FSI STATEMENT

WING	GR. COV		FLOOR AREA												BALCONY AREA			DRY	TERRACE AREA		PASSAGE	STAIR CASE	LIFT	LIFT M.R.	TYP
		GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHT	NINTH	TENTH	ELEVENTH	TWELVETH	TOTAL	PER.	PRO.	EXE.	BALCONY	PER.	PRO	AREA	AREA			NO.
A1 & A2	701.50	-	611.66	590.93	490.00	432.87									2125.46	318.83	314.04	0.00	28.77	425.09	164.16	136.82	136.78	4.96	21.78	16
A3 & A4	701.50	-	611.66	590.93	490.00	432.87									2125.46	318.83	314.04	0.00	28.77	425.09	164.16	136.82	136.78	4.96	21.78	16
A5&A6	701.50	-	611.66	590.93	490.00	432.87									2125.46	318.83	314.04	0.00	28.77	425.09	164.16	136.82	136.78	4.96	21.78	16
A7&A8	701.50	-	611.66	590.93	490.00	432.87									2125.46	318.83	314.04	0.00	28.77	425.09	164.16	136.82	136.78	4.96	21.78	16
B3&B4	701.50	-	611.66	590.93	490.00	432.87									2125.46	318.83	314.04	0.00	28.77	425.09	164.16	136.82	136.78	4.96	21.78	16
C1&C2	701.50	-	611.66	590.93	490.00	432.87									2125.46	318.83	314.04	0.00	28.77	425.09	164.16	136.82	136.78	4.96	21.78	16
C3	353.68	-	306.66	285.86	245.15	212.76									1049.93	157.49	152.34	0.00	13.98	209.99	82.17	67.96	68.37	2.48	10.89	8
D1&D2	701.50	-	611.66	590.93	490.00	432.87									2125.46	318.83	314.04	0.00	28.77	425.09	164.16	136.82	136.78	4.96	21.78	16
D3&D4	701.50	-	611.66	590.93	490.00	432.87									2125.46	318.83	314.04	0.00	28.77	425.09	164.16	136.82	136.78	4.96	21.78	16
D5	744.00	-	564.09	564.09	564.09	564.09	564.09	564.09	564.09	607.88	564.09	564.09	564.09	564.09	6612.87	991.93	986.83	0.00	231.61	1322.57	1105.56	504.36	131.56	9.31	21.13	47
D6	756.53	-	756.53	750.04	756.53	750.04	756.53	750.04	756.53	539.81	756.53	750.04	756.53	750.04	8828.79	1324.32	0.00	0.00	231.61	1765.76	-	504.36	131.56	9.31	21.13	47
E	353.68	-	306.66	285.86	245.15	212.76									1049.93	157.49	152.34	0.00	13.98	209.99	82.17	67.95	68.37	2.48	10.89	8
COMMERCIAL	505.75	-	307.73	403.02	-	-	-	-	-	-	-	-	-	-	710.75	106.61	104.99	0.00	-	-	-	167.69	42.06	-	-	-
V1	178.09	122.90	110.02	-	-	-	-	-	-	-	-	-	-	-	232.92	34.94	13.74	0.00	-	-	-	-	8.90	-	-	1
V2	178.09	122.90	110.02	-	-	-	-	-	-	-	-	-	-	-	232.92	34.94	13.74	0.00	-	-	-	-	8.90	-	-	1
V3	178.09	122.90	110.02	-	-	-	-	-	-	-	-	-	-	-	232.92	34.94	13.74	0.00	-	-	-	-	8.90	-	-	1
V4	178.09	122.90	110.02	-	-	-	-	-	-	-	-	-	-	-	232.92	34.94	13.74	0.00	-	-	-	-	8.90	-	-	1
V5	178.09	122.90	110.02	-	-	-	-	-	-	-	-	-	-	-	232.92	34.94	13.74	0.00	-	-	-	-	8.90	-	-	1
V6	178.09	122.90	110.02	-	-	-	-	-	-	-	-	-	-	-	232.92	34.94	13.74	0.00	-	-	-	-	8.90	-	-	1
V7	178.09	122.90	110.02	-	-	-	-	-	-	-	-	-	-	-	232.92	34.94	13.74	0.00	-	-	-	-	8.90	-	-	1
V8	178.09	122.90	110.02	-	-	-	-	-	-	-	-	-	-	-	232.92	34.94	13.74	0.00	-	-	-	-	8.90	-	-	1
V9	178.09	122.90	110.02	-	-	-	-	-	-	-	-	-	-	-	232.92	34.94	13.74	0.00	-	-	-	-	8.90	-	-	1
TOTAL	9924.45	1106.10	8125.13	7015.32	5730.92	5202.83	1320.62	1314.13	1320.62	947.69	1320.62	1314.13	1320.62	1314.13	37352.23	5602.86	4032.48	0.00	721.34	6909.03	2581.98	2405.89	1620.26	63.26	236.28	247.00

