

F.S.I. STATEMENT IN SQ. M.

WINGS	WING - A	WING - B
FLOORS	B/UP AREA	PROP. BALC.
FIRST FLOOR	329.86	47.32
SECOND FLOOR	314.12	47.32
THIRD FLOOR	314.12	47.32
FOURTH FLOOR	314.12	47.32
FIFTH FLOOR	314.12	47.32
SIXTH FLOOR	314.12	47.32
SEVENTH FLOOR	314.12	47.32
EIGHTH FLOOR	301.85	47.32
NINTH FLOOR	314.12	47.32
TENTH FLOOR	314.12	47.32
ELEVENTH FLOOR	314.12	47.32
TWELFTH FLOOR	301.85	47.32
THIRTEENTH FL	314.12	47.32
FOURTEENTH FL	314.12	47.32
FIFTEENTH FL	314.12	47.32
SIXTEENTH FL	314.12	47.32
TOTAL	5016.92	757.12

TOTAL NET B/UP AREA
= 5016.92 + 6028.19 = 11045.11 SQ. M

PERMI. BALC. AREA
= 15% OF 11045.11 = 1656.77 SQ. M

PROP. BALC. AREA
= 757.12 + 876.83 = 1633.95 SQ. M

EXCESS BALC. AREA
= NIL

TOTAL B/UP AREA = 11045.11 SQ. M

AS PER CIRCULAR DT. 26/11/2007
FOR PLOT AREA ABOVE 4000.00 SQ. M
1 TREE / 80.00 SQ. M

BALANCE AREA OF PLOT = 6448.65 SQ. M
REQD. TREES = 81 NOS.
PROP. TREES = 81 NOS.

TREE

TENEMENT STATEMENT

WINGS	WING - A	WING - B
FLOORS	TENE. 40 TO 80 SQ. M	TENE. 40 TO 80 SQ. M
FIRST FLOOR	4	3
SECOND FLOOR	4	3
THIRD FLOOR	4	3
FOURTH FLOOR	4	3
FIFTH FLOOR	4	3
SIXTH FLOOR	4	3
SEVENTH FLOOR	4	3
EIGHTH FLOOR	4	3
NINTH FLOOR	4	3
TENTH FLOOR	4	3
ELEVENTH FLOOR	4	3
TWELFTH FLOOR	4	3
THIRTEENTH FL	4	3
FOURTEENTH FL	4	3
FIFTEENTH FL	4	3
SIXTEENTH FL	4	3
TOTAL	64 NOS.	48 NOS.

TOTAL TENE. 40 TO 80 SQ. M = 64 + 48 = 112 NOS.

TOTAL TENE. ABOVE 80 SQ. M = 16 NOS.

TOTAL TENE. = 112 + 16 = 128 NOS.

PREMIUM STATEMENT IN SQ. M.

WING -	PROP. BALC. AREA	STAIR-CASE AREA	PASSAGE AREA	LOBBY AREA	LIFT WELL AREA	LIFT MACHINE RM. AREA	TERR. AREA
WING - A	47.32 X 16 FL = 757.12	6.97 X 16 FL = 111.52	28.67 X 14 31.20 X 2 = 463.78		7.52	16.55	921.76
WING - B	51.63 X 16 FL = 826.08	10.48 X 16 FL = 167.68	31.68 X 8 FL 33.98 X 7 FL = 506.53		7.30	16.55	1163.69
TOTAL	1633.95	279.36	970.31		14.82	33.10	2085.45

PARKING STATEMENT

TENE. 40 TO 80 SQ. M	NO. OF TENE.	CARS	SCOOTERS	CYCLES
FOR 2 TENE. - 242	112 NOS.	112	224	112
TENE. ABOVE 80 SQ. M	16 NOS.	32	32	32
FOR 1 TENE. - 222				
TOTAL PARKING REQD.		144	256	144
TOTAL PARKING PROP.		144	256	144

PARKING AREA STATEMENT IN SQ. M.

