

BUILDING WISE FSI STATEMENT EXISTING BLDG.

BUILDING	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE	PAID	FIRE	PAID	LIFT	LIFT M/C	TENEMENTS	TOTAL FSI AREA
A TYPE	0.00	11457.54	0.00	0.00	1706.09	1706.09	0.00	0.00	0.00	2968.48	387.54	352.44	937.06	16.10	0.00	69	11457.54
B TYPE	0.00	8760.61	0.00	0.00	1297.40	1297.40	0.00	0.00	0.00	2597.34	353.82	333.38	825.42	16.10	0.00	71	8760.61
Total	0.00	37732.14	0.00	0.00	5782.22	5781.71	0.00	0.00	0.00	10937.25	1516.99	1403.05	3919.12	68.05	0.00	284	38548.10

BUILDING WISE FSI STATEMENT PROPOSED BLDG.

BUILDING	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE	PAID	FIRE	PAID	LIFT	LIFT M/C	TENEMENTS	TOTAL FSI AREA
C TYPE	0.00	8816.92	0.00	0.00	1305.59	1305.59	0.00	0.00	0.00	2598.79	353.82	333.38	904.05	16.10	0.00	71	8816.92
D TYPE	284.89	8694.07	0.00	0.00	1371.02	1371.02	0.00	0.00	0.00	2598.58	371.34	333.38	907.94	16.10	0.00	73	8978.96
COMMERCIAL BLDG.	531.07	0.00	0.00	0.00	101.61	101.61	0.00	0.00	0.00	183.63	50.49	50.49	344.66	3.65	0.00	0	531.07
Total	815.96	17513.99	0.00	0.00	2749.49	2778.22	28.73	2778.22	0.00	5381.30	775.64	717.24	2150.64	35.85	0.00	144	18329.95 + 28.73

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
Residential	0 - 80	2	0	1	0
Residential	80 - 150	1	142	2	284
Residential	> 150	1	2	2	2
Commercial	815.96	100	9	2	18
TOTAL REQD. (NOS.)			164	342	306
TOTAL PROP. AREA			2050.00	428.40	

WATER REQUIREMENT

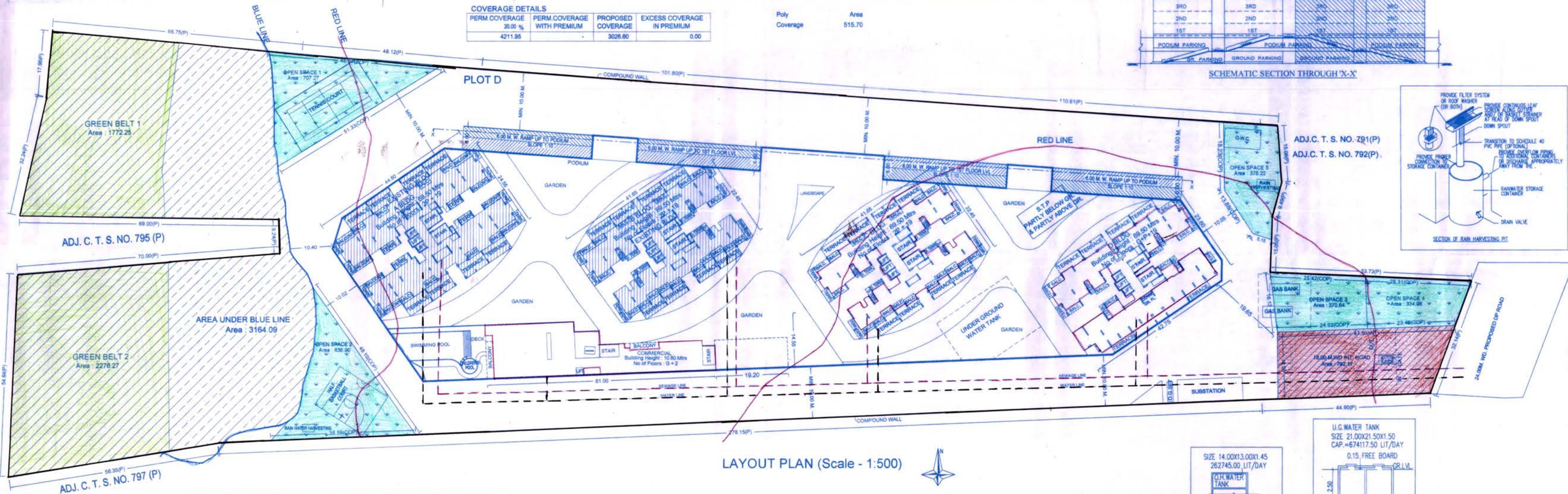
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Rain-Comm	108020.00	
FIRE REQUIREMENT	40000.00	
TOTAL	148020.00	185522.25
UGWT FIRE REQUIREMENT	159030.00	
TOTAL	207050.00	431371.01

