COVERAGE DETAILS

PERM.COVERAGE		PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	%	1558.57	1316.17	0.00
890.61				

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
BUILDING A	1008.55	6295.79	0.00	0.00	-	1097.64	-	611.43	486.21	930.60	106.80	120.12	1136.12	13.75	26.40	116	7304.34
BUILDING B	376.15	3122.10	0.00	0.00	-	552.95	-	226.70	326.25	250.97	109.68	103.32	12.66	8.27	15.00	34	3498.25
Total	1384.70	9417.89	0.00	0.00	1620.39	1650.59	30.21	838.13	812.46	1181.57	216.48	223.44	1148.78	22.02	41.40	150	10802.59 + 30.21

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
BUILDING A	245.73	246.99
BUILDING B	83.32	86.95

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	128745.00	
	FIRE REQUIREMENT	40000.00	
	TOTAL	168745.00	189132.16
UGWT		193117.50	
	FIRE REQUIREMENT	100000.00	
	TOTAL	293117.50	373835.34

FLOORWISE FSI STATEMENT: BUILDING A

FLOORS	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
BASEMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	9.24	0.00	0.00	-	0	0.00
GROUND FLOOR	677.60	10.12	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	9.24	0.00	0.00	-	0	687.72
MEZZANINE @ GROUND FLOOR	330.95	10.12	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	9.24	0.00	0.00	-	0	341.07
FIRST FLOOR	0.00	634.66	0.00	0.00	-	111.28	-	61.45	49.83	97.90	10.68	9.24	126.24	13.75	-	12	634.66
SECOND FLOOR	0.00	632.02	0.00	0.00	-	113.87	-	64.05	49.82	94.56	10.68	9.24	126.24	0.00	-	12	632.02
THIRD FLOOR	0.00	634.66	0.00	0.00	-	111.28	-	61.45	49.83	97.90	10.68	9.24	126.24	0.00	-	12	634.66
FOURTH FLOOR	0.00	632.02	0.00	0.00	-	113.87	-	64.05	49.82	94.56	10.68	9.24	126.24	0.00	-	12	632.02
FIFTH FLOOR	0.00	634.66	0.00	0.00	-	111.28	-	61.45	49.83	97.90	10.68	9.24	126.24	0.00	-	12	634.66
SIXTH FLOOR	0.00	632.02	0.00	0.00	-	113.87	-	64.05	49.82	94.56	10.68	9.24	126.24	0.00	-	12	632.02
SEVENTH FLOOR	0.00	576.82	0.00	0.00	-	83.18	-	45.39	37.79	66.20	10.68	9.24	0.00	0.00	-	8	576.82
EIGHTH FLOOR	0.00	632.02	0.00	0.00	-	113.87	-	64.05	49.82	94.56	10.68	9.24	126.24	0.00	-	12	632.02
NINTH FLOOR	0.00	634.66	0.00	0.00	-	111.28	-	61.45	49.83	97.90	10.68	9.24	126.24	0.00	-	12	634.66
TENTH FLOOR	0.00	632.02	0.00	0.00	-	113.87	-	64.05	49.82	94.56	10.68	9.24	126.24	0.00	-	12	632.02
TERRACE 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	26.40	0	0.00
Total	1008.55	6295.79	0.00	0.00	-	1097.64	-	611.43	486.21	930.60	106.80	120.12	1136.12	13.75	26.40	116	7304.34

FLOORWISE FSI STATEMENT: BUILDING B

FLOORS	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
GROUND FLOOR	251.68	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	13.35	8.61	8.33	0.00	-	0	261.68
MEZZANINE FLOOR	124.47	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	13.35	8.61	8.33	0.00	-	0	124.47
FIRST FLOOR	0.00	312.08	0.00	0.00	-	45.00	-	0.00	45.00	0.00	0.00	8.61	0.00	8.27	-	0	312.08
SECOND FLOOR	0.00	312.08	0.00	0.00	-	45.00	-	0.00	45.00	0.00	0.00	8.61	0.00	0.00	-	0	312.08
THIRD FLOOR	0.00	312.08	0.00	0.00	-	45.00	-	0.00	45.00	0.00	0.00	8.61	0.00	0.00	-	0	312.08
FOURTH FLOOR	0.00	317.19	0.00	0.00	-	61.19	-	33.38	27.80	40.18	11.85	8.61	0.00	0.00	-	5	317.19
FIFTH FLOOR	0.00	323.41	0.00	0.00	-	61.13	-	33.38	27.75	31.53	11.85	8.61	0.00	0.00	-	5	323.41
SIXTH FLOOR	0.00	317.19	0.00	0.00	-	61.19	-	33.38	27.80	40.18	11.85	8.61	0.00	0.00	-	5	317.19
SEVENTH FLOOR	0.00	275.25	0.00	0.00	-	50.92	-	26.39	24.53	27.16	11.85	8.61	0.00	0.00	-	4	275.25
EIGHTH FLOOR	0.00	317.19	0.00	0.00	-	61.19	-	33.38	27.80	40.18	11.85	8.61	0.00	0.00	-	5	317.19
NINTH FLOOR	0.00	323.41	0.00	0.00	-	61.13	-	33.38	27.75	31.53	11.85	8.61	0.00	0.00	-	5	323.41
TENTH FLOOR	0.00	312.26	0.00	0.00	-	61.19	-	33.38	27.80	40.18	11.85	8.61	0.00	0.00	-	5	312.26
TERRACE 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	15.00	0	0.00
Total	376.15	3122.10	0.00	0.00	-	552.95	-	226.70	326.25	250.97	109.68	103.32	12.66	8.27	15.00	34	3498.25

