

F.S.I. STATEMENT										
FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PROPOSED TERRACE AREA	PROPOSED PASSAGE AREA	STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA
BASEMENT-II										
BASEMENT-I										
LOWER GROUND										
UPPER GROUND	561.94				25.6	35.22	14.34	18		
MEZZANINE	72.82				16.87		14.34	1		
FIRST	569.75				152.08	35.22	14.34	18		
SECOND		296.85			91.16	17.48	70.03	10.86	14.34	07
THIRD		304.22			85.16	65.46	69.99	10.86	14.34	07
FOURTH		303.34			86.04	81.07	69.99	14.34	07	
TOTAL	1204.51	904.41	316.34	262.36	164.01	404.56	103.02	86.04	58	7.53
COMMERCIAL + RESIDENTIAL	2108.92									
PERMISSIBLE BUILT UP AREA =	2127.16									
BALANCE AREA =	18.24									

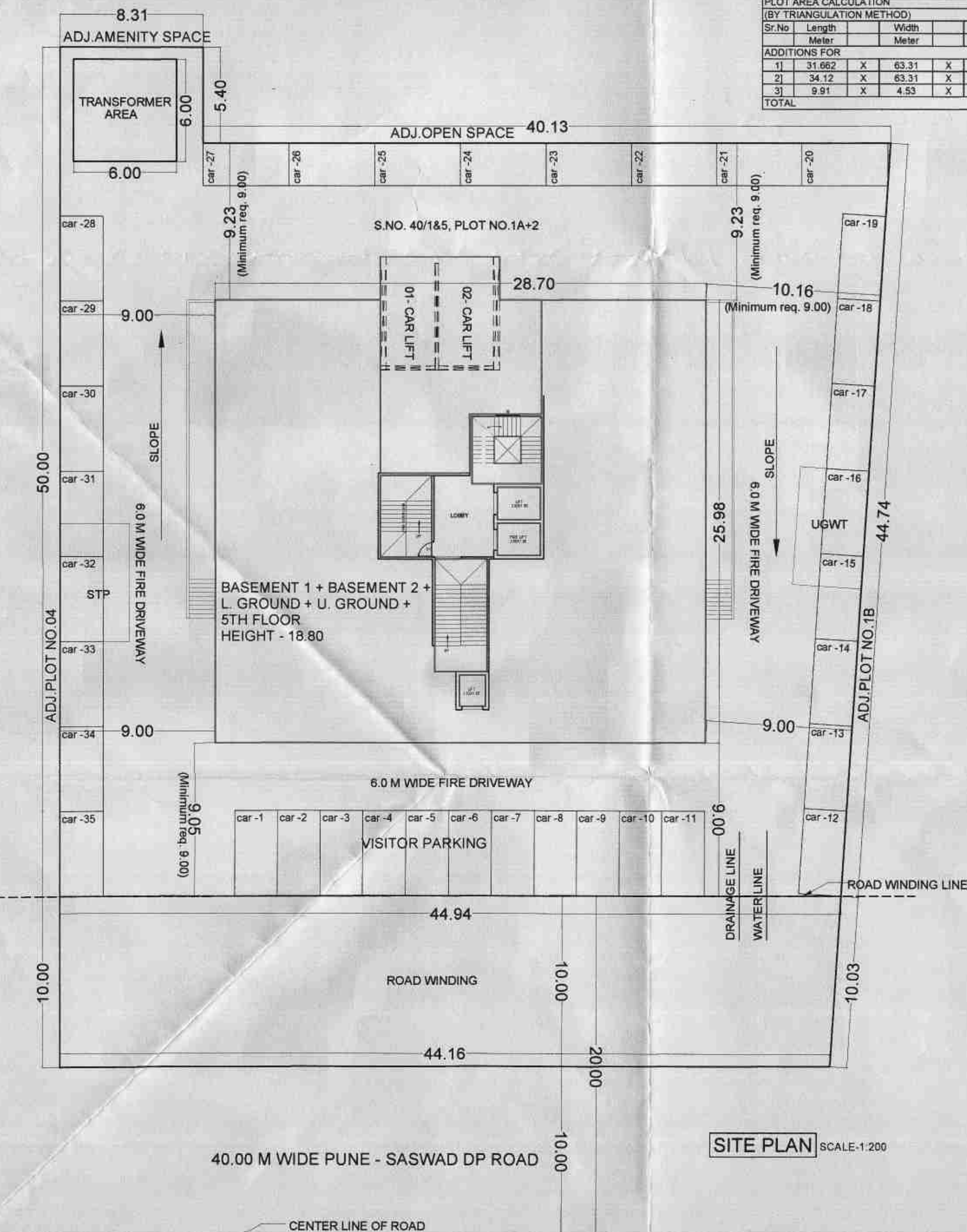
TOTAL PREMIUM AREA					
NEW PROPOSED	PROPOSED ENCLOSED BALCONY	PROPOSED TERRACE AREA	PROPOSED PASSAGE AREA	STAIRCASE AREA	LIFT AREA
262.36	164.01	404.56	103.02	7.53	
PREVIOUS SANCTIONED (2013 TO 2017)	318.53	258.80	501.31	215.10	7.80
BALANCE	56.17	94.79	96.75	112.08	0.27

