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		PAID	PAID			FSI AREA
A1	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	13.23	17.80	0.00	0.00	0.00	0	0.00
A2	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	13.23	17.80	0.00	0.00	0.00	0	0.00
B1	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	13.23	17.96	0.00	0.00	0.00	0	0.00
C1	0.00	12898.26	0.00	0.00	-	1857.36	-	486.37	1370.94	0.00	385.25	385.25	1393.61	27.80	49.41	170	12898.26
C2	0.00	12898.26	0.00	0.00	-	1857.36	-	486.37	1370.94	0.00	385.25	385.25	1393.61	27.80	49.41	170	12898.26
C3	0.00	12898.26	0.00	0.00	-	1857.36	-	486.37	1370.94	0.00	385.25	385.25	1393.61	27.80	49.41	170	12898.26
C4	0.00	12898.26	0.00	0.00	-	1857.36	-	486.37	1370.94	0.00	385.25	385.25	1393.61	27.80	49.41	170	12898.26
COMMERCIAL	5288.70	0.00	0.00	2249.77	-	486.54	-	486.54	0.00	0.00	463.68	224.00	2420.11	90.00	127.14	0	7538.47
Total	5288.70	51593.02	0.00	2249.77	8869.72	7924.97	0.00	2441.02	5483.76	0.00	2044.37	1818.55	7994.54	201.20	324.77	680	59131.49

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	680	1	340	4	1360	4	1360
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	5288.70	100	53	2	106	6	318	2	106
Special	2249.77	100	22	3	66	12	264	4	88
TOTAL REQD.(NOS.)					512		1942		1554
TOTAL REQD. AREA					6400.00		5826.00		2175.60
TOTAL PROP. AREA							71064.66		

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

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	516115.00	
	FIRE REQUIREMENT	90000.00	
	TOTAL	805115.00	1029624.68
UGWT		772672.50	
	FIRE REQUIREMENT	450000.00	
	TOTAL	1222672.50	2215596.75

REFUGE AREA STATEMENT

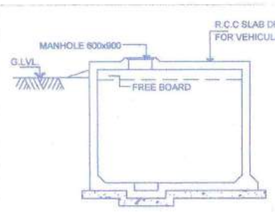
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
C1 BUILDING	173.33X3=519.99	541.23
C2 (BUILDING)	173.33X3=519.99	541.23
C3 (BUILDING)	173.33X3=519.99	541.23
C4 (BUILDING)	173.33X3=519.99	541.23

COVERAGE DETAILS

PERM.COVERAGE 20.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
8091.08	-	6139.46	0.00

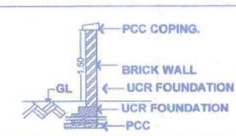
SECTION OF RAIN WATER HARVESTING PIT.

