TOTAL F.S.I. STATEMENT

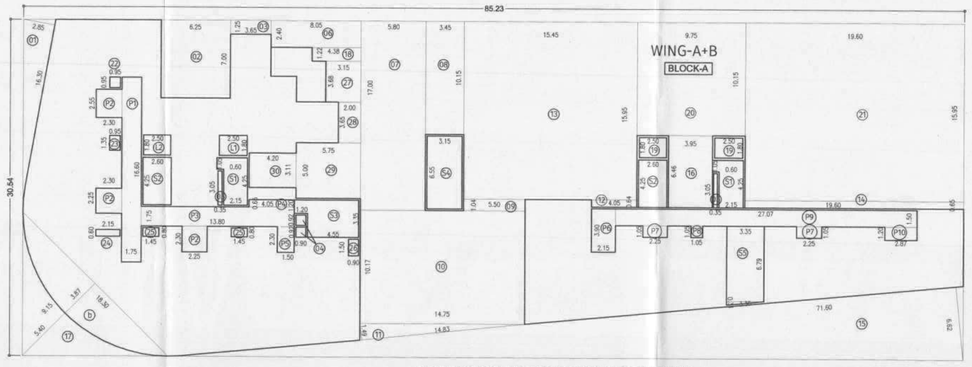
FSI AREA STATEMENT

	BLDG	COMM. NET B/UP AREA	RESI. NET B/UP AREA	TOTAL B/UP AREA	AREA OF STAIRCASE	AREA OF FIRE STAIRCASE	PASSAGE AREA	PROPOSED ENCLOSED BALCONY	PROPOSED OPEN BALCONY	TERRACE	FIRE LIFT	LIFT	LIFT MACHINE RM	GROUND COVERAGE	PROP. TENE'T
EXISTING	WING–A+B	2472.85	––	2472.85	190.45	117.15	152.65	238.67	134.35	––	––	––	––	––	––
PROPOSED	WING–A+B	––	4762.46	4762.46	174.52	169.95	518.32	700.80	––	516.62	9.00	11.64	0.00	850.24	58
	WING–C	––	976.95	976.95	39.65	42.00	109.70	237.05	––	––	––	2.43	0.00	195.39	30
	TOTAL	2472.85	5739.41	8212.26	404.62	329.10	780.67	1176.52	134.35	516.62	9.00	14.07	0.00	1045.63	88
								1310.87							

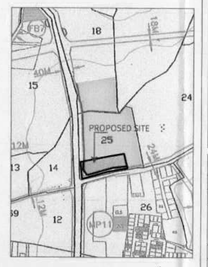
EXCESS BALCONY = PERM.BALC.–PROP.BALC.
= 1231.84–1310.87 = 79.03

FSI AREA STATEMENT - WING A+B

	FLOOR	COMM. NET B/UP AREA	RESI. NET B/UP AREA	TOTAL B/UP AREA	AREA OF STAIRCASE	AREA OF FIRE STAIRCASE	PASSAGE AREA	PROPOSED ENCLOSED BALCONY	PROPOSED OPEN BALCONY	TERRACE AREA	FIRE LIFT	LIFT	LIFT MACHINE RM	GROUND COVERAGE	PROP. TENE'T
EXISTING FLOOR	LOWER GR	870.24	–	870.24	69.89	39.05	16.04	–	–	–					–
	UPPER GR.	882.85	–	882.85	60.78	39.05	–	51.75	134.35	–					–
	FIRST	719.66	–	719.66	59.78	39.05	136.61	186.92	–	–					–
	TOTAL	2472.85	–	2472.85	190.45	117.15	152.65	238.67	134.35	–					–
PROPOSED FLOOR	SECOND	–	671.12	671.12	22.10	23.54	69.54	93.44	–	–					8
	THIRD	–	576.12	576.12	22.10	23.54	69.54	93.44	–	119.43	9.00	11.64	0.00	850.24	8
	FOURTH	–	288.06	288.06	11.05	11.77	34.77	46.72	–	34.72					4
	FIFTH	–	335.56	335.56	11.05	11.17	34.77	46.72	–	34.72					4
	SIXTH	–	335.56	335.56	11.05	11.17	34.77	46.72	–	34.72					4
	SEVENTH	–	288.06	288.06	11.05	11.17	34.77	46.72	–	59.72					4
	EIGHTH	–	288.06	288.06	11.05	11.17	34.77	46.72	–	34.72					4
	NINTH	–	335.56	335.56	11.05	11.17	34.77	46.72	–	34.72					4
	TENTH	–	335.56	335.56	11.05	11.17	34.77	46.72	–	34.72					4
	ELEVENTH	–	288.06	288.06	11.05	11.17	34.77	46.72	–	59.72					4
	TWELFTH	–	392.78	392.78	11.05	11.17	34.77	46.72	–	–					4
	THIRTEENTH	–	398.31	398.31	20.96	11.17	31.54	46.72	–	–					4
	FOURTEENTH	–	299.65	299.65	20.96	11.17	34.77	46.72	–	69.43					2
	TOTAL	-	4762.46	4762.46	174.52	169.95	518.32	700.80	134.35	516.62					58
	TOTAL (EX+PROP.)	2472.85	4762.46	7235.31	364.97	287.10	670.97	939.47	134.35	516.62	9.00	11.64	0.00	850.24	58
								1073.82							



