BUILDING PERMISSION

01

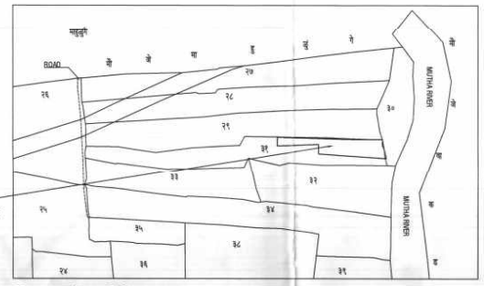
MASTER LAYOUT

Revised

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/1225/19
DATE 27/5/2019

Building Inspector | Deputy Engineer
Building Development Department

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE



Location Plan
Scale -nts N

PARKING REQUIREMENT CALCULATION :

	CARS	SCOOTERS	CYCLES
For every tenement having carpet area equal to or above 80 sq.m. But less than 150 sq.m. (2 : 2 : 2) 24 nos.	24	24	24
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 sq.m. (1 : 4 : 4) 10 nos.	09	02	02
REQUIRED	33	56	56
5% VISITOR PARKING	02	03	03
TOTAL REQUIRED	35	59	59

REQUIRED PARKING AREA -

CAR	:-	12.50 = 36 X 12.50	=	450.00 SQ.M.
SCOOTER	:-	2.00 = 59 X 2.00	=	118.00 SQ.M.
CYCLE STAND	:-	0.70 = 59 X 0.70	=	41.30 SQ.M.
TOTAL			=	609.30 SQ.M.

WATER TANK REQUIREMENT CALCULATION :

RESIDENTIAL

REQUIRED NOS. OF TENEMENTS X 5 nos. X 135 ltrs	
REQUIRED WATER CAPACITY 40 X 5 X 135	=27000.00 LTRS.
ADD WATER FOR FIRE FIGHTING	=-- LTRS.
TOTAL O.H.W.T. CAPACITY	= 27000 LTRS.
U.G.WATER TANK CAPACITY	= 27,000.0 X 1.50 = 40,500 LTRS
ADD WATER FOR FIRE FIGHTING	= ------- LTRS.
TOTAL U.G.W.T. CAPACITY	= 40,500 LTRS.

TOTAL FSI STATEMENT (BUILDING - 'A2' & 'A3')

S.NO.	BLDG. NAME	FLOOR	RESI. B/UP AREA	PERMI. BALCONY	PROP. BALCONY	STAIRCASE AREA	FIRE STAIRCASE	LIFT	FIRE LIFT	GROUND COVERAGE	BLDG. HT.	TENET. NO.
1	A2	G/P+1	279.25	41.89	40.28	30.24	30.24	3.42	4.75	357.94	6.25 M	4
2	A3	G/P+1	279.25	41.89	40.28	30.24	30.24	3.42	4.75	357.94	6.25 M	4
TOTAL			558.50	83.78	80.56	60.48	60.48	6.84	9.50	715.88		8.00

TOTAL FSI STATEMENT (BUILDING - 'A2' & A3')

S.NO.	FLOOR	NET B/UP AREA	PERMI. BALCONY	OPEN BALCONY	STAIRCASE AREA	FIRE STAIRCASE	LIFT	FIRE LIFT	BLDG. HT.	TENEMENT NO.
1.	GR/PARKING	0.00	0.00	0.00	15.12	15.12	3.42	4.75	Height above Gr. Lvl = 6.25 M	0
2.	1st FLOOR	279.25	41.89	40.28	15.12	15.12				4
TOTAL		279.25	41.89	40.28	30.24	30.24	6.84	4.75		4

AREA SURRENDER TO PMC (BUILDING - 'A1' & 'B')

S.NO.	BLDG. NAME	FLOOR	RESI. B/UP AREA	PERMI. BALCONY	PROP. BALCONY	STAIRCASE AREA	FIRE STAIRCASE	LIFT	FIRE LIFT	GROUND COVERAGE	BLDG. HT.	TENET. NO.
2	A1	G/P+4	1291.24	193.69	185.08	75.60	75.60	3.42	4.75	407.49	14.95 M	16
3	B	G/P+2	623.00	93.45	54.20	32.76	00	3.60	00	358.58	9.00 M	16
TOTAL			1914.24	287.14	239.28	108.36	75.60	7.02	4.75	766.07		32.00

