TOTAL F.S.I. STATEMENT

FLOORS	F.S.I. SQ.M.	REFUGE AREA (SQ.M.)	TENEMENTS NOS.
BUILDING A1	9125.94	48.04	72
BUILDING A2	8479.75	54.64	67
BUILDING A3	8632.60	55.00	67
BUILDING B1	6283.16	36.30	42
BUILDING B2	6486.87	35.38	42
BUILDING C	6924.29	38.46	30
BUILDING-D (WITH INCLUSIVE HOUSING)	414.33	----	05
TOTAL	48847.14	267.82	325.00

F.S.I. STATEMENT OF BUILDING-D (WITH INCLUSIVE HOUSING)

FLOOR	FSI (SQ.M.) (MHADA)	FSI (SQ.M.)	REFUGE (SQ.M.)	TENEMENT
BASEMENT -2	41.40	----		-
BASEMENT -1	41.98	----		-
GROUND/STILT FLOOR	98.18	----		-
1ST FLOOR	505.38	----		4
SECOND FLOOR	297.82	----		4
THIRD FLOOR	297.82	----		4
FOURTH FLOOR	297.82	----		4
FIFTH FLOOR	297.82	----		4
SIXTH FLOOR	297.82	----		4
SEVENTH FLOOR (R)	206.81	----	20.26	3
EIGHTH FLOOR	60.65	236.97		1
NINTH FLOOR	----	177.36		0
TOTAL	2241.68	414.33	20.26	28

F.S.I. STATEMENT OF BUILDING-A1

FLOOR	FSI (SQ.M.)	REFUGE AREA (SQ.M.)	TENEMENT
BASEMENT-2	48.15		-
BASEMENT-1	48.87		-
GROUND/STILT FLOOR	135.14		-
1ST FLOOR	626.87		5
2ND FLOOR	614.17		5
3RD FLOOR	614.82		5
4TH FLOOR	614.17		5
5TH FLOOR	614.82		5
6TH FLOOR	614.17		5
7TH FLOOR (R)	590.12	24.02	5
8TH FLOOR	614.17		5
9TH FLOOR	614.82		5
10TH FLOOR	614.17		5
11TH FLOOR	614.82		5
12TH FLOOR (R)	584.85	24.02	5
13TH FLOOR	526.55		4
14TH FLOOR	517.88		4
15TH FLOOR	517.88		4
TOTAL	9125.94	48.04	72

F.S.I. STATEMENT OF BUILDING-A2

FLOOR	FSI (SQ.M.)	REFUGE AREA (SQ.M.)	TENEMENT
BASEMENT-2	48.32		-
BASEMENT-1	49.04		-
GROUND/STILT FLOOR	136.24		-
1ST FLOOR	671.79		-
2ND FLOOR	636.61		5
3RD FLOOR	637.20		5
4TH FLOOR	636.61		5
5TH FLOOR	637.20		5
6TH FLOOR	636.61		5
7TH FLOOR(R)	609.88	27.32	5
8TH FLOOR	636.61		5
9TH FLOOR	637.20		5
10TH FLOOR	636.61		5
11TH FLOOR	637.20		5
12TH FLOOR(R)	604.72	27.32	5
13TH FLOOR	548.43		4
14TH FLOOR	538.78		4
15TH FLOOR	538.78		4
TOTAL	8479.75	54.64	67.00

F.S.I. STATEMENT OF BUILDING-A3

FLOOR	FSI (SQ.M.)	REFUGE AREA (SQ.M.)	TENEMENT
BASEMENT -2	48.78		-
BASEMENT -1	49.67		-
GROUND/STILT FLOOR	140.80		-
1ST FLOOR	701.80		-
2ND FLOOR	666.77		5
3RD FLOOR	666.77		5
4TH FLOOR	666.77		5
5TH FLOOR	666.77		5
6TH FLOOR	666.77		5
7TH FLOOR(R)	639.27	27.50	5
8TH FLOOR	666.77		5
9TH FLOOR	666.77		5
10TH FLOOR	666.77		5
11TH FLOOR	666.77		5
12TH FLOOR(R)	639.27	27.50	5
13TH FLOOR	579.56		4
14TH FLOOR	570.93		4
15TH FLOOR	570.93		4
TOTAL	8632.60	55.00	67