PARKING AREA REQD.	CARS	SCOOTERS	CYCLES
(50% REGULAR CARS 250 X 5.00 = 1250 SQ. M)	(72 X 12.50 = 900.00)	256 X 2.00 = 512.00	144 X 0.70 = 100.80
(50% SMALL CARS 230 X 4.50 = 1035 SQ. M)	(72 X 10.35 = 745.20)		
TOTAL PARKING AREA REQD.		2256.00 SQ. M	
PARKING AREA PROP.		256 X 2.00 = 512.00	144 X 0.70 = 100.80
(50% REGULAR CARS 250 X 5.00 = 1250 SQ. M)	(72 X 10.35 = 745.20)		
(50% SMALL CARS 230 X 4.50 = 1035 SQ. M)	(72 X 12.50 = 900.00)		
TOTAL PARKING AREA PROP.		2256.00 SQ. M	

COVERAGE STATEMENT IN SQ. M.
(UP TO 1ST FL. LVL.)

NET AREA OF PLOT = 4786.48 SQ. M

GR. COVERAGE PERMI. (50%) = 2393.24 SQ. M

GR. COVERAGE PROPOSED (AREA OF PODIUM) = 1752.09 SQ. M

COVERAGE STATEMENT IN SQ. M.
(ABOVE 1ST FL. LVL.)

NET AREA OF PLOT = 4786.48 SQ. M

GR. COVERAGE PERMI. (20%) = 957.29 SQ. M

GR. COVERAGE PROPOSED = 884.08 SQ. M

COVERAGE CALCULATIONS

WING	B/UP	TERRACES	TOTAL
WING A	314.12	T1 = 1.98 X 3.44 X 4 = 27.24 T2 = 3.28 X 3.64 X 2 = 23.74 T3 = 3.48 X 3.64 X 2 = 25.40 T4 = 4.25 X 1.98 X 1 = 8.41 T5 = 3.12 X 3.63 X 2 = 22.02 T6 = 3.12 X 3.63 X 2 = 22.02 TOTAL = 128.83	442.95
WING B	374.75	T1 = 3.15 X 3.30 X 2 = 20.98 T2 = 3.15 X 3.30 X 2 = 20.98 T3 = 3.60 X 1.60 X 3 = 17.28 T4 = 3.45 X 1.91 X 4 = 26.36 T5 = 3.18 X 3.35 X 1 = 10.65 T6 = 3.18 X 3.35 X 1 = 10.65 T7 = 3.08 X 2.60 X 1 = 8.01 T8 = 2.60 X 3.22 X 1 = 8.37 T9 = 2.60 X 3.22 X 1 = 8.37 TOTAL = 66.37	441.13
TOTAL			884.08

WATER REQUIREMENT STATEMENT

WATER REQUIRED FOR RESI. AREA

TOTAL NO. OF TENE. = 128 NOS.

TOTAL NO. OF PERSONS = 128 X 5 = 640 NOS.

WATER REQD. PERSON/DAY = 135 LIT.

TOTAL WATER REQD. FOR O.H. TANK = 640 X 135 = 86,400 LIT.

TOTAL WATER REQD. FOR O.H. WATER TANK = 86,400 + 40,000 LIT.

O.H. WATER TANK PROPOSED = 86,400 + 40,000 LIT.

U.G. WATER TANK REQUIRED = 86,400 X 1.50 = 1,29,600 LIT.

U.G. WATER TANK PROPOSED = 1,30,000 LIT.

SUMPWELL SIZE = 10.00 X 5.00 X 2.30 M.

PERMISSIBLE F.S.I. STATEMENT IN SQ. M.

