

AREA TABLE AFTER SUB-DIVISION

PLOT	MIN. PLOT AREA CONSIDERED	ROAD WIDENING AREA	NET BALANCE PLOT AREA	REQUIRED OPEN SPACE AREA	PROPOSED OPEN SPACE AREA
PLOT B1	3595.00	0.00	3595.00	359.50	359.50
PLOT B2	20805.00	4247.00	16558.00	1655.80	1655.80
Total	24400.00	4247.00	20153.00	2015.30	2015.30

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
A BUILDING	374.80	329.80	0.00	0.00	-	0.00	-	0.00	0.00	0.00	18.00	17.87	0.00	4.88	0.00	5	704.40
B BUILDING	372.91	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	18.00	0.00	0.00	0.00	0.00	0	372.91
C BUILDING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	31.50	53.81	0.00	0.00	0.00	0	0.00
D BUILDING	0.00	8372.04	0.00	0.00	-	1249.67	-	1249.67	0.00	1102.18	220.50	266.05	1401.71	17.36	0.00	136	8372.04
Total	747.51	8701.84	0.00	0.00	1417.40	1249.67	0.00	1249.67	0.00	1102.18	288.01	339.53	1401.71	22.24	0.00	143	9449.35

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	143	1	72	4	286	4	286
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	747.51	100	8	2	16	6	48	2	16
TOTAL REQD.(NOS.)									
TOTAL REQD. AREA									
TOTAL PROP. AREA									

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
D BUILDING	436.82	458.50

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BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
D BUILDING	436.82	458.50

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	107730.00	130000.00
UGWT	161595.00	212000.00
TOTAL	211595.00	212000.00

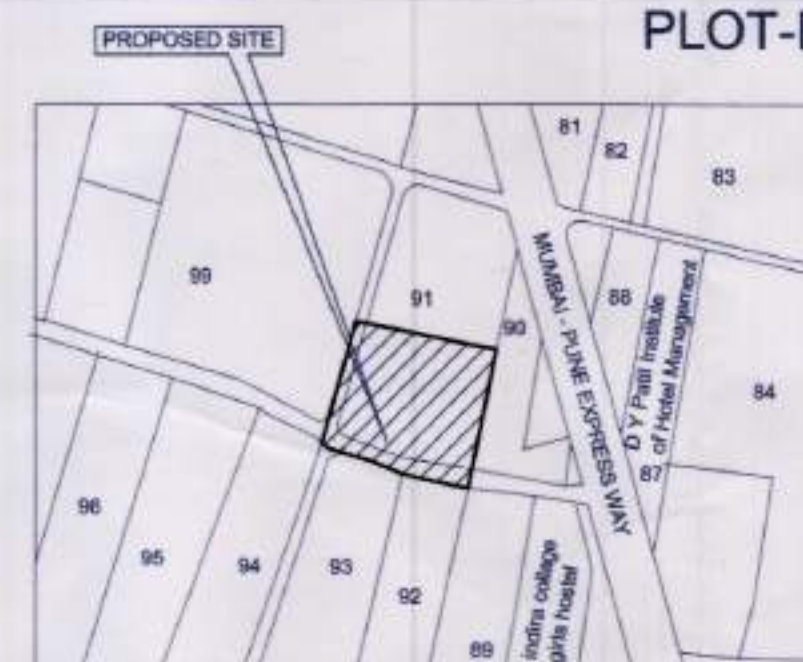
COVERAGE DETAILS

PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %	2899.28	1863.15	0.00

MAHADA AREA STATEMENT

MIN. REQ. AREA	842.58	MIN. REQ. AREA	2899.28
PROP. AREA	4156.30	PROP. AREA	314.05
PERM. BALC. AREA	625.41	PERM. BALC. AREA	47.11
1) PROP. OPEN BALC. AREA	0.00	1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00	2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00	TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	75	MAHADA TOTAL TEN. NO.	5
PERMISSIBLE MHADA = (PLOT B1 + PLOT B2 + PLOT C) x 20%			
PERMISSIBLE MHADA = (BASIC FSI 3235.50 + 14902.20 + 4212.90) X 20%			
PERMISSIBLE MHADA = 22350.60 X 20%			
PERMISSIBLE MHADA = 4470.12 SQ.M.			
PROPOSED MHADA ON PLOT B2 = 314.05 SQ.M.			

