PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

GOOGLE LOCATION
SCALE 1:NTS

TOTAL FSI - NON STATEMENT FOR EC PURPOSE									
S.NO.	FLOOR	WING A	WING B	WING A+B	LIFT AREA	REFUGE	GROUND COVERAGE	PARKING/ PODIUM AREA	SERVICES AREA (LIFT,SHT, TRANSFORMER)
		RESI.	RESI.	COMM.					
1	Gr.FLOOR	-	-	858.268	16.78	68.28	892.24	7665.74	200.00
2	Mezzanine FL	-	-	426.370					
3	1st FLOOR	458.83	458.83						
4	2nd FLOOR	458.83	458.83						
5	3rd FLOOR	458.83	458.83						
6	4th FLOOR	458.83	458.83						
7	5th FLOOR	458.83	458.83						
8	6th FLOOR	458.83	458.83						
9	7th FLOOR (Refuge)	458.83	458.83						
10	8th FLOOR	458.83							
11	9th FLOOR	458.83							
12	10th FLOOR	458.83							
13	11th FLOOR	458.83							
14	12th FLOOR (Refuge)	458.83							
15	13th FLOOR	458.83							
16	14th FLOOR	458.83							
17	15th FLOOR	458.83							
18	16th FLOOR	458.83							
19	17th FLOOR (Refuge)	458.83							
20	18th FLOOR	458.83							
21	19th FLOOR	458.83							
TOTAL		8717.77	3211.81	1284.63					
		13214.21 SQ.M.			8843.04 SQ.M.				
TOTAL FSI - NON FSI		22057.25 SQ.M.							

TOTAL FSI STATEMENT										
S.NO.	BUILDING NAME	FLOOR	NET B/UP AREA		LIFT (MRL)	FIRE LIFT (MRL)	GROUND COVERAGE	BLDG. HT.	TENEMENT NO.	SHOP NO.
			COMMERCIAL	RESIDENTIAL						
1	WING - A	28+G+18FL	1284.63	7311.53	3.61	4.75	446.12	52.40 M	64	8
2	WING - B	28+G+1FL		458.83	3.61	4.75	446.12	8.90 M	4	8
TOTAL			1284.63	7770.46	7.22	9.50	892.24		68	16

TOTAL PARKING AREA STATEMENT			
PARKING REQUIRED BY RULE	NO. OF TENE./CARPET AREA	CAR	SCOOTER
FOR COMMERCIAL			
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	100	2	6
REQUIRED FOR 1280.46 SQ.M. AREA	900.00	18	54
FOR RESIDENTIAL			
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 60 SQ.M. BUT LESS THAN 150 SQ.M.	1	1	3
REQUIRED PARKING FOR 60 TENEMENTS	68	68	204
TOTAL (COMM.+RESI)		86	258
5% ADDITION PARKING		4	13
TOTAL REQUIRED PARKING		90	271
TOTAL REQ. PARKING		90 X 12.50	271 X 2.00
TOTAL AREA		1125.00	542.00
TOTAL PARKING AREA IN SQ.M.			1667.00

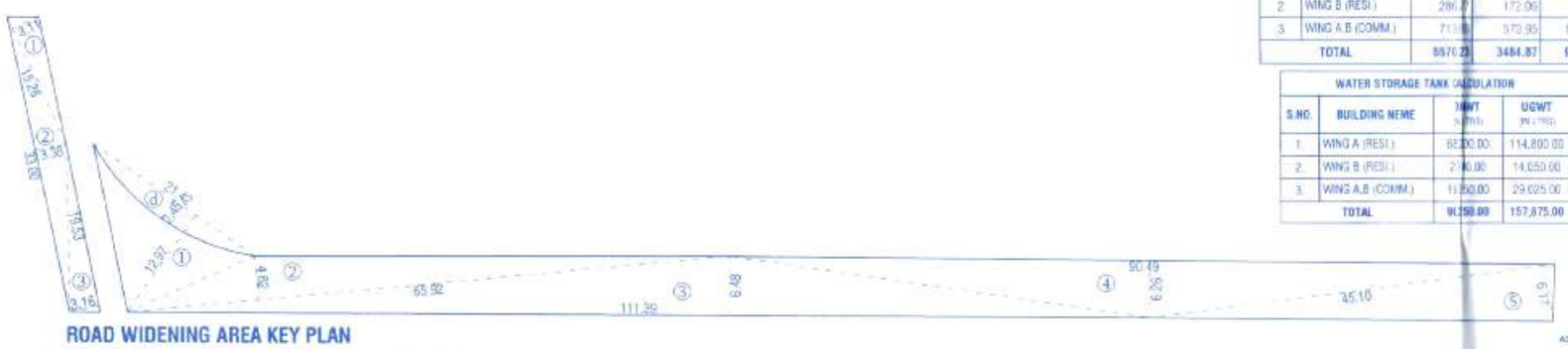
ANCILLARY AREA STATEMENT				
S.NO.	BUILDING NAME	PROPOSED AS PER UDCPR		
		PROPOSED	ANCILLARY	TOTAL
1	WING A (RESI.)	4569.7[illegible]	2741.86	7311.53
2	WING B (RESI.)	286.[illegible]	172.09	458.83
3	WING A,B (COMM.)	71[illegible]	570.95	1284.63
TOTAL		5570.23	3484.87	9055.09

