

BUILDING LAYOUT

TP SANCTION NO. PRH /NASR /369 /2014 DATE:3/12/2014
1st SANCTION NO. 8HA / C.R. No 1111 /17 -18 DATE:13/10/2020

Approved as amended in _____
subject to cor. Elens mentioned in Annexure 'A'
of letter No. BHA/C.R. No. (C3/20-21) किरणबाई
S. No./G. No. 178 No. 262 व. इत
Dated 14/04/2023

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority



F.S.I. STATEMENT PREVIOUS AND PROPOSED																																		
	NAME OF BUILDING	PREVIOUS SANCTION FLOORS	PROPOSED FLOORS	PREVIOUS NET BUP AREA COMMERCIAL	PROP. NET BUP AREA COMMERCIAL	PREVIOUS SANCTION NET BUP AREA RESI	PROP. NET BUP AREA RESI	PREVIOUS FIRE SANCION FIRE STAIRCASE AREA	PROP. FIRE STAIRCASE AREA	PREVIOUS SANCTION STAIRCASE AREA	PROP. STAIRCASE AREA	PREVIOUS SANCTION PASSAGE AREA	PROPOSED PASSAGE AREA	PERMISSIBLE BALCONY (%)	PREVIOUS SANCTION BALCONY	PROPOSED BALCONY (EXCLUDED)	BALCONY (PCT)	PREVIOUS SANCTION WASH AREA	PROPOSED WASH AREA	PERMISSIBLE TERRACE AREA (20%)	PREVIOUS SANCTION TERRACE AREA	PROPOSED TERRACE AREA	PREVIOUS SANCTION TENEMENT	PROPOSED TENEMENT	PREVIOUS SANCTION Fire LIFT	Proposed Fire Lift	PREVIOUS SANCTION LIFT	PROPOSED LIFT	PREVIOUS SANCTION Fire LIFT MACHINE ROOM	PROPOSED Fire LIFT MACHINE ROOM	PREVIOUS SANCTION LIFT MACHINE ROOM	PROPOSED LIFT MACHINE ROOM	PREVIOUS SANCTION GROUND COVERAGE	PROPOSED GROUND COVERAGE
P R O J E C T S E C T O R D	TOWER-G		L.P.+G+9		187.58		4127.10		190.12		154.50		889.40	578.90		310.50	257.23		108.79		0.00		78		3.61		4.75		0.00		0.00		500.06	
	TOWER-H		L.P.+G+9		221.99		4691.77		190.12		154.50		1161.80	657.10		378.18	286.95		108.79		0.00		78		3.61		4.75		0.00		0.00		606.11	
	TOWER-I		L.P.+G+9		221.99		4691.77		190.12		154.50		1161.80	657.10		378.18	286.95		108.79		0.00		78		3.61		4.75		0.00		0.00		606.11	
	TOWER-J		L.P.+G+9		221.99		4691.77		190.12		154.50		1161.80	657.10		378.18	286.95		108.79		0.00		78		3.61		4.75		0.00		0.00		606.11	
	TOWER-K		G+9		517.63		4320.58		190.12		154.50		1161.80	657.10		378.18	286.95		108.79		0.00		78		3.61		4.75		0.00		0.00		590.86	
	WING-C4		P+G+11		0.00		5276.55				136.56		701.04	655.47		684.21	0.00				1202.61		95		4.47		3.35		13.35		11.29		962.68	
	WING-C5		P+G+11		0.00		4307.13		135.55		136.56		688.40	655.47		556.78	0.00				800.72		95		4.47		3.35		13.35		11.29		962.76	
	WING-C6		P+G+11		0.00		4307.13		136.56		136.56		688.40	655.47		556.78	0.00				800.72		95		4.47		3.35		13.35		11.29		962.76	
	WING-C7		P+G+11		0.00		5276.55			136.56		136.56		701.04	655.47		684.21	0.00			1202.61		95		4.47		3.35		13.35		11.29		962.76	
	TOTAL					1381.64		41750.45		1498.74		1319.74		8285.48	5700.56		4315.20	1325.03		1820.11		4146.52		751.00		36.83		37.15		53.49		45.16		6440.07
P R E J O I N T S E C T O R A N D T O T A L	COM-1	G+2		1128.09		0.00		0.00		67.00		177.35		115.81	115.49		0.00		225.81		33.45		0		0.30		0.00		0.00		0.00		472.89	
	WING-A1	P+11			4508.21		125.18		125.18			669.90		676.18	675.76		353.31		901.64		866.55		87		4.47		3.35		13.35		11.29		697.41	
	WING-A2	P+1			4508.21		125.18		125.18			669.90		676.18	675.76		353.31		901.64		866.55		87		4.47		3.35		13.35		11.29		697.41	
	WING-A3	P+11			4508.21		125.18		125.18			669.90		676.18	675.76		353.31		901.64		866.55		87		4.47		3.35		13.35		11.29		697.41	
	WING-B1	P+11			4508.21		125.18		125.18			669.90		676.18	675.76		353.31		901.64		866.55		87		4.47		3.35		13.35		11.29		697.41	
	WING-B2	P+11			3653.77		125.18		125.18			672.25		548.01	547.11		268.21		730.75		714.03		87		4.47		3.35		13.35		11.29		588.22	
	WING-B3	P+11			3653.77		125.18		125.18			672.25		548.01	547.11		268.21		730.75		714.03		87		4.47		3.35		13.35		11.29		588.22	
	WING-B4	P+11			3653.77		125.18		125.18			672.25		548.01	547.11		268.21		730.75		714.03		87		4.47		3.35		13.35		11.29		588.22	
	WING-B5	P+11			4508.21		125.18		125.18			669.90		676.18	675.76		353.31		901.64		866.55		87		4.47		3.35		13.35		11.29		697.41	
	WING-C1	P+11			4508.21		125.18		125.18			669.90		676.18	675.76		353.31		901.64		866.55		87		4.47		3.35		13.35		11.29		697.41	
	WING-C2	P+11			3653.77		125.18		125.18			672.25		548.01	547.11		268.21		730.75		714.03		87		4.47		3.35		13.35		11.29		588.22	
	WING-C3	P+11			4508.21		125.18		125.18			669.90		676.18	675.76		353.31		901.64		866.55		87		4.47		3.35		13.35		11.29		697.41	
	WING-C4	P+11			4508.21		125.18		125.18			669.90		676.18	675.76		353.31		901.64		866.55		87		4.47		3.35		13.35		11.29		697.41	
WING-C5	P+11			3653.77		125.18		125.18			672.25		548.01	547.11		268.21		730.75		714.03		87		4.47		3.35		13.35		11.29		588.22		
WING-C6	P+11			2892.76		125.18		125.18			672.25		548.01	547.11		268.21		730.75		714.03		87		4.47		3.35		13.35		11.29		588.22		
WING-C7	P+11			4508.21		125.18		125.18			669.90		676.18	675.76		353.31		901.64		866.55		87		4.47		3.35		13.35		11.29		697.41		
TOTAL				1128.09		61735.50		1877.00		1934.70		10281.96		8735.33	8964.13		4720.12		12372.87		11967.11		1286.00		67.05		50.25		20.25		169.35		10338.90	

