

BUILDING WISE FSI STATEMENT													
BUILDING	FSI AREA				BALCONY				TERRACE		STAIR		TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	PAID	PAID	PAID	
PRO. BUILDING	340.52	12488.25	0.00	0.00	1876.59	1876.59	0.00	1876.59	0.00	1839.70	532.16	444.15	12828.77
Total	340.52	12488.25	0.00	0.00	1876.59	1876.59	0.00	1876.59	0.00	1839.70	532.16	444.15	12828.77

FLOORWISE FSI STATEMENT: PROPOSED BUILDING													
FLOORS	FSI AREA				BALCONY				TERRACE		STAIR		TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	PAID	PAID	PAID	
BASEMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
GROUND FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	53.84	33.52	0.00
PODIUM PARKING FLOOR	340.52	0.00	0.00	0.00	-	17.90	-	17.90	0.00	0.00	88.04	34.10	340.52
FIRST FLOOR	0.00	888.19	0.00	0.00	-	124.18	-	124.18	0.00	215.42	35.48	34.23	888.19
SECOND FLOOR	0.00	967.33	0.00	0.00	-	151.20	-	151.20	0.00	139.52	35.48	34.23	967.33
THIRD FLOOR	0.00	957.71	0.00	0.00	-	154.38	-	154.38	0.00	119.73	35.48	34.23	957.71
FOURTH FLOOR	0.00	1245.87	0.00	0.00	-	183.15	-	183.15	0.00	199.98	35.48	34.23	1245.87
FIFTH FLOOR	0.00	1245.16	0.00	0.00	-	186.20	-	186.20	0.00	156.16	35.48	34.23	1245.16
SIXTH FLOOR	0.00	1264.68	0.00	0.00	-	183.15	-	183.15	0.00	181.14	35.48	34.23	1264.68
SEVENTH FLOOR	0.00	957.25	0.00	0.00	-	137.73	-	137.73	0.00	115.39	35.48	34.23	957.25
EIGHTH FLOOR	0.00	1245.87	0.00	0.00	-	183.15	-	183.15	0.00	199.90	35.48	34.23	1245.87
NINTH FLOOR	0.00	1245.16	0.00	0.00	-	186.20	-	186.20	0.00	156.16	35.48	34.23	1245.16
TENTH FLOOR	0.00	1245.87	0.00	0.00	-	183.15	-	183.15	0.00	199.90	35.48	34.23	1245.87
ELEVENTH FLOOR	0.00	1245.16	0.00	0.00	-	186.20	-	186.20	0.00	156.16	35.48	34.23	1245.16
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Total	340.52	12488.25	0.00	0.00	-	1876.59	-	1876.59	0.00	1839.46	532.16	444.15	12828.77

TOTAL CONSTRUCTION AREA
F.S.I AREA + NON F.S.I AREA = 12828.77 + 91.69 + 18747.27 = 31667.73 SQ.M.

FLOORWISE FSI STATEMENT: CLUB-HOUSE													
FLOORS	FSI AREA				BALCONY				TERRACE		STAIR		TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	PAID	PAID	PAID	
GROUND FLOOR	0.00	60.91	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	60.91
FIRST FLOOR	0.00	30.78	0.00	0.00	-	0.00	-	0.00	0.00	17.17	13.77	0.00	30.78
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	91.69	0.00	0.00	-	0.00	-	0.00	0.00	17.17	13.77	0.00	91.69