WATER STORAGE TANK CALCULATION			
S.NO.	BUILDING NEME	UGWT (IN LTRS)	UGWT (IN LTRS)
1.	WING A (RESI.)	62200.00	114,800.00
2.	WING B (RESI.)	2700.00	14,050.00
3.	WING A,B (COMM.)	11250.00	29,025.00
TOTAL		91150.00	157,875.00

FSI STATEMENT (WING - A)							
S.NO.	FLOOR	FSI AREA	LIFT	FIRE LIFT	GROUND COVERAGE	BLDG. HT.	TENEMENT NO.
1	Gr.FLOOR	-	3.640	4.750	446.120	52.40 M	-
2	Mezzanine FL	-					-
3	1st FLOOR	458.83					4
4	2nd FLOOR	458.83					4
5	3rd FLOOR	458.83					4
6	4th FLOOR	458.83					4
7	5th FLOOR	458.83					4
8	6th FLOOR	458.83					4
9	7th FLOOR	458.83					4
10	8th FLOOR	458.83					4
11	9th FLOOR	458.83					4
12	10th FLOOR	458.83					4
13	11th FLOOR	458.83					4
14	12th FLOOR	458.83					4
15	13th FLOOR	458.83					4
16	14th FLOOR	458.83					4
17	15th FLOOR	458.83					4
18	16th FLOOR	429.18					4
TOTAL		7311.53	3.64	4.75	446.12		64

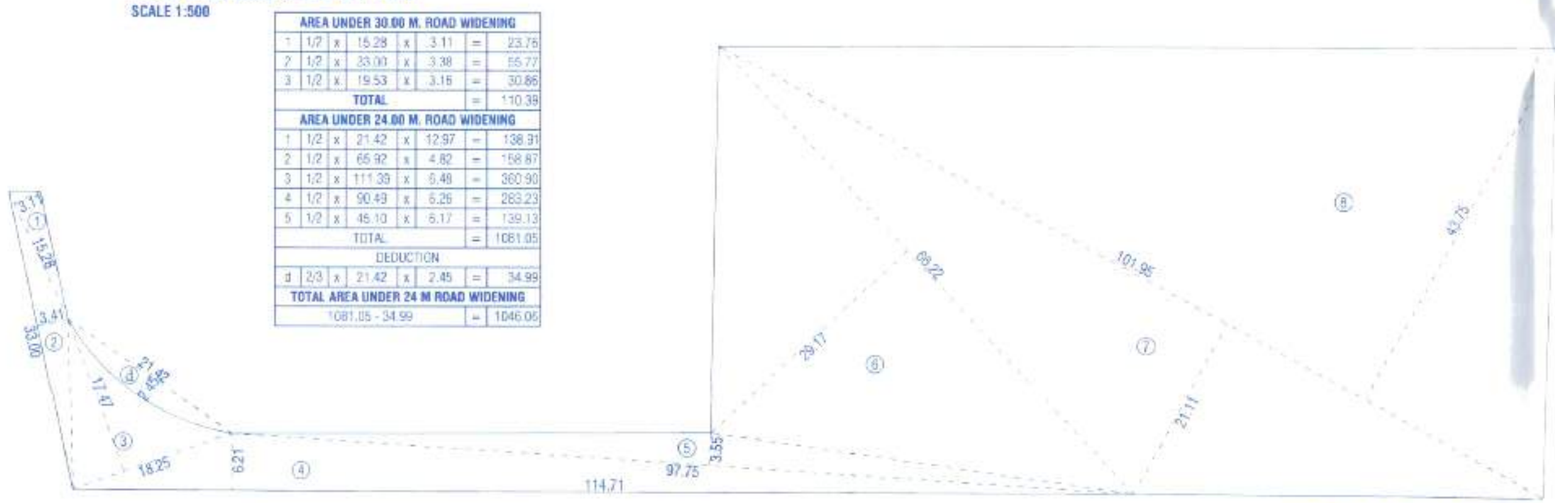
FSI STATEMENT (WING - B)							
S.NO.	FLOOR	FSI AREA	LIFT	FIRE LIFT	GROUND COVERAGE	BLDG. HT.	TENEMENT NO.
1	Gr.FLOOR	-	3.64	4.75	446.120	8.90 M	-
2	Mezzanine FL	-					-
3	1st FLOOR	458.83					4
TOTAL		458.83	3.64	4.75	446.12		4

