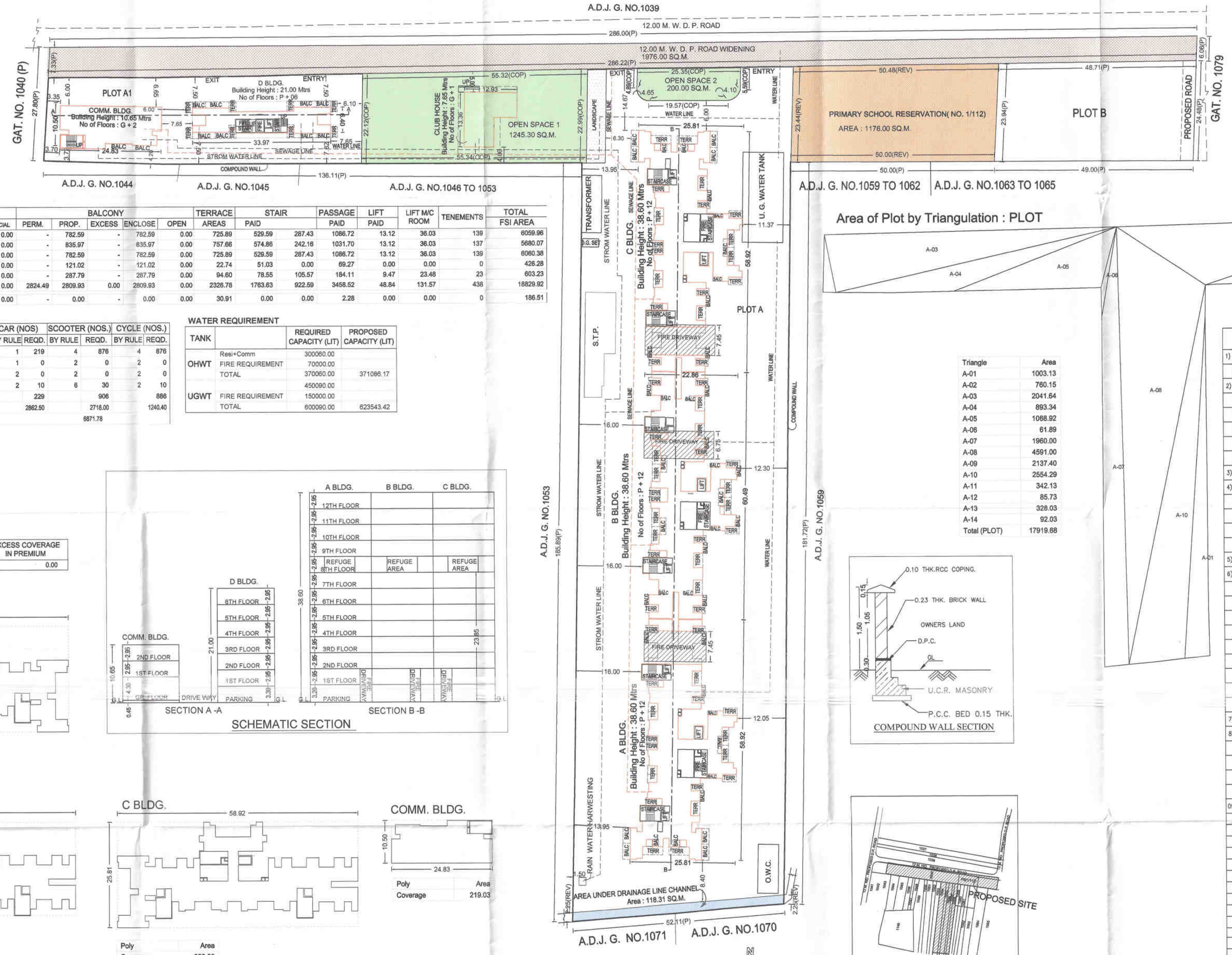
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



LAYOUT PLAN
(SCALE - 1:500)