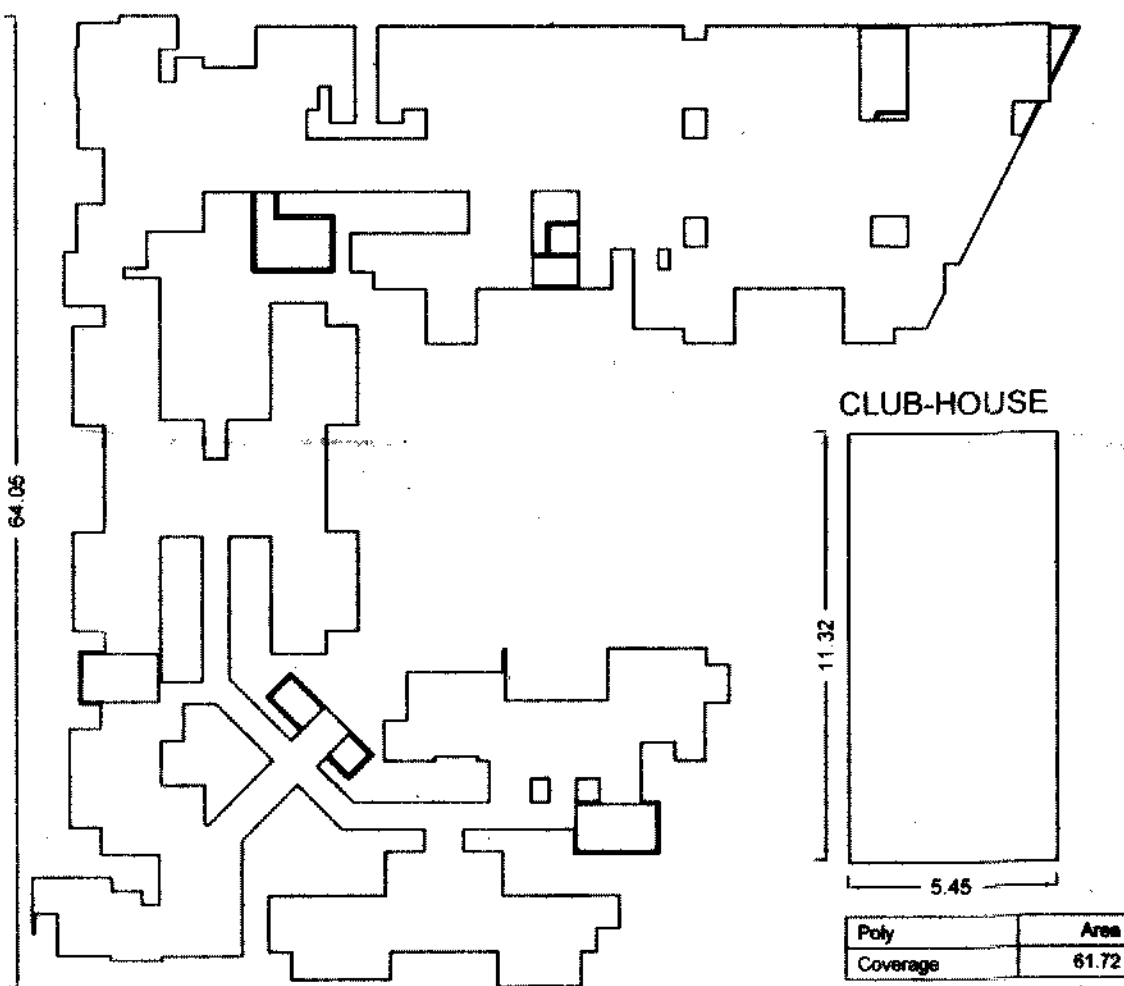
PARKING CALCULATION									
TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	213	1	107	4	426	4	426
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	345.94	100	4	2	8	6	24	2	8
TOTAL REQD. (NOS.)						115	450		434
TOTAL REQD. AREA						1437.50	1350.00		607.60
TOTAL PROP. AREA						1773.11			

WATER REQUIREMENT			
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)	MAHADA AREA STATEMENT
Res+Comm	148905.00		MIN. REQ. AREA 1112.63
OHWT	5000.00		PROP. AREA 1112.82
TOTAL	153905.00	1.54,000.00	PERM. BALC. AREA 166.92
UGWT	223357.50		1) PROP. OPEN BALC. AREA 0.00
TOTAL	75000.00		2) PROP. ENCL. BALC. AREA 0.00
	298357.50	2.98,500.00	TOTAL BALC. AREA (1+2) 0.00
			MAHADA TOTAL TEN. NO. 15