F.S.I. STATEMENT FOR WING-C4 & C7													
NO FL	GROSS BSA	STAIRCASE	FIRE STAIRCASE	PASSAGE	NET UP AREA	FENESTRATION (%)	PROPOSED FLOORING (%)	WASH AREA	FENESTRATION (%)	PROPOSED FLOORING (%)	TOTL	LEFT	LEFT
UPPER GROUND	792.29	11.58	11.58	58.42	799.78	0	0.00	32.74	143.34	880.96	0		
FIRST	526.39	11.58	11.58	58.42	467.52	47.17	47.00	32.74	405.99	154.93	0		
SECOND	489.14	11.28	11.28	58.42	459.54	62.34	62.45	32.74	53.39	601.61	0		
THIRD	489.14	11.58	11.58	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0		
FOURTH	489.14	11.28	11.28	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0		
FIFTH	489.14	11.28	11.28	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0	0.38	11.29
SIXTH	489.14	11.28	11.28	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0		
SEVENTH	489.14	11.28	11.28	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0		
EIGHTH	489.14	11.28	11.28	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0		
NINTH	489.14	11.28	11.28	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0		
TENTH	489.14	11.28	11.28	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0		
GR TOTAL	689.14	11.28	11.28	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0	0.38	11.29
GR TOTAL	689.14	11.28	11.28	58.42	412.52	62.34	62.45	32.74	24.85	105.61	0	0.38	11.29

