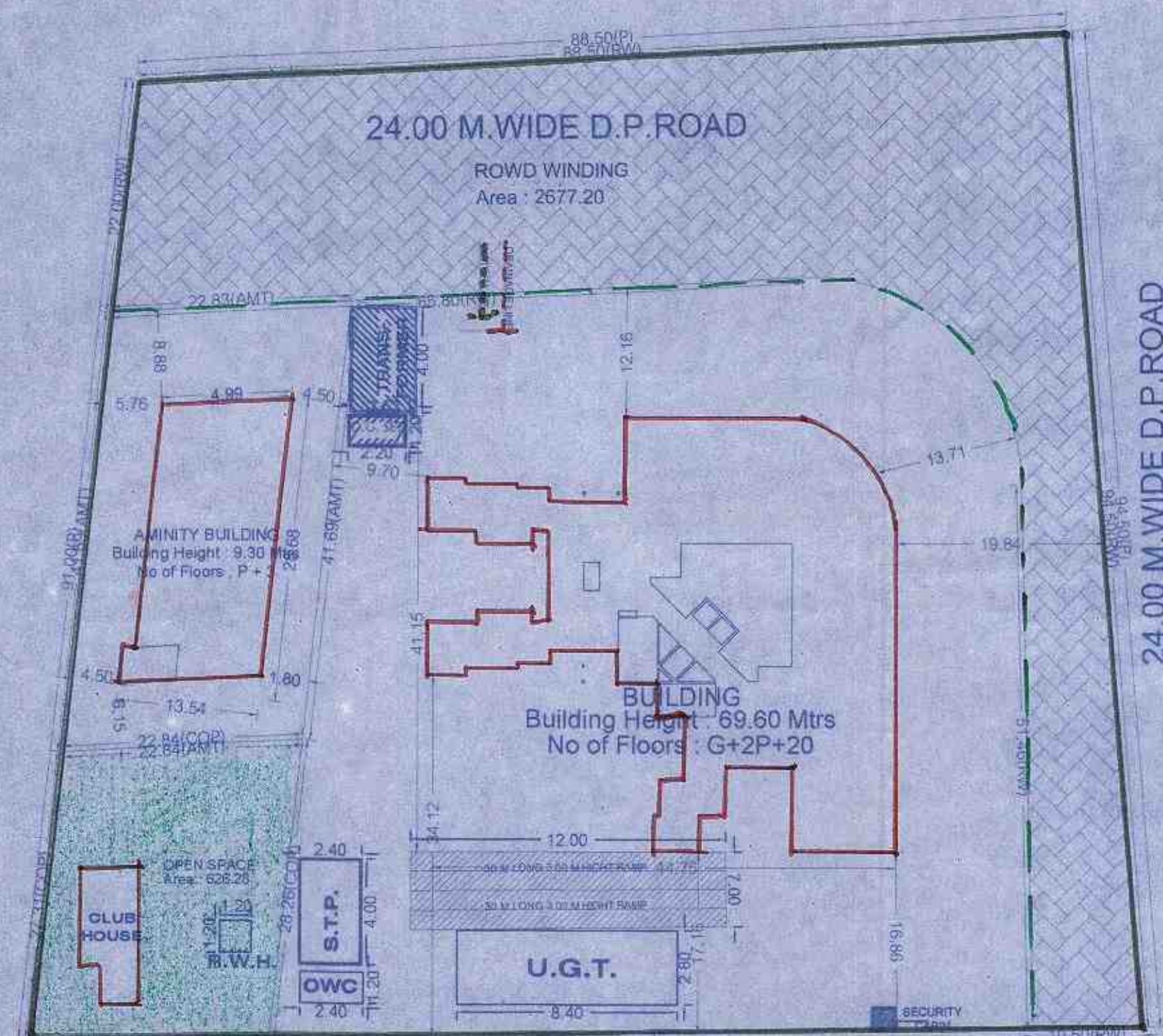
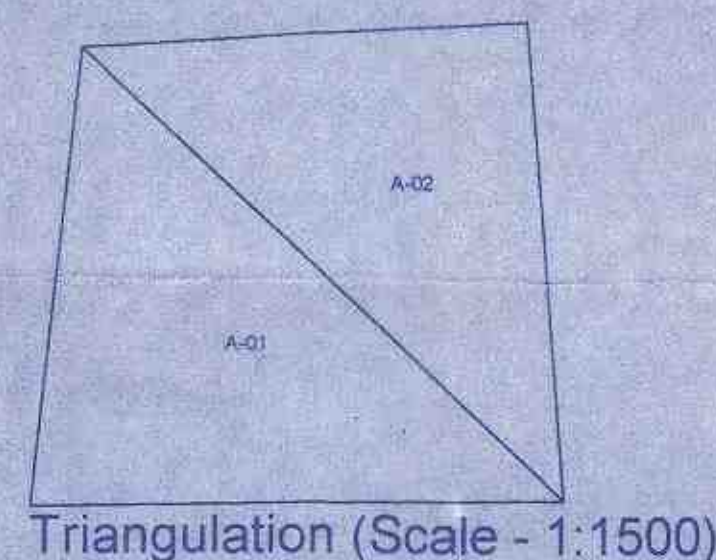




