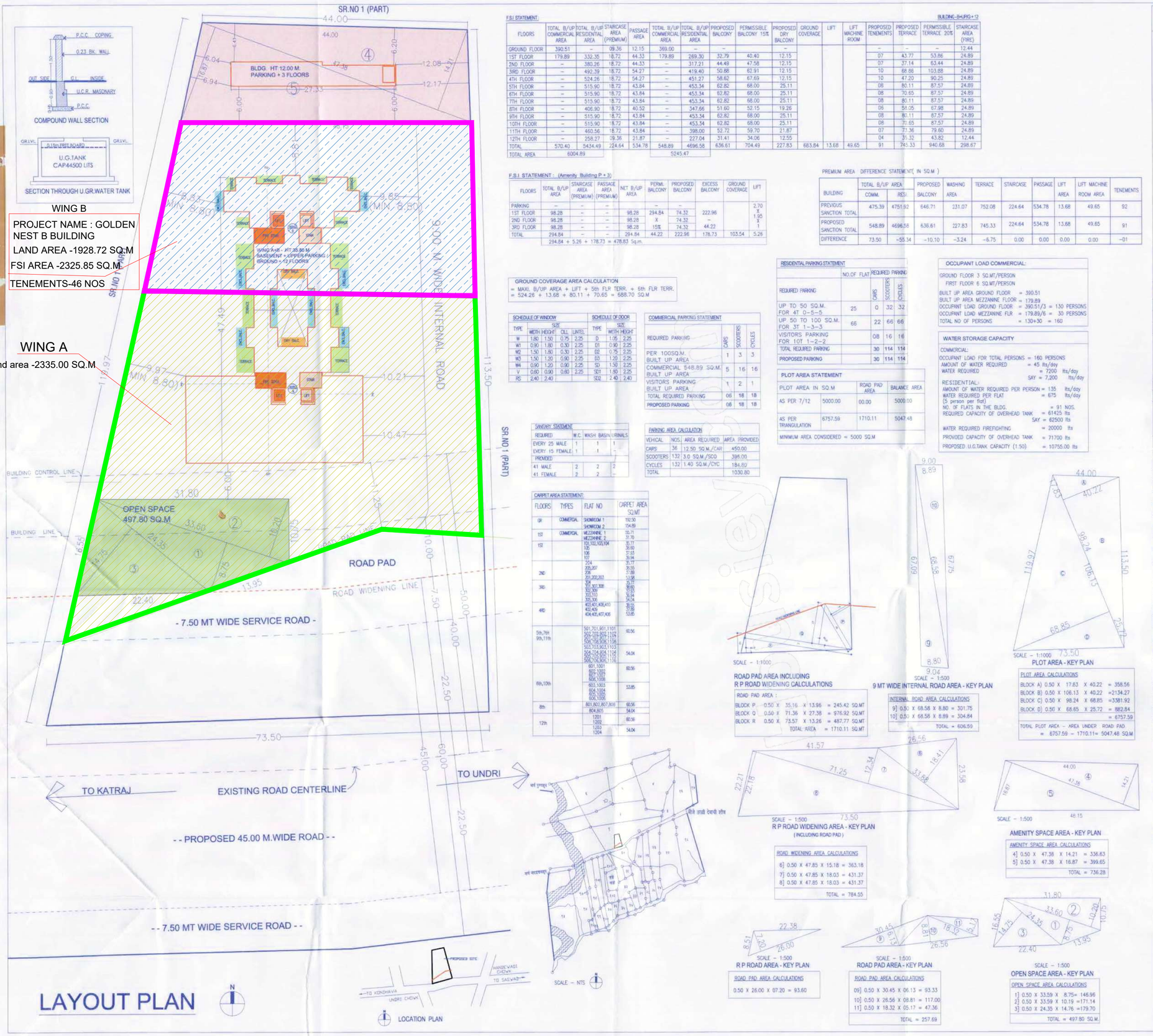

F.S.I STATEMENT

BUILDING - B+UP/G+12

FLOORS	TOTAL B/UP COMMERCIAL AREA	TOTAL B/UP RESIDENTIAL AREA	STAIRCASE AREA (PREMIUM)	PASSAGE AREA	TOTAL B/UP COMMERCIAL AREA	TOTAL B/UP RESIDENTIAL AREA	PROPOSED BALCONY	PERMISSIBLE BALCONY 15%	PROPOSED DRY BALCONY	GROUND COVERAGE	LIFT	LIFT MACHINE ROOM	PROPOSED TENEMENTS	PROPOSED TERRACE	PERMISSIBLE TERRACE 20%	STAIRCASE AREA (FIRE)
GROUND FLOOR	390.51	–	09.36	12.15	369.00	–	–		–				–	–	–	12.44
1ST FLOOR	179.89	332.35	18.72	44.33	179.89	269.30	32.79	40.40	12.15				07	43.77	53.86	24.89
2ND FLOOR	–	380.26	18.72	44.33	–	317.21	44.49	47.58	12.15				07	37.14	63.44	24.89
3RD FLOOR	–	492.39	18.72	54.27	–	419.40	50.88	62.91	12.15				10	68.88	103.88	24.89
4TH FLOOR	–	524.26	18.72	54.27	–	451.27	58.62	67.69	12.15				10	47.20	90.25	24.89
5TH FLOOR	–	515.90	18.72	43.84	–	453.34	62.82	68.00	25.11				08	80.11	87.57	24.89
6TH FLOOR	–	515.90	18.72	43.84	–	453.34	62.82	68.00	25.11				08	70.65	87.57	24.89
7TH FLOOR	–	515.90	18.72	43.84	–	453.34	62.82	68.00	25.11				08	80.11	87.57	24.89
8TH FLOOR	–	406.90	18.72	40.52	–	347.66	51.60	52.15	19.26				06	58.05	67.98	24.89
9TH FLOOR	–	515.90	18.72	43.84	–	453.34	62.82	68.00	25.11				08	80.11	87.57	24.89
10TH FLOOR	–	515.90	18.72	43.84	–	453.34	62.82	68.00	25.11				08	70.65	87.57	24.89
11TH FLOOR	–	460.56	18.72	43.84	–	398.00	52.72	59.70	21.87				07	71.36	79.60	24.89
12TH FLOOR	–	258.27	09.36	21.87	–	227.04	31.41	34.06	12.55				04	31.32	43.82	12.44
TOTAL	570.40	5434.49	224.64	534.78	548.89	4696.58	636.61	704.49	227.83	683.84	13.68	49.65	91	745.33	940.68	298.67
TOTAL AREA	6004.89				5245.47											

