

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA					BALCONY		TERRACE		STAIR		PASSAGE		LIFT		LIFT MC ROOM	TENEMENTS	TOTAL FSI AREA
	COMM.	RES.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID				
A-BUILDING	0.00	5900.76	0.00	0.00	-	876.54	-	644.60	231.95	499.13	223.02	213.06	710.80	11.23	0.00	78	5900.76	
B-BUILDING	0.00	5900.76	0.00	0.00	-	876.54	-	644.60	231.95	499.13	223.02	200.53	696.96	11.23	0.00	78	5900.76	
C-BUILDING	0.00	4137.85	0.00	0.00	-	614.91	-	420.24	194.67	416.11	217.11	220.69	414.96	11.23	0.00	78	4137.85	
D-BUILDING	0.00	4137.85	0.00	0.00	-	614.91	-	420.24	194.67	416.11	217.11	220.69	414.96	11.23	0.00	78	4137.85	
E-BUILDING	0.00	4148.20	0.00	0.00	-	714.43	-	519.25	195.20	416.71	192.33	217.86	372.11	11.23	0.00	78	4148.20	
F-BUILDING	0.00	4148.20	0.00	0.00	-	714.43	-	519.25	195.20	416.71	192.33	217.86	372.11	11.23	0.00	78	4148.20	
G-BUILDING	0.00	6512.58	0.00	0.00	-	1143.96	-	912.01	231.94	492.13	13.12	213.06	0.00	11.23	0.00	78	6512.58	
H-BUILDING	0.00	6512.58	0.00	0.00	-	1143.96	-	912.01	231.94	492.13	0.00	200.53	0.00	11.23	0.00	78	6512.58	
I COMMERCIAL	1815.03	0.00	0.00	0.00	-	154.83	-	154.83	0.00	0.00	0.00	79.36	0.00	9.50	0.00	0	1815.03	
J-EWS BUILDING	0.00	5441.71	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	173.21	0.00	4.75	0.00	93	5441.71	
K-BUILDING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	24.00	0.00	2.25	0.00	0	0.00	
Total	1815.03	46840.49	0.00	0.00	6732.34	6854.51	122.25	5147.03	1707.50	3652.15	1288.93	1956.85	2954.90	106.34	0.00	717	48655.51 + 122.25	

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
		UNIT	PROP.	BY RULE (REQD.)	BY RULE (REQD.)
Residential	0 - 80	2	657	1	329
Residential	80 - 150	1	60	1	60
Residential	> 150	1	0	2	0
Commercial	1815.03	100	19	2	38
TOTAL REQD.(NOS.)				427	1548
TOTAL REQD. AREA				5337.50	4944.00
TOTAL PROP. AREA					24706.85

