PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BUILDING LAYOUT 01/28

Revised Date. 08/09/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 02/2021
PUNE MUNICIPAL CORPORATION

F.S.I AREA STATEMENT– EXISTING BUILDING

EXISTING BUILD. NO.	FLOOR	HEIGHT	PLINTH/ COVERAGE	EXISTING BUILT UP SQ.M.	PROPOSED BUILT UP SQ.M.	EXIST.+PROP. BUILT UP SQ.M.	TOTAL TENAMENT
BLDG. : A	G/P+P1+15	49.95 M.	264.42	5024.85	0	5024.85	82 nos
BLDG. : B	G/P+P1+15	49.95 M.	293.83	4403.78	0	4403.78	80 nos
BLDG. : C	G/P+P1+15	49.95 M.	226.10	3064.58	0	3064.58	61 nos
BLDG. : D	G/P+P1+15	49.95 M.	484.17	8246.25	0	8246.25	82 nos
TOTAL EXISTING			1408.52	15610.01	7649.43	23,259.44	245 nos

AREA STATEMENT = PROPOSED BUILDING

BUILD.	FLOOR'S / HT.OF BUILD	B/UP AREA	TEN. NOS.
T1	GR.+21TH FL. /67.80M	11484.11	86
T2	GR.+21TH FL. /67.80M	8435.77	86
T3	GR.+21TH FL. /67.80M	8435.77	86
T4	GR.+21TH FL. /67.80M	11384.12	86
T5	GR.+20TH FL. /64.75M	8847.18	82
T6	GR. FL. /3.75M	374.96	02
T7	GR.+20TH FL. /64.75M	8847.18	82
T8	GR.+15TH FL. /49.50M	8294.01	62
T10	GR. FL. /3.75M	398.76	02
T11	GR./PARK.+P1 TO P8+ 10TH TO 21TH FL. /64.80M	5852.08	22
		70503.88	596.00
COMM. BUILD.	B.+GR. + P1 TO P8 + 1ST TO 6TH FL. /47.20M	6388.24	50 SHOP 135 OFFICE
TOTAL		76892.12	

PROP. PARKING STATEMENT =

BUILDING	CAR	SCOOTER
GROUND FL.	45	83
BASEMENT	0	0
GR./MEZZ.	25	181
FIRST FL.	30	0
FT. LVL.	62	38
F2	123	43
F3	123	43
F4	123	43
F5	123	43
F6	123	43
F7	123	43
F8	123	43
PODIUM TERR.	0.00	101
TOTAL	1010.00	1289.00

COMPOSITE PARKING =
= CAR + B.SCOOTER
CAR= CAR + 1010 - 788 = 267 NOS.
SCT. CAR = 1289 SCOOTER/2.5 E = 1540
TOTAL SCOOTER = 1540 nos.

REQ. PARKING STATEMENT =

BUILDING	CAR	SCOOTER
T1	91	271
T2	48	239
T3	48	239
T4	91	271
T5	43	218
T6	1	3
T7	43	218
T8	35	178
T10	1	3
T11	48	239
COMM.	135	450
TOTAL	685.00	2170.00

PARKING STATEMENT = EVM

BUILDING	CAR	SCOOTER
T8 EV. TERR.	14	15
TOTAL	14.00	15.00

ROAD WIDENING AREA =
S.NO.36(P) PLOT – A
R1) (11.49+12.76)X4.66 X 0.5 = 28.63 SQ.M
R2) (18.15+13.55)X115.738 X 0.5 = 1854.70 SQ.M
R3) (13.20+14.61)X78.62 X 0.5 = 1083.21 SQ.M
3966.54 SQ.M

ROAD WIDENING AREA =
S.NO.28(P) PLOT – A
R4) (8.48+4.30)X39.74 X 0.5 = 191.23 SQ.M
TOTAL ROAD WIDENING AREA = 3966.54+191.23 =
TOTAL ROAD WIDENING AREA = 3437.77

TOTAL PERMISSIBLE AREA = 72,740.02
EXISTING BU/P AREA (BLDG.-A+B+C+D) = 15,810.01
PREAREA AS/DCPR BLDG. D = 7649.43
TOTAL = 23259.44
BALANCE AREA = 49480.58
ANCELLERY AREA CALCULATION =
COMM. = 5139.03 X 0.8 = 4107.22 SQ.M
RESI. = 44127.4590.80 = 26476.48 SQ.M
TOTAL = 49266.43 = 30583.88 SQ.M

