LAYOUT

RESERVATION NO. 1/130 S.T.P.
Area : 42747.07

GREEN BELT
Area : 42934.69

NATURE PARK
4000.00 sq.m.

AMENITY SPACE
Area : 4852.95

FUTURE DEVELOPMENT

RAISED OPEN SPACE 1
Area : 3265.49

RAISED OPEN SPACE 2
Area : 1955.14

RESV.NO. 1/131 (PRIMARY SCHOOL)
Area : 4000.00

ADJ. OWNER PLOT NO-1 AREA -4000.00

ADJ. OWNER PLOT NO-2 Area -4000.00

ADJ. OWNER'S PLOT 3
5000.00 sq.m.

EXISTING CLUB HOUSE
Area : 1955.14

24.00 M WIDE D.P. ROAD
AREA-3110.55 SQ.M.

12.00M W. INTERNAL ROAD
2998.08 SQ.M.

BLUE LINE

RED LINE

QUARRY

ASTROTURF

INDRAYANI RIVER

LOCATION PLAN

PROPOSED SITE

LAYOUT
(scale - 1:1000)

Triangle	Area
A-01	773.94
A-02	141.95
A-03	405.06
A-04	199.70
A-05	330.10
A-06	943.80
A-07	39762.06
A-08	702.58
A-09	3041.93
A-10	18397.04
A-11	14659.36
A-12	36511.86
A-13	17242.77
A-14	12208.35
A-15	15209.67
A-16	10654.39
A-17	12191.28
A-18	11835.49
A-19	2955.17
A-20	2928.38
A-21	7296.05
A-22	3830.06
A-23	3175.13
A-24	2003.59
A-25	409.48
A-26	3306.67
A-27	3215.90
A-28	1641.29
A-29	2023.38
A-30	1340.02
A-31	1397.37
A-32	948.78
Total (PLOT)	232584.00

PLOT AREA TRIANGULATION
(scale - 1:1500)

0.15 THK.RCC COPING
0.23 THK. BRICK WALL
GWINNING LAND
B.P.C.
R.C.R. MASONRY
P.C.C. BED 0.15 THK.

COMPOUND WALL SECTION

AREA DETAILS ONCESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO. SEIAA-2014/CR.02/TC.3 DT. 30/1/2014

