BUILDING LAYOUT

DATE & STAMP OF APPROVAL

01/22

Revised 30/12/15

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 22/315

Building Officer — Executive Engineer P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

PLOT AREA CALS. (BY TRIANGULATION)

(BY TRIANGULATION)

1) 0.5 X 28.57 X (7.11+7.11) = 203.13 SQ.M.
2) 0.5 X 110.0 X (27.00+27.50) = 2997.50 SQ.M.
3) 0.5 X 88.50 X 27.00 =1194.75 SQ.M.
4) 0.5 X 106.26 X 29.70 = 1577.96 SQ.M.
5) 0.5 X 136.0 X 29.55 = 2009.40 SQ.M.
6) 0.5 X 116.75 X 28.28 = 1650.84 SQ.M.
7) 0.5 X 77.00 X (25.75+28.25) = 2079.00 SQ.M.
8) 0.5 X 57.25 X (25.25+25.30) = 1446.99 SQ.M.
9) 0.5 X 61.10 X (26.00+25.85) = 1584.01 SQ.M.
10) 0.5 X 34.85 X (10.50+9.00) = 339.78 SQ.M.

TOTAL = 15083.36 SQ.M.

TOTAL PLOT AREA (AS PER 7/12) = 14900.00 SQ.M.
TAKE MINIMUM FOR CALCULATION = 14900.00 SQ.M.

R. W. AREA CALS.

a) 0.5 X 32.00 X (11.50+11.75) = 373.60 SQ.M.

ROAD WIDENING AREA

(FOR 6.00M.W. INT. ROAD)

b) 0.5 X 30.00 X (5.90+5.95) = 177.75 SQ.M.

TOTAL R.W. +INTERNAL ROAD AREA(a+b) = 551.35 SQ.M.

OPEN SPACE AREA CALS. :-

1) 0.5 X 65.27 X 21.97 = 716.99 SQ.M.
2) 0.5 X 65.27 X 22.54 = 735.65 SQ.M.

TOTAL = 1452.64 SQ.M.

TRANSFORMER AREA CALC.

K) 5.30 X 19.95 = 105.74 SQ.M.

DIFFERED ROAD AREA CALC.

01) (6.00+6.00) X 32.15 X 0.50 = 192.90 SQ.M.

F.S.I. STATEMENT FOR WING A

NO. FL.	GROSS B/UP AREA	EXISTING STAIRCASE AREA	PROPOSED STAIRCASE AREA	EXISTING PASSAGE AREA	PASSAGE AREA	EXISTING B/UP AREA	NET B/UP AREA	EXISTING BALCONY AREA	PROPOSED BALCONY	EXISTING TERRACE AREA	PROPOSED TERRACE	EXISTING TENT.	TENT.	LIFT	LIFT MACHINE ROOM	GROUND COVERAGE
FIRST	370.95	12.12	--	24.98	--	333.85	--	47.63	--	39.40	--	4	--	6.8400	16.2800	405.69
SECOND	370.95	12.12	--	24.98	--	333.85	--	47.63	--	**31.98**	--	4	--			
THIRD	370.95	12.12	--	24.98	--	333.85	--	47.63	--	39.40	--	4	--			
FOURTH	370.95	12.12	--	24.98	--	333.85	--	47.63	--	**31.98**	--	4	--			
FIFTH	370.95	--	12.12	--	24.98	--	333.85	--	47.63	--	39.40	--	4			
SIXTH	370.95	--	12.12	--	24.98	--	333.85	--	47.63	--	**31.98**	--	4			
SEVENTH	370.95	--	12.12	--	24.98	--	333.85	--	47.63	--	39.40	--	4			
EIGHTH	**289.66**	--	12.12	--	24.98	--	252.56	--	**35.72**	--	**23.98**	--	**3**			
NINE	370.95	--	12.12	--	24.98	--	333.85	--	47.63	--	39.40	--	4			
TENTH	370.95	--	12.12	--	24.98	--	333.85	--	47.63	--	----	--	4			
ELEVANTH	370.95	--	12.12	--	24.98	--	333.85	--	47.63	--	----	--	4			
	3999.16	48.48	84.84	99.92	174.86	1335.40	2255.66	190.52	321.50	142.76	174.16	16.00	27.00	6.84	16.28	405.69

