TOTAL F.S.I. STATEMENT(in sq.m.)

WING TYPE	FLOORS	HIGHT OF BUILDING	GROUND COVERAGE 50 %	GROUND COVERAGE 20 %	PROP B-UP	PERM.BAL @15%	PROP.BAL	PASSAGE AREA	STAIR AREA	LIFT AREA	LIFT LOBBY AREA	LIFT M/CRM	TERRACE AREA	TOTAL TENEMENTS	FIRE STAIRCASE AREA	Tents HANDED OVER TO PMC 25.00 SQ.M.	Tents WITH DEVELOPERS 25.00 SQ.M.
WING - A	P+SP+13 FL	38.10 M.	1576.13	478.06	4900.59	11641.37 X 15 %	AREA TAKEN IN F.S.I	AREA TAKEN IN F.S.I	AREA TAKEN IN F.S.I	8.17	AREA TAKEN IN F.S.I	20.33	583.66	63 Nos.	159.90	-	-
WING - B	P+SP+13 FL	38.10 M.		472.15	3910.10		463.56	136.20	144.48	8.17	223.80	20.33	533.82	63 Nos.	159.90	-	-
WING - C	P+6 FL	17.10 M.	-	471.77	2830.62		577.20	356.76	74.88	5.36	90.00	16.75	NIL	120 Nos.	85.06	53	67
TOTAL			1576.13	1421.98	11641.31	1746.20	1040.76	492.96	219.36	21.70	313.80	57.41	1117.48	246 Nos	404.88	53 Nos	67 Nos

F.S.I. STATEMENT (IN SMT.) "WING - A"

FLOOR	GROUND COVERAGE	NET B/UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	PASSAGE	STAIRCASE AREA	LIFT AREA	LIFT LOBBY	LIFT M/CRM	TERRACE AREA	TENEMENTS Nos.	FIRE STAIRCASE AREA
FIRST	478.06	385.97		AREA TAKEN IN F.S.I	AREA TAKEN IN F.S.I	AREA TAKEN IN F.S.I	8.17	AREA TAKEN IN F.S.I	20.33	46.60	5	12.30
SECOND		385.97								45.19	5	12.30
THIRD		385.97								46.60	5	12.30
FOURTH		385.97								45.19	5	12.30
FIFTH		385.97								46.60	5	12.30
SIXTH		385.97								45.19	5	12.30
SEVENTH		327.46								38.01	4	12.30
EIGHTH		385.97								45.19	5	12.30
NINTH		385.97								46.60	5	12.30
TENTH		385.97								45.19	5	12.30
ELEVENTH		327.46								38.01	4	12.30
TWELTH		385.97								45.19	5	12.30
THIRTEEN		385.97								46.60	5	12.30
TOTAL	478.06	4900.59					8.17		20.33	583.66	63	159.90

F.S.I. STATEMENT (IN SMT.) "WING - B"

FLOOR	GROUND COVERAGE	NET B/UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	PASSAGE	STAIRCASE AREA	LIFT AREA	LIFT LOBBY	LIFT M/CRM	TERRACE AREA	TENEMENTS Nos.	FIRE STAIRCASE AREA
FIRST	472.15	427.06		AREA TAKEN IN F.S.I	AREA TAKEN IN F.S.I	AREA TAKEN IN F.S.I	8.17	AREA TAKEN IN F.S.I	20.33	AREA TAKEN IN F.S.I	5	12.30
SECOND		292.24		39.27	11.35	12.04		18.65		45.09	5	12.30
THIRD		292.24		39.27	11.35	12.04		18.65		46.51	5	12.30
FOURTH		292.24		39.27	11.35	12.04		18.65		45.09	5	12.30
FIFTH		292.24		39.27	11.35	12.04		18.65		46.51	5	12.30
SIXTH		292.24		39.27	11.35	12.04		18.65		45.09	5	12.30
SEVENTH		245.32		35.43	11.35	12.04		18.65		38.62	4	12.30
EIGHTH		292.24		39.27	11.35	12.04		18.65		45.09	5	12.30
NINTH		292.24		39.27	11.35	12.04		18.65		46.51	5	12.30
TENTH		292.24		39.27	11.35	12.04		18.65		45.09	5	12.30
ELEVENTH		245.32		35.42	11.35	12.04		18.65		38.62	4	12.30
TWELTH		292.24		39.27	11.35	12.04		18.65		45.09	5	12.30
THIRTEEN		292.24		39.27	11.35	12.04		18.65		46.51	5	12.30
TOTAL	472.15	2910.10	586.51	463.56	136.20	144.48	8.17	223.80	20.33	533.82	63	159.90

3910.10 X 15%

F.S.I. STATEMENT (IN SMT.) "WING - C" OF 25.00 S@.M. AREA TENTS.