LAYOUT PLAN (Scale - 1:500)



Triangle	Area
A-01	4787.85
A-02	4180.29
Total (PLOT)	8968.14

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	91215.00	
UGWT	100000.00	
TOTAL	191215.00	246192.48

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
BUILDING	482.92	791.59

COVERAGE DETAILS

PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	1643.96	1279.00	339.59

BUILDING WISE FSI STATEMENT

BUILDING	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	PAID	FIRE	PASSAGE	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
AMINITY BUILDING	939.45	0.00	0.00	0.00	-	135.34	-	135.34	0.00	0.00	67.04	0.00	0.00	0.00	0.00	0	939.45
BUILDING	837.11	8890.12	0.00	0.00	-	977.72	-	977.72	0.00	2148.32	521.25	391.23	1375.40	12.35	12.35	109	9727.23
Total	1776.56	8890.12	0.00	0.00	1600.00	1113.05	0.00	1113.05	0.00	2148.32	588.29	391.23	1375.40	12.35	12.35	109	10666.68

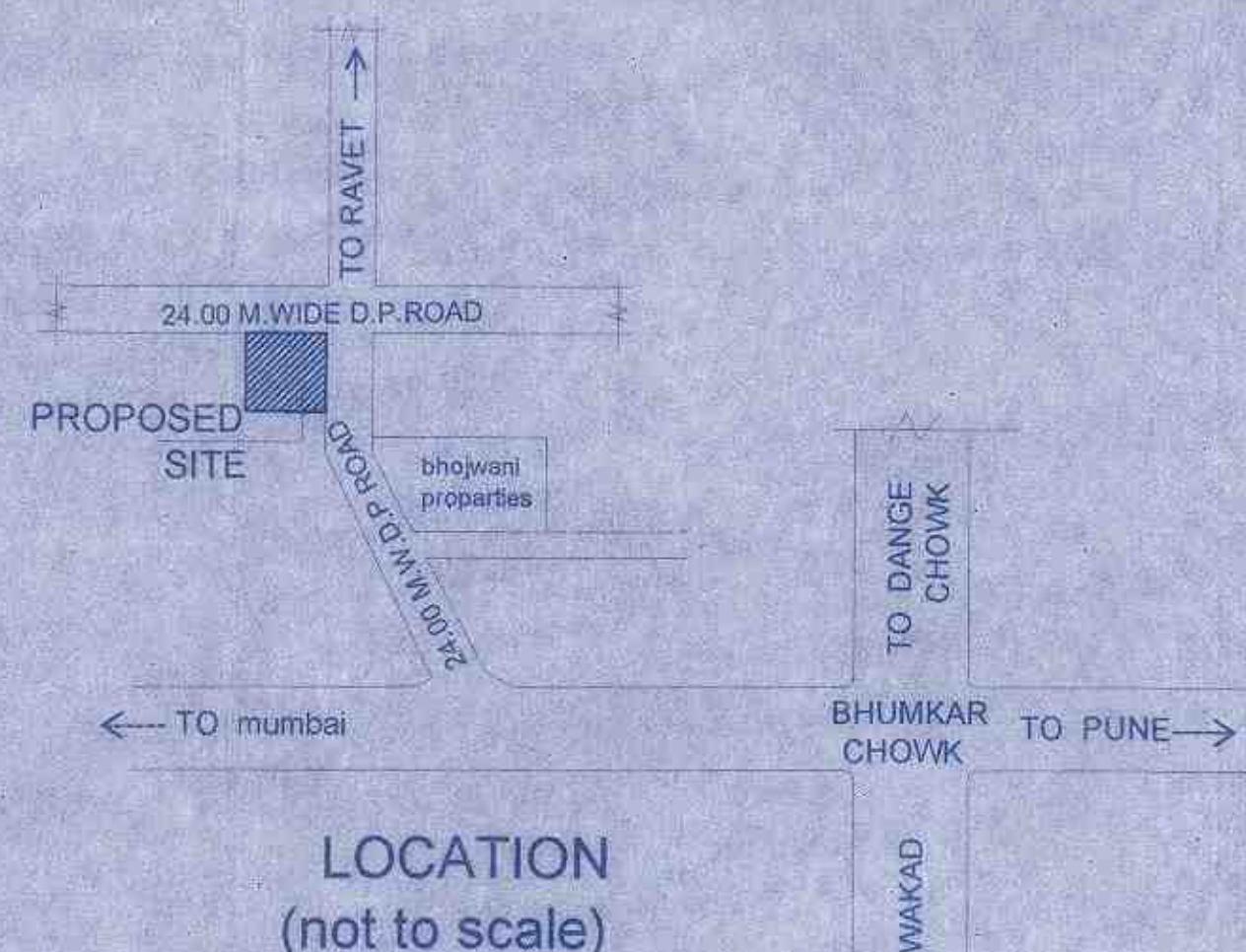
PROPOSED PARKING AREA (COVERED)

