BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID		PAID	PAID	ROOM		FSI AREA
A BUNGLOW	0.00	162.06	0.00	0.00	-	7.59	-	0.00	7.59	0.00	0.00	0.00	0.00	0.00	0.00	1	162.06
A+B BUILDING	0.00	6274.71	0.00	0.00	-	735.19	-	735.18	0.00	1566.61	343.98	276.92	872.57	17.94	0.00	94	6274.71
B BUNGLOW	0.00	161.31	0.00	0.00	-	7.59	-	0.00	7.59	0.00	0.00	0.00	0.00	0.00	0.00	1	161.31
BUNGLOW	0.00	786.25	0.00	0.00	-	35.67	-	0.00	35.67	22.62	0.00	0.00	0.00	0.00	0.00	6	786.25
C BUILDING	0.00	34.02	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	34.02	0.00	0.00	0.00	0	34.02
C BUNGLOW	0.00	161.31	0.00	0.00	-	7.59	-	0.00	7.59	0.00	0.00	0.00	0.00	0.00	0.00	1	161.31
COMM	147.36	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	147.36
D BUILDING	0.00	51.03	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	51.03	0.00	0.00	0.00	0	51.03
D BUNGLOW	0.00	155.99	0.00	0.00	-	7.59	-	0.00	7.59	0.00	0.00	0.00	0.00	0.00	0.00	1	155.99
E BUILDING	0.00	51.03	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	51.03	0.00	0.00	0.00	0	51.03
F BUILDING	0.00	51.03	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	51.03	0.00	0.00	0.00	0	51.03
G BUILDING	0.00	4497.19	0.00	0.00	-	1096.85	-	789.09	307.78	627.93	0.00	255.15	0.00	0.00	0.00	66	4497.19
H BUILDING	0.00	5511.43	0.00	0.00	-	613.20	-	205.92	407.30	501.48	0.00	255.15	0.00	0.00	0.00	68	5511.43
I (MHADA) BUILDING	0.00	1608.41	0.00	0.00	-	202.76	-	132.82	69.94	219.50	0.00	102.06	0.00	0.00	0.00	0	1608.41
J (MHADA) BUILDING	0.00	1326.18	0.00	0.00	-	146.42	-	88.70	57.72	185.05	0.00	102.06	0.00	0.00	0.00	0	1326.18
K MHADA BUILDING	0.00	736.43	0.00	0.00	-	34.17	-	34.17	0.00	54.54	0.00	104.90	0.00	0.00	0.00	0	736.43
L (MHADA) BUILDING	0.00	872.94	0.00	0.00	-	102.20	-	64.32	37.88	73.48	0.00	102.06	0.00	0.00	0.00	0	872.94
Total	147.36	22441.32	0.00	0.00	3388.30	2996.81	0.00	2050.20	946.64	3251.62	343.98	1385.41	872.57	17.94	0.00	238	22588.68

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	293	1	147	4	586	4	586
Residential	80 - 150	1	6	1	6	2	12	2	12
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	147.36	100	2	2	4	6	12	2	4
TOTAL REQD.(NOS.)					157		610		602
TOTAL REQD. AREA					1962.50		1830.00		842.80
TOTAL PROP. AREA					21674.57				

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A+B BUILDING	157.06	164.42
G BUILDING	217.76	297.41
H BUILDING	243.82	296.72

MAHADA AREA STATEMENT

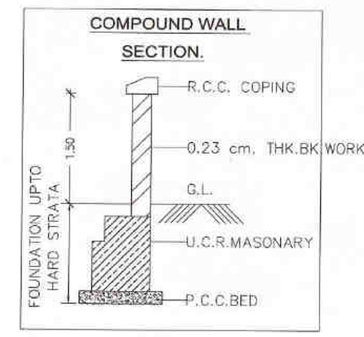
MIN. REQ. AREA	5598.04
PROP. AREA	4441.90
PERM. BALC. AREA	715.74
1) PROP. OPEN BALC. AREA	109.38
2) PROP. ENCL. BALC. AREA	320.01
TOTAL BALC. AREA (1+2)	429.38
MAHADA TOTAL TEN. NO.	61

