

Location Plan

Scale -nts N

PARKING REQUIREMENT CALCULATION :	CARS	SCOOTERS	CYCLES.
2 TENAMENT HAVING CARPET AREA 40 TO 80 sqm. (2:4:2) 335 nos.	335	672	335
2 TENAMENT HAVING CARPET AREA LESS THAN 40 sq.m. (1:4:4) 49 nos.	25	100	100
REQUIRED 384 nos.	360	772	435
5% ADDITIONAL VISITOR PARKING	18	39	22
TOTAL REQUIRED	378	811	457
PROVIDED	378	811	457

PROVIDED PARKING AREA -

CAR :- 12.50 = 378 X 12.50 = 4725.00 SQ.M.
SCOOTER :- 2.00 = 811 X 2.00 = 1622.00 SQ.M.
CYCLE STAND :- 0.70 = 457 X 0.70 = 319.90 SQ.M.
TOTAL = 6666.90 SQ.M.

WATER TANK REQUIREMENT CALCULATION :	
RESIDENTIAL	
REQUIRED	NOS. OF TENAMENTS X 5nos. X 135 lits.
REQUIRED WATER CAPACITY	: 384 X 5 X 135 = 2,59,200 LTRS.
ADD WATER FOR FIRE FIGHTING	: 20000 X 5 = 1,00,000 LTRS.
TOTAL O.H.W.T. CAPACITY	= 2,59,200 + 1,00,000 = 3,59,200 LTRS.
U.G.WATER TANK CAPACITY	= 2,59,200 X 1.50 = 3,88,800 LITS
ADD WATER FOR FIRE FIGHTING	: 1,50,000 X 5 = 7,50,000 LTRS.
TOTAL U.G.W.T. CAPACITY	= 3,88,800 + 7,50,000 = 11,38,800 LTRS

TOTAL FSI STATEMENT

S.NO.	WING	FLOOR	NET B/UP AREA	PERMI. BALCONY	OPEN BALCONY	STAIRCASE AREA	FIRE STAIRCASE	LIFT	FIRE LIFT	GROUND COVERAGE	BLDG. HT.	TENEMENT NO.
1.	A1	2B+P+18 Fl.	5657.41	848.61	769.97	289.08	270.36	4.75	4.75	413.72	56.80 M	67
2.	A2	2B+P+18 Fl.	5036.84	755.53	726.47	284.94	270.36	4.75	4.75	359.95	56.80 M	67
3.	A3	2B+P+18 Fl.	5036.84	755.53	726.47	284.94	270.36	4.75	4.75	359.95	56.80 M	67
4.	A4	2B+P+18 Fl.	5036.63	755.49	726.47	284.94	270.36	4.75	4.75	359.95	56.80 M	67
5.	A5	2B+P+18 Fl.	5650.52	847.58	771.50	289.08	270.36	4.75	4.75	413.72	56.80 M	67
TOTAL			26418.24	3962.74	3720.88	1432.98	1351.80	23.75	23.75			335.00
6.	B - INCLUSIVE HOUSING	P+7 Fl.	2088.31	313.25	246.96	112.84	0.00	3.42	0		23.65 M	49
TOTAL			28506.55	4275.98	3967.84	1545.82	1351.80	27.17	23.75			384.00

TOTAL FSI STATEMENT (BUILDING A1)

