

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	TERRACE	STAIR	PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL								
BUILDING A	1002.06	3029.80	0.00	0.00	-	433.32	-	245.41	187.91	373.60	0.00	64.68
BUILDING B	402.61	944.49	0.00	0.00	-	135.00	-	0.00	135.00	0.00	0.00	43.05
Total	1404.67	3974.29	0.00	0.00	808.81	568.32	0.00	245.41	322.91	373.60	0.00	107.73

COVERAGE DETAILS

PERM. COVERAGE	%	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	890.61	1558.57	1341.28	0.00

WATER REQUIREMENT

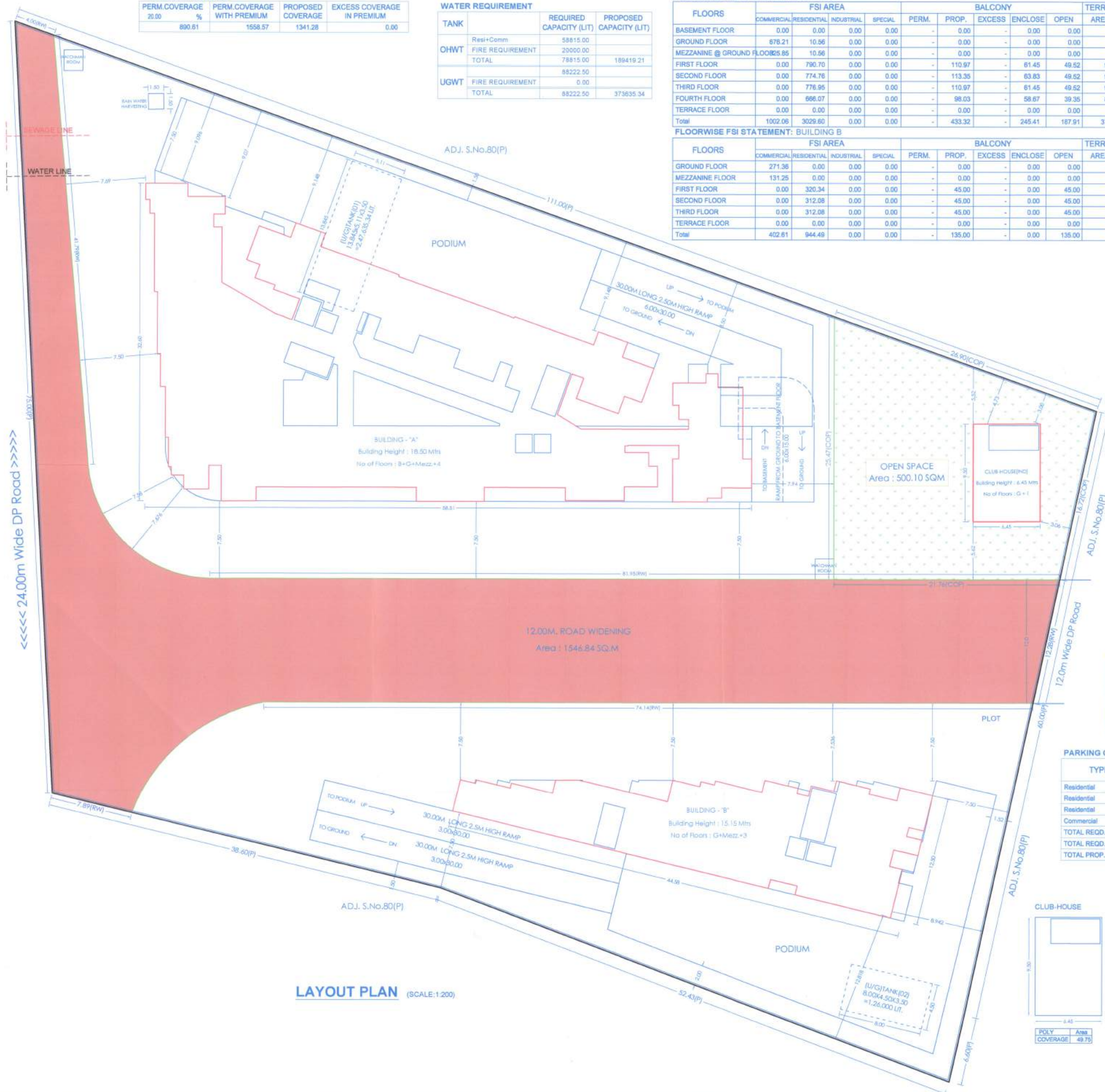
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	58815.00	
UGWT	88222.50	373635.34

