PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	BALCONY EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
A	0.00	4978.88	0.00	0.00	-	741.78	-	741.78	0.00	313.35	378.66	429.93	355.98	14.19	36.86	32	4978.88
B	0.00	5899.14	0.00	0.00	-	916.18	-	916.18	0.00	311.59	378.66	351.64	355.98	14.19	31.72	32	5899.14
C	0.00	4891.20	0.00	0.00	-	721.09	-	721.09	0.00	304.47	378.66	351.64	355.98	14.19	32.00	32	4891.20
COMM.BLDG	191.43	0.00	0.00	0.00	-	8.02	-	8.02	0.00	0.00	31.52	0.00	0.00	0.00	0.00	9	191.43
D	0.00	6005.45	0.00	0.00	-	999.02	-	999.02	0.00	333.80	468.36	428.69	437.81	35.40	37.37	39	6005.45
Total	191.43	21634.66	0.00	0.00	3183.81	3086.08	0.00	3086.08	0.00	1262.45	1621.82	1562.32	1065.79	62.97	137.77	135	21526.09

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	93400.00	
	FIRE REQUIREMENT	80000.00	
	TOTAL	173400.00	332946.15
UGWT		140100.00	
	FIRE REQUIREMENT	325000.00	
	TOTAL	465100.00	1131334.35

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A	166.48	411.40
B	176.06	272.68
C	174.66	411.37
D	181.44	555.84

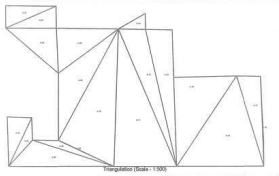
COVERAGE DETAILS

PERM.COVERAGE 30.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
2342.63	-	1547.99	0.00

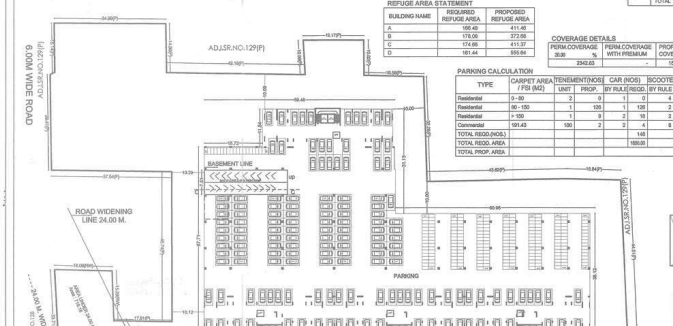
PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENTS/NOS UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	0 - 90	2	9	1	0	4	0	4	0
Residential	90 - 150	1	135	1	135	2	202	2	202
Residential	> 150	1	9	2	18	2	18	2	18
Commercial	191.43	100	2	2	4	8	12	2	4
TOTAL REQD.(NOS.)					148		232		274
TOTAL REQD. AREA					1850.00		646.00		303.60
TOTAL PROP. AREA							7739.61		

Triangle	Area
A-01	266.66
A-02	131.66
A-03	656.13
A-04	155.92
A-05	2.91
A-06	534.30
A-07	262.40
A-08	658.21
A-09	955.14
A-10	1625.35
A-11	2031.73
A-12	867.63
A-13	100.87
A-14	863.01
A-15	1326.06
A-16	1867.77
A-17	513.44
A-18	13.19
A-19	264.86
Total (PLOT)	14065.29

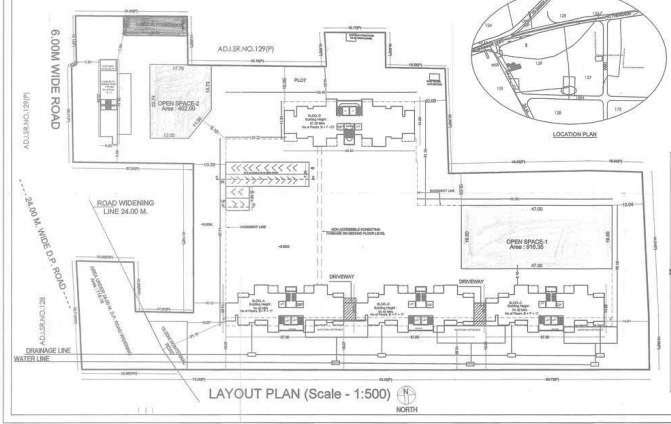


Triangulation (Scale - 1:500)



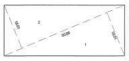
BASEMENT FLOOR (Scale - 1:500)

NORTH



LAYOUT PLAN (Scale - 1:500)