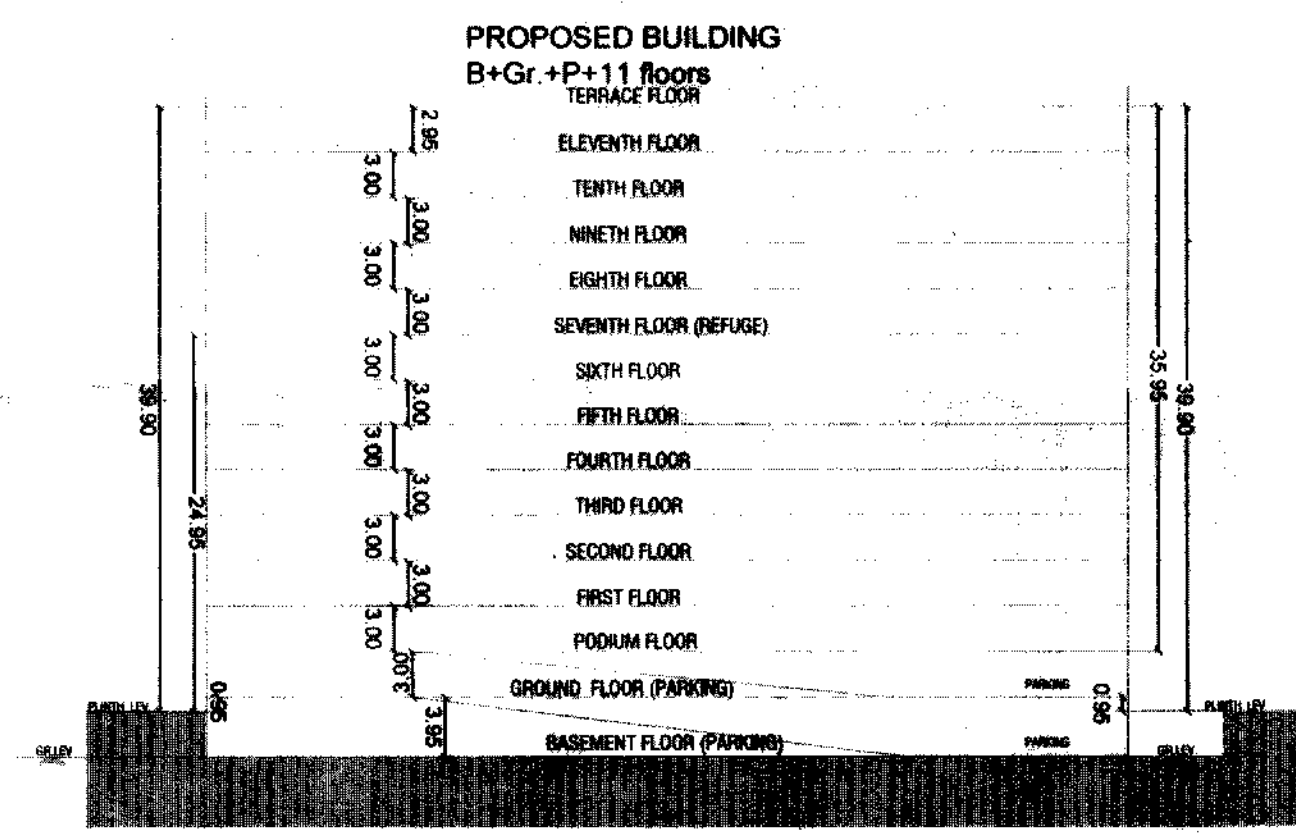
COVERAGE DETAILS			
PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	1236.26	1947.12	1728.50
			0.00