NALA GARDEN (NG-6) AREA =
1) 4.26 X 26.21 X 0.5 = 55.83 SQ.M
2) 0.81 X 26.21 X 0.5 = 10.62
3) 7.63 X 21.28 X 0.5 = 81.18
4) 7.56 X 36.35 X 0.5 = 136.31
5) 7.10 X 35.42 X 0.5 = 125.74
6) (7.30+7.48)(75.91)4X0.5 = 561.00
7) (8.53+7.36)(24.92)0.5 = 172.93
8) (7.82+8.95)(35.34)0.5 = 284.09
9) (7.09+8.80)(45.80)0.5 = 319.03
10) 12.69X4.81X0.5 = 31.10
1784.54 SQ.M

WATER STORAGE TANK CAPACITY =

BUILDING	O/HEAD TANK CAP.	U/G TANK CAPACITY
T1	59,000.00 LIT. FIRE 50,000.0 LIT.	89,000.00 LIT. FIRE 50,000.0 LIT.
T2	59,000.00 LIT. FIRE 50,000.0 LIT.	89,000.00 LIT. FIRE 50,000.0 LIT.
T3	59,000.00 LIT. FIRE 50,000.0 LIT.	89,000.00 LIT. FIRE 50,000.0 LIT.
T4	59,000.00 LIT. FIRE 50,000.0 LIT.	89,000.00 LIT. FIRE 50,000.0 LIT.
T5	59,000.00 LIT. FIRE 50,000.0 LIT.	84,000.00 LIT. FIRE 50,000.0 LIT.
T6	1,400.00 LIT. FIRE 20,000.0 LIT.	2,200.00 LIT. FIRE 20,000.0 LIT.
T7	59,000.00 LIT. FIRE 50,000.0 LIT.	84000.00 LIT. FIRE 50,000.0 LIT.
T8	18,000.00 LIT. FIRE 50,000.0 LIT.	37,000.00 LIT. FIRE 50,000.0 LIT.
T9	42,000.00 LIT. FIRE 20,000.0 LIT.	63,000.00 LIT. FIRE 50,000.0 LIT.
T10	1,400.00 LIT. FIRE 20,000.0 LIT.	2,200.00 LIT. FIRE 20,000.0 LIT.
T11	15,000.00 LIT. FIRE 50,000.0 LIT.	23,000.00 LIT. FIRE 50,000.0 LIT.
COMM	1,40,000.00 LIT. FIRE 50,000.0 LIT.	2,10,000.00 LIT. FIRE 50,000.0 LIT.
TOTAL	5,08,400.00LIT. FIRE 6,00,000.0LIT.	7,67,400.00LIT. FIRE 8,00,000.0LIT.

NAMADA / EWS FLATS AREA – T9

FLOOR	FLAT NOS.	B/UP AREA	
GROUND FLOOR	201 , 202	328.90NO	02
FIRST FL.	101,102,103,104	388.61	04
SECOND FL.	201,202,203,204	388.61	04
THIRD FL.	301,302,303,304	388.61	04
FOURTH FL.	401,402,403,404	388.61	04
FIFTH FL.	501,502,503,504	388.61	04
SIXTH FL.	601,602,603,604	388.61	04
TOTAL		2592.65	26.00