BUILDING: A&B - BUILDING

STAMP OF APPROVAL

Sanctioned No. B.P./F.P./Kiwale/01/2019
Subject to conditions mentioned in the Office Order No.
even dated 24/05/2019

Pimpri
Date : 24/05/2019

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		6500.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		1546.84
(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)		1546.84
3. BALANCE AREA OF PLOT (1-2)		4953.16
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		500.10
PHYSICAL OS PROVIDED =	500.10	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		4453.06
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)		4453.06
8. FLOOR SPACE INDEX PERMISSIBLE		1.00000
PERM. FLOOR AREA (7 x 8)		4453.06
9. TDR AREA		5695.95
PERM. TDR AREA		5121.02
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)		10149.01
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		9417.89
(b) PROPOSED COMMERCIAL AREA		1384.70
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		10802.59
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.		30.21
18. EXISTING BUILT UP AREA		
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		9896.57
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		10832.80
21. CONSUMED FSI WITHOUT MHADA		2.2224
22. CONSUMED FSI WITH MHADA		2.4327
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		1620.39
(ii) PROPOSED BALCONY AREA		1650.59
(iii) EXCESS BALCONY AREA (TOTAL)		30.21
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		10802.59
(ii) LESS NON_RESIDENTIAL AREA		1384.70
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		9417.89
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	220
(v) TENEMENTS PROPOSED		150
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		150

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	111	414	358
(ii) REQUIRED PARKING AREA	1387.50	1242.00	501.20
(iii) TOTAL PARKING PROPOSED	3379.92		

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	18144.81
CONSTRUCTION AREA FOR EC	18199.66
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

TITLE :

PROPOSED RESIDENTIAL BUILDINGS AT S.NO. 80/11/1(P), KIVALE, PUNE.