WATER REQUIRED CALCULATIONS

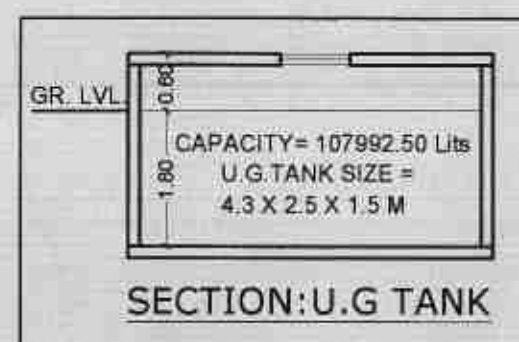
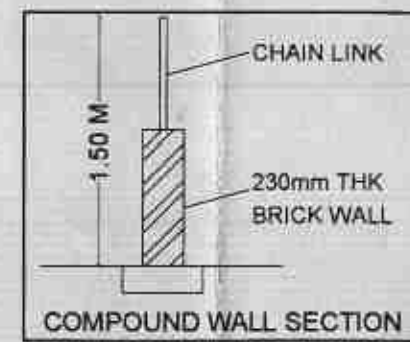
OCCUPANT LOAD - COMMERCIAL					
TOTAL FLATS	TOTAL PERSONS	WATER REQD / DAY	Fire Fighting CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
1204.51 / 3 =	401.50	= 402	402 X 45 = 18090.00	20000.00 lts	38090.00 X 1.5 = 57135.00 lts

WATER REQUIRED CALCULATIONS

ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS					
WING	TOTAL FLATS	TOTAL PERSONS	WATER REQD / DAY	Fire Fighting CAPACITY	O.H.W.T. CAPACITY
WING -	21	21 X 05 = 105	105 X 135 = 14175.00	20000.00 lts	34175.0 lts
TOTAL	21	105	14175.00 LITS	20000.00 lts	34175.0 lts
TOTAL = COMMERCIAL + RESIDENTIAL				72285.0 lts	108397.50 LITS