PREMIUM AREA STATEMENT (IN \$/SQ FT)																
NO.FL.	NET B'UP AREA COMB.	FIR AREA REG.	FIR STAIRCASE AREA	STAIRCASE AREA	PASSAGE	PERMISSIBLE BALCONY (15%)	PROPOSED BALCONY		EXCESS BALCONY	PERMISSIBLE TERRACE AREA (20%)	PROPOSED TERRACE AREA	TAXATION			LIFT	BROKER COVERAGE
							OPEN	ENCLOSED				0-50	50-100	TOTAL		
PREVIOUS SANCTIONED	1126.08	11755.50	1877.70	1854.70	17281.88	8975.35	0.00	6964.18	0.00	12672.67	11807.11	0	1266	1266	60.26	10336.30
PROPOSED	1361.64	11723.45	1406.74	1310.74	6295.45	5919.26	1325.03	4315.20	0.00	8350.06	11415.62	0	781	781	27.16	9489.87
DIFFERENCE	235.56	-531.05	-30.98	181.96	-1196.43	0.00	1257.03	-5245.93	0.00	0.00	-782.59	0.00	-485	-485	-33.10	-846.43

F.S.I. STATEMENT FOR TOWER-G														
NO. FL.	WET AREA COMFAC	WET AREA RESIDENTIAL	PERMISSIBLE BALCONY (%)	PROPOSED ENCLOSED BALCONY	PROPOSED OPEN BALCONY	TOTAL BALCONY	KITCHEN AREA	PASSENGER AREA	FIRE STAIRCASE	STAIRCASE	TENT	LIFT	FIRE LIFT	GROUND COVERAGES
GROUND	197.84	437.76	0	0.00	0.00	0.00	0.00	0.00	19.00	0.00	0.00			
FIRST	0.00	437.76	65.05	35.48	28.83	64.36	11.52	12.94	19.00	0.00	0.00			
SECOND	0.00	433.86	65.05	35.48	28.83	64.36	11.52	12.94	19.00	0.00	0.00			
THIRD	0.00	433.86	65.05	35.48	28.83	64.36	11.52	12.94	19.00	0.00	0.00			
FOURTH	0.00	433.86	65.05	35.48	28.83	64.36	11.52	12.94	19.00	0.00	0.00			
FIFTH	0.00	433.86	65.05	35.48	28.83	64.36	11.52	12.94	19.00	0.00	0.00	4.35	2.61	000.06
SIXTH	0.00	433.86	65.05	35.48	28.83	64.36	11.52	12.94	19.00	0.00	0.00			
SEVENTH	0.00	433.86	65.05	35.48	28.83	64.36	11.52	12.94	19.00	0.00	0.00			
EIGHTH	0.00	433.86	65.05	35.48	28.83	64.36	11.52	12.94	19.00	0.00	0.00			
NINTH	0.00	433.86	65.05	35.48	28.83	64.36	11.52	12.94	19.00	0.00	0.00			
TOTAL	197.84	437.76	657.80	216.60	25.33	237.93	105.78	096.80	190.00	154.90	15.00	4.35	2.61	500.06