FLOOR	GROUND COVERAGE	NET B/UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	PASSAGE	STAIRCASE AREA	LIFT AREA	LIFT LOBBY	LIFT M/CRM	TERRACE AREA	TENEMENTS Nos.	FIRE STAIRCASE AREA	Tents HANDED OVER TO PMC	Tents WITH DEVELOPERS
PARKING	471.77	-		-	-	-	5.36	-	16.75	-	-	-	-	-
FIRST		471.77		98.20	59.46	12.48		15.00		-	20	14.16	10	10
SECOND		471.77		98.20	59.46	12.48		15.00		-	20	14.16	10	10
THIRD		471.77		98.20	59.46	12.48		15.00		-	20	14.16	10	10
FOURTH		471.77		98.20	59.46	12.48		15.00		-	20	14.16	10	10
FIFTH		471.77		98.20	59.46	12.48		15.00		-	20	14.16	10	10
SIXTH		471.77		98.20	59.46	12.48		15.00		-	20	14.16	03	17
TOTAL	471.77	2830.62		577.20	356.76	74.88	5.36	90.00	16.75	NIL	120 Nos	85.08	53 Nos	67 Nos

PLOT AREA STATEMENT BEFORE AMALGAMATION (IN SQM.)

PLOT No.	AREA AS PER 7/12 ABST	AREA AS PER TITLE SEARCH REPORT	POWER HOLDER	MINIMUM PLOT AREA	AREA AS PER DEMARCATION	MINIMUM PLOT AREA
S. No. 64 H.No. 3/6 (p)	-		-	0.00	11782.40	11000.00
S. No. 64 H.No. 3/6 (p)	2600.00	2600.00	3000.00	2600.00		
S. No. 64 H.No. 3/7	2000.00	2000.00	2000.00	2000.00		
S. No. 64 H.No. 3/9/2	4100.00	4100.00	4100.00	4100.00		
S. No. 64 H.No. 3/9/3 (p)	950.00	950.00	950.00	950.00		
S. No. 64 H.No. 3/9/4	1150.00	1150.00	1150.00	1150.00		
TOTAL AREA	11000.00	11000.00	11200.00	11000.00	11782.40	11000.00

PLOT AREA STATEMENT AFTER AMALGAMATION (IN SQM.)

PLOT No	AREA AS PER 7/12 ABST	AREA AS PER TITLE SEARCH REPORT	POWER HOLDER	MINIMUM PLOT AREA	AREA AS PER DEMARCATION	MINIMUM PLOT AREA
S. No. 64 H.No. (3/6) + (3/7) + (3/9/2) + (3/9/3) + (3/9/4)	11100.00	11000.00	11200.00	11000.00	11782.40	11100.00
	11100.00	11000.00	11200.00	11000.00	11782.40	11100.00

OPEN SPACE CLUB HOUSE CALCULATION

TOTAL OPEN SPACE AREA = 913.46 SQ. M.

CLUB HOUSE PERMISSIBLE AREA

GROUND FLOOR AREA (10%) = 91.34 SQ. M.

FIRST FLOOR AREA (5%) = 45.67 SQ. M.

TOTAL AREA = 137.01 SQ. M.

AREA UNDER INTERNAL ROAD

01. 6.18 x 12.35 x 0.50 = 38.04 SQ.M.
02. 3.11 x 12.35 x 0.50 = 19.20 SQ.M.
03. 6.13 x 74.53 x 0.50 = 304.59 SQ.M.
04. 8.75 x 74.53 x 0.50 = 327.62 SQ.M.
05. 6.98 x 17.63 x 0.50 = 62.23 SQ.M.
06. 0.73 x 18.71 x 0.50 = 6.83 SQ.M.
07. 6.8 x 18.71 x 0.50 = 63.61 SQ.M.
08. 7.11 x 52.41 x 0.50 = 186.32 SQ.M.
09. 7.03 x 52.41 x 0.50 = 184.22 SQ.M.
10. 1.32 x 10.57 x 0.50 = 6.98 SQ.M.
11. 4.73 x 10.57 x 0.50 = 25.00 SQ.M.

