

F.S.I. STATEMENT OF INDIVIDUAL BUILDING

BUILDINGS TYPE	NO. OF TENEMENTS	GROUND COMM.	FLOOR AREA							TOTAL B-UP AREA	LESS B-UP AREA	BALANCE B-UP AREA
			FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH			
'A' WING	24	-	69.03	219.56	219.56	219.56	219.56	219.56	219.56	1386.39	1200.07	186.32
'B' WING	-	-	-	-	-	-	-	-	-	-	-	-
'C' WING	-	-	-	-	-	-	-	-	-	-	-	-
'D' WING	14	-	204.23	388.37	388.37	388.37	-	-	-	1369.34	-	1369.34
'E' WING	26	-	204.23	388.37	388.37	388.37	388.37	388.37	388.37	2534.45	-	2534.45
'F' WING	26	-	204.23	388.37	388.37	388.37	388.37	388.37	388.37	2534.45	-	2534.45
'G' WING	26	-	204.23	388.37	388.37	388.37	388.37	388.37	388.37	2534.45	-	2534.45
TOTAL	116									10359.08	1200.07	9159.01

WATER STORAGE CAPACITY (WING -A TO G)

FOR RESIDENTIAL PURPOSE							
AMOUNT OF WATER REQUIRED PER PERSON							= 135 ltrs/day
WATER REQUIRED PER FLAT (5 person per flat)							= 675 ltrs/day
NO. OF FLATS IN THE SCHEME							= 116 FLATS
WATER REQUIRED							= 78,300.00 ltrs/day
FOR COMMERCIAL	FLOOR	FLOOR AREA	CARPET AREA LESS=12.5% FLOOR AREA	OCCUPANT LOAD/SQ.M.	NO.OF PERSONS	REQ.CAP. PER PERSON	TOTAL CAPACITY
	GR. & 1ST	-	-	3	-	-	-
CAPACITY OF OVER HEAD WATER TANK (78300 + 0000.00)							= 80,640.00 ltrs/day
SAY							= 81,000.00 ltrs/day
CAPACITY OF FIRE FIGHTING WATER TANK (PER BLDG.10000 LTR)							= 50,000.00 ltrs/day
TOTAL CAPACITY OF OVER HEAD WATER TANK							= 1,31,000.00 ltrs/day
CAPACITY OF UNDER GROUND WATER TANK (81000.00 X 1.50)							= 1,21,500.00 ltrs/day
CAPACITY OF FIRE FIGHTING WATER TANK							= 00,000.00 ltrs/day
TOTAL CAPACITY OF UNDER GROUND WATER TANK							= 1,22,000.00 ltrs/day

PARKING STATEMENT

COMM PURPOSE	CAR	SCOOTER
FOR COMM.(100.00 SQ.M. CARPET)	02	06
CARPET AREA = 0.00 SQ.M.	00	00
RESIDENTIAL	'A' WING	
1 HAVING CARPET AREA 40 TO 80 SQ.M.	01	02
FOR 24 TENEMENTS	12	24
RESIDENTIAL	'D' WING	
1 HAVING CARPET AREA 80 TO 150 SQ.M.	01	01
FOR 14 TENEMENTS	14	14
RESIDENTIAL	'E' WING	
1 HAVING CARPET AREA 80 TO 150 SQ.M.	01	01
FOR 26 TENEMENTS	26	26
RESIDENTIAL	'F' WING	
1 HAVING CARPET AREA 80 TO 150 SQ.M.	01	01
FOR 26 TENEMENTS	26	26
RESIDENTIAL	'G' WING	
1 HAVING CARPET AREA 80 TO 150 SQ.M.	01	01
FOR 26 TENEMENTS	26	26
TOAL REQUIRED PARKING	104	116
ADD 5% VISITER PARKING	05	06
TOAL REQUIRED PARKING	109	122
TOTAL PROPOSED PARKING	109	122