TOTAL FSI STATEMENT (BUILDING - 'A1')

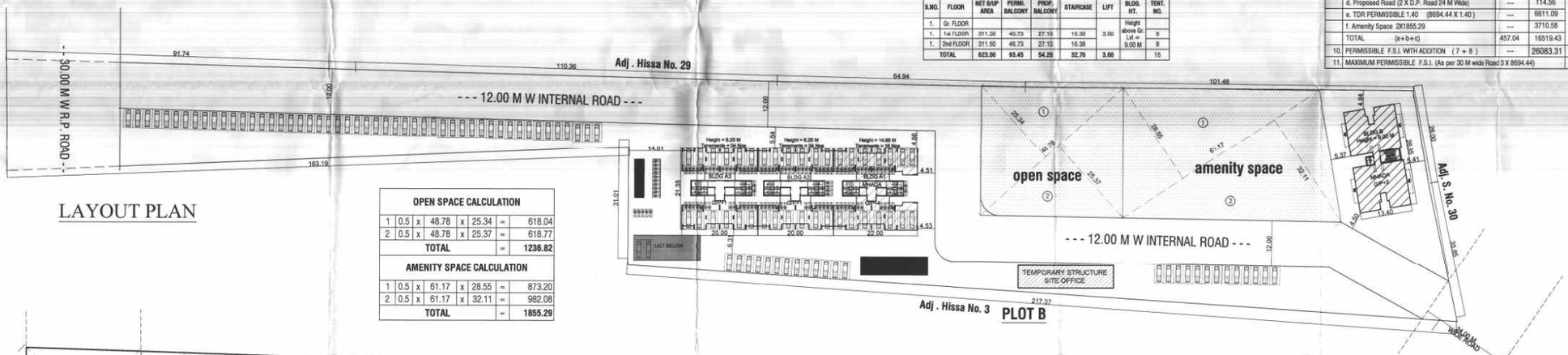
S.NO.	FLOOR	NET B/UP AREA	PERMI. BALCONY	OPEN BALCONY	STAIRCASE AREA	FIRE STAIRCASE	LIFT	FIRE LIFT	BLDG. HT.	TENEMENT NO.
1.	GR/PARKING	0.00	0.00	0.00	15.12	15.12	3.42	4.75	Height above Gr. Lvl = 14.95 M	0
2.	1st FLOOR	322.81	48.42	46.27	15.12	15.12				4
3.	2nd FLOOR	322.81	48.42	46.27	15.12	15.12				4
4.	3rd FLOOR	322.81	48.42	46.27	15.12	15.12				4
5.	4th FLOOR	322.81	48.42	46.27	15.12	15.12				4
TOTAL		1291.24	193.69	185.08	75.60	75.60	3.24	4.75		16

TOTAL FSI STATEMENT (BUILDING - B)

S.NO.	FLOOR	NET B/UP AREA	PERMI. BALCONY	PROP. BALCONY	STAIRCASE	LIFT	BLDG. HT.	TENT. NO.
1.	Gr. FLOOR						Height above Gr. Lvl = 9.00 M	0
1.	1st FLOOR	311.50	46.73	27.10	16.38	3.00		8
1.	2nd FLOOR	311.50	46.73	27.10	16.38			8
TOTAL		623.00	93.45	54.20	32.76	3.60		16