REFUGEE AREA STATEMENT

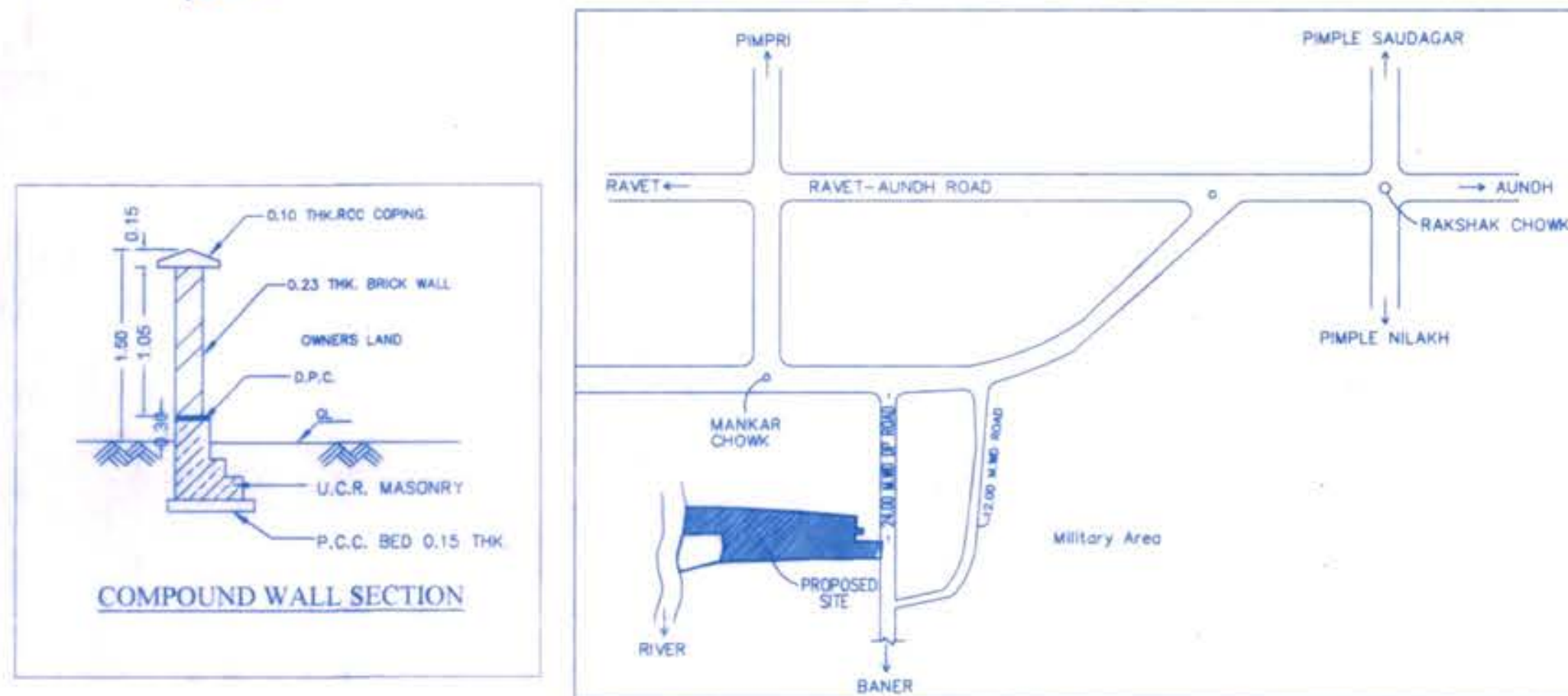
BUILDING NAME	REQUIRED REFUGEE AREA	PROPOSED REFUGEE AREA
C TYPE	425.40	544.28
D TYPE	485.07	544.28