PARKING AREA STATEMENT

AREA REQUIRED	SQ.M.	AREA PROVIDED
CAR 109 X 12.50 SQ.M	1362.50	
SCOOTER 122 X 2.00 SQ.M	244.00	
TOTAL	1606.50	

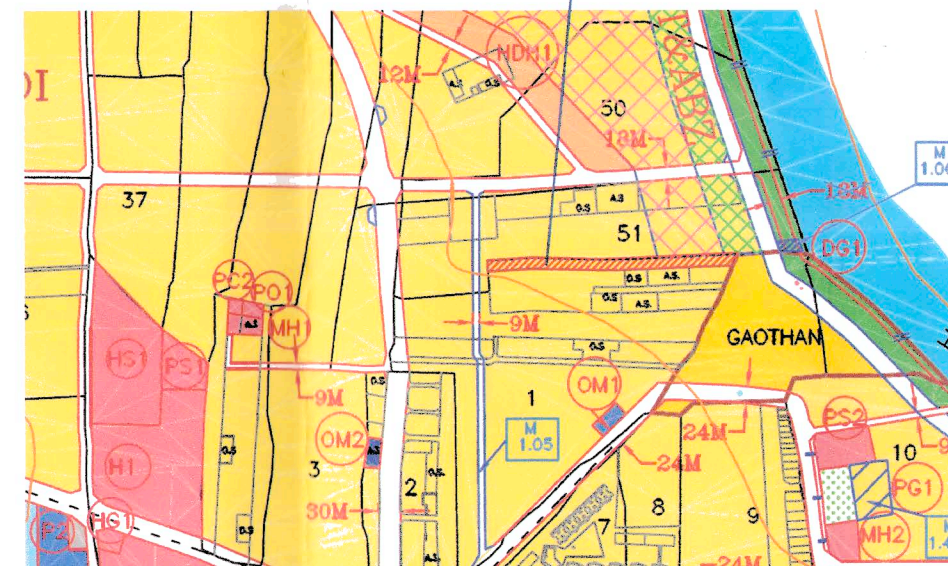
Note : No Sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

PROPOSED SITE

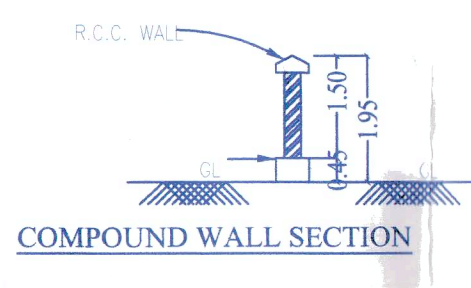


GOOGLE LOCATION

PROPOSED SITE



LOCATION PLAN



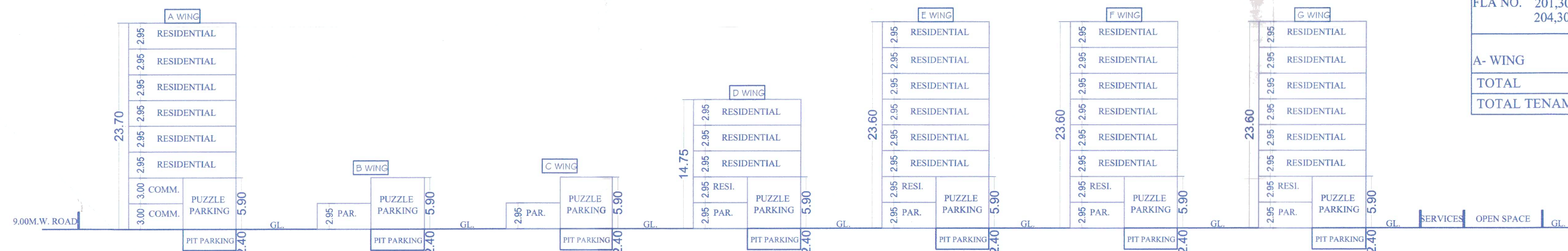
COMPOUND WALL SECTION

MHADA AREA STATEMENT (20%)