AREA KEY PLAN FOR GROUND COVERAGE
(SCALE=1:1000)



LOCATION PLAN

WING-C

FSI AREA STATEMENT

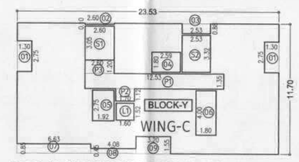
FLOOR	NET B/UP AREA	AREA OF STAIRCASE	AREA OF FIRE STAIRCASE	PASSAGE AREA	PROPOSED ENCLOSED BALCONY	LIFT	LIFT MACHINE RM	GROUND COVERAGE	PROP. TENE'T
FIRST	195.39	7.93	8.40	21.94	47.41	2.43	0.00	195.39	6
SECOND	195.39	7.93	8.40	21.94	47.41				6
THIRD	195.39	7.93	8.40	21.94	47.41				6
FOURTH	195.39	7.93	8.40	21.94	47.41				6
FIFTH	195.39	7.93	8.40	21.94	47.41				6
TOTAL	976.95	39.65	42.00	109.70	237.05	2.43	0.00	195.39	30

TOTAL CONSTRUCTION AREA (F.S.I. + NON F.S.I.)

WING	F.S.I AREA	BALCONY AREA	STAIRCASE AREA	FIRE STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	PARKING AREA	LIFT AREA	LIFT M. ROOM AREA	SERVICE AREA	O.H.T./ U.G.T. AREA	TOTAL AREA
WING-A+B	10750.52	1587.74	517.39	423.17	1050.21	913.73	2408.80	20.64	0.00	395.06	134.27	18201.53
WING-C	976.95	237.05	39.65	42.00	109.70	0.00	205.00	2.43	0.00		26.42	1639.20
TOTAL	11727.47	1824.79	557.04	465.17	1159.91	913.73	2613.80	23.07	0.00	395.06	160.69	19840.73

1	UGWT	108.00
2	STP	60.00
3	OWC	48.25
4	Transformer	70.00
5	Club house	108.81
	Total Service Area	395.06

Total FSI area	: 11727.47 Sq.m.
Total Non-FSI area	: 8113.26 Sq.m.
Total FSI+Non FSI area	: 19840.73 Sq.m



AREA KEY PLAN FOR GROUND COVERAGE
(SCALE=1:1000)