PLOT	NET PLOT AREA	R.W. AREA	15% AMENITY AREA	10% O.S. AREA	INTERNAL ROAD AREA	TRANSFORMER	TOTAL AREA
PLOT - A	4786.48	1452.12 (24.00 M W.D.P. ROAD) 194.20 (18.00 M W.D.P. ROAD) TOTAL = 1646.32 X 2 = 3292.64	1459.44 X 2 = 2918.88	644.87	---	50.00	11692.87
PLOT - B	2200.57	224.10 (16.00 M W.D.P. ROAD)	---	328.08	260.13	---	3012.89
TOTAL	6987.05	1870.42	1459.44	972.96	260.13	50.00	14705.76

27/03/2018
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO 3593/17
DATE

Building Inspector
Building Development Department
Zone No. PM C



A) AREA STATEMENT

(1) AREA OF PLOT	7800.00
(2) DEDUCTIONS FOR	
(a) ROAD UNDER ACQUISITION (24.00 M W.D.P. ROAD)	1452.12
(b) ANY RESERVATION (18.00 M W.D.P. ROAD)	194.20
TOTAL AREA (a+b)	1646.32
(3) BALANCE PLOT AREA	6153.68
(4) DEDUCTIONS FOR	
(a) AMENITY 15% OF BALANCE PLOT	967.30
(b) OPEN SPACE 10%	644.87
(c) TRANSFORMER	50.00
(d) INTERNAL ROAD	---
TOTAL DEDUCTIONS	1662.17
(5) NET AREA PLOT (3-4)	4786.48
(6) ADDITIONS FOR	
(a) R.W. AREA	3292.64
(b) AMENITY AREA (1459.44 X 2)	2918.88
(c) TRANSFORMER	50.00
(d) INTERNAL ROAD	---
TOTAL ADDITIONS	6261.52
(7) TOTAL AREA (5+6)	11048.00
(8) F.A.R. PERMISSIBLE	1.00
(9) TOTAL PERMISSIBLE FLOOR AREA	11048.00
(10) PROPOSED AREA	11045.11
(11) EXCESS BALCONY AREA TAKEN IN F.A.R.	---
(12) TOTAL BUILT UP AREA	11045.11
(13) F.A.R. CONSUMED (147%)	0.99
(14) GROUND COVERAGE PERMISSIBLE (20%)	957.29
(15) GROUND COVERAGE PROPOSED	884.08

B) BALCONY AREA STATEMENT

(A) PERMISSIBLE BALCONY AREA (15%)	1656.77
(B) PROPOSED BALCONY AREA	1633.95
(C) EXCESS BALCONY AREA (TOTAL)	---

C) TENEMENT STATEMENT

(A) NET AREA OF PLOT (A.9) ABOVE	11048.00
(B) LESS ADD FOR NON-RESIDENTIAL AREA	---
(C) AREA OF TENEMENTS (A-B)	11048.00
(D) TENEMENTS PERMISSIBLE (250/H)	277 NOS.
(E) TENEMENTS PROPOSED	128 NOS.

D) PARKING STATEMENT

	CARS	SCOOTERS	CYCLES
(A) PARKING REQD. BY RULE	144 NOS.	256 NOS.	144 NOS.
(B) TOTAL PARKING PROVIDED	144 NOS.	256 NOS.	144 NOS.

E) LEGEND

- PLOT LINE SHOWN
- PROPOSED WORK SHOWN
- AREA LEFT FOR ROAD SHOWN
- WATER LINE SHOWN
- DRAINAGE LINE SHOWN
- EXISTING STRUCTURE TO BE DEMOLISHED SHOWN

F) SCHEDULE OF OPENING

DOOR	D1 - 1.00 M X 2.13 M	D2 - 0.75 M X 2.13 M	D3 - 0.90 M X 2.13 M
WINDOW	W1 - 1.80 M X 1.20 M	W2 - 1.37 M X 0.90 M	W3 - 0.90 M X 1.20 M
	V - 0.60 M X 0.90 M		

PROJECT

PROPOSED LAYOUT OF BUILDINGS
ON S. NO. 37/1/1 (P), P.NO. A
AT BANER, PUNE.

NAME & SIGNATURE OF OWNER / P.A.H.