F.S.I. STATEMENT FOR WING B

NO. FL.	GROSS B/UP AREA	EXISTING STAIRCASE AREA	PROPOSED STAIRCASE AREA	EXISTING PASSAGE AREA	PASSAGE AREA	EXISTING B/UP AREA	PROPOSED NET B/UP AREA	EXISTING BALCONY	PROPOSED BALCONY	EXISTING TERRACE	PROPOSED TERRACE	COVERED TERRACE	EXISTING TENT.	TENT.	LIFT	LIFT MACHINE ROOM	GROUND COVERAGE
FIRST	211.22	11.46	--	23.76	--	176.00	--	26.70	--	30.53	---	---	2	--	6.8400	16.2800	238.89
SECOND	211.22	11.46	--	23.76	--	176.00	--	26.70	--	**32.36**	--	---	2	--			
THIRD	211.22	11.46	--	23.76	--	176.00	--	26.70	--	30.53	---	---	2	--			
FOURTH	211.22	11.46	--	23.76	--	176.00	--	26.70	--	**32.36**	--	---	2	--			
FIFTH	211.22	---	11.46	--	23.76	--	176.00	--	26.70	--	30.53	---	--	2			
SIXTH	211.22	---	11.46	--	23.76	--	176.00	--	26.70	--	**23.81**	8.55	--	2			
SEVENTH	**210.36**	---	**11.46**	--	**23.76**	--	175.14	---	26.70	--	**23.07**	---	--	**2**			
EIGHTH	211.22	---	11.46	--	23.76	--	176.00	---	26.70	--	**32.36**	---	--	2			
NINE	211.22	---	11.46	--	23.76	--	176.00	---	26.70	--	30.53	---	--	2			
TENTH	211.22	---	11.46	--	23.76	--	176.00	---	26.70	--	----	---	--	2			
ELEVENTH	**213.43**	---	**11.46**	--	**15.60**	--	186.37	--	26.70	--	----	---	--	**2**			
	2324.77	45.84	80.22	95.04	158.16	704.00	1241.51	106.80	186.90	125.78	140.30	8.55	8.00	14.00	6.84	16.28	238.89

TOTAL B/UP AREA = 1241.51 + 704.00 (EXISTING) + 8.55(COVERED TERRACE) = 1954.06 SQ.M.

F.S.I. STATEMENT FOR WING C

NO. FL.	GROSS B/UP AREA	EXISTING STAIRCASE	STAIRCASE AREA	EXISTING PASSAGE	PASSAGE AREA	EXISTING B/UP AREA	NET B/UP AREA	COVERED AREA	EXISTING BALCONY	PROPOSED BALCONY	EXISTING TERRACE	PROPOSED TERRACE	EXISTING TENT.	TENT.	LIFT	LIFT MACHINE ROOM	GROUND COVERAGE
FIRST	245.54	11.82	---	22.45	---	211.27	---	----	31.20	---	30.10	---	2	---	6.8400	16.2800	273.19
SECOND	245.54	11.82	---	22.45	---	211.27	---	----	31.20	---	**31.82**	---	2	---			
THIRD	245.54	11.82	---	22.45	---	211.27	---	----	31.20	---	30.10	---	2	---			
FOURTH	245.54	11.82	---	22.45	---	211.27	---	----	31.20	---	**31.82**	---	2	---			
FIFTH	245.54	---	11.82	---	22.45	---	211.27	----	---	31.20	---	30.10	---	2			
SIXTH	245.54	---	11.82	---	22.45	---	211.27	7.42	---	31.20	---	**24.40**	---	2			
SEVENTH	**245.52**	---	**11.82**	---	**22.45**	---	211.25	----	---	**31.20**	---	**23.12**	---	2			
EIGHTH	245.54	---	11.82	---	22.45	---	211.27	----	---	31.20	---	31.82	---	2			
NINE	245.54	---	11.82	---	22.45	---	211.27	----	---	31.20	---	----	---	2			
TENTH	**248.07**	---	**11.82**	---	**15.32**	---	220.93	----	---	**31.20**	---	----	---	2			
	2457.91	47.28	70.92	89.80	127.57	845.08	1277.28	7.42	124.80	187.20	123.84	109.44	8.00	12.00	6.84	16.28	273.19

TOTAL B/UP AREA = 1277.28 + 845.08(EXISTING AREA) + 7.42(COVERED TERRACE) = 2129.78 SQ.M.