WATER REQUIREMENT

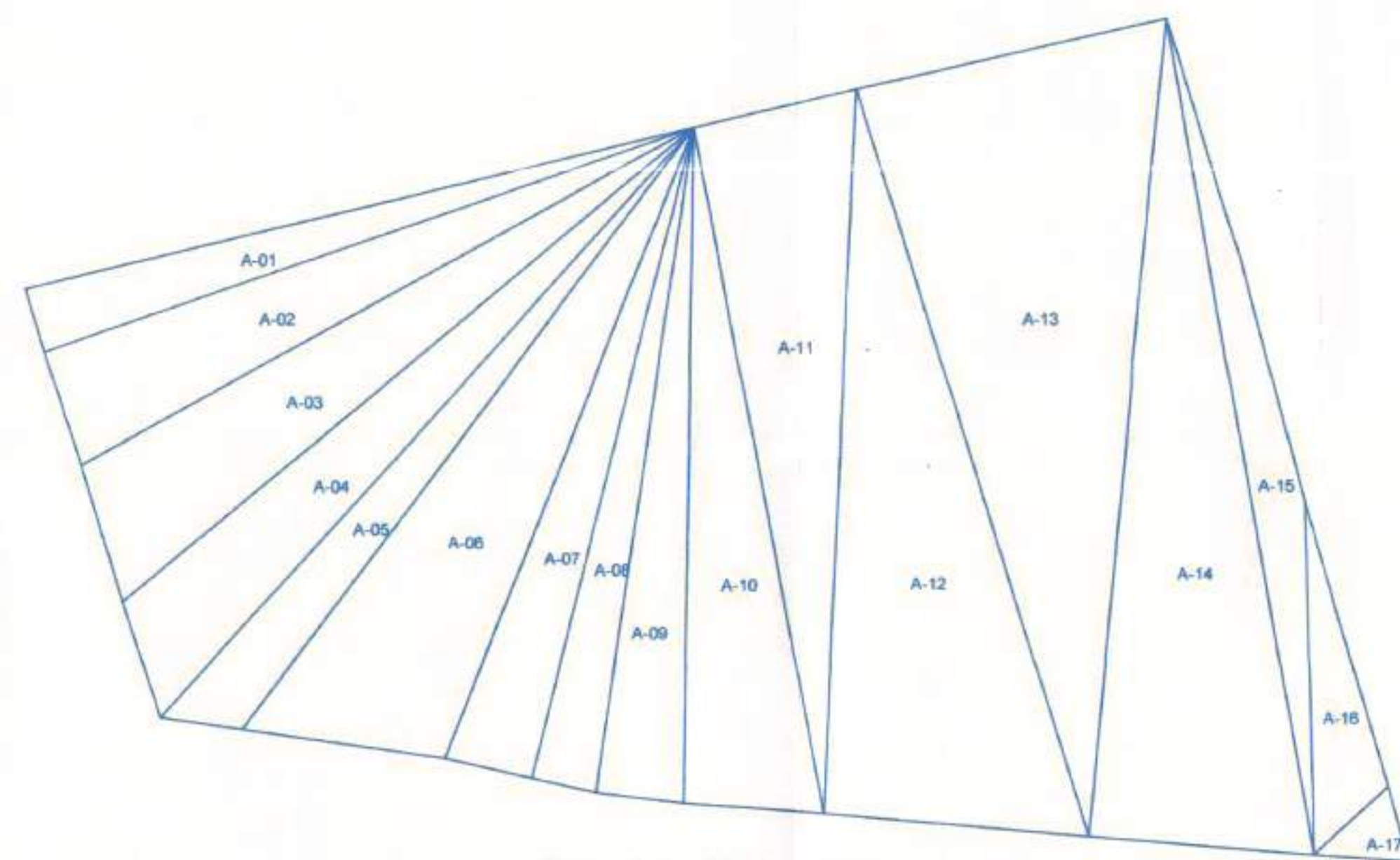
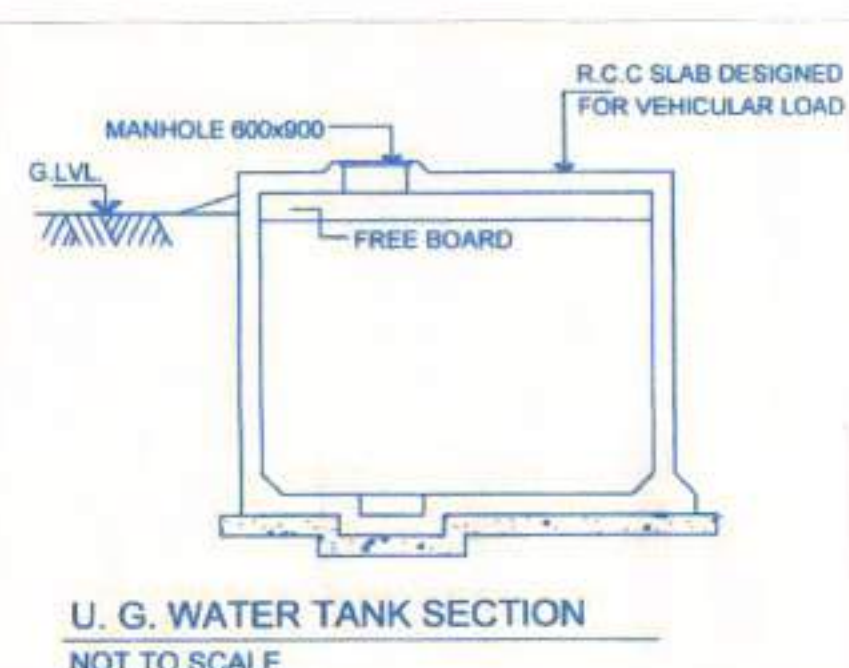
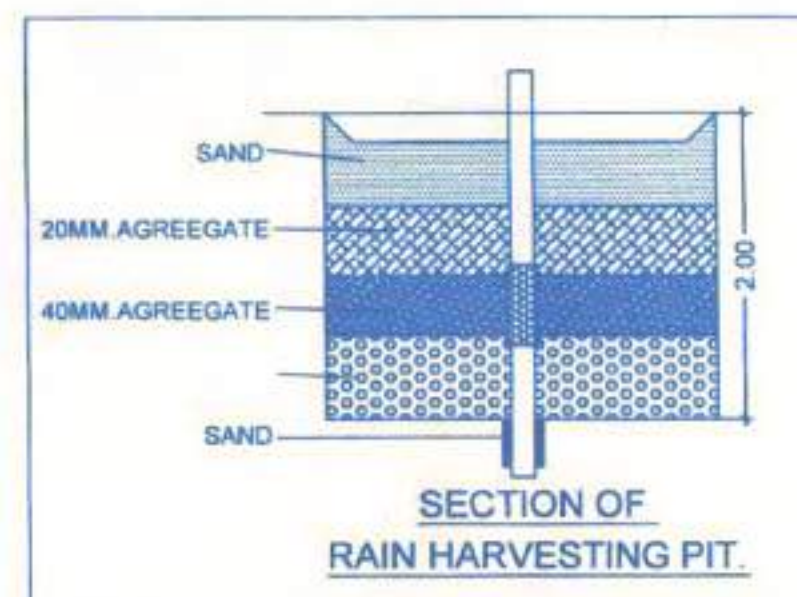
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	502785.00	502785.00
UGWT	754177.50	754177.50
TOTAL	1256962.50	1256962.50