S.NO.	FLOOR	NET B/UP AREA	PERMI. BALCONY (15%)	OPEN BALCONY	REGULAR STAIRCASE	FIRE STAIRCASE	LIFT	FIRE LIFT	BLDG. HT.	GROUND COVERAGE	TENEMENT NO.
1	1st FLOOR	170.12	25.52	22.90	16.06	15.02					2
2	2nd FLOOR	323.41	48.51	45.83	16.06	15.02					4
3	3rd FLOOR	323.41	48.51	45.83	16.06	15.02					4
4	4th FLOOR	323.41	48.51	45.83	16.06	15.02					4
5	5th FLOOR	323.41	48.51	45.83	16.06	15.02					4
6	6th FLOOR	323.41	48.51	45.83	16.06	15.02					3
7	7th FLOOR	319.85	47.98	35.15	16.06	15.02					4
8	8th FLOOR	323.41	48.51	45.83	16.06	15.02					4
9	9th FLOOR	323.41	48.51	45.83	16.06	15.02					4
10	10th FLOOR	323.41	48.51	45.83	16.06	15.02					4
11	11th FLOOR	323.41	48.51	45.83	16.06	15.02					4
12	12th FLOOR	319.85	47.98	35.15	16.06	15.02					3
13	13th FLOOR	323.41	48.51	45.83	16.06	15.02					4
14	14th FLOOR	323.41	48.51	45.83	16.06	15.02					4
15	15th FLOOR	323.41	48.51	45.83	16.06	15.02					4
16	16th FLOOR	323.41	48.51	45.83	16.06	15.02					4
17	17th FLOOR	319.85	47.98	35.15	16.06	15.02					3
18	18th FLOOR	323.41	48.51	45.83	16.06	15.02					4
TOTAL		5657.41	848.61	769.97	289.08	270.36	4.75	4.75	Height above Gr. Lvl = 56.80 M / Height above Stilt Lvl. = 52.20 M	397.53	67

TOTAL FSI STATEMENT (BUILDING - A4)

S.NO.	FLOOR	NET B/UP AREA	PERMI. BALCONY	OPEN BALCONY	STAIRCASE AREA	FIRE STAIRCASE	LIFT	FIRE LIFT	GROUND COVERAGE	BLDG. HT.	TENEMENT NO.
1.	1st FLOOR	152.83	22.92	21.64	15.83	15.02					2
2.	2nd FLOOR	288.62	43.29	43.28	15.83	15.02					4
3.	3rd FLOOR	288.62	43.29	43.28	15.83	15.02					4
4.	4th FLOOR	288.62	43.29	43.28	15.83	15.02					4
5.	5th FLOOR	288.62	43.29	43.28	15.83	15.02					4
6.	6th FLOOR	288.62	43.29	43.28	15.83	15.02					4
7.	7th FLOOR	281.04	42.16	32.97	15.83	15.02					3
8.	8th FLOOR	288.62	43.29	43.28	15.83	15.02					4
9.	9th FLOOR	288.62	43.29	43.28	15.83	15.02					4
10.	10th FLOOR	288.62	43.29	43.28	15.83	15.02					4
11.	11th FLOOR	288.62	43.29	43.28	15.83	15.02					4
12.	12th FLOOR	281.04	42.16	32.97	15.83	15.02					3
13.	13th FLOOR	288.62	43.29	43.28	15.83	15.02					4
14.	14th FLOOR	288.62	43.29	43.28	15.83	15.02					4
15.	15th FLOOR	288.62	43.29	43.28	15.83	15.02					4
16.	16th FLOOR	288.62	43.29	43.28	15.83	15.02					4
17.	17th FLOOR	281.04	42.16	32.97	15.83	15.02					3
18.	18th FLOOR	288.62	43.29	43.28	15.83	15.02					4
TOTAL		5036.63	755.49	726.47	284.94	270.36	4.75	4.75	359.95	Height above Gr. Lvl. - 57.60 M / Height above Stilt Lvl. - 52.20 M	67

TOTAL FSI STATEMENT (BUILDING - A2 & A3)