TOTAL AREA = 1224.84 SQ.M.

BEFORE AMALGAMATION PLOT AREA CALCULATIONS

01. 18.55 x 143.14 x 0.50 = 1327.62 SQ.M.
02. 17.24 x 143.14 x 0.50 = 1233.87 SQ.M.
03. 38.40 x 142.93 x 0.50 = 2744.26 SQ.M.
04. 43.26 x 102.87 x 0.50 = 2225.08 SQ.M.
05. 42.18 x 106.41 x 0.50 = 2244.18 SQ.M.
06. 73.79 x 3.12 x 0.50 = 115.11 SQ.M.
07. 31.73 x 104.11 x 0.50 = 1651.70 SQ.M.
08. 33.67 x 14.94 x 0.50 = 251.51 SQ.M.

TOTAL AREA = 11782.40 SQ.M.

PARKING STATEMENT

	NO.OF TENEMENTS	CARS	SCOOTERS	CYCLES
COMMERCIAL CONGESTED COMMERCIAL AREA = sq.m. / CARPET AREA = 000 / 100 (a) Nos FOR 100.00 SQM (4 : 12 : 4)				
RESIDENTIAL A) 2 TENEMENTS HAVING CARPET AREA BELOW 40.00 SQM FOR 2 TENEMENTS (1 : 4 : 1)	120 Nos	60	240	240
B) 2 TENEMENTS HAVING CARPET AREA 40.00 SQM TO 60.00 SQM FOR 2 TENEMENTS (1 : 4 : 1)	126 Nos	63	252	252
C) 1 TENEMENTS HAVING CARPET AREA ABOVE 60 SQM FOR 1 TENEMENT (2 : 3 : 1)	-	-	-	-
D) 1 TENEMENTS HAVING CARPET AREA ABOVE 150 SQM. &ABOVE FOR 1 TENEMENT (3 : 4 : 2)	-	-	-	-
PARKING REQUIRED BY RULE	246 Nos	123	492	492
PARKING PROVIDED		138	564	545

PARKING AREA REQUIRED BY RULE

1) CARS = 12.50 SQM x 123 Nos. = 1537.50 SQ.M.
2) SCOOTERS = 2.00 SQM x 492 Nos. = 984.00 SQ.M.
3) CYCLES = 1.40 SQM x 492 Nos. = 688.80 SQ.M.

PARKING AREA REQUIRED BY RULE = 3210.30 SQM.

AMENITY SPACE AREA CALCULATION

01. 17.39 x 53.76 x 0.50 = 467.44 SQ.M.
02. 22.73 x 53.76 x 0.50 = 610.98 SQ.M.
03. 65.06 x 9.36 x 0.50 = 257.82 SQ.M.
04. 2.38 x 10.75 x 0.50 = 12.79 SQ.M.

TOTAL AMENITY AREA = 1349.03 SQ.M.
TOTAL AMENITY AREA SAY = 1348.78 SQ.M.

OPEN SPACE AREA CALCULATION

01. 61.87 x 29.07 x 0.50 = 899.28 SQ.M.

TOTAL AREA = 899.28 SQ.M.
TOTAL OPEN SPACE SAY = 899.19 SQ.M.

AREA UNDER OHOL

01. 2.00 x 4.06 x 0.50 = 4.06 SQ.M.
02. 2.00 x 68.79 x 0.50 = 68.79 SQ.M.
03. 1.99 x 68.79 x 0.50 = 68.45 SQ.M.
04. 1.93 x 14.16 x 0.50 = 13.68 SQ.M.
05. 1.97 x 14.16 x 0.50 = 13.95 SQ.M.
06. 2.00 x 36.52 x 0.50 = 36.52 SQ.M.
07. 1.95 x 36.52 x 0.50 = 35.61 SQ.M.
08. 2.00 x 10.80 x 0.50 = 10.80 SQ.M.
09. 1.67 x 11.58 x 0.50 = 9.67 SQ.M.

TOTAL AREA = 261.51 SQ.M.