GROUND COVERAGE WING-A+B

PLOT AREA CALCULATION										SQ.M
BLOCK–A	=	1	X	85.23	X	30.54	X	1.0	=	2602.92
DEDUCTION										
1	=	1	X	16.30	X	2.85	X	0.5	=	23.23
2	=	1	X	6.25	X	7.00	X	1.0	=	43.75
3	=	1	X	3.65	X	1.25	0.7	1.0	=	4.56
4	=	2	X	0.90	X	0.92	X	1.0	=	1.66
5	=	2	X	0.35	X	3.05	X	1.0	=	2.14
6	=	1	X	8.05	X	2.40	X	1.0	=	19.32
7	=	1	X	5.80	X	17.00	0.7	1.0	=	98.60
8	=	1	X	3.45	X	10.15	X	1.0	=	35.02
9	=	1	X	5.50	X	1.04	X	1.0	=	5.72
10	=	1	X	14.75	X	10.17	X	1.0	=	150.01
11	=	1	X	14.83	X	1.49	X	0.5	=	11.05
12	=	1	X	4.05	X	0.64	X	1.0	=	2.59
13	=	1	X	15.45	X	15.95	X	1.0	=	246.43
14	=	1	X	19.60	X	0.65	X	1.0	=	12.74
15	=	1	X	71.60	X	6.62	X	0.5	=	237.00
16	=	1	X	3.95	X	6.46	X	1.0	=	25.52
17	=	1	X	18.30	X	9.15	X	0.5	=	
	=	1	X	18.30	X	3.87	X	0.7	=	
								36.5		36.51
18	=	1	X	4.38	X	1.22	X	1.0	=	5.34
19	=	2	X	2.50	X	1.80	X	1.0	=	9.00
20	=	1	X	9.75	X	10.15	X	1.0	=	98.96
21	=	1	X	19.60	X	15.95	X	1.0	=	312.62
22	=	1	X	0.95	X	0.95	X	1.0	=	0.90
23	=	1	X	0.95	X	1.35	X	1.0	=	1.28
24	=	1	X	2.15	X	0.60	X	1.0	=	1.29
25	=	2	X	1.45	X	0.80	X	1.0	=	2.32
26	=	1	X	0.90	X	1.50	X	1.0	=	1.35
27	=	1	X	3.15	X	3.68	X	1.0	=	11.59
28	=	1	X	2.00	X	3.65	X	1.0	=	7.30
29	=	1	X	5.75	X	5.00	X	1.0	=	28.75
30	=	1	X	4.20	X	3.11	X	1.0	=	13.06
TOTAL AREA									=	1506.67

FIRE LIFT									
L1	=	1	X	2.50	X	1.80	X	1.0	=	4.50

FIRE STAIRCASE									
S1	=	2	X	2.15	X	4.25	X	1.0	=	18.28
	=	2	X	0.60	X	1.05	X	1.0	=	1.26
S3	=	1	X	4.55	X	3.35	X	1.0	=	15.24
	=	1	X	1.20	X	1.20	X	1.0	=	1.44
TOTAL AREA									=	36.22

LIFT									
L2	=	1	X	2.50	X	1.80	X	1.0	=	4.50

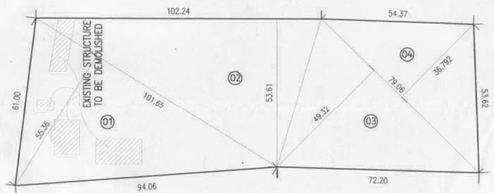
STAIRCASE									
S2	=	2	X	2.60	X	4.25	X	1.0	=	22.10
S4	=	1	X	3.15	X	6.55	X	1.0	=	20.63
S5	=	1	X	3.35	X	6.79	X	1.0	=	22.75
	=	1	X	3.36	X	0.31	X	0.2	=	0.16
TOTAL AREA									=	65.64

PASSSAGE									
P1	=	1	X	1.75	X	16.60	X	1.0	=	29.05
P2	=	3	X	2.30	X	2.55	X	1.0	=	17.60
P3	=	1	X	13.80	X	1.75	X	1.0	=	24.15
P4	=	1	X	4.05	X	0.65	X	1.0	=	2.63
P5	=	1	X	1.50	X	2.30	X	1.0	=	3.45
P6	=	1	X	2.15	X	3.90	X	1.0	=	8.39
P7	=	2	X	2.25	X	1.05	X	1.0	=	4.73
P8	=	1	X	1.05	X	1.05	X	1.0	=	1.10
P9	=	1	X	27.07	X	1.50	X	1.0	=	40.61
P10	=	1	X	2.87	X	1.20	X	1.0	=	3.44
TOTAL AREA									=	135.15

TOTAL DEDUCTION (1506.67+4.50+36.22+4.50+65.64+135.15)	=	1752.68
TOTAL AREA OF FLOOR (2602.92–1752.68)	=	850.24
TOTAL GROUND COVERAGE WING-A+B	=	850.24

