# BUILDING LAY-OUT

STAMP FOR APPROVAL | 01/07

## F.S.I STATEMENT (SQ.M.) "A" & "B" BLDG+ A,B,C -WING

| TYPE OF BLDG. (RESI. / COMM. / MIXED) | EXISTING COVERED AREA | EXISTING PLINTH AREA | COMM. AREA | RESI. AREA | F.S.I. EXISTING PERMITTED | PERMA BALCONY | EXISTING BALCONY | CANTI. COVERED BALCONY | TOTAL BALCONY | EXISTING BALCONY | PERMA PARKING | EXISTING PARKING | ROOF PARKING | TOTAL PARKING | TOTAL F.S.I AREA EXISTING | EXISTING STAIRCASE AREA | ROOF STAIRCASE AREA | TOTAL STAIRCASE AREA | LIFT STAIRCASE AREA | LIFT | LIFT MACH. AREA | TENAMENTS NOS. | TERRACE AREA | BUILDING HEIGHT | GROUND COVERAGE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| "A" | 240.11 | 598.84 | — | — | 1120.00 | | 60.00 | — | 60.00 | | | 379.40 | — | 379.40 | | 108.84 | — | 108.84 | — | | 10.00 | 10.00 | 20 | 20.00 | 14.50 m | 300.00 |
| "B" | — | 380.91 | — | — | 800.00 | 0.00 | 26.00 | — | 26.00 | 0.00 | — | — | — | — | 0.00 | 100.00 | — | 100.00 | — | | 10.00 | 10.00 | 16 | 20.00 | 13.00 m | 140.00 |
| — | — | — | — | — | — | 0 | — | — | — | 0 | — | — | — | — | | — | — | — | — | | — | — | — | — | — | — |
| — | — | — | — | — | — | 0 | — | — | — | 0 | — | — | — | — | | — | — | — | — | | — | — | — | — | — | — |
| — | — | — | — | — | — | 0 | — | — | — | 0 | — | — | — | — | | — | — | — | — | | — | — | — | — | — | — |
| A,B,C | | | 100.00 | 200.00 | 700.00 | | | | 50.00 | 50.00 | | | | | | | 100.00 | 100.00 | 80.00 | | 10.00 | 10.00 | 20 | 10.00 | 11.00 m | 100.00 |
| TOTAL | 600.11 | 1385.75 | 100.00 | 200.00 | 3120.00 | 700.00 | 320.00 | 0.00 | 320.00 | 50.00 | — | 528.27 | 976.48 | — | 1504.75 | 3215.00 | 100.00 | 100.00 | 80.00 | | 16.57 | 22.00 | 56 | 100.00 | — | 1590.00 |

## F.S.I AND NON F.S.I AREA STATEMENT

| CONSTRUCTED AREA NOT INCLUDING WINGS (SQ.M.) | F.S.I | PARKING AREA | O.H. WATER TANK | LIFT / LIFT LOBBY | MACHINE RM | TERRACE | BALCONY | STAIRCASE | TOP TERRACE | COVERED PLINTH | FLOURISH TERRACE | HIGHT RAMP | COMMUNITY HALL | TRANSFORMER | NON F.S.I AREA: ACCES. AREA | ACCES. AREA | O.H.W. TANK | TOTAL CONSTRUCTION AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |
| A | 1139.85 | 400.00 (2 CAR, 192.28 CAR) | 45.76 | ----- | 30.00 | 76.40 | 194.48 | 59.64 | 348.00 | ----- | 55.95 | ----- | | | ----- | | 25.00 | |
| B | 235.91 | 192.28 | 25.50 | ----- | 21.52 | - | 35.05 | 15.15 | 154.00 | ----- | 24.32 | ----- | 40.00 | 36.00 | ----- | | 15.00 | |
| A,B,C | 513.00 | MINIMUM 10.00 4,000.00 | 207.00 | ----- | | - | 147.31 | 241.28 | 1200.00 | ----- | 83.34 | ----- | | | ----- | | 36.24 | |
| TOTAL AREA | 1888.90 | 2492.75 | 278.26 | ----- | 60.56 | 76.40 | 367.44 | 334.07 | 1682.00 | ----- | 163.60 | ----- | 40.00 | 36.00 | ----- | | 36.24 | 12512.11.50 MT |

