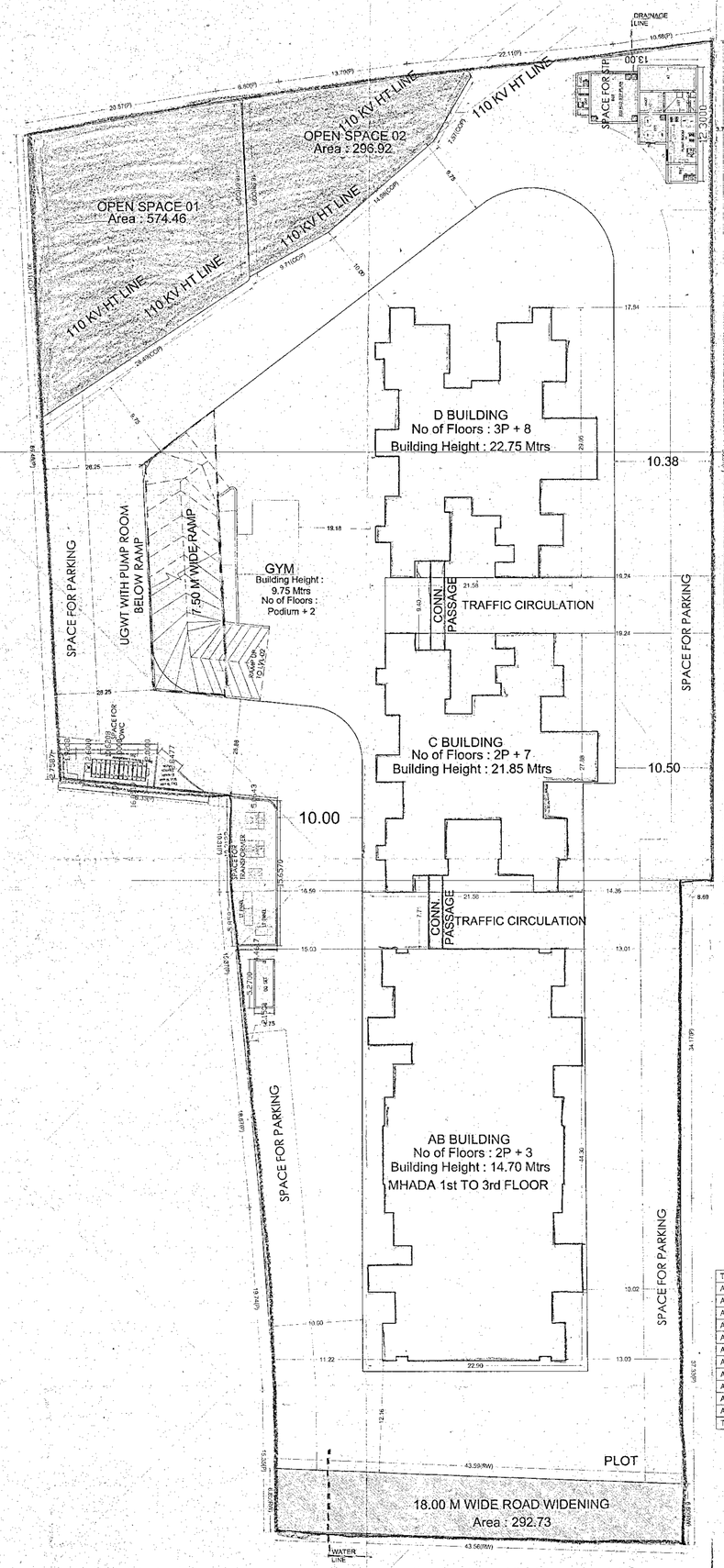


LAYOUT PLAN (Scale - 1:200)