MR. DILIP NEMICHAND BAFANA & OTHERS
562/7, SHIVAJINAGAR, PUNE - 5

BUILDERS / DEVELOPERS

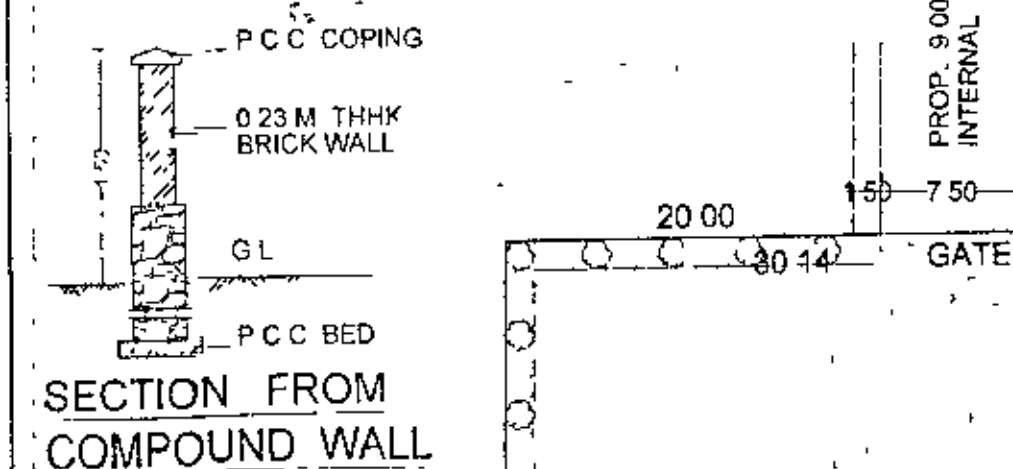
THE BAFANA GROUP
562/7, SHIVAJINAGAR, PUNE - 5

ARCHITECT

PANDIT JOSHI AND ASSO
216, NARAYAN PETH, PUNE - 411030

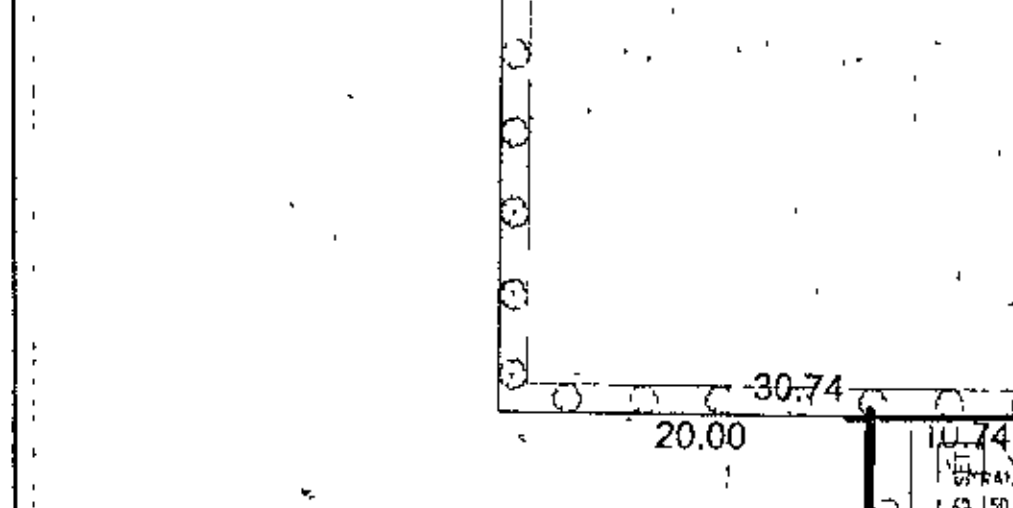
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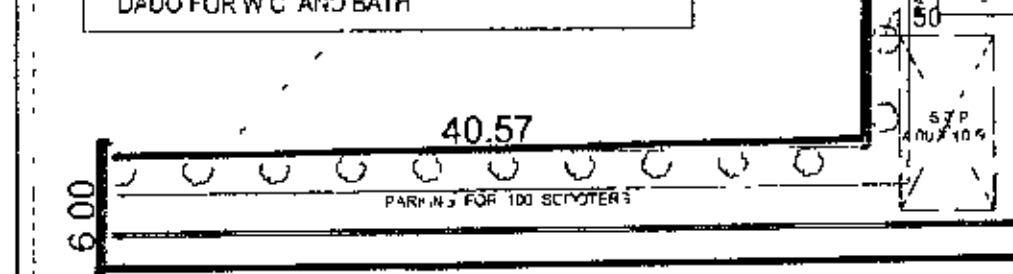
SECTION FROM COMPOUND WALL

15% AMENITY
1459.44 SQ. M.