FSI STATEMENT FOR COMMERCIAL A & B			
S.NO.	FLOOR	NET B/UP AREA	NO OF UNITS
1	GROUND FLOOR	858.26	17
2	MEZZANINE FLOOR	426.37	
TOTAL		1284.63	16



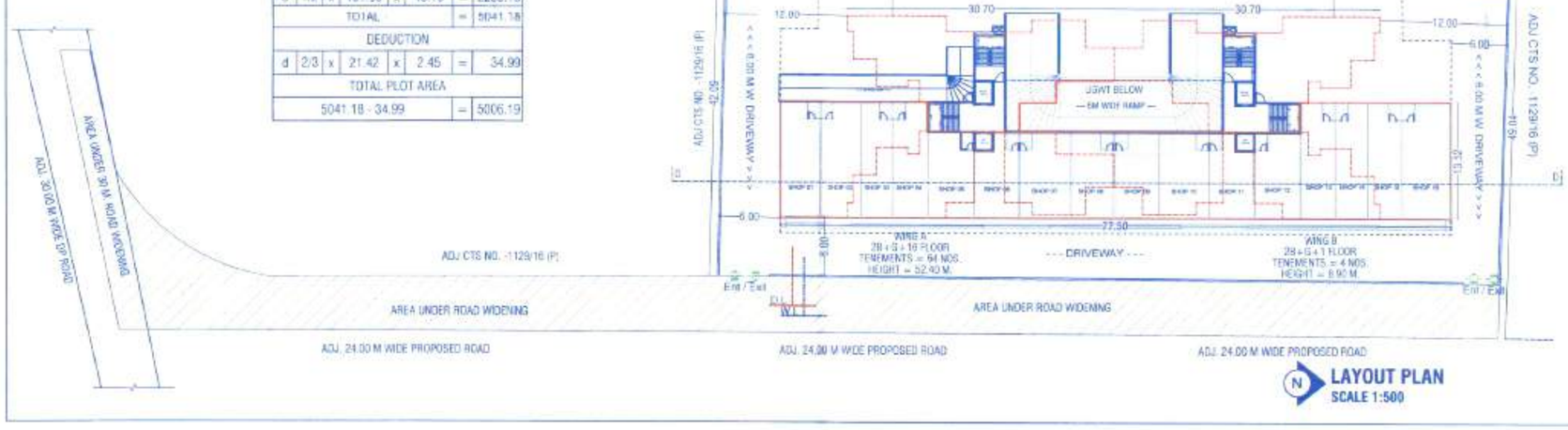
ROAD WIDENING AREA KEY PLAN
SCALE 1:500

AREA UNDER 30.00 M. ROAD WIDENING							
1	1/2	x	15.28	x	3.11	=	23.76
2	1/2	x	33.00	x	3.38	=	55.77
3	1/2	x	19.53	x	3.16	=	30.86
TOTAL						=	110.39
AREA UNDER 24.00 M. ROAD WIDENING							
1	1/2	x	21.42	x	12.97	=	138.91
2	1/2	x	65.92	x	4.82	=	158.87
3	1/2	x	111.39	x	6.48	=	360.90
4	1/2	x	90.49	x	6.26	=	283.23
5	1/2	x	45.10	x	6.17	=	139.13
TOTAL						=	1081.05
DEDUCTION							
d	2/3	x	21.42	x	2.45	=	34.99
TOTAL AREA UNDER 24 M ROAD WIDENING							
1081.05 - 34.99						=	1046.06

