
 <p>VPKBIET</p>	<p>Vidya Pratishthan's Kamalnayan Bajaj Institute of Engineering & Technology, Baramati 2024-25</p>	
 <p>INSTITUTION'S INNOVATION COUNCIL (Ministry of Education Initiative)</p>	<p>Department of Civil Engineering</p> <p>Report on Industrial visit conducted in association with Institution's Innovation Council (IIC) and Industry Institute Interaction cell (IIC)</p>	



A site visit is an essential learning experience that enhances academic knowledge, fosters innovation, and prepares students for future careers in architecture and town planning (Civil Engineering). By linking real-world construction practices with institutional learning, it supports the goals of the Institution's Innovation Council (IIC) in driving creative and sustainable urban development initiatives.

Name of Project for Site Visit:	Seven Star Icon building construction site near Pencil chowk, Vidya corner, near VP Campus, Baramati
Class and Semester	TE Civil, 2019 Pattern (Sem:VI)
No. of Participants:	31 (out of 39)
Date of Visit:	31 st January 2025
Time & duration	betn 11.30 am to 1:30 pm (2 hours)
Course (Subject)	Architecture and Town Planning (Elective -II) C315-e (301015 e)
Industrial visit organized under	Center of excellence 'Town and Country Planning' and in association of IIC, IIC
Industrial visit organized by	Department of Civil Engineering
Industrial visit coordinated by	Prof. D. G. Patil
Link for report	https://www.vpkbiet.org/dept_Civil.php industrial visits

General Details of Visit:

TE civil students (about 31) visited infrastructure projects and Townships, under construction building sites nearby to Vidya Pratishthan Campus on 31st January 2025

to understand different concepts from the syllabus of subject Architecture and Town Planning as mentioned below:

- a. Preparation of development plan and marking reservations
- b. Sites reserved for different amenities and services in residential area
- c. Widening / construction of roads as per proposals in DP of Baramati of extended limits
- d. Change in land uses as per the demand and urbanization trend of area.
- e. Demand of row houses as compared to flats construction as per demand of area
- f. Financial feasibility of 'Seven Star Icon' luxury commercial + residential project on VP-Pencil chowk road considering its strategic location and educational campus in vicinity, access to other prominent facilities in town.
- g. Economic viability of commercial shops in residential area and access to main roads
- h. Land cost and construction cost in particular area and market price of residential properties.
- i. Projects registered under MAHARERA
- j. Landscaping, playground, parking, hostel facilities, Community center (CC), GADIMA auditorium in the VP Campus and surroundings
- k. Parking, traffic and transportation planning in VP campus and outside campus considering educational institute and vehicles of parents, visitors in MIDC area

- l. Urban renewal process and infrastructure upgraded for road from Pencil chowk to Nakshatra Garden with children Play area and other facilities for Open Gym, morning walk
- m. Development of real estate sector, eateries and other commercial services related to requirement of students, parents

Students also visited Construction of Artificial Intelligence (AI) Center of Excellence building construction site near Nakshatra Garden in VP Campus to study different ongoing construction activities and technology, materials used for this project.

A **construction site visit** is a vital part of architectural and town planning education, offering students hands-on exposure to real-world applications of theoretical concepts. The visit contributes to academic learning in several key ways:

1. Bridging Theory and Practical Application

- Enhances students' understanding of **sustainable design principles** through real-world examples.
- Demonstrates **smart construction techniques** such as **modular buildings, prefabrication, and high-performance materials**.
- Allows students to **evaluate site planning strategies** in relation to urban regulations and environmental impact.

2. Sustainability & Green Building Practices

- **Eco-Friendly Materials:** Observing the use of **bamboo, rammed earth, AAC blocks, and recycled materials**.
- **Energy Efficiency:** Integration of **solar panels, passive ventilation, and green roofs** in building design.
- **Water Management:** Practical understanding of **rainwater harvesting, wastewater recycling, and permeable surfaces**.
- **Waste Reduction:** Insights into **on-site waste management, material reuse, and circular economy approaches** in construction.
- **Sustainable Urban Drainage Systems (SUDS):** Learning how cities manage **stormwater and flood control** through innovative drainage solutions.

3. Smart City & Urban Planning Innovations

- **Smart Infrastructure:** Exposure to **IoT-enabled smart lighting, intelligent transport systems, and automated waste disposal**.
- **Mixed-Use Development:** Observing how modern urban spaces integrate **residential, commercial, and recreational facilities** efficiently.
- **Transit-Oriented Development (TOD):** Understanding the impact of **metro stations, pedestrian-friendly zones, and sustainable transport systems** on city planning.