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE AREAS	STAIR		PASSAGE		LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN		PAID		PAID		PAID			
AB BUILDING	190.84	2021.18	0.00	0.00	-	180.66	-	180.66	0.00	276.45	0.00	112.50	0.00	0.00	0.00	0.00	29+4	2212.01
C BUILDING	0.00	2507.32	0.00	0.00	-	329.69	-	329.69	0.00	339.60	0.00	107.33	0.00	0.00	0.00	0.00	27	2907.32
D BUILDING	0.00	3081.97	0.00	0.00	-	375.07	-	375.07	0.00	387.13	0.00	131.18	0.00	0.00	0.00	0.00	31	3081.97
GYM	0.00	89.53	0.00	0.00	-	0.00	-	0.00	0.00	114.84	9.58	0.00	3.34	0.00	0.00	0.00	1	89.53
Total	190.84	7699.97	0.00	0.00	1183.62	885.61	0.00	885.61	0.00	1120.03	9.58	351.00	3.34	0.00	0.00	0.00	63+20	7890.81

MAHADA AREA STATEMENT

MIN. REQ. AREA	1567.18
PROP. AREA	1572.85
PERM. BALC. AREA	238.03
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	147.48
TOTAL BALC. AREA (1+2)	147.48
MAHADA TOTAL TEN. NO.	29

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	56905.00	
	FIRE REQUIREMENT	50000.00	
	TOTAL	106905.00	109000.00
UGWT		85337.50	
	FIRE REQUIREMENT	100000.00	
	TOTAL	185337.50	188400.00

PARKING CALCULATION

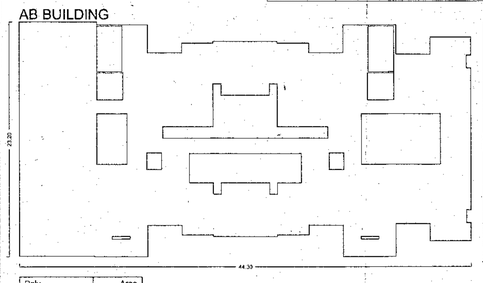
TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 50	-	2	82	1	41	4	164	4	164
Residential	50 - 150	-	1	1	1	1	2	2	2	2
Residential	> 150	-	1	0	2	0	2	0	2	0
Commercial	190.84	100	2	2	4	6	12	2	4	4
TOTAL REQD (NOS.)					16	-	178	-	170	
TOTAL REQD. AREA		-			575.00		534.00		238.00	
TOTAL PROP. AREA							8766.82			

COVERAGE DETAILS

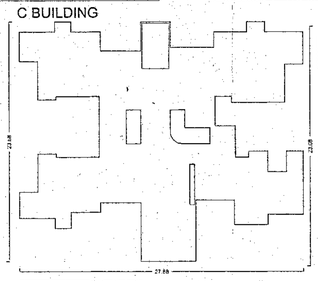
PERM.COVERAGE 35%	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
1567.18	2742.56	1741.57	174.69

REFUGE AREA STATEMENT

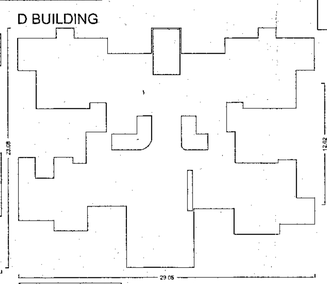
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
C BUILDING	56.78	97.60
D BUILDING	104.57	104.59