GROUND COVERAGE WING-C

PLOT AREA CALCULATION										SQ.M
BLOCK–A	=	1	X	23.53	X	11.70	X	1.0	=	275.30
DEDUCTION										
1	=	2	X	1.30	X	2.75	X	1.0	=	7.15
2	=	1	X	2.60	X	0.10	X	1.0	=	0.26
3	=	1	X	2.53	X	0.88	X	1.0	=	2.23
4	=	1	X	2.59	X	1.80	X	1.0	=	4.66
5	=	1	X	1.92	X	2.75	X	1.0	=	5.28
6	=	1	X	1.80	X	4.00	X	1.0	=	7.20
7	=	1	X	6.63	X	0.85	X	1.0	=	5.63
8	=	1	X	4.08	X	0.45	X	1.0	=	1.84
9	=	1	X	3.20	X	1.55	X	1.0	=	4.96
TOTAL AREA									=	39.21
FIRE LIFT										
L1	=	1	X	1.60	X	1.52	X	1.0	=	2.43
STAIRCASE										
S1	=	1	X	2.60	X	3.05	X	1.0	=	7.93
FIRE STAIRCASE										
S2	=	1	X	2.53	X	3.32	X	1.0	=	8.40
PASSSAGE										
P1	=	1	X	12.53	X	1.35	X	1.0	=	16.92
P2	=	1	X	1.70	X	1.12	X	1.0	=	1.90
P3	=	1	X	2.60	X	1.20	X	1.0	=	3.12
TOTAL AREA									=	21.94
TOTAL DEDUCTION (39.21+2.43+7.93+8.40+21.94)									=	79.91
TOTAL AREA OF FLOOR (275.30–79.91)									=	195.39



PLOT AREA CALCULATION
(SCALE=1:1000)

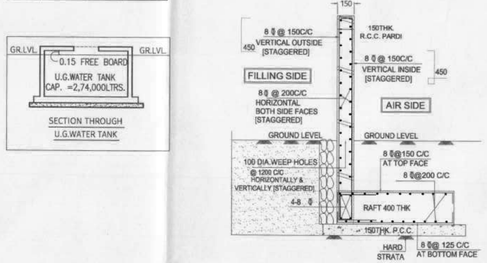
PLOT AREA CALCULATION										SQ.M
1	=	1	X	101.65	X	55.36	X	0.5	=	2813.67
2	=	1	X	102.24	X	53.61	X	0.5	=	2740.54
3	=	1	X	79.06	X	49.32	X	0.5	=	1949.62
4	=	1	X	79.06	X	36.792	X	0.5	=	1454.38
TOTAL AREA									=	8958.21

ROAD WIDENING AREA CALCULATION										SQ.M
1	=	1	X	30.96	X	7.89	X	0.5	=	122.14
2	=	1	X	61.00	X	6.50	X	0.5	=	198.25
3	=	1	X	31.75	X	13.76	X	0.5	=	218.44
4	=	1	X	94.06	X	9.00	X	0.5	=	423.27
5	=	1	X	97.66	X	8.42	X	0.5	=	411.15
6	=	1	X	72.20	X	11.00	X	0.5	=	397.10
7	=	1	X	50.12	X	6.66	X	0.5	=	166.90
TOTAL AREA									=	1937.25

AMINITY AREA CALCULATION										SQ.M
1	=	1	X	49.15	X	22.27	X	0.5	=	547.28
2	=	1	X	49.15	X	19.85	X	0.5	=	487.81
3	=	1	X	0.801	X	22.53	X	1.0	=	18.05
TOTAL AREA									=	1053.14