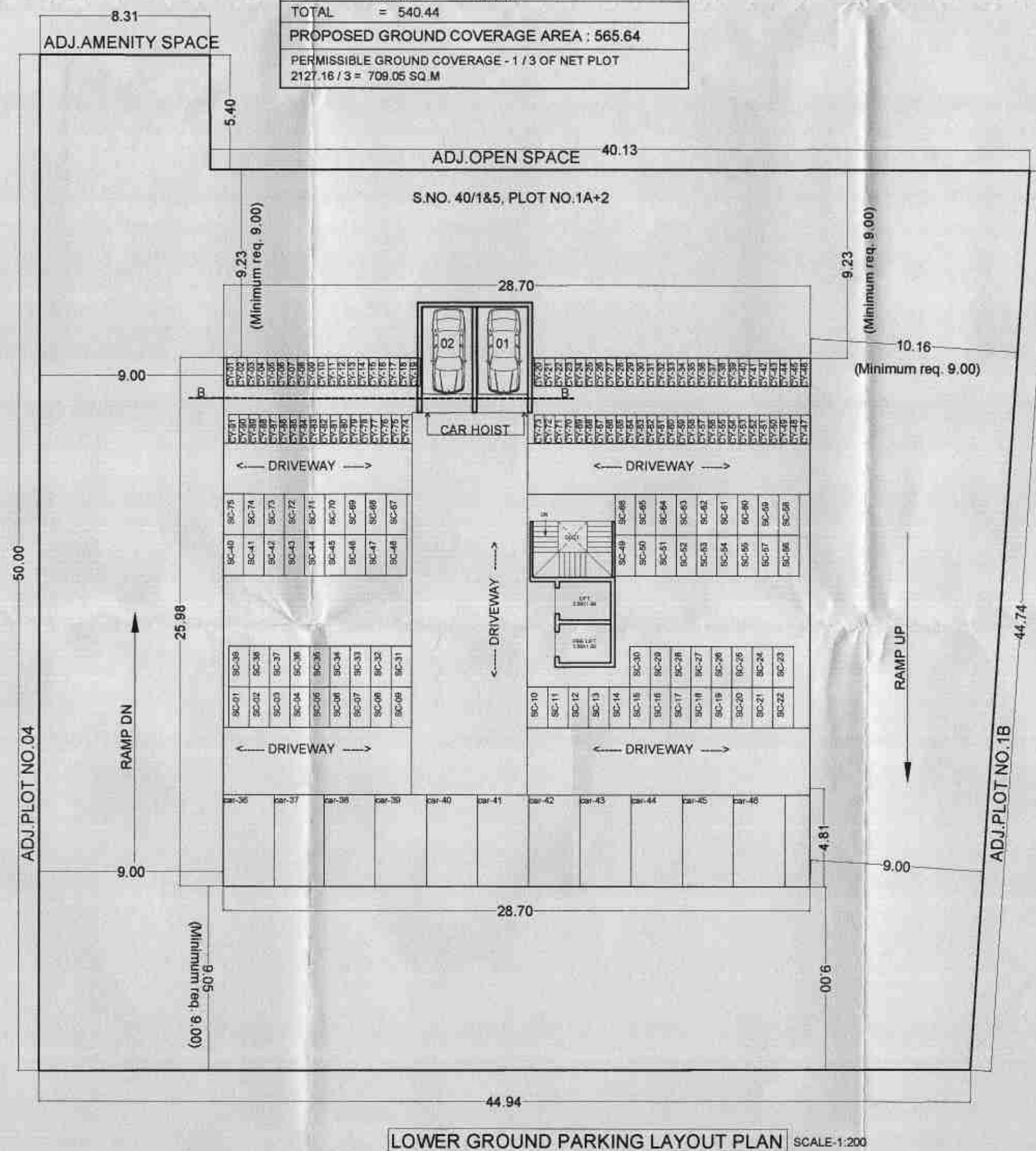


SITE PLAN SCALE:1:200