S.NO.	FLOOR	NET B/UP AREA	PERMI. BALCONY	OPEN BALCONY	STAIRCASE AREA	FIRE STAIRCASE	LIFT	FIRE LIFT	GROUND COVERAGE	BLDG. HT.	TENEMENT NO.
1.	1st FLOOR	152.83	22.92	21.64	15.83	15.02					2
2.	2nd FLOOR	288.62	43.29	43.28	15.83	15.02					4
3.	3rd FLOOR	288.62	43.29	43.28	15.83	15.02					4
4.	4th FLOOR	288.62	43.29	43.28	15.83	15.02					4
5.	5th FLOOR	288.62	43.29	43.28	15.83	15.02					4
6.	6th FLOOR	288.62	43.29	43.28	15.83	15.02					3
7.	7th FLOOR	281.11	42.17	32.97	15.83	15.02					4
8.	8th FLOOR	288.62	43.29	43.28	15.83	15.02					4
9.	9th FLOOR	288.62	43.29	43.28	15.83	15.02					4
10.	10th FLOOR	288.62	43.29	43.28	15.83	15.02					4
11.	11th FLOOR	288.62	43.29	43.28	15.83	15.02					4
12.	12th FLOOR	281.11	42.17	32.97	15.83	15.02					3
13.	13th FLOOR	288.62	43.29	43.28	15.83	15.02					4
14.	14th FLOOR	288.62	43.29	43.28	15.83	15.02					4
15.	15th FLOOR	288.62	43.29	43.28	15.83	15.02					4
16.	16th FLOOR	288.62	43.29	43.28	15.83	15.02					4
17.	17th FLOOR	281.11	42.17	32.97	15.83	15.02					3
18.	18th FLOOR	288.62	43.29	43.28	15.83	15.02					4
TOTAL		5036.84	755.53	726.47	284.94	270.36	4.75	4.75	359.95	Height above Gr. Lvl. - 56.80 M / Height above Stilt Lvl. - 52.20 M	67

TOTAL FSI STATEMENT (BUILDING A5)

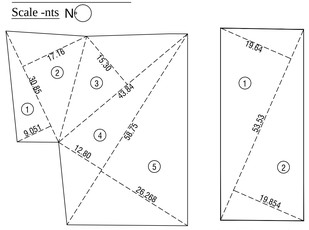
S.NO.	FLOOR	NET B/UP AREA	PERMI. BALCONY (15%)	OPEN BALCONY	REGULAR STAIRCASE	FIRE STAIRCASE	LIFT	FIRE LIFT	BLDG. HT.	GROUND COVERAGE	TENEMENT NO.
1	1st FLOOR	169.92	25.49	22.93	16.06	15.02					2
2	2nd FLOOR	323.08	48.46	45.80	16.06	15.02					4
3	3rd FLOOR	323.08	48.46	45.80	16.06	15.02					4
4	4th FLOOR	323.08	48.46	45.80	16.06	15.02					4
5	5th FLOOR	323.08	48.46	45.80	16.06	15.02					4
6	6th FLOOR	323.08	48.46	45.80	16.06	15.02					3
7	7th FLOOR	319.16	47.87	35.79	16.06	15.02					4
8	8th FLOOR	323.08	48.46	45.80	16.06	15.02					4
9	9th FLOOR	323.08	48.46	45.80	16.06	15.02					4
10	10th FLOOR	323.08	48.46	45.80	16.06	15.02					4
11	11th FLOOR	323.08	48.46	45.80	16.06	15.02					4
12	12th FLOOR	319.16	47.87	35.79	16.06	15.02					3
13	13th FLOOR	323.08	48.46	45.80	16.06	15.02					4
14	14th FLOOR	323.08	48.46	45.80	16.06	15.02					4
15	15th FLOOR	323.08	48.46	45.80	16.06	15.02					4
16	16th FLOOR	323.08	48.46	45.80	16.06	15.02					4
17	17th FLOOR	319.16	47.87	35.79	16.06	15.02					3
18	18th FLOOR	323.08	48.46	45.80	16.06	15.02					4
TOTAL		5650.52	847.58	771.5	289.08	270.36	4.75	4.75	Height above Gr. Lvl = 56.80 M / Height above Stilt Lvl. = 52.20 M	397.17	67

TOTAL FSI STATEMENT (BUILDING B INCLUSIVE HOUSING)

