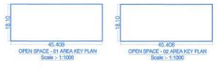
F.S.I & NON F.S.I STATEMENT (FOR E.C)

BLDG.	FLOOR	HEIGHT	TOTAL TENEMENT: INCLUSIVE HOUSING	TOTAL TENEMENT: DEVEL.	TOTAL F.S.I.: INCLUSIVE HOUSING	TOTAL F.S.I.: RESI. F.S.I.	TOTAL F.S.I.: TOTAL AREA	NON F.S.I. AREA: BASEMENT PARKING AREA	NON F.S.I. AREA: GROUND PARKING AREA	NON F.S.I. AREA: O.H.W.T AREA	NON F.S.I. AREA: TOP TERRACE AREA	NON F.S.I. AREA: REFUGE AREA	NON F.S.I. AREA: LIFT AREA	NON F.S.I. AREA: TOTAL CONSTRUCTION AREA	SERVICES AREA (STP, U.G.W.T., METER RM., TRANSFORMER, CNC, SOCIETY OFFICE WATCHMAN CABIN, MISCELLANEOUS)	SERVICES AREA: CLUB HOUSE
TOWER - 'A'	B+GR.+36 FLOOR	113.25 M.	----	138	------	26,106.01	26,106.01	14,570.00	11,320.00	74.25	578.54	249.12	17.90	919.81	1609.76	210.00
TOWER - 'B'	B+GR.+36 FLOOR	113.25 M.	23	115	3516.38	18,124.67	18,124.67			74.25	463.28	233.94	17.90	789.37		
TOWER - 'C'	B+GR.+36 FLOOR	113.25 M.	----	138	------	21,750.82	21,750.82			74.25	463.28	233.94	17.90	789.37		
TOWER - 'D'	B+GR.+36 FLOOR	113.25 M.	----	138	------	26,106.01	26,106.01			74.25	578.54	249.12	17.90	919.81		
TOTAL	-----	-----	23	529	3516.38	92,087.51	92087.51	14,570.00	11,320.00	297.00	2083.64	966.12	71.60	3418.36	1609.76	210.00
TOTAL AREA					3516.38	92,087.51		25,890.00		3418.36 SQ.M.					1819.76	

TOTAL AREA =(TOTAL F.S.I. +NON F.S.I.) (FSI 3516.38 + 92,087.51) + (25,890.00 + 3418.36 + 1819.76 = 31,128.12) = 1,26,732.01 SQ.M.

F.S.I. STATEMENT (TOWER - 'A' + TOWER - 'B' + TOWER - 'C' + TOWER - 'D')

FLOOR	TOWER - 'A' DEVEL. (A)	TOWER - 'B' DEVEL. (B)	TOWER - 'B' INCLUSIVE HOUSING	TOWER - 'C' DEVEL. (C)	TOWER - 'D' DEVEL. (D)	TOTAL B/UP AREA (A+B+C+D)
	RESI. B/UP AREA	RESI. B/UP AREA	RESI. B/UP AREA	RESI. B/UP AREA	RESI. B/UP AREA	RESI. B/UP AREA
BASEMENT FLOOR	40.48	161.92	-----	40.48	40.48	161.92
GROUND FLOOR	162.85	160.00	-----	160.00	162.85	645.70
1ST FL. PODIUM	576.20	-----	482.37	500.64	576.20	1653.04
2ND FLOOR	732.71	-----	593.31	611.61	732.71	2077.03
3RD FLOOR	732.71	-----	593.31	611.61	732.71	2077.03
4TH FLOOR	732.71	-----	593.31	611.61	732.71	2077.03
5TH FLOOR	732.71	-----	593.31	611.61	732.71	2077.03
6TH FLOOR	732.71	-----	593.31	611.61	732.71	2077.03
7TH FLOOR (REF)	691.19	505.15	67.46	572.61	691.19	2460.14
8TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
9TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
10TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
11TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
12TH FLOOR (REF)	691.19	572.61	-----	572.61	691.19	2527.60
13TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
14TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
15TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
16TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
17TH FLOOR (REF)	691.19	572.61	-----	572.61	691.19	2527.60
18TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
19TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
20TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
21ST FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
22ND FLOOR (REF)	691.19	572.61	-----	572.61	691.19	2527.60
23RD FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
24TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
25TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
26TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
27TH FLOOR (REF)	691.19	572.61	-----	572.61	691.19	2527.60
28TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
29TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
30TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
31ST FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
32ND FLOOR (REF)	691.19	572.61	-----	572.61	691.19	2527.60
33TH FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
34ST FLOOR	732.71	611.61	-----	611.61	732.71	2688.64
35TH LOWER PENTHOUSE	747.47	605.11	-----	605.11	747.47	2705.16
36TH UPPER PENTHOUSE	578.54	463.28	-----	463.28	578.54	2083.64
TERRACE FLOOR	70.16	32.18	-----	32.18	70.16	204.68
TOTAL	26,106.01	18,124.67	3516.38	21,750.82	26,106.01	92,087.51
TOTAL TENEMENT	138	115	23	138	138	529 Nos.