NORTH

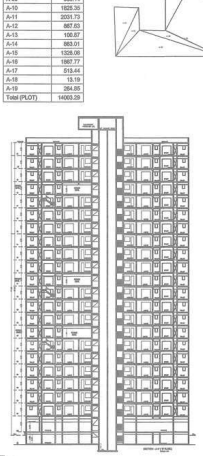


OPEN SPACE (1) AREA CALCULATION

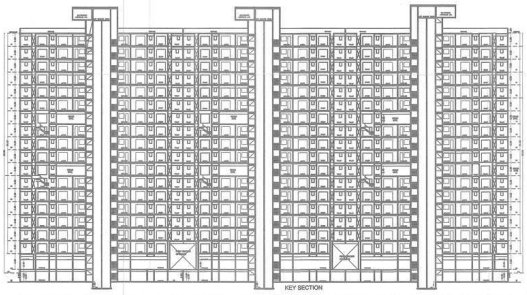
1) 0.5 X 50.88 X 18.01 = 458.17 SQ.M
2) 0.5 X 50.88 X 18.01 = 458.17 SQ.M
916.35 SQ.M

OPEN SPACE (2) AREA CALCULATION

1) 0.5 X 25.73 X 10.63 = 136.74 SQ.M
2) 0.5 X 25.73 X 10.40 = 133.80 SQ.M
3) 0.5 X 25.71 X 11.09 = 131.46 SQ.M
402.00 SQ.M



LOCATION PLAN



KEY SECTION

STAMP OF APPROVAL

LAYOUT PLAN 01-01

Sanctioned No. B.P. EN/VIDN/PCMC/WARAD/0615
Subject to conditions mentioned in the Office Order No.
even dated : 01/03/2016

Place: PCMC
Date: 01/03/2016

O. C. Signed
for Commissioner Officer
& Deputy City Engineer:

Coordinating Officer
& Deputy City Engineer
Building Permission Dept.
PCMC, Pimpri Pune-18.

		SQ.M.
A) AREA STATEMENT		
1. AREA OF PLOT		13972.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		698.66
(b) PROPOSED ROAD (DP)		0.00
(c) ANY RESERVATION		0.00
(d) NSE AREA		0.00
(e) ENCROACHMENT AREA		122.00
(f) OTHER		0.00
TOTAL (a+b+c+d+e+f)		820.66
3. BALANCE AREA OF PLOT (1-2)		13151.12
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		
(b) OPEN SPACE	1316.35	
PHYSICAL OS PROVIDED =	1316.35	
(c) INTERNAL ROAD AREA		119.63
5. NET AREA OF THE PLOT (3-4)		11713.14
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (NOTIONAL)		0.00
(b) INTERNAL ROAD		119.63
(c) ADDITIONAL INT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		119.63
7. TOTAL AREA (5+6)		11832.77
8. FLOOR SPACE INDEX PERMISSIBLE		1.00
PERMISSIBLE AREA (7 x I)		11832.77
9. TDR AREA		15120.76
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		698.66
12. PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		27666.43
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		21534.66
(b) PROPOSED COMMERCIAL AREA		191.43
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		21726.09
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. SURRENDERED AREA		0.00
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		21726.09
21. TOTAL BUILT UP AREA PROPOSED WITH MANGA		0.00
22. CONSUMED FSI WITHOUT MANGA		1.7956
23. CONSUMED FSI WITH MANGA		0.5600
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		3183.81
(ii) PROPOSED BALCONY AREA		3086.08
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (C)		21226.09
(ii) LESS NON_RESIDENTIAL AREA		191.43
(iii) AREA AVAILABLE FOR TENEMENTS (I - II)		21034.66
(iv) TENEMENTS PERMISSIBLE 250.00/tenc		667
(v) TENEMENTS PROPOSED		135
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		135
D) PARKING STATEMENT		

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	148	232	274
(ii) REQUIRED PARKING AREA	1850.00	646.00	303.60
(iii) TOTAL PARKING PROPOSED	7739.61		

E) TRANSPORT VEHICLES PARKING
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED 0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED 2

CONSTRUCTION AREA	37265.20
CONSTRUCTION AREA FOR ESC	37265.20

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TP SCHEME RECORD / LAND RECORD DEPT / CTS / SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE/SEWE SHOWN RED DOTTED
EXISTING TO BE DEMOLISHED YELLOW
EXISTING TO BE RETAINED WITCHES
DEMOLISH/SUR SHOWN WITCHES YELLOW

OWNER'S NAME: KASTURI DEVELOPERS

OWNER'S SIGN.

FOR KASTURI DEVELOPER'S PARTNER PARTNER

PROJECT:

REVISED LAYOUT OF BUILDING AT ON S.NO. 129 (PART) WAKAD , PUNE

ARCHITECT SIGN :

JAY AERAM
ARCHITECTURAL CONSULTANT
450, AKSHAY CENTRE, C.T.S. NO. 1050 + 51
TILAK ROAD, DHUMWIMAR PETH 02
PUNE 411030. (PH.- 24434335)

CWN/081			
AWARD NO.	AWD/EDC/WKD/1008	DATE	27-04-2016
DRN BY	'AABHAV'		
REV NO.	'-'/'00'	SHEET NO.	1 / 1

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