F.S.I STATEMENT : (Amenity Building P + 3)

FLOORS	TOTAL B/UP AREA	STAIRCASE AREA (PREMIUM)	PASSAGE AREA (PREMIUM)	NET B/UP AREA	PERMI. BALCONY	PROPOSED BALCONY	EXCESS BALCONY	GROUND COVERAGE	LIFT
PARKING	–		–		–	–			2.70 x 1.95 x 1
1ST FLOOR	98.28	–	–	98.28	294.84	74.32	222.96		
2ND FLOOR	98.28	–	–	98.28	X	74.32	–		
3RD FLOOR	98.28	–	–	98.28	15%	74.32	44.22		
TOTAL	294.84	–	–	294.84	44.22	222.96	178.73	103.54	5.26

294.84 + 5.26 + 178.73 = 478.83 Sq.m

PREMIUM AREA DIFFERENCE STATEMENT(IN SQ.M)

BUILDING	TOTAL B/UP AREA COMM.	TOTAL B/UP AREA RESI.	PROPOSED BALCONY	WASHING AREA	TERRACE	STAIRCASE	PASSAGE	LIFT AREA	LIFT MACHINE ROOM AREA	TENEMENTS
PREVIOUS SANCTION TOTAL	475.39	4751.92	646.71	231.07	752.08	224.64	534.78	13.68	49.65	92
PROPOSED SANCTION TOTAL	548.89	4696.58	636.61	227.83	745.33	224.64	534.78	13.68	49.65	91
DIFFERENCE	73.50	-55.34	-10.10	-3.24	-6.75	0.00	0.00	0.00	0.00	-01

GROUND COVERAGE AREA CALCULATION

= MAXI. B/UP AREA + LIFT + 5th FLR TERR. + 6th FLR TERR.
= 524.26 + 13.68 + 80.11 + 70.65 = 688.70 SQ.M

SCHEDULE OF WINDOW

TYPE	SIZE WIDTH	SIZE HEIGHT	SILL	LINTEL
W	1.80	1.50	0.75	2.25
W1	0.90	1.80	0.30	2.25
W2	1.50	1.80	0.30	2.25
W3	1.50	1.20	0.90	2.25
W4	0.90	1.20	0.90	2.25
V	0.60	0.90	0.60	2.25
RS	2.40	2.40		

SCHEDULE OF DOOR

TYPE	SIZE WIDTH	SIZE HEIGHT
D	1.05	2.25
D1	0.90	2.25
D2	0.75	2.25
D3	1.20	2.25
SD	1.50	2.25
SD1	1.80	2.25
SD2	2.40	2.40

COMMERCIAL PARKING STATEMENT

	CARS	SCOOTERS	CYCLES
REQUIRED PARKING			
PER 100SQ.M. BUILT UP AREA	1	3	3
COMMERCIAL 548.89 SQ.M. BUILT UP AREA	5	16	16
VISITORS PARKING BUILT UP AREA	1	2	1
TOTAL REQUIRED PARKING	06	18	18
PROPOSED PARKING	06	18	18