FLOORWISE FSI STATEMENT: BUILDING A

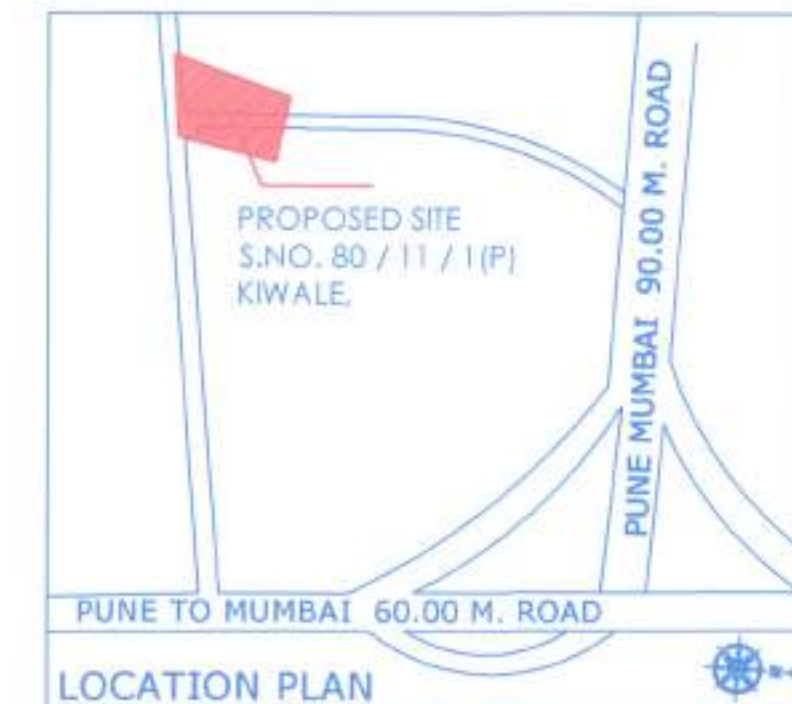
FLOORS	FSI AREA				BALCONY	TERRACE	STAIR	PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL								
BASEMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	-	0	0.00
GROUND FLOOR	678.21	10.56	0.00	0.00	-	0.00	-	0.00	0.00	-	0	688.77
MEZZANINE @ GROUND FLOOR	0.00	10.56	0.00	0.00	-	0.00	-	0.00	0.00	-	0	336.41
FIRST FLOOR	0.00	790.70	0.00	0.00	-	110.97	-	61.45	49.52	98.23	12	790.70
SECOND FLOOR	0.00	774.76	0.00	0.00	-	113.35	-	63.83	49.52	94.89	12	774.76
THIRD FLOOR	0.00	776.95	0.00	0.00	-	110.97	-	61.45	49.52	96.23	12	776.95
FOURTH FLOOR	0.00	666.07	0.00	0.00	-	98.03	-	58.67	39.35	82.25	10	666.07
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	14.70	0.00
Total	1002.06	3029.80	0.00	0.00	-	433.32	-	245.41	187.91	373.60	48	4031.88