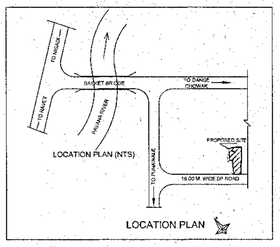
Poly	Area
Coverage	728.77

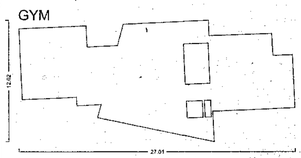


Poly	Area
Coverage	387.12

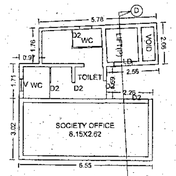


Poly	Area
Coverage	418.28

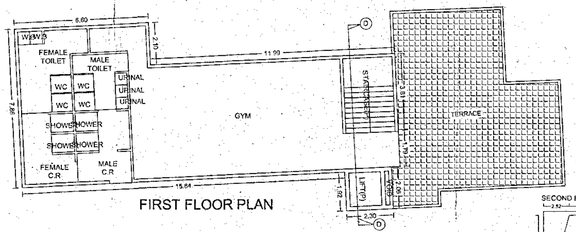




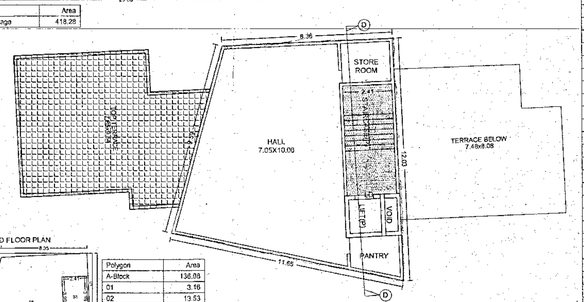
Poly	Area
Coverage	207.70



PODIUM FLOOR PLAN

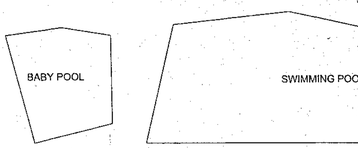


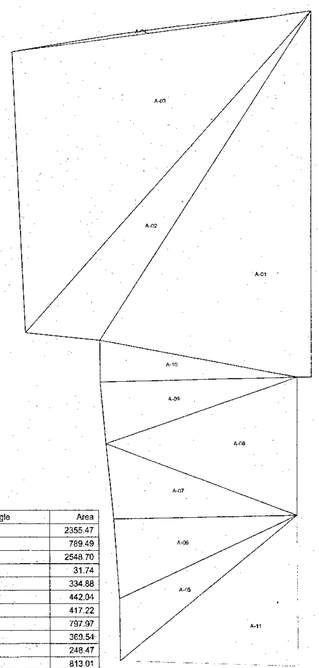
FIRST FLOOR PLAN



SECOND FLOOR PLAN

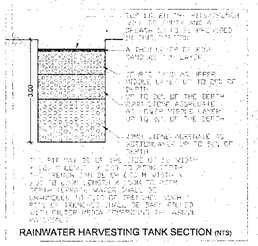
Polygon	Area
A-Block	136.08
D1	3.16
D2	13.53
D3	14.25
L1	2.59
P1	3.34
V1	1.01
S1	9.58
Total	89.53



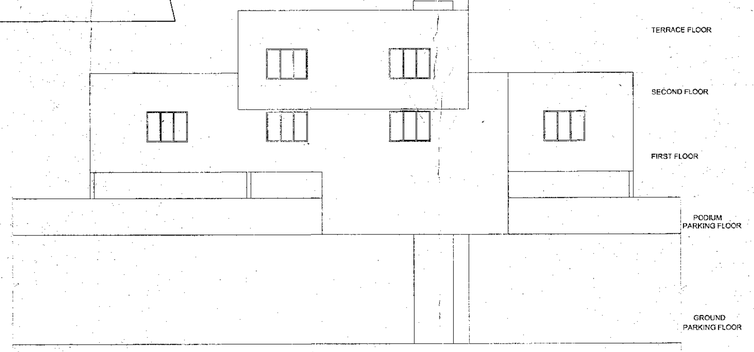


Triangle	Area
A-01	2355.47
A-02	789.49
A-03	2548.70
A-04	31.74
A-05	334.88
A-06	442.04
A-07	417.22
A-08	797.97
A-09	369.54
A-10	248.47
A-11	813.01
Total (PLOT)	9147.99

Triangulation (Scale - 1:500)



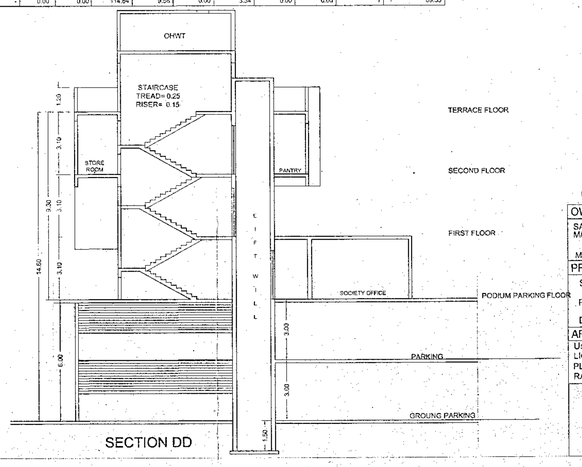
RAINWATER HARVESTING TANK SECTION (NTS)