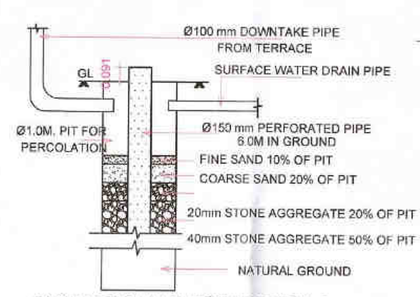
WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	204030.00	
	FIRE REQUIREMENT	60000.00	
	TOTAL	264030.00	1157583.53
UGWT	FIRE REQUIREMENT	306045.00	
		150000.00	
	TOTAL	456045.00	1208268.23

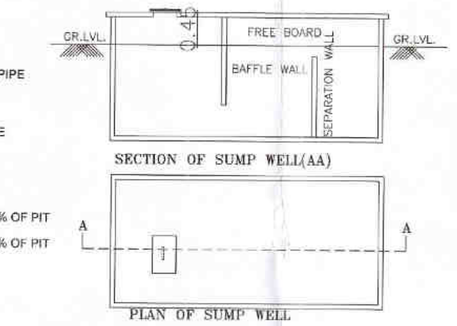
COVERAGE DETAILS

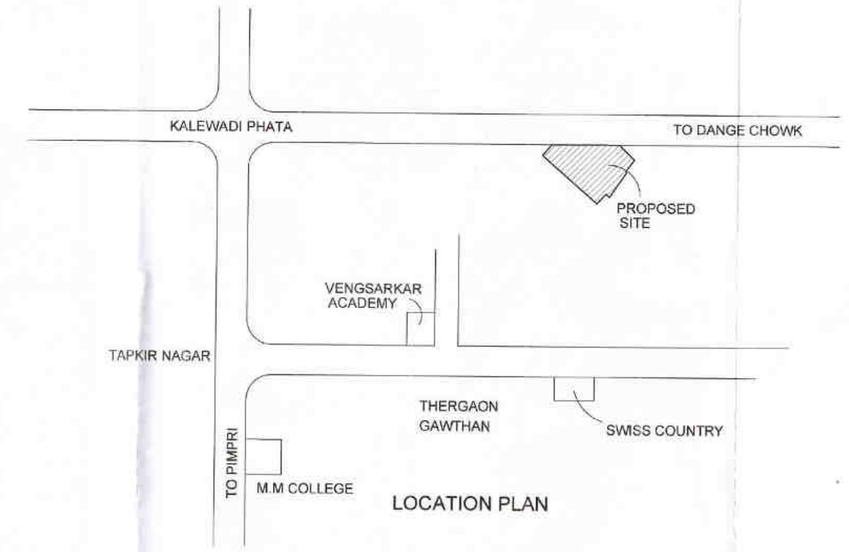
PERM.COVERAGE 20.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
5598.04	-	3826.12	0.00