HDH RESERVATION AREA KEY PLAN
Scale :- 1:500

OPEN SPACE - 01 AREA CALC.

STANDARD ADDITIONS :-

1. 45.408 X 18.10 X 01 =	821.88 SQ.M
TOTAL =	821.88 SQ.M

OPEN SPACE - 02 AREA CALC.

STANDARD ADDITIONS :-

1. 45.408 X 18.10 X 01 =	821.88 SQ.M
TOTAL =	821.88 SQ.M

AREA UNDER HDH RESERVATION AREA CALCULATION

S.NO. 45/2

STANDARD DEDUCTIONS :-

01. 1 / 2 X 45.36 X 4.50 =	102.06 SQ.M
02. 1 / 2 X 45.36 X 4.834 =	109.63 SQ.M
TOTAL =	211.69 SQ.M

TOTAL OPEN SPACE AREA CALC.

STANDARD ADDITIONS :-

1. OPEN SPACE - 01 =	821.88 SQ.M
2. OPEN SPACE - 02 =	821.88 SQ.M
TOTAL =	1643.76 SQ.M

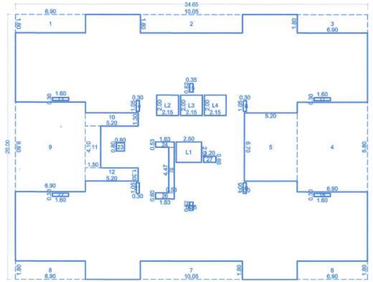
F.S.I STATEMENT :- TOWER :- 'A' + 'B' + 'C' + 'D'

WING	FLOOR	RESI. AREA: INCLUSIVE HOUSING	RESI. AREA: DEVEL.	LIFT AREA	TENEMENT: INCLUSIVE HOUSING	TENEMENT: DEVEL.
TOWER - 'A'	B+GR.+36 FLOOR	------	26,106.01	17.90	----	138
TOWER - 'B'	B+GR.+36 FLOOR	3516.38	18,124.67	17.90	23	115
TOWER - 'C'	B+GR.+36 FLOOR	------	21,750.82	17.90	----	138
TOWER - 'D'	B+GR.+36 FLOOR	------	26,106.01	17.90	----	138
TOTAL AREA		3516.38	92,087.51	71.60	23	529
GRAND TOTAL AREA = 92,087.51 SQ.M.						