F.S.I. STATEMENT OF BUILDING-B1

FLOOR	FSI (SQ.M.)	REFUGE AREA (SQ.M.)	TENEMENT
BASEMENT-2	48.10		-
BASEMENT-1	48.45		-
GROUND/STILT FLOOR	100.10		-
1ST FLOOR	435.90		3
2ND FLOOR	423.64		3
3RD FLOOR	423.64		3
4TH FLOOR	423.64		3
5TH FLOOR	423.64		3
6TH FLOOR	423.64		3
7TH FLOOR(R)	400.68	18.15	3
8TH FLOOR	423.64		3
9TH FLOOR	423.64		3
10TH FLOOR	423.64		3
11TH FLOOR	423.64		3
12TH FLOOR(R)	400.68	18.15	3
13TH FLOOR	345.23		2
14TH FLOOR	345.23		2
15TH FLOOR	345.23		2
TOTAL	6283.36	36.30	42

F.S.I. STATEMENT OF BUILDING-B2

FLOOR	FSI (SQ.M.)	REFUGE AREA (SQ.M.)	TENEMENT
BASEMENT-2	48.21		-
BASEMENT-1	48.56		-
GROUND/STILT FLOOR	102.87		-
1ST FLOOR	448.42		3
2ND FLOOR	436.16		3
3RD FLOOR	436.16		3
4TH FLOOR	436.16		3
5TH FLOOR	436.16		3
6TH FLOOR	436.16		3
7TH FLOOR(R)	413.88	17.69	3
8TH FLOOR	436.16		3
9TH FLOOR	436.16		3
10TH FLOOR	436.16		3
11TH FLOOR	436.16		3
12TH FLOOR(R)	413.88	17.69	3
13TH FLOOR	361.87		2
14TH FLOOR	361.87		2
15TH FLOOR	361.87		2
TOTAL	6486.87	35.38	42

F.S.I. STATEMENT OF BUILDING-C

FLOOR	FSI (SQ.M.)	REFUGE AREA (SQ.M.)	TENEMENT
BASEMENT-2	48.47		-
BASEMENT-1	48.82		-
GROUND/STILT FLOOR	119.56		-
1ST FLOOR	480.74		2
2ND FLOOR	463.64		2
3RD FLOOR	463.32		2
4TH FLOOR	463.64		2
5TH FLOOR	463.32		2
6TH FLOOR	463.64		2
7TH FLOOR(R)	440.93	19.23	2
8TH FLOOR	463.64		2
9TH FLOOR	463.32		2
10TH FLOOR	463.64		2
11TH FLOOR	463.32		2
12TH FLOOR(R)	440.93	19.23	2
13TH FLOOR	391.14		2
14TH FLOOR	391.14		2
15TH FLOOR	391.14		2
TOTAL	6924.29	38.46	30

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extension of the internal access and extension of the internal roads & services through this land under layout sub-division.

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 of the layout is obtained from the Municipal Commissioner.

MUNICIPAL CORPORATION BUILDING PERMISSION SECTION PUNE

FSI+NON FSI STATEMENT

ITEM NO.	BUILDING	AREA IN SQM
1	BUILDING -A1	9125.94
2	BUILDING -A2	8479.75
3	BUILDING -A3	8632.60
4	BUILDING -B1	6283.36
5	BUILDING -B2	6486.87
6	BUILDING -C	6924.29
7	BUILDING -D (With Inclusive Housing)	2656.01
A	FSI AREA	50888.82
	NON FSI	
1	BASEMENT-1	6405.00
2	BASEMENT-2	6988.00
3	STILT	3018.00
4	ARCHITECTURE PROJECTION	10172.76
5	L.M.R.	315.00
6	SWIMMING POOL	208.00
7	CLUB HOUSE	285.00
8	O.H.W. TANK AREA	340.00
9	REFUGE AREA	267.82
10	DG SET	12.00
11	U.G.W.TANK + PUMP ROOM AREA	445.36
12	D.W.C. AREA	60.00
13	S.T.P. AREA	220.00
B	TOTAL NON FSI	28374.94
C	TOTAL FSI + NON FSI AREA(A+B)	79263.76

LAYOUT (D.P.)

