

PROPOSED LEASABLE INDUSTRIAL SHED

AT GAT NO. 127 - MINDEVADI, TAL. MAVAL, PUNE

Project By:

KALOKHE INDUSTRIAL PARK

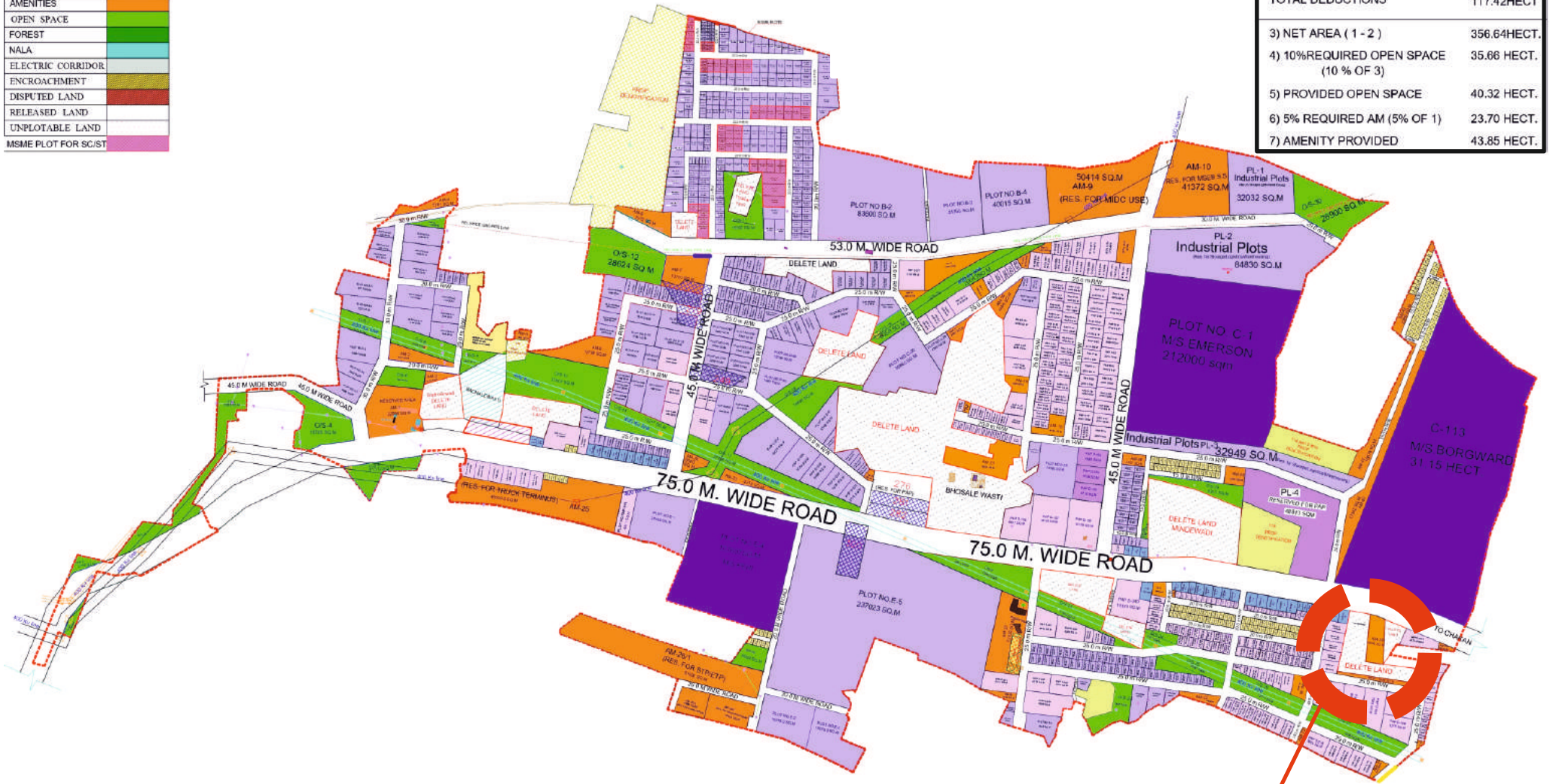


LEGEND LAND-USE	ALLOTTED PLOT	VACANT PLOT	
	DELMARKED LAND	PLOTTABLE COLOUR	CODE
RESIDENTIAL			
INDUSTRIAL			
PAP INDUSTRIAL			
COMMERCIAL			