1)	AREA OF PLOT (AS PER 7/12)		232584.00
2)	DEDUCTION FOR		
	a. ANY RESERVATION 'GREEN BELT & STP RESERVATION'	85481.76	
	b. PROPOSED 24.00 M. W. D P ROAD	7272.92	
	c. ANY RESERVATION (CANAL)	0.00	
	TOTAL (a+b+c+d)	85409.68	
3)	NET GROSS AREA OF THE PLOT (1-2)		146774.32
4)	DEDUCT OWNER PLOT		13000.00
5)	DEDUCT NOT IN POSSESSION PLOT		590.32
6)	BALANCED AREA OF PLOT		132584.00
	a. ANT RESERVATION	8733.89	
	b. PROPOSED ROAD (DP)	25791.30	
	TOTAL (a+b)	35525.19	
7)	BALANCED AREA OF PLOT		97058.81
8)	DEDUCTION		
	a. RECREATION GROUND AS PER RULE NO 11.3.1 (10%OPEN SPACE)	9705.88	
	b. INTERNAL ROAD	3090.38	
	c. AMENITY SPACE	4852.95	
	d. M.S.E.B. TRANSFORMER	0.00	
	TOTAL (a+b+c+d)	17649.21	
9)	NET AREA OF THE PLOT (6-7)		79409.60
10)	ADDITION FOR F.A.R.		
	a. PROPOSED ROAD (C.P. ROAD/ROAD WIDENING)	21154.75	
	b. AMENITY SPACE	0.00	
	c. INTERNAL ROAD	3090.38	
	d. RECREATION GROUND AS PER RULE NO 11.3.1 (10%OPEN SPACE)	0.00	
	e. PROPOSED ROAD (C.P. ROAD/ROAD WIDENING) (1584.00 X 2.15)	3405.90	
	f. T.D.R. = 97058.81X(1.15-1.00) SLUM) =89234.10 = (89234.10-3405.90) = 85828.20 SQ.M.	27781.56	
	g. B.P.T. T.D.R.	0.00	
	TOTAL (a+b+c+d+e+f+g)	55412.31	
11)	TOTAL PERMISSIBAL AREA (8+9)		134821.91
12)	F.A.R. PROPOSED		
	a. PROPOSED RESIDENTIAL (1.5/1/0.85/0.75)	33096.78	
	b. EXISTING RESIDENTIL (1.5/1/0.85/0.75)	100921.93	
	c. PROPOSED COMMERCIAL (0.5/1/0.85/0.75)	0.00	
	d. EXISTING COMMERCIAL (0.5/1/0.85/0.75)	784.29	
	e. FOR M.A.H.A.D.A	0.00	
	TOTAL F.A.R. PROPOSED		134802.99
13)	NON F.S.I. AREA		
		EXISTING	PROPOSED
	a. COVERED PARKING AREA	16540.37	7259.89
	b. BALCONY AREA	15157.04	4662.14
	c. TERRACE AREA	14500.14	2841.70
	d. STAIRCASE (PREMIUM) AREA	4715.31	968.18
	e. FIRE STAIRCASE AREA	4699.50	1213.88
	f. PASSAGE AREA	16585.60	5061.11
	g. CLUB HOUSE AREA	659.87	53.96
	h. LIFT MACHINE ROOM + LIFT AREA	702.57	71.40
	i. REFUGE AREA	2850.51	1016.31
	TOTAL AREA	76733.61	23252.04
	A. TOTAL EXISTING+PROPOSED NON F.S.I. AREA	99992.65	
	SERVICES AREA		
	j. OVER HEAD WATER TANK AREA		949.98
	k. U.G. WATER TANK AREA		1150.00
	l. S.T.P. AREA		650.00
	m. GMC AREA		134.00
	n. SUBSTATION PLAN		706.07
	o. SECURITY CABIN AREA		30.00
	P. SUMP AREA		116.05
	P. ARCHITECTURAL PROJECTION, CHAJJA/CORNICE, NON ACCESSIBAL TERRACE		3500.00
	S. TOTAL SERVICES AREA		9486.10
	C. TOTAL NON F.S.I. AREA (A+B)		109478.75
14)	TOTAL FSI NON FSI AREA (12+13)		244281.74

PARKING CALCULATION (PROPOSED)

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	0 - 80	2	586	1	293	4	1172	4	1172
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	0.00	100	0	2	0	6	0	2	0
TOTAL REQD.(NOS.)					293		1172		1172
TOTAL REQD. AREA					3662.50		3516.00		1640.80
TOTAL PROP. AREA							16154.38		

PARKING CALCULATION (EXISTING BLDG)

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	0 - 80	26	1793	1	897	4	3588	4	3588
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	784.28	100	1	2	16	6	48	2	16
TOTAL REQD.(NOS.)					913		3636		3604
TOTAL REQD. AREA					11412.50		10908.00		5045.60
TOTAL PROP. AREA							27386.00		

WATER REQUIREMENT (EXISTING BLDG)

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	907490.00	
	FIRE REQUIREMENT	340000.00	
	TOTAL	1247490.00	1247500.00
UGWT	Resi+Comm	1361235.00	
	FIRE REQUIREMENT	850000.00	
	TOTAL	2211235.00	2211300.00

WATER REQUIREMENT (PRCPOSED)

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	395550.00	
	FIRE REQUIREMENT	120000.00	
	TOTAL	515550.00	551873.17
UGWT	FIRE REQUIREMENT	550325.00	
	TOTAL	893325.00	1003678.71

COVERAGE DETAILS

PERM.COVERAGE	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %			
15881.92	-	14776.33	0.00

COVERAGE DETAILS

PERM. GROUND COVERAGE 20%	15881.92
PROPOSED GROUND COVERAGE	9246.93
EXISTING GROUND COVERAGE	11529.40
TOTAL GROUND COVERAGE	14776.33

