

BUILDING WISE FSI STATEMENT (EXISTING)													
BUILDING	FSI AREA				BALCONY				TERRACE	STAIR	PASSAGE	LIFT	TOTAL
ALFA (BLDG)	0.00	2810.34	0.00	0.00	432.87	EXCESS	432.86	0.00	507.46	104.04	22.26	308.17	2810.34
OMEGA (C BLDG)	0.00	3127.97	0.00	0.00	488.41	EXCESS	488.41	0.00	1018.17	134.64	78.84	504.20	3127.97
BETA (D BLDG)	0.00	3062.31	0.00	0.00	488.55	EXCESS	488.55	0.00	998.26	97.92	66.74	467.91	3062.31
TOTAL	0.00	9000.62	0.00	0.00	1399.83	EXCESS	1399.82	0.00	2524.89	336.60	267.84	1310.28	9000.62

BUILDING WISE FSI STATEMENT (PROPOSED)													
BUILDING	FSI AREA				BALCONY				TERRACE	STAIR	PASSAGE	LIFT	TOTAL
COMM. (A BLDG)	1782.76	0.00	0.00	0.00	374.08	EXCESS	374.08	0.00	0.00	0.00	41.87	0.00	1782.76
GAMMA (E BLDG)	0.00	350.09	0.00	0.00	32.18	EXCESS	32.18	0.00	58.87	24.46	24.19	57.89	350.09
DELTA (F BLDG)	0.00	0.00	0.00	0.00	0.00	EXCESS	0.00	0.00	41.39	27.54	0.00	0.00	0.00
TOTAL	1782.76	350.09	0.00	0.00	406.27	EXCESS	406.26	0.00	99.87	51.85	24.19	57.89	2132.85

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	BY RULE
Residential	0 - 80	2	155	1	78	4	310	4	310
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	1782.76	100	18	2	36	6	108	2	36
TOTAL REQD. (NOS.)					114		418		348
TOTAL REQD. AREA					1405.80		1254.00		484.40
TOTAL PROP. AREA							7767.16		