- GROUND FLOOR PARKING AREA 1762.87 SQ.M
- FIRST FLOOR PARKING AREA 1762.87 SQ.M
- SECOND FLOOR PARKING AREA 1762.87 SQ.M
- TOTAL AREA 5288.61 SQ.M
- STP - 10.00X6.00 = 60.00 SQ.M.
- TRANSFORMER - 10X6.30 = 63.00 SQ.M.
- D.G.SET - 5.50X3.00 = 16.50 SQ.M.
- (U/G)TANK - 21X7.00 = 147.00 SQ.M.
- O.W.C. - 6.00X3.00 = 18.00 SQ.M.
- PROPOSED CLUB HOUSE AREA = 79.94 SQ.M
- PROPOSED OVER HEAD WATER TANK AREA = 230.00 SQ.M
- PROPOSED TOP TERRACE AREA = 408.82 SQ.M

PARKING SLAB STATEMENT	AREA IN SQ.M
1) GROUND FLOOR SLAB	1762.87
2) FIRST FLOOR SLAB	1762.87
3) SECOND FLOOR SLAB	1762.87
TOTAL	5288.61

AREA DETAILS FOR CONCESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO SEIAA-2015/CR.02/TC3 DT.30/1/2014

	F.S.I AREA	NON FSI AREA
1) AREA OF PLOT		8940.00
2) DEDUCTIONS FOR		
(a) ROAD ACQUISITION AREA (U/S 205)	0.00	
(b) PROPOSED ROAD (DP ROAD / ROAD WIDENING)	2677.20	
(c) ANY RESERVATION (WELL)	0.00	
(d) RESERVATION	0.00	
TOTAL (a+b+c+d)		2677.20
3) NET GROSS AREA OF THE PLOT (1-2)		6262.80
4) DEDUCTIONS FOR		
(a) AS PER RULE NO. 11.3.1 (10% OPEN SPACE)	626.28	
(b) INTERNAL ROAD AREA	0.00	
(c) AMENITY SPACE	939.45	
(d) M.S.E.B TRANSFORMER	0.00	
TOTAL (a+b+c+d)		1565.77
5) NET AREA OF THE PLOT (3-4)		4697.04
6) ADDITION FOR F.A.R.		
(a) ROAD AREA		
(b) PROPOSED ROAD (DP ROAD / ROAD WIDENING) 40% max.	1678.81	
(c) AMENITY SPACE	939.45	
(d) AS PER RULE NO. 11.3.1 (10% OPEN SPACE)	0.00	
(e) M.S.E.B TRANSFORMER	0.00	
(f) T.D.R AREA	3176.68	
(g) INTERNAL ROAD	0.00	
TOTAL (a+b+c+d+e+f+g)		5994.29
7) F.A.R PERMISSIBLE		10662.03
(a) RESIDENTIAL AREA	8890.12	
(b) COMMERCIAL	1776.56	
(c) INFORMATION TECHNOLOGY		
TOTAL F.A.R PERMISSIBLE		10666.68
A) TOTAL F.A.R PROPOSED		10666.68
B) BALANCE F.S.I.		1.8924
NON F.S.I. AREA		
(a) PROPOSED PARKING AREA (COVERED)	5288.61	
(b) PROPOSED BALCONY AREA	1113.05	
(c) PROPOSED TERRACE AREA	2148.32	
(d) PROPOSED STAIRCASE (PREMIUM) AREA	588.29	
(e) PROPOSED FIRE STAIRCASE	391.30	
(f) PROPOSED PASSAGE + LOBBY AREA	1375.40	
(g) PROPOSED TOP TERRACE AREA	408.82	
(h) PROPOSED CLUB HOUSE AREA	79.94	
(i) PROPOSED OVER HEAD WATER TANK AREA	230.00	
(j) PROPOSED LIFT/MACHINE ROOM AREA	24.70	
(k) PROPOSED REFUGE AREA	791.59	
(l) PROPOSED U.G.W. TANK AREA	147.00	
(m) PROPOSED S.T.P. AREA	60.00	
(n) PROPOSED O.W.C. AREA	18.00	
(o) PROPOSED TRANSFORMER & D.G.SET AREA	79.50	
C) TOTAL NON F.S.I. AREA		12998.46
D) TOTAL F.S.I. + NON F.S.I. AREA (A+C)	10666.68	23666.14