EXISTING BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
A TYPE-1 (BLDG.)	0.00	5676.71	0.00	0.00	-	853.11	-	853.11	0.00	964.10	215.64	215.65	952.35	12.26	33.12	94	5676.71
A1B ABC CONV. SHOP	561.14	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	561.15
A1BA TYPE-1 (BLDG.)	0.00	3720.93	0.00	0.00	-	561.54	-	561.54	0.00	337.06	194.57	194.93	713.13	8.81	22.82	86	3720.93
A1BB TYPE-1 (BLDG.)	0.00	3384.40	0.00	0.00	-	509.59	-	509.59	0.00	332.66	194.93	194.93	670.54	8.81	22.82	82	3384.40
A1C TYPE-1 (BLDG.)	0.00	3721.11	0.00	0.00	-	561.54	-	561.54	0.00	337.06	194.57	194.93	713.13	8.81	22.82	86	3721.11
A1 TYPE CONV. SHOP	233.14	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	233.14
A1F TYPE-1 (BLDG.)	0.00	3494.08	0.00	0.00	-	559.73	-	559.73	0.00	326.67	199.06	199.06	753.28	8.81	22.94	86	3494.08
B TYPE-1 (BLDG.)	0.00	5526.78	0.00	0.00	-	829.07	-	829.07	0.00	849.97	215.64	215.65	986.14	12.26	25.63	94	5526.78
C TYPE-1 (BLDG.)	0.00	5525.49	0.00	0.00	-	829.07	-	829.07	0.00	849.97	215.64	215.65	987.44	12.26	25.63	94	5525.49
D TYPE-1 (BLDG.)	0.00	8365.47	0.00	0.00	-	1256.59	-	1256.59	0.00	1048.47	419.33	481.19	1884.91	15.91	43.27	141	8365.47
E TYPE-1 (BLDG.)	0.00	5675.44	0.00	0.00	-	853.11	-	853.11	0.00	964.10	215.64	215.65	955.85	12.26	33.13	94	5675.44
F TYPE-1 (BLDG.)	0.00	5675.44	0.00	0.00	-	853.11	-	853.11	0.00	964.10	215.64	215.65	955.85	12.26	33.13	94	5675.44
G TYPE	0.00	3783.14	0.00	0.00	-	561.46	-	561.46	0.00	597.02	220.48	220.82	347.45	9.57	25.87	47	3783.14
H TYPE	0.00	3783.14	0.00	0.00	-	561.46	-	561.46	0.00	597.02	220.48	220.82	347.45	9.57	25.87	47	3783.14
I TYPE	0.00	3783.14	0.00	0.00	-	561.46	-	561.46	0.00	597.02	220.48	220.82	347.45	9.57	25.87	47	3783.14
J TYPE	0.00	3783.14	0.00	0.00	-	561.46	-	561.46	0.00	597.02	220.48	220.82	347.45	9.57	25.87	47	3783.14
K TYPE	0.00	3783.14	0.00	0.00	-	561.46	-	561.46	0.00	597.02	220.48	220.82	347.45	9.57	25.87	47	3783.14
L TYPE	0.00	3783.14	0.00	0.00	-	561.46	-	561.46	0.00	597.02	220.48	220.82	347.45	9.57	25.87	47	3783.14
M TYPE-1 (BLDG.)	0.00	5674.82	0.00	0.00	-	853.11	-	853.11	0.00	964.10	215.64	215.65	955.85	12.26	33.13	94	5674.82
N1 BUILDING	0.00	4993.24	0.00	0.00	-	750.74	-	750.74	0.00	848.79	178.48	210.08	786.89	9.57	0.00	94	4993.24
N2 BUILDING	0.00	4993.24	0.00	0.00	-	750.74	-	750.74	0.00	848.79	178.48	210.08	786.89	9.57	0.00	94	4993.24
P BUILDING	0.00	4519.44	0.00	0.00	-	675.39	-	675.39	0.00	818.14	191.53	255.03	870.99	9.47	0.00	94	4519.44
Q BUILDING	0.00	3643.71	0.00	0.00	-	545.92	-	545.92	0.00	537.51	173.75	190.13	772.09	9.47	0.00	92	3643.71
R BUILDING	0.00	3643.67	0.00	0.00	-	545.92	-	545.92	0.00	537.51	173.83	190.22	772.09	9.47	0.00	92	3643.67
Total	794.28	100921.93	0.00	0.00	16256.93	16157.04	0.00	16157.04	0.00	14500.14	4715.31	4699.50	16585.60	209.88	473.69	1793	101716.21