AS PER PREVIOUS SANCTION UNDER PMC CC/3688/18 DATED 25/02/2019

PREVIOUS SANCTION STATEMENT		PLOT A	PLOT B	(A+B) SQ.M.
1.	a) AREA OF THE PLOT AS PER 7/12	2274.75	11475.00	13749.75
	b) AREA UNDER PROPOSAL AS PER DEMARCATION	2274.75	11475.74	13750.49
2.	MINIMUM AREA CONSIDERED	2274.75	11475.00	13749.75
3.	DEDUCTIONS FOR			
	a. Area Under 12.00 M wide Road	457.04	----	
	b. Area Under 24.00 M Road Widening	----	57.28	
	c. Area Under 30.00 M Road Widening	----	867.99	1382.31
	d. Any Reservation	----	----	
	TOTAL (a+b+c)	457.04	925.27	1382.31
4.	NET GROSS AREA OF THE PLOT (2-3)	1817.71	10549.73	12367.44
5.	DEDUCTIONS FOR			
	a. Open Space (10%)			1236.82
	b. Amenity space (15%)			1855.29
	TOTAL (a+b)			3092.11
6.	NET PLOT AREA (less only Amenity)	(12367.73 -1855.29)		10512.15
7.	NET AREA OF PLOT 'B' ONLY	(10512.15 -1817.71)=8694.44		--
8.	PERMISSIBLE BASIC F.S.I. AFTER LESS NET PLOT A	(8694.44 X 1.10)		9563.88
9.	ADDITION FOR	PLOT A	PLOT B	
	a. PREMIUM FSI (50%) (8694.44 X 0.50)	---	4347.22	
	b. 12 M wide road	457.04	---	
	c. Proposed Road (2 X D.P. Road / 30 M Wide)	---	1735.98	
	d. Proposed Road (2 X D.P. Road 24 M Wide)	---	114.56	---
	e. TDR PERMISSIBLE 1.40 (8694.44 X 1.40)	---	6611.09	
	f. Amenity Space 2X1855.29	---	3710.58	
	TOTAL (a+b+c)	457.04	16519.43	
10.	PERMISSIBLE F.S.I. WITH ADDITION (7 + 8)	---	26083.31	---
11.	MAXIMUM PERMISSIBLE F.S.I. (As per 30 M wide Road 3 X 8694.44)			26083.32



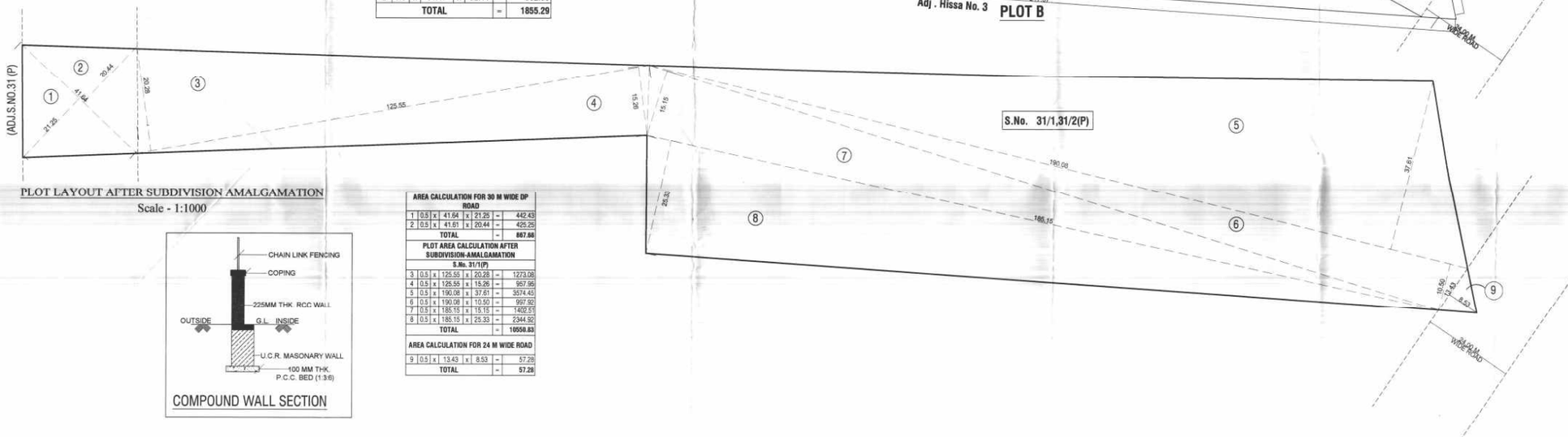
LAYOUT PLAN

OPEN SPACE CALCULATION

1	0.5	x	48.78	x	25.34	=	618.04
2	0.5	x	48.78	x	25.37	=	618.77
TOTAL						=	1236.82

