

PARKING STATEMENT FOR A,B,C,J,K,L,N,O BLDG.

TENRE	CAR	SCOOTER	CYCLE
1 TENRE HAVING CARPET AREA 50-150 SQ.M (1.2.2)	240	240	480
2 TENRE HAVING CARPET AREA 40-50 SQ.M (1.4.4)	240	120	480
TOTAL	480	360	960

PARKING STATEMENT FOR D, E, H & I BLDG.

TENRE	CAR	SCOOTER	CYCLE
1 TENRE HAVING CARPET AREA 50-150 SQ.M (1.2.2)	120	240	240
2 TENRE HAVING CARPET AREA 40-50 SQ.M (1.4.4)	120	120	240
TOTAL	240	360	480

BUILDING P	For every 100 sqm	25	75	25
TOTAL REQUIRED	745	1515	1345	
TOTAL PROPOSED	1423	2899	1552	
REQ. AREA/UNIT	12.5	2.0	0.70	
TOTAL REQ. AREA	17787.5	5798.00	1086.40	

OPEN SPACE CALCULATION

- 1) $0.5(52.37+51.77)111.90 = 5826.63$
 2) $0.5(31.77+29.57)61.16 = 1875.78$
 TOTAL = 7702.41 SQ.MT.

COVERAGE STATEMENT.

PERMISSIBLE COVERAGE 20% OF NET PLOT AREA.
 $= 67892.25 \times 20\% = 13578.45$ sqm.

BLDG. COVERAGE = 12465.99 SQ.M.

PARKING SLAB = $9.04 + 12.41 + 21.85 + 17.26 + 3.0 + 3.0$

= 66.32 x 1.0 = 66.32 sqm.