- **Resilient Cities:** Analyzing **disaster-resistant infrastructure** and how urban areas adapt to **climate change challenges**.
- **Community-Centric Planning:** Learning how **urban green spaces, public plazas, and interactive city elements** enhance social well-being.

4. Cutting-Edge Construction Technologies

- **Building Information Modelling (BIM):** Understanding how **3D modelling and digital twins** optimize construction efficiency.
- **3D Printing & Prefabrication:** Observing **factory-made components** and their impact on reducing construction time and waste.
- **Smart Materials:** Learning about **self-healing concrete, aerogels, and phase-change materials (PCMs)** for energy-efficient buildings.
- **Automation & Robotics:** Exploring the role of **drones, AI-driven project management, and robotic bricklayers** in modern construction.
- **Net-Zero Buildings:** Understanding the concept of buildings that **produce as much energy as they consume** using renewable sources.

5. Research & Innovation under IIC Activities

- Identifying **industry-academic collaboration opportunities** in smart construction and urban development.
- Exploring **startups and entrepreneurship** in **sustainable architecture and smart city solutions**.
- Developing **research-based student projects** on **low-carbon construction, smart mobility, and eco-friendly urban planning**.
- Organizing **hackathons, design challenges, and live case studies** for innovative urban solutions.

6. Career Readiness & Skill Development

- **Technical Proficiency:** Gaining hands-on exposure to **architectural drawings, structural detailing, and material specifications**.
- **Critical Thinking:** Analyzing **real-world constraints, challenges, and sustainable solutions** in design.
- **Professional Exposure:** Interaction with **architects, urban planners, civil engineers, and sustainability experts** for industry insights.

- **Entrepreneurial Mindset:** Encouraging students to **develop solutions for smart and sustainable cities** under IIC initiatives.

Some photos taken during site visit:



Fig 1,2: students in understanding planning and details of Seven Star Icon project through presentation near Pencil Chowk (MAHARERA registration Number: P52100079042)

