EXISTING BUILDING F.S.I. STATEMENT (PHASE I) :-

WING	NO OF BLDG	HT OF BLDG	FLOORS	TENT	F.S.I/ BLDG.	F.S.I	BALCONY	STAIRCASE	PASSAGE	LIFT	TERRACE	GR.COV
A	1	29.80	PHASE I-I-T	30	1848.44	1848.44	205.06	281.04	285.44	19.16	129.40	324.13
B	1	23.90	P+7	42	2590.80	2590.80	380.66	132.62	132.62	19.16	165.50	412.84
C	1	23.90	P+7	28	1727.86	1727.86	190.40	211.80	275.06	19.16	115.50	275.21
E	1	18.00	PHASE I-I-T	30	1200.90	1200.90	176.25	181.12	184.24	19.16	117.16	191.42
F	1	18.00	PHASE I-I-T	30	1440.44	1440.44	205.06	281.04	284.44	19.16	125.30	324.13
G	1	23.90	P+7	42	2590.80	2590.80	380.66	132.62	132.62	19.16	172.44	415.51
H	1	23.90	P+7	28	1727.86	1727.86	190.40	275.06	275.71	19.16	115.50	191.42
I	1	23.90	P+7	42	2590.80	2590.80	380.66	132.62	132.62	19.16	172.44	415.51
J	1	23.90	P+7	28	1727.86	1727.86	190.40	275.06	275.71	19.16	115.50	191.42
K	1	23.90	P+7	42	2590.80	2590.80	380.66	132.62	132.62	19.16	172.44	415.51
TOTAL	10			342	17715.93	20315.75	2606.75	1906.82	1927.69	191.60	1397.93	3374.47

PROPOSED BUILDING F.S.I. STATEMENT (PHASE I) :-

WING	NO OF BLDG	HT OF BLDG	FLOORS	TENT	TOTAL F.S.I	TOTAL F.S.I. BLDG.	BALCONY BLDG.	STAIRCASE BLDG.	PASSAGE BLDG.	LIFT BLDG.	TERRACE BLDG.	GR.COV BLDG.
D	1	23.90	P+7	42	2590.80	2590.80	380.66	132.62	132.62	19.16	165.50	412.84
E	1	23.90	P+7	28	1727.86	1727.86	190.40	211.80	275.06	19.16	115.50	275.21
F-1	2	26.10	P+8	48	2926.80	5853.60	648.04	670.08	717.68	224.58	218.16	436.32
G,H	2	23.90	P+7	84	2590.80	5181.60	760.80	265.24	265.24	38.32	331.00	825.68
I	1	23.90	P+7	42	2590.80	2590.80	380.66	132.62	132.62	19.16	172.44	415.51
J	1	23.90	P+7	28	1727.86	1727.86	190.40	275.06	275.71	19.16	115.50	191.42
K	2	26.10	PHASE I-I-T	52	3200.80	6401.60	776.25	352.50	391.12	192.24	264.24	528.48
L	1	18.00	PHASE I-I-T	30	1440.44	1440.44	205.06	281.04	284.44	19.16	125.30	324.13
L-A	2	23.90	P+7	56	3453.59	6907.18	1522.20	264.44	530.01	141.82	501.42	1247.04
L-2,3	4	26.10	PHASE I-I-T	104	6401.60	25606.40	1552.50	704.24	782.24	384.48	528.48	1056.96
	1	26.10	PHASE I-I-T	52	3200.80	3200.80	388.12	176.25	195.56	96.12	132.12	264.24
M	1	23.90	P+7	28	1727.86	1727.86	190.40	275.06	275.71	19.16	115.50	191.42
N	1	23.90	P+7	42	2590.80	2590.80	380.66	132.62	132.62	19.16	172.44	415.51
O	1	23.90	P+7	28	1727.86	1727.86	190.40	275.06	275.71	19.16	115.50	191.42
TOTAL	19			634	39104.19	64311.75	7347.75	4224.45	4662.73	1000.32	3000.81	7000.81

