BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	RES.	IND.	SPEC.	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
A BUILDING	0.00	15.64	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	12.21	0.00	0.00	0.00	0	9.54
B1 BUILDING	0.00	1651.58	0.00	0.00	-	22.78	-	0.44	15.85	0.00	0.00	30.72	0.00	0.00	0.00	6	1679.79
B2 BUILDING	0.00	15.64	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	14.58	0.00	0.00	0.00	0	9.54
B3 BUILDING	0.00	14.42	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	14.42	0.00	0.00	0.00	0	14.42
C1 BUILDING	0.00	5535.90	0.00	0.00	-	850.47	-	686.67	319.75	586.62	0.00	1196.94	0.00	0.00	0.00	64	5207.00
C2 BUILDING	116.94	0.00	0.00	0.00	-	0.00	-	0.00	0.00	621.88	0.00	0.00	0.00	0.00	0.00	0	116.94
D1 BUILDING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	470.84	0.00	14.42	0.00	0.00	0.00	0	0.00
D2 BUILDING	118.85	0.00	0.00	0.00	-	0.00	-	0.00	0.00	422.82	0.00	14.42	0.00	0.00	0.00	0	118.85
D3 BUILDING	0.00	13.22	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	13.22
E1(A)	159.78	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	159.78
E2(B)	54.55	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	54.55
G(A)	1180.04	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	1180.04
G(B)	56.75	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	56.75
Total	666.37	6492.47	0.00	0.00	1223.95	923.00	2.00	687.11	335.60	1701.14	34.20	330.05	0.00	24.80	0.00	102	8169.68

COMPLETED

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
C2	0.00	5492.18	0.00	0.00	-	918.15	-	818.15	0.00	604.88	192.85	204.75	990.12	0.00	0.00	105	5120.18
B1	0.00	4354.43	0.00	0.00	-	753.59	-	645.69	0.00	473.97	185.81	716.38	700.72	0.00	0.00	168	4354.43
B2	0.00	4352.43	0.00	0.00	-	753.59	-	645.69	0.00	422.82	185.81	216.38	700.72	0.00	0.00	168	4352.43
TOTAL	0.00	13198.01	0.00	0.00	-	2425.33	-	2109.53	0.00	1501.67	564.01	637.51	2390.06	0.00	0.00	621	13527.01

PARKING CALCULATION

TYPE	CARPET AREA (FSI/MC)	TURNOVER (NOS) CAR	SCOOTER	CYCLE	CAR ENTRY	CAR EXIT	SCOOTER ENTRY	SCOOTER EXIT	CYCLE ENTRY	CYCLE EXIT
Residential	0-80	2	2	0.5	1	299	1	299	1	299
Residential	80-150	1	1	0	1	0	2	0	2	0
Residential	>150	1	1	0	2	0	2	0	2	0
Commercial	1660.37	100	12	2	34	1	22	2	34	1
TOTAL REQUIRED					38		324		38	300
TOTAL FLOOR AREA					13527.01		13527.01		13527.01	
TOTAL FSI AREA	34526.22									

WATER REQUIREMENT

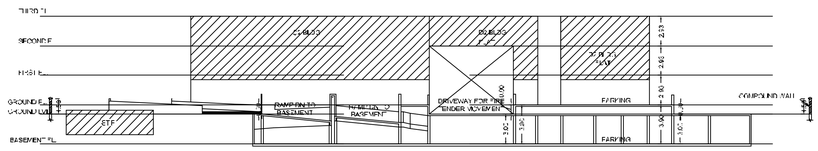
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi. Comm.	6737.00	
	Total Domestic	10100.00	
	TOTAL	16837.00	17745.05
UGWT	Fire Requirement	220000.00	
	TOTAL	236837.00	98,024.40

COVERAGE DETAILS

PERM COVERAGE 25%	PERM COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
6666.42	-	4855.96	0.00

