F.S.I. STATEMENT :- (WING - A)

FLOOR	PROP. RESI. AREA	PROP. BALC.	STAIRCASE AREA	TERRACE AREA	LIFT/M.RM AREA	TENE. NO.
FIRST FL.	436.25	33.98	16.20	10.75	11.95+29.19	4
SECOND FL.	436.25	39.62	16.20	10.75		4
THIRD FL.	436.25	33.98	16.20	10.75		4
FOURTH FL.	436.25	39.62	16.20	10.75		4
FIFTH FL.	436.25	33.98	16.20	10.75		4
SIXTH FL.	436.25	39.62	16.20	10.75		4
SEVENTH FL.	419.20	33.98	16.20	10.75		4
EIGHTH FL.	436.25	39.62	16.20	10.75		4
NINTH FL.	436.25	33.98	16.20	10.75		4
TENTH FL.	436.25	39.62	16.20	10.75		4
ELEVENTH FL.	436.25	33.98	16.20	10.75		4
TWELFTH FL.	419.20	39.62	16.20	10.75		4
TOTAL	5200.90	441.60	194.40	129.00	41.14	48

F.S.I. STATEMENT (WING - B)

FLOOR	PROP. RESI. AREA	PROP. BALC.	STAIRCASE AREA	DRY TERR. AREA	LIFT/M.RM AREA	TENE. NO.
FIRST FL.	309.92	25.68	16.05	10.65		4
SECOND FL.	309.92	25.68	16.05	10.65		4
THIRD FL.	309.92	25.68	16.05	10.65		4
FOURTH FL.	309.92	25.68	16.05	10.65		4
FIFTH FL.	309.92	25.68	16.05	10.65	9.50+31.02	4
SIXTH FL.	309.92	25.68	16.05	10.65		4
SEVENTH FL.	300.03	19.14	16.05	10.65		4
EIGHTH FL.	309.92	25.68	16.05	10.65		4
NINTH FL.	309.92	25.68	16.05	10.65		4
TEN FL.	309.92	25.68	16.05	10.65		4
ELEVENTH FL.	309.92	25.68	16.05	10.65		4
TOTAL	3399.23	275.94	176.55	117.15	40.52	44

F.S.I. STATEMENT :- (MAHADA BLDG.)

FLOOR	PROP. RESI. AREA	STAIRCASE AREA	LIFT/M.RM AREA	TENE. NO.
FIRST FL.	319.25	10.32	3.61+12.60	4
SECOND FL.	319.25	10.32		4
THIRD FL.	319.25	10.32		4
FOURTH FL.	319.25	10.32		4
FIFTH FL.	319.25	10.32		4
TOTAL	1596.25	68.78	16.21	20

WATER REQ. STATEMENT :- (WING - A)

(FOR RESIDENTIAL)

O.H. WATER TANK :-
5 PER. x 135Lit. x 48 TEN. = 32,400.00 Lit.
FIRE FIGHTING TANK = 20,000.00 Lit.
TOTAL O.H. WATER TANK = 52,400.00 Lit.

U.G. WATER TANK :-
1.50 x 32,400.00 Lit. = 48,600.00 Lit.
FIRE FIGHTING TANK = 50,000.00 Lit.
TOTAL U.G. WATER TANK CAPACITY = 98,600.00 Lit.

WATER REQ. STATEMENT :- (WING - B)

(FOR RESIDENTIAL)

O.H. WATER TANK :-
5 PER. x 135Lit. x 44 TEN. = 29,700.00 Lit.
FIRE FIGHTING TANK = 20,000.00 Lit.
TOTAL O.H. WATER TANK = 49,700.00 Lit.

U.G. WATER TANK :-
1.50 x 29,700.00 Lit. = 44,550.00 Lit.
FIRE FIGHTING TANK = 50,000.00 Lit.
TOTAL U.G. WATER TANK CAPACITY = 94550.00 Lit.

WATER REQ. STATEMENT :- (MAHADA BLDG.)

O.H. WATER TANK :-
5 PER. x 135Lit. x 20 TEN. = 13,500.00 Lit.
FIRE FIGHTING TANK = 10,000.00 Lit.
TOTAL O.H. WATER TANK = 23,500.00 Lit.

U.G. WATER TANK :-
1.50 x 13,500.00 Lit. = 20,250.00 Lit.
FIRE FIGHTING TANK = 10,000.00 Lit.
TOTAL U.G. WATER TANK CAPACITY = 30,250.00 Lit.