FSI & NON FSI-AREA STATEMENT

Sr.No.		Sections	Location	Area
A	F.S.I.	TOTAL BU/P (WITH EWS AREA)	103195.56=2580.05	105775.21
B	NON F.S.I.			Square
1	COMM.	Fire Tank	Below SKINET MLCP - Basement 2	57.00
2		Domestic Water Tank		24.00
3		Raid Water Tank		27.00
4		Fire Pump Room		
5		Plumbing Pump Room		90.00
6		DTP		50.00
7		SWM	MLCP Ground Floor	13.00
8		Fire Tank - OHT	Terrace	12.00
9		Domestic Tank - OHT		8.00
10		Plumbing Tank - OHT		5.00
11		Substation	On Ground	80.00
12		Meter Room	On Level 1	82.00
13		Panel Room	On Level 1	40.00
14		Panel Room	On Level 2	40.00
15		Fire Command Room	On Ground Floor	5.00
16		BMS Room	On Ground Floor	18.00
17		LMR Room	On Terrace	15.00
1	Residential Tower - MLCP	Fire Tank - ASPIRATION	Below ASPI MLCP Basement 2	181.00
2		Fire Tank - MLCP		90.00
3		Domestic Water Tank		131.00
4		Fire Pump Room		125.00
5		Plumbing Pump Room		
6		Rain Water Tank (For L1 Tower)	Below Each Tower - UG	295.00
7		DTP	Below Ground Floor - P1	600.00
8		SWM	At Ground FL1	21.00
9		Fire Tank - OHT (For L1 Tower)	Terrace	242.00
10		Domestic Tank (For L1 Tower)		330.00
11		Flushing Tank (For L1 Tower)		220.00
12		Fan Room & Shaft - MLCP Basement 1 & 2		38.00
13		Panel Room - MLCP	All Floors	50.00
14		Substation	On Ground	230.00
15		Meter Room (For L1 Tower)	On Ground Floor	352.00
16		Panel Room (For L1 Tower)	On Ground Floor	105.00
17		Fire Command Room (For L1 Tower)	On Ground Floor	10.00
18		LMR Room (For MLCP)	On Terrace	38.00
19		LMR Room (For L1 Tower)	On Terrace	114.00
20		PARKING AREA	MLCP BUILD	34865.23
			TOTAL(NON F.S.I)	38157.67
			TOTAL F.S.I + NON F.S.I.	144932.88

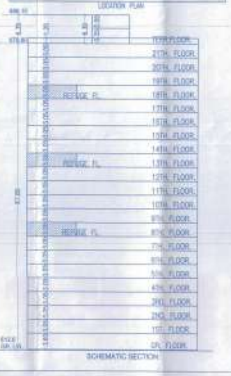
area statement –(old sanction)

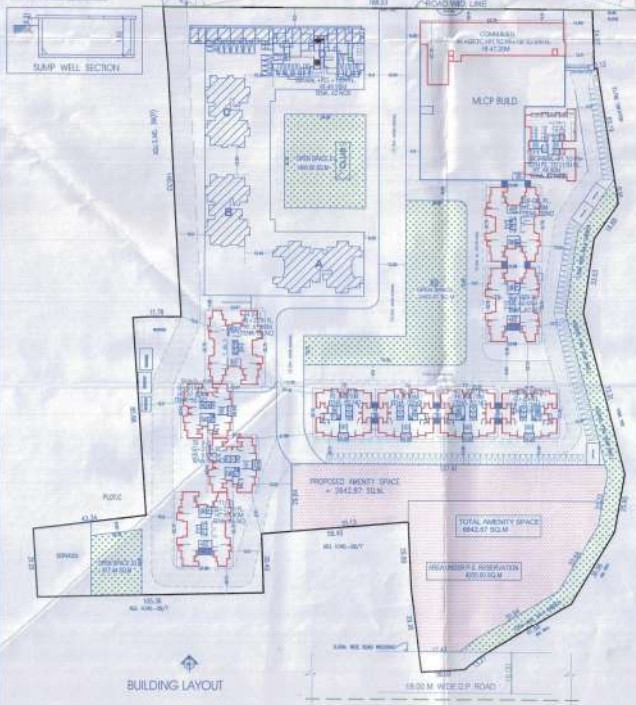
SR.NO.	DESCRIPTION	REQUIRED AREA	AREA IN SQ.M
1	AREA OF PLOT		30000.00
2	DEDUCTIONS		
	a. 18.0 m.w.d.p. road.		3246.34
	b. P. School Reservation		4200.00
	c. AREA UNDER GREEN BELT		435.88
3	NET GROSS AREA	1+2 a b c	22117.58
	a. Amenity space (3317.64 sq.m adjusted in reserve area of school.)	15% 3317.64 sq.m	0.0
	b. open space	10%	3211.76
	c. internal road		---
	d. transformer area		300.00
4	TOTAL NET PLOT AREA (3-3d)		22117.58

