RERA REGISTRATION NO. P52100003691 ON DATED: 06/08/2017

BUILDING WISE FSI STATEMENT (EXISTING)

BUILDING	FSI AREA				BALCONY					TERRACE AREAS	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN		PAID	FIRE	PAID	PAID			
BLDG A	0.00	3784.04	0.00	0.00	-	597.33	-	597.33	0.00	1125.61	157.98	96.36	652.14	6.36	0.00	88	3784.04
BLDG D	69.25	0.00	0.00	0.00		0.00		0.00	0.00	0.00	0.00	88.80	0.00	0.00	0.00	0	69.25
Total	69.25	3784.04	0.00	0.00	574.99	597.33	22.34	597.33	0.00	1125.61	157.98	149.16	652.14	6.36	0.00	88	3853.29

BUILDING WISE FSI STATEMENT (BLDG D(MADHA)) (EXISTING)

BUILDING	FSI AREA				BALCONY					TERRACE AREAS	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN		PAID	FIRE	PAID	PAID			
BLDG D (MADHA)	0.00	1244.34	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	50.40	0.00	0.00	0.00	24	1244.34
Total	0.00	1244.34	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.00	0.00	50.40	0.00	0.00	0.00	24	1244.34

BUILDING WISE FSI STATEMENT (PROPOSED)

BUILDING	FSI AREA				BALCONY					TERRACE AREAS	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN		PAID	FIRE	PAID	PAID			
BLDG B	0.00	3349.50	0.00	0.00	-	501.28	-	501.28	0.00	934.12	166.88	106.26	480.12	8.36	0.00	64	3349.00
BLDG C	0.00	216.22	0.00	0.00	-	9.60	-	9.60	0.00	46.65	27.81	17.71	20.77	0.00	0.00	4	216.22
Total	0.00	3565.22	0.00	0.00	534.78	510.88	0.00	510.88	0.00	980.77	194.67	123.97	500.89	8.36	0.00	68	3565.22

FLOORWISE FSI STATEMENT:

FLOORS	FSI AREA				BALCONY					TERRACE AREAS	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN		PAID	FIRE	PAID	PAID			
CLUB HOUSE	0.00	98.23	0.00	0.00	-	0.00	-	0.00	0.00	36.07	22.75	0.00	0.00	0.00	0.00	0	98.23
Total	0.00	98.23	0.00	0.00	-	0.00	-	0.00	0.00	36.07	22.75	0.00	0.00	0.00	0.00	0	98.23

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	184	1	77	4	308	4	308
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	69.25	100	1	2	2	6	6	2	2
TOTAL REQD.(NOS.)					79		314		310
TOTAL REQD. AREA					987.50		942.00		434.00
TOTAL PROP. AREA							2581.34		

PARKING CALCULATION BLDG D (MADHA)

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	24	1	12	4	48	4	48
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	0.00	100	0	2	0	6	0	2	0
TOTAL REQD.(NOS.)					12		48		48
TOTAL REQD. AREA					150.00		144.00		67.20
TOTAL PROP. AREA							361.20		

MAHADA AREA STATEMENT

MIN. REQ. AREA	1230.78
PROP. AREA	1244.34
PERM. BALC. AREA	191.13
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.	24

COVERAGE DETAILS

PERM.COVERAGE	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %			
1230.78	2153.86	1906.48	0.00

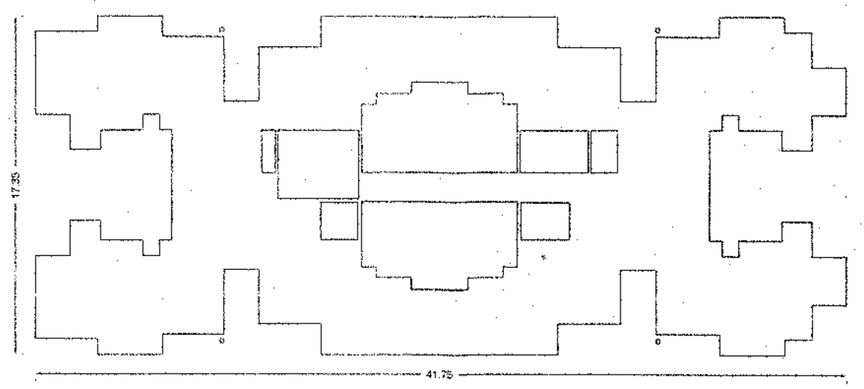
REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
BLDG A	114.98	141.25
BLDG B	100.68	137.71