	PROP. F.S.I (A)	PERMI. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
COMM. FSI	------	------	------	------
RESI. FSI	57,554.69	60% =34,532.82	34,532.82	92,087.51
TOTAL	57,554.69	34,532.82	34,532.82	92,087.51

WATER REQUIREMENT CALCULATION

BLDG.	O / H TANK: DOMESTIC TANK	O / H TANK: FIRE TANK	U / G TANK: DOMESTIC TANK	U / G TANK: FIRE TANK	TOTAL: FIRE TANK
TOWER - 'A'	93,150.00 LITS.	20,000.00 LITS.	1,39,725.00 LTRS.	1,00,000.00 LTS.	3,52,875.00 LITS.
TOWER - 'B'	93,150.00 LITS.	20,000.00 LITS.	1,39,725.00 LTRS.	1,00,000.00 LTS.	3,52,875.00 LITS.
TOWER - 'C'	93,150.00 LITS.	20,000.00 LITS.	1,39,725.00 LTRS.	1,00,000.00 LTS.	3,52,875.00 LITS.
TOWER - 'D'	93,150.00 LITS.	20,000.00 LITS.	1,39,725.00 LTRS.	1,00,000.00 LTS.	3,52,875.00 LITS.
TOTAL	3,72,600.00 LTRS.	80,000.00 LTRS.	5,58,900.00 LTRS.	4,00,000.00 LTRS.	14,11,500.00 LTRS.



TOWER - 'B' - TYPICAL AREA KEY PLAN
SCALE :- 1:200

BUILT-UP AREA STATEMENT :- TOWER - B - FIRST FLOOR

AREA OF BLOCK [ABCD] = 34.65 X 26.00 = 900.90 SQ.M

STANDARD DEDUCTIONS :-

1. 6.90 X 1.80 =	12.42 SQ.M
2. 10.05 X 1.80 =	18.09 SQ.M
3. 6.90 X 1.80 =	12.42 SQ.M
4. 6.90 X 8.80 =	60.72 SQ.M
5. 9.20 X 6.70 =	34.84 SQ.M
6. 6.90 X 1.80 =	12.42 SQ.M
7. 10.05 X 1.80 =	18.09 SQ.M
8. 6.90 X 1.80 =	12.42 SQ.M
9. 6.90 X 8.80 =	60.72 SQ.M
10. 1.00 X 6.70 =	6.70 SQ.M
11. 1.50 X 4.10 =	6.15 SQ.M
12. 5.20 X 1.30 =	6.76 SQ.M
13. 1.60 X 0.30 =	0.48 SQ.M
14. 0.30 X 1.05 =	0.32 SQ.M
15. 0.35 X 0.82 =	0.29 SQ.M
16. 0.30 X 1.05 =	0.32 SQ.M
17. 0.35 X 0.82 =	0.29 SQ.M
18. 1.60 X 0.30 =	0.48 SQ.M
19. 0.30 X 1.05 =	0.32 SQ.M
20. 0.35 X 0.82 =	0.29 SQ.M
21. 0.30 X 1.05 =	0.32 SQ.M
22. 1.60 X 0.30 =	0.48 SQ.M
23. 0.80 X 0.80 =	0.64 SQ.M
24. 0.80 X 0.80 =	0.64 SQ.M
25. 0.53 X 4.47 =	2.37 SQ.M
26. 1.83 X 0.60 =	1.10 SQ.M
27. 1.20 X 0.60 =	0.72 SQ.M
TOTAL =	271.39 SQ.M

LIFT DEDUCTIONS :-

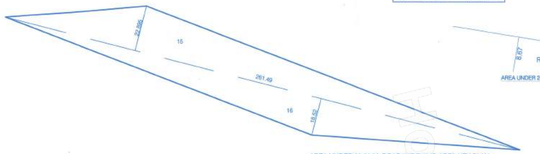
L1. 2.00 X 2.00 =	5.00 SQ.M
L2. 2.15 X 2.00 =	4.30 SQ.M
L3. 2.15 X 2.00 =	4.30 SQ.M
L4. 2.15 X 2.00 =	4.30 SQ.M
TOTAL =	17.90 SQ.M
TOTAL DEDUCTIONS =	289.29 SQ.M

NET AREA :-

900.90 - 289.29 =	611.61 SQ.M
TOTAL NET AREA =	611.61 SQ.M

LOCATION PLAN

PROPOSED SITE



AREA UNDER 30.00 M. ROAD WIDENING AREA KEY PLAN
Scale :- 1:1000

AREA UNDER 24.00 M. (R. (DEFERRED)) AREA KEY PLAN
Scale :- 1:1000

AREA UNDER 24.00 M. (DEFERRED) ROAD WIDENING AREA CALC.