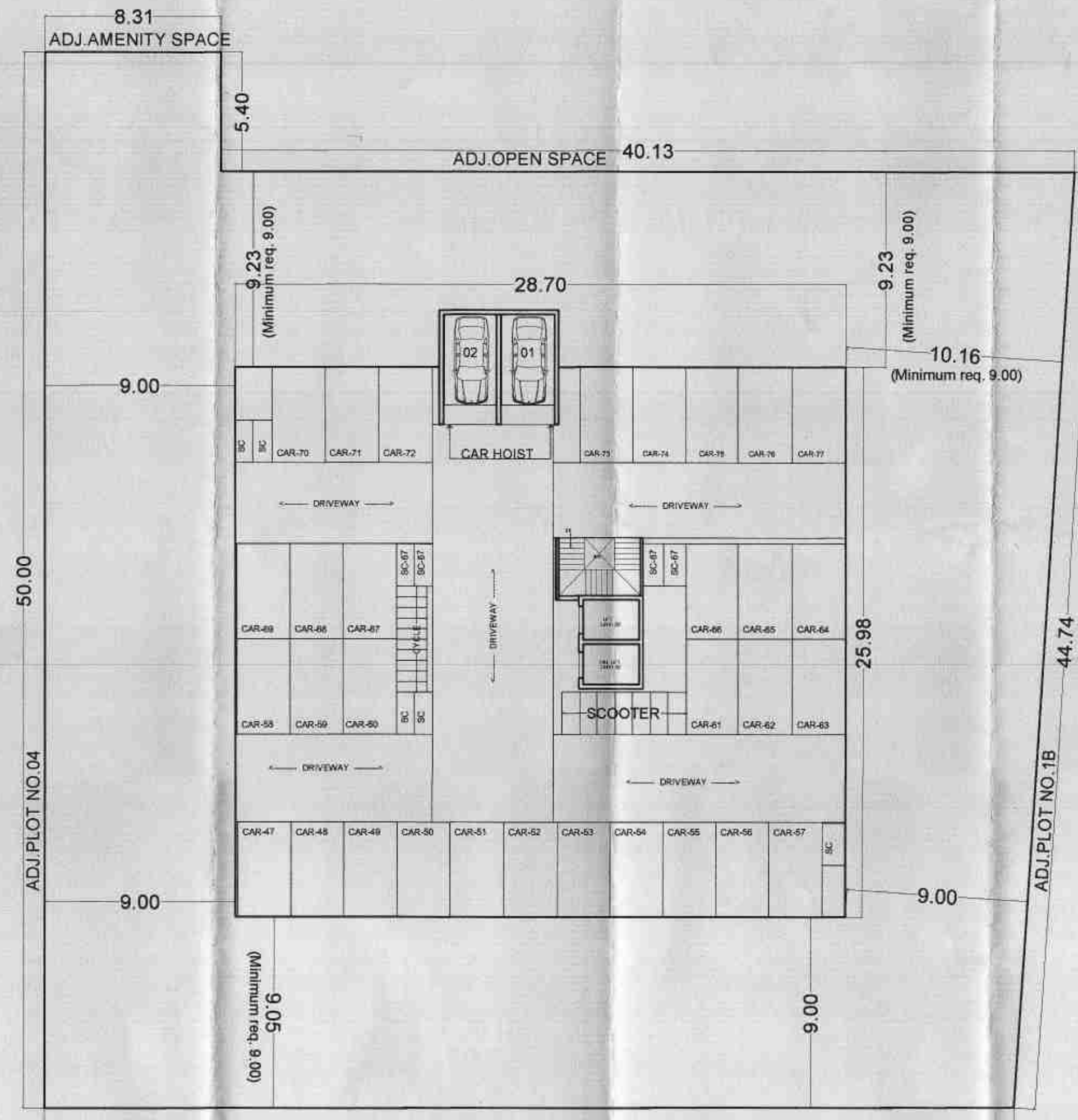
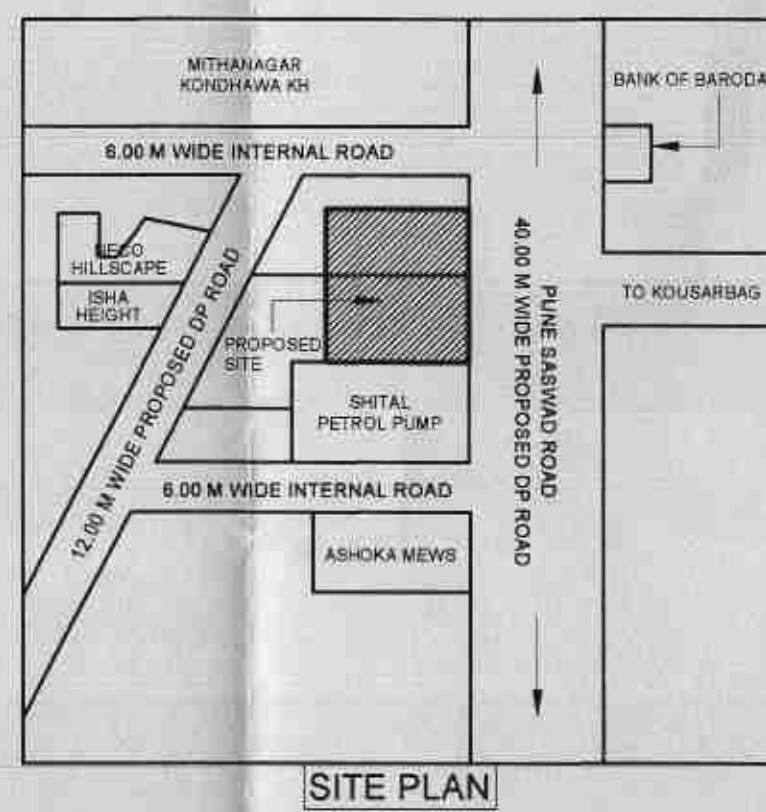