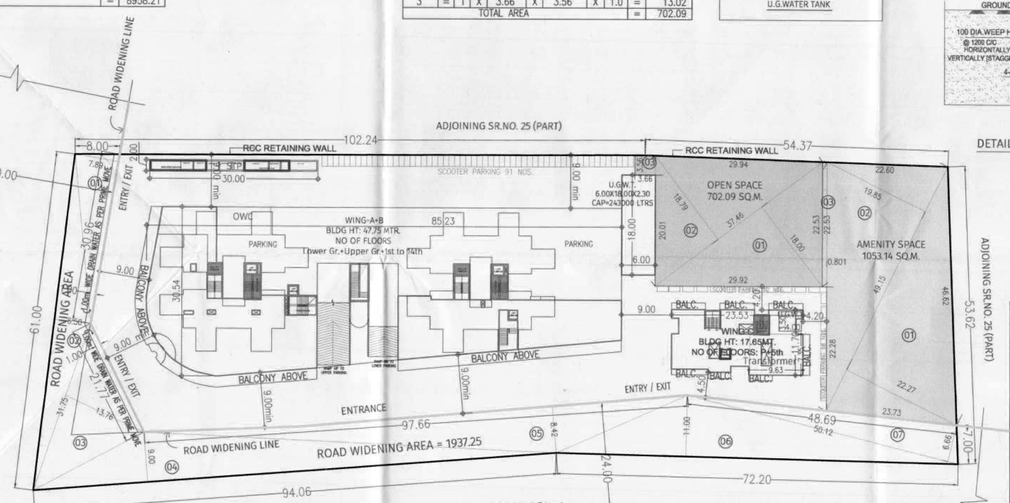
OPEN SPACE AREA CALCULATION										SQ.M
1	=	1	X	37.46	X	18.00	X	0.5	=	337.14
2	=	1	X	37.46	X	18.79	X	0.5	=	351.93
3	=	1	X	3.66	X	3.56	X	1.0	=	13.02
TOTAL AREA									=	702.09

SCHEDULE OF OPENING			
TYPE	SIZE	TYPE	SIZE
D	1.05X2.10	W	1.80X1.20
D1	0.90X2.10	W1	1.50X1.20
D2	0.75X2.10	W2	1.20X1.20
SD	1.80X2.10	W3	1.00X1.20
		W4	0.90X1.20
		W5	0.60X1.20
		V	0.60X0.90



DETAILS OF RETAINING WALL

SECTION THROUGH
U.G.WATER TANK



LAYOUT PLAN
SCALE-1:500

PROPOSED PARKING STATEMENT (LAYOUT)			
FLOOR	CARS	SCOOTERS	CYCLES
LAYOUT	04	221	72
TOTAL	04	221	72

WATER STORAGE CAPACITY

FOR RESIDENTIAL		
AMOUNT OF WATER REQUIRED PER PERSON	= 135	lts/day
WATER REQUIRED PER FLAT (5 person per flat)	= 675	lts/day
NO. OF FLATS	88 NOS.	
WATER REQUIRED FOR FLAT	= 59400	lts/day
COMMERCIAL:-		
NO. OF PERSONS L.GR. (870.24 / 3)	= 290	SAY
NO. OF PERSONS U.GR. & F.F. (1602.61 / 6)	= 267	SAY
TOTAL PERSONS (290 + 267)	= 557	SAY
TOTAL WATER REQUIRED (557x45)	= 25065	lts/day
TOTAL RESI.+COMM. (59400+25065)	= 84465	lts/day
WATER REQUIRED FOR FIRE FIGHTING	= 40000	lts/day
TOTAL WATER REQUIRED	= 124465	lts/day
PROVIDED CAPACITY OF OVERHEAD TANK	= 125000	lts/day
U.G.WATER TANK REQUIRED 84465X1.50	= 126697	lts/day
WATER REQUIRED FOR FIRE FIGHTING	= 100000	lts/day
REQUIRED CAPACITY OF U.G.WATER TANK	= 226697	lts/day
PROVIDED CAPACITY OF U.G.WATER TANK	= 274000	lts/day

PARKING STATEMENT

TYPE OF FLAT	NO. OF TENA'S	REQ. PARKING CARS	REQ. PARKING SCOOTERS	REQ. PARKING CYCLES	PROP. PARKING CARS	PROP. PARKING SCOOTERS	PROP. PARKING CYCLES
FOR RESIDENTIAL							
UPTO–40 sq.m. FOR 27 1–4–4	15 FLATS	8	30	30	8	30	30
UPTO–80 sq.m. FOR 27 2–4–2	71 FLATS	71	142	71	71	142	71
UPTO–150 sq.m. FOR 17 2–2–2	02 FLATS	04	04	04	04	04	04
FOR COMMERCIAL–SHOP 100 SQ.M. 3–9–3	1753.19	53	158	53	53	158	53
FOR COMMERCIAL–OFFICE 200 SQ.M. 5–12–4	719.66	18	43	14	18	43	14
VISITORS PARKING (5%)		08	19	09	08	19	09
TOTAL PARKING		162	396	181	162	396	181
TOTAL PARKING PROPOSED					162	396	181