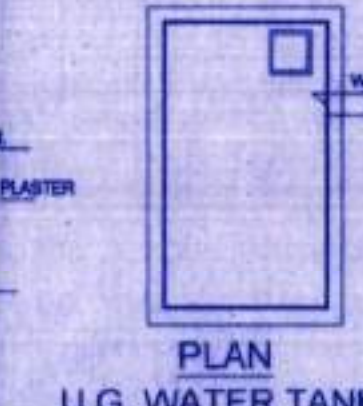
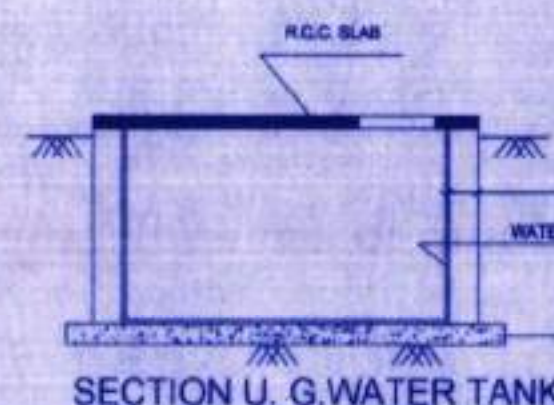
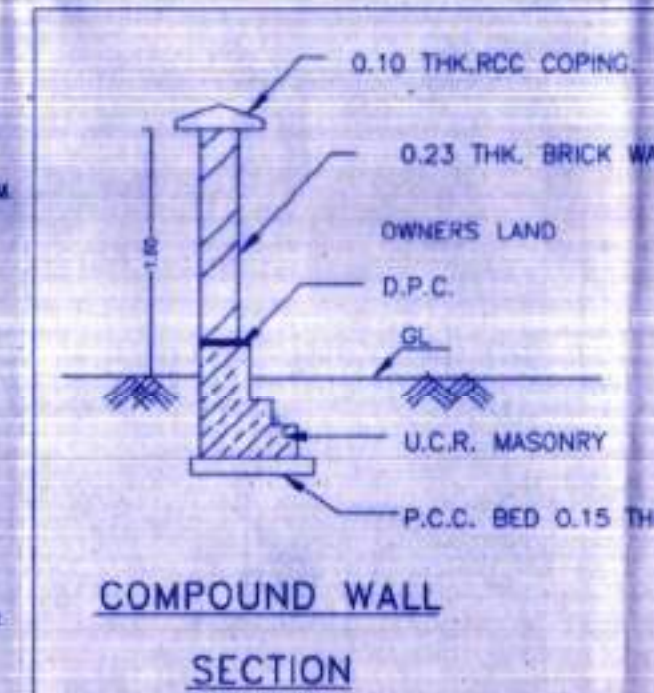