S.NO.	FLOOR	NET B/UP AREA	PERMI. BALCONY	PROP. BALCONY	STAIRCASE AREA	LIFT	BLDG HEIGHT	TENT. NO.
1.	1st FLOOR	298.33	44.75	35.28	16.12			07
2.	2nd FLOOR	298.33	44.75	35.28	16.12			07
3.	3rd FLOOR	298.33	44.75	35.28	16.12			07
4.	4th FLOOR	298.33	44.75	35.28	16.12	3.42	23.65 M	07
5.	5th FLOOR	298.33	44.75	35.28	16.12			07
6.	6th FLOOR	298.33	44.75	35.28	16.12			07
7.	7th FLOOR	298.33	44.75	35.28	16.12			07
TOTAL		2088.31	313.25	246.96	112.84	3.42	0.00	49

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	28506.55
02	NON F.S.I.	
	2.1 OPEN BALCONY	3967.84
	2.2 PASSAGE AREA	0
	2.3 REGULAR STAIR CASE	1545.82
	2.4 FIRE STAIR CASE	1351.80
	2.5 LIFT LOBBY AREA	672.66
	2.6 DRY BALCONY	-
	2.7 PROJECTION	-
	2.8 REFUGE AREA	225.00
	2.9 PARKING AREA OF BLDG.	6666.90
	2.10 BASEMENT AREA	9250.00
	ANY OTHER	-
3	3.1 CLUB HOUSE	185.00
	3.2 LIFT AREA	50.92
	3.3 PODIUM AREA	2343.87
	3.4 SERVICES (S.T.P , TRANSFORMER ,U.G. T etc)	1000.00
	TOTAL NON F.S.I	27259.81
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (28506.55 + 27259.81)	55766.36



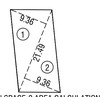
AMENITY SPACE AREA CALCULATION

AMENITY SPACE AREA CALC.						
1	0.5	X	30.85	X	9.051	= 139.61
2	0.5	X	30.85	X	17.16	= 264.69
3	0.5	X	43.84	X	15.30	= 335.38
4	0.5	X	58.75	X	12.80	= 376.00
5	0.5	X	58.75	X	26.268	= 771.62
TOTAL						= 1887.30

OPEN SPACE-1 AREA CALCULATION

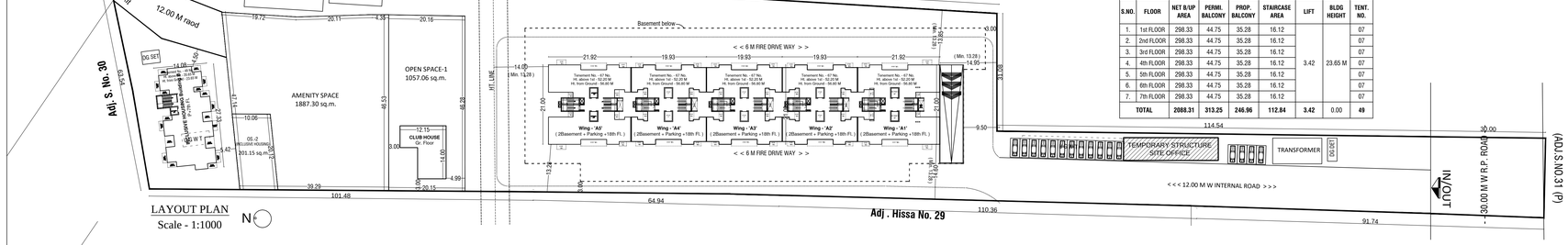
OPEN SPACE-1 AREA CALC.						
1	0.5	X	53.53	X	19.64	= 525.66
2	0.5	X	53.53	X	19.854	= 531.39
TOTAL						= 1057.06

TOATAL AREA UNDER OPEN SPACE = 1057.06 + 201.15 = 1258.21 Sq.M.

