

BUILDING WISE FSI STATEMENT

BUILDING	COMM.	RES.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSURE	OPEN	TERRACE	STAR	PASSAGE	LIFT	LIFT MC	TENEMENTS	TOTAL FSI AREA
A BLDG	225.53	1592.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24	1577.75
B BLDG	0.00	2185.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24	2185.43
C BLDG	0.00	3973.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24	3973.90
D BLDG	0.00	3884.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24	3884.76
TOTAL	225.53	12346.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240	12346.28

COVERAGE DETAILS

PERM COVERAGE	PERM COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
39.08	1342.07	2351.42	454.81

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
C BLDG	121.84	148.94
D BLDG	121.85	148.94

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	184025.00	70000.00
UGWT	234035.00	344000.00

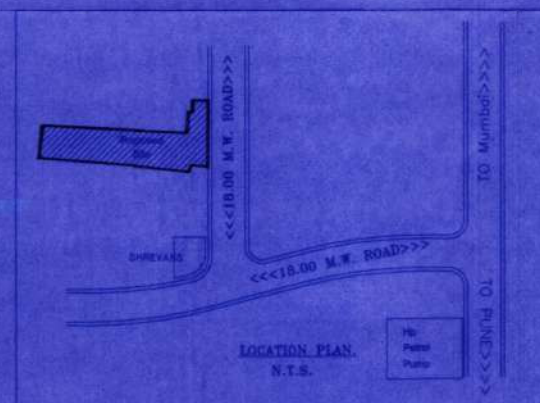
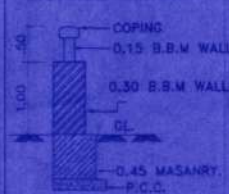
PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
Residential	0-10	2	240	1	100
Residential	10-150	1	0	1	0
Residential	>150	1	0	2	0
Commercial	225.53	100	2	0	0
TOTAL REQD. (NOS)			120	4	498
TOTAL REQD. AREA			1875.00	1484.00	888.40
TOTAL PROP. AREA					3038.59

MAHADA TENEMENT STATEMENT

FLOOR	FLAT NAME (NO.)	FLAT NO.	AREA (SQM)
GROUND	201, 202, 203, 204, 205, 206	0	357.56
1ST FLD	301, 302, 303, 304, 305, 306	0	357.56
2ND FLD	401, 402, 403, 404, 405, 406	0	357.56
3RD FLD	501, 502, 503, 504, 505, 506	0	357.56
TOTAL		24	1381.20

Triangle	Area
A-01	147.41
A-02	3296.47
A-03	2099.04
A-04	825.09
A-05	1569.54
A-06	28.28
A-07	60.61
A-08	106.92
A-09	108.96
A-10	12.42
Total (PLOT)	6901.20

LAYOUT PLAN
(Scale - 1:500)Triangulation
(Scale - 1:500)SECTION OF
COMPOUND WALL

STAMP OF APPROVAL

REVISION TO S.P. PUNAVALE/06/2019 DATED: 07/09/2019

Sanctioned No. S.P. PUNAVALE/06/2019

Office Order No. 14/02/2019

Even Date: 14/02/2019

Plan No. 14/02/2019

O.C. Signed by
Joint City EngineerFor Joint City Engineer
Building Engineer Dept.
P.C.M.D., Pune, Pune-411001

A) AREA STATEMENT	SQM
1. AREA OF PLOT	6901.20
2. DEDUCTIONS FOR	
(a) ROAD SET BACK (RWS)	1187.75
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) NGA AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	23.49
TOTAL (a-f) (sqm)	1191.24
3. BALANCE AREA OF PLOT (1-2)	5709.96
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	770.00
(c) INTERNAL ROAD AREA	319.37
5. NET AREA OF THE PLOT (3-4)	5389.59
6. ADDITION FOR F.S.I.	0.00
(a) OPEN SPACE (PROPORTIONAL)	218.37
(b) INTERNAL ROAD	0.00
(c) ADDITIONAL RT ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a-d) (sqm)	218.37
7. TOTAL AREA (5+6)	5607.96
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	5607.96
9. TDA AREA	1778.76
10. SPECIAL CASES FSI	2927.40
11. ROAD SET BACK AREA	0.00
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (9+10+11+12)	11251.87
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	12346.28
(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)	12346.28
15. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
16. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
17. EXCESS BALCONY AREA TAKEN IN FULL	0.00
18. EXISTING BUILT UP AREA	0.00
19. SURRENDERED AREA	1352.22
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	11399.06
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	12021.30
22. COPIED FSI WITHOUT MHADA	1.0000
23. COPIED FSI WITH MHADA	1.0000
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1592.44
(ii) PROPOSED BALCONY AREA	1058.12
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (10)	12021.30
(ii) LESS NON-RESIDENTIAL AREA	225.53
(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	11795.77
(iv) TENEMENTS PERMISSIBLE	250.00 per
(v) TENEMENTS PROPOSED	240
(vi) TOTAL TENEMENTS ON THE PLOT (viii)	240
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	CAR 120, SCOOTER 498, CYCLE 498
(ii) REQUIRED PARKING AREA	1875.00, 1484.00, 888.40
(iii) TOTAL PARKING PROPOSED	3038.59
E) TRANSPORT VEHICLES PARKING	
(i) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	6
(ii) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	1978.84
CONSTRUCTION AREA FOR EC	1987.70

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT (UNDER RESERVATION) WAS SURVEYED BY ME ON 07/09/2019 AND THE DIMENSIONS OF BOUNDARY OF PLOT (AS SHOWN ON THE AREA AS MEASURED ON SITE AND THE AREA SO FORMED BUT TAKES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP (1/1/2019) RECORDS) AND RECORD COPY / CITY SURVEY RECORDS.

LEGEND	SIGN OF ARCHTCT
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN DOTTED	
WATERLINE SHOWN BLACK DOTTED	
SHEDDING TO BE REMOVED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

PROJECT
PROPOSED RES. BUILDING ON
S.NO. 43/12/1/A
AT PUNAVALE, PUNE.

ARCHITECT SIGN. OWNERS SIGN.

AR. N.D. JOSHI M/S. GK ASSOCIATES

YOJANA ARCHITECTS

KARANDHARA D. JOSHI

PUNAVALE, PUNAVALE, PUNAVALE - 411001

JOB NO. DRAWING SCALE DRAWN BY CHECKED BY

KEY NO. 1/1/2019

REVISION NO. 1/1/2019

21-01-2017

1/1/2019

This is a system generated drawing as per the soft copy submitted by the Architect/License Engineer