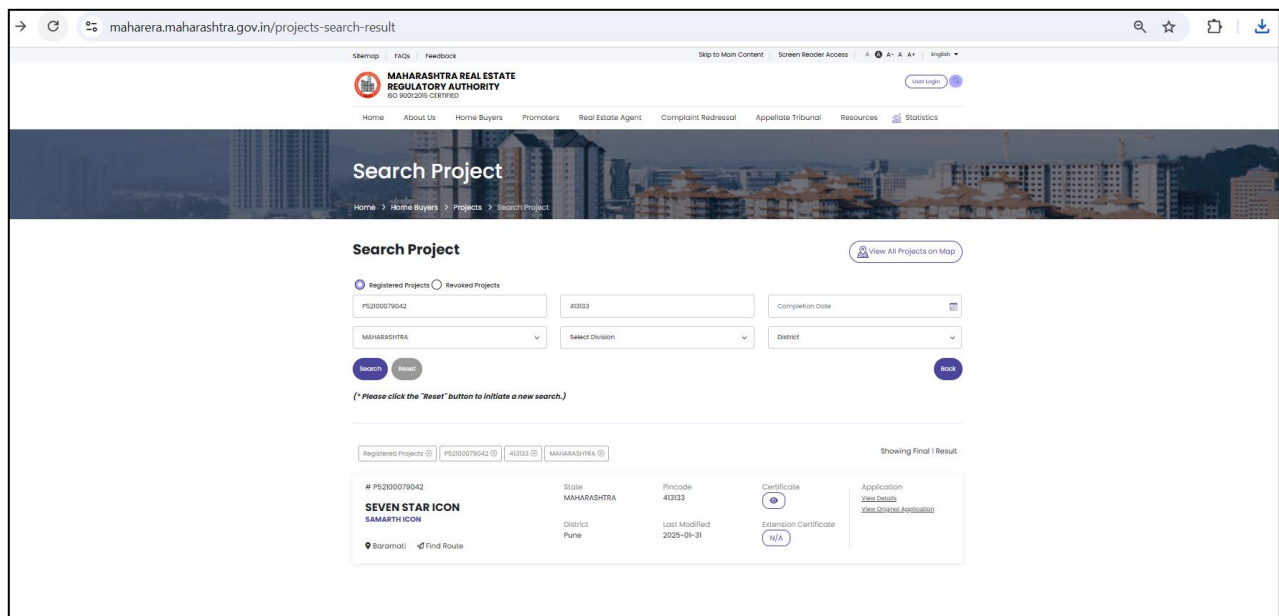


Fig 3: Details of project on MAHARERA website

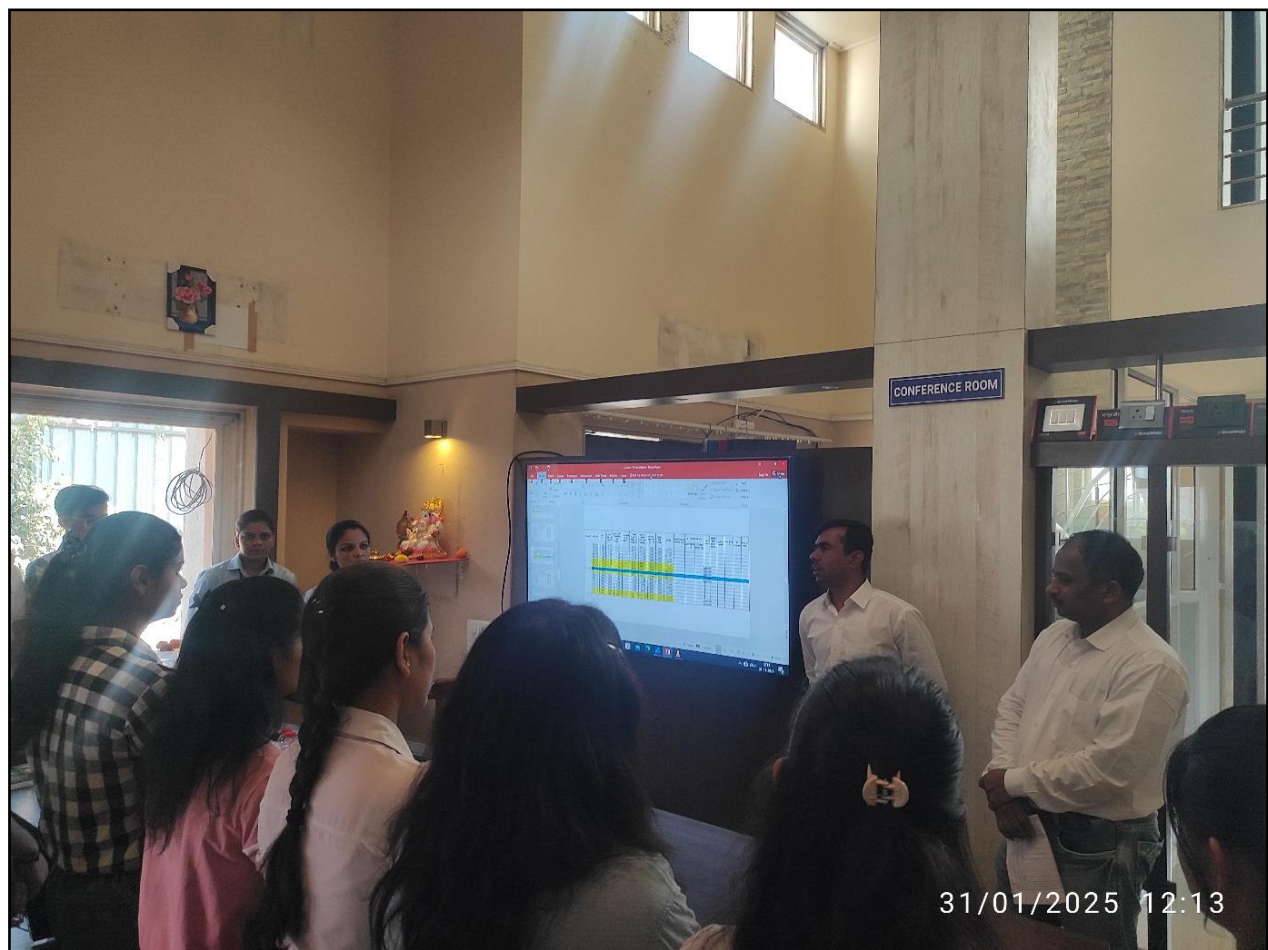


Fig 4: students while interaction with promoters of project and understanding financial feasibility, town planning permissions required and scope of such Project, details of project etc.



Fig. 5: students watching ongoing construction activities and understanding site layout, plan for execution of project.