S.NO. 45/14/1

STANDARD DEDUCTIONS :-

R. 1 / 2 X 51.44 X 8.67 =	222.98 SQ.M
R0. 1 / 2 X 51.44 X 8.98 =	230.97 SQ.M
TOTAL =	453.95 SQ.M

AREA UNDER 30.00 M. ROAD WIDENING AREA CALC.

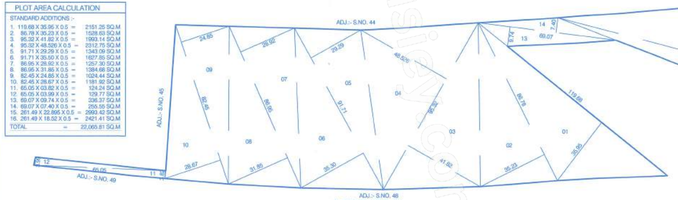
STANDARD ADDITIONS :-

15. 261.49 X 22.866 X 0.5 =	2993.42 SQ.M
16. 261.49 X 18.52 X 0.5 =	2421.41 SQ.M
TOTAL =	5414.83 SQ.M

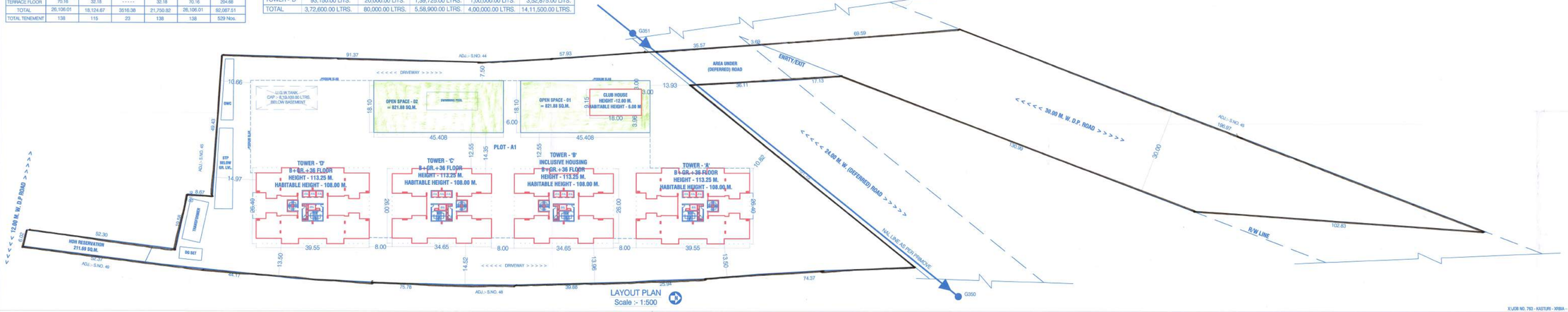
PLOT AREA CALCULATION

STANDARD ADDITIONS :-

1. 119.68 X 35.95 X 0.5 =	2151.26 SQ.M
2. 58.78 X 35.23 X 0.5 =	1035.55 SQ.M
3. 95.32 X 41.82 X 0.5 =	1993.14 SQ.M
4. 95.32 X 48.326 X 0.5 =	2312.75 SQ.M
5. 91.71 X 29.29 X 0.5 =	1343.09 SQ.M
6. 91.71 X 35.00 X 0.5 =	1607.85 SQ.M
7. 86.99 X 28.62 X 0.5 =	1257.30 SQ.M
8. 86.68 X 31.86 X 0.5 =	1384.68 SQ.M
9. 92.45 X 24.85 X 0.5 =	1024.44 SQ.M
10. 92.45 X 24.85 X 0.5 =	1024.44 SQ.M
11. 65.05 X 03.82 X 0.5 =	124.24 SQ.M
12. 65.05 X 03.99 X 0.5 =	129.77 SQ.M
13. 69.07 X 09.74 X 0.5 =	336.32 SQ.M
14. 69.07 X 07.40 X 0.5 =	255.55 SQ.M
15. 261.49 X 22.866 X 0.5 =	2993.42 SQ.M
16. 261.49 X 18.52 X 0.5 =	2421.41 SQ.M
TOTAL =	22,065.81 SQ.M



PLOT AREA KEY PLAN
Scale :- 1:1000



LAYOUT PLAN
Scale :- 1:500

पुणे म्युनिसिपल कॉर्पोरेशन स्थापना १९५८ MUNICIPAL CORPORATION OF THE CITY OF PUNE EST. 1950

शहर अभियंता कार्यालय
बांधकाम विकास विभाग, झोन क्र.३
पुणे महानगरपालिका
जा.क. : झोन३ / 2002
दिनांक : 20/01/2022

१. सदर दाखल्याचा शापर फक्त पर्यावरण विभागाची मंजुरी (मा. SEAC and SEIAA पर्यावरण व वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.
सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी नसून अर्जदाराने व्यावसी अस्तीत्वाची परवानगी घेणे बंधनकारक राहील.
अर्जदाराने जिल्हा अधिकारी, पुणे अभिलेख, पुणे यांचेकडील भोजणीनूसार भुखंडाच्या हद्दी कायम करणे आवश्यक राहील.