PARKING AREA CALCULATION

VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	162	20.0 SQ.M./CAR	3240.00
SCOOTERS	396	3.0 SQ.M./SC.	1188.00
CYCLES	181	1.4 SQ.M./CY.	253.40
TOTAL			4681.40

DATE & STAMP OF APPROVAL

01/18

सशर्त मंजूरी दि - 6/8/2020
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE No. CC/0319/20

Building Inspector (Jr. Engr./Sect. Engr.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE - A P.M.C

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

A AREA STATEMENTS

		SQ.M
01	Area of Plot *(Minimum area of a, b, c to be considered)*	8958.21
02	Deductions for:	
	(a) Proposed D.P./ D.P. Road widening Area	1937.25
	(b) Any D.P.Reservation area	0.00
	Total (a + b)	1937.25
03	GROSS Area of the plot (01 - 02)	7020.96
04	Recreational Open space	
	(a) Required	702.09
	(b) Proposed	702.09
05	Amenity Space	
	(a) Required	1053.14
	(b) Proposed	1053.14
06	Transformer	36.00
07	Total Area	1791.23
08	Net Area of Plot = [3 – 7]	5229.73
09	Built up area with reference to Basic F.S.I. as per front road width *(sr.no.8X1.0)*	5229.73
10	Addition of area for F.S.I.	
	(a) In-situ area against D.P. Road *[2.00x sr. no. 2 (a)]*	3874.50
	(b) In-situ area against Amenity Space *[2.00x sr. no. 5 (b)]*	2106.28
	(c) Premium FSI area *(subject to maximum of 0.3 of sr. no. 8)*	0.00
	(d) TDR area 1.15 FSI	0.00
	(e) Transformer	36.00
	Total (a + b + c + d + e)	6016.78
11	Total area available *(9+10)*	11246.51
12	Maximum utilization of F.S.I. Permissible as per Road width *(as per Regulation no. 15.4)*	---
13	Total Built-up Area in proposal. *(excluding area at.Sr.No.15.b)*	
	(a) Existing Built-up Area	2472.85
	(b) Proposed Built-up Area - Commercial	0.00
	(c) Proposed Built-up Area - Residential	5739.41
	(d) Excess Balcony area counted in F.S.I.	79.03
	Total (a + b + c + d)	8291.29
14	F.S.I. Consumed (13/8) *(should not be more than serial no.12 above.)*	0.74
15	Area for Inclusive Housing, if any	
	(a) Required	1211.12
	(b) Proposed	1214.00

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Sign of the Owner

D LEGEND

Plot Boundary : Black		Water line : Black Dotted	
Proposed Work : Red		Existing to be retained: Hatched	
Drainage Line: Red Dotted		Demolitions: Yellow hatched	

E PROJECT TEAM

01	Concept Designers	--
02	Environment Consultant	Vke environmental
03	Structural Consultant	Spectrum Consultants
04	Plumbing Consultant	AMIT INFRASTRUCTURE CONSULTANTS
05	Electrical Consultant	VIDYUTSALLAGAR PVT LTD
06	Fire Consultant	--
07	HVAC Consultant	--

F JOB TITLE / SITE ADDRESS

Proposed Residential & Commercial S No 25/1/3, Kondhwa Budruk. Pune.

G OWNER NAME AND SIGNATURE

Owner01 Name: Mr. Nilesh Kamthe
Nirmaann Encon Developers
Owner01 sign: Nilesh

H ARCHITECT

Architect01 Name: Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235
Architect01 sign:
NORTH

VK:a architecture
73/2 Bhakti Marg,Off Law College Road Pune 411 004
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Drawing Title: LAYOUT PLAN & AREA CALCULATION		Scale: 1:500 at A1-Paper Size
Drawn by: Anand M.	Checked by: Akshay R.	Date: 16/06/20
Job no.: 1269	Drawing no: 1202	Revision: D
Status: FOR BUILDING PERMISSION		