REFUGES AREA STATEMENT		
BUILDING NAME	REQUIRED REFUGES AREA	PROPOSED REFUGES AREA
PRO. BUILDING	432.12	432.17

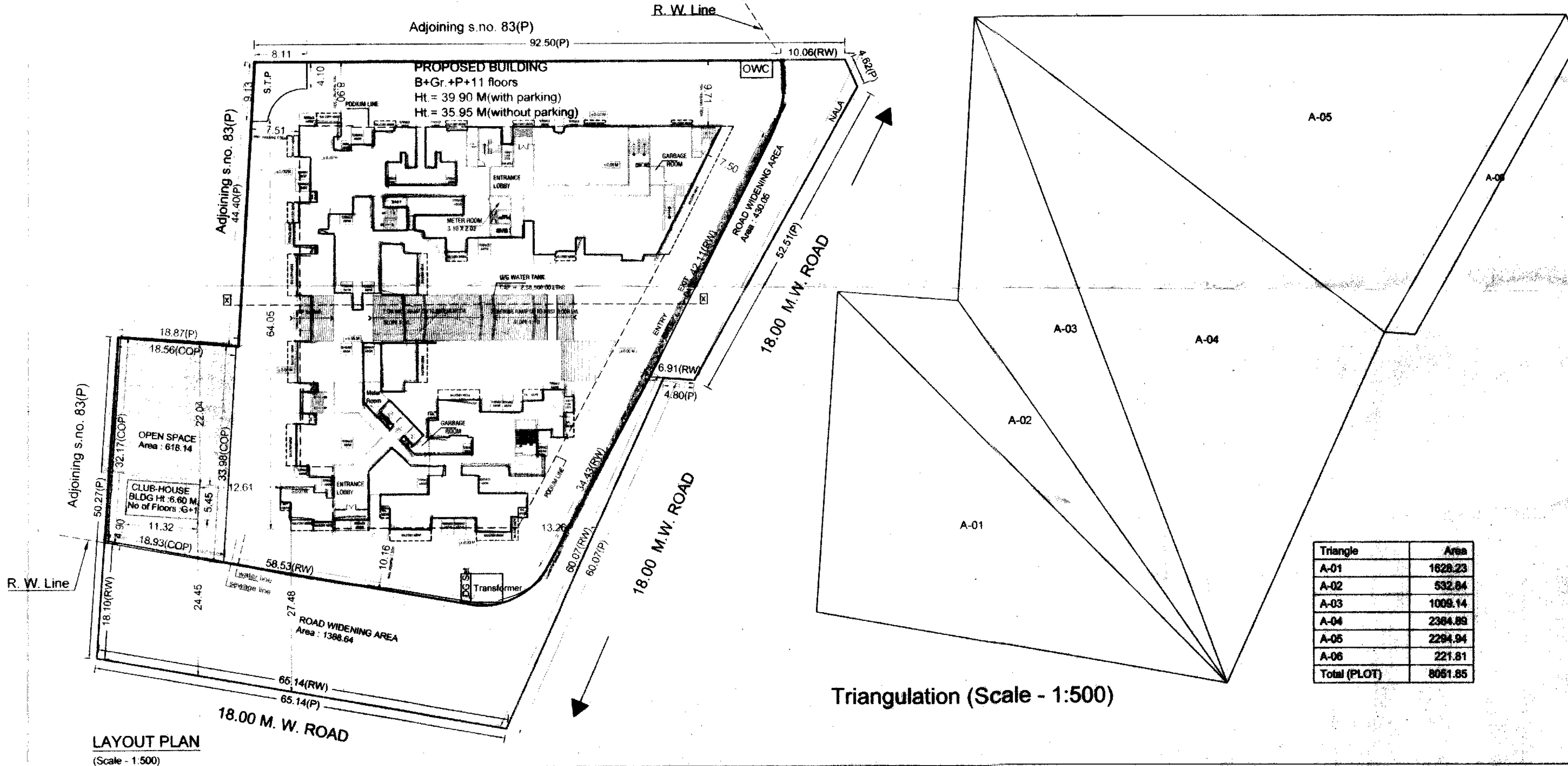
PROPOSED BUILDING



Poly	Area
Coverage	1728.50



Poly	Area
Coverage	61.72



Triangulation (Scale - 1:500)

Triangle	Area
A-01	1628.23
A-02	532.84
A-03	1009.14
A-04	2384.85
A-05	2294.94
A-06	221.81
Total (PLOT)	8061.85