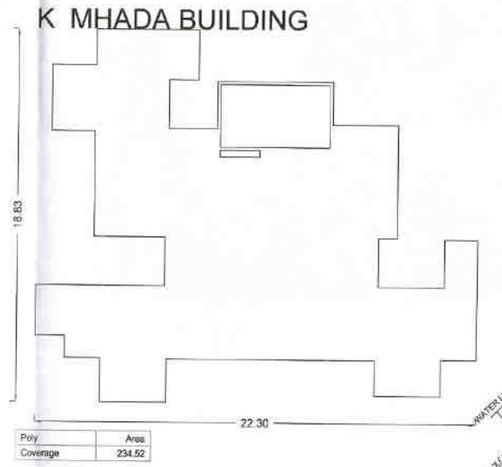
RAIN WATER HARVESTING DETAILS





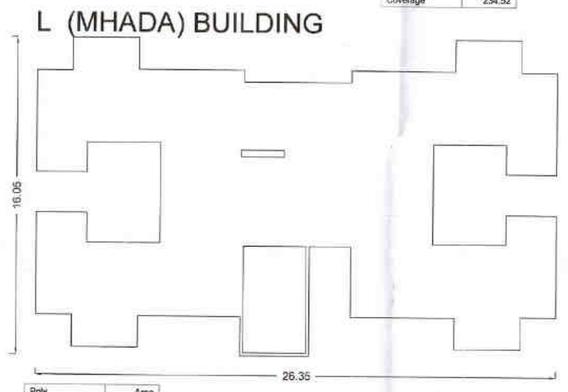
LOCATION PLAN

K MHADA BUILDING



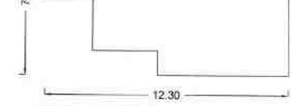
Poly	Area
Coverage	294.52

L (MHADA) BUILDING



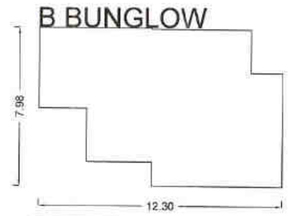
Poly	Area
Coverage	260.54

A BUNGLOW



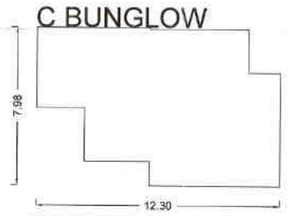
Poly	Area