F.S.I. STATEMENT FOR WING-C5 & C6												
FLOOR	GROSS B/LP AREA	STAIRCASE	WING STAIRCASE	PASSAGE	NET B/LP AREA	PERMISSIBLE B/LP COV. (10%)	PROPOSED ENCLOSURE B/LP	WASH AREA	PERMISSIBLE TERRACE COV. (20%)	PROPOSED TERRACE	TENT.	LIFT
UPPER GROUND	944.63	11.38	11.38	55.78	867.57	0.00	26.85	112.21	23.66	5		
FIRST	491.44	11.38	11.38	55.78	567.58	56.75	55.11	28.85	74.88	59.67	5	
SECOND	419.48	11.38	11.38	55.78	342.02	34.20	31.00	25.85	68.00	64.29	5	
THIRD	419.48	11.38	11.38	55.78	342.02	34.20	31.00	25.85	68.00	64.29	5	
FOURTH	419.48	11.38	11.38	55.78	342.02	34.20	31.00	25.85	68.00	64.29	5	
FIFTH	419.48	11.38	11.38	55.78	342.02	34.20	31.00	25.85	68.00	64.29	5	1.33
SIXTH	419.48	11.38	11.38	55.78	342.02	34.20	31.00	25.85	68.00	64.29	5	1.33
SEVENTH	419.48	11.38	11.38	55.78	342.02	34.20	31.00	25.85	68.00	64.29	5	
EIGHTH	384.44	11.38	11.38	55.78	307.06	30.70	26.19	22.27	61.60	63.11	7	
NINTH	419.48	11.38	11.38	55.78	342.02	34.20	31.00	25.85	68.00	64.29	5	
TENTH	419.48	11.38	11.38	55.78	342.02	34.20	31.00	25.85	68.00	64.29	5	
GRAND TOTAL	4194.80	113.80	113.80	557.80	3420.20	342.00	310.00	258.50	680.00	642.90	50.00	13.30

F.S.J. STATEMENT FOR FISCAL YEAR 2011													
NO. OF	NET IMP AREA COMMERCIAL	NET IMP AREA RESIDENTIAL	MARKETABLE VALUE (%)	PROPOSED ENCLOSED BALANCE	PROPOSED OPEN FAN BALANCE	TOTAL BALANCE	WASH AREA	PROPOSED ASSESSMENT	FIRE STATION	STATIONARY	TENI	LIFT	GROUND COVER
GRAND	22.80	311.90	0.00	0.00	0.00	0.00	0.00	116.00	16.00	15.00	4		
FIRST	0.00	91.83	73.74	42.97	30.08	73.03	1.32	116.00	16.00	15.00	0		
SECOND	0.00	91.83	73.74	42.97	30.08	73.03	1.32	116.00	16.00	15.00	0		
THIRD	0.00	491.60	73.74	42.97	30.08	73.03	1.32	116.00	16.00	15.00	0		
FOURTH	0.00	73.74	42.97	30.08	73.03	11.82	116.00	16.00	15.00	15.00	0	4.75	3.80 605.11
FIFTH	0.00	40.90	73.74	42.97	30.08	73.03	11.82	116.00	16.00	15.00	0		
SIXTH	0.00	491.80	73.74	42.97	30.08	73.03	1.32	116.00	16.00	15.00	0		
SEVENTH	0.00	491.80	73.74	42.97	30.08	73.03	11.82	116.00	16.00	15.00	0		
EIGHTH	0.00	441.98	80.18	35.42	26.07	01.89	16.45	116.00	16.00	15.00	0		
NINTH	0.00	441.98	80.18	35.42	26.07	01.89	16.45	116.00	16.00	15.00	0		
TOTAL	221.80	4699.77	857.10	37.16	288.06	846.13	105.79	1160.00	160.00	150.00	78.00	4.75	3.81 606.11