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
A BLDG.	0.00	6059.96	0.00	0.00	-	782.59	-	782.59	0.00	725.89	529.59	287.43	1086.72	13.12	36.03	139	6059.96
B BLDG.	0.00	5680.07	0.00	0.00	-	835.97	-	835.97	0.00	757.66	574.86	242.16	1031.70	13.12	36.03	137	5680.07
C BLDG.	0.00	6060.38	0.00	0.00	-	782.59	-	782.59	0.00	725.89	529.59	287.43	1086.72	13.12	36.03	139	6060.38
COMM. BLDG.	426.28	0.00	0.00	0.00	-	121.02	-	121.02	0.00	22.74	51.03	0.00	69.27	0.00	0.00	0	426.28
D BLDG.	0.00	603.23	0.00	0.00	-	287.79	-	287.79	0.00	94.60	78.55	105.57	184.11	9.47	23.48	23	603.23
Total	426.28	18403.64	0.00	0.00	2824.49	2809.93	0.00	2809.93	0.00	2326.78	1763.63	922.59	3458.52	48.84	131.57	438	18829.92
CLUB HOUSE	186.51	0.00	0.00	0.00	-	0.00	-	0.00	0.00	30.91	0.00	0.00	2.28	0.00	0.00	0	186.51

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	438	1	219	4	876	4	876
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	426.28	100	5	2	10	6	30	2	10
TOTAL REQD.(NOS.)					229		906		886
TOTAL REQD. AREA					2862.50		2718.00		1240.40
TOTAL PROP. AREA							6871.78		

WATER REQUIREMENT

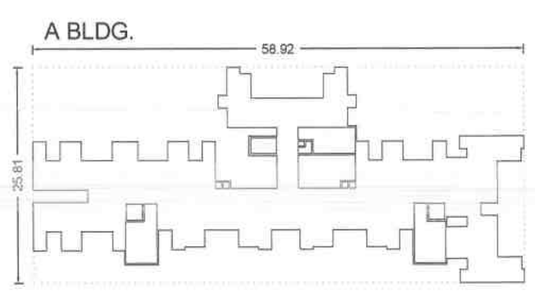
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	300060.00	
	FIRE REQUIREMENT	70000.00	
	TOTAL	370060.00	371086.17
UGWT		450090.00	
	FIRE REQUIREMENT	150000.00	
	TOTAL	600090.00	623543.42

REFUGE AREA STATEMENT

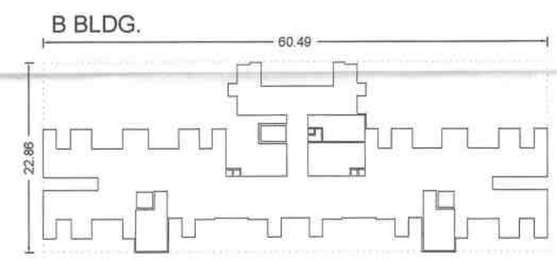
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A BLDG.	155.83	160.09
B BLDG.	150.58	153.91
C BLDG.	155.83	156.98
TOTAL	462.24	470.98

COVERAGE DETAILS

PERM.COVERAGE	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %			
2380.46	-	2202.85	0.00