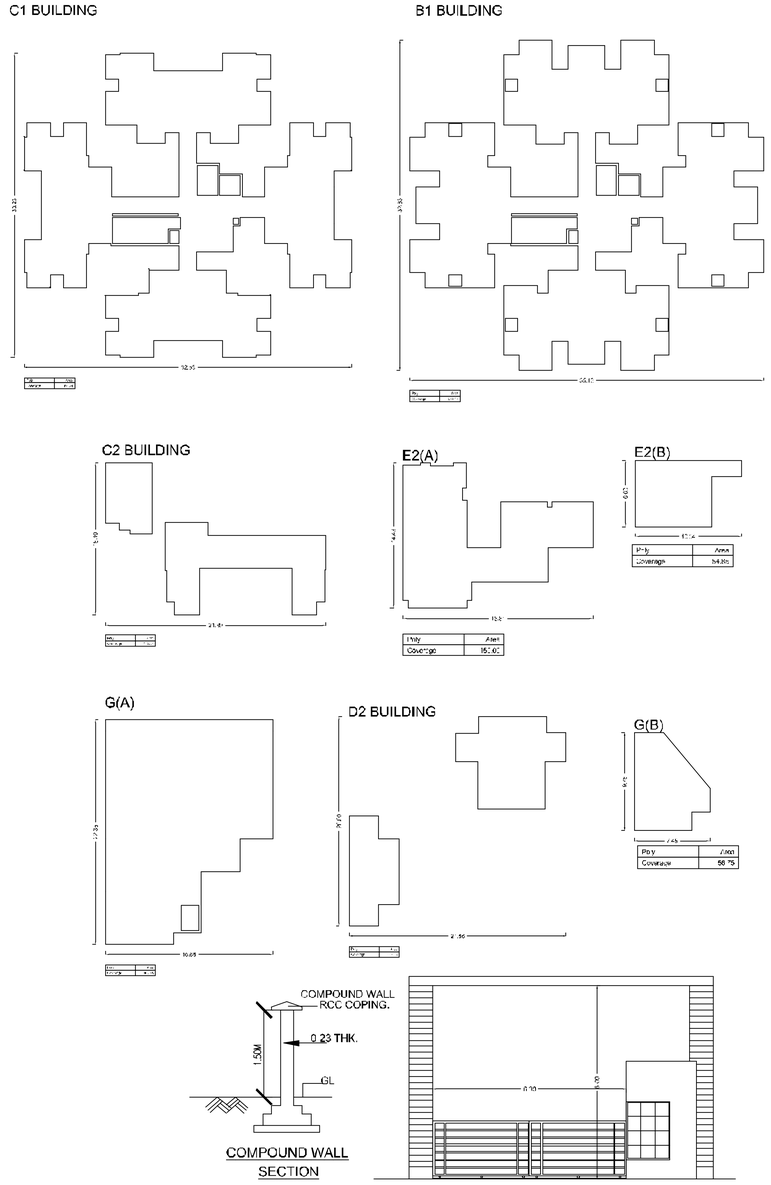
REFUGE AREA STATEMENT

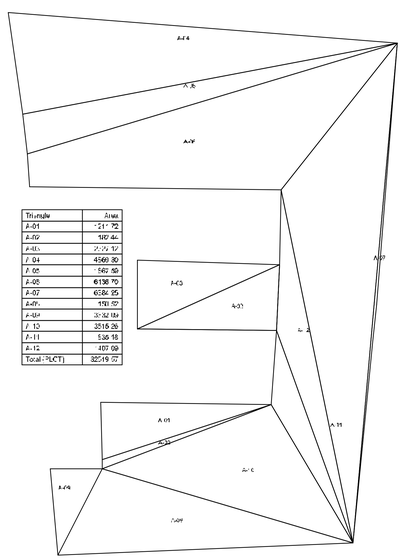
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A BUILDING	10.00	137.45



SECTION A-A

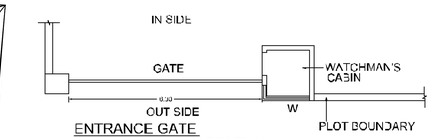
LAYOUT PLAN (Scale - 1:500)



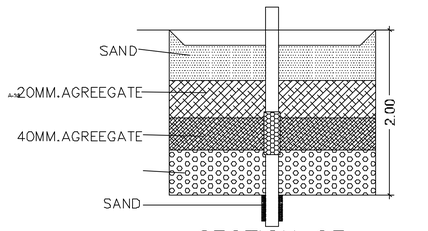


Triangle	Area
A-01	1217.72
A-02	189.44
A-03	2[illegible].57
A-04	4569.80
A-05	542.50
A-06	6138.79
A-07	6584.95
A-08	193.67
A-09	3[illegible].84
A-10	3516.28
A-11	536.18
A-12	407.09
Total (PLOT)	32519.07

Triangulation (Scale - 1:1000)



ENTRANCE GATE & WATCHMAN'S CABIN PLAN



SECTION OF RAIN HARVESTING PIT.