REFUGE AREA STATEMENT

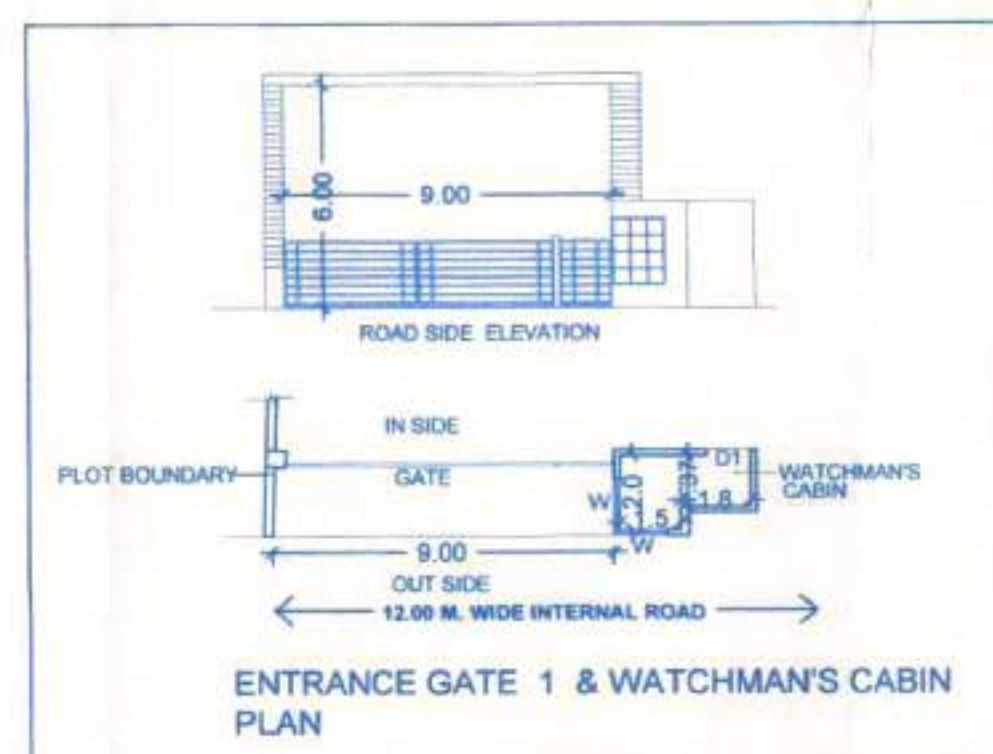
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A-BUILDING	119.33X2+230.82	240.07
B-BUILDING	119.33X2+230.82	240.07
C-BUILDING	82.87X2+165.74	165.74
D-BUILDING	82.87X2+165.74	165.74
E-BUILDING	86.72X2+173.44	173.74
F-BUILDING	86.72X2+173.44	173.74
G-BUILDING	122.48X2+244.96	247.10
H-BUILDING	122.48X2+244.96	247.10
J-EWS BUILDING	110.04	151.41

COVERAGE DETAILS

PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	3758.08	6576.65	4463.98
			705.90



Triangle	Area
A-01	807.50
A-02	1469.88
A-03	1758.31
A-04	1511.60
A-05	978.32
A-06	2414.50
A-07	1074.36
A-08	795.83
A-09	1063.58
A-10	1699.00
A-11	2080.55
A-12	3480.85
A-13	4470.88
A-14	3321.49
A-15	850.98
A-16	478.62
A-17	125.16
Total (PLOT)	28388.99



LAYOUT PLAN (Scale - 1:500)