AREA UNDER 24.0 M. W. ROAD WIDENING

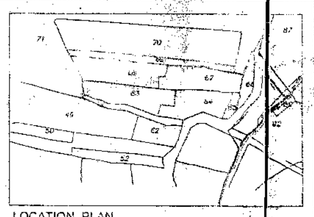
01. 45.26 x 16.26 x 1.00 = 735.93 SQ.M.
02. 25.92 x 11.31 x 1.00 = 293.15 SQ.M.
03. 21.11 x 4.46 x 1.00 = 94.57 SQ.M.
04. 21.11 x 6.83 x 0.50 = 72.09 SQ.M.
05. 25.92 x 4.95 x 0.50 = 64.15 SQ.M.
06. 45.26 x 0.56 x 0.50 = 12.67 SQ.M.
07. 0.30 x 16.27 x 0.50 = 2.44 SQ.M.

TOTAL AREA = 1275.00 SQ.M.

AREA UNDER EXISTING ROAD

01. 4.01 x 4.68 x 0.50 = 9.38 SQ.M.
02. 4.01 x 14.67 x 1.00 = 58.83 SQ.M.
03. 43.06 x 5.61 x 1.00 = 241.73 SQ.M.
04. 43.12 x 1.90 x 0.50 = 40.96 SQ.M.
05. 8.46 x 4.20 x 0.50 = 17.77 SQ.M.
06. 24.77 x 4.24 x 0.50 = 52.51 SQ.M.
07. 26.39 x 3.85 x 0.50 = 50.80 SQ.M.
08. 56.17 x 2.39 x 0.50 = 67.12 SQ.M.
09. 31.40 x 3.64 x 0.50 = 57.16 SQ.M.
10. 22.05 x 5.75 x 0.50 = 63.39 SQ.M.
11. 5.67 x 1.90 x 0.50 = 5.38 SQ.M.
12. 0.04 x 62.31 x 0.50 = 1.25 SQ.M.
13. 56.63 x 1.88 x 1.00 = 106.33 SQ.M.

TOTAL AREA = 771.61 SQ.M.



LOCATION PLAN
SCALE - N.T.S

OVER HEAD WATER REQUIREMENT

RESIDENTIAL WING 'A,B,C'

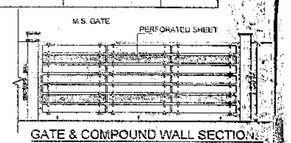
= 246 TENEMENTS X 5 PERSONS X135 LTRS
= 1,66,050 LTRS SAY= 1,66,100 LTRS.

(63 ten)= WING A - 43,000 LTRS. + 20,000 LTRS. (FIRE FIGHTING)
(63 ten)= WING B = 43,000 LTRS + 20,000 LTRS. (FIRE FIGHTING)
(120 ten)= WING C = 81,000 LTRS + 20,000 LTRS (FIRE FIGHTING)

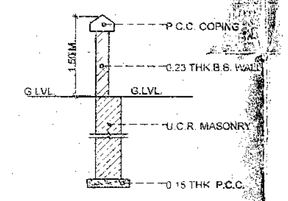
TOTAL = 1,67,000 LTRS + 60,000 LTRS (FIRE FIGHTING)