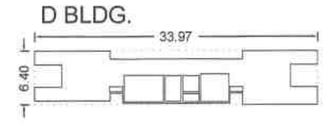
Poly	Area
Coverage	623.31



Poly	Area
Coverage	602.34

Poly	Area
Coverage	623.33

Poly	Area
Coverage	219.03

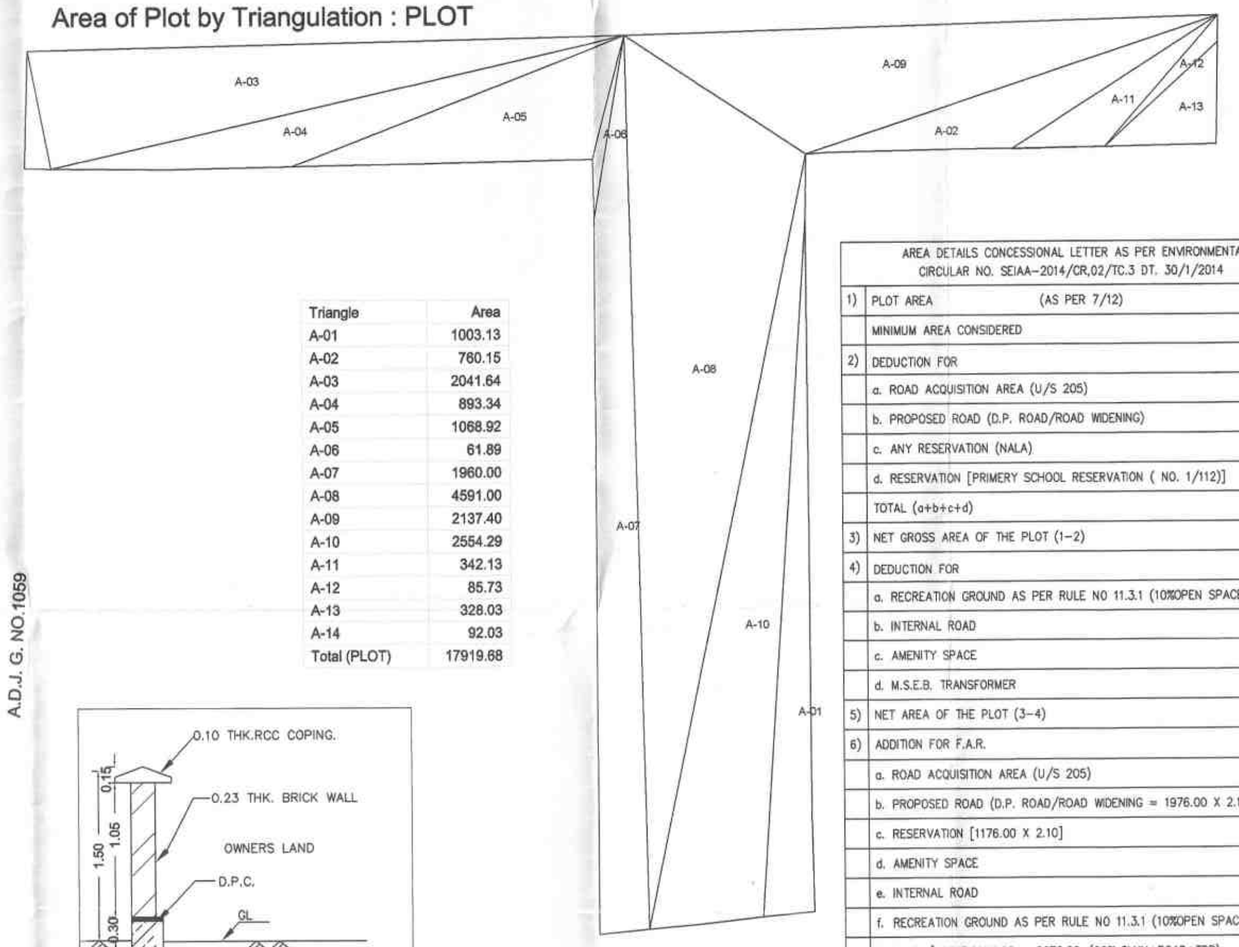


Poly	Area
Coverage	134.84

SCHEMATIC SECTION

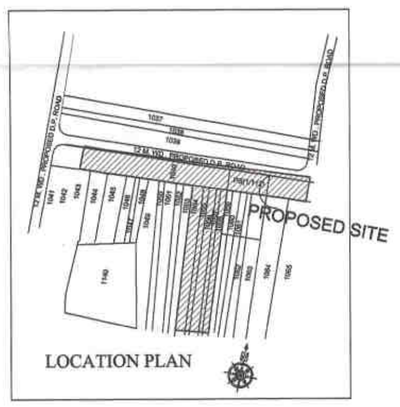
TOTAL PLOT AREA AS PER 7/12	17800.00 SQ.M.	
PLOT	PLOT A+A1	PLOT 'B'
1. PLOT AREA	16618.00 SQ.M.	1182.00 SQ.M.
2. DEDUCTION		
(a) ROAD SET-BACK	1976.00 SQ.M.	77.00 SQ.M.
(b) RESERVATION + NALA	1294.31 SQ.M.	–
TOTAL	3270.31 SQ.M.	77.00 SQ.M.
3. GROSS AREA OF PLOT	13347.69 SQ.M.	1105.00 SQ.M.
4. DEDUCTION		
OPEN SPACE	1445.30 SQ.M.	–
5. NET AREA OF PLOT	11902.39 SQ.M.	1105.00 SQ.M.

Area of Plot by Triangulation : PLOT



Triangle	Area
A-01	1003.13
A-02	760.15
A-03	2041.64
A-04	893.34
A-05	1068.92
A-06	61.89
A-07	1960.00
A-08	4591.00
A-09	2137.40
A-10	2554.29
A-11	342.13
A-12	85.73
A-13	328.03
A-14	92.03
Total (PLOT)	17919.68

COMPOUND WALL SECTION



LOCATION PLAN

AREA DETAILS CONCESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO. SEIAA-2014/CR.02/TC.3 DT. 30/1/2014			
1) PLOT AREA (AS PER 7/12)			17800.00
MINIMUM AREA CONSIDERED			16618.00
2) DEDUCTION FOR			
a. ROAD ACQUISITION AREA (U/S 205)	0.00		
b. PROPOSED ROAD (D.P. ROAD/ROAD WIDENING)	1976.00		
c. ANY RESERVATION (NALA)	118.31		
d. RESERVATION [PRIMERY SCHOOL RESERVATION (NO. 1/112)]	1176.00		
TOTAL (a+b+c+d)		3270.31	
3) NET GROSS AREA OF THE PLOT (1–2)		13347.69	
4) DEDUCTION FOR			
a. RECREATION GROUND AS PER RULE NO 11.3.1 (10%OPEN SPACE)	1445.30		
b. INTERNAL ROAD	0.00		
c. AMENITY SPACE	0.00		