EXISTING CLUB HOUSE

CLUB HOUSE 1	259.44	0.00	0.00	0.00	-	42.28	-	42.28	0.00	0.00	23.05	0.00	32.84	0.00	0.00	0	259.44
CLUB HOUSE 2	196.31	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	6.87	0.00	0.00	0	196.31

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
N3 BLDG.	0.00	6983.08	0.00	0.00	-	823.89	-	823.89	0.00	555.10	143.33	204.75	782.77	13.12	0.00	94	6983.08
N4 BLDG.	0.00	6021.49	0.00	0.00	-	903.92	-	903.92	0.00	884.91	143.33	204.75	787.19	13.08	0.00	94	6021.49
S BLDG.	0.00	4699.79	0.00	0.00	-	703.49	-	703.49	0.00	0.00	190.13	190.13	771.60	9.47	0.00	94	4699.79
T BLDG.	0.00	5290.19	0.00	0.00	-	793.28	-	793.28	0.00	555.10	143.33	204.75	782.77	13.12	0.00	94	5290.19
U BLDG.	0.00	6697.98	0.00	0.00	-	1003.85	-	1003.85	0.00	851.33	204.75	204.75	1168.64	13.12	0.00	116	6697.98
V BLDG.	0.00	5030.25	0.00	0.00	-	753.72	-	753.72	0.00	316.24	143.33	204.75	787.55	9.47	0.00	94	5030.25
Total	0.00	33009.78	0.00	0.00	4984.52	4962.14	0.00	4962.14	0.00	2941.70	968.18	1213.88	5061.11	71.40	0.00	586	33096.78

PROPOSED CLUB HOUSE

CLUB HOUSE 3	53.96	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	53.96

EXISTING REFUGE AREA STATEMENT

	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A TYPE-1 (BLDG.)	108.80	109.16
A1BA TYPE-1 (BLDG.)	103.08	108.68
A1BB TYPE-1 (BLDG.)	98.41	106.53
A1BC TYPE-1 (BLDG.)	103.16	107.13
A1F TYPE-1 (BLDG.)	98.01	104.68
B TYPE-1 (BLDG.)	140.85	152.95
C TYPE-1 (BLDG.)	140.86	152.95
D TYPE-1 (BLDG.)	231.17	240.19
E TYPE-1 (BLDG.)	156.84	159.08
F TYPE-1 (BLDG.)	156.84	159.08
G TYPE	97.29	101.75
H TYPE	97.29	101.75
I TYPE	97.29	101.75
J TYPE	97.29	101.75
K TYPE	97.29	101.75
L TYPE	97.29	101.75
M TYPE-1 (BLDG.)	156.84	159.10
N1 BUILDING	123.63	137.64
N2 BUILDING	122.63	137.64
P BUILDING	114.93	124.30
Q BUILDING	95.73	111.04
R BUILDING	95.75	111.04
TOTAL	2850.34	2850.51

REFUGE AREA STATEMENT (PROPOSED)

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
N3 BLDG.	130.48	141.06
N4 BLDG.	144.47	156.98
S BLDG.	116.16	119.66
T BLDG.	128.97	139.90
U BLDG.	207.46	238.37
V BLDG.	123.02	124.35
TOTAL	850.46	1019.31

A) AREA STATEMENT — SQ.M.