AMENITY SPACE CALCULATION

1	0.5	x	61.17	x	28.55	=	873.20
2	0.5	x	61.17	x	32.11	=	982.08
TOTAL						=	1855.29



PLOT LAYOUT AFTER SUBDIVISION AMALGAMATION
Scale - 1:1000

AREA CALCULATION FOR 30 M WIDE DP ROAD

1	0.5	x	41.64	x	21.25	=	442.43
2	0.5	x	41.61	x	20.44	=	425.25
TOTAL						=	867.68

PLOT AREA CALCULATION AFTER SUBDIVISION-AMALGAMATION

S.No. 31/1(P)

3	0.5	x	125.55	x	20.28	=	1273.08
4	0.5	x	125.55	x	15.26	=	957.95
5	0.5	x	190.08	x	37.61	=	3574.45
6	0.5	x	190.08	x	10.50	=	997.92
7	0.5	x	185.15	x	15.15	=	1402.51
8	0.5	x	185.15	x	25.33	=	2344.92
TOTAL						=	10550.83

AREA CALCULATION FOR 24 M WIDE ROAD

9	0.5	x	13.43	x	8.53	=	57.28
TOTAL						=	57.28

COMPOUND WALL SECTION

A	AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of a,b,c,to be considered)	=	11475.00
	a) As per ownership document (7/12 Extract)	=	11475.00
	b) Area under New Proposal	=	11475.00
	c) as per measurement sheet	=	11475.00
2	Deductions for	=	0.00
	a) Area Under 24.00 M Road Widening	=	57.28
	b) Area Under 30.00 M Road Widening	=	867.99
	Total (a+b)	=	925.27
3	Gross Area of Plot (1-2)	=	10549.73
4	Recreational Open Space	=	
	a) Required	=	1054.97
	b) Proposed	=	1236.82
5	Amenity Space	=	
	a) Required	=	1582.46
	b) Proposed	=	1855.29
6	Service road and Highway widening	=	0.00
7	Internal Road area	=	0.00
8	Net Plot Area after less Amenity (3-5b) (10549.73-1855.29)	=	8694.44
9	Built up area with reference to Basic F.S.I. as per front road width (8694.44 X 1.10)	=	9563.88
10	Addition of area for F.S.I.	=	
	a) In-situ area against 30 M Wide D.P. road [2.00 x --]	=	0.00
	b) In-situ area against 24 M Wide D.P. road [2.00 x --]	=	0.00
	c) In-situ area against Amenity Space [2.00 x --]	=	0.00
	d) Premium FSI area (subject to maximum of 0.5 of)	=	0.00
	e) TDR area	=	0.00
	f) Additional FSI area under chapter VIII	=	
	(Total of a+b+c+d+e+f)	=	0.00
14	Total area available (9+10)	=	9563.88
15	Total Built-up Area in proposal (excluding area at S.No. 18b)	=	558.50
	a) Existing Built up Area	=	
	b) Proposed Commercial Built up Area	=	
	c) Proposed Residential Built up Area	=	558.50
	d) Excess Balcony area counted in F.S.I.	=	
	e) Excess Double Height Terraces area counted in F.S.I.	=	
16	F.S.I. Cosumed (16/17)	=	0.06
17	Area for Inclusive Housing, if any	=	
	a) Required (20% of sr. no. 9)	=	1912.78
	b) Proposed	=	1914.24
18	Permissible Tenements (250/Hec)	=	218.00
19	Proposed Tenements	Pnd	140.00

PROJECT NAME & ADDRESS

PROPOSED RESIDENTIAL LAYOUT ON SR. NO. 31/1A(P) ,31/1B(P) & 31/2(P) AT - BALEWADI, TAL. - HAVELI, DIST-PUNE.

POWER OF ATTORNEY HOLDER'S NAME & SIGNATURE

M/s. Mantra Kingdom LLP. Through
Mr. Rohit Ghanshyam Gupta

N

Scale	1:500
Date	25/05/2019
Drg. no.	-----
Job no.	
Draft	Swapnil
Checked	AS

REVISION | DWG. PURPOSE

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(Architects sign)