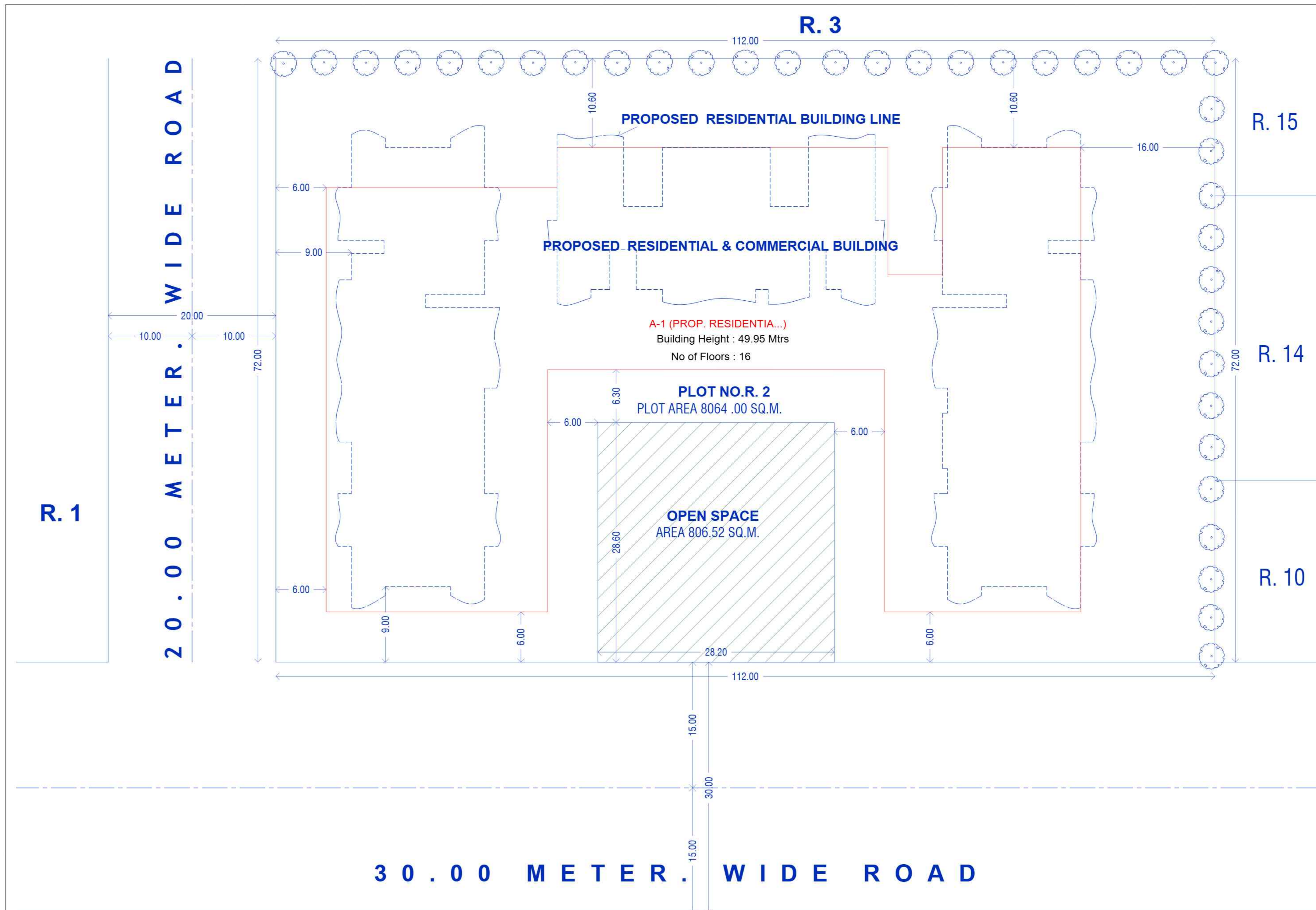
Fig.6: Model of project



Fig.7,8: Excavation on site for foundation and construction of Building A

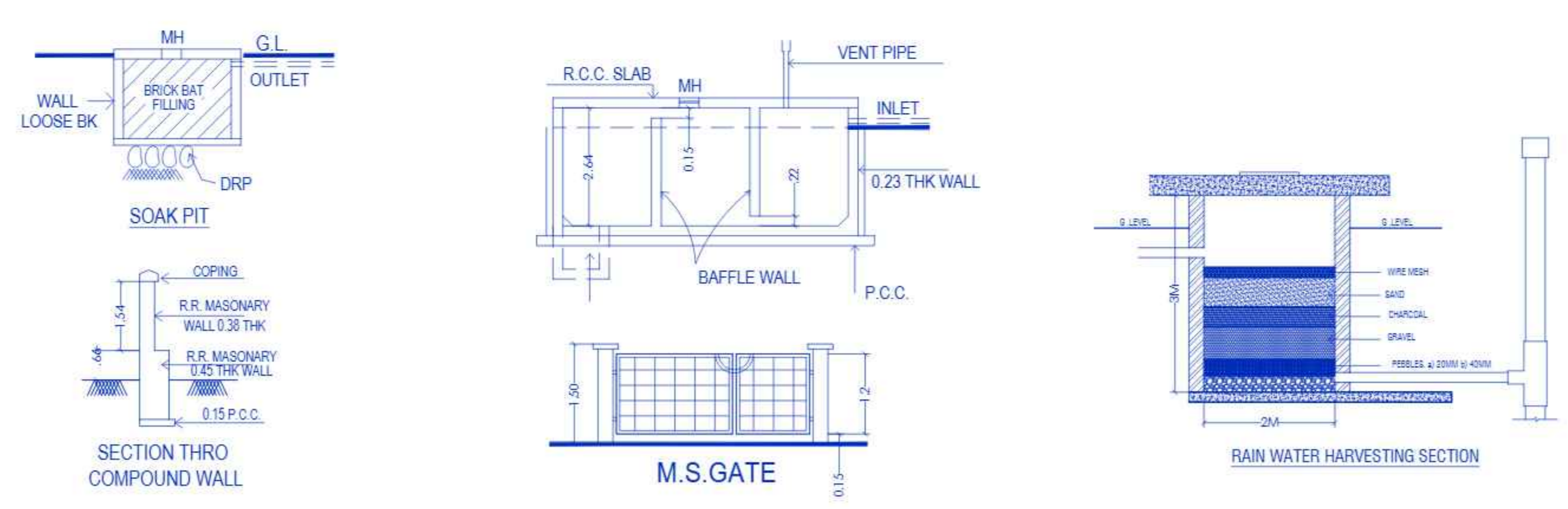
Mr. D. G. Patil
Course Teacher- ATP

Dr. N. T. Surywanshi
Head, dept of Civil Engg.