COVERAGE DETAILS

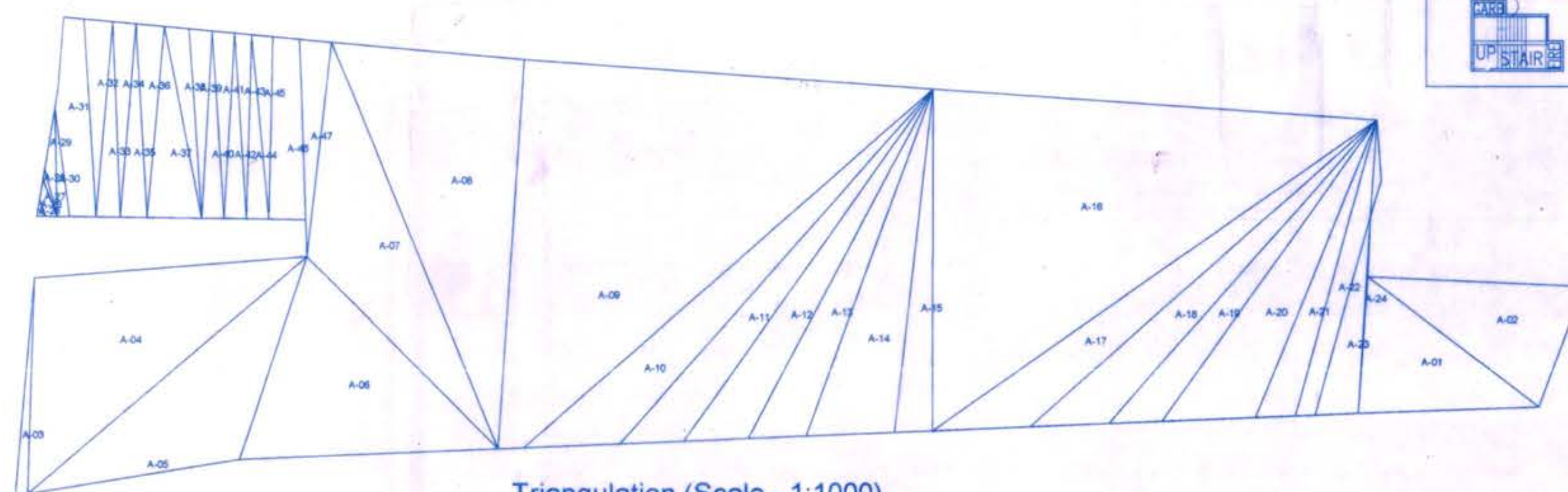
PERM COVERAGE	PERM COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %	4211.95	3026.60	0.00



LAYOUT PLAN (Scale - 1:500)



LOCATION PLAN (NOT TO SCALE)



Triangulation (Scale - 1:1000)

Triangle	Area	A-16	A-17	A-18	A-19	A-20	A-21	A-22	A-23	A-24	A-25	A-26	A-27	A-28	A-29	A-30	A-31	A-32
A-01	764.96																	
A-02	822.60																	
A-03	135.46																	
A-04	1903.78																	
A-05	1306.42																	
A-06	1809.23																	
A-07	1419.42																	
A-08	2347.40																	
A-09	5231.35																	
A-10	995.18																	
A-11	655.84																	
A-12	651.84																	
A-13	585.90																	
A-14	893.01																	
A-15	404.90																	
A-16		4588.77																185.35
A-17		920.82																151.69
A-18		668.55																144.30
A-19		485.09																168.45
A-20		799.91																171.28
A-21		380.47																343.08
A-22		310.61																155.13
A-23		294.11																141.36
A-24		6.60																134.58
A-25		2.77																133.45
A-26		4.25																134.93
A-27		32.20																100.00
A-28		11.25																133.13
A-29		41.28																125.28
A-30		46.85																134.93
A-31		397.13																365.06
Total (PLOT D)																		213.34
																		31492.54

Sanctioned No. B/P/PIMPLE NILAKH/47/2019
Subject to conditions mentioned in...
Official Order No. 09/08/2019

Plngd Date: 09/08/2019

O. C. Signed by
Joint City Engineer

Joint City Engineer
Building Permission Dept
MCMC, Pimpri, Pune-18

LAYOUT DWG.