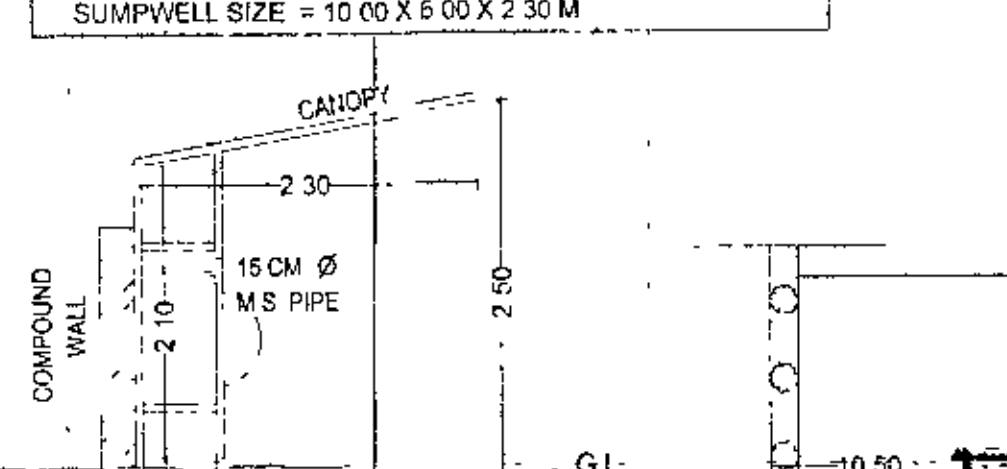


BRIEF SPECIFICATIONS

- R.C.C. FRAMED STRUCTURE
- FOUNDATION UP TO HARD STRATA
- ALL WALLS 0.15 M THK IN BRICK MASONRY
- EXTERNAL WALL FACED CEMENT PLASTER
- INTERNAL WALL FACED NEERU FINISHED PLASTER
- M.M. TILES FOR FLOORING
- T.K. WOODS DOOR AND M.S. WINDOWS
- DADO FOR W.C. AND BATH