Coverage	93.55

B BUNGLOW



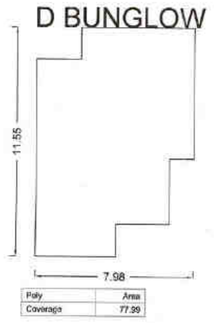
Poly	Area
Coverage	80.65

C BUNGLOW

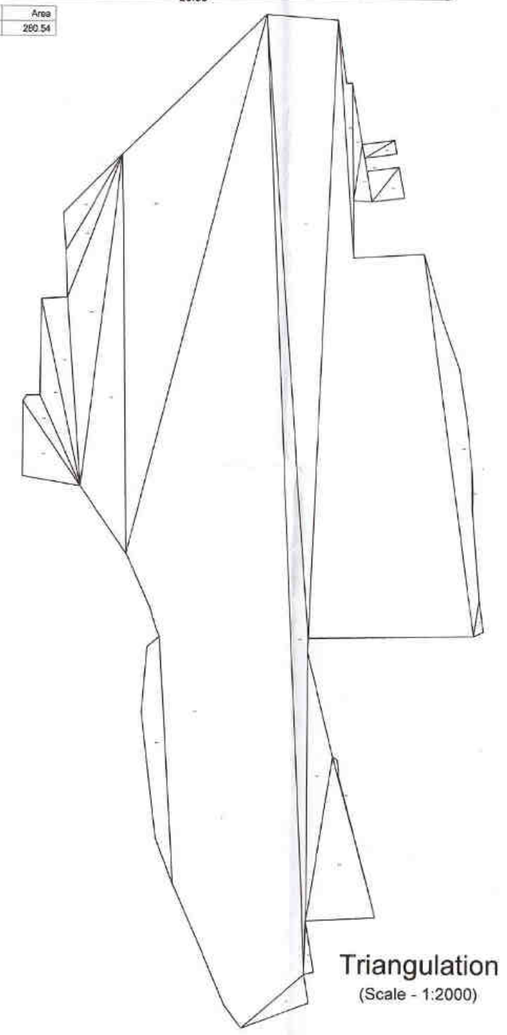


Poly	Area
Coverage	80.65

D BUNGLOW

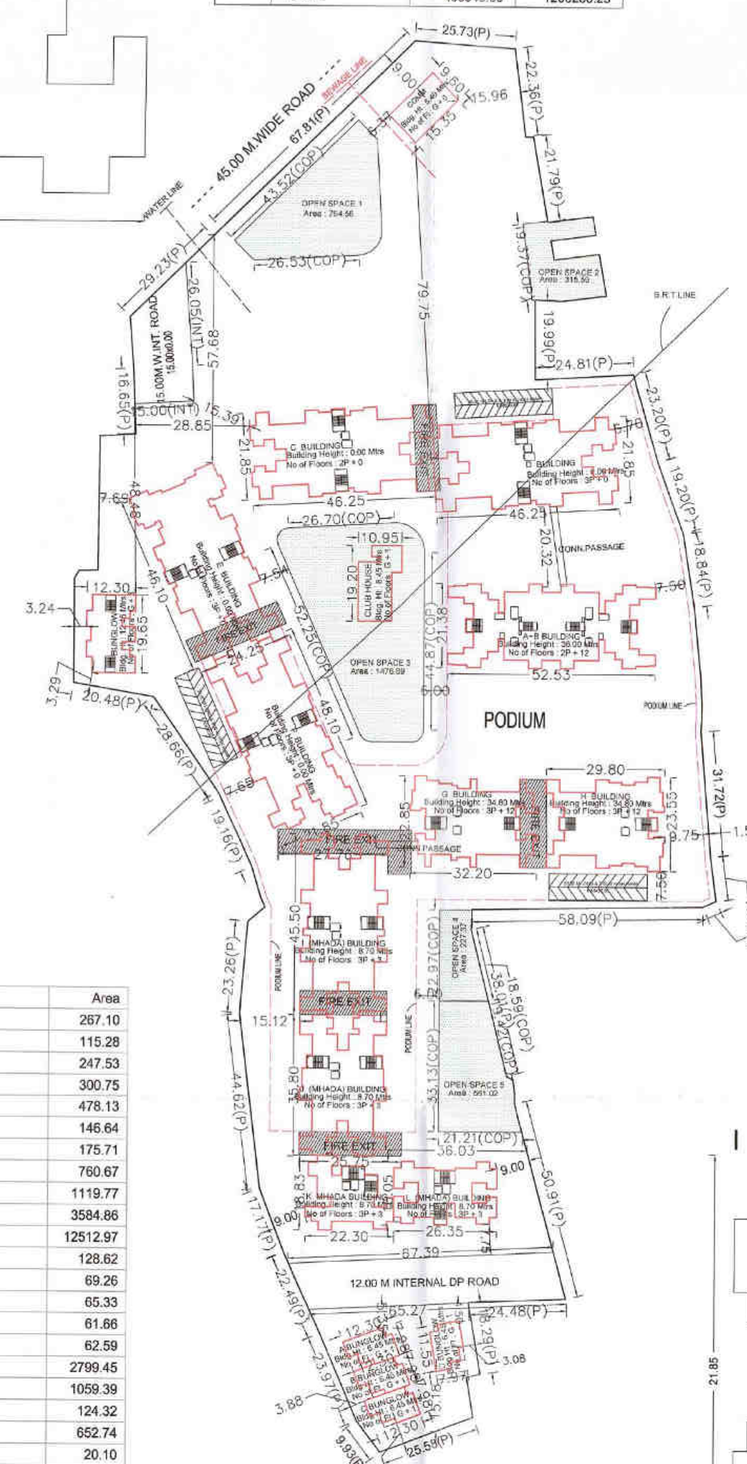


Poly	Area
Coverage	77.99



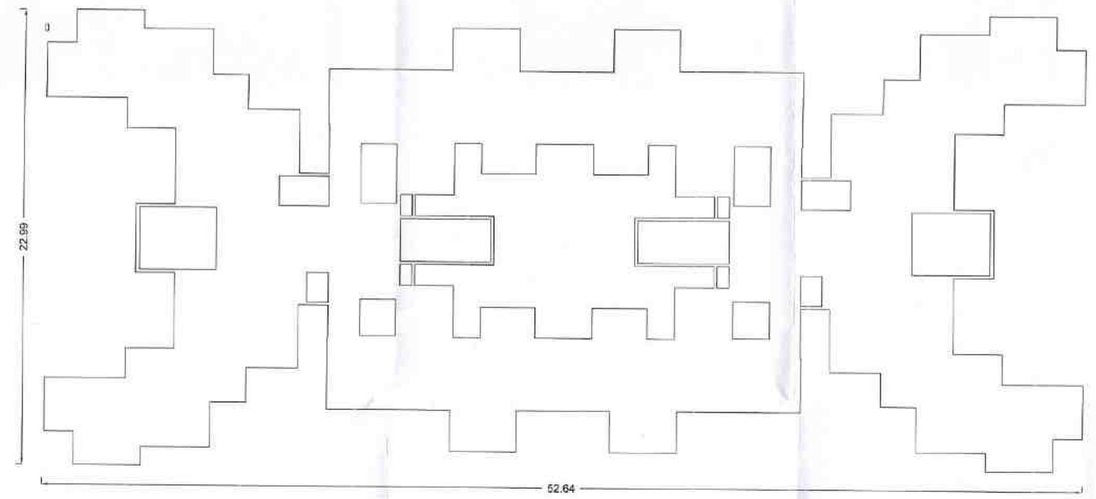
Triangulation
(Scale - 1:2000)

Triangle	Area
A-01	297.10
A-02	115.28
A-03	247.53