PAP COMMERCIAL	
ROADS	
AMENITIES	
OPEN SPACE	
FOREST	
NALA	
ELECTRIC CORRIDOR	
ENCROACHMENT	
DISPUTED LAND	
RELEASED LAND	
UNPLOTTABLE LAND	
MSME PLOT FOR SC/ST	



MIDC	
TALEGAON INDUSTRIAL AREA PH-II	
AREA STATEMENT:	
1) TOTAL AREA	474.084 HECT
2) DEDUCTIONS	
A) PLOTS ABOVE 1.0 HECT.	117.42HECT
TOTAL DEDUCTIONS	117.42HECT
3) NET AREA (1 - 2)	356.64HECT.
4) 10%REQUIRED OPEN SPACE (10 % OF 3)	35.66 HECT.
5) PROVIDED OPEN SPACE	40.32 HECT.
6) 5% REQUIRED AM (5% OF 1)	23.70 HECT.
7) AMENITY PROVIDED	43.85 HECT.

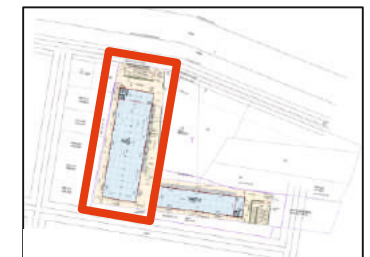
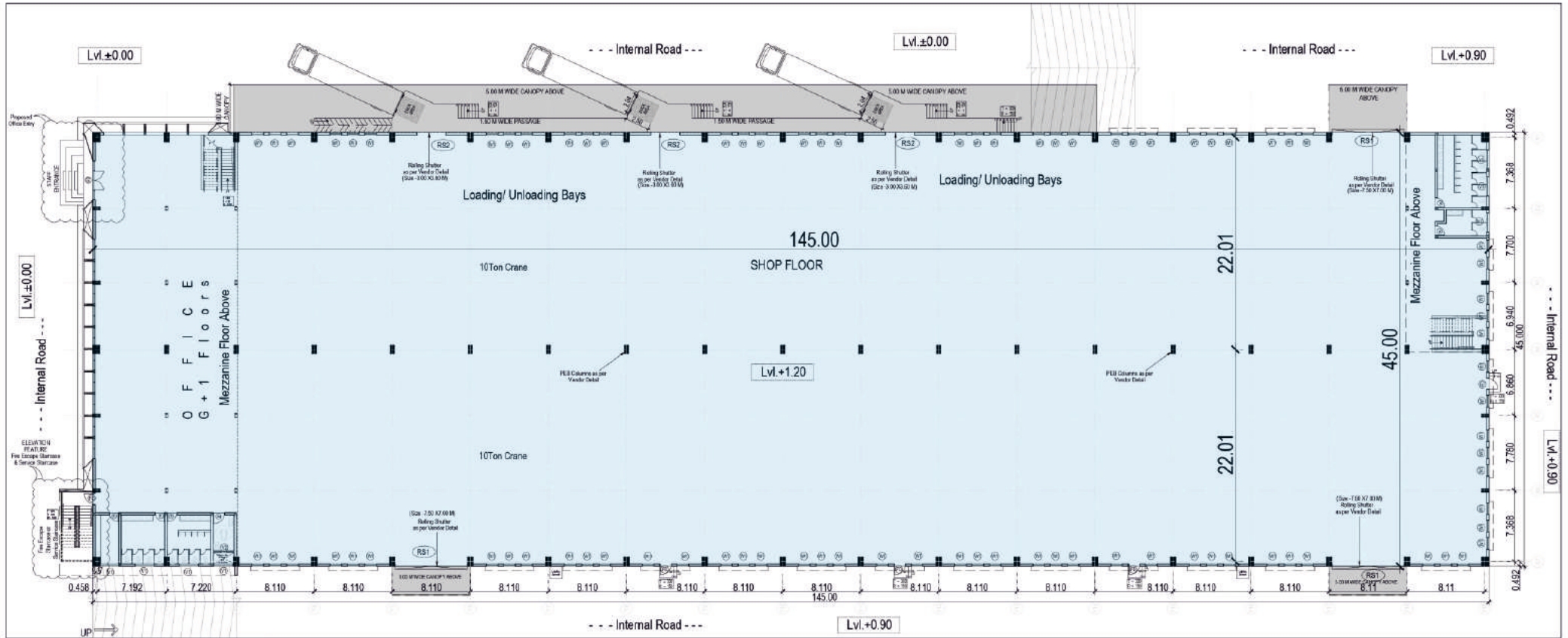