PARKING AREA CALCULATIOINS

CARPET AREA	CAR	SCOOTER	CYCLE
FOR RESI. ABOVE 100 SQ.M./1	1	1	1
(NO. OF TENEMENTS 247)	247	247	247
PARKING REQUIRED	247	247	247
VISITERS PARKING 10%	25	25	25
TOTAL PARKING REQUIRED	272	272	272
TOTAL PARKING PROVIDED	272	272	272
AREA REQUIRED FOR PER. PARKING	12.5	3	1.4
PROVIDED PARKING AREA	3400	816	380.8
TOTAL AREA REQUIRED FOR PARKING	4596.8		

O.H.W.T (NO. OF TENEMENTS)	247	X	5	X	135	= 166725
REQUIRED						166725
ADD FIRE FIGHTING						40000
PROVIDED						206725
U.G.TANK REQUIRED.	1.5	X	206725			310087.5
U.G.TANK PROVIDED						310087.5
TOTAL U.G.TANK REQUIRED						310087.5
TOTAL U.G.TANK PROVIDED						310087.5

BLOCK 1 (4.48 A) · BLOCK 2 (6.35 E) · BLOCK 3 (8.48 H) · BLOCK 4 (16.90)

PLOT AREA CALCULATION BY TRANGULATION

1	148.00	X	92.54	X	0.5	=	6847.98 SQ.M
2	216.12	X	46.78	X	0.5	=	5055.05 SQ.M
3	218.44	X	11.73	X	0.5	=	1278.97 SQ.M
4	218.44	X	9.61	X	0.5	=	1049.60 SQ.M
5	213.30	X	73.03	X	0.5	=	7786.52 SQ.M
6	175.00	X	69.31	X	0.5	=	6064.93 SQ.M
7	126.61	X	8.10	X	0.5	=	512.77 SQ.M
8	125.00	X	104.05	X	0.5	=	6503.13 SQ.M
9	145.00	X	36.93	X	0.5	=	2714.86 SQ.M
10	147.00	X	64.85	X	0.5	=	4760.48 SQ.M
11	143.85	X	21.58	X	0.5	=	1552.25 SQ.M
A1	135.45	X	32.92	X	0.5	=	2229.51 SQ.M
A2	131.60	X	16.87	X	0.5	=	1110.05 SQ.M
A3	125.18	X	50.75	X	0.5	=	3862.34 SQ.M
A4	125.18	X	5.88	X	0.5	=	366.78 SQ.M
R1	126.09	X	14.27	X	0.5	=	899.65 SQ.M
R2	126.09	X	9.53	X	0.5	=	600.82 SQ.M
R3	123.50	X	22.04	X	0.5	=	1360.97 SQ.M
TOTAL PLOT AREA						=	55251.81 SQ.M

AREA KEY PLAN OF PLOT

AREA UNDER OPEN SPACE 01

1	68.2499	X	81.90	X	0.5	=	2784.24 SQ.M
						=	2784.24 SQ.M

AREA UNDER OPEN SPACE 02

2	34.88	X	1.62	X	0.5	=	28.26 SQ.M
3	90.88	X	66.82	X	0.5	=	3063.39 SQ.M
4	23.19	X	68.87	X	0.5	=	798.55 SQ.M
5	59.01	X	4.77	X	0.5	=	140.74 SQ.M
6	2/3(5.47 X 1.76)					=	6.81 SQ.M
TOTAL AREA						=	4037.31 SQ.M