F.S.I. STATEMENT

NO. FL.	NET B/UP AREA	FIRE STAIRCASE AREA	STAIRCASE AREA	PASSAGE AREA	PROPOSED BALCONY	PROPOSED TERRACE	TENT.	LIFT	LIFT MACHINE ROOM	GROUND COVERAGE
FIRST	243.35	10.55	10.55	22.09	34.58	42.59	2	9.50	47.09	366.17
SECOND	280.99	10.55	10.55	22.09	34.58	42.59	2			
THIRD	280.99	10.55	10.55	22.09	34.58	42.59	2			
FOURTH	280.99	10.55	10.55	22.09	34.58	42.59	2			
FIFTH	280.99	10.55	10.55	22.09	34.58	42.59	2			
SIXTH	280.99	10.55	10.55	22.09	34.58	42.59	2			
SEVENTH	280.99	10.55	10.55	22.09	34.58	42.59	2			
EIGHTH	280.85	10.55	10.55	22.09	34.58	42.59	2			
NINTH	280.99	10.55	10.55	22.09	34.58	42.59	2			
TENTH	280.99	10.55	10.55	22.09	34.58	42.59	2			
ELEVENTH	280.99	10.55	10.55	22.09	34.58	42.59	2			
	3033.11	116.05	116.05	242.99	380.38	468.49	22.00	9.50	47.09	366.17

F.S.I. STATEMENT FOR WING E

NO. FL.	NET B/UP AREA	FIRE STAIRCASE AREA	STAIRCASE AREA	PASSAGE AREA	PROPOSED BALCONY	PROPOSED TERRACE	COVERED TERRACE	TENT.	LIFT	LIFT MACHINE ROOM	GROUND COVERAGE
FIRST	213.03	10.87	10.87	32.72	31.20	30.10	0.00	2	6.84	16.10	275.66
	213.03	10.87	10.87	32.72	31.20	30.10	0.00	2.00	6.84	16.10	275.66

F.S.I. STATEMENT FOR WING F

NO. FL.	NET B/UP AREA	FIRE STAIRCASE AREA	STAIRCASE AREA	PASSAGE AREA	PROPOSED BALCONY	PROPOSED TERRACE	TENT.	LIFT	LIFT MACHINE ROOM	GROUND COVERAGE
FIRST	176.94	10.91	10.91	32.23	26.70	30.85	2	6.8400	16.1000	207.79
	176.94	10.91	10.91	32.23	26.70	30.85	2.00	6.84	16.10	207.79

F.S.I. STATEMENT FOR WING G

NO. FL.	NET B/UP AREA	FIRE STAIRCASE AREA	STAIRCASE AREA	PASSAGE AREA	PROPOSED BALCONY	PROPOSED TERRACE	TENT.	LIFT	LIFT MACHINE ROOM	GROUND COVERAGE
FIRST	252.98	11.70	9.94	24.07	35.72	29.85	3	6.8400	16.2800	376.03
	252.98	11.70	9.94	24.07	35.72	29.85	3.00	6.84	16.28	376.03

F.S.I. STATEMENT FOR COMMERCIAL-02 (in sq.m.)

FLOORS	B/UP AREA SQ.M.	AREA OF STAIRCASE	NET B/UP AREA	PROPOSED PASSAGE	GROUND COVERAGE	LIFT M/C ROOM	LIFT ROOM
GROUND	358.66	57.89	300.77	6.75	300.77	51.83	15.84
TOTAL	358.66	57.89	300.77	6.75	300.77	51.83	15.84

F.S.I. STATEMENT (in sq.m.)

FLOORS	NET B/UP AREA	STAIRCASE AREA	PASSAGE AREA	BALCONY AREA	TOILET AREA	AHU AREA	GROUND COVERAGE	LIFT M/C ROOM
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.		
FIRST	245.39	20.80	129.97	36.59	5.54	8.80	323.00	36.40 11.78
MEZZANINE	183.21	20.80	7.58	16.59	36.98	8.80		
SECOND	323.00	20.46	92.38	113.59	18.64	8.80		
THIRD	323.00	20.46	92.38	113.59	18.64	8.80		
FOURTH	323.00	20.46	92.38	113.59	18.64	8.80		
FIFTH	323.00	20.46	92.38	113.59	18.64	8.80		
TOTAL	1720.60	123.44	507.07	507.54	117.08	52.80		

TOTAL AREA STATEMENT RESIDENTIAL (SQ.M.)