PROPOSED SITE



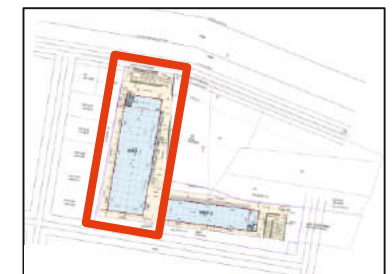
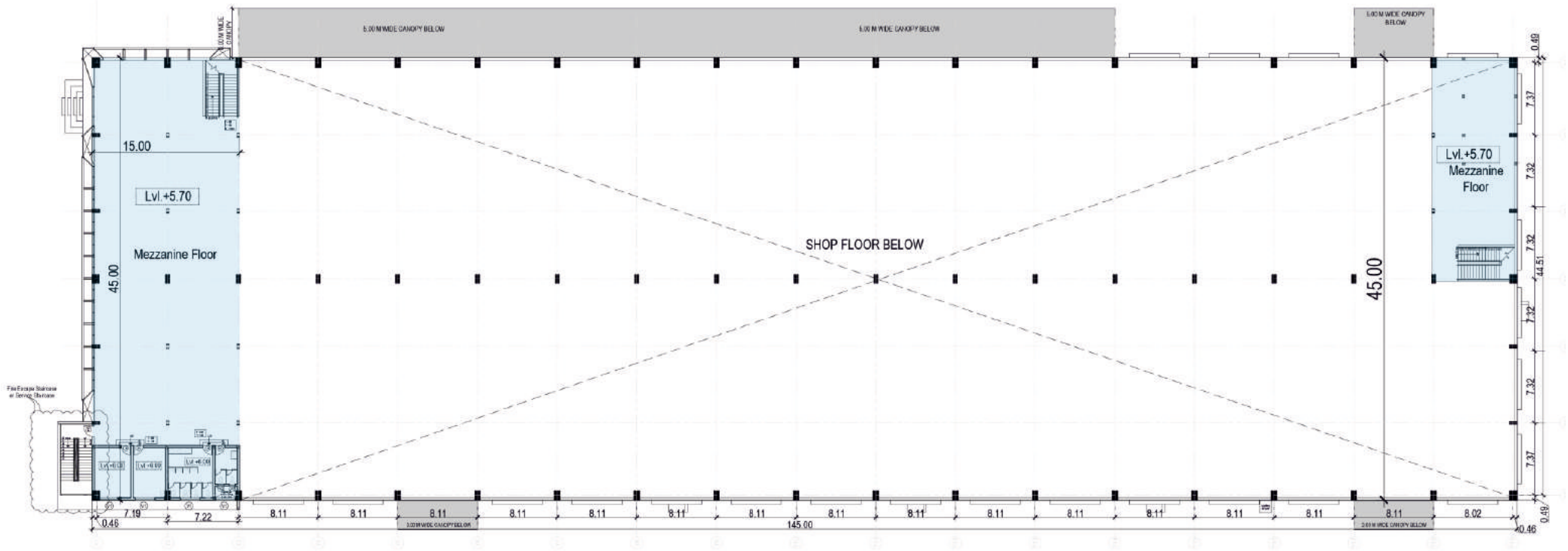
Talagona Midc Phase 2 Layout