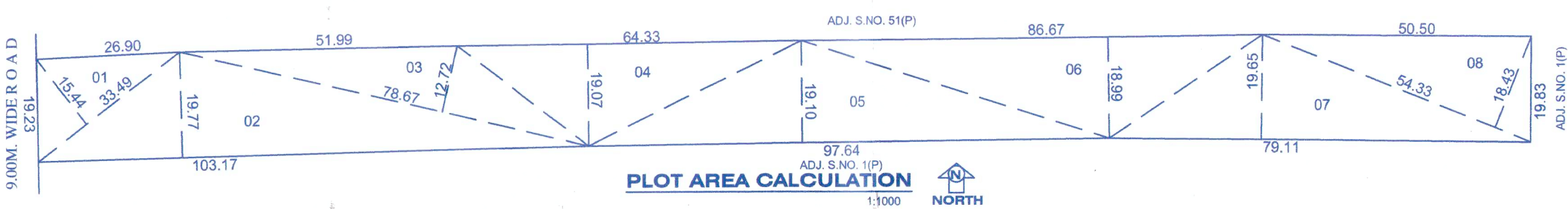
REQ MHADA AREA = ON BASIC FSI X 20%
= 5830.00 X 20% = 1166.00 SQ.M
= 1166.00 SQ.M

A- WING
FLOOR 2N TO 7TH (EXCLUDING FLAT NO. (702 & 703)
FLA NO. 201,301,401,501,601,701 202,302,402,502,602
204,304,404,504,604,704 203,303,403,503,603

A- WING	PROPOSED TENEMENTS	PROVIDED BUILT UP AREA
TOTAL	22 NOS	= 1200.07
TOTAL TENEMENTS PROVIDED		= 22 TENEMENTS



SCHEMATIC SECTION



PLOT AREA CALCULATION

PLOT AREA CALCULATION

1) 15.44 X 33.49 X 0.50	= 258.54 SQ.M
2) 103.17 X 19.77 X 0.50	= 1019.84 SQ.M
3) 78.67 X 12.72 X 0.50	= 500.34 SQ.M
4) 64.33 X 19.07 X 0.50	= 613.39 SQ.M
5) 97.64 X 19.10 X 0.50	= 932.46 SQ.M
6) 86.67 X 18.99 X 0.50	= 822.93 SQ.M
7) 79.11 X 19.65 X 0.50	= 777.25 SQ.M
8) 54.33 X 18.43 X 0.50	= 500.65 SQ.M
TOTAL AREA	= 5425.40 SQ.M
AREA AS PER 7/12	= 5300.00 SQ.M
MINIMUM CONSIDER PLOT AREA	= 5300.00 SQ.M

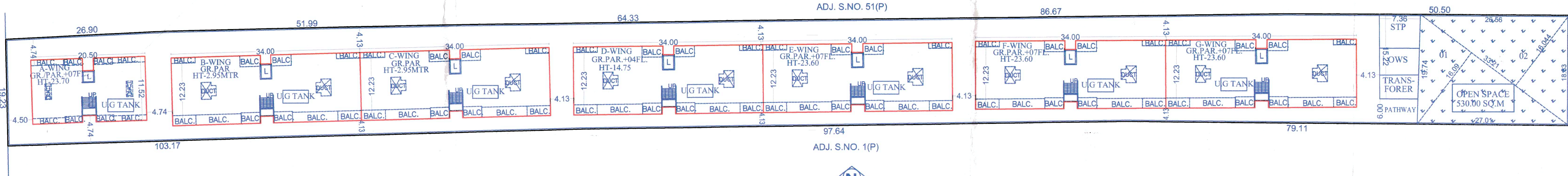
OPEN SPACE AREA CAL.