### PARKING STATEMENT

| BLDG.NAME | REQUIRE PARKING CAR | SCOOTER | CYCLE | TENAMENT NO. | PARKING REQUIRED CAR | SCOOTER | CYCLE | PROVIDED PARKING CAR | SCOOTER | CYCLE |
|---|---|---|---|---|---|---|---|---|---|---|
| 20.00 TO 45.00 SQ.M (2 TEN.) | 51 | 04 | 04 | 16 | 08 | 32 | 32 | | | |
| 45.00 TO 80.00 SQ.M (2 TEN.) | 02 | 04 | 02 | 21 | 24 | 42 | 24 | 141 | 214 | 168 |
| BLDG. 80 TO 150.00 SQ.M (1 TEN.) | 03 | 02 | 03 | 19 | 08 | 38 | 08 | | | |
| COMMERCIAL PARKING 100.00 SQ.MT | 03 | 02 | 03 | 24.00.00 MT | 24 | 12 | 24 | | | |
| VISITOR PARKING 10% | | | | | 04 | 06 | 03 | | | |
| TOTAL | | | | | 60 | 100 | 93 | 141 | 214 | 168 |

| | AREA REQUIRED | AREA REQUIRED | AREA PROVIDED | AREA PROVIDED |
|---|---|---|---|---|
| CAR | 60 NOS. X 13.50 SQM | 810.00 SQ.MT | 141 NOS. X 13.50 SQM | 1902.50 SQ.MT |
| SCOOTER | 100 NOS. X 1.50 SQM | 150.00 SQ.MT | 214 NOS. X 1.50 SQM | 321.00 SQ.MT |
| CYCLE | 93 NOS. X 0.60 SQM | 55.80 SQ.MT | 168 NOS. X 0.60 SQM | 100.80 SQ.MT |
| TOTAL | | 1015.80 SQ.MT | | 2323.30 SQ.MT |

| BLDG.NAME | UNDER HEAD WATER | UNDER GROUND WATER |
|---|---|---|
| ----- | ----- | ----- |
| ----- | ----- | ----- |
| ----- | ----- | ----- |
| A,B,C + WING | 43,000.00 LTR | 30,000.00 LTR |
| TOTAL | 52,000.00 LTR | 83,000.00 LTR |

NET PLOT AREA = 4943.83 SQ.MT
REQUIRED TREE = 1 TREE/80.SQ.MT
(4943.83/80 =62 TREE

### MAHADA AREA STATEMENT

| | | |
|---|---|---|
| 5 NET GROSS AREA OF PLOT (3-4+5) | | = 4943.83 |
| DEDUCTION AREA | COMMERCIAL AREA | = 0883.99 |
| | (4943.83+883.99) | = 4059.84 |
| MAHDA REQUIRED (20%) (4059.84X0.20) | | = 811.96 |
| PROVIDED MAHDA (20%) | | = 810.88 |

MAHDA F.S.I STATEMENT B-WING

| FLOORS | NOS. OF TENAMENTS | F.S.I. TOTAL AREA | ROOF BALCONY | NET F.S.I. AREA INC. BAL. | AREA PROVIDED | AREA PROVIDED | TOTAL AREA PROVIDED | LIFT | LIFT M/R AREA | TERRACE AREA | TENAMENT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 4TH FLOOR | 4X1=04 | 401.00 | | | ----- | ----- | ----- | | ----- | ----- | 08 |
| 5TH FLOOR | 4X1=04 | 401.00 | | 815.00 | ----- | ----- | ----- | | ----- | ----- | 08 |
| ROOF AREA | 01X08 | 815.00 | | 815.00 | ----- | ----- | ----- | | ----- | ----- | 16 |