TOTAL AREA UNDER OPEN SPACE

OPEN SPACE 1	+	OPEN SPACE 2	=	TOTAL OPEN SPACE
2784.24	+	2037.31	=	4821.55

AREA CALCULATION OF AMENITY SPACE

A1	133.84	X	53.68	X	0.5	=	3587.17 SQ.M
A2	133.84	X	54.994	X	0.5	=	3660.05 SQ.M
TOTAL						=	7247.22 SQ.M

AREA UNDER INTERNAL ROAD

1	11.54	+	11.53	X	98.76	X	0.50	=	846.58 SQ.M
2	9.00	+	8.95	X	84.48	X	0.50	=	758.31 SQ.M
3	9.16	+	8.83	X	200.80	X	0.50	=	1800.98 SQ.M
4	8.73	+	8.01	X	45.24	X	0.50	=	545.18 SQ.M
5	8.85	+	7.85	X	46.08	X	0.50	=	367.07 SQ.M
				TOTAL				=	4320.68 SQ.M
ADDITION FOR CURVE									
C	2.98 X 2							=	5.95 SQ.M
D	4.32 X 2								8.64 SQ.M
J	8.01								8.01 SQ.M
	TOTAL							=	20.59 SQ.M
	NET TOTAL							=	4341.27 SQ.M
DEDUCTION FOR CURVE									
M	55.96 X 1							=	30.84 SQ.M
	TOTAL							=	3756.88 SQ.M

BLOCK -1

A	4.48	X	2.33	X	0.50	X	1.00	=	5.20 SQ.M
B	2/3(14.46 X 1.06)								5.26 SQ.M
	A+B+C								
C								=	1.88 SQ.M

BLOCK -2

E	6.30	X	3.08	X	0.50	X	1.00	=	9.70 SQ.M
F	2/3(16.30 X 1.28)					X	1.00	=	5.38 SQ.M
G	E+F+G								
								=	4.32 SQ.M

BLOCK -3

H	8.48	X	4.24	X	0.50	X	1.00	=	17.97 SQ.M
I	2/3(18.48 X 1.76)					X	1.00	=	9.94 SQ.M
J	H+I+J								
								=	8.01 SQ.M

BLOCK -4

K	16.90	X	8.45	X	0.50	X	1.00	=	71.40 SQ.M
L	2/3(1.16 X 0.76)								40.56 SQ.M
M	K+L+M								30.84 SQ.M
	TOTAL							=	30.84 SQ.M

STAMP OF APPROVAL 01 / 24

LAYOUT

Recommended for approval as amended in ... Town Planning Officer

No. PR/A /NASR/391/20/3 Dt. 2/6/2014

Sanctioned as shown in plan Subject to the conditions mentioned in the office order No. evas Dt. / /20

For Collector Pune

COLLECTOR PUNE

Original Building Plans Signed by Collector Pune

GROUND LEVEL LAYOUT PLAN

NORTH SCALE 1:500

LOCATION PLAN

AREA UNDER EXISTING ROAD

E1	5.06	+	5.10	X	120.04	X	0.50	=	609.20 SQ.M
E2	5.45	+	2.95	X	14.10	X	0.50	=	54.99 SQ.M
E3	10.15			X	5.55	X	0.50	=	28.64 SQ.M
E4	5.61	+	5.29	X	47.34	X	0.50	=	251.31 SQ.M
E5	5.04	+	5.26	X	33.10	X	0.50	=	220.12 SQ.M
E6	4.35	+	7.98	X	33.23	X	0.50	=	201.54 SQ.M
E7	4.28	+	2.22	X	45.40	X	0.50	=	147.55 SQ.M
E8	2.09	+	5.28	X	47.45	X	0.50	=	174.38 SQ.M
TOTAL								=	1775.73 SQ.M