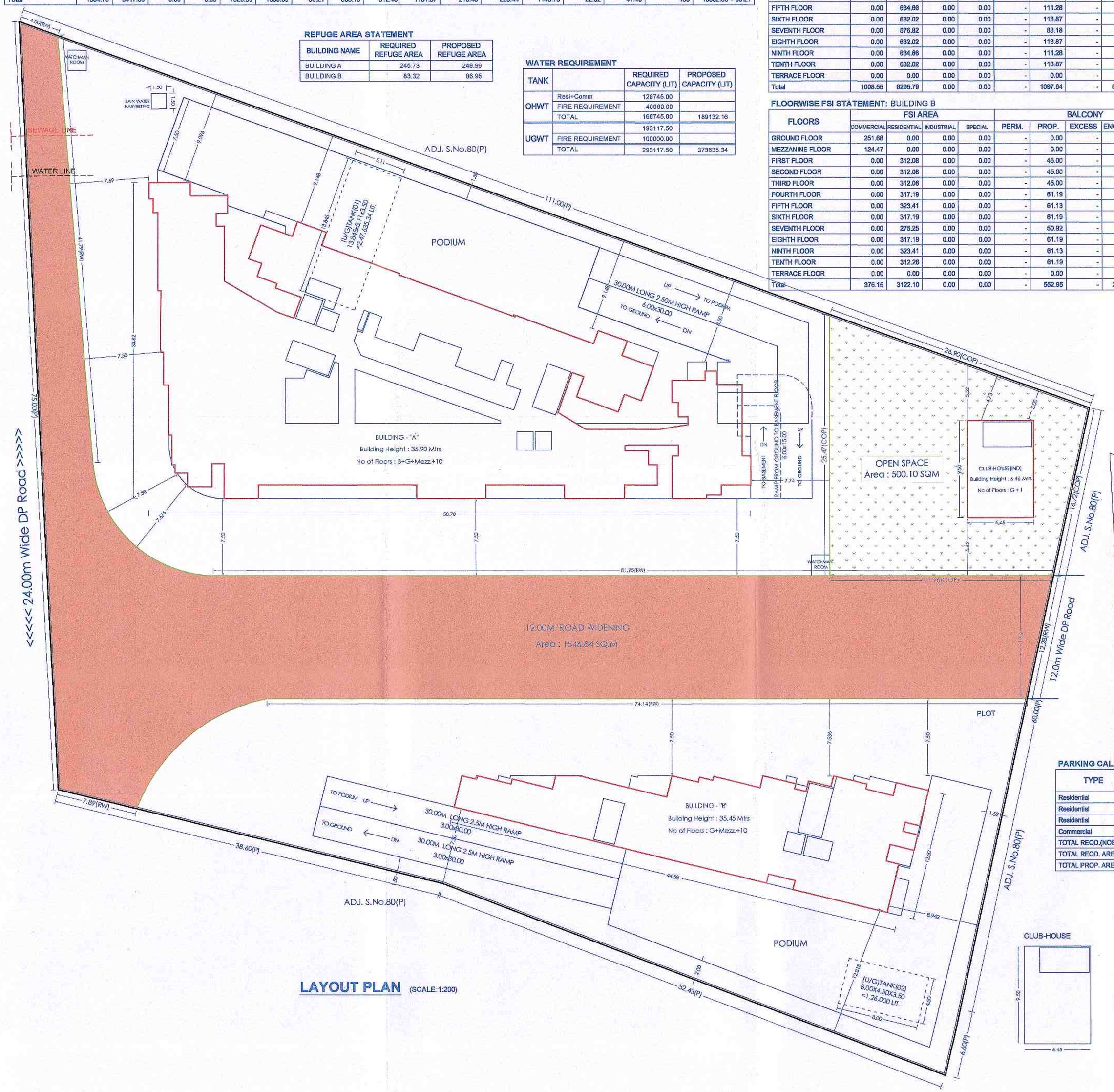
OWNER/DEVELOPER

SUKHWANI CHAWLA ERECTORS Through POAH
M/s.NEXUS INFRATECH Through Partner.
MR. NARESH R.PATEL

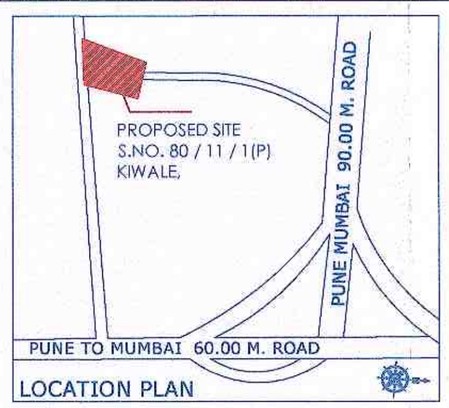
Architect VISHAL N BAFNA
kalparachana
ARCHITECT, INTERIOR & LANDSCAPE DESIGNER
VASUDAV APT., SHOP NO.9, SUDARSHAN NAGAR, CHINCHWAD, PUNE-33
CELL NO.: (+91)9890964481, 9765011466 e-mail: kalparachana@gmail.com

SIGNATURE

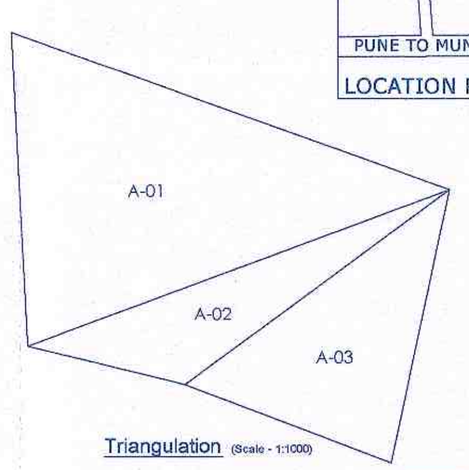
JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
	A/01	1:100	ATUL	VISHAL
INWARD NO.	INWD/RC/KVL/0002/19		DATE	24-04-2019
KEY NO.			SHEET NO.	1 / 1



LAYOUT PLAN (SCALE:1:200)



LOCATION PLAN



Triangulation (Scale - 1:1000)

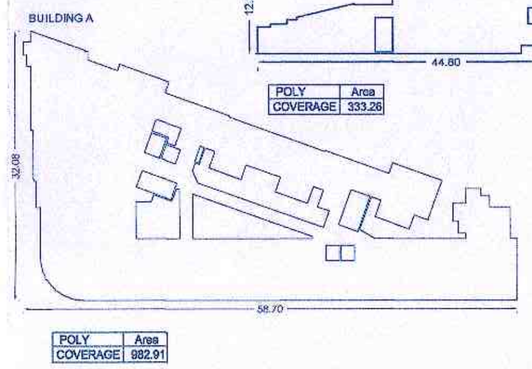
Triangle	Area
A-01	3839.07
A-02	1157.73
A-03	1727.50
Total (PLOT)	6724.30

MHADA AREA STATEMENT

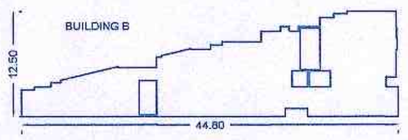
MIN. REQ. AREA		890.61
PROP. AREA		938.23
PERM. BALC. AREA		140.43
1) PROP. OPEN BALC. AREA		135.00
2) PROP. ENCL. BALC. AREA		0.00
TOTAL BALC. AREA (1+2)		135.00
MAHADA TOTAL TEN. NO.		15

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	165	1	83	4	330	4	330
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	1384.70	100	14	2	28	6	84	2	28
TOTAL REQD.(NOS.)					111		414		358
TOTAL REQD. AREA					1387.50		1242.00		501.20
TOTAL PROP. AREA					3379.92				



POLY	Area
COVERAGE	982.91



POLY	Area
COVERAGE	333.26