WATER REQUIREMENT

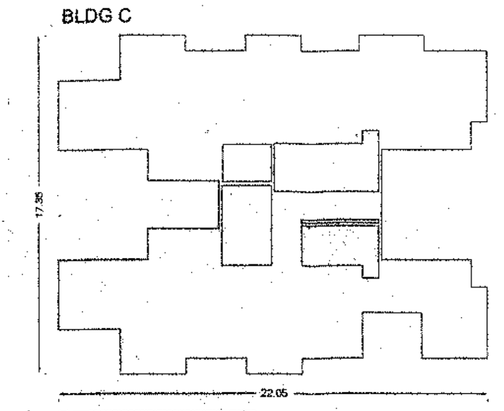
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	121185.00	
	FIRE REQUIREMENT	50000.00	
	TOTAL	171185.00	189033.73
UGWT		181777.50	
	FIRE REQUIREMENT	100000.00	
	TOTAL	281777.50	282000.00

BLDG A



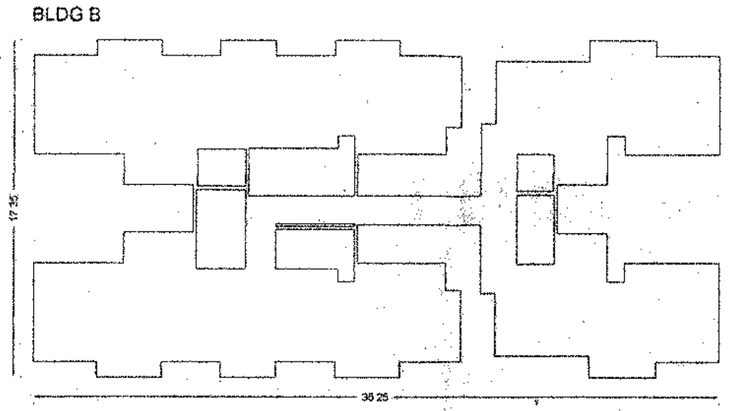
Poly	Area
Coverage	459.91

BLDG C



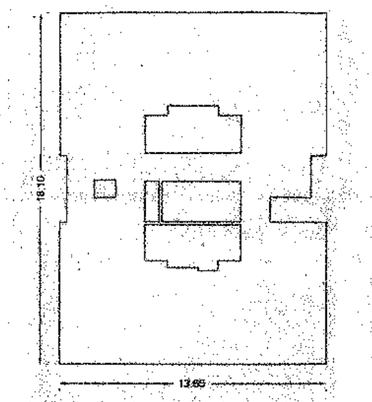
Poly	Area
Coverage	236.99

BLDG B