F.S.I. STATEMENT FOR TOWER-1 (1)															
NO FL	NET BUA AREA COMPOUND	NET BUA AREA RESIDENTIAL	PERMISSIBLE BULKY (15%)	PROPOSED BULKY-USED BULKY	PROPOSED OPEN-ENDED BULKY	TOTAL BULKY	WASH AREA	PASSAGE AREA	FIRE STAIRCASE	STAIRCASE	TENT	FLIFT	LIFT	LIFT LIFT	GROUND COVER
GROUND	221.99	331.26	0	0.00	0.00	0.00	0.00	116.16	59.91	15.45	0				
FIRST	0.00	1.71	1.71	42.47	33.00	75.50	11.92	116.16	59.91	15.45	0				
SECOND	0.00	493.90	73.74	42.97	33.00	76.93	11.92	116.16	59.91	15.45	0				
THIRD	0.00	493.90	73.74	42.97	33.00	76.93	11.92	116.16	59.91	15.45	0				
FOURTH	0.00	493.90	73.74	42.97	33.00	76.93	11.92	116.16	59.91	15.45	0	4.70	3.61	606.11	
FIFTH	0.00	493.90	73.74	42.97	33.00	76.93	11.92	116.16	59.91	15.45	0				
SIXTH	0.00	493.90	73.74	42.97	33.00	76.93	11.92	116.16	59.91	15.45	0				
SEVENTH	0.00	493.90	73.74	42.97	33.00	76.93	11.92	116.16	59.91	15.45	0				
EIGHTH	0.00	441.29	67.00	35.42	28.47	63.89	10.43	116.16	56.68	15.03	0				
NINTH	0.00	441.29	67.00	35.42	28.47	63.89	10.43	116.16	56.68	15.03	0				
TOTAL	221.99	1897.79	1057.19	379.18	298.88	678.06	106.78	1161.60	599.10	154.50	73.00	4.75	3.61	606.11	

F.S.I. STATEMENT FOR TOWER-K														
NO. FL.	NET G.P.A. AREA SQ. FT.	NET G.P.A. AREA RESIDENTIAL	PERMISSIBLE BALCONY (SQ. FT.)	PROPOSED ENCLOSED BALCONY	PROPOSED OPEN BALCONY	TOTAL BALCONY	WASH AREA	PURCHASE AREA	FIRE STAIRCASE	STAIRCASE	TENT	LIFT	FIRE LIFT	GROUND COVER
GROUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FIRST	6.30	491.68	73.74	42.97	30.56	73.50	11.62	116.18	19.91	154.61	0.00	0.00	0.00	0.00
SECOND	6.30	491.68	73.74	42.97	30.56	73.50	11.62	116.18	19.91	154.61	0.00	0.00	0.00	0.00
THIRD	6.30	491.68	73.74	42.97	30.56	73.50	11.62	116.18	19.91	154.61	0.00	0.00	0.00	0.00
FOURTH	6.30	491.68	73.74	42.97	30.56	73.50	11.62	116.18	19.91	154.61	0.00	4.75	3.61	560.88
FIFTH	6.30	491.68	73.74	42.97	30.56	73.50	11.62	116.18	19.91	154.61	0.00	0.00	0.00	0.00
SIXTH	6.00	491.68	73.74	42.97	30.56	73.50	11.62	116.18	19.91	154.61	0.00	0.00	0.00	0.00
SEVENTH	6.00	491.68	73.74	42.97	30.56	73.50	11.62	116.18	19.91	154.61	0.00	0.00	0.00	0.00
EIGHTH	6.00	474.68	0.00	0.00	26.47	26.47	0.00	10.43	16.38	154.61	0.00	0.00	0.00	0.00
NINTH	6.00	491.68	73.74	42.97	30.56	73.50	11.62	116.18	19.91	154.61	0.00	0.00	0.00	0.00
TOTAL	47.83	4386.58	607.10	378.16	206.85	585.01	105.79	1197.50	168.10	154.50	71.00	4.78	3.61	560.88