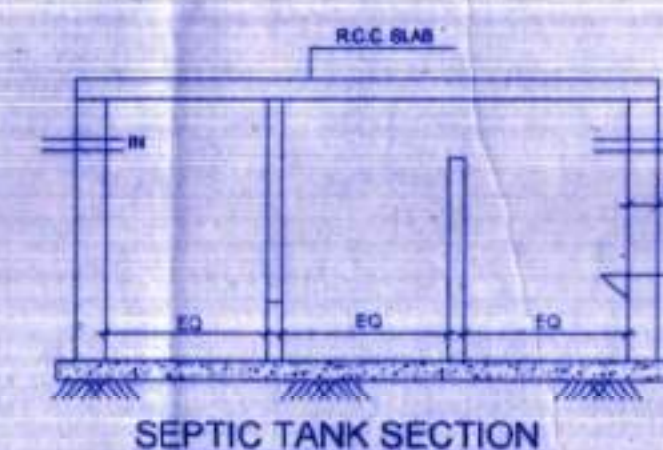
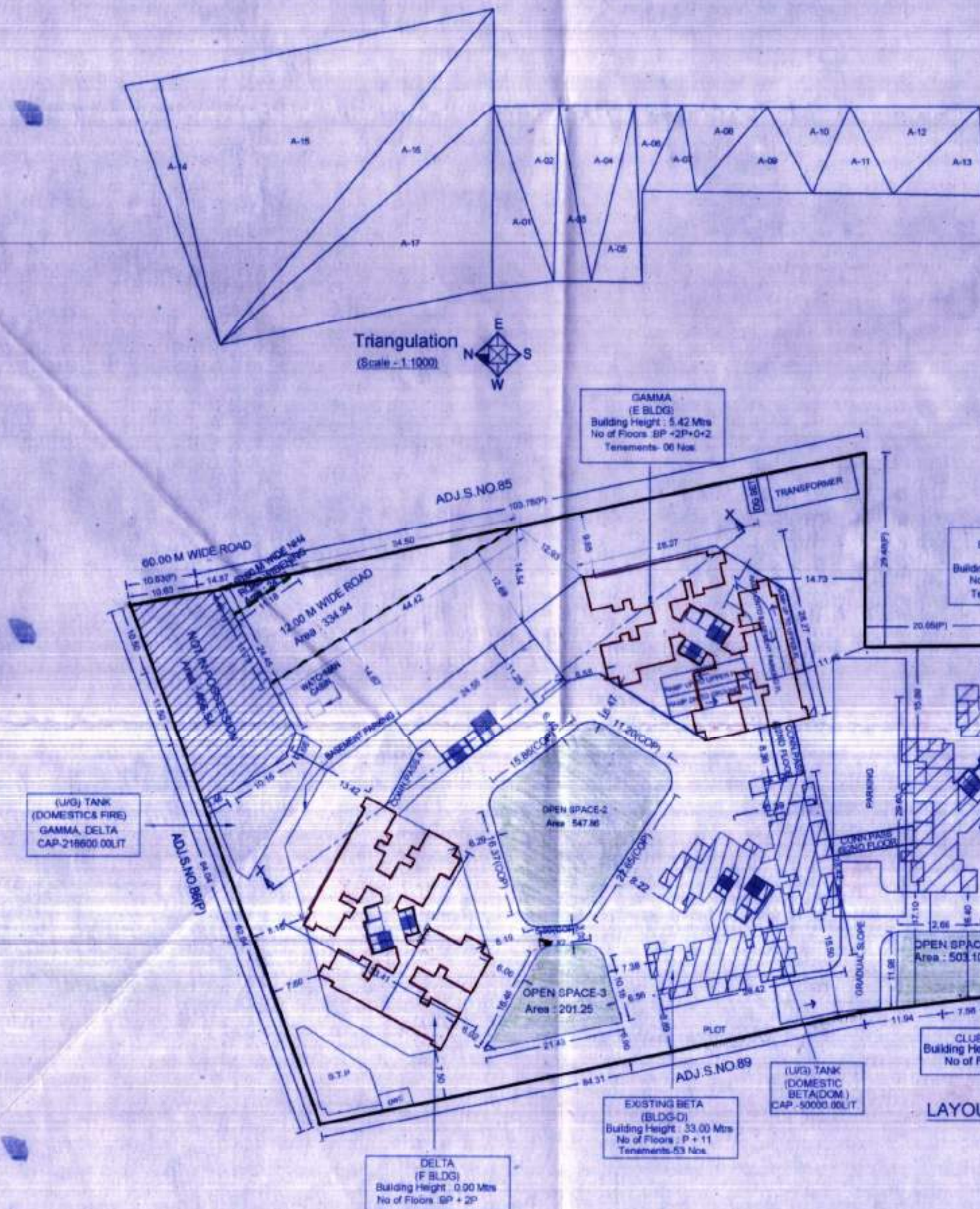
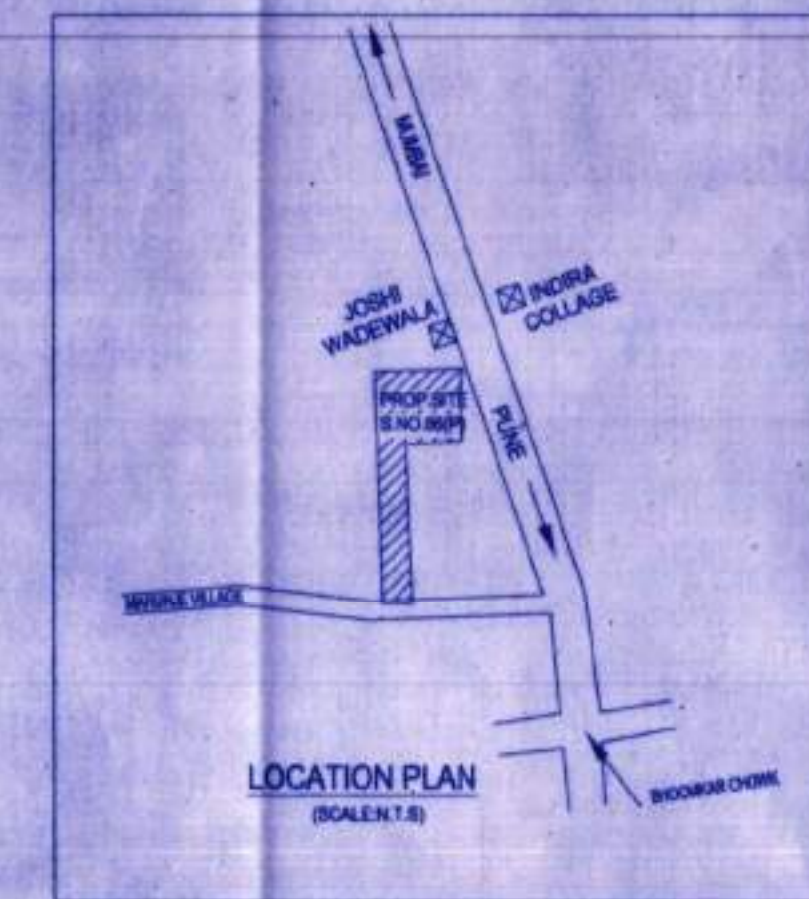
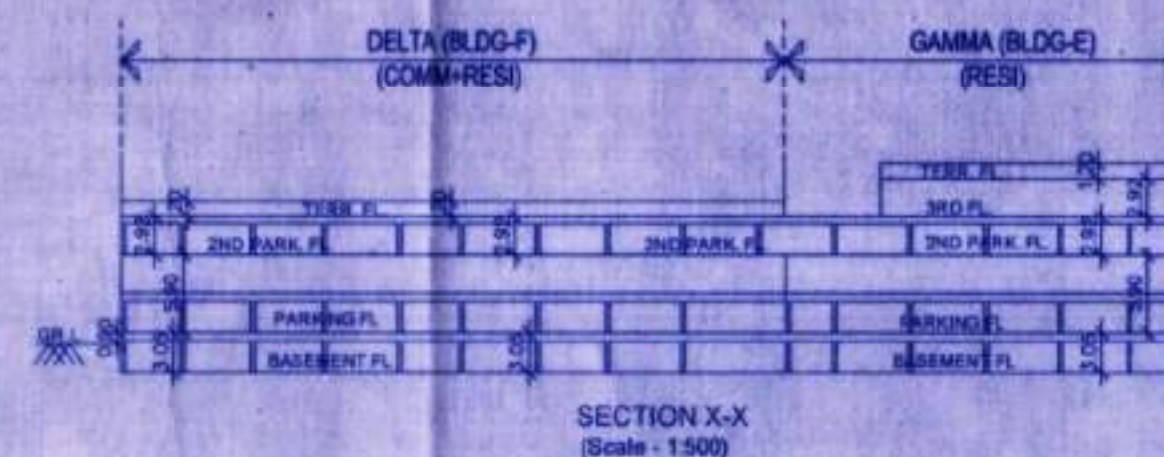