कार्यकारी अभियंता
बांधकाम विकास विभाग
झोन क्र. ३, पुणे महानगरपालिका

STAMP OF APPROVAL

01 / 02

LAYOUT FOR IOD PURPOSE

कार्यकारी अभियंता बांधकाम विकास विभाग झोन क्र ३ पुणे महानगरपालिका

उप अभियंता बांधकाम विकास विभाग झोन क्र-३ पुणे महानगरपालिका

कार्यकारी अभियंता बांधकाम विकास विभाग झोन क्र. ३, पुणे महानगरपालिका

AREA STATEMENT

		SQ.M
01	**AREA OF PLOT**	
	(Minium area of a,b,c to be considered)	22,064.00
	a) As per ownership documents (7/12 , CTS extract)	22,064.00
	b) As per measurement sheet	22,064.00
	c) As per site	
02	**DEDUCTION FOR**	
	a) Proposed 30.00 M. D.P. Road widening area/Service Road/highway Widening	5414.83
	b) Proposed 24.00 M. W (DEFERRED) Road widening area (453.95 SQ.M.)	453.95
	c)Any D.P. Reservation Area HDH	211.69
	d) Total (a+b+c)	6080.47
03	**Gross Area Of Plot (1 - 2)**	**15,983.53**
04	**Amenity Space (If applicable)**	
	a) Required as per layout	------
	b) Proposed	------
	c) Balance proposed	------
05	**Net Area Of Plot (03-04c)**	**15,983.53**
06	**Recreational Open Space 10% @ 5.sn. 5 (If applicable)**	
	a) Required :	1598.35
	b) Proposed	1598.35
07	**Internal Road Area**	------
08	**Plotable area (If applicable)**	**15,983.53**
09	**Built Up Area With Reference To Basic F.S.I As Per Front Road Width (8.mx 09.3 1.18)**	**17,581.88**
10	**Additional Of F.S.I On Payment Of Premium - 0.50 @ 5.sn.1**	
	a) Max. Permi. Premium FSI-Based On Road Width/TOD Zone.	11,032.00
	b) Proposed FSI On Payment Of Premium	------
11	**In-Situ FSI / TDR Loading 1.40 @ 5.sn. 1**	
	a) In-situ area against 30.00 M. W. D.P. Road (2.0 x sr. no.2 (a)) if applicable (2 X 5414.83)	10,829.66
	a1) In-situ area against 24.00 M. W. (DEFERRED) Road (2.0 x sr. no.2 (a)) if applicable (2 X 453.95)	907.90
	b) In-Situ Area Against HDH Reservation If handed Over (2.0x.0x 1.85 X 5.mx. 5(a) And / Or (c)) (2.0X 211.69)	423.38
	c)TDR Area =(u+u.0101.40%) = 22,064.00 X 1.40 = 30,889.60 - (a+a1+b) = 18,728.66 SQ.M.	------
	i) Regular @ 70% :-	13,110.06
	ii) Slum @ 30 % :-	5,618.60
	d) Total in situ/TDR loading proposed (1110+ B5 +I05	30,889.60
12	**Additional F.S.I Area Under Chapter No. 07 (Additional green fsi @u.ss. 9 x 5% - gold rating)**	------