WATER REQ. STATEMENT :-

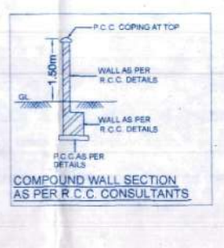
WINGS	O.H.W.T. DRINKING	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T.	U.G.W.T. DRINKING	U.G.W.T. FIRE FIGHTING	TOTAL U.G.W.T.
WING A	32,400.00	20,000.00	52,000.00	48,600.00	50,000.00	98,600.00
WING B	29,700.00	20,000.00	49,700.00	44,550.00	50,000.00	94,550.00
MAHADA BLDG.	13,500.00	10,000.00	23,500.00	20,250.00	10,000.00	30,250.00
TOTAL	75,600.00	50,000.00	12,5200.00	11,3400.00	60,000.00	2,23,400.00

PARKING STATEMENT :-

DESCRIPTION	CAR	SCOOTER	CYCLE
WING A	99	101	99
WING B	46	88	46
MAHADA BLDG.	21	42	42
TOTAL	166	231	187

F.S.I. STATEMENT :- (BUILDING WISE)

WING	PROP. AREA	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	TERRACE AREA	LIFT/M.RM AREA	TENE. NO.
WING A	5200.90	8600.13 x15%	441.60	194.40	129.00	41.14	48
WING B	3399.23		275.94	176.55	117.15	40.52	44
TOTAL	8600.13	1290.02	717.54	370.95	246.15	81.66	92



COMPOUND WALL SECTION AS PER R.C.C. CONSULTANTS

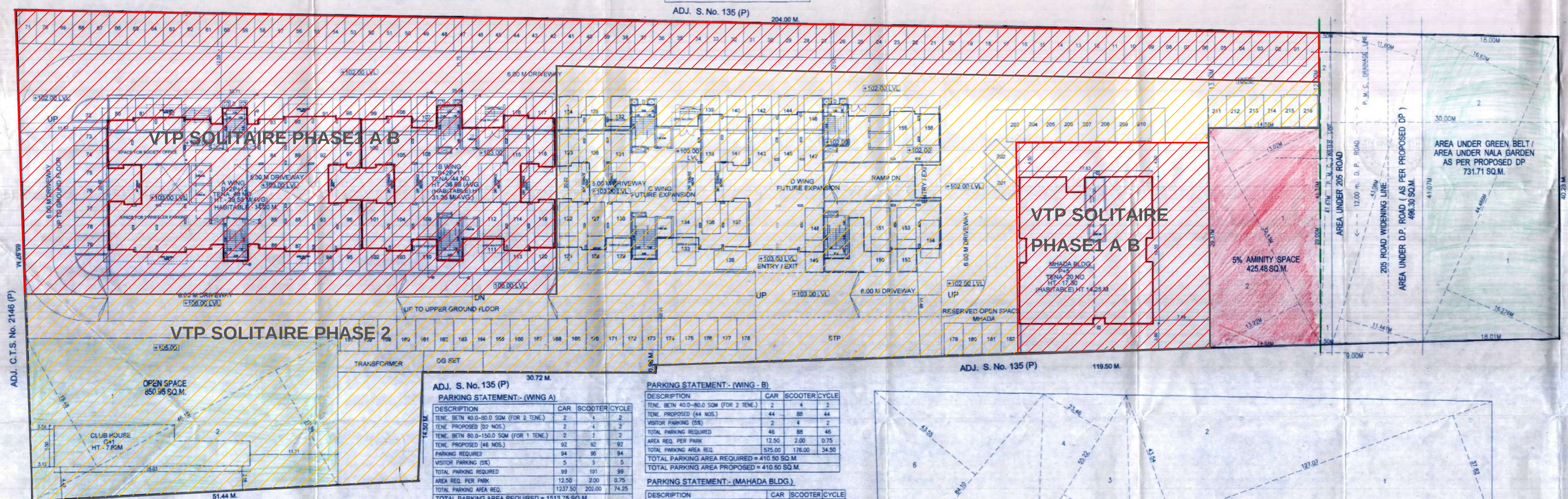
DP LOCATION

STAMP OF APPROVAL

1/7

जावक क्रमांक/ दि. 4/6/20
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 0010/2020
Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-II P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED



LAYOUT PLAN

PARKING STATEMENT :- (WING - A)