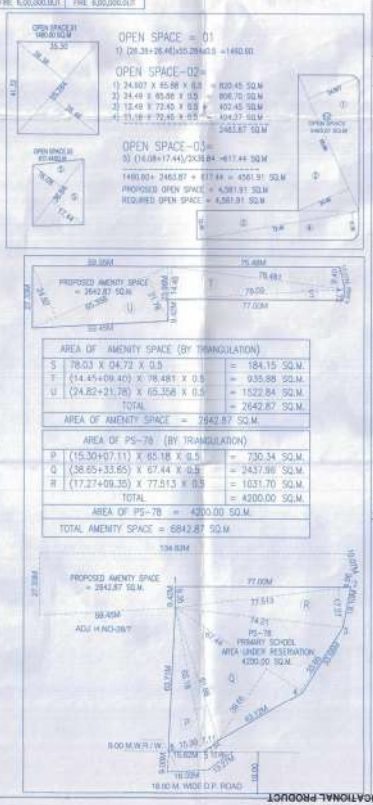
AREA STATEMENT –(NOW PROPOSED FOR NAMDA PLOT A & B)

SR.NO.	DESCRIPTION	REQUIRED AREA	AREA IN SQ.M
	AREA OF PLOT		25041.47
2	DEDUCTIONS		
	a. 18.0 m.w.d.p. road.		191.23
	b. P. School Reservation		0.00
	c. AREA UNDER NALA GARDEN		1346.66
3	NET GROSS AREA	1-2 a b c	23501.58
	d. Amenity space.		3525.23
	e) open space	10%	0.00
	f) internal road		---
	g) transformer area		0.00
4	TOTAL NET PLOT AREA (3-3d)		19976.35
5	200% F.S.I. FOR E.W.S. ON NET PLOT AREA	19976.35 x 1.1=21973.99=9286.2 Ar=12687.79=0.0	2537.55

LOCATION PLAN







AREA OF AMENITY SPACE (BY TRIANGULATION)		
S	78.03 X 04.72 X 0.5	= 184.15 SQ.M.
T	(14.45+09.40) X 78.481 X 0.5	= 935.88 SQ.M.
U	(24.82+21.78) X 65.358 X 0.5	= 1522.84 SQ.M.
	TOTAL	= 2642.87 SQ.M.
AREA OF AMENITY SPACE = 2642.87 SQ.M.		

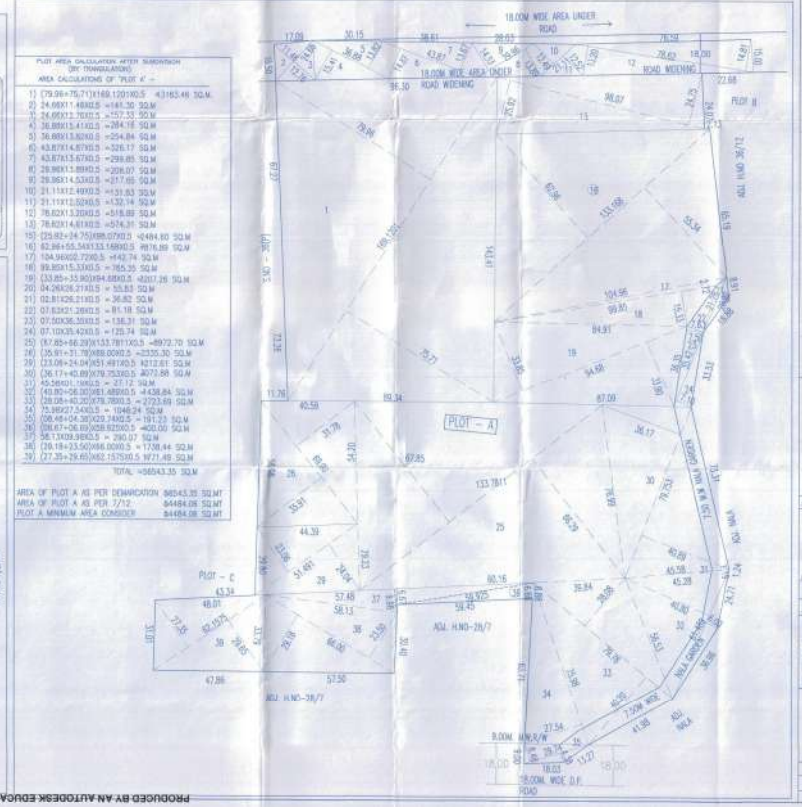
AREA OF PS–78 (BY TRANGULATION)		
P	(15.30+07.11) X 65.18 X 0.5	= 730.34 SQ.M.
Q	(38.65+33.65) X 67.44 X 0.5	= 2437.96 SQ.M.
R	(17.27+09.35) X 77.513 X 0.5	= 1031.70 SQ.M.
	TOTAL	= 4200.00 SQ.M.
AREA OF PS–78 = 4200.00 SQ.M.		