KEY PLAN





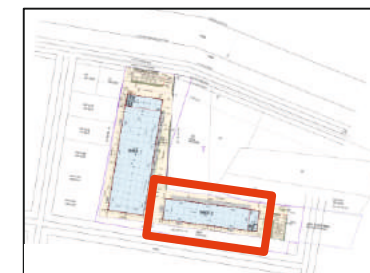
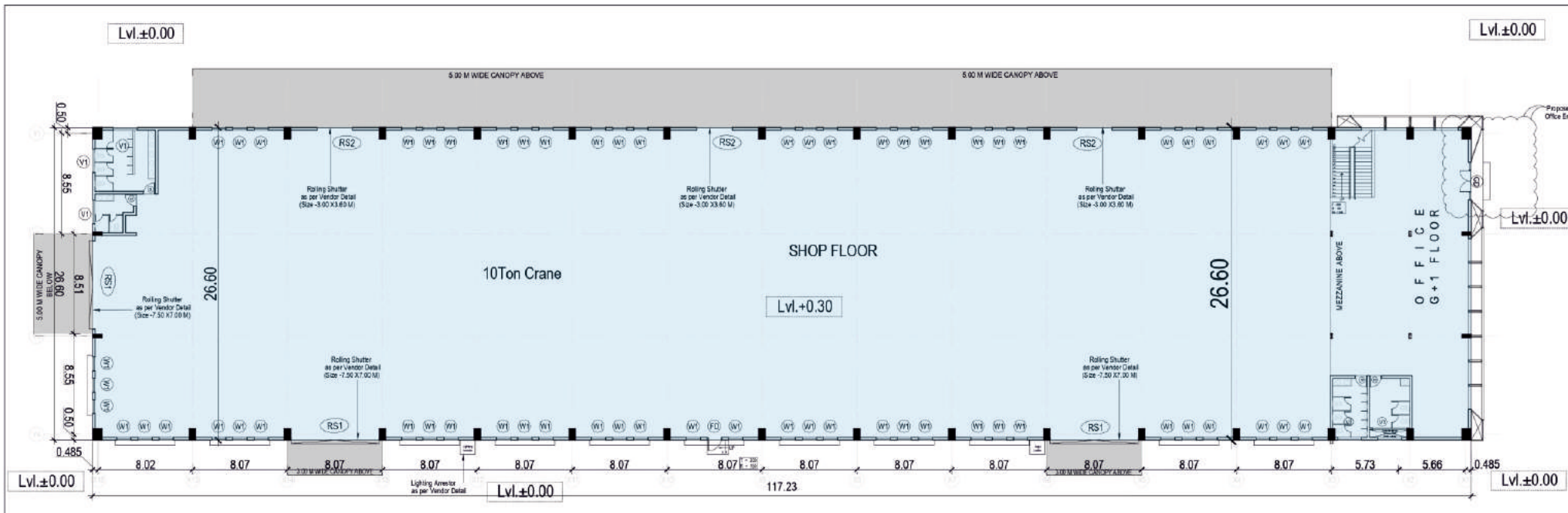
KEY PLAN



