		552.37	2516.25
13	465.54	—	74.33	----	-----	34.56	98.11	-----	9.50	4.75	33.48	27.81	----	—	P1 + P2 + P3 + 1	04	27102.26	544.47	1150.25
14	465.54	—	74.33	----	-----	34.56	98.11	-----	9.50	4.75	33.48	27.81	----	—	P1 + P2 + P3 + 1	04		544.47	1150.25
15	465.54	—	74.33	----	-----	34.56	98.11	-----	9.50	4.75	33.48	27.81	----	—	P1 + P2 + P3 + 1	04		544.47	1150.25
16	2744.73	—	411.71	----	-----	140.76	548.95	-----	11.30	11.30	49.46	49.46	-----	—	P1 + P2 + 4	32	3336.70	766.10	3703.11
SHOP-1	—	150.00	—	—	—	—	—	—	—	—	—	—	—	—	GR. FLR	—	—	—	150.00
SHOP-2	—	150.00	—	—	—	—	—	—	—	—	—	—	—	—	GR. FLR	—	—	—	150.00
TOTAL	165706.49	300.00	24855.93	15281.31	—	6891.90	33141.63	9754.44	172.30	167.55	747.25	733.61	1217.80	195.66		1956	110757.41	13869.56	214006.71

TOTAL BUILT UP AREA = RESI. BUILT UP + COMM. BUILT UP + REGU. LIFT + REGU. LWR + EXC. REFUGE

TOTAL BUILT UP AREA = 165706.49 + 300.00 + 172.30 + 747.25 + 195.66 = 1,67,121.70 SQ.M.

CLUB HOUSE - 2 nos	1872.16
PARKING SLAB AREA	110757.41
NET BUILT UP AREA	326636.30

TENEMENT STATEMENT : (TOWER 1 TO 16)

S.NO	AREA OF TENEMENT	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6A & 6B	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	TOWER-11A	TOWER-12	TOWER-13	TOWER-14	TOWER-15	TOWER-16	TOTAL TENAMENT
1	UP TO 50 SQ.M	--	--	92	96	92	--	--	--	--	--	--	--	--	--	--	--	--	280
2	BET 50 - 100 SQ.M	112	192	192	192	192	--	112	176	32	--	136	136	--	04	04	04	32	1616
3	ABOVE 100 SQ.M	--	--	--	--	--	136	--	--	--	12	--	--	12	--	--	--	--	160
	TOTAL	112	192	284	288	284	136	112	176	32	12	136	136	12	04	04	04	32	1956

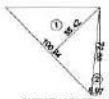
PARKING STATEMENT:

S.NO	RESI	NO OF TENAMENT	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	REQUIRED PARKING CYCLE	PROPOSED PARKING CAR	PROPOSED PARKING SCOOTER	PROPOSED PARKING CYCLE
1	UPTO 50 SQM	280	60	350	350	60	350	350
2	BET 50 - 100 SQM	1616	505	1515	1516	505	1515	1516
3	ABOVE 100 SQM	160	80	160	160	80	160	160
	TOTAL	1956	585	2025	2026	585	2025	2026
COMM.	FOR 100 SQ.M. BUILT UP	1CAR.	3CY	3CY				
TOTAL BUILT UP 300.00 SQ.M		3	9	9		3	9	9
TOTAL RESI + COMM.		585	2035	2035		588	2035	2035
AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS								
TOTAL REQUIRED / PROPOSED PARKING		882	3053	3053		882	3053	3053

GREEN BELT
(SCALE - 1:2000)

GREEN BELT AREA CALCULATIONS OF HISSA NO.1/1 TO 1/11 (BY TRIANGULATION METHOD)

1.	0.5 X 40.42 X 8.72 =	176.23 SQ.M
2.	0.5 X 40.42 X 8.82 =	178.25 SQ.M
3.	0.5 X 48.92 X 8.90 =	217.89 SQ.M
4.	0.5 X 48.92 X 8.84 =	216.25 SQ.M
5.	0.5 X 51.94 X 8.81 =	227.35 SQ.M
6.	0.5 X 51.94 X 8.83 =	227.89 SQ.M
7.	0.5 X 72.81 X 8.98 =	326.62 SQ.M
8.	0.5 X 72.81 X 9.01 =	328.01 SQ.M
9.	0.5 X 134.06 X 9.53 =	638.80 SQ.M
10.	0.5 X 151.40 X 9.55 =	725.06 SQ.M
	TOTAL ADDITIONS =	3280.45 SQ.M