F.S.I / NON - F.S.I. AREA STATEMENT

1. PLOT AREA	8000.00
2. DEDUCTIONS FOR	
a) ROAD SET-BACK (R/W)	0.00
b) PROPOSED ROAD (D.P. ROAD/ROAD WIDENING)	1818.68
c) ANY RESERVATION	0.00
d) OTHERS	0.00
TOTAL (a+b+c+d)	1818.68
3. NET GROSS AREA OF THE PLOT (1-2)	6181.32
4. DEDUCTIONS FOR	
a) RECREATION GROUND AS PER RULE NO. 11.3.1 (10% OPEN SPACE)	618.13
b) INTERNAL ROAD	0.00
c) AMENITY SPACE	0.00
d) M.S.E.B. TRANSFORMER	0.00
e) TOTAL DEDUCTION (a+b+c+d)	618.13
5. NET AREA OF THE PLOT (3-4)	5563.19
6. ADDITION FOR F.S.I.	
a) ROAD SET-BACK (R/W)	1818.68
b) PROPOSED ROAD (D.P. ROAD/ROAD WIDENING)	0.00
c) AMENITY SPACE	0.00
d) INTERNAL ROAD	0.00
e) RECREATION GROUND AS PER RULE NO. 11.3.1 (10% OPEN SPACE)	0.00
f) M.S.E.B. TRANSFORMER	0.00
g) T.D.R. = [Area = 1112.84 sqm + Amenity = 4450.55 sqm] = 5563.39 sqm	5563.19
h) B.R.T. T.D.R.	0.00
TOTAL (a+b+c+d+e+f+g+h)	7381.87
7. TOTAL AREA (5+6)	12945.06
8. a) RESIDENTIAL (1.5/10.85/0.75)	0.00
b) COMMERCIAL (1.5/10.85/0.75)	0.00
c) INFORMATION TECHNOLOGY (2)	0.00
TOTAL F.A.R. PERMISSIBLE	0.00
9. F.A.R. PROPOSED	
a) RESIDENTIAL (1.5/10.85/0.75)	12488.2500
b) COMMERCIAL (1.5/10.85/0.75)	340.52
c) EXISTING F.S.I. (1.5/10.85/0.75)	0.00
d) EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
e) FOR M.A.H.A.D.A.	0.00
TOTAL F.A.R. PROPOSED	12828.77
10. PROPOSED CLUB HOUSE AREA	91.69
11. NON F.S.I. AREA	
a) PROPOSED GARDEN-TERRACE @ 1ST FLOOR	1227.15
b) PROPOSED L.I.G. AREA (1ST TO 3RD FLOOR)	1112.82
c) PROPOSED PARKING AREA (PODIUM)	2612.00
d) PROPOSED BASEMENT PARKING	2975.00
e) PROPOSED BALCONY AREA	1876.59
f) PROPOSED TERRACE AREA	1947.00
g) PROPOSED TOP TERRACE AREA	532.16
h) PROPOSED STAIRCASE (PREMIUM) AREA	444.15
i) PROPOSED FIRE STAIRCASE AREA	2846.85
j) PROPOSED PASSAGE + LOBBY AREA	13.77
k) PROPOSED CLUB HOUSE AREA	0.00
l) CLUB HOUSE STAIRCASE AREA	0.00
m) CLUB HOUSE PASSAGE AREA	17.17
n) CLUB HOUSE TERRACE AREA	44.53
o) CLUB HOUSE TOP TERRACE AREA	0.00
p) CLUB HOUSE O.H. WATER TANK AREA	150.00
q) PROPOSED OVER HEAD WATER TANK AREA	150.00
r) PROPOSED LIFT MACHINE + LIFT AREA	432.17
s) PROPOSED REFUGES AREA	129.00
t) PROPOSED U.G. WATER TANK AREA	135.00
u) PROPOSED S.T.P. AREA	60.00
v) PROPOSED OWC AREA	36.00
w) PROPOSED SUBSTATION PLAN	172.85
x) PROPOSED FITNESS CENTER	3.60
y) RAIN WATER HARVESTING TANK	18747.27
TOTAL NON F.S.I. AREA	31667.73
12. TOTAL F.S.I. + NON F.S.I. AREA (9+10+11)	

E.C. LAYOUT

STAMP OF APPROVAL

Sanctioned No. E.C. / K. / 106/18

Subject to conditions mentioned in the

Order No.

Even dated 21/09/18

Primp

Rate 2/ 009 000

O.C. Signed by

Joint City Engineer

Joint City Engineer

Building Permission Dept.