AREA UNDER 18.00 M.W.ROAD WINDING

1	4.82	+	4.90	X	112.24	X	0.50	=	545.49 SQ.M
2	3.50	+	5.80	X	14.02	X	0.50	=	65.19 SQ.M
TOTAL								=	610.68 SQ.M

AREA UNDER 24.00 M.W.ROAD WINDING

3	15.20			X	5.80	X	0.50	=	44.06 SQ.M
4	4.50	+	3.75	X	23.80	X	0.50	=	98.18 SQ.M
5	5.45	+	5.82	X	26.76	X	0.50	=	150.75 SQ.M
6	4.50	+	4.30	X	27.65	X	0.50	=	119.79 SQ.M
7	3.05	+	5.20	X	26.48	X	0.50	=	100.27 SQ.M
8	5.80	+	5.35	X	33.45	X	0.50	=	186.48 SQ.M
9	5.80	+	5.90	X	31.15	X	0.50	=	180.92 SQ.M
10	5.70	+	5.50	X	42.68	X	0.50	=	230.07 SQ.M
11	5.65	+	6.55	X	48.80	X	0.50	=	297.68 SQ.M
12	6.85	+	6.30	X	66.66	X	0.50	=	488.89 SQ.M
				TOTAL				=	1884.85 SQ.M

AREA UNDER 30.00 M.W.ROAD WINDING

1	29.40	+	24.48	X	131.1679	X	0.50	=	3578.65 SQ.M
TOTAL								=	3578.65 SQ.M

AREA STATEMENT

			SQ.M.
1)	AREA OF PLOT AS PER 7/12		75400.00
	TOTAL AREA AS PER 7/12 (UNDER N.A)		56000.00
	AREA OF TRIANGULATION METHOD		56251.81
	AREA OF PLOT MINIMUM CONSIDERED		56000.00
2)	DEDUCTIONS FOR		
	a) AREA UNDER EXISTING ROAD		1775.73
	b) AREA UNDER 18.00 M. WIDENING		610.68
	c) AREA UNDER 24.00 M. WIDENING		1864.45
	d) AREA UNDER 30.00 M. WIDENING		3533.65
	TOTAL (a+b+c+d)		7784.51
3)	NET GROSS AREA OF PLOT	(1-2)	48215.49
4)	DEDUCTIONS FOR		
	a) OPEN SPACE		4821.55
	b) AMENITY SPACE		7232.32
	c) INTERNAL ROAD		3710.38
	TOTAL (a+b+c)		15764.25
5)	NET AREA OF PLOT	(3-4a&4b)	36161.62
6)	F.A.R. PERMISSIBLE	(5X1.20)	43393.94
7)	PROPOSED FLOOR AREA		37352.23
8)	EXCESS BALCONY AREA TAKEN IN F.S.I		
9)	TOTAL BUILT UP AREA	(7+8)	37352.23
	BALCONY STATEMENT		
	a) PERMISSIBLE BALCONY AREA		5602.48
	b) PROPOSED BALCONY AREA		4032.48
	c) EXCESS BALCONY AREA		
	TENEMENT STATEMENT		
	a) NET AREA OF PLOT ITEM A(3) ABOVE		48215.49
	b) LESS NON- RESIDENTIAL AREA (SHOP ETC)		37352.23
	c) AREA FOR TENEMENTS (a-b)		48215.49
	d) TENEMENT PERMISSIBLE 250/Hec.		1205.39
	e) TENEMENT PROPOSED.		247.00

LEGEND

PLOT BOUNDARY SHOWN	THICK BLACK
PROPOSED WORK SHOWN	THICK RED
DRAINAGE LINE SHOWN	DOTT RED
WATER LINE SHOWN	DOTT BLACK

PROJECT

PROPOSED RESIDENTIAL GROUP HOUSING LAYOUT BUILDING S.NO- 45/2+46/1(P)+46/2 AT-SUS,TAL- MULSHI, PUNE.

OWNER/P.A.H.

HIGH SEAS PROPERTIES PVT.LTD. THROUGH ATUL H. MUNDADA

SIGN OF OWNER/PAH

MILIND SARAF (ARCHITECT)

SUBHA ARCHITECTS
FL.NO.8 SHREE APPTS., 917/16 GANESH WADI, SHIVAJINAGAR PUNE-4 PH.9822654283

JOB NO.	DRG. NO.	SCALE	DATE	DRN.	CKD BY
115-B	-	1:500	13.02.14	[illegible]	M.S.S.