TOTAL AMENITY SPACE = 6842.87 SQ.M

PLOT AREA CALCULATION AFTER SUBDIVISION (BY TRIANGULATION)
AREA CALCULATIONS OF "PLOT A" –

1) (79.99+75.71)X169.120X0.5 =13163.46 SQ.M.
2) 24.66X11.48X0.5 =145.30 SQ.M
3) 24.66X13.70X0.5 =757.32 SQ.M
4) 30.88X15.41X0.5 =284.18 SQ.M
5) 36.88X13.82X0.5 =254.84 SQ.M
6) 43.87X14.87X0.5 =326.17 SQ.M
7) 43.87X13.67X0.5 =299.85 SQ.M
8) 28.96X13.89X0.5 =208.07 SQ.M
9) 28.96X14.53X0.5 =217.65 SQ.M
10) 21.11X12.49X0.5 =131.63 SQ.M
11) 21.11X12.52X0.5 =132.14 SQ.M
12) 78.62X13.32X0.5 =518.88 SQ.M
13) 78.62X14.61X0.5 =574.31 SQ.M
14) (23.92+24.75)X88.07X0.5 =1484.60 SQ.M
15) 62.86+55.34X133.14X0.5 =7876.89 SQ.M
17) 104.96X02.72X0.5 =142.74 SQ.M
18) 99.85X15.33X0.5 =765.35 SQ.M
19) (33.85+35.90)X94.68X0.5 =6207.26 SQ.M
20) 04.26X26.21X0.5 = 55.83 SQ.M
21) 02.81X26.21X0.5 = 36.82 SQ.M
22) 07.63X21.28X0.5 = 81.18 SQ.M
23) 07.50X36.35X0.5 =136.31 SQ.M
24) 07.10X35.42X0.5 =125.74 SQ.M
25) (67.85+66.29)X133.78X0.5 =8973.70 SQ.M
26) (35.91+31.78)X88.00X0.5 =2335.30 SQ.M
29) (23.08+24.04)X51.49X0.5 =1212.61 SQ.M
30) (36.17+40.89)X79.25X0.5 =3072.88 SQ.M
31) 45.58X01.16X0.5 = 27.12 SQ.M
32) 40.80+56.30)X81.48X0.5 =4438.84 SQ.M
33) (28.08+40.20)X78.78X0.5 =2723.69 SQ.M
34) 75.98X27.54X0.5 = 1046.24 SQ.M
35) (08.46+04.38)X29.74X0.5 = 191.23 SQ.M
36) (08.67+06.89)X58.92X0.5 =400.00 SQ.M
37) 58.13X04.98X0.5 = 290.07 SQ.M
38) (29.18+23.50)X66.00X0.5 =1738.44 SQ.M
39) (27.35+29.65)X62.157X0.5 =8721.49 SQ.M
TOTAL =56843.35 SQ.M

AREA OF PLOT A AS PER DEMARCATION 56843.35 SQ.MT
AREA OF PLOT A AS PER 7/12 64484.06 SQ.MT
PLOT A MINIMUM AREA CONSIDER 64484.06 SQ.MT