A) AREA STATEMENT

1. AREA OF PLOT 8000.00

2. DEDUCTIONS FOR

(a) ROAD SET-BACK (R/W) 1818.68

(b) PROPOSED ROAD (D.P.) 0.00

(c) ANY RESERVATION 0.00

(d) NDZ AREA 0.00

(e) ENCROACHMENT AREA 0.00

(f) OTHER 0.00

TOTAL (a+b+c+d+e+f) 1818.68

3. BALANCE AREA OF PLOT (1-2) 6181.32

4. DEDUCTIONS FOR

(a) AMENITY SPACE 0.00

(b) OPEN SPACE 618.13

(c) PHYSICAL OB PROVIDED = 618.13

(d) INTERNAL ROAD AREA 0.00

5. NET AREA OF THE PLOT (3-4) 5563.19

6. ADDITION FOR F.S.I.

(a) OPEN SPACE (NOTIONAL) 0.00

(b) INTERNAL ROAD 0.00

(c) ADDITIONAL INT. ROAD BENEFIT 0.00

(d) OTHER 0.00

TOTAL (a+b+c+d) 0.00

7. TOTAL AREA (5+6) 5563.19

8. FLOOR SPACE INDEX PERMISSIBLE 1.0000

PERM. FLOOR AREA (7 x 8) 5563.19

9. TDR AREA

PERM. TDR AREA (6181.32 x 0.90 = 5563.19) 5563.19

10. SPECIAL CASES FSI 0.00

11. ROAD(S) SET-BACK AREA 1818.68

12. ADDITION FOR F.S.I.

(a) ROAD SET-BACK (R/W) 1818.68

(b) PROPOSED ROAD (D.P. ROAD/ROAD WIDENING) 0.00

(c) AMENITY SPACE 0.00

(d) INTERNAL ROAD 0.00

(e) RECREATION GROUND AS PER RULE NO. 11.3.1 (10% OPEN SPACE) 0.00

(f) M.S.E.B. TRANSFORMER 0.00

(g) T.D.R. = [Area = 1112.84 sqm + Amenity = 4450.55 sqm] = 5563.39 sqm

(h) B.R.T. T.D.R.

TOTAL (a+b+c+d+e+f+g+h) 7381.87

13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12) 12945.06

14. TOTAL BUILT UP AREA

(a) PROPOSED RESIDENTIAL AREA 12488.25

(b) PROPOSED COMMERCIAL AREA 340.52

(c) PROPOSED INDUSTRIAL AREA 0.00

(d) PROPOSED SPECIAL USE AREA 0.00

TOTAL PROPOSED AREA (a+b+c+d) 12828.77

15. SUB STRUCTURE AREA ADDITION (FOR FSI) 0.00

16. SUB STRUCTURE AREA DEDUCTION (FOR FSI) 0.00

17. EXCESS BALCONY AREA TAKEN IN F.S.I. 0.00

18. EXISTING BUILT UP AREA 0.00

19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19) 12828.77

20. TOTAL BUILT UP AREA PROPOSED WITH MHADA 13941.59

21. CONSUMED FSI WITHOUT MHADA 2.3060

22. CONSUMED FSI WITH MHADA 2.5060

B) BALCONY STATEMENT

(a) PERMISSIBLE BALCONY AREA 1924.31

(b) PROPOSED BALCONY AREA 1876.59

(c) EXCESS BALCONY AREA TAKEN IN F.S.I. 0.00

C) TENEMENT STATEMENT

(a) PROPOSED AREA (12) 13941.59

(b) LESS NON RESIDENTIAL AREA 340.52

(c) AREA AVAILABLE FOR TENEMENTS (1-11) 12828.77

(d) TENEMENTS PERMISSIBLE 250.00/Hec 321

(e) TENEMENTS PROPOSED 213

(f) TENEMENTS EXISTING 0

(g) TOTAL TENEMENTS ON THE PLOT (1+2+3) 213

D) PARKING STATEMENT

(a) PARKING REQUIRED BY RULE 115

(b) REQUIRED PARKING AREA 1437.50

(c) TOTAL PARKING PROVIDED 1773.11

(d) SCOOTER 450

(e) CYCLE 434

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED 0

(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED 0

CONSTRUCTION AREA 28484.94

CONSTRUCTION AREA FOR EC 28575.58

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF PLOT STATED ON PLAN AREA IS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK

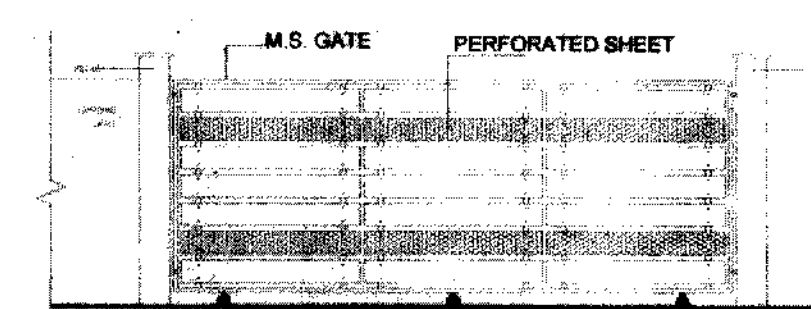
PROPOSED WORK SHOWN RED

DRAINAGE LINE SHOWN RED DOTTED

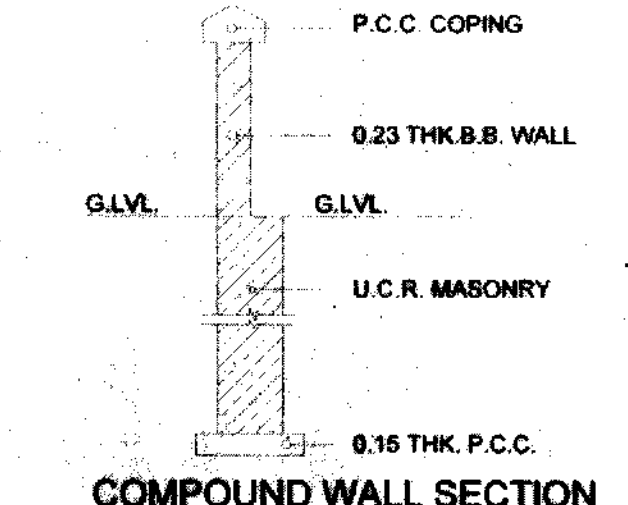
WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

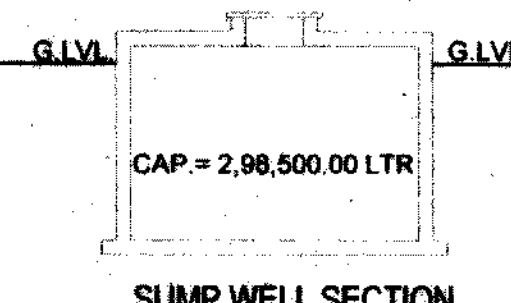
DEMOLITION SHOWN HATCHED YELLOW



GATE & COMPOUND WALL



COMPOUND WALL SECTION



SUMP WELL SECTION

PROJECT

PROPOSED LAYOUT OF BUILDINGS AT

PROPOSED LIG BUILDING ON S.NO 83/2B/1/2 + S.NO 83/2A/1/3

AT KIWALE, PUNE

OWNER'S NAME, ADDRESS & SIGN

THIS MUNICIPAL DRAWING IS PREPARED FROM INSTRUCTION, INFORMATION, SPECIFICATION AND LEGAL DOCUMENTS GIVEN BY THE OWNER/P.O.A. HOLDER TO THE ARCHITECT. THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS & ALL DRAWINGS ALONG WITH THIS DRAWING FOR SUBMISSION & THEY ARE PER MY INSTRUCTION & INFORMATION GIVEN BY ME THE OWNER/P.O.A. HOLDER

MR. RAJENDRA BURESH JAIN, M/S RUNAL DEVELOPERS

Indraprastha Apartment, Pimpri Chinchwad Link Road, Chinchwad, Pune - 411 033

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AVINASH NAWATHE

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BEHIND MANIKCHAND, GALLERIA

OFF. 18, ROAD, SHIVAJINAGAR

PUNE-16. CTS NO-867

TELE. - 020 2580542 / 3442

JOB NO. 3043

DRG. NO. R-0

SCALE 1:100

DRAWN BY RAJAT

CHECKED BY AR. Nachikhat

INWARD NO. INWDECK/0002/18

DATE 29 Aug 2018 04:22 PM

KEY NO. 1/1

SHEET NO. 1/1

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