SCHEDULE- 1 : AREA STATEMENT -SHED 01

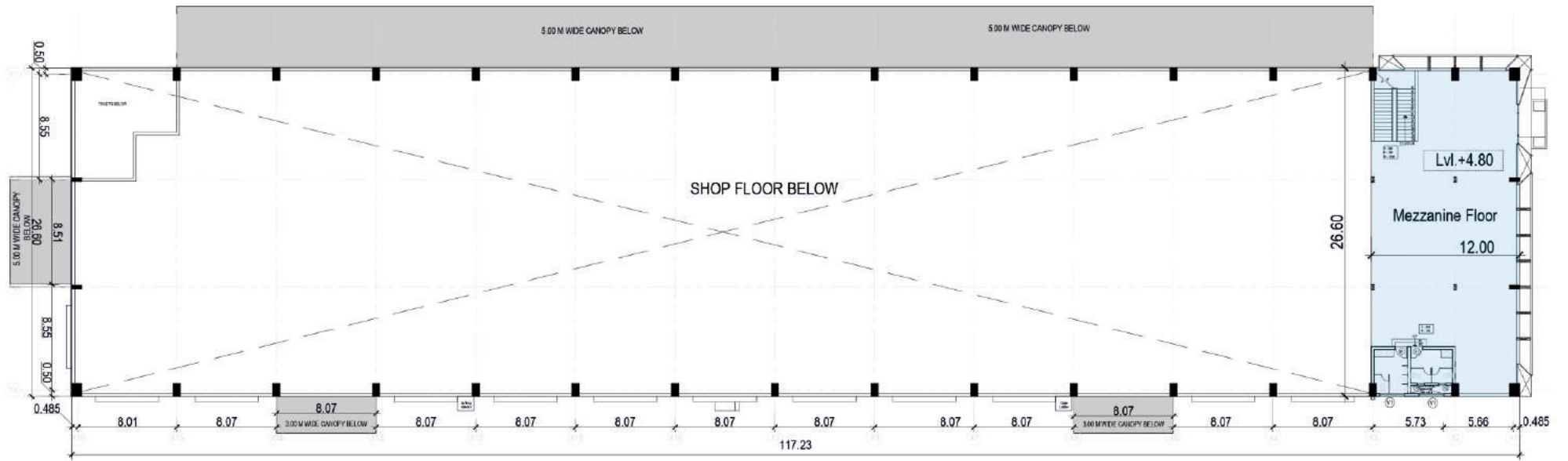
No.	Description		L	B	A
			(m)	(m)	(sq.ft.)
1.0	Main Building Floor	1	145.00	45.00	70235.10
2.0	Mezzanine Floor	1	-	-	9387.28
3.0	Projected Toilets blocks	0	0.00	0.00	0.00
4.0	External Canopy Projections	1	89.16	5.00	4798.59
5.0	Security cabin	1	9.00	3.50	339.07
6.0	External toilet block	1	0.00	0.00	0.00
7.0	Total BUA				84760.04
8.0	Efficiency				90%
	Total Chargeable Area – Buildings				94177.82
Built Up Area Definition					
1.	In determining the built up area the following areas are included;				
a.	Building ground floor area measured from the outer face of the perimeter walls				
b.	External ancillary building area for dedicated use by Lessee and measured from the outer face of the perimeter walls				
c.	External covered platform / canopy projections, whichever is greater				
d.	Mezzanine floor area measured from the outer face of the perimeter structure which shall include the area covered under shafts/ducts and staircase				
2.	In determining the built up area the following areas are excluded				
a.	Commonly shared amenity structures built for the entire development like,				
i.	Security cabin / Guard house at the entrance to the park				
ii.	Utility buildings like pump room, electrical substation and transformer yard				
iii.	Septic tank and soak pit / Sewage treatment plant (if built)				
iv.	Property management office (if built)				
Chargeable Area Definition					
1.	Chargeable area shall be re-measured and reconciled based on actual building dimensions.				
2.	Efficiency 90%				
	(Ratio of Built Up Area To Chargeable Area)				





KEY PLAN





KEY PLAN



SCHEDULE- 1 : AREA STATEMENT -SHED 02

No.	Description				
			L (m)	B (m)	A (sq.ft.)
1.0	Main Building Floor	1	117.23	26.60	33565.57
2.0	Mezzanine Floor	1	12.00	26.60	3435.87
3.0	Projected Toilets blocks	0	0.00	0.00	0.00
4.0	External Canopy Projections	1	96.86	5.00	5213.01
5.0	Security cabin	1	9.00	3.50	339.07
6.0	External toilet block	1	0.00	0.00	0.00
7.0	Total BUA				42553.51
8.0	Efficiency				90%
	Total Chargeable Area – Buildings				47281.68

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Chargeable Area Definition

1. Chargeable area shall be re-measured and reconciled based on actual building dimensions.
2. Efficiency 90%
(Ratio of Built Up Area To Chargeable Area)



3D VIEWS

Project By:

KALOKHE INDUSTRIAL PARK





SHED 01

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SHED 02

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THANK YOU

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