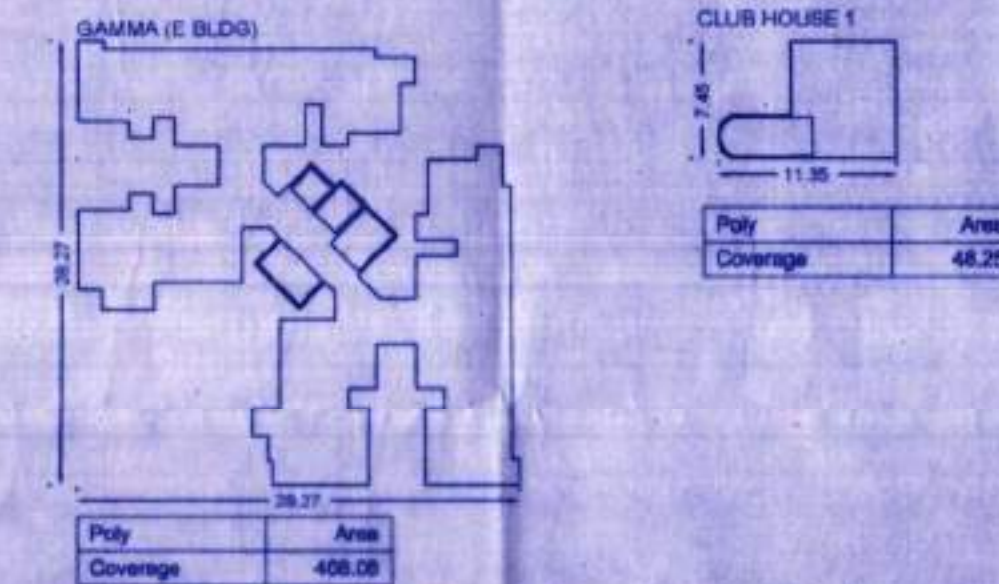
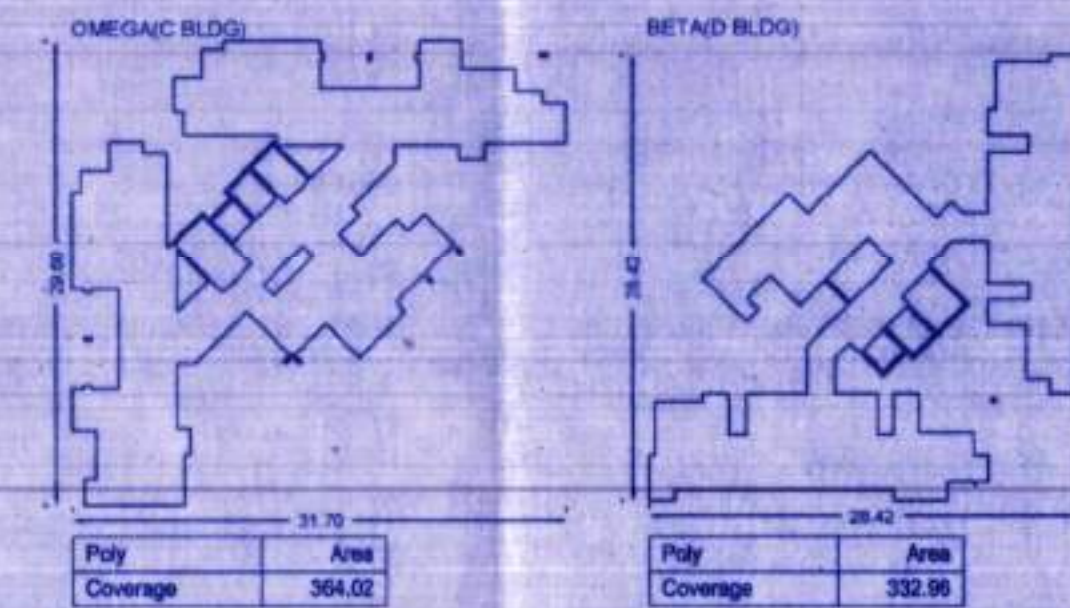
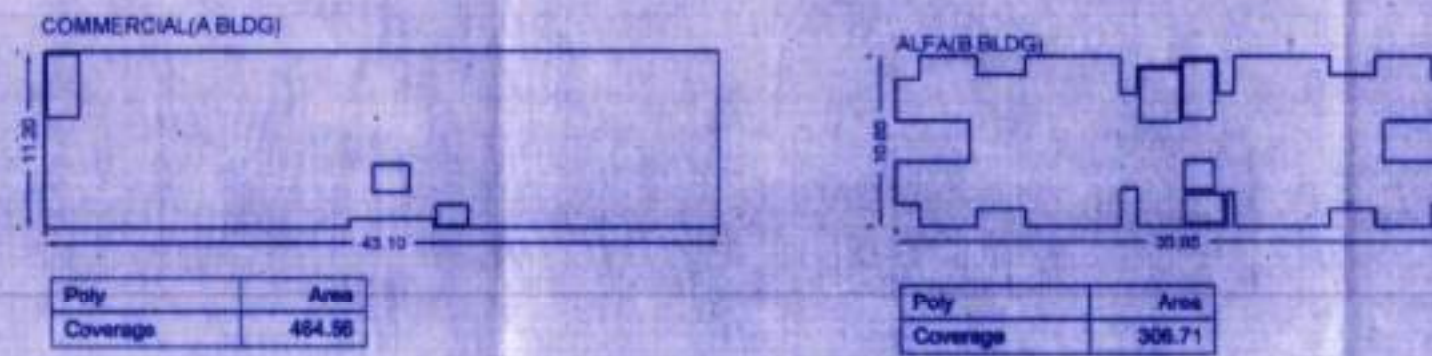
WATER REQUIREMENT			
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)	
OHWT	120960.00	120960.00	
UGWT	181025.00	181025.00	
TOTAL	301985.00	301985.00	