PARKING AREA STATEMENT (COMMERCIAL)			
TOTAL AREA	FOR 100 SQM	CARS	SCOOTERS
1204.51 SQM	FOR 1204.51 SQM	3	6
	FACTOR - 12.04 SAY = 12		
PARKING REQUIRED		36	72
PARKING PROVIDED		36	72
VISITOR PARKING 0.05%		02	04
TOTAL PARKING (COMMERCIAL)		38	76
PARKING AREA STATEMENT (RESIDENTIAL)			
TOTAL NO. OF FLATS	For every tenements having carpet area equal to or above 80 sqm but less than 150 sqm for 00 flats	2	2
	FACTOR - 0.00		
PARKING REQUIRED		00	00
	For every 2 tenements with each tenements having carpet area equal to above 40 sqm but less than 80 sqm for 15 flats	2	4
	FACTOR - 9		
PARKING REQUIRED		18	36
	For every 2 tenements with each tenements having carpet area less than 40 sqm for 03 flats	1	4
	FACTOR - 1.50		
PARKING REQUIRED		02	06
PARKING PROVIDED		20	42
VISITOR PARKING 0.05%		01	02
TOTAL PARKING (RESIDENTIAL)		21	44
TOTAL PARKING AREA	21 X 12.50	44 X 2.00	25 X 0.70
	262.50 SQM	88.00 SQM	17.50 SQM
TOTAL PARKING (COMM + RESI)			
	CARS	SCOOTER	CYCLES
	59	120	101
TOTAL PARKING AREA			
	59 X 12.50	120 X 2.00	101 X 0.70
	737.50 SQM	240.00 SQM	70.70 SQM