WING	GROUND COVERAGE	BUILDING HEIGHT	STORIED	EXISTING NET B/UP	PROPOSED NET B/UP	EXISTING BALCONY	PROPOSED BALCONY	PERMISSIBLE BALCONY	EXISTING STAIRCASE	PROP. STAIRCASE	EXISTING PASSAGE	PROP. PASSAGE	LIFT	LIFT M/C ROOM	TERRACE	TENEMENT 40-80	TENEMENT 80-150
A	405.69	34.68 M.	B+P+11	1335.40	2255.66	190.52	321.50	(2684.48+ 10487.83) 13372.31 X 15%	48.48	84.84	99.92	174.86	6.84	16.28	316.92	43 NOS.	--
B	238.89	36.00 M.	B+P+11	704.00	1250.06	106.80	186.90		45.84	80.22	95.04	158.16	6.84	16.28	286.08	22 NOS.	--
C	273.19	33.00 M.	B+P+10	845.08	1284.68	124.80	187.20		47.28	70.92	89.80	127.57	6.84	16.28	233.28	--	20 NOS.
D	366.17	36.00 M.	B+P+11	----	3033.11	----	380.38		----	116.05	----	242.99	9.50	47.09	468.49	--	22 NOS.
E	275.66	6.00 M.	B+P+1	----	213.03	----	31.20		----	10.87	----	32.72	6.84	16.10	30.10	--	02 Nos
F	207.79	6.00 M.	B+P+1	----	176.94	----	26.70		----	10.91	----	32.23	6.84	16.10	30.85	--	02 Nos
G	376.03	6.00 M.	B+P+1	----	252.98	----	35.72		----	9.94	----	24.07	6.84	16.28	29.85	03 Nos	--
				2884.48	8466.46	422.12	1169.60									68 NOS.	46 NOS.
TOTAL	2142.82								141.60	383.75	284.76	792.60	50.54	144.39	1375.57	114 NOS.	

TOTAL AREA STATEMENT COMMERCIAL (SQ.M.)

WING	GROUND COVERAGE	BUILDING HEIGHT	STORIED	EXISTING NET B/UP	PROPOSED NET B/UP	EXISTING BALCONY	PROPOSED BALCONY	EXISTING STAIRCASE	PROP. STAIRCASE	EXISTING PASSAGE	PROP. PASSAGE	LIFT	LIFT M/C ROOM
COMM.-01	462.89	20.90	2B+S+5	----	1720.60	----	507.54	----	123.44	----	507.07	11.78	36.40
COMM.-02	300.77	4.16	G FLOOR	----	300.77	----	00.00	----	57.89	----	6.75	15.84	51.83
TOTAL	763.66				2021.37		507.54		181.33		513.82	27.62	88.23
TOTAL	2906.48	----------	----------	2884.48	10487.83	422.12	1677.14	2005.85	141.60	565.08	284.76	1306.42	78.16	232.62	1375.57	114 NOS.	

TOTAL B/UP AREA = 2884.48(EXISTING AREA)+10487.83(PROPOSED AREA)+93.41(EXCESS BALCONY) = 13465.72 SQ.M.

REQUIREMENT PARKING

TYPE OF FLAT	FLAT	PER PARKING CARS	SCOOTERS	CYCLES
2 TENEMENT		01	04	04
ABOVE 40 to 80sq.m.	68	34	136	136
1 TENEMENT		02	03	04
ABOVE 80 to 150sq.m.	46	92	138	184
COMMERCIAL(1+2)		54	144	48
TOTAL	114	180	418	368

PROPOSED PARKING

WINGS	CAR	SCOOTER	CYCLE
A WING	46	133	88
B WING	36	117	44
C WING	40	65	80
D WING	52	44	12
E WING	26	87	48
F WING	26	94	12
G WING	28	139	84
COMMERCIAL - 01	37	48	76
COMMERCIAL - 02	12	36	12
TOTAL	295	763	376

PARKING AREA CALCULATION

VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	295	12.5 SQ.M./CAR	3687.50
SCOOTERS	763	3.0 SQ.M./SCO	2289.00
CYCLES	376	1.4 SQ.M./CYC	526.40
TOTAL			6502.90 SQ.M.
TOTAL PROPOSED PARKING AREA			6754.90 SQ.M.