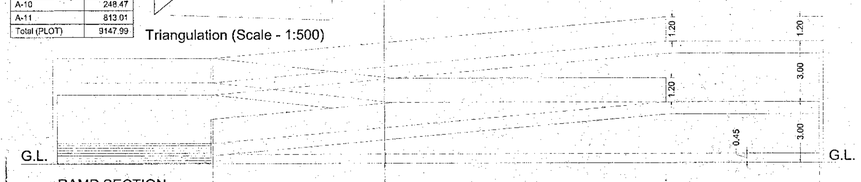
ELEVATION GYM

FLOORWISE FSI STATEMENT: GYM

FLOORS	FSI AREA				BALCONY					TERRACE AREAS	STAIR		PASSAGE		LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN		PAID	FIRE	PAID		PAID			
PODIUM PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
FIRST FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	114.84	0.00	0.00	0.00	0.00	0.00	-	0	0.00
SECOND FLOOR	0.00	89.53	0.00	0.00	-	0.00	-	0.00	0.00	0.00	9.58	0.00	3.34	0.00	0.00	-	1	89.53
Total	0.00	89.53	0.00	0.00	-	0.00	-	0.00	0.00	114.84	9.58	0.00	3.34	0.00	0.00	0	1	89.53



SECTION DD



RAMP SECTION
(SCALE-1:100)

U.G.W.T.

TERRACE CALCULATIONS : GYM

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	9.09 X 7.05 X 1	58.75	114.84
	7.45 X 8.07 X 1	55.89	
Total	-		114.84

SCHEDULE OF OPENING : GYM

NAME	LENGTH	HEIGHT	NOS.
W	1.80	1.20	02
W	2.41	1.20	01

STAMP OF APPROVAL

Sanctioned No. B.P. / Punawale/21/2019
Subject to conditions mentioned in the Office Order No
Given dated 3-5-19
Permit valid till 3/5/2019

O. C. Signed by Joint City Engineer

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

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		9000.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		292.73
(b) PROPOSED ROAD (DP)		0.00
(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)		292.73
3. BALANCE AREA OF PLOT (1-2)		8707.27
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		871.39
PHYSICAL OS PROVIDED =	871.39	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		7835.88
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (NOTIONAL)		0.00
(b) INTERNAL ROAD		0.00
(c) ADDITIONAL INT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		0.00
7. TOTAL AREA (5+6)		7835.88
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		7835.88
9. TDR AREA		0.00
PERM. TDR AREA		7052.29
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)		7835.88
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		7699.97
(b) PROPOSED COMMERCIAL AREA		190.84
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		7890.81
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~~ SURRENDER AREA		1572.85
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		6317.96
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		7890.81
21. CONSUMED FSI WITHOUT MHADA		0.8063
22. CONSUMED FSI WITH MHADA		1.0070
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		1183.62
(ii) PROPOSED BALCONY AREA		885.61
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		7890.81
(ii) LESS NON_RESIDENTIAL AREA		190.84
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		7699.97
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	192
(v) TENEMENTS PROPOSED		63+20
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		63+29

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	46	178	170
(ii) REQUIRED PARKING AREA	575.00	534.00	238.00
(iii) TOTAL PARKING PROPOSED		8766.82	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	18411.32
CONSTRUCTION AREA FOR EC	18475.63
SPECIFICATIONS	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY M/E 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:
SAMARTH SOPAN DARSHILE & 12 OTHERS POAH THROUGH M/S TULIP DEVELOPERS THROUGH MR. SANJAY H. VARMA MR. ANAND B. SATHE	

PROJECT:
SURVEY NO : 1/5/2,1/11,1/12,1/13,1/14
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : , VILLAGE - PUNAVALE

ARCHITECT:	ARCHITECT'S SIGN:
Usha Rangarajan LIC.NO. CA/90/13423. PLOT NO 32 SECTOR NO 29,ISKCON TEMPLE ROAD, RAVET PRADHIKARAN PUNE 411001	

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	PMC/BP/WEB/PR/1/2019/0018	DATE	10 April 2019	
KEY NO.	-> 105	SHEET NO.	1 / 8	