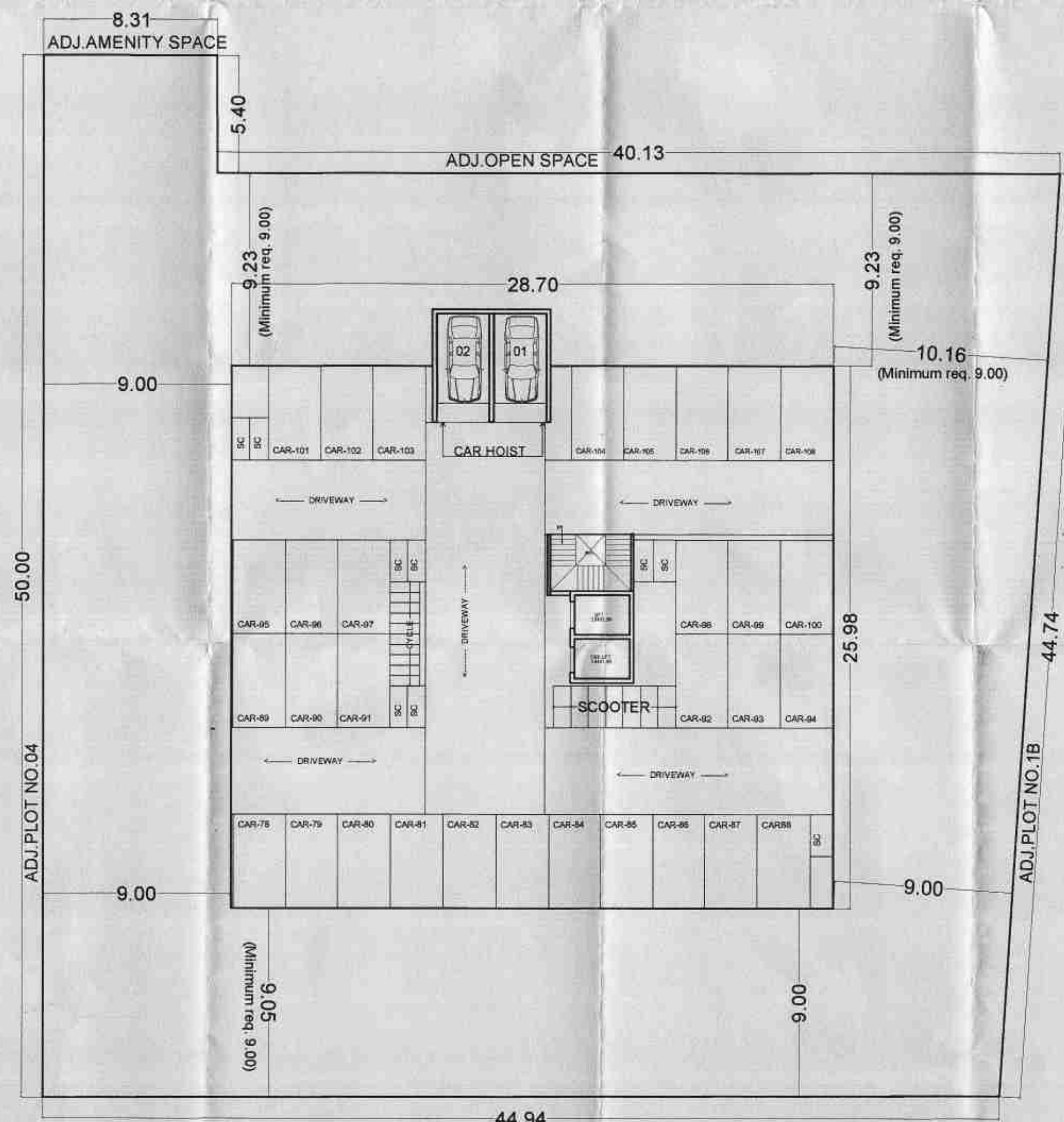
GROUND COVERAGE STATEMENT	
WING - A	
FLOOR BUILT-UP	= 303.34
EXCLOSED BALCONY	= 86.04
TERRACE	= 81.07
PASSAGE	= 69.99
STAIRCASE	= 10.86
PASSAGE	= 14.34
TOTAL	= 565.64
TOTAL	= 540.44
PROPOSED GROUND COVERAGE AREA : 565.64	
PERMISSIBLE GROUND COVERAGE - 1/3 OF NET PLOT	
2127.16 / 3 = 709.05 SQ. M	