PROPOSED PARKING AREA

BASEMENT PARKING FLOOR AREA	SQ.M. 338.00 X 20.00	SQ.M. 6760.00
PARKING FLOOR AREA	326.00 X 32.00	10432.00
TOTAL PARKING AREA		17192.00

WATER AREA CALCULATION FOR COMMERCIAL

AMOUNT OF WATER REQUIRED PER PERSON	=	45.00 ltr./day
NO. OF PERSONS IN BLDG.	=	330 NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	14850.00 ltr./day
WATER REQUIRED FOR FIRE FIGHTING(20000/WING)	=	40000.00 ltr./day
TOTAL WATER REQUIRED FOR OHWT	=	54850.00 ltr./day
PROVIDE CAPACITY OF UNDER GROUND WATER TANK	=	82275.00 ltr./day

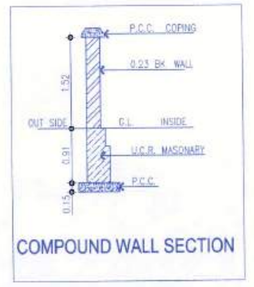
WATER AREA CALCULATION FOR OHWT =156850.00+54850.00 =211800 sq.m.

WATER AREA CALCULATION FOR UGWT =235425.0+82275.0=317700 SQ.M.

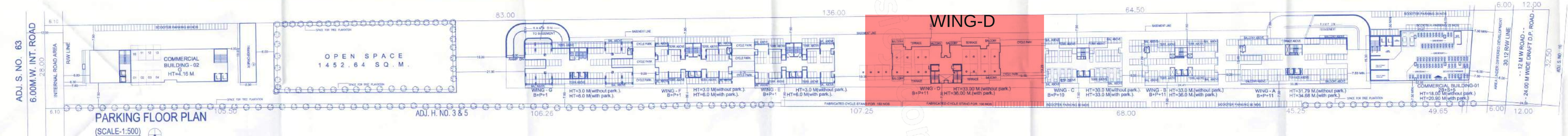
WATER AREA CALCULATION FOR RESIDENTIAL

AMOUNT OF WATER REQUIRED PER PERSON	=	135.00 ltr./day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675.00 ltr./day
NO. OF FLATS IN BLDG.	=	114.00 NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	76950.00 ltr./day
WATER REQUIRED FOR FIRE FIGHTING(20000/WING)(A,B,C,D)	=	80000.00 ltr./day
TOTAL WATER REQUIRED FOR OHWT	=	156950.00 ltr./day
PROVIDE CAPACITY OF UNDER GROUND WATER TANK	=	235425.00 ltr./day