A-04	300.75
A-05	478.13
A-06	146.64
A-07	175.71
A-08	760.67
A-09	1119.77
A-10	3584.86
A-11	12512.97
A-12	128.62
A-13	69.26
A-14	65.33
A-15	61.66
A-16	62.59
A-17	2799.45
A-18	1059.39
A-19	124.32
A-20	652.74
A-21	20.10
A-22	2.10
A-23	27.49
A-24	31.85
A-25	431.33
A-26	697.92
A-27	10.47
Total (PLOT)	32581.94



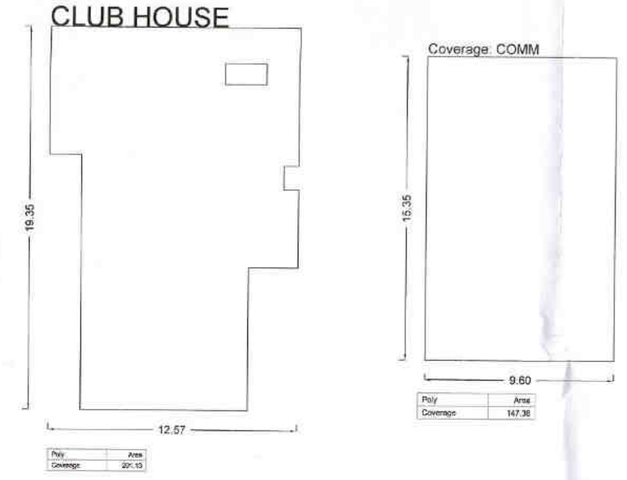
LAYOUT PLAN
(Scale - 1:1000)