LOWER GROUND PARKING LAYOUT PLAN SCALE:1:200



BASEMENT-I PARKING LAYOUT PLAN SCALE:1:200



BASEMENT-II PARKING LAYOUT PLAN SCALE:1:200

STAMP OF APPROVAL 01 04

- SITE PLAN, LOCATION PLAN, F.S.I. STATEMENT
- PARKING AREA STATEMENT & LAYOUT, WATER CALCULATIONS
- LOWER GROUND PARKING LAYOUT, BASEMENT I & II PARKING LAYOUT PLAN

Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE No. CCL/2019/06/06/2019
Building Inspector Deputy Engineer
(Jr. Engr./Sect. Engr.)
BUILDING PERMISSION DEPT.
ZONE - 2 P.M.C.



PROFARMA -- I		
A	AREA STATEMENT :	SQ. M.
1a.	AREA OF PLOT AS PER LAYOUT SANCTION	2127.16
1b.	AREA OF PLOT AS PER DEMARCATION	2127.56
2.	DEDUCTIONS FOR	
a.)	AREA UNDER ROAD WINDING AREA	-----
b.)	TRANSFORMER AREA	36.00
c.)	ANY RESERVATION	-----
d.)	TOTAL [a + b + c]	-----
3.	NET GROSS AREA OF PLOT	2127.16
4.	DEDUCTIONS FOR	
a.)	RECREATION GROUND OPEN SPACE 10%	-----
b.)	AMENITY SPACE, 15%	-----
5.	NET AREA OF PLOT	2127.16
6.	F.A.R. PERMISSIBLE	1.00
7.	PERMISSIBLE FLOOR AREA [5 X 6]	2127.16
8.	ADDITION FOR FAR	
a.)	AREA UNDER ROAD WINDING AREA	-----
b.)	AMENITY SPACE, 15%	-----
09.	TOTAL AREA [8 a + b]	-----
10.	PERMISSIBLE FLOOR AREA [7 + 9]	2127.16
11.	PROPOSED COMMERCIAL BUILTUP AREA	1204.51
12.	PROPOSED RESIDENTIAL BUILTUP AREA	904.41
13.	EXCESS BALCONY AREA	-----
14.	TOTAL FLOOR AREA [11 + 12 + 13]	2127.16
15.	F.A.R. CONSUMED [14 / 10]	0.98
16.	BALANCE AREA	18.24

B TENEMENT STATEMENT :		
a)	NET AREA OF PLOT - ITEM A (9) ABOVE [250 TH]	2127.16
b)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS ETC.)	1123.51
c)	AREA OF TENEMENTS (a - b)	1003.65
d)	TENEMENTS PERMISSIBLE	25
e)	TENEMENTS PROPOSED	21

C PARKING STATEMENT :			
a)	PARKING REQUIRED BY RULE	CAR	SCOOTER
b)	PARKING PROPOSED	121	254
		121	175

LEGENDS :
a) PLOT BOUNDARY ---
b) PROPOSED WORK ---
c) DRAINAGE LINE ---
d) WATER LINE ---

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF 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 RECORDS DEPT. / CITY SURVEY RECORDS

SIGNATURE OF LICENSED ARCHITECT

TITLE :
PMC DRAWING
BUILDING PLAN & BUILDING LAYOUT

PROPOSAL :
PROPOSED LAYOUT OF COMMERCIAL & RESIDENTIAL, BUILDING, SR. NO. 40, HISSA NO. 01 & 05, PLOT NO. 1A+2, AT - KONDHAWA, TAL - HAVELI, DIST - PUNE.

OWNER / POA :
M/S. OPULENT ESTATE
MR. ATIT SHRIRAM ADULWAR
MRS. ROSHNI ATIT ADULWAR
SCALE = 1 : 100
DATE : 06 / 06 / 2019
DESIGN : MUKTA
CHECK BY : A.A
ARCHITECT :
NORTH
DWG. NO. MD/001/R4
CA / 2008 / 41887

atit admulwar
ARCHITECTS/PLANNERS
(AN ISO 9001:2008 CERTIFIED COMPANY)
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