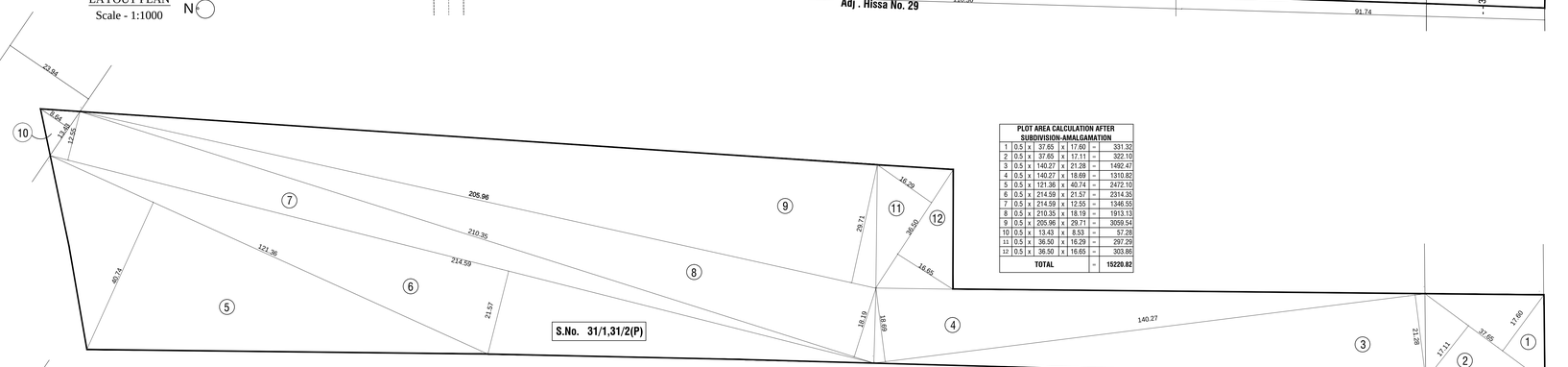


OPEN SPACE-2 AREA CALCULATION

OPEN SPACE -2 (INCLUSIVE HOUSING) AREA CALC.						
1	0.5	X	21.49	X	9.36	= 100.57
2	0.5	X	21.49	X	9.360	= 100.57
TOTAL						= 201.15



LAYOUT PLAN
Scale - 1:1000 N



PLOT LAYOUT AFTER AMALGAMATION
Scale - 1:500

PLOT AREA CALCULATION AFTER SUBDIVISION-AMALGAMATION						
1	0.5	x	37.65	x	17.60	= 331.32
2	0.5	x	37.65	x	17.11	= 322.10
3	0.5	x	140.27	x	21.28	= 1492.47
4	0.5	x	140.27	x	18.69	= 1310.82
5	0.5	x	121.36	x	40.74	= 2472.10
6	0.5	x	214.59	x	21.57	= 2314.35
7	0.5	x	214.59	x	12.55	= 1346.55
8	0.5	x	210.35	x	18.19	= 1913.13
9	0.5	x	205.96	x	29.71	= 3059.54
10	0.5	x	13.43	x	8.53	= 57.28
11	0.5	x	36.50	x	16.29	= 297.29
12	0.5	x	36.50	x	16.65	= 303.86
TOTAL						= 15220.82

PLOT LAYOUT BEFORE AMALGAMATION
Scale - 1:500

PLOT AREA CALCULATION BEFORE SUBDIVISION-AMALGAMATION						
AREA CALCULATION FOR 30 M WIDE DP ROAD						
1	0.5	x	37.65	x	17.60	= 331.32
2	0.5	x	37.65	x	17.11	= 322.10
TOTAL						= 653.42
PLOT AREA CALCULATION AFTER SUBDIVISION-AMALGAMATION						
S.No. 31/1(P)						
3	0.5	x	140.27	x	21.28	= 1492.47
4	0.5	x	140.27	x	18.69	= 1310.82
5	0.5	x	121.36	x	40.74	= 2472.10
6	0.5	x	214.59	x	21.57	= 2314.35
7	0.5	x	214.59	x	12.55	= 1346.55
8	0.5	x	210.35	x	18.19	= 1913.13
9	0.5	x	205.96	x	29.71	= 3059.54
TOTAL						= 13908.97
PLOT AREA CONSIDERED						10764.43
AREA CALCULATION FOR 24 M WIDE ROAD						
10	0.5	x	13.43	x	8.53	= 57.28
TOTAL						= 57.28