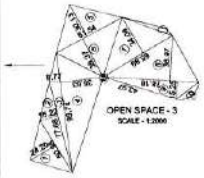
AMENITY SPACE - 1
SCALE - 1:2000

AMENITY SPACE - 1 (BY TRIANGULATION METHOD)

1.	0.5 X 100.84 X 55.42 =	2794.28 SQ.M
2.	0.5 X 72.98 X 6.97 =	253.99 SQ.M
	TOTAL ADDITIONS =	3048.27 SQ.M

ROAD WIDENING AREA CALCULATIONS OF HISSA NO. 1/11 (24.00 NTR WIDE ROAD) (BY TRIANGULATION METHOD)

1.	0.5 X 69.31 X 5.91 =	261.34 SQ.M
2.	0.5 X 69.31 X 5.91 =	264.66 SQ.M
	TOTAL ADDITIONS =	526.00 SQ.M

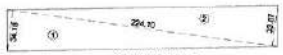


OPEN SPACE - 3
SCALE - 1:2000

OPEN SPACE - 3 AREA STATEMENT

ADDITIONS :-

1.	0.5 X 90.98 X 24.20 =	616.66 SQ.M
2.	0.5 X 77.69 X 15.22 =	591.14 SQ.M
3.	0.5 X 99.74 X 8.77 =	437.36 SQ.M
4.	0.5 X 99.74 X 35.83 =	1786.87 SQ.M
5.	0.5 X 61.54 X 30.13 =	927.10 SQ.M
6.	0.5 X 61.54 X 35.37 =	1088.33 SQ.M
7.	0.5 X 85.90 X 34.98 =	1124.47 SQ.M
8.	0.5 X 70.18 X 36.97 =	1445.16 SQ.M
9.	0.5 X 70.18 X 15.25 =	596.62 SQ.M
	TOTAL =	8603.41 SQ.M
TOTAL ADDITIONS =		
10.	AREA AS PER POLYLINE =	87.40 SQ.M
11.	AREA AS PER POLYLINE =	83.97 SQ.M
12.	AREA AS PER POLYLINE =	8.15 SQ.M
	TOTAL (8603.41 + 175.72) =	176.72 SQ.M
	TOTAL =	8782.13 SQ.M



AMENITY SPACE - 2
SCALE - 1:2000

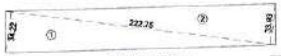
AMENITY SPACE - 2 (BY TRIANGULATION METHOD)

1.	0.5 X 224.10 X 34.16 =	3827.83 SQ.M.
2.	0.5 X 224.10 X 33.87 =	3795.13 SQ.M.
	TOTAL ADDITIONS =	7622.76 SQ.M.

AMENITY SPACE - 3
SCALE - 1:2000

AMENITY SPACE - 3 (BY TRIANGULATION METHOD)

1.	0.5 X 140.69 X 51.70 =	3634.25 SQ.M
2.	0.5 X 140.69 X 51.97 =	3625.11 SQ.M
	TOTAL ADDITIONS =	7259.36 SQ.M



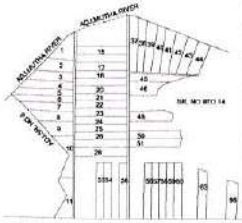
AMENITY SPACE - 4
SCALE - 1:2000

AMENITY SPACE - 4 (BY TRIANGULATION METHOD)

1.	0.5 X 222.75 X 34.22 =	3811.25 SQ.M.
2.	0.5 X 222.75 X 33.50 =	3778.95 SQ.M.
	TOTAL ADDITIONS =	7590.20 SQ.M.

TOTAL AMENITY AREA (1+2+3+4)

5048.27 + 7622.76 + 7259.36 + 7590.20 = 25520.59 sqm



12.00 M ROAD
PROPOSED 24.00M WIDE C.D.R.

LOCATION PLAN

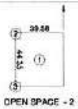
OPEN SPACE - 2 AREA CALCULATION BY TRIANGULATION METHOD

ADDITIONS :-

1.	39.58 X 44.35 =	1755.37 SQ.M.
	TOTAL ADDITIONS =	1755.37 SQ.M.