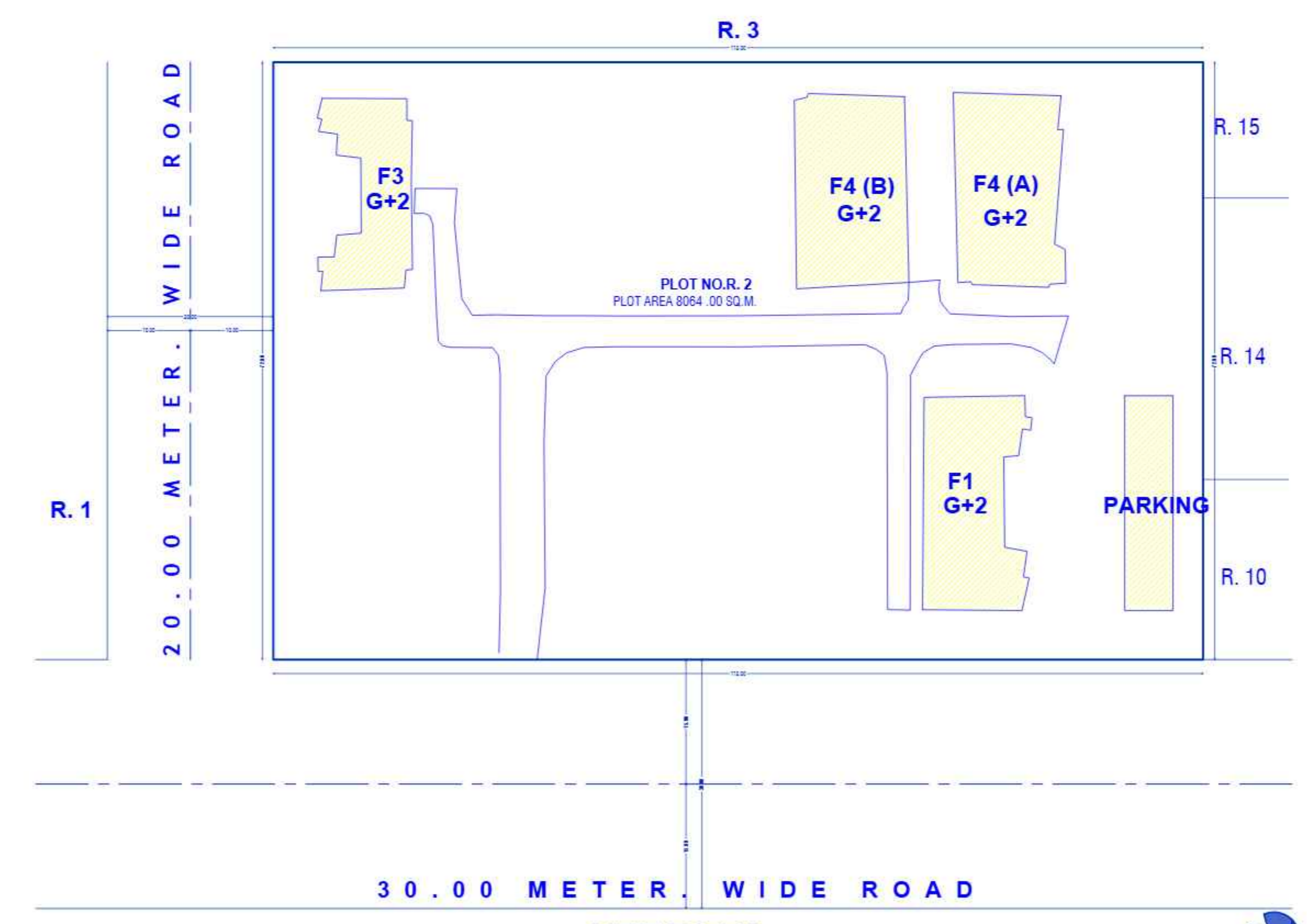


30.00 METER WIDE ROAD

SITE PLAN (SCALE 1 : 400)



EXISTING BUILDING AREA TO BE DEMOLISHED				
BUILDING NAME	PLINTH	1ST	2ND	BUILT UP AREA
F1	230.87 SQ.M	230.87 SQ.M	230.87 SQ.M	692.61 SQ.M
F3	162.00 SQ.M	162.00 SQ.M	162.00 SQ.M	486.90 SQ.M
F4 (A)	216.68 SQ.M	216.68 SQ.M	216.68 SQ.M	650.04 SQ.M
F4 (B)	216.68 SQ.M	216.68 SQ.M	216.68 SQ.M	650.04 SQ.M
PARKING	-	-	-	152.32 SQ.M
OVERHEAD WATER TANK	-	-	-	30.25 SQ.M
TRANSFORMER YARD	-	-	-	42.18 SQ.M
METER ROOM	-	-	-	12.25 SQ.M
WATCHMAN CABIN	-	-	-	1 SQ.M
TOTAL BUILT UP AREA				2717.60 SQ.M



SITE PLAN (SCALE 1 : 400)
STRUCTURES TO BE DEMOLISHED

BUILDING WISE FSI STATEMENT							
BUILDING	RESI	NON RESI	BALC	PASS	STAIR	LIFT	TENE
A-1 (PROP.)	35438.93	13441.16	3433.63	3428.51	3563.42	405.42	201
Total	39438.93	12441.16	3433.63	3428.51	3563.42	405.42	201

R.G CALCULATIONS:	