ENTRANCE GATE 1 & WATCHMAN'S CABIN PLAN



U. G. WATER TANK SECTION

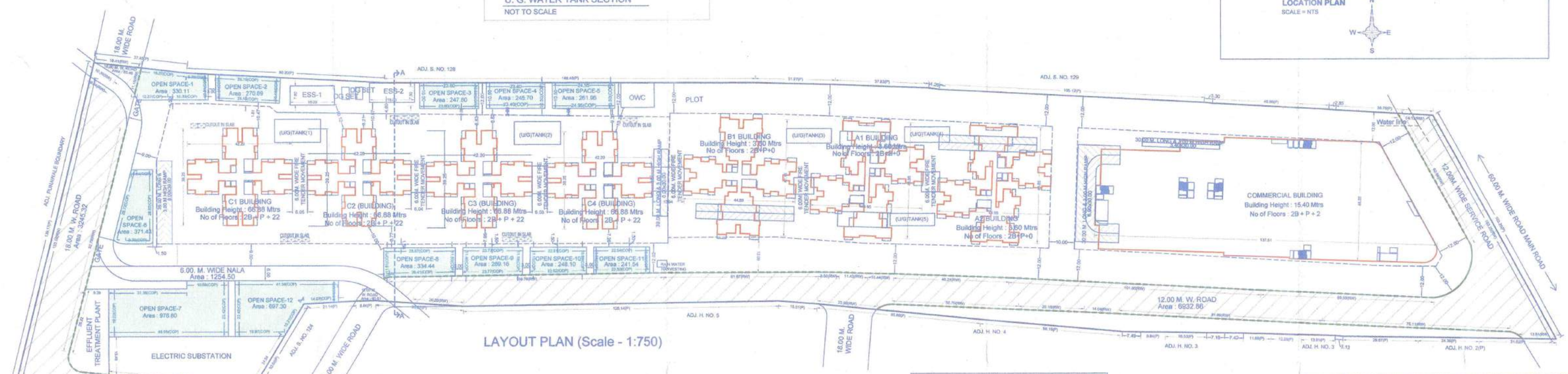
NOT TO SCALE



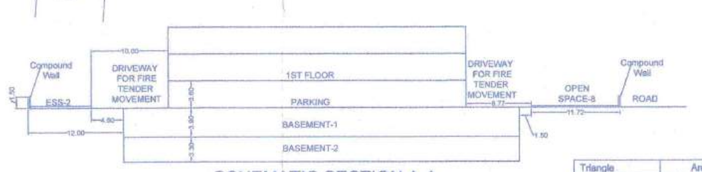
TYPICAL SECTION OFCOMPOUND WALL

LOCATION PLAN

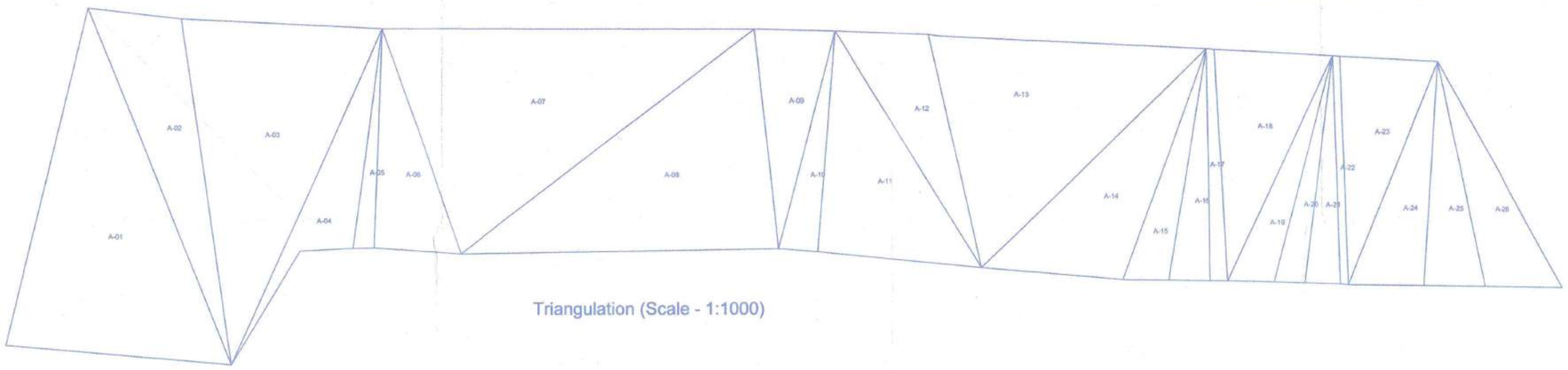
SCALE = NTS



LAYOUT PLAN (Scale - 1:750)



SCHEMATIC SECTION A-A



Triangulation (Scale - 1:1000)

Triangle	Area
A-01	6197.30
A-02	2540.01
A-03	5521.63
A-04	1392.83
A-05	370.69
A-06	1552.07
A-07	6701.90
A-08	5568.74
A-09	1405.12
A-10	689.21
A-11	2926.64
A-12	1745.40
A-13	5072.29
A-14	2665.75
A-15	841.29
A-16	768.75
A-17	485.19
A-18	2168.61
A-19	840.88
A-20	558.98
A-21	634.36
A-22	270.90
A-23	1766.77
A-24	1339.25
A-25	1092.70
A-26	1390.90
Total (PLOT)	56509.16

LAND OWNER (AS PER 7/12 OR P.R.C.)