1.	AREA OF PLOT (AS PER 7/12)	232584.00
2.	DEDUCTIONS FOR	
	(a) ANY RESERVATION (GREEN BELT & STP RESERVATION)	85481.76
	(b) PROPOSED 24.00 M. W. D P ROAD	7327.92
	TOTAL (a+b)	85409.68
3.	GROSS AREA OF PLOT (1-2)	146774.32
4.	DEDUCT OWNER PLOT	13000.00
5.	DEDUCT NOT IN POSSESSION PLOT	590.32
6.	BALANCED AREA OF PLOT	132584.00
7.	DEDUCTIONS FOR	
	(a) PROPOSED ROAD (DP)	25791.30
	(a) ANY RESERVATION	8733.89
	(c) NEZ AREA	0.00
	(e) ENCROACHMENT AREA	0.00
	(f) OTHER	0.00
	TOTAL (a+b+c+d+e+f)	34525.19
8.	GROSS AREA OF PLOT (6-7)	97058.81
9.	DEDUCTIONS FOR	
	(a) AMENITY SPACE	4852.95
	(b) OPEN SPACE	9705.88
	(c) INTERNAL ROAD AREA	3090.38
	TOTAL (a+b+c)	17649.21
10.	NET AREA OF THE PLOT (8-9)	79409.60
11.	ADDITION FOR F. S. I.	
	(a) OPEN SPACE (NOTIONAL)	0.00
	(b) INTERNAL ROAD	3090.38
	(c) ADDITIONAL INT ROAD BENEFIT	0.00
	(d) OTHER	0.00
	TOTAL (a+b+c+d)	3090.38
12.	TOTAL AREA (10+11)	82499.98
13.	FLOOR SPACE INDEX PERMISSIBLE	1.0000
	PERM. FLOOR AREA (12 x 13)	82499.98
14.	TDR AREA (1.25+1.15+1.00+0.75)	27781.56
15.	SPECIAL CASES FSI	0.00
16.	ROAD(s) SET-BACK AREA (9 P. ROAD WIDENING AND OVER TO P.C.M.C)	21154.75
17.	PROPOSED ROAD (DP) (1584.00X2.15)	3405.90
18.	TOTAL PERM. BUILT UP AREA (13+14+15+16+17)	134821.91
19.	PROPOSED AREAS	
	(a) PROPOSED RESIDENTIAL AREA	33096.78
	(b) PROPOSED COMMERCIAL AREA	0.00
	(c) PROPOSED INDUSTRIAL AREA	0.00
	(d) PROPOSED SPECIAL USE AREA	0.00
	TOTAL PROPOSED AREA (a+b+c+d)	33096.78
20.	SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
21.	SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
22.	EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
23.	EXISTING BUILT UP AREA	101716.21
24.	SURRENDERED AREA	0.00
25.	TOTAL BUILT UP AREA PROPOSED (19+20+21+22+23-24)	134802.99
26.	TOTAL BUILT UP AREA PROPOSED WITH MHADA	0.00
27.	CONSUMED FSI WITHOUT MHADA	1.6340
28.	CONSUMED FSI WITH MHADA	0.00

B) BALCONY STATEMENT

(i)	PERMISIBLE BALCONY AREA	1954.62
(ii)	PROPOSED BALCONY AREA	4962.14
(iii)	EXCESS BALCONY AREA (TOTAL)	0.00

C) TENEMENT STATEMENT

(i)	PROPOSED AREA (1/7)	134821.91
(ii)	LESS NON_RESIDENTIAL AREA (EXISTING COMM.)	784.28
(iii)	AREA AVAILABLE FOR TENEMENTS (i - ii)	134037.63
(iv)	TENEMENTS PERMISSIBLE 25C.00/HEC.	3351
(v)	TENEMENTS PROPOSED	586
(v)	TENEMENTS EXISTING	1793
(vii)	TOTAL TENEMENTS ON THE PLOT (v+vi)	2379

D) PARKING AREA STATEMENT

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	293	1172	1172
(ii) REQUIRED PARKING AREA	3662.50	3516.00	1640.80
(iii) TOTAL PARKING PROPOSED		43544.56	

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	
CONSTRUCTION AREA	
CONSTRUCTION AREA FOR EC.	
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	
DRAINAGELINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

OWNER'S NAME: OWNER'S SIGN:
Mr. BHIWANG. PARMAR & OTHERS

PROJECT :
SURVEY NO : (GR No. 90 (P) + 76(P)) HISSA NO :
PLOT NO: CTS NO :
DESCRIPTION : (2400sq.)

ARCHITECT: ARCHITECTS SIGN
VIKAS ACHALKAR
1021, B/1 PRANALAR PARANJAPE ROAD,
BEHIND BHAVIK JWAAT CLINIC, OFF. F.C. ROAD,
PUNE - 411004.
PH: 25531875/76 REG. NO: CA/94/17656

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHEKKED BY
		1:100	M.P.Z.	
INWARD NO.		DATE	05.06.2018	
KEY NO.		SHEET NO.	01 / 01	

STAMP OF APPROVAL

Commenced No. B.P./ERV/1/2018
Subject to conditions mentioned in the
C.C. No./Part No.:
Previous dated:

O. C. Signed by Joint City Engineer

Joint City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18