B.P. LAYOUT

STAMP OF APPROVAL

Previously Sanctioned No. B.P./Punawale/07/2015 Dated - 24/03/2015
Previously Sanctioned No. B.P./Punawale/31/2015 Dated - 16/11/2015
Previously Sanctioned No. B.P./Punawale/40/2016 Dated - 13/10/2016
Sanctioned No. B.P./Punawale/16/2017
Subject to conditions mentioned in the
Office Order No.
given dated 31/03/2017

Pinpoint
Date 31/03/2017

O/c Signed by Commissioner

For Commissioner
Pragati Chhapal Municipal Corporation
Pune-411 005

TRUE COPY

LAXMAN THITE
ARCHITECT
18, SHIVAJINAGAR,
PUNE-411 005

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	25700.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	2360.24
(b) PROPOSED ROAD (D.P)	0.00
(c) ANY RESERVATION	0.00
(d) NOZ AREA	0.00
(e) ENCR/ACHMENT AREA	0.00
(f) OTHER	2201.36
TOTAL (a+b+c+d+e+f)	4561.60
3. BALANCE AREA OF PLOT (1-2)	21138.41
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	2113.85
PHYSICAL OS PROVIDED =	2113.85
(c) INTERNAL ROAD AREA	234.13
5. NET AREA OF THE PLOT (3-4)	18790.42
6. ADDITION FOR F. S. I.	
(a) OPEN SPACE (NOTIONAL)	0.00
(b) INTERNAL ROAD	234.13
(c) ADDITIONAL INT ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a+b+c+d)	234.13
7. TOTAL AREA (5+6)	19024.56
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	19024.56
9. TOR AREA (7995.20+14285.33+1423.47)	23575.00
10. SPECIAL CASES FSI	0.00
11. ROAD(S) SET-BACK AREA	2360.24
12. PROPOSED ROAD (D.P)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	45059.80
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	46840.49
(b) PROPOSED COMMERCIAL AREA	1815.03
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	48655.51
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.	122.25
18. EXISTING BUILT UP AREA	0.00
19. SURRENDERED AREA	3759.22
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	45018.54
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	48777.76
22. CONSUMED FSI WITHOUT MHADA	2.3663
23. CONSUMED FSI WITH MHADA	2.5639

B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	6732.34
(ii) PROPOSED BALCONY AREA	6854.51
(iii) EXCESS BALCONY AREA (TOTAL)	122.25
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	48655.51
(ii) LESS NON-RESIDENTIAL AREA	1815.03
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	46840.49
(iv) TENEMENTS PERMISSIBLE	250.00/Hec
(v) TENEMENTS PROPOSED	717
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	717
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	427
(ii) REQUIRED PARKING AREA	5337.50
(iii) TOTAL PARKING PROVIDED	24706.85
E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	81317.94
CONSTRUCTION AREA FOR EC	81736.23

CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON	
AND THE DIMENSION OF SITES, 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	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	
REVISION	DEALT DATE

OWNER'S NAME:	OWNER'S SIGN:
MR. PRITAM VILAS RATHOD	
FOR MRS. SIDDHASHILA DEVELOPERS	
PROJECT:	ARCHITECT'S SIGN:
PROPOSED RESIDENTIAL & COMMERCIAL PROJECT AT S NO 34/2/1, PUNAWALE, PUNE.	
SURVEY NO: 34/2/1	HISSA NO: CTS NO:
PLOT NO: 34/2/1	DESCRIPTION: REGULAR TRACK, VILLAGE - PUNAWALE
ARCHITECT: LAXMAN THITE	ARCHITECT'S SIGN:
LIAISONING ARCHITECT	ARCHITECT
Job no. 1534	Dir. no. M-2
Scale 1:500	Rev. no. R-1
Date 28/01/15	Dealt Subhr
Checked MPP	

OWNER'S NAME:	OWNER'S SIGN:
MR. PRITAM VILAS RATHOD	
FOR MRS. SIDDHASHILA DEVELOPERS	
PROJECT:	ARCHITECT'S SIGN:
PROPOSED RESIDENTIAL & COMMERCIAL PROJECT AT S NO 34/2/1, PUNAWALE, PUNE.	
SURVEY NO: 34/2/1	HISSA NO: CTS NO:
PLOT NO: 34/2/1	DESCRIPTION: REGULAR TRACK, VILLAGE - PUNAWALE
ARCHITECT: LAXMAN THITE	ARCHITECT'S SIGN:
LIAISONING ARCHITECT	ARCHITECT
Job no. 1534	Dir. no. M-2
Scale 1:500	Rev. no. R-1
Date 28/01/15	Dealt Subhr
Checked MPP	