NAME	AREA
R.G1	806.52
Total RG Area	806.52

PARKING STATEMENT							
AREA OF STATEMENT	PROPOSED NO. OF TENEMENTS	PARKING REQUIRED FOR EVERY	PARKING		REQUIRED PARKING AFTER FRACTION		PROPOSED PARKING AFTER FRACTION
			CAR	SCOOTER	CAR	SCOOTER	
40-80	72	1	72	144	43	144	
80-150	118	1	118	118	71	118	
ABOVE 150	11	2	22	11	13	11	320
COMMERCIAL SHOPS	12384.7	100	12384.7	495	74	495	801
TOTAL			292	768	131	768	38
VISITORS PARKING 6%							16
TOTAL							54

REFUGE AREA CALCULATION	
7th FLOOR = 17 TENEMENTS	
12th FLOOR = 17 TENEMENTS	
2 FLOORS = 34 TENEMENTS	
REFUGE AREA = 34X5 PERSONS	
REFUGE AREA = 170X0.30 SQ.M	
REFUGE AREA = 51 SQ.M/PER FLOOR	
REFUGE AREA REQUIRED	51 SQ.M
REFUGE AREA PROVIDED	144.98SQ.M

PROJECT TYPE - Building Development

SEAL OF APPROVAL

Plan Approved Subject to Conditions laid down This office letter No. SP/Plan/D/S-8094/1, Dt. 11/12/2024