DEDUCTIONS :-

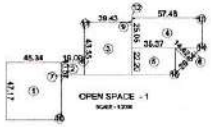
2.	AS PER POLYLINE =	1.83 SQ.M.
3.	AS PER POLYLINE =	2.35 SQ.M.
	NET AREA = 1755.37 - 4.18 =	1751.19 SQ.M.



OPEN SPACE - 2
SCALE - 1:2000

OPEN SPACE - 1 AREA STATEMENT

1.	45.34 X 47.17 =	2138.69 SQ.M
2.	19.80 X 10.57 =	209.33 SQ.M
3.	39.43 X 43.95 =	1732.19 SQ.M
4.	57.48 X 25.05 =	1439.57 SQ.M
5.	35.37 X 22.20 =	785.21 SQ.M
6.	0.50 x 26.84 X 14.42 =	207.94 SQ.M
	TOTAL =	6492.72 SQ.M
ADDITIONS :-		
7.	AREA AS PER POLYLINE =	7.72 SQ.M
8.	AREA AS PER POLYLINE =	7.72 SQ.M
9.	AREA AS PER POLYLINE =	2.62 SQ.M
		18.06 SQ.M
TOTAL ADDITIONS =		6507.78 SQ.M
DEDUCTIONS:-		
10.	AREA AS PER POLYLINE =	7.72 SQ.M
11.	AREA AS PER POLYLINE =	7.72 SQ.M
12.	AREA AS PER POLYLINE =	1.62 SQ.M
13.	AREA AS PER POLYLINE =	5.53 SQ.M
14.	AREA AS PER POLYLINE =	2.30 SQ.M
15.	AREA AS PER POLYLINE =	2.33 SQ.M
		27.42 SQ.M
	TOTAL (6507.78 - 27.42) =	6480.36 SQ.M



OPEN SPACE - 1
SCALE - 1:2000

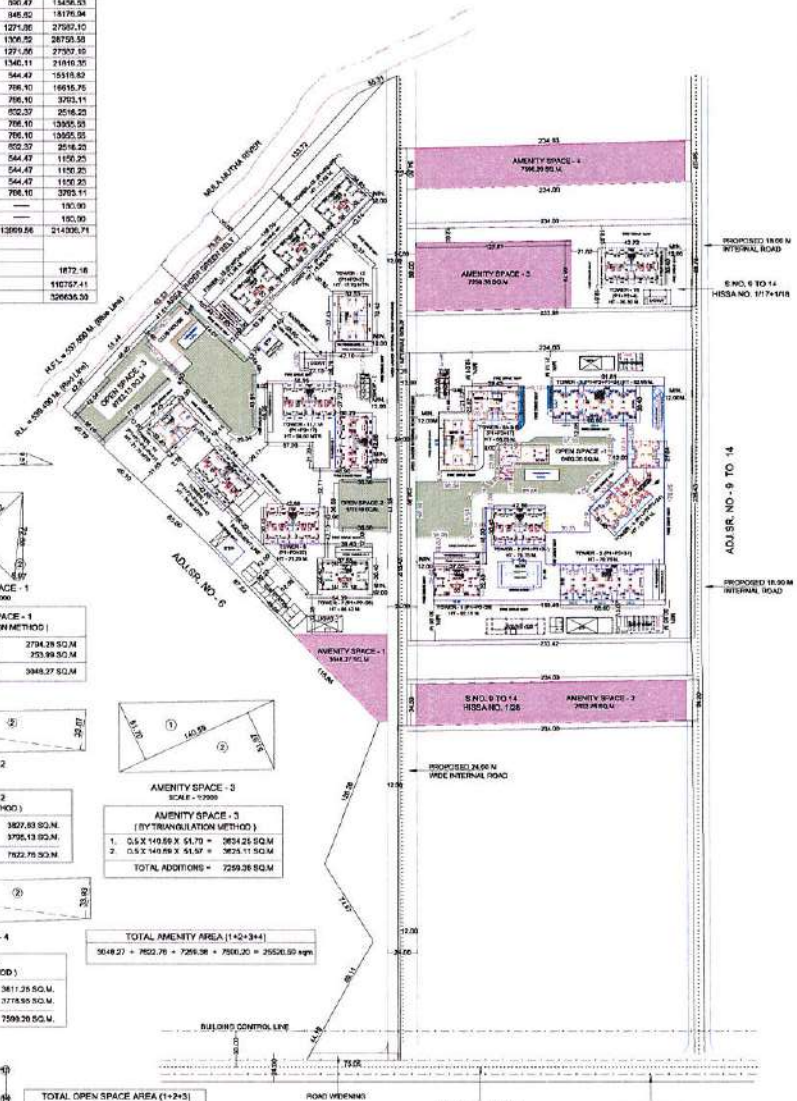
TOTAL OPEN SPACE AREA (1+2+3)