SANITARY STATEMENT

REQUIRED	W.C.	WASH BASIN	URINALS
EVERY 25 MALE	1	1	1
EVERY 15 FEMALE	1	1	–
PROVIDED			
41 MALE	2	2	2
41 FEMALE	2	2	–

PARKING AREA CALCULATION

VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	36	12.50 SQ.M./CAR	450.00
SCOOTERS	132	3.0 SQ.M./SCO	396.00
CYCLES	132	1.40 SQ.M./CYC	184.80
TOTAL			1030.80

CARPET AREA STATEMENT

FLOORS	TYPES	FLAT NO	CARPET AREA SQ.MT
GF	COMMERCIAL	SHOWROM 1	192.50
		SHOWROM 2	154.89
1ST	COMMERCIAL	MEZZANINE 1	30.71
		MEZZANINE 2	31.70
1ST		101,102,103,104	30.77
		105	39.60
		106	37.65
		107	36.94
2ND		204	30.77
		205,207	39.55
		206	37.89
		201,202,203	53.95
3RD		304	30.77
		301,302,303	39.60
		305,306	37.89
		307,308	36.94
		302,303	54.04
4TH		401,402,403,410	39.55
		405,406	37.89
		404,407,408	53.95
5th,7th 9th,11th		501,701,901,1101	60.56
		502,702,902,1102	
		503,703,903,1103	
		504,704,904,1104	
		505,706,906,1106	
		506,706,906,1106	
		507,707,907,1107	
		508,708,908,1108	54.04
6th,10th		601,1001	60.56
		602,1002	
		603,1003	
		604,1004	
		605,1005	
		606,1006	
		603,1003	53.95
		604,1004	
		605,1005	
		606,1006	
8th		801,802,807,808	60.56
		804,805	54.04
12th		1201	60.56
		1202	
		1203	54.04
		1204	

RESIDENTIAL PARKING STATEMENT

	NO.OF FLAT	REQUIRED PARKING CARS	SCOOTERS	CYCLES
REQUIRED PARKING				
UP TO 50 SQ.M. FOR 4T 0-5-5	25	0	32	32
UP 50 TO 100 SQ.M. FOR 3T 1-3-3	66	22	66	66
VISITORS PARKING FOR 10T 1-2-2		08	16	16
TOTAL REQUIRED PARKING		30	114	114
PROPOSED PARKING		30	114	114

PLOT AREA STATEMENT

PLOT AREA IN SQ.M		ROAD PAD AREA	BALANCE AREA
AS PER 7/12	5000.00	00.00	5000.00
AS PER TRIANGULATION	6757.59	1710.11	5047.48

MINIMUM AREA CONSIDERED = 5000 SQ.M

OCCUPANT LOAD COMMERCIAL:

GROUND FLOOR 3 SQ.MT/PERSON
FIRST FLOOR 6 SQ.MT/PERSON

BUILT UP AREA GROUND FLOOR = 390.51
BUILT UP AREA MEZZANINE FLOOR = 179.89
OCCUPANT LOAD GROUND FLOOR = 390.51/3 = 130 PERSONS
OCCUPANT LOAD MEZZANINE FLR = 179.89/6 = 30 PERSONS
TOTAL NO OF PERSONS = 130+30 = 160

WATER STORAGE CAPACITY

COMMERCIAL:
OCCUPANT LOAD FOR TOTAL PERSONS = 160 PERSONS
AMOUNT OF WATER REQUIRED = 45 lts/day
WATER REQUIRED = 7200 lts/day
SAY = 7,200 lts/day

RESIDENTIAL:
AMOUNT OF WATER REQUIRED PER PERSON = 135 lts/day
WATER REQUIRED PER FLAT = 675 lts/day
(5 person per flat)
NO. OF FLATS IN THE BLDG. = 91 NOS.
REQUIRED CAPACITY OF OVERHEAD TANK = 61425 lts
SAY = 62500 lts
WATER REQUIRED FIREFIGHTING = 20000 lts
PROVIDED CAPACITY OF OVERHEAD TANK = 71700 lts
PROPOSED U.G.TANK CAPACITY (1.50) = 10755.00 lts

ROAD PAD AREA :

BLOCK P	0.50 X 35.16	X 13.96	= 245.42	SQ.MT
BLOCK Q	0.50 X 71.36	X 27.38	= 976.92	SQ.MT
BLOCK R	0.50 X 73.57	X 13.26	= 487.77	SQ.MT
TOTAL AREA			= 1710.11	SQ.MT