Special Planning Authority
Executive Engineer
MDC, Baranath Division,
Baranath

PROJECT INFORMATION

CASE TYPE: NEW
LOCATION: Non-Congested Area
PLOT USE: Mix Use
PLOT SUB USE: Resicomm Building

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a, b, c to be considered including N/P) 8064.00
(a) As per ownership document (7/12, CTS extract) 0.00
(b) as per measurement sheet 8064.00
(c) as per site 0.00

2. DEDUCTIONS FOR
(a) Proposed D.F./P.RV Area/Service Road Highway 0.00
(b) Any D.P. Reservation area 0.00
(Total) 0.00
3. BALANCE PLOT AREA (1-2) 8064.00

4. AMENITY SPACE (if applicable)
(a) Required 0.00
(b) Adjustment of 2(b), if any - 0.00
(c) Balance Proposed 0.00

5. NET PLOT AREA (3-4(c)) 8064.00

6. RECREATIONAL OPEN SPACE (if applicable)
(a) Required 0.00
(b) Proposed - 806.52
7. INTERNAL ROAD AREA 0.00
8. PLANTABLE AREA (if applicable) 0.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I AS PER FRONT ROAD WIDTH (Sr no 5 x Base FSI) 8064.00

10. ADDITION OF FSI ON PAYMENT OF PREMIUM
(a) Maximum permissible premium FSI - based on road width 7.00 Zone 16128.00
(b) Proposed FSI on payment of premium 0.00

11. IN-SITU AND TOR LOADING
(a) In-situ area against D.P. road 2.0 x Sr. No. 2 (a) if any 0.00
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b and toric)) 0.00
(c) TOR area 0.00
(d) Total in-situ / TOR loading proposed (11 (a)+(b)+(c)) 0.00

12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7
13. TOTAL ENTITLEMENT OF FSI
(a) [9 + 10(b)+(11)(d)] or 12 whichever is applicable 35481.60
(b) Ancillary FSI (upto 50% of 9) with payment of charges) 15444.01
(c) Total entitlement (a+b) 39936.01

14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) (1.6 or 1.8) 39636.01

15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at or no 17 b)
(a) Demolished Area 2717.60
(b) Existing Built-up Area 0.00
(c) Proposed Built-up Area (as per P-line) 38880.10
(Total (b+c)) 38880.10

16. F.S.I. CONSUMED (15/13) (Should not be more than total No 14 above) 4.82

17. AREA FOR INCLUSIVE HOUSING, if any
(a) Required (20% of Sr.No.5) 0.00
(b) Proposed 0.00

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED ME & THE DIMENSIONS OF THE SIDES, ETC. STATED ON THE PLAN ARE AS MEASURED ON THE SITE, AND THE AREA, SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.

LEGEND

- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLITION SHOWN HATCHED YELLOW

OWNERS NAME & SIGN/ARCH NAME SIGN & ADD

ANIL MOHAN KAYGUIDE Sankat Vasant Sanae

PROJECT INFORMATION

PLOT NO: R-2
USE: Mix Use
SUBUSE: Resicomm Building
MODE: CTS/CS
SECTOR NO:
PLOT ADDRESS: CTS/CS, Block No. Plot No R-2, Road/Street

PERMIT NO: SH/CT/51/102
INWARD NO: 31030/41336
KEY NO: 2068 SCALE: 1:100
DATE: 03-04-2024 SHEET NO: 1/14

FLOOR WISE FSI STATEMENT: A (PROP. RESIDENTIAL)

BUILDING	FSI AREA		PASS	STAIR	LIFT	TENE	
	RESI	NON RESI					
FIFTEENTH FLOOR	2193.07	0.00	273.06	106.69	120.54	28.50	17
FOURTEENTH FLOOR	2193.06	0.00	273.04	100.33	120.54	28.50	17
THIRTEENTH FLOOR	2193.07	0.00	273.06	106.69	120.54	28.50	17
TWELFTH FLOOR	2193.14	0.00	273.04	100.33	120.54	35.42	17
ELEVENTH FLOOR	2193.07	0.00	273.06	106.69	120.54	28.50	17
TENTH FLOOR	2193.06	0.00	273.04	100.33	120.54	28.50	17
NINTH FLOOR	2193.07	0.00	273.06	106.69	120.54	28.50	17
EIGHTH FLOOR	2193.06	0.00	273.04	100.33	120.54	28.50	17
SEVENTH FLOOR	2193.07	0.00	273.06	100.33	120.54	28.50	17
SIXTH FLOOR	2193.06	0.00	273.04	100.33	120.54	28.50	17
FIFTH FLOOR	2193.07	0.00	273.06	106.69	120.54	28.50	17
FOURTH FLOOR	2322.13	0.00	285.56	117.28	120.54	28.50	14
THIRD FLOOR	0.00	2975.51	143.52	232.00	190.70	42.75	0
SECOND FLOOR	0.00	3168.95	0.00	852.49	226.85	42.75	0
FIRST FLOOR	0.00	3205.03	0.00	649.79	226.85	42.75	0
GROUND PARKING FLOOR	0.00	3091.67	0.00	441.49	217.03	42.75	0
BASEMENT1 PARKING FLOOR	0.00	0.00	0.00	155.53	42.75	0	0
BASEMENT2 PARKING FLOOR	0.00	0.00	0.00	0.00	99.98	42.75	0
Total	26438.93	12441.16	3432.63	3428.51	2563.42	605.42	202