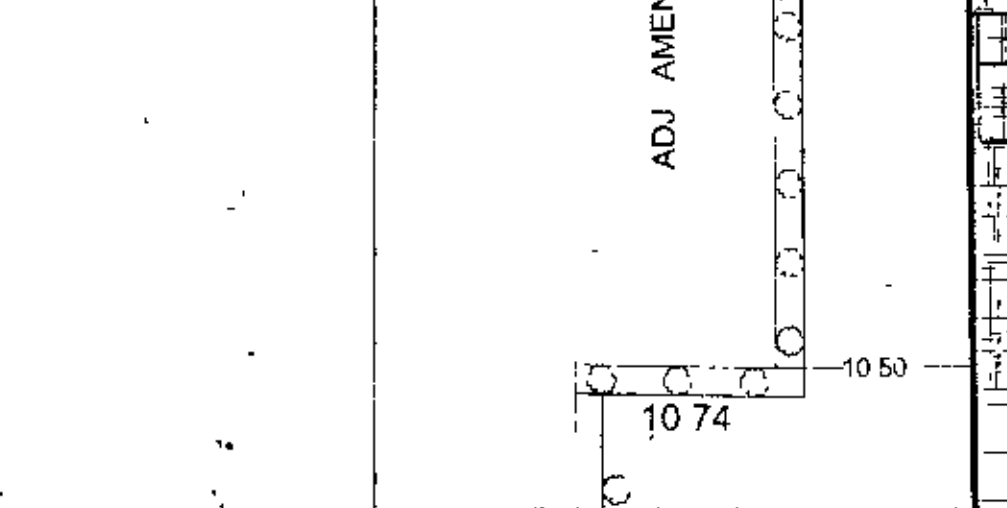


AS PER CIRCULAR DT. 26/11/2007, 81 TREES
@ DISTANCE OF 4.00 M IN THE 1.50 M W. STRIP



SECTION A-A FROM CANOPY

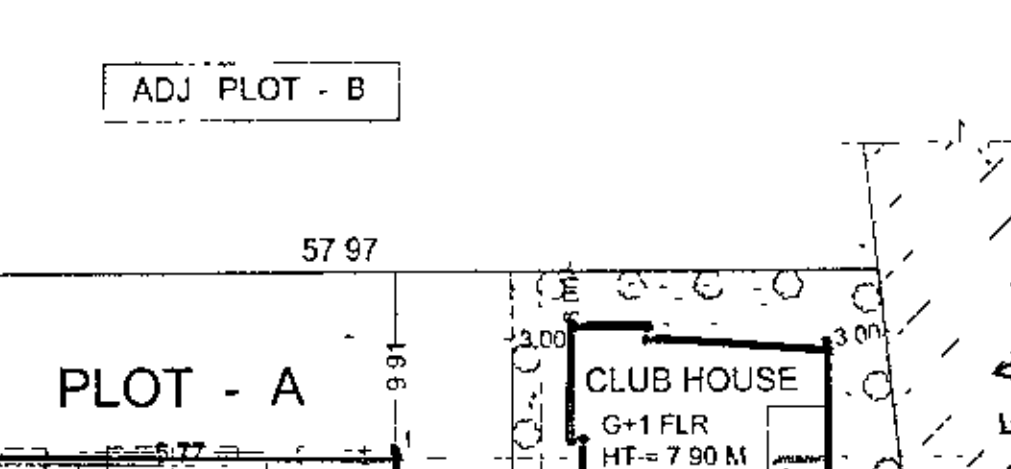
10% O.S.
644.87 SQ. M.



