

RESIDENTIAL & COMMERCIAL- F.S.I & NON F.S.I STATEMENT																				
				TOTAL F.S.I. AREA								NON F.S.I. AREA					(STP, U.G.W.T., METER RM, TRANSFORMER, OWC, SOCIETY OFFICE WATCHMAN CABIN, MISCELLANEOUS)	CLUB HOUSE AREA		
BLDG.	FLOOR	HEIGHT	TENEMENT	MHADA F.S.I.	RESI. F.S.I.	RESI. ANCILLARY	COMM. F.S.I.	COMM. ANCILLARY	BASEMENT- 01 AREA	BASEMENT- 02 AREA	GROUND PARKING AREA	O.H.W.T. AREA	LIFT AREA	TOP TERRACE AREA	REFUGE AREA	TOTAL CONSTRUCTION AREA				
MHADA TOWER 'A'	B+GR.+8TH	30.60 M	29	5100.92	-	-	-	-	26316.91	4975.55	24005.83	41.90	24.14	704.75	18.8	789.59	2500	497.79		
TOWER 'B'	-	-	-	-	-	-	-	-												
TOWER 'C'	B+GR.+36TH	120.20 M	138	-	14837.22	8902.33	-	-												
TOWER 'D'	B+GR.+36TH	120.20 M	138	-	18,800.82	11280.49	-	-												
COMM.	B1+B2+G+4LVL P.	17.30 M	-	-	-	-	1284.04	1027.04				54.00	75.76	3367.38	-	3497.14				
TOTAL	-	-	305	5100.92	33638.04	20182.82	1284.04	1027.04	26316.91	4975.55	24005.83	179.70	148.18	5646.95	235.40	6210.23	2500	497.79		
TOTAL F.S.I.(NON F.S.I.)										125739.17										



R.P.B. AREA CALCULATION	
12 43.80 X 13.48 X 0.5 =	296.28 SQ.M
13 43.80 X 13.10 X 0.5 =	286.90 SQ.M
TOTAL	583.18 SQ.M

PLOT AREA CALCULATION	
PLOT - 2A - PLOT - 2B	
01 109.73 X 23.745 X 0.5 =	1302.77 SQ.M
02 109.73 X 53.90 X 0.5 =	2957.23 SQ.M
03 44.02 X 10.59 X 0.5 =	233.06 SQ.M
04 44.02 X 19.47 X 0.5 =	296.47 SQ.M
05 219.26 X 14.26 X 0.5 =	1562.37 SQ.M
06 79.15 X 242.02 X 0.5 =	9618.75 SQ.M
07 84.07 X 243.02 X 0.5 =	10153.35 SQ.M
08 49.0324 X 141.97 X 0.5 =	3480.56 SQ.M
09 49.58 X 141.97 X 0.5 =	3510.44 SQ.M
10 127.10 X 21.66 X 0.5 =	1376.49 SQ.M
11 127.10 X 20.81 X 0.5 =	1322.48 SQ.M
12 43.80 X 13.48 X 0.5 =	296.28 SQ.M
13 43.80 X 13.10 X 0.5 =	286.90 SQ.M
14 94.72 X 36.17 X 0.5 =	1713.02 SQ.M
15 94.72 X 37.265 X 0.5 =	1764.86 SQ.M
16 124.52 X 10.894 X 0.5 =	678.26 SQ.M
17 124.52 X 25.92 X 0.5 =	1613.76 SQ.M
TOTAL	42,237.04 SQ.M