UNDER GROUND WATER TANK CAPACITY

= OVERHEAD WATER TANK X 1.50
= 1,67,000 X 1.50 = 2,50,500.00 LTRS + 100,000 LTRS (FIRE FIGHTING)
= SAY = 3,50,500. LTRS



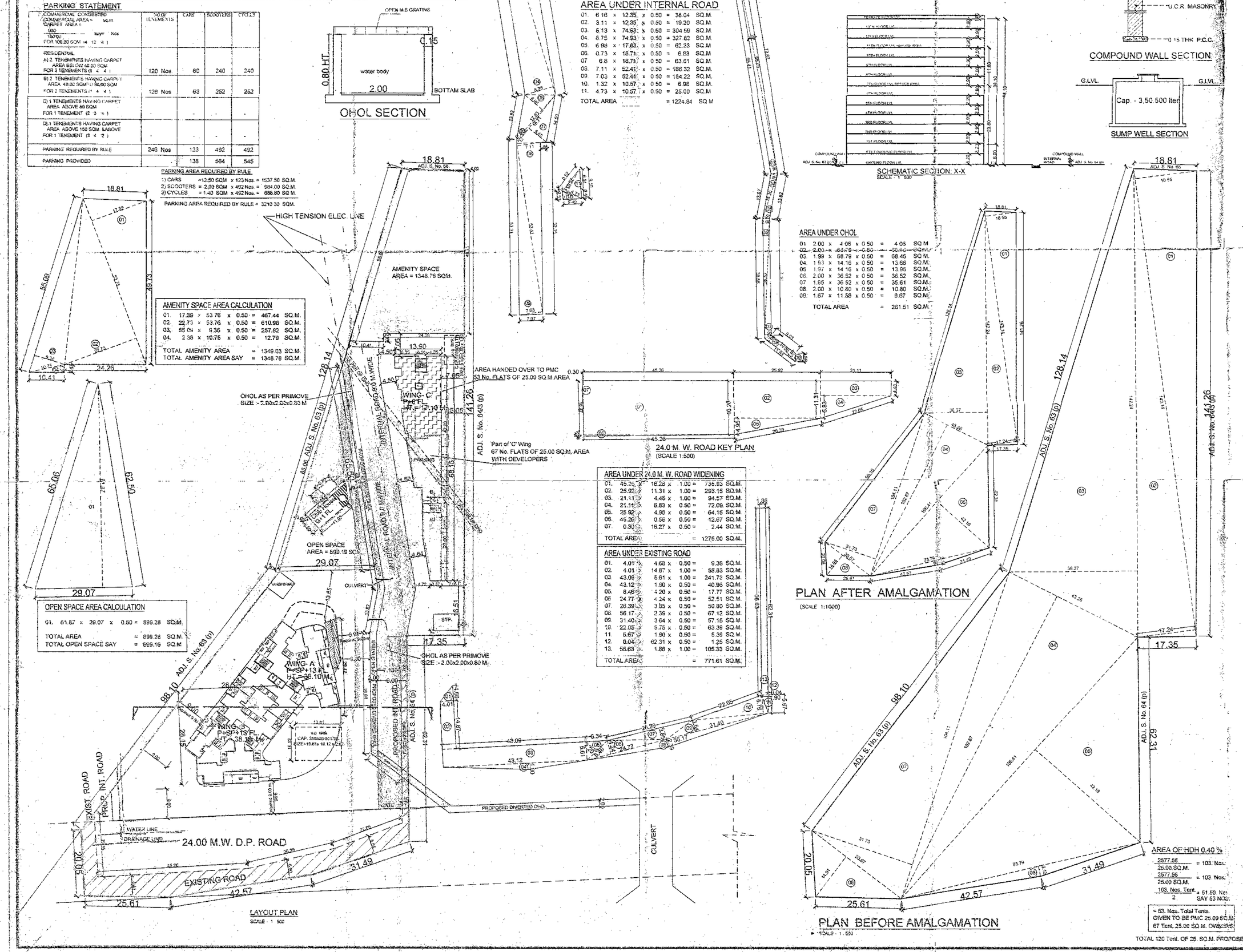
GATE & COMPOUND WALL SECTION



COMPOUND WALL SECTION

SUMP WELL SECTION

SCHEMATIC SECTION X-X
SCALE - 1 : 500



AREA OF HDH 0.40 %

2577.56 / 25.00 SQ.M. = 103. Nos.
2577.56 / 25.00 SQ.M. = 103. Nos.
103. Nos. Tent. / 2 = 51.50 Nos. SAY 53 NOS.

= 53. Nos. Total Tents.
GIVEN TO BE PMC 25.00 SQ.M.
67 Tent. 25.00 SQ.M. OWNERS.

TOTAL 120 Tent. OF 25. SQ.M. PROPOSED

STAMP OF APPROVAL

01/14

Previous sanction cc no. CC/3826/12, dated :- 13.03.13.
Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.....

PLOT AREA AS PER DEMARCATION = 11782.40 SQM.
PLOT AREA AS PER 7/12 EXTRACT = 11100.00 SQM.
PLOT AREA AS PER MINIMUM = 11000.00 SQM.