S.No. 31/2(P)						
11	0.5	x	36.50	x	16.29	= 297.29
12	0.5	x	36.50	x	16.65	= 303.86
TOTAL						= 601.16

TOTAL AREA OF PLOT
653.42+10764.43+57.28+601.16 = 12076.16

COMPOUND WALL SECTION

S.No. 31/2(P)
(NEW ADDED HISSA)

PLOT AREA AS PER 7/12 : 12075.00 SQ.M.
PLOT AREA AS PER DEMARCATION : 12076.16 SQ.M.
MINIMUM PLOT AREA : 12075.00 SQ.M.

A	AREA STATEMENT		SQ.M.
1	Area of Plot Minimum area of a,b,c,to be considered)	=	12075.00
	a) As per ownership document (7/12, CTS extract)	=	12075.00
	b) As per Triangulation of Demarcation	=	12076.16
	c) as per site	=	12075.00
2	Deductions for	=	0.00
	a) Area Under 24.00 M W Road widening Area	=	57.28
	b) Area Under 30.00 M W Road widening Area	=	653.42
	c) Any Reservation Area	=	0.00
	Total (a+b+c)	=	710.70
3	Gross Area of Plot (1-2)	=	11364.30
4	Recreational Open Space	=	
	a) Required	=	1136.43
	b) Proposed	=	1258.21
5	Amenity Space	=	
	a) Required	=	1704.65
	b) Proposed	=	1887.30
6	Service road and Highway widening	=	0.00
7	Internal Road area	=	1306.79
8	Net Area of Plot [3-5b]	=	**9477.00**
9	Built up area with reference to Basic F.S.I. as per front road width 9477.00 X 1.10)	=	10424.70
10	Addition of area for F.S.I.	=	
	a) In-situ area against D.P. road [2.00 x 710.70]	=	1421.40
	b) In-situ area against Amenity Space [2.00 x 1887.30]	=	3774.60
	c) Premium FSI area (subject to maximum of 0.5 of s.no. 8)	=	4738.50
	d) TDR area (9477.00 X 1.40)	=	13267.80
	PURCHASE TDR area	=	8071.80
	e) Additional FSI area under chapter VIII	=	
	(Total of a+b+c+d+e)	=	18006.30
11	Total area available (9+10)	=	**28431.00**
12	Maximum utilization of F.S.I. Permissible as per Road width as per Regulation no. 15.4)	=	**28431.00**
13	Total Built-up Area in proposal (excluding area at S.No. 18b)	=	**26418.24**
	a) Existing Built up Area	=	
	b) Proposed Commercial Built up Area	=	0.00
	c) Proposed Residential Built up Area	=	**26418.24**
	d) Excess Balcony area counted in F.S.I.	=	
	e) Excess Double Height Terraces area counted in F.S.I.	=	
14	F.S.I. Cosumed (16/17)	=	2.79
15	Area for Inclusive Housing, if any	=	
	a) Required (20% of sr. no. 9)	=	**2084.94**
	b) Proposed	=	**2088.31**

PROJECT NAME & ADDRESS

PROPOSED RESIDENTIAL LAYOUT ON SR. NO. 31/1A(P) ,31/1B(P) & 31/2(P), PLOT-B 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	DWG. PURPOSE
	Date	04/10/2019	
	Drg. no.	----	
	Job no.		
	Draft	Swapnil	REVISION
	Checked	AS	

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Contact No. 9371989838.

(Architects sign)

BUILDING PERMISSION 01 / 11

MASTER LAYOUT