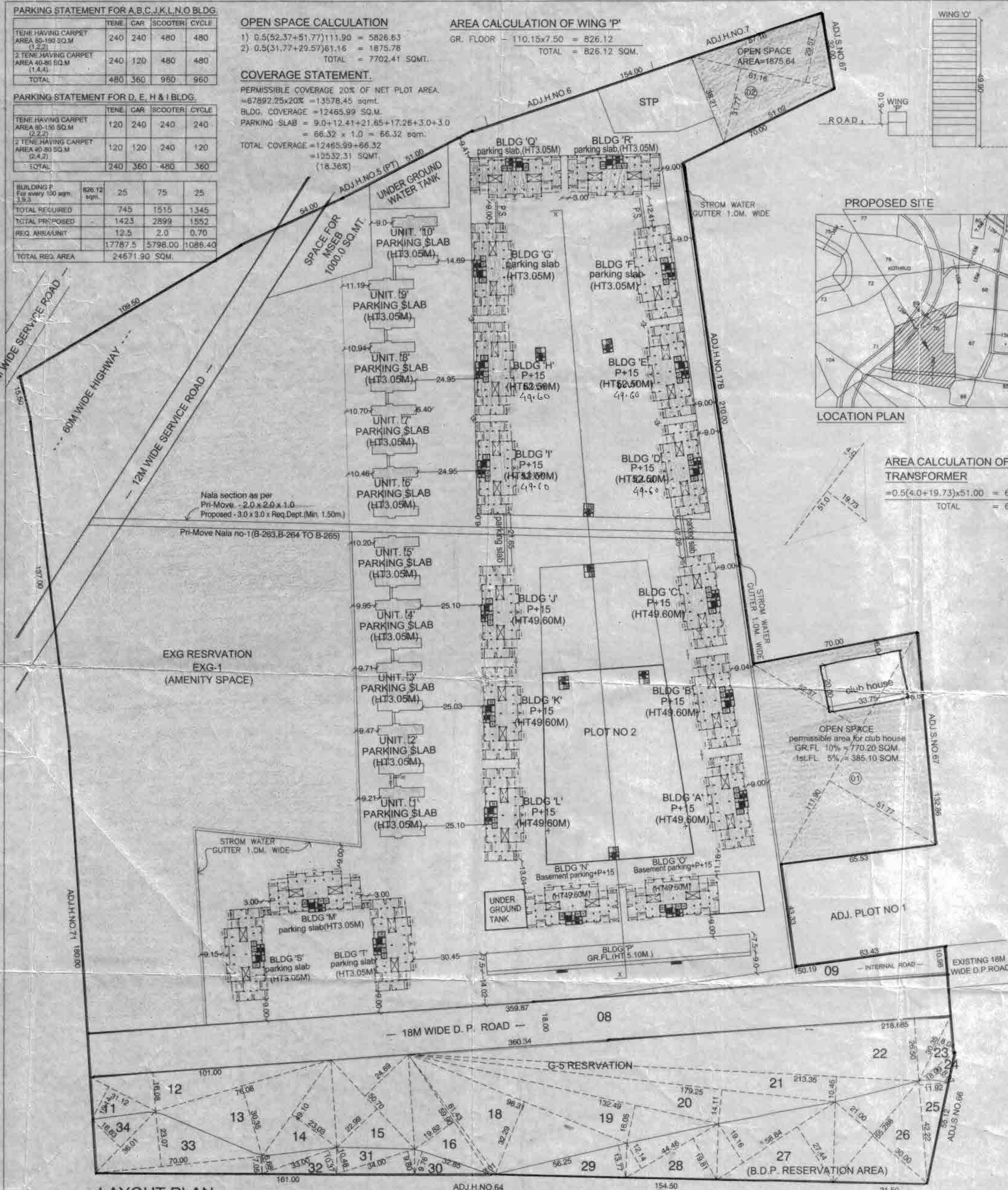
TOTAL COVERAGE = 12465.99 + 66.32

= 12532.31 SQ.MT. (18.36%)

AREA CALCULATION OF WING 'P'

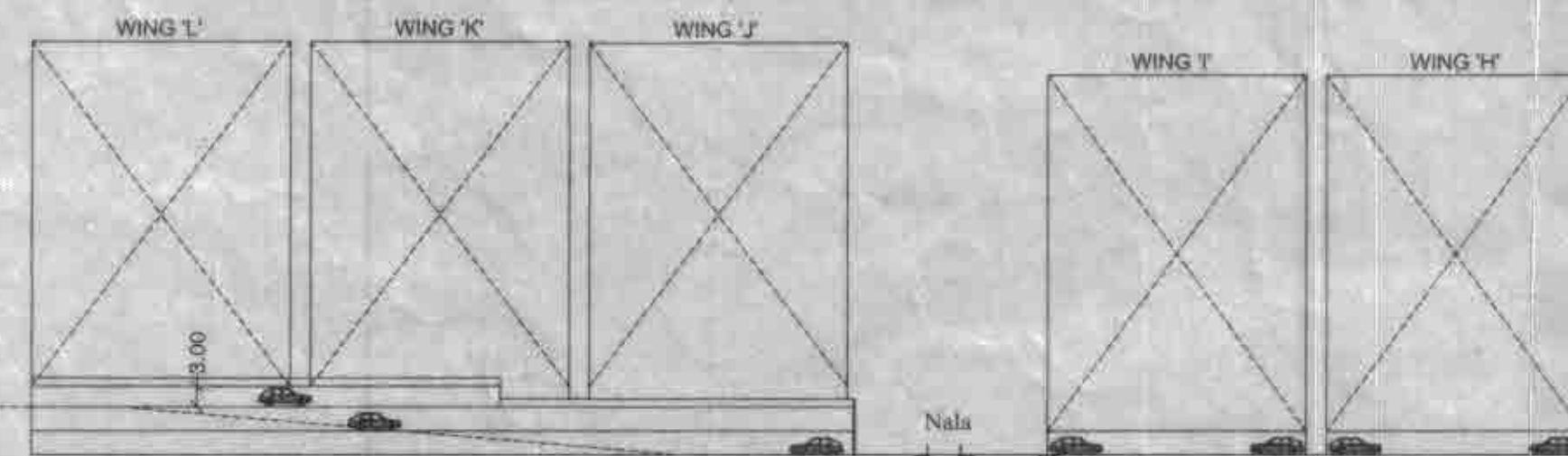
GR. FLOOR = $110.15 \times 7.50 = 826.12$

TOTAL = 826.12 SQ.M.