SUMP OF APPROVALS 01/02

विकास परवानगी कार्यालय
बांधकाम परवानगी क्र. CC/1131/21 दिनांक 30/07/2021
Revised Tentative Layout for the purpose
कार्यकारी अभियंता
विकास परवानगी व नगररचना विभाग (झो.क्र. 4)
पुणे महानगरपालिका

[illegible] दिनांक 17/03/2018

SR. NO.	AREA STATEMENT	SQ.M.
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	12100.00
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	12100.00
	(b) AS PER MEASUREMENT SHEET	12108.63
	(c) AS PER SITE	-
	(d) MINIMUM AREA TO BE CONSIDERED	12100.00
2	DEDUCTIONS FOR	
	(a) AREA UNDER 30.00M.W. D.P. ROAD	309.73
	(b) ANY RESERVATION	-
	TOTAL (a+b)	309.73
3	BALANCE AREA OF PLOT (1-2)	11790.27
4	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED (15%)	1768.54
	(b) ADJUSTMENT OF 2(b), IF ANY	-
	(c) BALANCE PROPOSED	1768.54
5	NET PLOT AREA (3-4(c))	10021.73
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED (10%)	1179.03
	(b) PROPOSED	1179.03
7	INTERNAL ROAD AREA	-
8	PLOTABLE AREA (IF APPLICABLE)	-
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH [illegible]	11022.00
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE [illegible]	14020.40
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM [illegible]	5013.87
	(c) TOTAL (10a+10b)	18041.29
11	IN-SITU FSI / TDR LOADING	-
	(a) AREA AGAINST D.P. ROAD [illegible]	-
	(b) AREA AGAINST AMENITY SPACE IF HANDED OVER [illegible]	-
	(c) TDR AREA	-
	(d) TOTAL IN-SITU / TDR LOADING PROPOSED [illegible]	-
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL (9+10(c))	32065.19
	(a) [illegible] OR 12 WHICHEVER IS APPLICABLE	-
	(b) ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL WITH PAYMENT OF CHARGES	18026.11
	(c) TOTAL ENTITLEMENT (13a+b)	48104.30
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. [illegible]	---
15	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 [illegible]	551.00
16	TOTAL ENTITLEMENT (13(c)+15)	48655.30
17	TOTAL BUILT-UP AREA IN PROPOSAL [illegible]	
	(a) EXISTING BUILT-UP AREA [illegible]	-
	(i) COMPLETED	-
	(ii) RESIDENTIAL	-
	(iii) COMMERCIAL	-
	(b) PROPOSED BUILT-UP AREA [illegible]	
	(i) RESIDENTIAL BUILT-UP AREA	48847.14
	(ii) COMMERCIAL BUILT-UP AREA	-
	(iii) TOTAL BUILT-UP AREA	48847.14
18	F.S.I. CONSUMED (17/16)	
	(a) REQUIRED [illegible]	2204.78
	(b) PROPOSED	2241.68

AREA UNDER 30.00M WIDE D.P. ROAD (SCALE 1:500)

AREA UNDER 30.00M WIDE D.P. ROAD					
R1.	0.5 X	26.89 X	6.74	=	90.62 SQ.M
R2.	0.5 X	26.89 X	3.05	=	41.01 SQ.M
R3.	0.5 X	32.08 X	5.26	=	84.37 SQ.M
R4.	0.5 X	32.21 X	5.82	=	93.73 SQ.M
NET PLOT AREA				=	309.73 SQ.M

OPEN SPACE AREA (SCALE 1:500)

OPEN SPACE AREA CALCULATION					
01.	0.5 X	11.30 X	6.57	=	37.12 SQ.M
02.	0.5 X	11.30 X	5.64	=	31.87 SQ.M
03.	0.5 X	47.38 X	24.317	=	576.07 SQ.M
04.	0.5 X	47.38 X	22.54	=	533.97 SQ.M
NET PLOT AREA				=	1179.03 SQ.M

PLOT AREA KEYPLAN (SCALE 1:1000)

S.NO.83A (PART) PLOT AREA STATEMENT					
1.	0.5 X	27.36 X	6.14	=	83.99 SQ.M
2.	0.5 X	135.31 X	24.97	=	1689.34 SQ.M
3.	0.5 X	135.31 X	27.35	=	1850.36 SQ.M
4.	0.5 X	47.50 X	22.98	=	545.77 SQ.M
5.	0.5 X	72.21 X	28.06	=	1013.11 SQ.M
6.	0.5 X	54.67 X	28.42	=	776.88 SQ.M
7.	0.5 X	171.79 X	28.50	=	2448.07 SQ.M
8.	0.5 X	190.57 X	30.61	=	2916.67 SQ.M
9.	0.5 X	48.20 X	30.15	=	726.61 SQ.M
10.	0.5 X	32.21 X	3.47	=	55.88 SQ.M
NET PLOT AREA				=	12106.63 SQ.M
MINIMUM AREA CONSIDERED				=	12100.00 SQ.M

AREA UNDER AMENITY (SCALE 1:500)