AREA STATEMENT (AS PER 7/12)				
GAT NOS.	OWNER NAME AS PER 7/12	AREA	PAH HOLDER	AREA
262	Shipsa Dipsa Lonkar	1300.00		1300.00
263	Shipsa Dipsa Lonkar	4200.00		4200.00
269	Vijaykumar Govind Tannane	6700.00		6700.00
270	Shashi Anant Vaidya	9700.00		9700.00
271	Sudhansu Kusumila Lodha	3900.00		3900.00
272	Prakash Kanchela Lodha	14200.00		14200.00
273	Ramchandra Bhaisale Hagiwane	3900.00	Mr.Nilesh B Patil	3900.00
274	Subhash Anant Vaidya	7600.00		7600.00
275	Shashi Anant Vaidya	9400.00		9400.00
276	Subhash Anant Vaidya	8000.00		8000.00
	TOTAL	65500.00		65500.00

A. AREA STATISTICS		PREVIOUS SANCTION	PROPOSED S.O.M
01	Area of Plot (Maximum area of s.b. & r.b. for use) (a) as per ownership document (7702 CTS extract)	8650.00	8650.00
	(b) As per measurement sheet	8400.00	8650.00
	(c) As per measurement sheet	6962.27	83827.22
	(d) As per file	6862.27	83827.22
02	Deductions for		
	(a) Proposed D.P./D.P. Road widening Area	0.00	0.00
	(b) Any D.P./Preservation area	0.00	0.00
	Total (a + b)	0.00	0.00
03	GROSS Area of the plot (01 - 02)	8650.00	8650.00
04	Recreational Open Space		
	(a) Required 10%	865.00	865.00
	(b) Proposed	865.00	865.00
05	Amenity Space		
	(a) Required 15%	1297.50	1297.50
	(b) Proposed	1297.50	1297.50
06	Service road and Highway widening	0.00	0.00
07	Internal Road area	0.00	0.00
08	Net Area of Plot = (3 - 5(b))	5822.50	5822.50
09	Build-up area with reference to Basic F.S.I. as per norm (a/b/c/d/e/f)	6404.57	5404.57
10	Addition of area for F.S.I.		
	(a) In-situ area against D.P. Road (100% of no. of plots) (a/b/c)	0.00	0.00
	(b) In-situ area against Amenity Space (15% of no. of plots)	0.00	0.00
	(c) Premium FSI area (subject to maximum of 52 of no. of plots)	11648.00	11648.00
	(d) Premium FSI area Proposed	10480.50	10480.50
	(e) TDR area	0.00	0.00
	(f) Additional F.S.I. area under chapter VIII	0.00	0.00
	Total (a + b + c + d + e + f)	10480.50	10480.50
11	Total area available (9-10)	74528.00	74528.00
12	Maximum utilization of F.S.I. Permissible as per Road Width (as per Regulation No. 15-A)	74528.00	74528.00
	Total Build-up area proposed (Securable area at 1:1.50)		
	(a) Existing Build-up Area		
	(b) Proposed Residential Area	23350.07	41780.45
	(c) Proposed Commercial Area	180.42	1381.64
	(d) Excess Balcory area counted in F.S.I.	0.00	0.00
	(e) Excess Double Height spaces area counted in F.S.I.	0.00	0.00
	Total (a + b + c + d + e)	23530.49	43162.09
13	F.S.I. Consumed (12/11) (b/c/d/e + f) (no. of plots not treated)	0.318	0.579
14	Area for Inclusive Housing		
	(a) Required 20% of s.b. no. of plots	0.00	0.00
	(b) Proposed	0.00	0.00

B CERTIFICATE OF AREA	
Certified that the Plot under reference was surveyed by me on _____ and the dimensions of sides etc. of the plot situated on Plot are as measured on s/o 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.