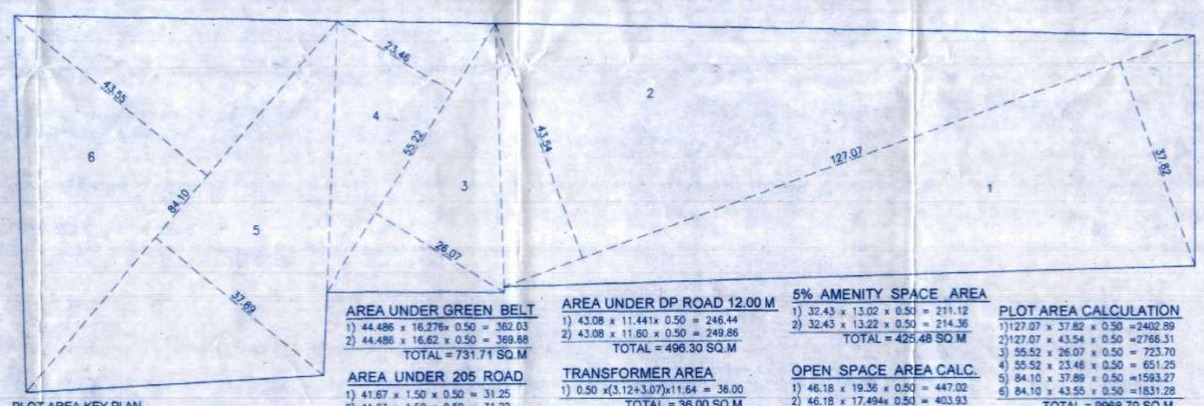
DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. BETN 40.0–80.0 SQM (FOR 2 TENE.)	2	4	2
TENE. PROPOSED (02 NOS.)	2	4	2
TENE. BETN 80.0–150.0 SQM (FOR 1 TENE.)	2	1	2
TENE. PROPOSED (46 NOS.)	92	92	92
PARKING REQUIRED	94	96	94
VISITOR PARKING (5%)	5	5	5
TOTAL PARKING REQUIRED	99	101	99
AREA REQ. PER PARK	12.50	2.00	0.75
TOTAL PARKING AREA REQ.	1237.50	202.00	74.25
TOTAL PARKING AREA REQUIRED = 1513.75 SQ.M.			
TOTAL PARKING AREA PROPOSED = 1513.75 SQ.M.			

PARKING STATEMENT :- (WING - B)

DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. BETN 40.0–80.0 SQM (FOR 2 TENE.)	2	4	2
TENE. PROPOSED (44 NOS.)	44	88	44
VISITOR PARKING (5%)	2	4	2
TOTAL PARKING REQUIRED	46	88	46
AREA REQ. PER PARK	12.50	2.00	0.75
TOTAL PARKING AREA REQ.	575.00	176.00	34.50
TOTAL PARKING AREA REQUIRED = 410.50 SQ.M.			
TOTAL PARKING AREA PROPOSED = 410.50 SQ.M.			

PARKING STATEMENT :- (MAHADA BLDG.)

DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. BETN 40.0–80.0 SQM (FOR 2 TENE.)	2	4	2
TENE. PROPOSED (20 NOS.)	20	40	40
VISITOR PARKING (5%)	1	2	2
TOTAL PARKING REQUIRED	21	42	42
AREA REQ. PER PARK	12.50	2.00	0.75
TOTAL PARKING AREA REQ.	262.50	84.00	31.50
TOTAL PARKING AREA REQUIRED = 378.00 SQ.M.			
TOTAL PARKING AREA PROPOSED = 378.00 SQ.M.			