d. M.S.E.B. TRANSFORMER	1445.30		
5) NET AREA OF THE PLOT (3–4)		11902.39	
6) ADDITION FOR F.A.R.			
a. ROAD ACQUISITION AREA (U/S 205)	0.00		
b. PROPOSED ROAD (D.P. ROAD/ROAD WIDENING = 1976.00 X 2.10)	4149.60		
c. RESERVATION [1176.00 X 2.10]	2469.60		
d. AMENITY SPACE	0.00		
e. INTERNAL ROAD	0.00		
f. RECREATION GROUND AS PER RULE NO 11.3.1 (10%OPEN SPACE)	0.00		
g. T.D.R. [13347.69X0.65 = 8676.00–(20% SLUM+ROAD+TDR)	321.60		
h. B.R.T. T.D.R.	0.00		
TOTAL (a+b+c+d+e+f+g)		6940.80	
7) TOTAL AREA (5+6)			18843.19
8) F.A.R. PROPOSED			
a. RESIDENTIAL (1.5/1/0.85/0.75)	18403.64		
b. COMMERCIAL (0.5/1/0.85/0.75)	426.28		
c. INFORMATION TECHNOLOGY (2)	0.00		
TOTAL F.A.R. PERMISSIBAL			18829.92
09) NON F.S.I. AREA			
a. PROPOSED PARKING AREA (PARKING FLOOR)	2038.82		
b. PROPOSED BALCONY AREA	2809.93		
c. PROPOSED TERRACE AREA (56.42 SQM.COVERED TERR. ADD TO B.UP)	2270.36		
d. PROPOSED STAIRCASE (PREMIUM) AREA	1763.63		
e. PROPOSED FIRE STAIRCASE AREA	922.59		
f. PROPOSED PASSAGE+LOBBY AREA	3460.80		
g. PROPOSED CLUB HOUSE AREA	219.70		
h. PROPOSED OVER HEAD WATER TANK AREA	205.00		
i. PROPOSED LIFT MACHINE ROOM AREA	180.41		
j. PROPOSED REFUGE AREA	470.98		
k. PROPOSED U.G. WATER TANK AREA	220.00		
l. PROPOSED S.T.P. AREA	162.32		
m. PROPOSED OWC AREA	60.00		
n. PROPOSED TRANSFORMER & GAS BANK AREA	78.00		
o. PROPOSED SECURITY CABIN AREA	6.00		
p. TRANSFORMER & D.G. SET AREA	36.38		
q. ARCHITECTURAL PROJECTION, CHAJJA/CORNICE, NON ACCESSSIBAL TERRACE	1600.00		
TOTAL NON FSI AREA	16504.92		
11) TOTAL FSI + NON FSI AREA			35334.84