FLOORWISE FSI STATEMENT: BUILDING B

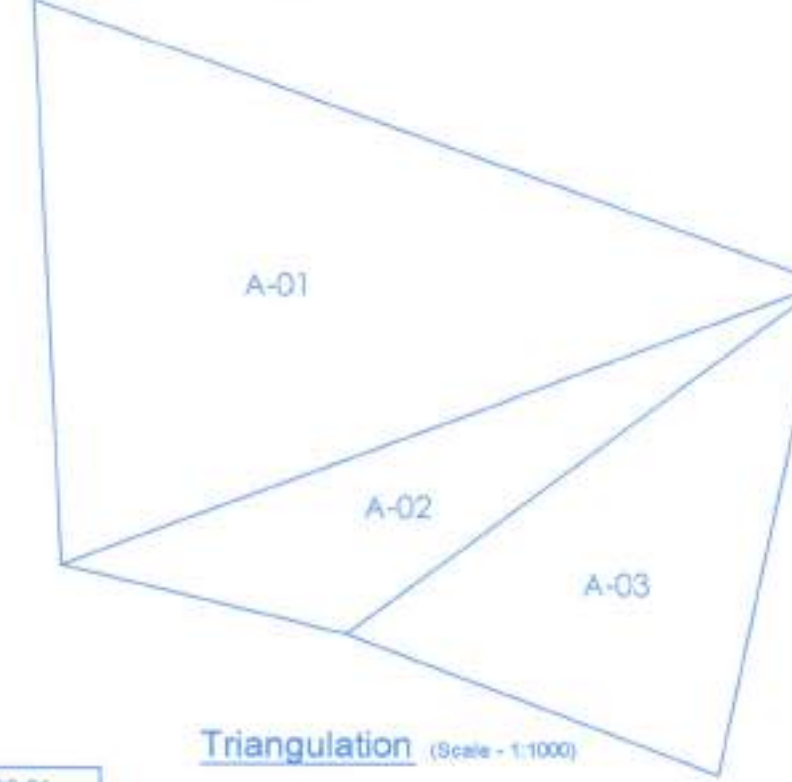
FLOORS	FSI AREA				BALCONY	TERRACE	STAIR	PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL								
GROUND FLOOR	271.38	0.00	0.00	0.00	-	0.00	-	0.00	0.00	-	0	271.38
MEZZANINE FLOOR	131.25	0.00	0.00	0.00	-	0.00	-	0.00	0.00	-	0	131.25
FIRST FLOOR	0.00	320.34	0.00	0.00	-	45.00	-	0.00	45.00	0.00	0	320.34
SECOND FLOOR	0.00	312.08	0.00	0.00	-	45.00	-	0.00	45.00	0.00	0	312.08
THIRD FLOOR	0.00	312.08	0.00	0.00	-	45.00	-	0.00	45.00	0.00	0	312.08
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	15.00	0.00
Total	402.61	944.49	0.00	0.00	-	135.00	-	0.00	135.00	0.00	0	1347.10



LAYOUT PLAN (SCALE:1:200)



LOCATION PLAN



Triangulation (Scale - 1:1000)

MHADA AREA STATEMENT

MIN. REQ. AREA	890.61
PROP. AREA	944.49
PERM. BALC. AREA	144.15
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