PROPOSED BUILDING F.S.I. STATEMENT (PHASE II) :-

WING	HT OF BLDG	HT OF BLDG (ACTUAL)	FLOORS	TENT	F.S.I/ BLDG.	F.S.I. BLDG.	BALCONY BLDG.	TOTAL F.S.I. BLDG.	BALC. BLDG.	STAIRCASE BLDG.	PASSAGE BLDG.	LIFT BLDG.	TERRACE BLDG.	GR.COV BLDG.
A	44.40	43.60	P+14	112	5048.44			5048.44	795.30	173.98	868.05	13.16	1112.26	521.41
B	44.40	43.60	P+14	112	5048.44			5048.44	795.30	173.98	868.05	13.16	1121.44	506.35
C	44.40	43.60	P+14	112	5048.44			5048.44	795.30	173.98	868.05	13.16	1112.26	521.41
D	43.50	42.80	P+14	112	5048.44			5048.44	795.30	173.98	868.05	13.16	1112.26	521.41
E	43.50	42.80	P+14	112	5048.44			5048.44	795.30	173.98	868.05	13.16	1121.44	506.35
F	43.50	42.80	P+14	112	5048.44			5048.44	795.30	173.98	868.05	13.16	1112.26	521.41
G	43.50	42.80	P+14	84	5128.48			5128.48	795.30	173.98	844.49	13.16	1112.26	527.35
H	43.50	42.80	P+14	84	5128.48			5128.48	795.30	173.98	844.49	13.16	1112.26	527.35
I	49.30	43.60	P+14	84	5494.80			5494.80	852.00	186.50	904.80	13.16	1192.77	521.35
J	43.50	42.80	P+14	84	5128.48			5128.48	795.30	173.98	844.49	13.16	1112.26	527.35
K	49.60	48.40	P+15	84	6297.60			6297.60				13.20		436.21
L	52.80	48.40	P+15	84	5878.80	5878.80	911.40	6790.20	911.40	210.60	966.90	13.20	1276.80	450.21
M	49.60	48.40	P+15	84	6174.80	6174.80	1085.88	7260.68	1085.88	212.40	1056.60	13.20	1277.80	536.00
N	49.70	43.50	P+15	108	6587.80	6587.80	1081.72	7669.52	1081.72	243.70	1066.60	13.70	1118.20	144.50
O	49.70	43.50	P+15	108	6126.52	6126.52						13.70	575.86	143.50
S1	40.80	34.60	SUPERVISOR	153	5664.34		1275.00	6939.34						726.80
S2	40.80	34.60	SUPERVISOR	108	5005.45			5005.45						334.58
SUPRE.BLDG.	4.35	4.35	SPA			772.00		772.00						733.68
TOTAL				1634	164163.01	21442.88	3352.01	191137.04	3496.18	10962.17	192.95	1550.20	9812.52	

PROPOSED BUILDING F.S.I. STATEMENT (PHASE III) :-

WING	NO OF BLDG.	HT OF BLDG.		GR.COV BLDG.
F,G,K,L,V,W	6	3.00	PARKING SLAB	2184.10
TOTAL	6			2184.10

BALC. AREA STATEMENT :-

BALC. PERM. = 15% X 167112.40 = 25068.66 SQM

BALC. PROP. = 20143.24 SQM

EXCESS BALC. = NIL

TENEMENT STATEMENT :-

NET AREA OF THE PLOT = 129173.23 SQM

TENEMENT PERMISSIBLE = 2507.14 - 1300.00 = 3243

TENEMENT PROPOSED = 2901

PARKING STATEMENT

PROPOSED	TW.	CAR	SCOOTER	CYCLE
(PHASE - I)				
RES. 2 Tw. =40 TO 80 SQ. I.A.4	1061	546	2243	2242
(PHASE - II) PREVIOUSLY SANCTION				
RES. 2 Tw. =40 TO 80 SQ. I.A.4	812	812	1624	812
(PHASE - III) PROPOSED				
RES. 2 Tw. =40 TO 80 SQ. I.A.4	1022	679	2154	1509
COMM. AREA (672.74 SQM)		21	63	21
REQ. PARKING	2895	1248	6103	4651
REQ. AREA/UNIT		12.5	2.0	0.10
		28475.0	12208.0	3220.70
TOTAL REQUIRED AREA		= 3901.70 SQM		

PARKING STATEMENT(L.I.G./M.I.G. BLDG.)

PLATS	CAR	SCOOTER	CYCLE
TENE. BELOW 40 SQM (FOR 2 TENE.)		x	x
TENE. BELOW 40 SQM PROP. (56 NOS.)	48	196	196
AREA REQ. PER PARK	12.5	2.0	0.10
TOTAL PARKING AREA REQ.	612.50	392.00	137.20
TOTAL PARKING AREA REQ. = 1141.70 SQM			
TOTAL PARKING AREA PROV. = 1150.00 SQM			

I.L.G. / M.I.G. STATEMENT

1) PROPOSED NET AREA OF THE PLOT	113088.27 sqm
2) PREVIOUSLY SANCTION AREA	113401.27 sqm
3) DIFFERENCE AREA OF THE PLOT (1-2)	-3640.10 sqm
4) 20% AREA FOR I.G./M.I.G.	2628.62 sqm.
5) PROPOSED F.S.I.	3635.79 sqm

BUS-BAY AREA :-

= 0.5 X (30.0+18.0) X 15.0

= 200.00 SQM

STATEMENT FOR PREMIUMS :-WING B (I.L.G./M.I.G. BLDG.)