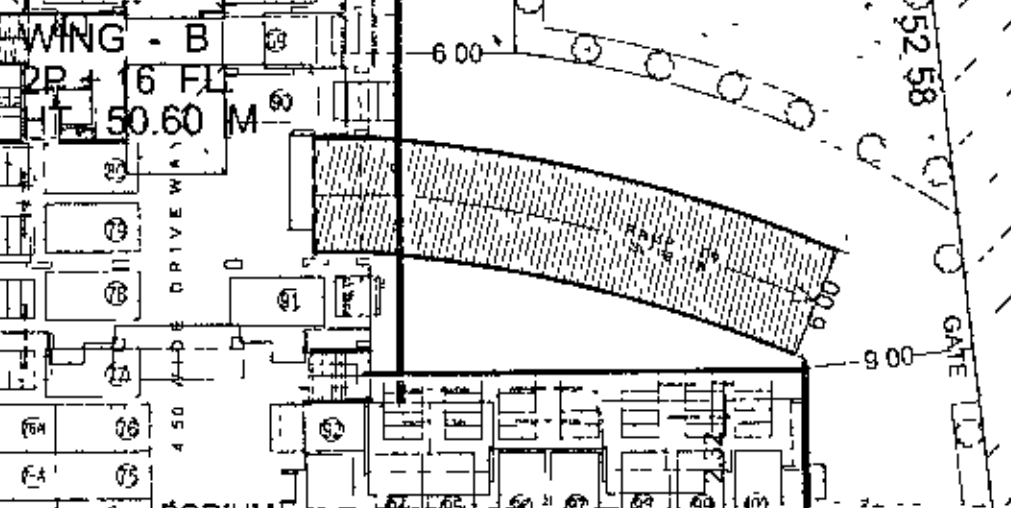
CLUB HOUSE
G+1 FLR
HT = 7.90 M



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G+1 FLR
HT = 7.90 M



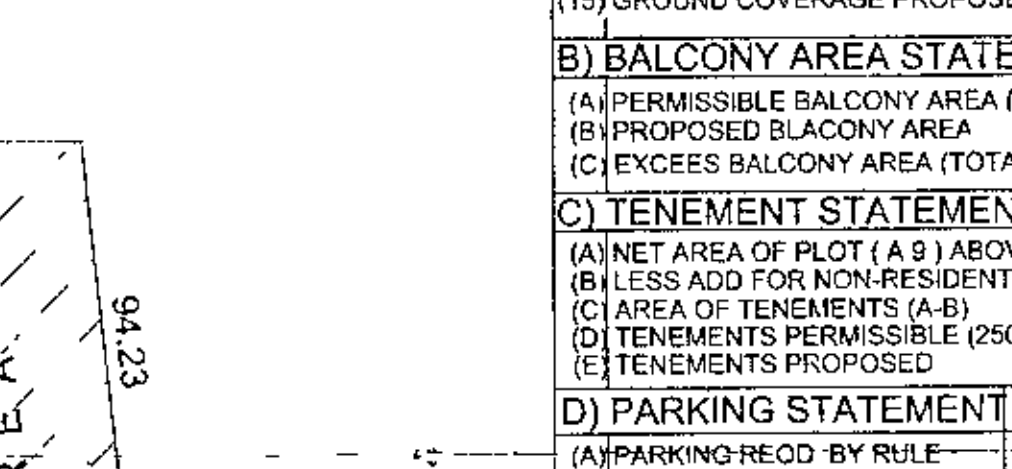
CLUB HOUSE
G+1 FLR
HT = 7.90 M



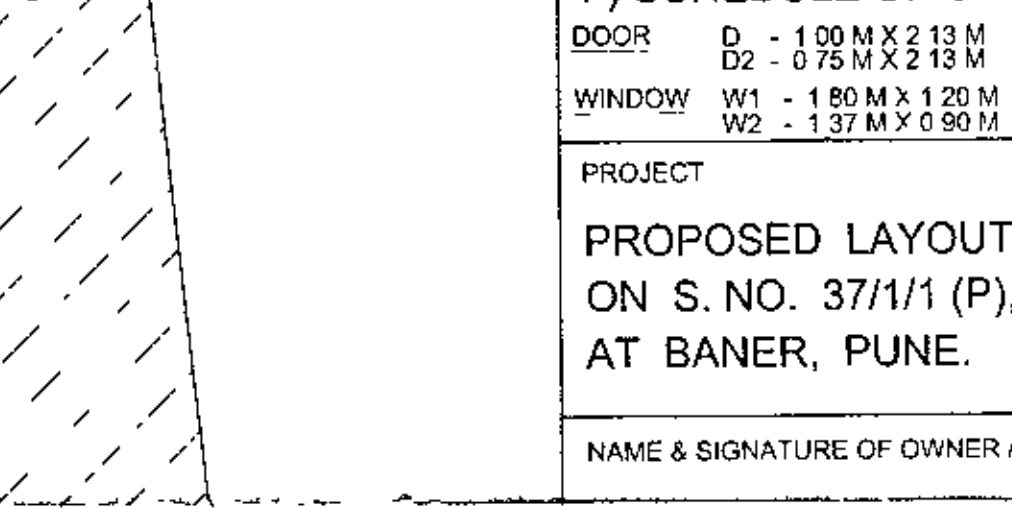
CLUB HOUSE
G+1 FLR
HT = 7.90 M



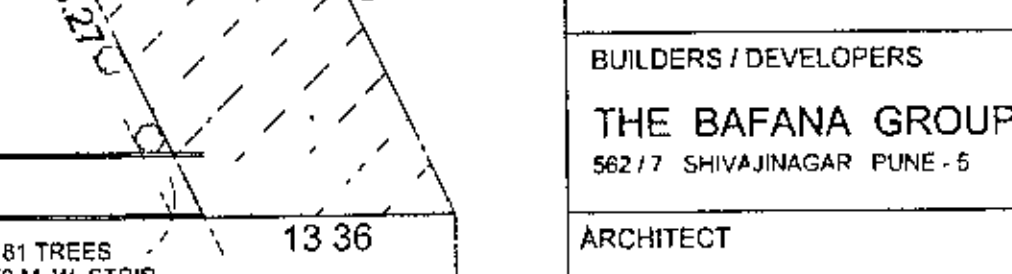
CLUB HOUSE
G+1 FLR
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