AREA STATEMENT		SQ.M.
1	AREA OF PLOT	34484.06
	(MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
	a) AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT/PMC)	56843.35
	b) AS PER MEASUREMENT SHEET	34484.06
	c) AS PER SITE	- -
2	DEDUCTIONS FOR	
	a) 18.00 M. Wide D.P. Road (AS/SANCTION)	3437.77
	b) PROPOSED S.P.RESERVATION(PS-78)	4200.00
	c) Green belt/ nala garden	1784.54
	(d) [TOTAL a+b+c]	9422.31
3	BALANCE / GROSS AREA OF PLOT (1–2)	48061.75
4	AMENITY SPACE – AS/SANCTION PLOT A+PLOT B = 6842.87 SQ.M	
	(a) REQUIRED = 15% [as/previous sanction] 6708.26	6842.87
	(b) ADJUSTMENT OF 2(B) IF ANY	4100.00
	(c) PROPOSED BALANCE AMENITY (6842.87–4200.0 = 2642.87)	2642.87
5	NET AREA OF PLOT = [3 - 4(c)]	42418.88
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED =	4561.91
	(b) PROPOSED – (AS PER PREVIOUS SANCTIONED)	4561.91
7	INTERNAL ROAD AREA	2578.77
8	PLOTABLE AREA (IF APPLICABLE)	- -
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 6 & 7.10)	49680.77
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI –BASED ON ROAD WIDTH /TDR ZONE	- -
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM (D.S OF SR.NO.1) [42418.88+3245.54) = 45663.42x0.5 =22832.71	22832.71
11	IN SITU FSI / TDR LOADING	
	(a) IN SITU AREA AGAINST DP ROAD [2 X (SR. no.3a) 3246.54x2]	6493.08
	(b) IN SITU AREA AGAINST AMENITY SPACE IF AWARDED OVER [2 /1.85 X (b. NO.4b & (d) C)]	- -
	(c) IN SITU AREA AGAINST (1x nala garden)	---
	(d) TDR AREA [0.90 of a.no.01]	---
	(e) SLUM TDR [SIZE OF 1ha]	---
	(f) REGULAR TDR [SIZE OF 1ha]	---
	(g) TOTAL IN SITU AREA/TDR LOADING PROPOSED [11(a)+(b)+(c)	6493.08
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	- -
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [9 + 10(b) + 11(d) OR 12 WHICHEVER IS APPLICABLE]	75898.08
	(b) PREVIOUS SANCTION AS/TOTAL BUILT (BLDG.-A+B+C+D) PREAREA AS/DCPR BLDG. D 7649.43 (30,810.1+7649.43 = 23259.44	15,810.01 7649.43
	(c) balance area as/usage 3830 (73898.08-23259.44)	50,177.12
	(d) Add ancillary No. 0.00/70.00 [108.03 X 0.8 = 4107.22 SQ.M 44127.4590.80= 26476.48 SQ.M] TOTAL = 30583.88 SQ.M	30583.88
	(e) TOTAL ENTITLEMENT [a + c + d]	106,398.24
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) & 1.8 OR 1.8	1,15,825.40
15	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.No.17 b)	
	a) EXISTING BUILT-UP AREA [BLDG. A+B+C+D]	23259.44
	b) PROPOSED BUILT-UP AREA [comm.5388.24 +70503.88(as per 'B-line')]	75892.12
	d) TOTAL [a+b+c]	1,03,148.56
16	F.S.I. CONSUMED (15/13) (should not be more than serial No.14 above.)	---
17	AREA FOR INCLUSIVE HOUSING, IF ANY 18018.20 x0.2 = 2103.66	
	(a) REQUIRED COMP(SR.NO.5) [103130.+6588.24 = 109687.75 109687.75x2 = 2537.55 SQ.M	2537.55
	(b) PROPOSED	2580.05

Certificate of Area :
Certified that the part area reference area surveyed to site no._____ and the dimensions of area etc. of area shown on plan (on as measured on site and the area as worked out (after with the area shown in document of Ownership/ 7/8 Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration :
I/We undersigned hereby confirm that I/We shall abide by plans approved by Authority / Collector. I/We would develop the structures as per approved plans. Also I/We would execute the work under supervision of proper technical person to do so to ensure the quality and safety of the work site.

Owner (s) name and signature

ARCHITECT	OWNER (P.A.H.)
M. PRAKASH KULKARNI CA/98/22908	M/S. MACROTECH DEVELOPERS LTD THROUGH- Mr.RAJENDRA GADEKAR(POA)

PROJECT :
REVISED LAYOUT AT S.NO. 36/7 + 8B + 36/8A+ 36/9/1 + 36/9/2 + 36/10 +11 + 13 + 14 + 15 + 16+ 28/1A+1B, 28/2 (P), 28/3, 28/4, 28/5A, 28/6, PLOT NO :- A
MOHAMMADWADI, TAL:- HAVELI, DIST:- PUNE

PRAKASH KULKARNI
ankur associates
ARCHITECTS
SUKHAYA, OFF NO.-101, 1ST FL, CTS NO.-11ETTE SHOLE ROAD, BAVALWADI, PUNE-411 006, PHONE - 2551439, 2551490 | FAX - 020-2551439
Email: ankurarch@ankurassociates.in

DATE	SCALE	DRN. BY
20/10/2021	1 : 1000	PALLAVI

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