FLOOR	REQ. AREA	BALCONY UNDER	STAIRCASE	FIRE STAIRCASE	LIFT	PASSAGE	TN.
FIRST FL.	562.11	50.58	15.75	15.75	15.48+ 23.31	201.55	14
SECOND FL.	562.11	50.58	15.75	15.75		201.55	14
THIRD FL.	562.11	50.58	15.75	15.75		201.55	14
FOURTH FL.	562.11	50.58	15.75	15.75		201.55	14
FIFTH FL.	562.11	50.58	15.75	15.75		201.55	14
SIXTH FL.	562.11	50.58	15.75	15.75		201.55	14
SEVENTH FL.	562.11	50.58	15.75	15.75		201.55	14
TOTAL	3935.79	354.13	110.25	110.25	38.79	1410.85	98

TOTAL EXISTING + PROPSED F.S.I. STATEMENT (PHASE I + II + III) :-

AREA	NO OF BLDG.	TOTAL TENT.	TOTAL F.S.I.	TOTAL BALCONY	TOTAL STAIRCASE	TOTAL PASSAGE	TOTAL LIFT	TOTAL TERRACE	TOTAL GR.COV
Existing Phase - I	19	634	20315.75	2606.75	1906.82	1927.69	191.60	1397.93	3374.47
Prop. Phase - I	19	634	42311.81	4606.45	2317.74	2564.52	432.45	4661.81	6310.85
Proposed Phase - II	18	1634	108211.87	11129.04	7496.19	10962.17	192.95	1550.20	9812.52
Proposed Phase - III	6							PARKING SLAB	2184.10
TOTAL	62	2902	171123.44	20341.24	11720.75	15454.38	817.01	19609.02	22082.94

AREA STATEMENT

		SQM.
1	AREA OF PLOT (PLOT "A")	197538.78
2	DEDUCTION IN AREA [2+3]	
	a Land Under D.P. Road	24190.61
	b Land Under Internal Road	-
	c Area of Road Layers	793.50
	d Area Under Amenities (amenity space)	15333.49
	e Area Under Bus-Bay	200.00
3	BALANCE AREA OF PLOT (1-2)	157011.18
4	DEDUCTIONS FOR [4+5]	
	a Area Under Open Space	15702.12
	b Area Under Amenity Space (23553.18-15333.49=8019.69 sqm.)	8019.69
	c Land Under Internal Road	2981.14
	d Area Under Transformer	600.00
5	NET AREA OF PLOT [3-4]	129713.23
6	ADDITION FOR [7+8]	
	a Area Under D.P.Road (24190.61 X 2.0)	48381.22
	b Area Under Amenity Space (15333.49+589x2.0)	17844.49
	c Land Under Internal Road	2981.14
	d Area Under Transformer	600.00
7	BALANCE AREA OF PLOT [5+6]	219925.57
8	PERMISSIBLE F.S.I. (1.0)	219925.57
9	PROPOSED F.S.I.	187112.40
10	PERMISSIBLE COVERAGE (30%)	65977.65
11	PROPOSED COVERAGE (17.48%)	22661.32

LEGEND

Plot boundary before amalgamation -Green

Plot boundary after amalgamation -Red

PROJECT.

PROPOSED LAYOUT OF BUILDINGS AT S.NO. 45, S.NO.43(P) & S.NO.44/1(P) AT KONDHWA BK. ,PUNE.

OWNERS NAME , SIGN.

JAIRAJ DEVELOPERS-UNIT XI
Clo SWAPNEEL J. DESHPANDE
ARCHITECTS

ARCHITECT:

SWAPNEEL J. DESHPANDE
ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS
FLAT NO.1, 5th/6 SOHAMTON APARTMENT,
PAREKAT ROAD, ERANDWANE, PUNE 411004
E-mail: swapneel98@gmail.com

SWAPNEEL J DESHPANDE
CA/98/20176

DATE	DRAWN BY	REVISED BY	CHECKED BY	SCALE
2016.07.01	ASHOK			1:1000

STAMP OF APPROVAL 1/85

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE No. 33/2016

Building Regulation - Deputy Engineer
Sub Divisional Officer
Sub Divisional Officer
Sub Divisional Offic