LAYOUT PLAN
SCALE = 1:1000

SCHEMATIC SECTION X-X'



AREA CALCULATION OF TRANSFORMER

$= 0.5(4.0 + 19.73) \times 51.00 = 605.00$
 TOTAL = 605.00 SQ.M.

12M. WIDE HIGHWAY AREA CALCULATION

- 01) $0.50 \times 12.00 \times 18.64 = 111.84$
 02) $175.99 \times 12.00 = 2111.88$
 03) $0.50 \times 12.00 \times 14.38 = 086.28$
 [A] TOTAL = 2310.00 SQ.M.

EXG. RESERVATION AREA CALCULATION

- 04) $0.50(26.80 + 112.50) \times 234.73 = 16349.00$
 05) $0.50 \times 21.77 \times 100.13 = 1089.92$
 06) $0.50 \times 33.87 \times 154.92 = 2623.57$
 07) $0.50(31.31 + 45.65) \times 131.20 = 5048.57$
 [B] TOTAL = 25111.06 SQ.M.

18M. WIDE D.P. ROAD AREA CALCULATION

- 08) $359.360.34 / 2 \times 18.00 = 6481.89$
 [C] TOTAL = 6481.89 SQ.M.

9M. WIDE INTERNAL ROAD AREA CALCULATION

- 09) $0.50 \times 10.98 \times 150.19 = 824.54$
 [D] TOTAL = 824.54 SQ.M.

PLOT NO 1 AREA CALCULATION

- 10) $0.50(36.40 + 34.216) \times 78.0 = 2754.00$
 [E] TOTAL = 2754.00 SQ.M.

G-5 RESERVATION AREA CALCULATION

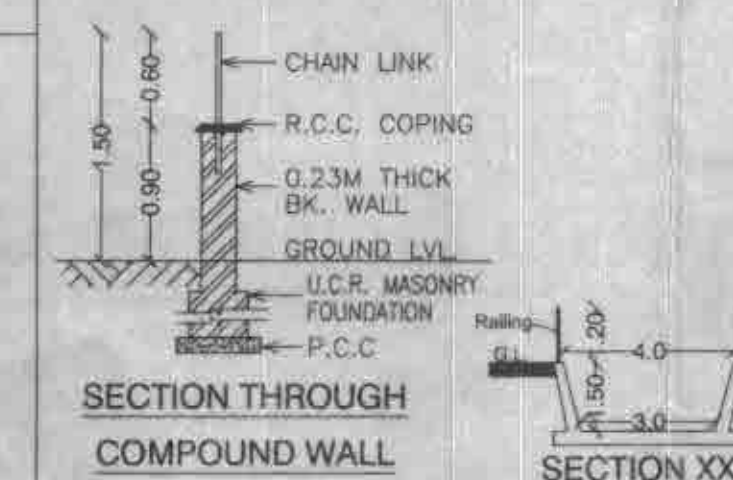
- 11) $0.50 \times 15.14 \times 31.12 = 235.58$
 12) $0.50 \times 16.08 \times 101.00 = 812.04$
 13) $0.50 \times 30.35 \times 76.08 = 1154.51$
 14) $0.50 \times 23.03 \times 49.10 = 565.39$
 15) $0.50(22.99 + 24.89) \times 50.70 = 1213.76$
 16) $0.50 \times 19.82 \times 59.90 = 593.61$
 17) $0.50 \times 2.01 \times 61.43 = 61.74$
 18) $0.50 \times 32.29 \times 98.31 = 1587.21$
 19) $0.50 \times 16.05 \times 132.49 = 1063.23$
 20) $0.50 \times 14.11 \times 179.25 = 1264.61$
 21) $0.50 \times 10.45 \times 213.35 = 1114.75$
 22) $0.50 \times 26.50 \times 218.685 = 2897.58$
 23) $0.50 \times 8.04 \times 30.35 = 122.00$
 24) $0.50 \times 8.07 \times 18.99 = 153.25$
 [F] TOTAL = 12839.26 sqm.