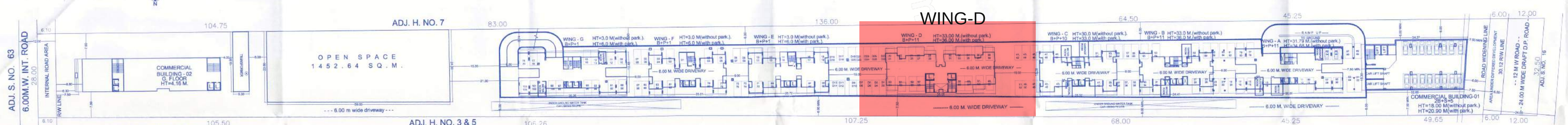
LOCATION PLAN



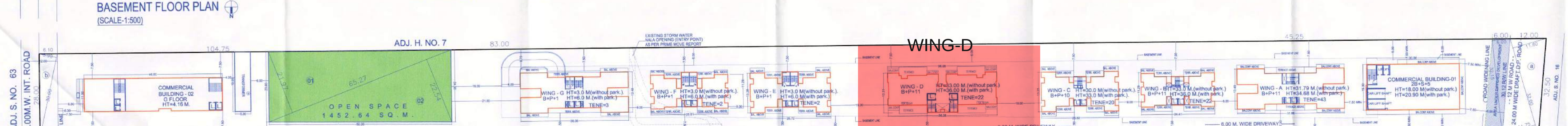
COMPOUND WALL SECTION



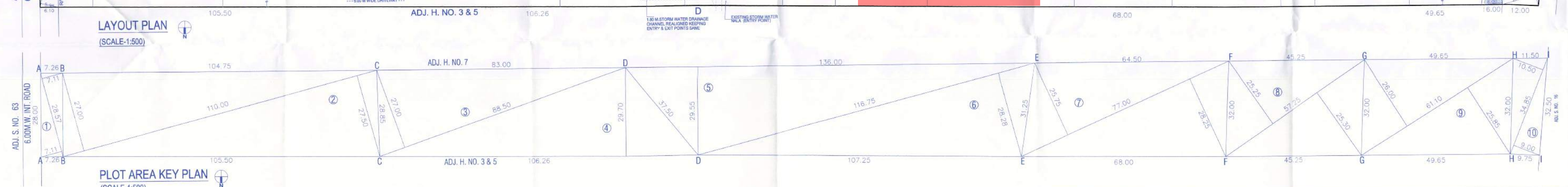
PARKING FLOOR PLAN (SCALE-1:500)



BASEMENT FLOOR PLAN (SCALE-1:500)



LAYOUT PLAN (SCALE-1:500)



PLOT AREA KEY PLAN (SCALE-1:500)

A AREA STATEMENT	SQ.M.
1 AREA OF PLOT	14900.00
2 DEDUCTIONS FOR (A) ROAD AQUISITION AREA -RW (205 CLAUSE)	373.60
(B) ANY RESERVATION(B.G.P.) TOTAL (a+b+c)	373.60
3 NET GROSS AREA OF PLOT (1-2)	14526.40
4 DEDUCTIONS FOR (a) RECREATION GROUND AS PER RULE NO.13.3.1	1452.64
(b) AMENITY SPACE	105.74
(c) SUB STATION	177.75
(d) INTERNAL ROAD	12790.27
5 NET AREA	
6 ADDITION FOR F.A.R. (e)INTERNAL ROAD 4(d)	177.75
(e)SUB STATION 4(e)	105.74
(f) T.D.R.	464.00
7 TOTAL AREA (5+6)	13537.76
8 F.A.R. PERMISSIBLE	1.00
9 PERMISSIBLE FLOOR AREA (7X8)	13537.76
10 EXISTING FLOOR AREA	2884.48
11 PROPOSED AREA	10487.83
12 EXCESS BALCONY AREA TAKEN IN F.A.R.	93.41
13 TOTAL BUILT UP AREA (10+11+12)	13465.72
14 F.A.R. CONSUMED	0.92
15 PERMISSIBLE GROUND COVERAGE 30% (with premiam)	3837.08
16 PROPOSED GROUND COVERAGE	2906.48
17 EXCESS GROUND COVERAGE(2906.48-2558.05(20%))	348.43

B TENEMENT STATEMENT	
(a)NET AREA OF PLOT (ITEM A(7)ABOVE	13537.76
(b)LESS NON-RESIDENTIAL AREA (SHOPS ETC.)	2021.37
(c)AREA FOR TENEMENTS (a-b)	11516.39
(d)TENEMENTS PERMISSIBLE 250/H.	287
(e)TENEMENTS PROPOSED	114

C PARKING STATEMENT	CARS	SCOOTERS	CYCLES
(a)PARKING REQUIRED BY RULE	180	418	368
(b)PARKING PROVIDED	295	763	376
(c)GARAGES PERMISSIBLE			
(d)GARAGES PROPOSED			

REVISION	DESCRIPTION	DATE	SIGN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ...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 RECORD DEPTT / CITY SURVEY RECORDS.

SIGN OF ARCHITECT

LEGEND

Plot Boundary Shown Black	Amenity Plot Shown Pink
Proposed Work Shown Red (wash)	Open Space Shown Green (wash)
	Road Widening Line Shown Green Dotted

OWNERS' DETAILS

Owner(s)' Name: Mr. M.M.Bepari.

Owner(s)' sign:

Job Title

REVISED LAYOUT OF BUILDINGS ON S.NO.-18, H.NO.-6, AT KONDHWA KHURD, DIST.- PUNE.

Council of Architecture reg. no:
Ar.Vishwas Kulkarni - CA/84/84605
Ar.Hrishikesh Kulkarni - CA/2002/26235

Client Company & Name: AHURA BUILDERS

VK:a architecture
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Drawing Title	Scale
B.P.LAYOUT	1:1000

Drawn by	Checked by	Date
SARIKA	Bandu F.	30/12/15

Job no.	Drawing no.	Revision
0804	202	D

Status: FOR SANCTION