A+B BUILDING



Poly	Area
Coverage	628.25

CLUB HOUSE

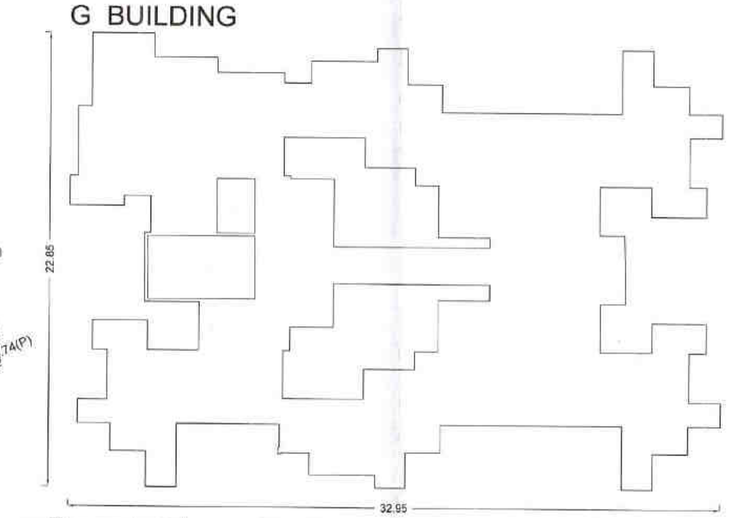


Poly	Area
Coverage	207.15

Coverage COMM

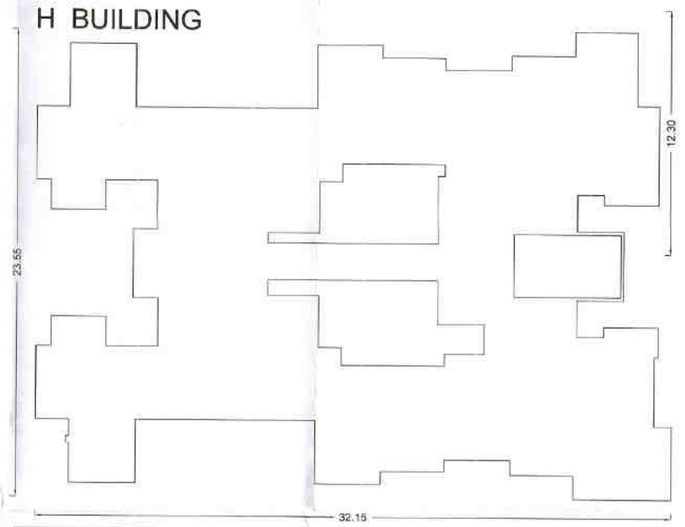
Poly	Area
Coverage	147.36

G BUILDING



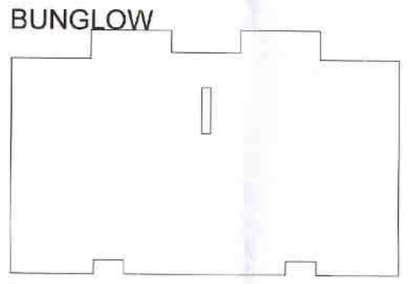
Poly	Area
Coverage	435.56

H BUILDING



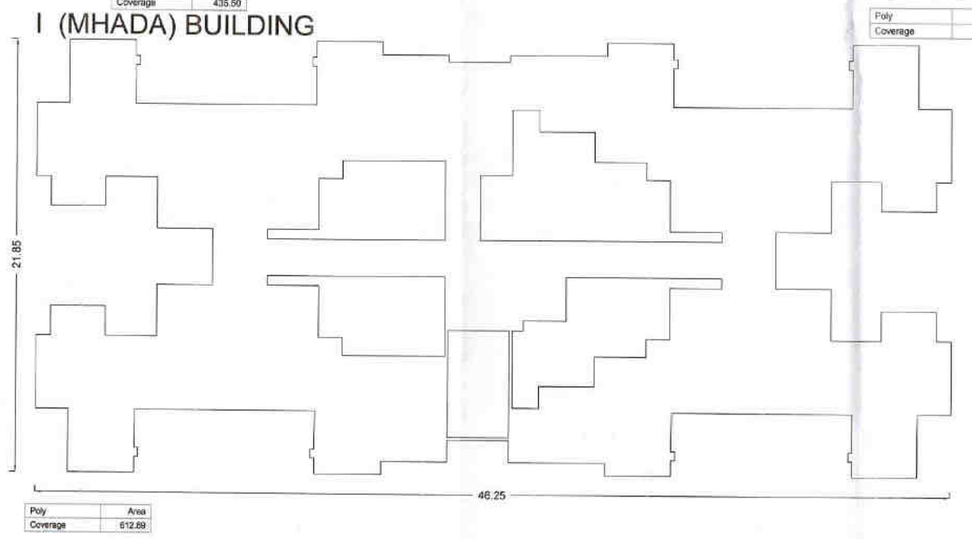
Poly	Area
Coverage	487.62

BUNGLOW



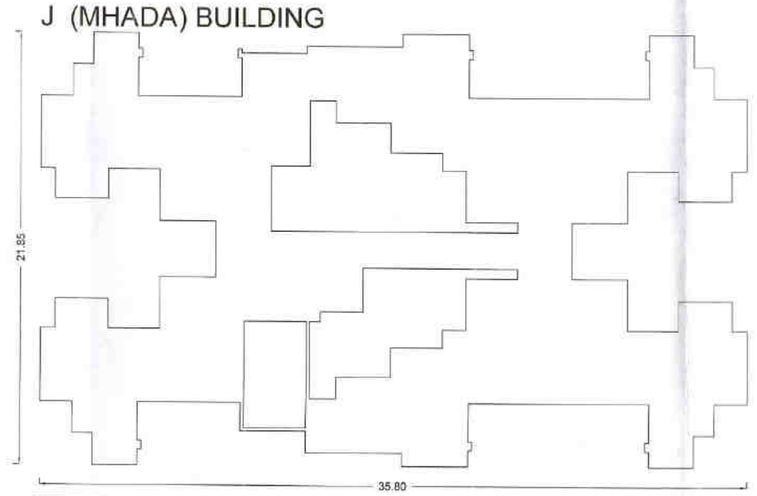
Poly	Area
Coverage	222.91

I (MHADA) BUILDING



Poly	Area
Coverage	612.89

J (MHADA) BUILDING



Poly	Area
Coverage	456.20

STAMP OF APPROVAL

Sanctioned No. B.P./Thergaon/19/2019
Subject to conditions mentioned in the Office Order No. 0710312019
even dated 0710312019

Pimpri
Date 0710312019

O.C. on behalf of Joint Director of Town Planning

A) AREA STATEMENT

		SQ.M.
1. AREA OF PLOT		32581.19
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		0.00
(b) PROPOSED ROAD (DP)		795.70
(c) ANY RESERVATION		0.00
(d) NDZ AREA		0.00
(e) ENCROACHMENT AREA		0.00
(f) OTHER		0.00
TOTAL (a+b+c+d+e+f)		795.70
3. BALANCE AREA OF PLOT (1-2)		31785.49
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		3345.43
PHYSICAL OS PROVIDED =	3345.43	
(c) INTERNAL ROAD AREA		429.84
5. NET AREA OF THE PLOT (3-4)		27990.22
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (NOTIONAL)		0.00
(b) INTERNAL ROAD		429.84
(c) ADDITIONAL INT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+c)		429.84
7. TOTAL AREA (5+6)		28420.06
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		28420.06
9. TDR AREA		0.00
PERM. TDR AREA		39788.08
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		0
12 PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		28420.06