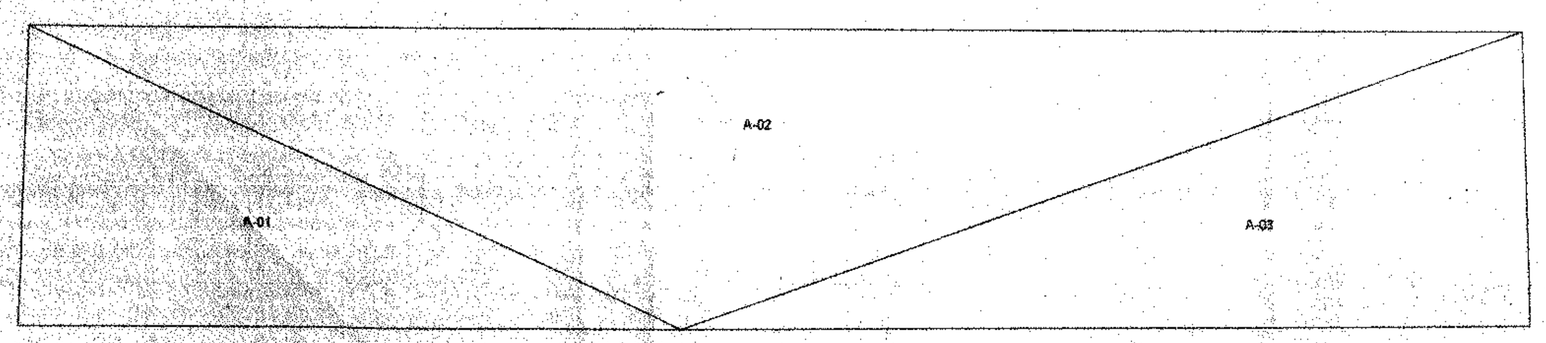


Poly	Area
Coverage	403.91

BLDG D

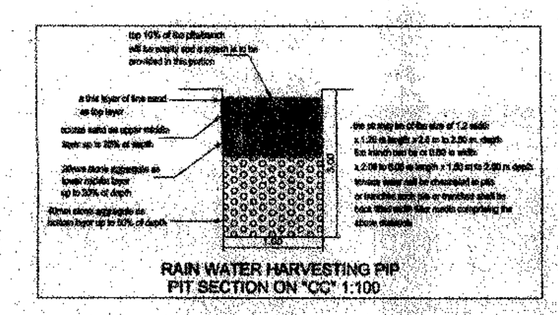


Poly	Area
Coverage	208.96

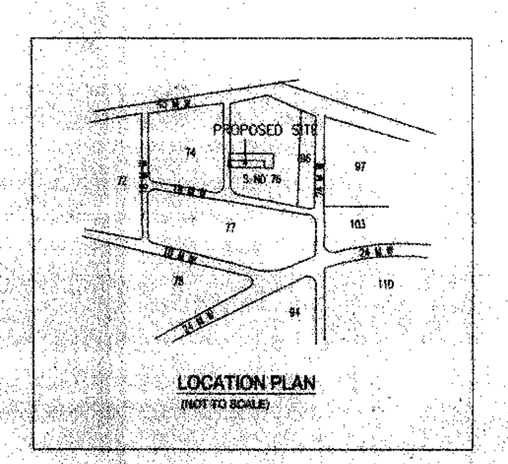


Triangulation (Scale - 1:500)

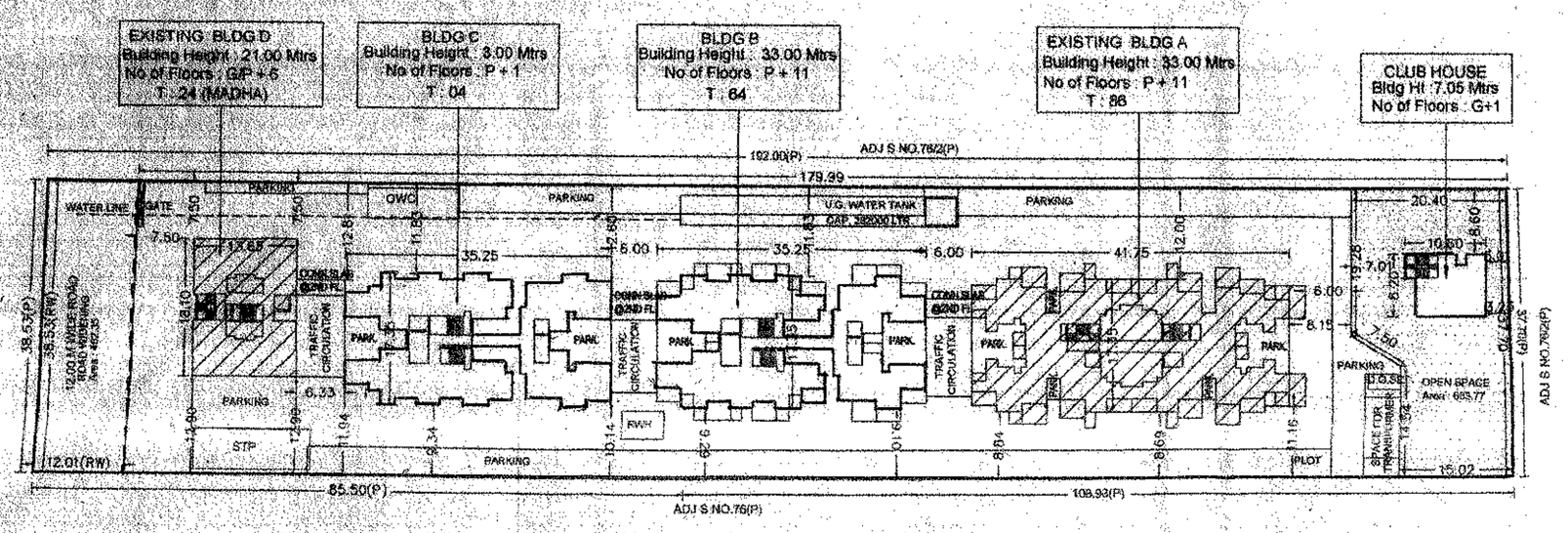
Triangle	Area
A-01	1845.88
A-02	3699.59
A-03	2054.11
Total (PLOT)	7599.57



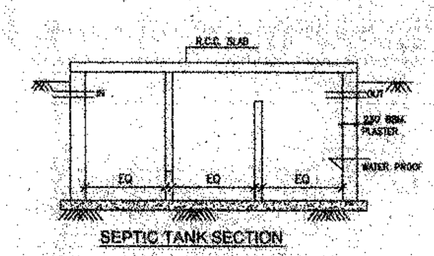
RAIN WATER HARVESTING PIT
PIT SECTION ON "CC" 1:100