8782.13 + 1751.19 + 6480.36 = 17013.68 sqm

AREA UNDER INTERNAL ROAD

6696.36 + 454.12 + 900.00 + 2605.68 + 900.00 + 420.62 = 11396.75 SQM.

TOTAL INTERNAL ROAD AREA = 11396.75 SQM.



LAYOUT PLAN
SCALE - 1:2000

A	AREA STATEMENT	SQ.M.
1	TOTAL PLOT AREA AS PER 7/12	173000.00
2	PLOT AREA AS PER DEMARCATION	176909.75
3	MINIMUM AREA CONSIDERED	173000.00
4	DEDUCTIONS FOR:	
	a) AREA UNDER GREEN BELT	3269.45
	b) AREA UNDER ROAD WIDENING	408.00
5	BALANCE PLOT AREA (3 - 4)	170133.55
6	REQUIRED AMENITY (15% OF 5)	25520.03
	a) PROPOSED AMENITY	25520.59
7	b) REQUIRED OPEN SPACE (10% OF 5)	17013.36
	c) PROPOSED OPEN SPACE	17013.68
8	NET PLOT AREA (5 - 6A X 66%)	130151.66
9	PERMISSIBLE FSI (1.25 X 8)	156182.00
10	PERMISSIBLE FWD FSI (25% OF 8)	39039.50
11	ADD AMENITY SPACE AREA	-----
12	ADD AREA UNDER ROAD WIDENING	-----
13	TOTAL PERMISSIBLE FSI (9 + 10 + 11 + 12)	192242.33
14	PROPOSED BUILT UP AREA	167121.70

PROJECT:

REVISED GROUP HOUSING PROJECT AT S.NO. 9 TO 14, HISSA NO. 1/1+1/2+1/3+1/4+1/5+1/6+1/7+1/8+1/9+1/10+1/11+1/15+1/17+1/18+1/20+1/21+1/22+1/23+1/24+1/25+1/26+1/28 AT : MUNDHAWA, TAL : PUNE CITY, DIST : PUNE.

NOTE :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWING, DESIGN AND ARCHITECTURAL SUPERVISION SHALL BE OF M/S.UAW , THE PRINCIPAL ARCHITECT.

MR. ANIRUDHA U. SECLEKAR (DESIGNATED PARTNER) — MR. ANANDEEP SINGH (AUTHORISED SIGNATORY)

NOTE :

THIS DRAWING HAS BEEN MADE ON BASIS OF THE INFORMATION, DRAWINGS AND DOCUMENTS SUPPLIED BYTHE OWNER / PAH, WHO HAS REPRESENTED AND ASSURED THAT IT IS LEGAL, VALID AND CORRECT AND THE OWNER/PAH SHALL BE SOLELY RESPONSIBLE FOR ANY CONSEQUENCES, DISPUTES OR DIFFERENCES ARISING THEREFROM.

NAME OF OWNER / DEVELOPER :

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SHARAD CO.OPERATIVE HOUSING SOCIETY LTD.
THROUGH
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SCALE	DATE	DRAWN BY	CHECKED BY
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Architecture & Urban Planning | Interior Designing

CA/88/23233

Date-26/07/2017

FSI STATEMENT OF TOWER T1 TO T6 AS PER SANCTIONED PLAN & NA ORDER DATED 25/02/2015.