B.D.P. RESERVATION AREA CALCULATION

- 25) $0.5 \times 11.92 \times 42.22 = 251.63$
 26) $0.50(21.00 + 30.00) \times 55.288 = 1409.85$
 27) $0.50(19.16 + 27.44) \times 58.84 = 1370.97$
 28) $0.50(12.14 + 19.81) \times 44.46 = 710.25$
 29) $0.50 \times 13.77 \times 56.25 = 387.28$
 30) $0.50 \times 9.76 \times 32.85 = 160.31$
 31) $0.50(10.48 + 9.80) \times 34.00 = 344.76$
 32) $0.50(6.68 + 10.37) \times 33.00 = 281.33$
 33) $0.50(7.05 + 23.07) \times 70.00 = 1054.20$
 34) $0.50 \times 16.63 \times 36.01 = 299.42$
 [G] TOTAL = 6270.00 sqm.

PLOT NO 2 AREA CALCULATION

= TOTAL PLOT AREA - A+B+C+D+E+F+G
 $= 132803.18 - (2310.00 + 25111.06 + 6481.89 + 824.54 + 2754.00 + 12839.26 + 6270.00)$
 $= 1,32,803.18 - 56,590.75$
 $= 76,212.43$ SQ.M. [Area as per Demarcation]
 $= 1,32,790.00 - 56,590.75$
 $= 76,199.25$ SQ.M. [Area as per Document.]



F.S.I. STATEMENT FOR TYPICAL BUILDING

FLOOR	TEN	B.U.P AREA	BALCONY	STAIRCASE	PASSAGE	TERRACE	LIFT+LMR	GR.COV
1st	4	380.02	57.15	24.34	28.22	47.99		
2nd	4	380.02	57.15	24.34	28.22	46.72		
3rd	4	380.02	57.15	24.34	28.22	47.99		
4th	4	380.02	57.15	24.34	28.22	46.72		
5th	4	380.02	57.15	24.34	28.22	47.99		
6th	4	380.02	57.15	24.34	28.22	46.72		
7th	4	380.02	57.15	24.34	28.22	47.99		
8th	4	343.41	57.15	24.34	28.22	46.72		
9th	4	380.02	57.15	24.34	28.22	47.99		
10th	4	380.02	57.15	24.34	28.22	46.72		
11th	4	380.02	57.15	24.34	28.22	47.99		
12th	4	343.41	57.15	24.34	28.22	46.72		
13th	4	380.02	57.15	24.34	28.22	47.99		
14th	4	380.02	57.15	24.34	28.22	46.72		
15th	4	380.02	57.15	24.34	28.22	47.99		
TOTAL	60	5827.08	857.25	374.10	423.30	710.96	37.96	474.73

F.S.I. STATEMENT.

BLDG.	HEIGHT	FLOOR	TN.	F.S.I.	BALCONY	STAIRCASE	PASSAGE	TERRACE	LIFT+LMR	COVERAGE
A	49.60	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
B	49.60	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
C	49.60	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
D	52.50	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
E	52.50	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
F	3.05	PARKING SLAB								474.73
G	3.05	PARKING SLAB								474.73
H	52.50	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
I	52.50	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
J	49.60	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
K	49.60	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
L	49.60	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
M	3.05	PARKING SLAB								474.73
N	49.60	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
Q	49.60	P+15	60	5627.08	857.25	374.10	423.30	710.96	37.96	474.73
P (COMMERCIAL)	5.10	GR.FL.	-	826.12	-	-	-	-	-	826.12
Q	3.05	PARKING SLAB								474.73
R	3.05	PARKING SLAB								474.73
S	3.05	PARKING SLAB								474.73
T	3.05	PARKING SLAB								474.73
UNIT 1 TO 10	3.05	PARKING SLAB (262.00x10)								2620.00
TOTAL	-	-	720	68351.08	10287.0	4489.20	5079.60	8531.52	455.52	12465.99

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY = $68351.08 \times 15\%$

= 10252.66 SQ.M.

PROPOSED BALCONY = 10287.0 SQ.M.