SCALE – 1:1000

SCALE – 1:1000

SCALE – 1:1000

SCALE – 1:500

INTERNAL ROAD AREA CALCULATIONS

9]	0.50 X 68.58	X 8.80	= 301.75	
10]	0.50 X 68.58	X 8.89	= 304.84	
TOTAL			= 606.59	

PLOT AREA CALCULATIONS

BLOCK A)	0.50 X 17.83	X 40.22	= 358.56	
BLOCK B)	0.50 X 106.13	X 40.22	=2134.27	
BLOCK C)	0.50 X 98.24	X 68.85	=3381.92	
BLOCK D)	0.50 X 68.65	X 25.72	= 882.84	
			= 6757.59	

TOTAL PLOT AREA – AREA UNDER ROAD PAD = 6757.59 – 1710.11= 5047.48 SQ.M

SCALE – 1:500

ROAD WIDENING AREA CALCULATIONS

6]	0.50 X 47.85	X 15.18	= 363.18	
7]	0.50 X 47.85	X 18.03	= 431.37	
8]	0.50 X 47.85	X 18.03	= 431.37	
TOTAL			= 784.55	

SCALE – 1:500

AMENITY SPACE AREA CALCULATIONS

4]	0.50 X 47.38	X 14.21	= 336.63	
5]	0.50 X 47.38	X 16.87	= 399.65	
TOTAL			= 736.28	

SCALE – 1:500

ROAD PAD AREA CALCULATIONS

09]	0.50 X 30.45	X 06.13	= 93.33	
10]	0.50 X 26.56	X 08.81	= 117.00	
11]	0.50 X 18.32	X 05.17	= 47.36	
TOTAL			= 257.69	

SCALE – 1:500

ROAD PAD AREA CALCULATIONS

	0.50 X 26.00	X 07.20	= 93.60	

SCALE – 1:500

OPEN SPACE AREA CALCULATIONS

1]	0.50 X 33.59	X 8.75	= 146.96	
2]	0.50 X 33.59	X 10.19	=171.14	
3]	0.50 X 24.35	X 14.76	=179.70	
TOTAL			= 497.80	SQ.M.

DATE & STAMP OF APPROVAL

1/12

Approved as shown subject to conditions mentioned in Annexure of letter No.P-H/C.R. No.32/15 C-38 S. No./G. No./C.T.S No. 9 Tal. & Dist. Pune 411 015
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

A AREA STATEMENT

			SQ.M.
01	Area of Plot as per 7/12 (min area considered)		5000.00
02	Deductions for:		
	(a) R P ROAD Area		93.60
	(b) Proposed Road		00.00
	(c) Any Reservation		00.00
	Total (a + b + c)		93.60
03	Net GROSS Area of the plot (01 - 02)		4906.40
04	Deductions for:		
	(a) Recreation ground as per Rule no: 13.3.1		490.64
	(b) Amenity Space		736.28
	(c) Internal Road		00.000
05	Net Area of the Plot (03 - 04b)		4170.12
06	Permissible Floor Area	(4170.12 x 0.90 = 3753.11)	3753.11
07	F.A.R. Permissible		1.20
08	Total Area	(3753.11 x 1.20 = 4503.73)	4503.73
09	Total Permissible Area	(3753.11 x 0.20 = 750.62)	5254.35
10	Proposed Area Commercial		548.89
11	Proposed Area Residential		4696.58
12	Excess Balcony Area (taken in F.A.R.)		00.00
13	Total BUILT-UP Area (10 + 11 + 12)		5245.47
14	F.A.R. Consumed		0.99
15			
16			

B TENEMENT STATEMENT

01	NET AREA of Plot (Item 07 above)	5254.35
02	Less Non-Residential Area (Shops etc.)	475.39
03	Area for Tenements (01 - 02)	4778.96
04	Tenements Permissible (250/H)	120
05	Tenements PROPOSED	92

C PARKING STATEMENT

		Cars	Motorcycles	Cycles
01	Parking required by rule	36	132	132
02	Parking provided	36	132	132
03	Garages permissible	000	000	000
04	Garages provided	000	000	000

D CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the 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 Record Dept. / City Survey records.

Sign of the Architect

E LEGEND

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

F OWNERS' DETAILS

Owner(s)' Name
SHRI MAHESH BHAGAWAT AND OTHERS.

Owner(s)' sign:

Council of Architecture reg. no:
Vishwas Kulkarni : CA/84/8465
Hrishikesh Kulkarni : CA/2002/29235

VK:a architecture
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Client (Company) & Name: SHRI MAHESH BHAGAWAT AND OTHERS.

Job Title: PROPOSED RESIDENTIAL & COMMERCIAL SCHEME ON SR.NO.1/3/1 AT HANDEWADI, PUNE .

Drawing Title	Scale
LAYOUT PLAN	1:250@A1

Drawn by	Checked by	Date
Ravi	-	17.04.2018

Job no.	Drawing no.	Revision
0942	201	A

Status: TO SUBMISSION