BLDG NAME	NO. OF FLOOR	BUILT UP AREA RESI	PERM. BALCONY	PROP. BALCONY	STAIRCASE FIRE	PERM. TERRACE	PROP. TERRACE	REG. LIFT AREA	FIRE LIFT AREA	REG. LMR. AREA	EXCESS REFUGE	GROUND COVERAGE	PROP. TENAMENT	PARKING SLAB AREA	TOTAL B/UP	
BLDG - 1	2P+28	13726.47	2058.97	0	971.04	2745.294	0	9.5	4.75	61.29	126.3	544.47	112		15443.82	TOTAL BUIL UP + PARKING SLAB
BLDG - 2	2P+22	14836.95	2225.54	0	774.18	2967.39	0	11.3	11.3	98.92	0	786.1	176		16518.75	
BLDG - 3	2P+22	23031.41	3454.71	0	706.86	4606.282	0	14.25	14.25	76	67.24	1187.27	260	39899.59	25097.28	
BLDG - 4	3P+24	24231.59	3634.73	0	706.86	4846.318	0	19	9.5	148.53	77.6	1228.17	260		26421.25	
BLDG - 5	3P+22	23031.41	3454.71	0	706.86	4606.282	0	14.25	14.25	76	67.24	1187.27	260		25097.28	
BLDG - 6A & 6B	2P+17	19180.1	2877.01	0	323	3836.02	0	9.5	9.5	83.05	125.22	1225.38	136	6673.04	20955.75	
TOTAL		118037.93	17705.69	0	4188.8	23607.586	0	77.8	63.55	543.79	463.6	6158.66	1204	46572.63	129534.13	176106.76

TOTAL BUILT UP AREA = BUILT UP AREA + REG. LIFT+ REG. LMR + EXC. REFUGE = 119123.12 SQ.MT.

PROPOSED FSI STATEMENT OF TOWER T1 TO T6 AS PER THE REVISED PROPOSAL SUBMITED TO PMRDA FOR APPROVAL

BLDG NAME	NO. OF FLOOR	BUILT UP AREA RESI.	PERM. BALCONY	PROP. BALCONY	STAIRCASE FIRE	PERM. TERRACE	PROP. TERRACE	REG. LIFT AREA	FIRE LIFT AREA	REG. LMR. AREA	FIRE. LMR. AREA	PROPOSED REFUGE	EXCESS REFUGE	GROUND COVERAGE	PROP. TENAMENT	PARKING SLAB AREA	TOTAL B/UP	
BLDG - 1	2P+28	11700.13	1754.94	1754.13	471.24	2339.92	801.09	4.75	9.5	16.74	33.48	77	0	590.47	112		15458.53	TOTAL BUIL UP + PARKING SLAB
BLDG - 2	2P+24	12256.23	1988.38	1736.87	771.12	2651.23	1366.78	11.3	11.3	38.86	38.86	100	0	845.62	192		18176.94	
BLDG - 3	2P+24	20605.7	3090.87	3080.45	385.44	4121.07	1913.01	14.25	14.25	61.73	61.73	178.68	34.68	1271.86	284		27587.1	
BLDG - 4	3P+24	21448.8	3217.37	3203.93	771.12	4289.83	1728.59	14.25	14.25	61.73	61.73	147.64	0	1306.52	288		28758.56	
BLDG - 5	3P+24	20606.24	3090.98	3080	385.44	4121.16	1913.01	14.25	14.25	61.73	61.73	178.68	34.68	1271.86	284	39899.59	27587.19	
BLDG - 6A & 6B	2P+17	16186.15	2427.91	2425.93	572.22	3237.17	1061.66	9.5	19	40	72.98	91.8	0	1340.11	136	6673.04	21819.35	
TOTAL		103803.25	15570.45	15281.31	3356.58	20760.38	8784.14	68.3	82.55	280.79	330.51	773.8	69.36	6626.44	1296	46572.63	139387.67	185960.3

TOTAL BUILT UP AREA = BUILT UP AREA + REG. LIFT+ REG. LMR + EXC. REFUGE = 104221.70 SQ.MT.

26/7/17

AR. ABHIJIT B. KONDE (CRYSTAL ARCH)

CRYSTAL ARCH. 5 Shilpa Chambars, 1187/33, Shivajinagar, Pune-411005. CA/98/23233 ARCHITECT