SCHEDULE OF OPENINGS

D	W	V	S.W.D.2	F.R.D.
1.00 X 2.35 M	1.50 X 1.45 M	0.60 X 0.90 M	1.83 X 2.35 M	
0.90 X 2.35 M	1.54 X 1.45 M	0.51 X 0.90 M	1.60 X 2.35 M	
0.75 X 2.35 M	1.30 X 1.45 M	0.45 X 2.35 M	1.20 X 2.35 M	
0.80 X 2.35 M	1.50 X 1.15 M	1.15 X 2.35 M		

BALCONY CALCULATIONS: A (PROP. RESIDENTIAL)

FLOOR	SIZE	AREA	TOT AREA
FIFTEENTH FLOOR	1.16 X 7.95 X 2	20.96	273.19
	1.15 X 3.45 X 2	7.10	
	1.89 X 4.05 X 2	12.82	
	1.56 X 4.95 X 1	7.77	
	1.82 X 11.10 X 1	15.70	
	1.89 X 6.30 X 8	79.52	
	1.82 X 9.60 X 2	29.46	
	1.82 X 19.35 X 2	59.04	
	1.97 X 4.05 X 4	23.40	
	1.40 X 4.05 X 4	17.92	
FIFTH FLOOR	1.16 X 7.95 X 2	20.96	273.19
	1.15 X 3.45 X 2	7.10	
	1.89 X 6.30 X 8	79.52	
	1.56 X 4.95 X 1	7.77	
	1.82 X 11.10 X 1	15.70	
	1.89 X 6.30 X 8	79.52	
	1.82 X 9.60 X 2	29.46	
	1.82 X 19.35 X 2	59.04	
	1.97 X 4.05 X 4	23.40	
	1.40 X 4.05 X 4	17.92	
FOURTEENTH FLOOR	1.16 X 7.95 X 2	20.96	273.19
FOURTH FLOOR	1.45 X 4.05 X 4	23.48	285.50
	1.45 X 6.30 X 4	36.56	
	1.45 X 9.60 X 2	27.84	
	1.45 X 15.90 X 2	46.12	
	1.45 X 19.35 X 1	28.06	
	1.45 X 53.85 X 1	78.08	
	1.95 X 4.68 X 1	9.12	
	1.95 X 7.50 X 1	14.63	
	1.95 X 3.45 X 1	6.73	
	1.40 X 4.05 X 4	17.92	
	1.95 X 9.03 X 1	17.60	
	1.95 X 3.90 X 2	15.22	
	1.95 X 4.50 X 4	35.12	
	1.95 X 5.40 X 1	10.53	
	1.95 X 3.15 X 1	6.14	
	1.95 X 3.30 X 2	12.88	
	1.95 X 6.20 X 1	12.09	
	1.80 X 1.95 X 1	3.51	
Total			3432.63
FIFTEENTH FLOOR	1.89 X 6.30 X 8	79.52	
	1.82 X 9.60 X 2	29.46	
	1.82 X 19.35 X 2	59.04	
	1.16 X 7.95 X 2	20.96	
	1.15 X 3.45 X 2	7.10	
	1.89 X 4.05 X 2	12.82	
	1.56 X 4.95 X 1	7.77	
	1.82 X 11.10 X 1	15.70	
	1.56 X 4.95 X 1	7.77	
	1.82 X 11.10 X 1	15.70	
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	1.82 X 9.60 X 2	29.46	
	1.82 X 19.35 X 2	59.04	
	1.97 X 4.05 X 4	23.40	
	1.40 X 4.05 X 4	17.92	
	1.89 X 6.30 X 8	79.52	
	1.82 X 9.60 X 2	29.46	
	1.82 X 19.35 X 2	59.04	
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