MAHADA AREA STATEMENT			
MIN. REQ. AREA	0.00		
PROP. AREA	0.00		
PERM. BALC. AREA	0.00		
1) PROP. OPEN BALC. AREA	0.00		
2) PROP. ENCL. BALC. AREA	0.00		
TOTAL BALC. AREA (1+2)	0.00		
MAHADA TOTAL TEN. NO.	0		

COVERAGE DETAILS			
PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	2256.82	1879.32	0.00

REFUGEE AREA STATEMENT		
BUILDING NAME	REQUIRED REFUGEE AREA	PROPOSED REFUGEE AREA
ALFA (B BLDG)	78.68	93.64
BETA (D BLDG)	83.24	152.34
OMEGA (C BLDG)	91.00	158.00

Triangle	Area
A-01	520.22
A-02	536.75
A-03	314.69
A-04	620.90
A-05	413.79
A-06	225.20
A-07	213.02
A-08	342.62
A-09	483.27
A-10	332.32
A-11	326.37
A-12	527.85
A-13	386.55
A-14	439.25
A-15	4294.13
A-16	1216.21
A-17	2286.09
Total (PLOT)	13456.75



STAMP OF APPROVAL

Sanctioned No. B.P. Tathawade/18/2019

Subject to conditions mentioned in the Office Order No. even dated 15/03/2019

ESTD. 1979/1982

O.C. Signed by Joint City Engineer

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

A) AREA STATEMENT

1. AREA OF PLOT	13420.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R.W.)	441.34
(b) PROPOSED ROAD (D.P.)	0.00
(c) ANY RESERVATION	0.00
(d) NOZ AREA	0.00
(e) ENROACHMENT AREA	456.34
(f) OTHER	0.00
TOTAL (a-f)	897.68
3. BALANCE AREA OF PLOT (1-2)	12522.32
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	1252.21
PHYSICAL OR PROVIDED	
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	11270.11
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-d)	0.00
7. TOTAL AREA (5+6)	11270.11
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	11270.11
9. TOR AREA	0.00
PERM. TOR AREA	15777.87
10. SPECIAL CASES FSI	0.00
11. ROAD(S) SET-BACK AREA	0.00
12. PROPOSED ROAD (D.P.)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	11270.11
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	350.09
(b) PROPOSED COMMERCIAL AREA	1782.76
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a-d)	2132.85
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.	128.44
18. EXISTING BUILT UP AREA	9000.48
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	11261.76
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	0.00
21. CONSUMED FSI WITHOUT MHADA	0.9993
22. CONSUMED FSI WITH MHADA	2.0000

B) BALCONY STATEMENT

(a) PERMISSIBLE BALCONY AREA	1670.00
(b) PROPOSED BALCONY AREA	1798.43
(c) EXCESS BALCONY AREA (TOTAL)	128.44

C) TENEMENT STATEMENT

(a) PROPOSED AREA (12)	2132.85
(b) LESS NON-RESIDENTIAL AREA	1782.76
(c) AREA AVAILABLE FOR TENEMENTS (a-b)	350.09
(d) TENEMENTS PERMISSIBLE	236.00/Sec
(e) TENEMENTS PROPOSED	155
(f) TENEMENTS EXISTING	0
(g) TOTAL TENEMENTS ON THE PLOT (e+f)	155

D) PARKING STATEMENT

(a) PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLE
(b) REQUIRED PARKING AREA	114	418	348
(c) TOTAL PARKING PROVIDED	1425.50	1254.00	484.40
(d) TOTAL PARKING DEFICIT			7767.16

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING/UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	23042.56
CONSTRUCTION AREA FOR E.C.	23183.09

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF BORDERS 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 RECORDS / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN RED DOTTED
- WATER LINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLITION SHOWN HATCHED YELLOW

PROJECT

PROPOSED BUILDING ON S.NO. 86(14) & 86(7) AT TATHAWADE, PUNE

OWNER'S NAME & SIGN

FOR 1) MR. ANUP JAMTHANI, 2) M/S ACE VENTURES, 3) M/S ACE BUILDCON THROUGH MR. ANUP JAMTHANI

ARCHITECT'S NAME & SIGN

SHASHANK PRAKASH PHADKE

Scale	1:100	Date	28-03-19
Dwg. No.	M-2	Job. No.	P-300
Drawn	Shashank Phadke	Checked	
Issued No.	088/15/2018/11	Rev. No.	
Sheet No.	01/08	Rev. No.	

NOTES

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solespace
liaisoning & consulting architects

1st floor, 807, Vastu Vihar, 1st Phase, Pune-411 004
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