STAMP OF APPROVAL

SANCTION - B/P/PIMPLE NILAKH/62/2013 DT. 27/11/2013
SANCTION - B/P/PIMPLE NILAKH/43/2014 DT. 11/08/2014
SANCTION - B/P/PIMPLE NILAKH/74/2014 DT. 30/12/2014
SANCTION - B/P/PIMPLE NILAKH/22/2017 DT. 17/03/2017
SANCTION - B/P/PIMPLE NILAKH/85/2017 DT. 31/10/2017
SANCTION - B/P/PIMPLE NILAKH/75/2018 DT. 15/10/2018

A) AREA STATEMENT

1. AREA OF PLOT 31492.54

2. DEDUCTIONS FOR

(a) ROAD SET-BACK (R/W) 0.00

(b) PROPOSED ROAD (DP) 3164.09

(c) ANY RESERVATION 4048.52

(d) ENCROACHMENT AREA 0.00

(e) OTHER 0.00

TOTAL (a+b+c+d+e) 7212.61

3. BALANCE AREA OF PLOT (1-2)

24279.93

4. DEDUCTIONS FOR

(a) AMENITY SPACE 0.00

(b) OPEN SPACE 2428.00

PHYSICAL OS PROVIDED = 2428.00

(c) INTERNAL ROAD AREA 792.17

5. NET AREA OF THE PLOT (3-4) 21059.76

6. ADDITION FOR F. S. I.

(a) OPEN SPACE (NOTIONAL) 0.00

(b) INTERNAL ROAD 792.17

(c) ADDITIONAL INT. ROAD BENEFIT 0.00

(d) OTHER (AREA UNDER BLUE LINE) 3164.09

TOTAL (a+b+c+d) 3658.26

7. TOTAL AREA (5+6) 25016.02

8. FLOOR SPACE INDEX PERMISSIBLE 1.0000

PERM. FLOOR AREA (7 x 8) 25016.02

9. TDR AREA (9399.48+4271.05=13670.54) 13670.54

PERM. TDR AREA 36686.56

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) 38686.56

14. PROPOSED AREAS

(a) PROPOSED RESIDENTIAL AREA 17513.99

(b) PROPOSED COMMERCIAL AREA 815.96

(c) PROPOSED INDUSTRIAL AREA 0.00

(d) PROPOSED SPECIAL USE AREA 0.00

TOTAL PROPOSED AREA (a+b+c+d) 18329.95

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. 28.73

18. EXISTING BUILT UP AREA 20218.15

19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18) 38576.83

20. TOTAL BUILT UP AREA PROPOSED WITH MHADA 0.00

21. CONSUMED FSI WITHOUT MHADA 1.5421

22. CONSUMED FSI WITH MHADA 0.0000

B) BALCONY STATEMENT

(i) PERMISSIBLE BALCONY AREA 2749.49

(ii) PROPOSED BALCONY AREA 2778.22

(iii) EXCESS BALCONY AREA (TOTAL) 28.73

C) TENEMENT STATEMENT

(i) PROPOSED AREA (12) 38686.56

(ii) LESS NON-RESIDENTIAL AREA 815.96

(iii) AREA AVAILABLE FOR TENEMENTS (I - II) 37870.60

(iv) TENEMENTS PERMISSIBLE 250.00/Hec 947

(v) TENEMENTS PROPOSED 144

(vi) TENEMENTS EXISTING 284

(vii) TOTAL TENEMENTS ON THE PLOT (v+vi) 428

D) PARKING STATEMENT

(i) PARKING REQUIRED BY RULE 164 342 306

(ii) REQUIRED PARKING AREA 2050.00 1026.00 428.40

(iii) TOTAL PARKING PROPOSED 5781.99

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED 0

(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED 0

CONSTRUCTION AREA 0

CONSTRUCTION AREA FOR EC 0

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 / P.S. SCHEME

RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

DRAINAGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME:

M/S. HARSHVARDHAN CO-OPERATIVE HOUSING SOCIETY LTD. THROUGH SECRETARY OR CHAIRMAN & KOLTE-PATIL DEVELOPERS LTD.

PROJECT:

SURVEY NO. 171/1/1/2+3+4+5+6+7+8+9+10+11+12+13+14+15+16+17+18+19+20+21+22+23+24+25+26+27+28+29+30+31+32+33+34+35+36+37+38+39+40+41+42+43+44+45+46+47+48+49+50+51+52+53+54+55+56+57+58+59+60+61+62+63+64+65+66+67+68+69+70+71+72+73+74+75+76+77+78+79+80+81+82+83+84+85+86+87+88+89+90+91+92+93+94+95+96+97+98+99+100

ARCHITECT:

VIKAS ACHALKAR

1221, B1 WRANGLAR PARANAJPE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD, PUNE - 411004.

PH: 2553167578 REG. NO. CA/94/17606

JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY

INWARD NO. / DATE 24.07.2019

KEY NO. / SHEET NO. 01 / 24