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		22441.32
(b) PROPOSED COMMERCIAL AREA		147.36
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		22588.68
15. SUB STRUCTURE AREA ADDITION (FOR FSI)		0.00
16. SUB STRUCTURE AREA DEDUCTION (FOR FSI)		0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.		0.00
18. EXISTING BUILT UP AREA		
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		18146.78
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		22588.68
21. CONSUMED FSI WITHOUT MHADA		0.6385
22. CONSUMED FSI WITH MHADA		0.7948
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		3388.30
(ii) PROPOSED BALCONY AREA		2996.81
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		22588.68
(ii) LESS NON_RESIDENTIAL AREA		147.36
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		22441.32
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	707
(v) TENEMENTS PROPOSED		238
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		238

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	157	610	602
(ii) REQUIRED PARKING AREA	1962.50	1830.00	842.80
(iii) TOTAL PARKING PROPOSED	21674.57		

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	55162.98
CONSTRUCTION AREA FOR EC	50633.65

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME: SHREE SONIGARA REALCON THROUGH PARTNAER RAHUL BHAGCHAND SONIGARA — OWNER'S SIGN:

PROJECT:
SURVEY NO : 21/3B/4A/1/3, 21/4D/5A, 21/4K, 22/2, 39/3, 21/5/B, 21/4B/4, 21/4B/3, 21/4B/2
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - THERGAON

ARCHITECT: Sachin sutar — ARCHITECT'S SIGN:

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.		DATE	28 Jan 2019	
KEY NO.		SHEET NO.	1 / 39	