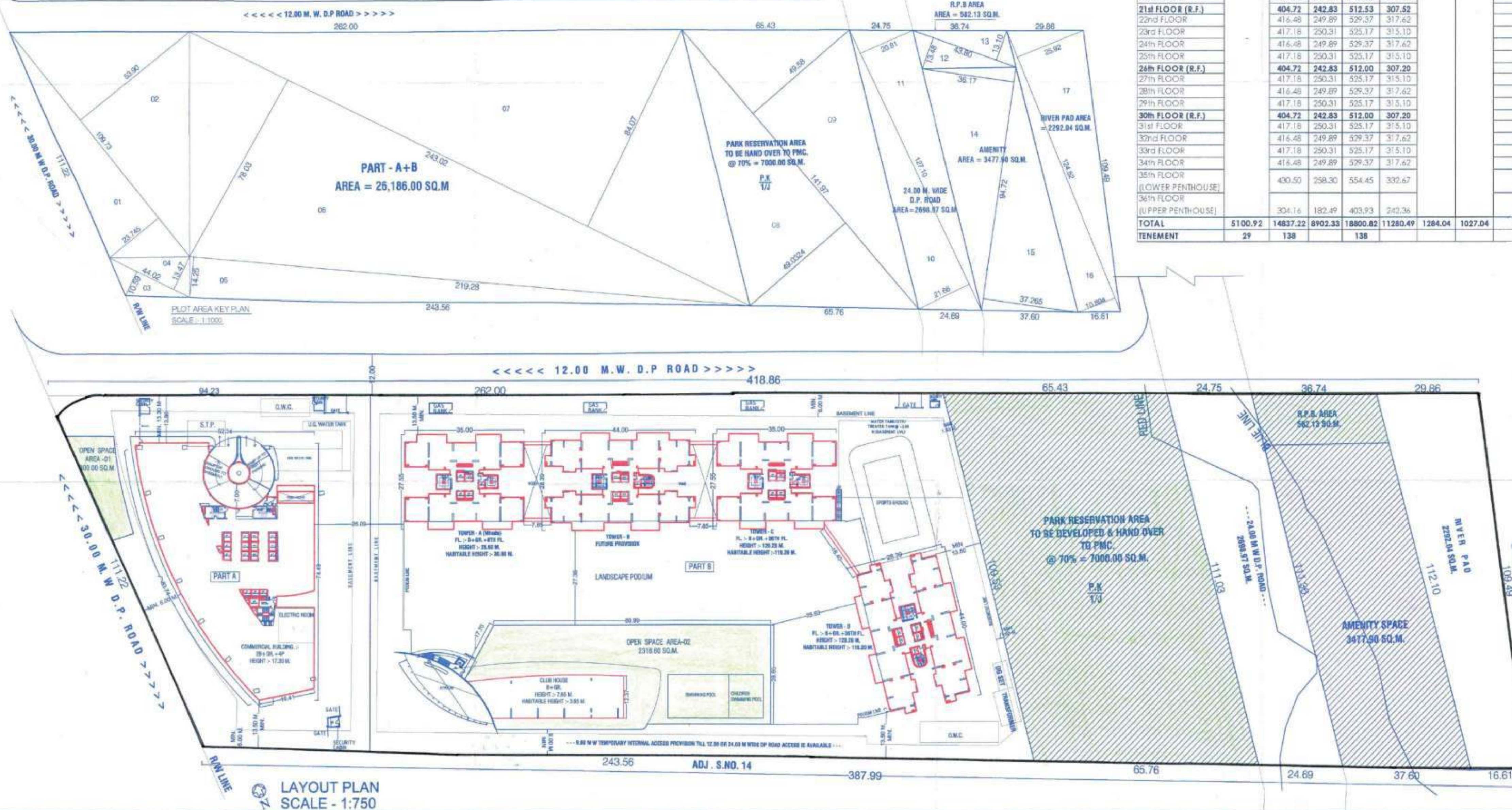
WATER REQUIREMENT CALCULATION		
BLDG.	O/H TANK	U/G TANK
MHADA	93,575.00 LITRS.	2,40,362.50 LITRS.
(TOWER - C)	93,575.00 LITRS.	2,40,362.50 LITRS.
(TOWER - D)	93,575.00 LITRS.	2,40,362.50 LITRS.
(COMM. BLDG.)	3870.00 LITRS.	5805.00 LITRS.
TOTAL	3,78,170.00 LITRS.	9,67,255.00 LITRS.

AMENITY SPACE AREA CALCULATION	
14 94.72 X 36.17 X 0.5 =	1713.02 SQ.M
15 94.72 X 37.265 X 0.5 =	1764.86 SQ.M
TOTAL	3477.90 SQ.M

24.00 M W.D.P. ROAD AREA CALCULATION	
10 127.10 X 21.66 X 0.5 =	1376.49 SQ.M
11 127.10 X 20.81 X 0.5 =	1322.48 SQ.M
TOTAL	2698.97 SQ.M

TOTAL PARKING CALCULATION		
BLDG.	REQUIRED	PROPOSED
MHADA	24 72	---
TOWER - C	149 435	---
TOWER - D	149 435	---
BASEMENT PARKING	---	250 880
GR. PARKING	---	134 450
TOTAL	322 942	381 1130
5% VISITOR	16 47	---
COMM. BLDG.	46 138	---
TOTAL	364 1127	---
AREA REQUIRED FOR PARKING		
L. CAR AREA	= 182 X 12.50 = 2400.00 SQ.M	
S. CAR AREA	= 182 X 10.35 = 1883.70 SQ.M	
SCOOTER AREA	= 1127 X 2.00 = 2254.00 SQ.M	
TOTAL	= 6541.20 SQ.M	
REQUIRED PARKING AREA	= 6541.20 SQ.M	

RIVER PAD AREA CALCULATION	
16 124.52 X 10.894 X 0.5 =	678.26 SQ.M
17 124.52 X 25.92 X 0.5 =	1613.76 SQ.M
TOTAL	2292.04 SQ.M



STAMP OF APPROVAL

BUILDING LAYOUT

2021-04-29/2021

PROPOSED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/0187/21

DATE

Building Inspector

Deputy Engineer

Building Development Department

APPROVED

APPROVED

AREA STATEMENT

SQ.M.