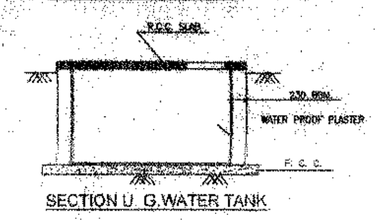
LOCATION PLAN
(NOT TO SCALE)



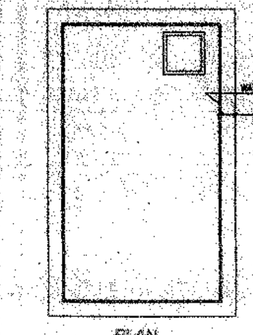
LAYOUT PLAN (Scale - 1:500)



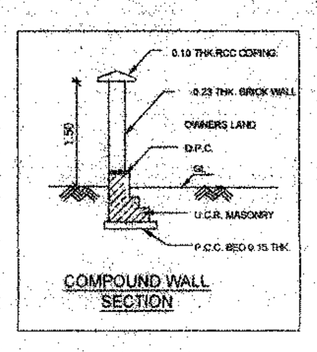
SEPTIC TANK SECTION



SECTION U. G.WATER TANK



PLAN
U.G. WATER TANK



COMPOUND WALL
SECTION

NOTE:-THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT. MUST NOT BE COPIED OR REPRODUCED IN ANYWAY OR MADE ACCESSIBLE TO THIRD PARTY WITHOUT THE WRITTEN APPROVAL OF THE OWNER.

NOTE:-
DRAWINGS ARE PREPARED ON BASIS OF DOCUMENTS PRODUCED/SUBMITTED BY OWNER/P.A.H. THE PROCUREMENT AND OWNERSHIP OF DOCUMENTS PRODUCED IS SOLE RESPONSIBILITY OF THE OWNER/P.A.H. THE LIABILITY OF ARCHITECT IS RESTRICTED TO PURELY ARCHITECTURAL ASSIGNMENTS ONLY.

LAYOUT 01/05

STAMP OF APPROVAL

Sanctioned No. B.P. 1820(E+7)/24/2018
Subject to conditions mentioned in ...
Office Order No
dated 29/10/2018

Pimpri
Date 29/10/2018

O.C. Signed by
Joint City Engineer

For Joint City Engineer
Pimpri Chinchwad Municipal Corporation, Pimpri, Pune-18

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		7300.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		462.35
(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)		462.35
3. BALANCE AREA OF PLOT (1-2)		6837.65
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		683.77
PHYSICAL OS PROVIDED =	683.77	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		6153.88
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)		6153.88
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		6153.88
9. TDR AREA		789.25
PERM. TDR AREA		4000.00
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		461.25
12. PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		7404.38
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		3565.22
(b) PROPOSED COMMERCIAL AREA		0.00
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		3565.22
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 69.25 + 3784.04 =	3853.29	
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		7398.51
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		9642.85
21. CONSUMED FSI WITHOUT MHADA		1.2023
22. CONSUMED FSI WITH MHADA		1.4045
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		1109.78
(ii) PROPOSED BALCONY AREA		1108.21
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		3565.22
(ii) LESS NON RESIDENTIAL AREA		69.25
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		3573.60
(iv) TENEMENTS PERMISSIBLE	250.00/tenement	184
(v) TENEMENTS PROPOSED		88
(vi) TENEMENTS EXISTING		66
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		154

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	91	362	358
(ii) REQUIRED PARKING AREA	1137.50	1086.00	601.20
(iii) TOTAL PARKING PROPOSED		3042.64	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	13814.96
CONSTRUCTION AREA FOR SC	13897.09

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 ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIED 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	
WATER LINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHON SHOWN HATCHED YELLOW	

PROJECT

PROPOSED RESIDENTIAL/COMMERCIAL BLDG ON S NO.75/3(P) AT RAVET,PUNE.

OWNER'S NAME & SIGN.

MR.RAMCHANDRA MAHADU BHONDVE & OTHERS
THROUGH M/S NAMRATA CONSTRUCTION (P.A.H.)

ARCHITECT'S NAME & SIGN.

SHASHANK PRAKASH PHADKE

Scale	1:100	Date	15-10-2018
Drg. No.	M-3	Job. No.	P-381
Deslt	Sonu/Jayashree	Checked	-
Issued No.	MHO/RVT/2042/14	Rev No.	-
Sheet No.	01/05	Rev No.	R-

ATTESTED AMMONIA COP
Sanction No. 02/RAVET/2012
Dated 29/10/2012
Chief Incharge
HO/Licensing

sole space
licensing & consulting architects.
(a division of sol-ex)
5K flat, 6th floor, near kaja hotel,
Pune, Pune-411 005.
tel/fax:-(020) 27000000/01, 65102430

Signature of Architect
Shashank Phadke
For Solespace Liaisoning & Consulting Architect

Signature of Architect