EXCESS BALCONY TAKEN IN FSI

= $(10287.0 - 10252.66) = 34.34$

TOTAL FSI INCL. EXCESS BALCONY

= $(68351.08 + 34.34) = 68385.42$

TENEMENT STATEMENT

NET AREA OF PLOT = 67892.25 SQM

= 67892.25 - 826.12 (commercial area)

TENEMENT PERMISSIBLE = 250T/HA.

= $67066.13 / 250 \times 10000$

= 1677 NO.

TENEMENT PROPOSED = 720 NO.

STAMP OF APPROVAL

1/9

PLAN PREVIOUSLY APPROVED UNDER
 C.C.NO.2901/10 DATED:- 29.11.2010 (Layout & Building plan)
 C.C.NO.2581/11 DATED:- 19.10.2011 (Layout & Building plan)
 C.C.NO.1765/12 DATED:- 14.08.2012 (Layout & Building plan)
 C.C.NO.0744/13 DATED:- 03.06.2013 (Layout & Building plan)
 C.C.NO.1517/13 DATED:- 16.08.2013 (Layout & Building plan)
 C.C.NO.3492/14 DATED:- 18.01.2014 (Layout & Building plan)
 C.C.NO.0121/14 DATED:- 14.04.2014 (Layout & Building plan)

(BUILDING 'A','B','C','D','E','H','I','J','K','L','N' & WING 'O')

5/3/2017 + 4/5/2017

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO. 3208195

DATE 9/1/2017

Building Inspector Deputy Engineer

Building Development Department

Zone No. 3 P.M.C.



AREA STATEMENT	SQM
1 AREA OF PLOT	1,32,790.00
2 a Land Under 50M. Highway	2310.00
b Land Under 12M. Wide Service Road	6481.89
c Land Under 18M. Wide D.P. Road	6270.00
d Land Under B.D.P. Reservation	117728.11
e Land Under EXG. Reservation (Amenity Space)	25111.06
f Land Under G-5 Reservation	12839.26
4 BALANCE AREA OF PLOT	79777.79
g Land Under 9M. Wide Internal Road	824.54
5 BALANCE AREA OF PLOT (1-2)	78953.25
6 AREA OF PLOT NO 1	2754.00
7 AREA OF PLOT NO 2	76199.25

AREA STATEMENT	SQM
1 AREA OF PLOT NO 2	76199.25
2 DEDUCTIONS FOR (a+b)	
a Area Under Open Space	7702.00
b Area Under Amenity Space	6905.00
c Area For Transformer	67892.25
3 NET PLOT AREA (1-2)	67892.25
4 ADD. INTERNAL ROAD	824.54
5 ADD TRANSFORMER AREA	605.00
6 PERMISSIBLE F.S.I. (1.0)	69321.79
7 PROPOSED F.S.I.	68385.42
8 PERMISSIBLE COVERAGE (20%)	13578.45
9 PROPOSED COVERAGE (18.45%)	12532.31

TENEMENT STATEMENT

10 PERMISSIBLE TENEMENTS (For Items 6 Above) 250T/HECT. 1677

11 PROPOSED TENEMENTS 720

LEGEND

Plot boundary before amalgamation -Green

Plot boundary after amalgamation -Red

OWNER'S NAME, ADDRESS, SIGNATURE

SHRI ASHOK BEHARY

MR. MANISH JAIN

Kubera College Co-Op. Hsg. Soc. Ltd.

PROJECT

PROPOSED BUILDING LAYOUT AT S.NO.69/5B/2,

69/8 & 70/1 TO 17A/1, KOTHRUD, PUNE.

SWAPNEEL J. DESHPANDE

ARCHITECT, TOWN PLANNER, INTERIOR DESIGNER

95/B, PRABHAT ROAD, ERANDWANA,

PUNE - 411 004

PHONE NO : 982 287 7000

FAX NO. 91 (020) 2553 23 25

DATE 17/12/2014

DEALT BY

REVISD BY

CHECKED BY

SCALE 1:1000

server/gpdp/ahm4-40/mud/ah/02 revised layout + building plan kotrud s.no.69/5b/2