STAMP OF APPROVAL

Sanctioned No. B.P./ENV/TATHWADE/01/2016
Subject to conditions mentioned in the
Official Order No.
Date: 21/12/2016

Prepared
Date: 21/12/2016
Joint City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18

A) AREA STATEMENT	SQM.
1. AREA OF PLOT	8940.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	2677.20
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) NDZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a+b+c+d+e+f)	2677.20
3. BALANCE AREA OF PLOT (1-2)	6262.80
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	939.45
(b) OPEN SPACE	626.28
PHYSICAL GS PROVIDED =	626.28
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	4697.04
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	939.45
TOTAL (a+b+c+d)	939.45
7. TOTAL AREA (5+6)	5636.52
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	5636.52
9. TDR AREA	3176.68
10. SPECIAL CASES FSI	1876.81
11. ROAD(S) SET-BACK AREA	0
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	10662.02
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	8890.12
(b) PROPOSED COMMERCIAL AREA	1776.56
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	10666.68
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	0.00
19. SURRENDERED AREA	0.00
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18+19)	10666.68
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	0.00
22. CONSUMED FSI WITH MHADA	1.8924
23. CONSUMED FSI WITH MHADA	0.0000
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1600.00
(ii) PROPOSED BALCONY AREA	1113.05
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	10666.68
(ii) LESS NON-RESIDENTIAL AREA	1776.56
(iii) AREA AVAILABLE FOR TENEMENTS (I-II)	8890.12
(iv) TENEMENTS PERMISSIBLE 250.00/Hec	223
(v) TENEMENTS PROPOSED	109
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	109
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	CAR 110, SCOOTER 325, CYCLE 254
(ii) REQUIRED PARKING AREA	1375.00
(iii) TOTAL PARKING PROVIDED	5620.88
E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA FOR EC	19873.56
CONSTRUCTION AREA FOR EC	19934.94

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.

LEGEND

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

SIGN OF ARCHITECT

OWNER (P.A.H.) NAME SIGN

1. MR. HARGOVIND H. TEJWANI

2. MR. KHEMCHAND U. BHOJWANI

PROJECT :-

PROPOSED RESIDENTIAL CUM COMMERCIAL SCHEME, ON S.NO. 83/1E TATHWADE, PUNE

JOB NO.:-

SCALE:-

1:100

CHKD. BY:- Khire

DATE:- 21-11-2016

DRG. NO.:-

DATE:- 21-11-2016

INWARD NO. INWD/EC/TAT/0015/15

DATE

18-11-2016

KEY NO.

SHEET NO.

1/1

KHIRE - BHIDE & ASSOCIATES

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ARCHITECTS

RAJENDRA KHIRE

CA/90/13574

MILIND BHIDE

CA/92/14605

SIGN

SIGN

INWARD NO. INWD/EC/TAT/0015/15

DATE

18-11-2016

KEY NO.

SHEET NO.

1/1

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