PLOT-B2



LOCATION PLAN

STAMP OF APPROVAL

Sanctioned No. DP/Tachawade/52/2019
Subject to conditions mentioned in the
Office Order No. 22/17/19
Date: 22/7/19

O. C. Signed by Joint City Engineer
Joint City Engineer
Pune-18

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT PLOT - B2	20805.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	4247.00
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) NOZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a+b+c+d+e+f)	4247.00
3. BALANCE AREA OF PLOT (1-2)	16558.00
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	1655.04
PHYSICAL OS PROVIDED =	1655.04
(c) INTERNAL ROAD AREA	405.54
5. NET AREA OF THE PLOT (3-4)	14496.42
6. ADDITION FOR F. S. I.	
(a) OPEN SPACE (NOTIONAL)	0.00
(b) INTERNAL ROAD	405.54
(c) ADDITIONAL INT. ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a+b+c+d)	405.54
7. TOTAL AREA (5+6)	14901.96
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	14901.96
9. TDR AREA	0.00
PERM. TDR AREA	13411.76
10. SPECIAL CASES FSI	0.00
11. ROAD(a) SET-BACK AREA	0
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	14901.96
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	8701.84
(b) PROPOSED COMMERCIAL AREA	747.51
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	9449.35
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	
(i) TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	9135.30
19. TOTAL BUILT UP AREA PROPOSED WITH MHADA	9449.35
21. CONSUMED FSI WITHOUT MHADA	0.6130
22. CONSUMED FSI WITH MHADA	0.6341
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1417.40
(ii) REQUIRED BALCONY AREA	1249.67
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	9449.35
(ii) LESS NON-RESIDENTIAL AREA	747.51
(iii) AREA AVAILABLE FOR TENEMENTS (I - II)	8701.84
(iv) TENEMENTS PERMISSIBLE (250.00/Hec)	354
(v) TENEMENTS PROPOSED	143
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vii)	143
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	CAR 88 SCOOTER 334 CYCLE 302
(ii) REQUIRED PARKING AREA	1100.00 1002.00 422.80
(iii) TOTAL PARKING PROPOSED	6283.25
E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA FOR EC	18352.30
CONSTRUCTION AREA FOR EC	19461.19

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON P.A.M. 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.

LEGEND	SIGN OF ARCHITECT
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: Rama Synergy Spaces through Partner
Shri. Jitendra Sunderdas Panjabi & others

PROJECT: SURVEY NO.: 91/3, 91/4, 91/5, 91/6, 91/7, 91/8, 91/9, 91/10, 91/11, 91/12, 91/13, 91/14, 91/15, 91/16, 91/17, 91/18, 91/19, 91/20, 91/21, 91/22, 91/23, 91/24, 91/25, 91/26, 91/27, 91/28, 91/29, 91/30, 91/31, 91/32, 91/33, 91/34, 91/35, 91/36, 91/37, 91/38, 91/39, 91/40, 91/41, 91/42, 91/43, 91/44, 91/45, 91/46, 91/47, 91/48, 91/49, 91/50, 91/51, 91/52, 91/53, 91/54, 91/55, 91/56, 91/57, 91/58, 91/59, 91/60, 91/61, 91/62, 91/63, 91/64, 91/65, 91/66, 91/67, 91/68, 91/69, 91/70, 91/71, 91/72, 91/73, 91/74, 91/75, 91/76, 91/77, 91/78, 91/79, 91/80, 91/81, 91/82, 91/83, 91/84, 91/85, 91/86, 91/87, 91/88, 91/89, 91/90, 91/91, 91/92, 91/93, 91/94, 91/95, 91/96, 91/97, 91/98, 91/99, 91/100, 91/101, 91/102, 91/103, 91/104, 91/105, 91/106, 91/107, 91/108, 91/109, 91/110, 91/111, 91/112, 91/113, 91/114, 91/115, 91/116, 91/117, 91/118, 91/119, 91/120, 91/121, 91/122, 91/123, 91/124, 91/125, 91/126, 91/127, 91/128, 91/129, 91/130, 91/131, 91/132, 91/133, 91/134, 91/135, 91/136, 91/137, 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