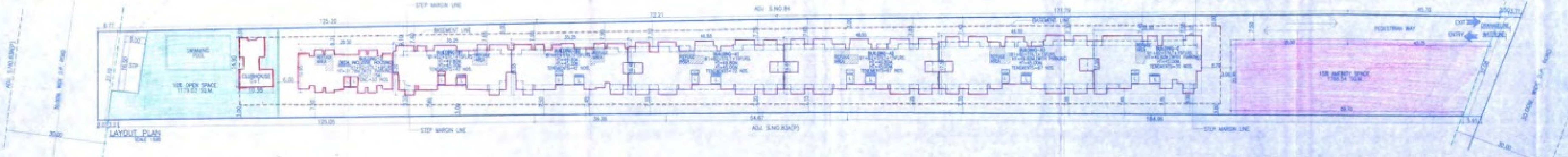
AREA UNDER PARKING RESERVATION					
A1.	0.5 X	75.98 X	21.51	=	817.16 SQ.M
A2.	0.5 X	75.98 X	11.32	=	430.05 SQ.M
A3.	0.5 X	44.615X	23.37	=	521.33 SQ.M
NET PLOT AREA				=	1768.54 SQ.M

TOTAL PARKING CALCULATION (BUILDING-A1,A2,A3,B1,B2,C & D(With Inclusive Housing))					
PARKING REQUIRED	NO. OF TENEMENT	PARKING REQUIRED		PARKING PROVIDED	
		CARS	SCOOTERS	CARS	SCOOTERS
BUILDING A1	72	51	195	111	99
BUILDING A2	67	48	152	134	118
BUILDING A3	67	48	182	80	208
BUILDING B1	42	41	135	82	133
BUILDING B2	42	41	123	76	103
BUILDING C	30	30	90	4	250
TOTAL	320	259	899	487	913
5% VISITOR PARKING		14	47	14	47
BUILDING -D (With Inclusive Housing)	33	17	85	2	75
5% VISITOR PARKING		1	4	1	4
TOTAL		291	1035	484	1039
		X	X	X	X
AREA REQUIRED PER NOS.		12.50	3.00	12.50	3.00
TOTAL AREA		3637.50	3105.00	6050.00	3108.00
		6742.50		9158.00	

PROPOSED SITE

LOCATION PLAN

WATER CALCULATION (BUILDING-A1,A2,A3,B1,B2,C & D (With Inclusive Housing))									
BUILDING	NO. OF TENEMENT	DMAT				UDAT			
		DMAT (LTRS.)	FIRE FIGHTING (LTRS.)	TOTAL REQUIRED (LTRS.)	TOTAL PROVIDED (LTRS.)	UDAT (LTRS.)	FIRE FIGHTING (LTRS.)	TOTAL REQUIRED (LTRS.)	TOTAL PROVIDED (LTRS.)
BUILDING A1	72	48600	20000	68600	68600	72900.00	75000	147900.00	
BUILDING A2	67	45225	20000	65225	65225	67837.50	75000	142837.50	
BUILDING A3	67	45225	20000	65225	65225	67837.50	75000	142837.50	
BUILDING B1	42	28350	20000	48350	48350	42525.00	75000	117525.00	
BUILDING B2	42	28350	20000	48350	48350	42525.00	75000	117525.00	
BUILDING C	30	20250	20000	40250	40250	30375.00	75000	105375.00	
TOTAL	320	216000	120000	336000	336000	324000	450000	774000.00	
BUILDING -D (With Inclusive Housing)	33	22275	20000	42275	42275	33412.50	50000.00	83412.50	
TOTAL	353	238275	20000	378275	378275	357413	500000	857412.50	857413



LAYOUT PLAN (SCALE 1:500)

LEGEND

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON [illegible] AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE 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.

SIGNATURE OF LICENSED ARCHITECT

COMPOUND WALL SECTION
SCALE 1:100

*COMPOUND WALL AS PER SITE CONDITIONS & STRUCTURAL CONSULTANTS DETAILS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF RESIDENTIAL BUILDINGS AT S.NO.83A/4A, VILLAGE MUNDHWA, PUNE.

NAME AND SIGNATURE OF OWNER

Mr. Kulbhushan Upadhya for M/S ESKON CONSTRUCTIONS PVT.LTD.

NAME AND SIGNATURE OF ARCHITECT

VOUSSOIRS
ARCHITECT AND INTERIOR DESIGNERS

NORTH	SCALE 1:500	SHEET NO.
	DRAWN BY / CHECKED BY / DATE 02.08.2021	01/02

SUBJECT TO APPROVAL FROM COMPETANT AUTHORITY