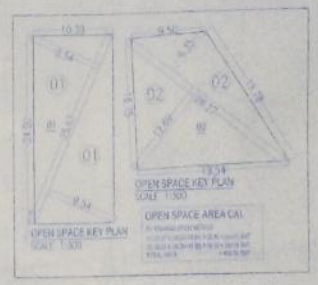
LOCATION PLAN

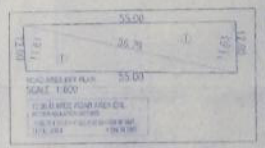
### TOTAL PARKING STATEMENT

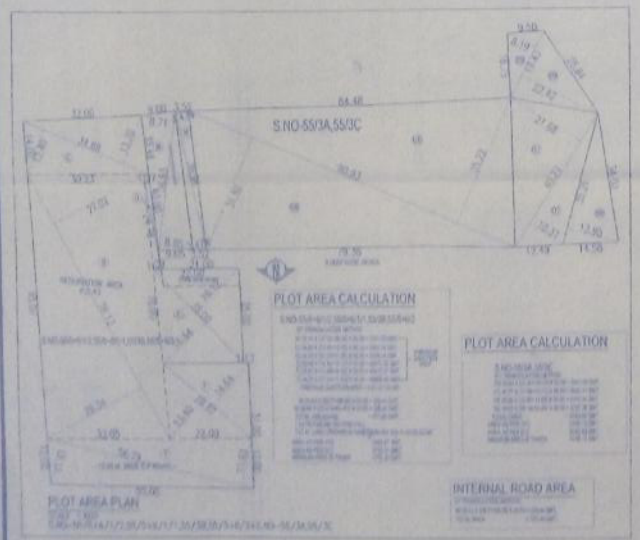
| FLOOR NAME | REQUIRED PARKING CAR | SCOOTER | CYCLE |
|---|---|---|---|
| BASEMENT FLOOR | 20 | 120 | 100 |
| UPPER PARKING | 51 | 93 | 168 |
| MAY OUT | 00 | 100 | 20 |
| TOTAL | 141 | 311 | 188 |

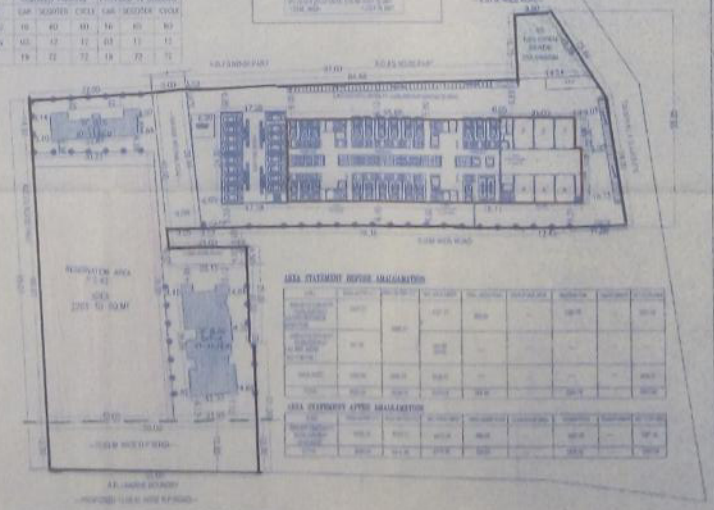
### EXISTING SANCATION BUILDING PARKING STATMENT

| BLDG.NAME | REQUIRED PARKING CAR | SCOOTER | CYCLE | PROVIDED IN BUILDING CAR | SCOOTER | CYCLE |
|---|---|---|---|---|---|---|
| A - BLDG | 16 | 40 | 40 | 16 | 40 | 40 |
| B - BLDG | 12 | 12 | 12 | 03 | 11 | 12 |
| TOTAL | 28 | 52 | 52 | 19 | 52 | 52 |