01 Area of Plot

Minimum area of a.b.c to be considered [After Sub-Division]

42,237.04

02 Deduction for

a) Proposed D.P./D.P. Road widening area (24.00 M.W.)

2698.97

b) Any D.P. Reservation area (PARK)

10,000.00

c) Any D.P. Reservation area (R.P.B.)

4060.03

d) Any D.P. Reservation area (River pad area)

2292.04

Total Area (a+b)

19,051.04

03 Gross Area Of Plot (1-2)

23,186.00

04 Amenity space

a) Required as per layout (ADJUSTED IN R.P.B. = 3477.90)

b) Adjustment of 2b

c) Balance Proposed

05 Service road & highway widening

06 Internal Road Area

07 (a) Net Area of Plot For Premium/Basis/T.D.R. Calculation =

33,186.00

(b) Net Area of Plot for Development (23186-3400 = 19,786.00)

PART 'A' (COMM.)

PART 'B' (RES.)

TOTAL

7,260.00

16,526.00

23,786.00

08 Recreational Open space

a) Required - 10%

b) Proposed

2618.60

2618.60

09 Built Up Area With Reference To Basic F.S.I. as per front road width [S.no.(7a) X 1.10%]

36,504.60

10 Addition of area for F.S.I.

a) In-situ area against D.P. Road (2 x 1.10% of 19,786.00)

5397.94

b) In-situ area against Amenity Space if handed over (10.0 or 1.85 x 1.10% of 19,786.00) and/or (c) if applicable (AMENITY ADJUSTED IN R.P.B.) @ 1.0

4060.03

c) Premium F.S.I. area @ 50% of 1.10% of (a)

16,593.00

d) TDR Area @ 1.40% of 1.10% of 19,786.00 - 4060.03 = 37,002.43

37,002.43

Total OF (a+b+c+d)

63,063.40

11 Total B/UP area in proposal

F.A.R.

ANCILLARY AREA

TOTAL

(a)

PERM.

(b) PROP.

(a+b)

COMMERCIAL

1284.04

1027.04

1027.04

2311.08

RESIDENTIAL

33,638.04

20,166.42

20,182.82

53,826.86

TOTAL

34,922.08

21,213.46

21,209.86

56,131.94

12 a) TOTAL PERMISSIBLE

b) TOTAL PROPOSED FSI (11(a)+12(a))

34,922.08

34,922.08

13 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width. As per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 36,504.60 X 3.00 X 1.6 =

1,75,222.08

14 F.S.I. CONSUMED

0.95

15 Area Of Inclusive Housing, If Any

a) Required - (20% Of S.no. 3 X 1.10)

5100.92

b) Proposed

5100.92

I hereby declare that I am the Architect/ Licensed Engineer / Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

a) PLOT BOUNDARY

b) PROPOSED WORK

c) DRAINAGE LINE

d) WATER LINE

NAME, SIGN & ADDRESS OF OWNER :-

The Municipal Development Officer is Prepared From The Instruction, Information, Specification, Plans And Legal Documents Etc. Given Me And The Authenticity Of The Same Is My Responsibility. I The Owner / P.O.A. Holder Have Read & Studied This And All The Drawings Along With Documents For Submission And They Area As Per My Instructions & Informations Given To The Architect.

MR. BHARAT D. AGARWAL.

FOR KEYWEST REALTY PRIVATE LIMITED.

PROJECT :

REVISED LAYOUT OF BUILDING (COMMERCIAL + RESIDENTIAL) ON PLOT 2 (A+B), S.NO. 13, HISSA NO. 3 TO 19, PLOT NO. 2 AT BALEWADI, PUNE

ARCHITECT

JAY AERAM

ARCHITECTURAL CONSULTANT

403, AKSHAY CENTRE, C.T.S. NO. 1050 & 51

TILAK ROAD, SHUKRAWAR PETH 02

PUNE 411003. (PH. 41223248)

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JOB NO.

DATE

SCALE

DRN. BY

CHKD. BY

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28.04.2021

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SANGITA

JAY SIR