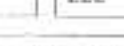
Sign of the Owner

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

PROJECT TEAM	
01 Concept Designers	VK&A Architecture
02 Environment Consultant	..
03 Structural Consultant	Delcon
04 Plumbing Consultant	Skyline MEP Consultants
05 Electrical Consultant	Skyline MEP Consultants
06 Fire Consultant	..
07 HVAC Consultant	..

F	JOB TITLE / SITE ADDRESS
	REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT.NO.262+263+269+270+271+272+273+274+275+276 KIRKATWADI, PUNE.

G. OWNER NAME AND SIGNATURE	
Owner Name: PATE FUTURE CONSTRUCTION LLP MR.NILESH B. PATE (PAH)	Project No: 
H. ARCHITECT	
	(SIGN)

VK:a	Architect	FOR P.M.R.D. SANCTION
Vishwak Kulkarni : CA/1984/8485 Hrishabh Kulkarni : CA/2032/29235	 	
VK:a architecture	Drawing No. Layout & Area Calculation	Scale 1:1000 at A-Paper Size
T-22 Road Midf Off. Lake Cochin Road, Near #11 BSA	Client's Name Chandrakant R.	Job No. CSK2821
Ph +91 30 820 8506	Plot No. 1780	Section C
E-mail vk@a.com www.vk-a.com	Date FOR P.M.R.D. SANCTION	

F.S.I. STATEMENT AMENITY BUILDING				
NO FL	NET B/UP AREA	BALCONY AREA	□ FT AREA	GROUND COVERAGE
LOWER GROUND	612.09	0.00		
GROUND FLOOR	1364.20	0.00	13.68	1364.20
FIRST FLOOR	7451.88	84.84		
SECOND FLOOR	661.73	92.52		
TOTAL	4083.90	177.36	13.68	1364.20

F.S.J. STATEMENT FOR CLUB HOUSE				
NO FL.	NET B/LP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	GROUND COVERAGE
GROUND	260.78	-	-	
FIRST	112.50	-	-	260.78
TOTAL	393.28	-	-	260.78
TOTAL B/LP AREA = 260.78+112.50 = 393.28 SQ.M				

12.00m. WIDE INTERNAL ROAD AREA CALCULATION					
1	3.37	x	12.00	x	1.00
				=	40.4

12.00m. WIDE INTERNAL ROAD AREA CALCULATION								
1	3.37	X	12.00	X	1.00	=	40.4	
2	54.92	X	12.00	X	0.50	=	327.7	
3	12.55	X	3.51	X	0.50	=	22.0	
4	12.55	X	3.51	X	0.50	=	22.0	
5	18.88	X	12.00	X	1.00	=	226.5	
6	18.115	X	12.00	X	1.00	=	217.3	
7	210.65	X	12.00	X	1.00	=	2527.8	
TOTAL AREA							=	\$383.9

OPEN SPACE-1,2,3 & 4 AREA CALCULATION		
OPEN SPACE - 01	=	1183.7
OPEN SPACE - 02	=	1850.4
OPEN SPACE - 03	=	3102.3
OPEN SPACE - 04	=	713.4
TOTAL AREA	=	6850.0

OPEN SPACE-1 AREA CALCULATION						
01	60.01	X	12.04	X	0.50	= 415.4
02	116.24	X	13.22	X	0.50	= 766.3
TOTAL AREA					=	1181.7

OPEN SPACE-2 AREA CALCULATION								
01	73.90	X	36.39	X	0.50	=	1339.1	
02	50.90	X	20.09	X	0.50	=	511.2	
TOTAL AREA							=	1850.4

OPEN SPACE-3 AREA CALCULATION						
01	101.75	X	23.78	X	0.50	= 1210.3
02	101.75	X	37.18	X	0.50	= 1892.0
TOTAL AREA						= 3102.3