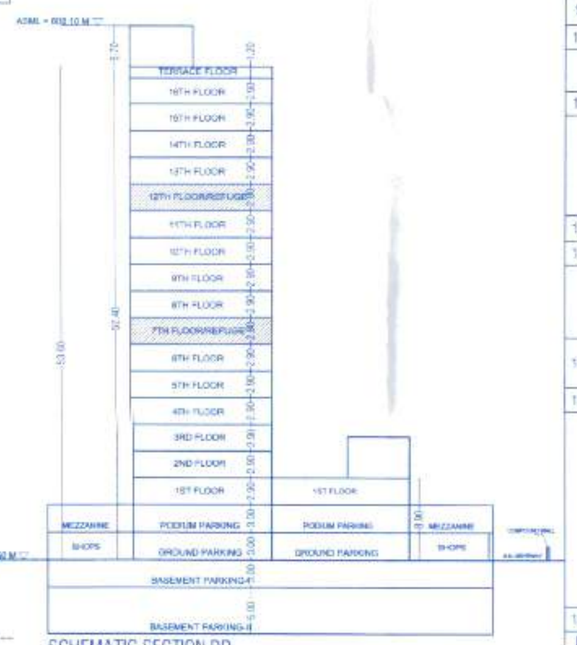


PLOT AREA KEY PLAN
SCALE 1:500

PLOT AREA CALCULATION							
1	1/2	x	15.28	x	3.11	=	23.76
2	1/2	x	33.00	x	3.41	=	56.27
3	1/2	x	18.25	x	17.47	=	159.41
4	1/2	x	114.71	x	6.21	=	356.17
5	1/2	x	97.75	x	3.55	=	173.51
6	1/2	x	66.22	x	29.17	=	965.82
7	1/2	x	101.95	x	21.11	=	1076.08
8	1/2	x	101.95	x	43.75	=	2230.16
TOTAL						=	5041.18
DEDUCTION							
d	2/3	x	21.42	x	2.45	=	34.99
TOTAL PLOT AREA							
5041.18 - 34.99						=	5006.19



LAYOUT PLAN
SCALE 1:500



SCHEMATIC SECTION DD

COMPOUND WALL SECTION

STAMP OF APPROVAL 01/07

FOR EC PURPOSE

New - Commer + Resid Date 8/07/2021
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/01862/21

BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

A	AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of a plot to be considered)	=	4924.00
	a) As per ownership document (7/12, CTS extract)	=	4924.00
	b) As per Triangulation/ Demarcation	=	5006.19
	c) as per site	=	
2	Deductions for		0.00
	a) Area Under 30.00 M DP Road	=	110.39
	b) Area Under 24.00 M DP Road		1046.06
	C) Any Reservation	=	0.00
	Total (a+b+c)	=	1156.45
3	Balance Area of Plot (1-2)	=	3767.55
4	Amenity Space		
	a) Required (Adjustment of 2(b) if any)	=	0.00
	b) Balance Proposed	=	0.00
5	Net Plot Area (3-4c)	=	3767.55
6	Recreational Open Space (if applicable)	=	
	a) Required	=	0.00
	b) Proposed	=	0.00
7	Internal Road area	=	0.00
8	Plotable area (if applicable)	=	0.00
9	Permissible FSI (See No. 5 X 0.75 X 1.1)	=	3108.23
10	Addition of FSI on payment of premium		
	a) Maximum permissible premium FSI - based on road 50% of 4924.00	=	2462.00
	b) Proposed FSI on payment of premium	=	2462.00
11	In-situ FSI / TDR loading		
	a) In-situ area against D.P. road [2.0 x Sr. No. 2] 2312.90	=	0.00
	b) In-situ area against Amenity Space if handed over [2.0 x Sr. No. 4 (b) / (c)]	=	0.00
	c) TDR Area (S.No.5 X 0.70 - 11(a)) 324.38	=	1.00
	d) Total In-situ / TDR loading to be proposed (11 (a)+(b)+(c)) 2637.28	=	0.00
12	Additional FSI area under Chapter No. 7	=	0.00
13	Total Entitlement of FSI in the proposal		
	a) [9 – 10(b) + 11(d)] or 12 whichever is applicable	=	5570.23
	b) Ancillary Area FSI upto 60% or 80% of 13 (a) on payment of premium i.e.	=	0.00
	c) Total entitlement (a+b)	=	0.00
14	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) x 1.6 and 1.80) Future development (6207.57 + 4496.29 + 570.95)	=	13274.75
15	Total Built-up Area in proposal	=	0.00
	Proposed Built-up Area (as per F-line)	=	0.00
	i) Residential	=	4856.54
	ii) Ancillary Area (60% of 4856.54 =2913.92)	=	2913.92
	a) Total Residential	=	7770.46
	i) Commercial	=	713.69
	ii) Ancillary Area (80% of 713.69 = 570.95)	=	570.94
	b) Total Commercial	=	1284.63
	c) Total (a+b)	=	9055.09
16	F.S.I. Consumed (15/5) (should not be more than serial No. 14 above)	=	2.40

LEGEND

Plot Boundary Shown Thick Black		Water Line Shown Black (Dotted)	
Proposed Work Shown Red		Existing Work To BE Retained Blue	
Drainage Line Shown Red (Dotted)		Existing Work To Be Demolished Yellow	

PROJECT NAME & ADDREESS

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING AT CTS NO 1129/13, S.NO. 93/13(P), MUNDHWA, PUNE.

OWNER/PAH NAME	SIGNATURE
M/S. S2S BUILCITY LLP. THROUGH MR. RAJAN SATISH GUPTA	

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DATE	SCALE	DRN. BY	CHECKED BY
01/05/2020	1:500	Designer	MS

ARCHITECT SIGN

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