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

POWER OF ATTORNEY HOLDER

CLIENT/FIRM'S NAME

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

CONTENTS

Fsi statement, Area calculation, Water calculation, Parking statement, Location Plan , Compound wall section

OWNER'S NAME: MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY — OWNER'S SIGN:

PROJECT:

SURVEY NO : 126+127/1 — HISSA NO :

PLOT NO : — CTS NO :

DESCRIPTION : , VILLAGE - TATHAWADE

ARCHITECT: LAXMAN SADASHIV THITE — ARCHITECT'S SIGN

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	INWD/TAT/6014/13	DATE	22 Apr 2019 04:04 PM	
KEY NO.		SHEET NO.	1 / 11	

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

LAYOUT PLAN

1 / 11

STAMP OF APPROVAL

Conditioned No. B.P. /Layout/ Tathawade/03/2019
Subject to conditions mentioned in the Office Order No.
even dated 22/02/2019

Pimpri
Date 28/02/2019

CORPORATION ESTD 11/10/1982 PIMPRI-411018

O. C. Signed by Joint City Engineer

For Joint City Engineer
Building Permission Dept
PCMC, Pimpri, Pune-18

TRUE COPY
FOR LAXMAN THITE
ARCHITECT
18 SHIVAJINAGAR,
PUNE - 411005

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		56509.16
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		10304.25
(b) PROPOSED ROAD (DP)		0.00
(c) ANY RESERVATION		0.00
(d) NDZ AREA		0.00
(e) ENCROACHMENT AREA		0.00
(f) OTHER		1254.50
TOTAL (a+b+c+d+e+f)		11558.75
3. BALANCE AREA OF PLOT (1-2)		44950.42
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		4495.04
PHYSICAL OS PROVIDED =	4495.04	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		40455.38
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)		40455.38
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		40455.38
9. TDR AREA		0.00
PERM. TDR AREA		56637.53
10. SPECIAL CASES FSI		100817.52
11. ROAD(s) SET-BACK AREA		0
12. PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		141272.90
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		51593.02
(b) PROPOSED COMMERCIAL AREA		5288.70
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		2249.77
TOTAL PROPOSED AREA (a+b+c+d)		59131.49
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)		59131.49
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		0.00
21. CONSUMED FSI WITHOUT MHADA		1.4616
22. CONSUMED FSI WITH MHADA		0.0000
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		8869.72
(ii) PROPOSED BALCONY AREA		7924.97
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		59131.49
(ii) LESS NON_RESIDENTIAL AREA		7538.47
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		51593.02
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	3344
(v) TENEMENTS PROPOSED		680
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		680

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	512	1942	1554
(ii) REQUIRED PARKING AREA	6400.00	5826.00	2175.60
(iii) TOTAL PARKING PROPOSED		71064.66	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	153335.41
CONSTRUCTION AREA FOR EC	153692.84

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 DO WORKED OUT TALLES 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

PROJECT (NEW PROPOSAL)

PROPOSED LAYOUT OF RESIDENTIAL GROUP HOUSING SCHEME AT S.NO.126+127/1,TATHAWADE, PUNE.

REVISION	DEALT	DATE

SIGN., ADDRESS OF THE OWNER-S/POWER OF ATTORNEY HOLDER/S

This municipal drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by me/us and the authenticity and validity of the same is my/our responsibility. I/we the undersigned, the owner-s and/or power of attorney holder-s have read & studied all the documents, forms and all the drawings along with documents for submission and they are as per my/our instructions & information given to me/us. Licensed Ar.

Name/s: MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (PUNE BOARD)

Address: Agarkar Nagar, Pune 411001

Executive Engineer-I
Pune Housing & Area Dev.
Pune - 411 001

CHIEF OFFICER
Pune Housing & Area Dev. Board,
Agarkar Nagar, Pune-411 001

ARCHITECT

LAXMAN THITE
ARCHITECT
CA/79/4694
18, SHIVAJINAGAR, PUNE-5
TEL : 25536718/25536108
FAX : 25536830
Email: archlaxman@gmail.com

Job no.	1498
Drg. no.	M-2
Scale	As shown
Rev. no.	R-0
Date	06 / 02 / 19
Dealt	Sudhir
Checked	
	MRP