OPEN SPACE-4 AREA CALCULATION						
01	58.77	X	17.69	X	0.50	= 519.8
02	70.524	X	5.49	X	0.50	= 193.5
TOTAL AREA						= 713.4

WATER AREA CALCULATION			
AMOUNT OF WATER REQUIRED PER PERSON	=	135.00	lit/day
AMOUNT OF WATER REQUIRED PER PERSON FOR COMMERCIAL ACTIVATION FOR 48 PERSONS	=	45.00	lit/day
NO OF PERSONS (316:643 = 1260)	=	1060.00	NOS.
WATER REQUIRED FOR UNDERGROUND	=	47700.00	lit/day
WATER REQUIRED PER FLAT (6 PERSONS/FLAT)	=	675.00	lit/day
TOTAL NO OF FLATS IN ALL BLDG.	=	751.00	NOS.
WATER REQUIRED FOR RESIDENTIAL	=	506925.00	lit/day
REQUIRED CAPACITY OF OVERHEAD WATER TANK (COMM-SE)	=	664829.00	lit/day
WATER REQUIRED FOR FIRE FIGHTING FOR OHMT	=	32000.00	lit/day
TOTAL WATER REQUIRED FOR OHMT	=	874625.00	lit/day
PROVIDE CAPACITY OF UNDER GROUND WATER TANK	=	831937.50	lit/day
WATER REQUIRED FOR FIRE FIGHTING FOR UGHT	=	40000.00	lit/day
PROVIDE CAPACITY OF UNDER GROUND WATER TANK	=	1231937.50	lit/day
SAY	=	1230000.00	lit/day

AMENITY SPACE AREA KEY PLAN						
Scale = 1:500						
AMENITY SPACE AREA CALCULATION						
01	47.95	X	19.54	X	0.50	= 444.59
02	84.65	X	36.48	X	0.50	= 1544.02
03	84.63	X	26.23	X	0.50	= 1111.83
04	67.00	X	37.38	X	0.50	= 1104.03
05	82.81	X	35.63	X	0.50	= 1474.33
06	82.81	X	5.69	X	0.50	= 235.59
07	80.66	X	26.93	X	0.50	= 1086.29
08	77.80	X	58.31	X	0.50	= 2268.07
09	77.80	X	25.97	X	0.50	= 1006.34
TOTAL AREA					=	10275.00

AMENITY - 25% OPEN SPACE AREA CALCULATION					
01	32.40	X	15.14	X	0.50 = 245.27
02	65.22	X	24.63	X	0.50 = 803.18
03	90.67	X	17.60	X	0.50 = 333.90
04	40.12	X	3.11	X	0.50 = 62.39
05	34.95	X	14.35	X	0.50 = 250.77
06	67.70	X	16.19	X	0.50 = 548.00
07	67.70	X	3.70	X	0.50 = 125.25
TOTAL AREA					= 2568.75

[illegible]

06	Fire Consultant	---
07	HVAC Consultant	---
F JOB TITLE / SITE ADDRESS REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO.262+263+269+270+271+272+273+274+275+276 KIRKATWADI, PUNE.		
G OWNER NAME AND SIGNATURE (Owner's name) PATE FUTURE CONSTRUCTION LLP MR.NILESH B. PATE (PAN)		
H ARCHITECT (Architect's name) Vishwas Kulkarni : CA/19504565		
(Signature) 		(Stamp) 

 VK:a architecture		Drawing No. Layout & Area Calculation		Scale 1:1000 at A1-Paper Size	
7/32, Emerald Hill Off-Campus College Road, Singapore 111 034		Client Chakramart		Contact by Alwyn R.	
Tel: +61 2 682 8558		Drawing No. 1790		Revision 222	
E: info@vk.a.com W: www.vk.a.com		Date FOR P.M.R.D.A. SANCTION		Status G	