PLOT AREA KEY PLAN
SCALE – 1:400

AREA UNDER GREEN BELT
1) 44.486 x 16.276x 0.50 = 362.03
2) 44.486 x 16.62 x 0.50 = 369.68
TOTAL = 731.71 SQ.M

AREA UNDER 205 ROAD
1) 41.67 x 1.50 x 0.50 = 31.25
2) 41.63 x 1.50 x 0.50 = 31.22
TOTAL = 62.47 SQ.M

AREA UNDER DP ROAD 12.00 M
1) 43.08 x 11.441x 0.50 = 246.44
2) 43.08 x 11.60 x 0.50 = 249.86
TOTAL = 496.30 SQ.M

TRANSFORMER AREA
1) 0.50 x(3.12+3.07)x11.64 = 36.00
TOTAL = 36.00 SQ.M

5% AMENITY SPACE AREA
1) 32.43 x 13.02 x 0.50 = 211.12
2) 32.43 x 13.22 x 0.50 = 214.36
TOTAL = 425.48 SQ.M

OPEN SPACE AREA CALC.
1) 46.18 x 19.36 x 0.50 = 447.02
2) 46.18 x 17.494x 0.50 = 403.93
TOTAL = 850.95 SQ.M

PLOT AREA CALCULATION
1) 127.07 x 37.82 x 0.50 = 2402.89
2) 127.07 x 43.54 x 0.50 = 2768.31
3) 55.52 x 26.07 x 0.50 = 723.70
4) 55.52 x 23.46 x 0.50 = 651.25
5) 84.10 x 37.89 x 0.50 = 1593.27
6) 84.10 x 43.55 x 0.50 = 1831.28
TOTAL = 9968.70 SQ.M

AREA STATEMENT

		SQM
1	AREA OF THE PLOT	9800.00
2	DEDUCTION FOR	
	a) AREA UNDER D.P. ROAD	496.30
	b) AREA UNDER 205 ROAD	62.47
	c) AREA GREEN BELT	731.71
3	GROSS AREA OF THE PLOT (1–2)	8509.52
	A) OPEN SPACE 10% (NOT TO BE DEDUCTED)	850.95
4	DEDUCTION FOR (b+c)	
	b) AMENITY SPACE 5% (INDUSTRIAL TO RESIDENTIAL)	425.48
	c) INTERNAL ROAD	–
5	NET AREA OF THE PLOT (3-4)	8084.04
6	FLOOR SPACE PERMISSIBLE (1.10) ON ITM NO – 5	8892.44
7	EXISTING RESIDENTIAL FLOOR AREA	–
8	PROPOSED RESIDENTIAL FLOOR AREA	8600.13
9	EXISTING COMMERCIAL FLOOR AREA	–
10	PROPOSED COMMERCIAL FLOOR AREA	–
11	EXCESS BALC. AREA (TAKEN IN F.S.I.)	–
12	TOTAL FLOOR SPACE (7+8+9+10+11)	8600.13

BALCONY AREA STATEMENT

1	PERMISSIBLE BALC. (15% x 8600.13)	1290.02
2	PROPOSED BALCONY	717.54
3	EXCESS BALC. AREA (TAKEN IN F.S.I.)	0.00

TENEMENT STATEMENT

1	TOTAL FLOOR AREA PERMISSIBLE	8892.44
2	TENEMENTS PERMISSIBLE (250T/H)	222.00
3	TENEMENTS PROPOSED	92

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME. AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707 AR.SIDDARTH HARISCHANDRAKAR

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M–20
EXTERNAL WALLS IN 0.15THK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE MOZAIC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS	WINDOWS	VENTILATORS
D1–1.00x2.10	SD–1.80x2.10	W –1.80x1.20
D2–0.75x2.10	SD1–1.50x2.10	W1–1.50x1.20
D1–0.75x2.10	SD2–1.20x2.10	W2–1.20x1.20
		W3–0.90x1.20

V–0.60x0.90

LEGEND

PLOT LINE SHOWN – BLACK
PROPOSED WORK SHOWN – RED
DRAINAGE LINE SHOWN – RED DOTTED
WATER LINE SHOWN – BLACK DOTTED
EXISTING TO BE RETAINED – HATCHED BLUE
EXISTING TO BE DEMOLISHED – HATCHED YELLOW

NORTH

OWNER'S NAME, SIGNATURE :-

M/S :YELLOW STONE PROPCON LLP.

PROJECT :-

PROPOSED RESIDENTIAL BUILDING
S.No. 135/5/1, 135/5/2, 135/6, 135/6/1,
AT PASHAN PUNE.

ARCHITECT SIGNATURE :-

AR. SIDDARTH HARISCHANDRAKAR	AR. MANGESH GOTAL	AR. DEEPALI AGARWAL
CA/2004/34707	CA/2005/38501	CA/2007/39491

ARCHITECT :-

design studio architecture planning interiors graphics
Office 703,723, 4th Floor, Patil Arcade Apt., Above Hotel Kalinga, Near Shweta Centre, Khilare Road, Erandawane, Pune 411004.
+91-020-25430060, edesignstudio1@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
2017/03/15	AKRAM	DHANANJAY	SIDDARTH	1:200