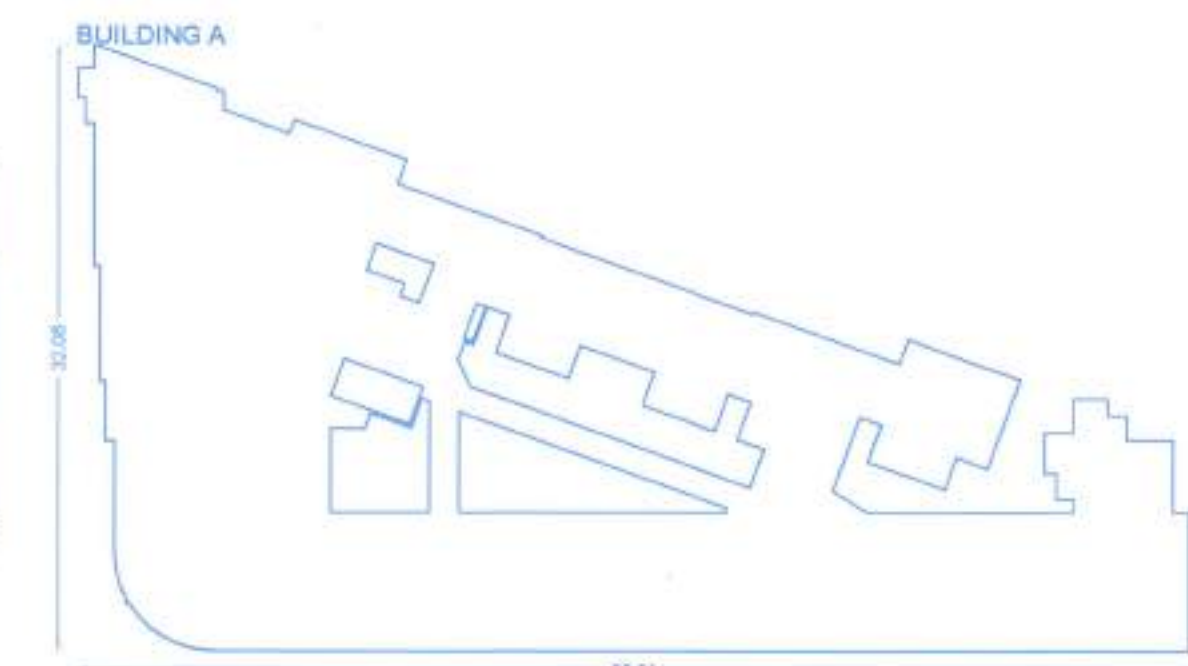
PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	UNIT	PROP.	BY RULE REQD.	SCOOTER (NOS.)	CYCLE (NOS.)
Residential	0 - 80	2	61	1	31	4
Residential	80 - 150	1	0	1	0	2
Residential	> 150	1	0	2	0	2
Commercial	1404.67	100	15	2	30	6
TOTAL REQD. (NOS.)				61	212	152
TOTAL REQD. AREA				782.50	836.00	212.80
TOTAL PROP. AREA					3376.56	

BUILDING A



CLUB-HOUSE



BUILDING A

BUILDING: A&B - BUILDING STAMP OF APPROVAL

Sanctioned No. B.P. / Kivale / 38 / 2019
 Subject to conditions mentioned in the
 Office Order No.
 even dated 25/04/2019

Pimpri
 Date 25/04/2019

O. C. Signed by
 Joint City Engineer

for 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 (RAW)	1546.84
(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)	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. L.	
(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	1.0000
PERM. FLOOR AREA (7 x 8)	4453.06
9. TOR AREA	0.00
PERM. TOR 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)	4453.06
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	3974.29
(b) PROPOSED COMMERCIAL AREA	1404.67
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	5378.96
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	
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	4434.27
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	5378.96
21. CONSUMED FSI WITHOUT MHADA	0.9968
22. CONSUMED FSI WITH MHADA	1.2079
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	808.81
(ii) PROPOSED BALCONY AREA	568.32
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	5378.96
(ii) LESS NON-RESIDENTIAL AREA	1404.67
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	3974.29
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.
(v) TENEMENTS PROPOSED	48
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	48
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	CAR 81 SCOOTER 212 CYCLE 152
(ii) REQUIRED PARKING AREA	782.50 836.00 212.80
(iii) TOTAL PARKING PROVIDED	3376.56
E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	10059.71
CONSTRUCTION AREA FOR EC	10109.59

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE
 DIMENSION OF SITES, 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.-HOME
 RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

LEGEND
 PLOT BOUNDARY SHOWN BLACK
 PROPOSED WORK SHOWN RED
 DIMENSIONAL LINE SHOWN RED DOTTED
 WATERLINE SHOWN BLACK DOTTED
 EXISTING TO BE RETAINED HATCHED
 DEMOLITION SHOWN HATCHED YELLOW

TITLE:
 PROPOSED RESIDENTIAL BUILDINGS AT S.NO. 80/11/1(P),
 KIWALE, PUNE.
 OWNER/DEVELOPER
 SUKHWANI CHAWLA ERECTORS Through POAH
 M/s. NEXUS INFRATECH Through Partner,
 MR. NARESH R. PATEL

Architect VISHAL N BAFNA
 kspkprachhns
 ARCHITECT, INTERIOR & LANDSCAPE DESIGNER
 1004R, APPT. 304/1/1, 1004R, INFRASTRUCTURE, CHANDRANAGAR, PUNE-41
 CONTACT: 020-2644-1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/185