LAYOUT

STAMP OF APPROVAL

Sanctioned No. B.P./ENVIRONMENT/CHIKHALI-11/09/2018
Subject to conditions mentioned in the Office Order No
even dated - 04/09/2018

Pimpri
Date 4/09/2018

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	(AS PER 7/12)	17800.00
MINIMUM AREA CONSIDERED		16618.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		1976.00
(b) PROPOSED ROAD (DP)		0.00
(c) ANY RESERVATION (PRIMARY SCHOOL+NALA)		1294.31
(d) NDZ AREA		0.00
(e) ENCROACHMENT AREA		0.00
(f) OTHER		0.00
TOTAL (a+b+c+d+e+f)		3270.31
3. BALANCE AREA OF PLOT (1-2)		13347.69
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		1445.30
PHYSICAL OS PROVIDED =	1445.30	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		11902.39
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)		11902.39
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		11902.39
9. TDR AREA	(6940.80-6619.20)	321.60
PERM. TDR AREA		6940.80
10. SPECIAL CASES FSI [(1976.00+1176.00) X 2.10]		6819.20
11. ROAD(s) SET-BACK AREA		0
12 PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		18843.19
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		18403.64
(b) PROPOSED COMMERCIAL AREA		426.28
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		18829.92
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)		18829.92
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		0.00
21. CONSUMED FSI WITHOUT MHADA		1.5820
22. CONSUMED FSI WITH MHADA		0.0000
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		2824.49
(ii) PROPOSED BALCONY AREA		2809.93
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		18843.19
(ii) LESS NON_RESIDENTIAL AREA		426.28
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		18416.91
(iv) TENEMENTS PERMISSIBLE	250.00/HEC.	461
(v) TENEMENTS PROPOSED		438
(vi) TOTAL TENEMENTS ON THE PLOT (v+vi)		438

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	229	906	886
(ii) REQUIRED PARKING AREA	2862.50	2718.00	1240.40
(iii) TOTAL PARKING PROPOSED		6871.78	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	0.00
CONSTRUCTION AREA FOR EC	0.00

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

OWNER'S NAME: MR. SACHIN I. GOYAL — OWNER'S SIGN:

PROJECT:
GAT NO : 1040(P) +1054 TO 1058 — HISSA NO :
PLOT NO : — CTS NO :
DESCRIPTION : CHIKHALI

ARCHITECT: — ARCHITECT'S SIGN
VIKAS ACHALKAR
1221, B/1 WRANGLAR PARANJAPE ROAD,
BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD,
PUNE - 411004.
PH: 25531675/76
REG. NO. CA/94/17606

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	S.V.P.	
INWARD NO.	INWD / EC/ CHK / 0002 / 18		DATE	25.07.2018
KEY NO.	-/-/§-"		SHEET NO.	01 / 01

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