STAMP OF APPROVAL

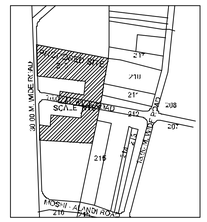
Sanctioned No. B.P. /Layout/Dudulgaon/08/2013 dated: 17/10/2013
Sanctioned No. B.P. /Layout/Dudulgaon/01/2015 dated: 09/01/2015
Sanctioned No. B.P. /Layout/Dudulgaon/02/2016 dated: 29/01/2016
Sanctioned No. B.P. /Layout/Dudulgaon/09/2017 dated: 22/05/2017
Sanctioned No. B.P. /Layout/Dudulgaon/04/2018 dated: 12/02/2018
Sanctioned No. B.P. /Layout/Dudulgaon/20/2018 dated: 20/09/2018

Sanctioned No. B.P. / Dudulgaon/13/2019
Subject to conditions mentioned in the
Office Order No.
even dated: 12/07/2019

Place:
Date: 12/07/2019

N.O. XXX
For Commissioner
Pimpri-Chinchwad Municipal Corporation.
Pimpri, Pune 411 018

O.C. Signed By Commissioner



LOCATION PLAN

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	32519.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R.M.)	4045.16
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) NDZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	106.75
TOTAL (a+b+c+d+e+f)	4151.91
3. BALANCE AREA OF PLOT (1-2)	28167.09
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	2819.29
(c) INDUSTRIAL USE PROVISION	267.73
(d) INFILL SHAL ZONE AREA	0.00
5. NET AREA OF THE PLOT (3-4)	25340.80
6. ADDITION FOR FSI	
(a) OPEN SPACE (N.OTIONAL)	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)	25340.80
8. FLOOR SPACE INDEX PERMISSIBLE	1.00000
PERM. FLOOR AREA (7 x 8)	25340.80
9. TDR AREA	0.00
*3 SPECIAL CASES FSI	0.00
*1 ROAD(s) SET-BACK AREA	4045.16
*2 PROPOSED ROAD (DP)	0
*2 TOTAL PERMISSIBLE BUILT UP AREA (10+9+10+11+12)	29385.96
*4 PROPOSED BUILT UP AREA	0.00
(a) PROPOSED INSTITUTIONAL AREA	
(b) PROPOSED COMMERCIAL AREA	6493.47
(c) PROPOSED INDUSTRIAL AREA	1666.27
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	0.00
*5 SUB STRUCTURE AREA ADDITION (FOR FSI)	8169.68
*3 SUB STRUCTURE AREA DEDUCTION (FOR FSI)	68.47
*7 EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
*8 EXISTING BUILT UP AREA	13570.95
*9 SURRENDERED AREA	0.00
*23 TOTAL BUILT UP AREA PROPOSED (14+*5+16+17+*8-19)	21799.10
21 TOTAL BUILT UP AREA PROPOSED WITH VHADA	0.00
22 CONSUMED FSI WITH OUT VHADA	0.8602
23 CONSUMED FSI WITH VHADA	0.0000
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1223.95
(ii) PROPOSED BALCONY AREA	902.89
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	8169.68
(ii) LESS NON-RESIDENTIAL AREA	1666.27
(iii) AREA AVAILABLE FOR TENEMENTS (iii-ii)	6493.47
(iv) TENEMENTS PERMISSIBLE 250.00/Hec	693
(v) TENEMENTS PROPOSED	102
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	102

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY BUILE	85	306	238
(ii) REQUIRED PARKING AREA	1062.50	319.00	333.20
(iii) TOTAL PARKING PROPOSED	3[illegible].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	27435.47
CONSTRUCTION AREA FOR FSI	27745.61

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 MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TP SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
DEDICATION SHOWN IN BLUE
WATER LINE SHOWN IN BLUE
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

CONTENTS

LAYOUT PLAN , AREA ANALYSIS , GROUND COVERAGE OF BUILDINGS

OWNER'S NAME AND ADDRESS: | OWNER'S SIGN:
SHRI. DINESH MANSUKHLAL KOCHERA

DMK Infrastructure Pvt. Ltd. Gat No. 216/2 Dudulgaon
Moshi - Alandi Rd , Moshi, Pune 412105

PROJECT:
SURVEY NO : Gat No. 216 (PT) HISSA NO :
PLOT NO : CTS NO
DESCRIPTION : Village - Dudulgaon , Pune

ARCHITECT: | ARCHITECT'S SIGN.
Ar. Rahul Nawale
SIDDHIVINAYAK BULI PARK SOCIETY
PHASE - 1, KESHAVNAGAR
CHINCHWAD PUNE-33

JOB NO.	DRG NO	SCALE	DRAWN BY	CHECKED BY
		1:500	RADHIKA	NAWALE
INWARD NO	INWARD/JUL/0006/19	DATE	06/03/2019	
REV. NO.		SHEET NO.	01 / 22	