| AREA STATEMENT | SQ.MT |
|---|---|
| 1 MINIMUM AREA IS TAKEN | 8213.18 |
| 2 DEDUCTIONS FOR | |
| (a) ROAD ADDITION AREA (1) 12.00 M.W. D.P. ROAD | 659.90 |
| (b) PROPOSED ROAD | ----- |
| (c) ANY RESERVATION (P.S.43) | 2201.70 |
| (d) INTERNAL ROAD (64.31+322.44 = 407.75) | 407.75 |
| 3 TOTAL NET GROSS AREA OF PLOT (1-2a.b.c.d) | 4943.83 |
| (e) AMENITY SPACE AREA (15%) (4943.83X0.15) | 741.57 |
| (f) PROVIDED AMENITY SPACE AREA | 2201.70 |
| (g) OPEN SPACE AREA (10%) (4943.83X0.10) | 494.38 |
| (h) PROVIDED OPEN SPACE AREA | 495.00 |
| 4 OLD NET PLOT AREA = 1385.30 | 1385.30 |
| 5 NET PLOT AREA = (3-4) (4943.83-1385.30)=138.53 (0.5) | 3420.00 |
| 6a PERMISSIBLE F.S.I (1.10) 3420.00 X 1.10 | 3762.00 |
| 6 T.D.R PERMISSIBLE AFTER TO BE PURCHES OR AMENITY HAND OVER TO P.M.C AS PER GOV GR DATE 02-05-16 AMENITY T.D.R TOTAL PERMISSIBLE T.D.R 3420.00X1.15=3933.00 AMENITY -3420.00X0.82=3146.40-244.31=2902.09 SLUM=3420.00X0.23=786.60 (3146.40+786.60) = 3933.00 12.00 M.W.D.P ROAD 659.90 (659.90-415.60) = 244.31 (HANDED OVER TO P.M.C) | 244.31 |
| 6a PERMISSIBLE PAID F.S.I(3420.00x0.50)=1710.00 | ----- |
| 7 ADDITION FOR F.S.I. (4.42) 1.50 M ROAD AREA | ----- |
| 8 TOTAL PERMISSIBLE FLOOR AREA (3a+6) | 4006.31 |
| 9 EXISTING COMMERCIAL AREA | ----- |
| 10 EXISTING RESIDENTIAL AREA | ----- |
| 11 PROPOSED COMMERCIAL AREA | 793.88 |
| 11 FREE OF F.S.I TERRACE AREA TAKEN IN F.S.I | 003.04 |
| 12 PROPOSED RESIDENTIAL AREA | 2843.35 |
| 13 EXCESS BALCONY AREA TAKEN IN F.S.I. | ----- |
| 14 TOTAL F.S.I PROPOSED (9+10+11+12) | 3720.47 |
| 15 F.S.I CONSUMED | 0.928 |
| 16 COVERAGE PERMI | ----- |
| 17 PROPOSED COVERAGE AREA | ----- |
| 18 PERMISSIBLE TENAMENTS (250 T/HEC) | ----- |
| 19 EXISTING & PROPOSED TENAMENTS | 44 NOS |

ARCHITECT NAME AND ADDRESS: A.S. BHINTADE

CONSULTANTS SIGN

PROJECT

**REVISED PROPOSED RESIDENTAIL & COMM. BLDG. OLD 7/12 S. NO. 55 / 5+6 / 1/2,55/5+6/1/1, 55 /3B, 55/5+6/2+S.NO-55/3A,55/3C AS PER NEW 7/12-55/5/6/1/2/3/B, 55/3A,55/3C WADGOAN. BK, DIST-PUNE**

ARCHITECTS SIGN

ARCHITECT

**KANHEKAR PRAKASH**

| JOB NO | DWG NO | SCALE | DRAWN BY | REV NO |
|---|---|---|---|---|
| | M.D.-1 | 1:300 | ARJUN D 16-06-17 | |

D:\NANA BHINTADE\WADGAON\MD-REV-FINAL