A		AREA STATEMENT	sq.m.
1	a	GROSS AREA OF PLOT AS PER MINIMUM	11000.00
	b		-
2		DEDUCTIONS FOR	
	a	AREA UNDER EXISTING ROAD	771.61
	b	AREA UNDER 24.00 M.WIDE D.P. ROAD	1275.00
	c	AREA UNDER OHOL	261.51
		TOTAL (a+b)	2308.12
3		NET GROSS AREA OF PLOT (1-2)	8691.88
4		DEDUCTION FOR	
	a	OPEN SPACE 10% REQ. 869.19 SQ.M.	899.19
	b	AMENITY SPACE 15% REQ. 1303.78 SQ.M.	1348.78
		TOTAL (a+b)	2247.97
5		NET GROSS AREA OF PLOT (3-4)	6443.91
6		DEDUCTION FOR	
	a	TRANSFORMER	36.00
	b	AREA UNDER INTERNAL ROAD	1224.84
		TOTAL(a+b)	1260.84
7		NET AREA OF PLOT (5-6)	5183.07
8		ADDITIONS FOR	
	a	OPEN SPACE 10%	-
	b	AMENITY SPACE 15%	1348.78
	c	AREA UNDER 24.00 M.WIDE D.P. ROAD	1275.00
	d	AREA UNDER EXISTING ROAD	-
	e	TRANSFORMER	36.00
	f	AREA UNDER INTERNAL ROAD	1224.84
		TOTAL(a+b+c+d+e+f)	3884.62
9		TOTAL AREA (7+8)	9067.69
10		F.S.I. PERMISSIBLE	1.00
11		PERMISSIBLE FLOOR AREA	9067.69
12		ADDITIONS FOR	
	a	0.40 OF PER FSI FOR HDH RESERVATION (5 x 0.4)	2577.56
	b	-	
		TOTAL AREA (12a +12b)	2577.56
13		TOTAL PERMISSIBLE FLOOR AREA (11+12)	11645.25
14		AREA TO BE HANDED OVER TO PMC (12a x 50 %)	1288.78
15		AREA TO BE HANDED OVER TO P.M.C	1290.49
16		PROPOSED B/UP AREA INCLUDING H.D.H AREA	11641.31
17		EXCESS BALCONY AREA	-
18		TOTAL B/UP AREA INCLUDING HDH AREA	11641.31
19		F.S.I. CONSUMED	0.99

COVERAGE AREA STATEMENT

PERMISSIBLE COVERAGE BELOW PARKING	@ 50% x 5183.07	2591.54
PROPOSED COVERAGE		1576.13
EXCESS COVERAGE		-
PERMISSIBLE COVERAGE ABOVE STILT	@ 20% x 5183.07	1036.61
PROPOSED COVERAGE		-
PERMISSIBLE COVERAGE ABOVE STILT	@ 35% x 5183.07	1814.07
PROPOSED COVERAGE		1421.96
EXCESS COVERAGE		385.37

B	BALCONY AREA STATEMENT	
a	PERMISSIBLE BALCONY AREA	AS SHOWN
b	PROPOSED BALCONY AREA	AS SHOWN
	EXCESS BALCONY AREA (TOTAL)	-

C	TENEMENT STATEMENT	
a	PERMISSIBLE FLOOR AREA	11645.25
b	DEDUCT NON-RESIDENTIAL AREA	-
c	AREA OF TENEMENTS	11645.25
d	TENEMENTS PERMISSIBLE 250T/H	291 Nos.
e	TENEMENTS PROPOSED	246 Nos.

LEGEND

PLOT BOUNDRY SHOWN BLACK
PROPOSED WORK SHOWN RED
WATER LINE SHOWN BLACK DOTTED
DRAINAGE LINE SHOWN RED DOTTED
EXISTING WORK TO BE RETAINED SHOWN IN BLUE
EXISTING WORK SHOWN TO BE DEMOLISHED IN YELLOW HATCH.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE ARA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECOED DEPT / & CITY SURVEY RECORDS. ALL THE INFORMATION BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY & PHOTOCOPY.

SIGN

PROJECT

PROPOSED LAYOUT, AT S.NO. 64/3/6 (PT), 64/3/7, 64/3/9/2, 64/3/9/3 (PT) & 64/3/9/4 AT HADAPSAR, PUNE.

SIGN, ADDRESS OF THE OWNER / P.O.A. HOLDER

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION GIVEN TO THE ARCHITECT.

MR. PRAKASH SHOOTRA (PAR)
OFFICE NO. 801, PRIDE KUMAR SENATE, SENAPATI BAPAT ROAD, SHIVAJINAGAR PUNE 411 016

ARCHITECT
AVINASH NAWATHE ARCHITECTS
143/B3, VISHNU DARSHAN, F.C. ROAD, PUNE-16. TELE : 25 6 5 3 4 4 2

DWG. NO.	NORTH
DRAWN BY	
JOB NO.	SCALE
1658	1 : 100

DATE	REVISION	DRAWING SHEET NO.	CHECKED BY	DESIGNER
26.12.2011	R-14	01.03.2016	G.B. Bhavar	Arch. Vandna Parlikar

(Sanjivani/Jayant Patil/SHOOTRA/1658 SHOOTRA PRAKASH - HADAPSAR 1658 at Drawing - CP