13	**Total Entitlement Of F.S.I In The Proposal**	
	a) (9 +10c0) + 11d0) Or 12 Whichever Is Applicable	58,503.48
	b) Resi. And/ or. area upto 60% with payment of charges	34,532.82
	c) Total entitlement (a + b)	94,036.30
14	**Maximum Utilization Limit Of F.S.I (Building Potential) Permissible As Per Road Width (As per regulation no. 5.1ur1.2ur6.3 ur6.4 as applicable(3.00 X 1.60 Or 1.80)**	**94,036.30**
15	**Total Built-up Area In Proposal (excluding area @ sr.no 17 b)**	
	a) Existing Built-up Area.	------
	b) Proposed Resi. built-up area	92,087.51
	c) Total (a+b+c)	92,087.51
16	**F.S.I Consume (15c/1)**	4.17
17	**Area Of Inclusive Housing, If Any.**	
	a) Required :- (20% Of S.no. 9)	3516.38
	b) Proposed	3516.38

CERTIFICATE OF AREA

Certificate That The Plot Under Reference Was Surveyed By Me On _____ And The Dimensions Of Site Etc. Of Plot Stated On Plan Are As Measured On Site And The Area So Worked Out Tallies With The Areas Stated In Documents Of Ownership / T.P Scheme Records / Land Records Department / City Survey Records.

ARCHITECT SIGN.

OWNER'S DECLARATION, NAME & SIGN.

I/We Undersigned Hereby Confirm That I/We Would Abide By Plans Approved By Authority/Collector. I/We Would Execute The Structure As Per Approved Plan. 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.

M/S. KASTURI SPACES PRIVATE LIMITED. THROUGH
MR. BHARAT D. AGARWAL & XRBIA

PROJECT :-

PROPOSED LAYOUT OF BUILDING (RESIDENTIAL) ON S.NO. 45/2 +S.NO. 45/3 + S.NO. 45/4/2/2 + S.NO. 45/4/1 + S.NO. 45/10 + S.NO. 45/11/1 + S.NO. 45/12 + S.NO. 45/13 + S.NO. 45/14/1 + S.NO. 45/4/2/1, AT BALEWADI PUNE.

ARCHITECT :-

JAY AERAM & ASSOCIATES
ARCHITECTS & PLANNERS
CA/97/97141

JAY AERAM & ASSOCIATES
ADDRESS : 1008, SHRI SIDDESHWAR ENCLAVE, 2nd Floor, Sadhu Colony, Shukrawar Peth, Pune - 411002
EMAIL : admin@jayaeram.com | arch.jayaeram@gmail.com
PHONE NO. : +91 7666884775

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
763	25.07.2022	1:100		KISHOR	AR. JAY SIR

X:\JOB NO. 763 - KASTURI - XRBIA - 45 - BALEWADI\05 MUNICIPLE DRAWING\00 LAYOUT\01_MUN_27.07.2022\01 - IOD_LAYOUT - 27.07.2022.dwg