AREA CALCULATION	
1) 33.21 X 16.09 X 0.50	= 267.17 SQ.M
2) 33.21 X 16.04 X 0.50	= 266.41 SQ.M
TOTAL AREA	= 530.00 SQ.M

LAYOUT PLAN

1:500

NORTH



STAMP OF APPROVAL

01/01

D.P. LAYOUT

कार्यक्रम विकास विभाग प्रान क्र.३

मानव सेवाकेंद्र क्र.८८/३५८९/२४

दिनांक ११/०२/२०२५

कार्यकारी अभियंता

कार्यक्रम विकास विभाग

प्रान क्र. ३, पुणे महानगरपालिका

संक्रम क्र. ८८/३५८९/२४

११/०२/२०२५

न मारो बाहेत. ८८/३५८९/२४

AREA STATEMENT

SQ.M.

1. AREA OF PLOT (Minimum area of a.b.c to be considered)	5300.00
a) As per ownership document (7/12, CTS extract)	5300.00
b) as per measurement sheet	5425.40
C) as per site	
2. DEDUCTIONS FOR	
a) Area Under D.P. Road	---
b) Area Under any Reservation	---
(Total a+b)	---
3. BALANCE AREA OF PLOT (1-2)	5300.00
4. AMENITY SPACE -	---
a) Required -	---
b) Proposed -	---
5. NET AREA OF PLOT = [3-4(b)]	5300.00
6. RECREATIONAL OPEN SPACE (if applicable)	---
a) Required -	530.00
b) Proposed -	530.00
7. INTERNAL ROAD AREA -	---
8. PLOT AREA (if applicable)	5300.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5300.00 x 1.1)	5830.00
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
(a) Maximum permissible premium F.S.I. - based on road width/TOD Zone	2650.00
(b) Proposed F.S.I. on payment of premium (0.50 on plot)	---
11. IN-SITU F.S.I./TDR LOADING	---
(a) Area Under D.P. Road	---
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	---
(c) T.D.R. Area (0.40)	---
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	---
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	---
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	---
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	5830.00
(b) Proposed Ancillary Area FSI upto 60% (5830.00 X 0.60 = 3498.00)	3329.01
14. TOTAL PERMISSIBLE FLOOR AREA (13a+13b)	9159.01
15. MAXIMUM UTILIZATION LIMIT OF F.S.I. (bldg. potential) permissible as per road width [as per Regulation No.6.1/6.2/6.3/6.3 as applicable X 1.6/1.8] (3.60)	3.20
16. TOTAL BUILT-UP AREA IN PROPOSAL	9159.01
(a) Existing/Previous Sanction DCPR-2017 Built-up Area	---
(b) Proposed Built-up Area (as per 'P' line)	9159.01
(c) Total (a) + (b)	9159.01
17. F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above)	0.98
18. AREA FOR INCLUSIVE HOUSING IF ANY	---
(a) Required (20% of Sr.no.5)	1166.00
(b) Proposed	1200.07

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD / CITY / SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGELINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

OWNER'S NAME:

OWNER'S SIGN:

M/S KIMAYA REALITIES THROUGH PARTNER

1) Anupkumar Gangadhar Satapute

2) Manik Shahaji Buchde

3) Babasaheb Shahaji Buchde

PROJECT: PROPOSED RESIDENTIAL BUILDING LAYOUT

AT - S.NO. 1/1, VILLAGE - BALEWADI,

TAL - HAVELI DIST - PUNE.

NAME, ADDRESS AND SIGNATURE OF ARCHITECT

MR. GIRISH M. KARANDE

Regd. No. CA/2008 43532

OFFICE NO. 901, IVORY TOWER, CTS 1803, ABOVE TANISHQ SHOWROOM, MAIN BASTAR ROAD, BIRJEVADI, PUNE - 411037.

E-MAIL: girishkarande@gmail.com

MOB NO: +91 9422022517

ARCHITECT'S SIGN:

REV. NO.	DATE	SCALE	DESIGN BY	DRAWN BY	CHECK BY
-	04.03.2025	1:500	G.M.K.	P.G.T.	G.M.K.