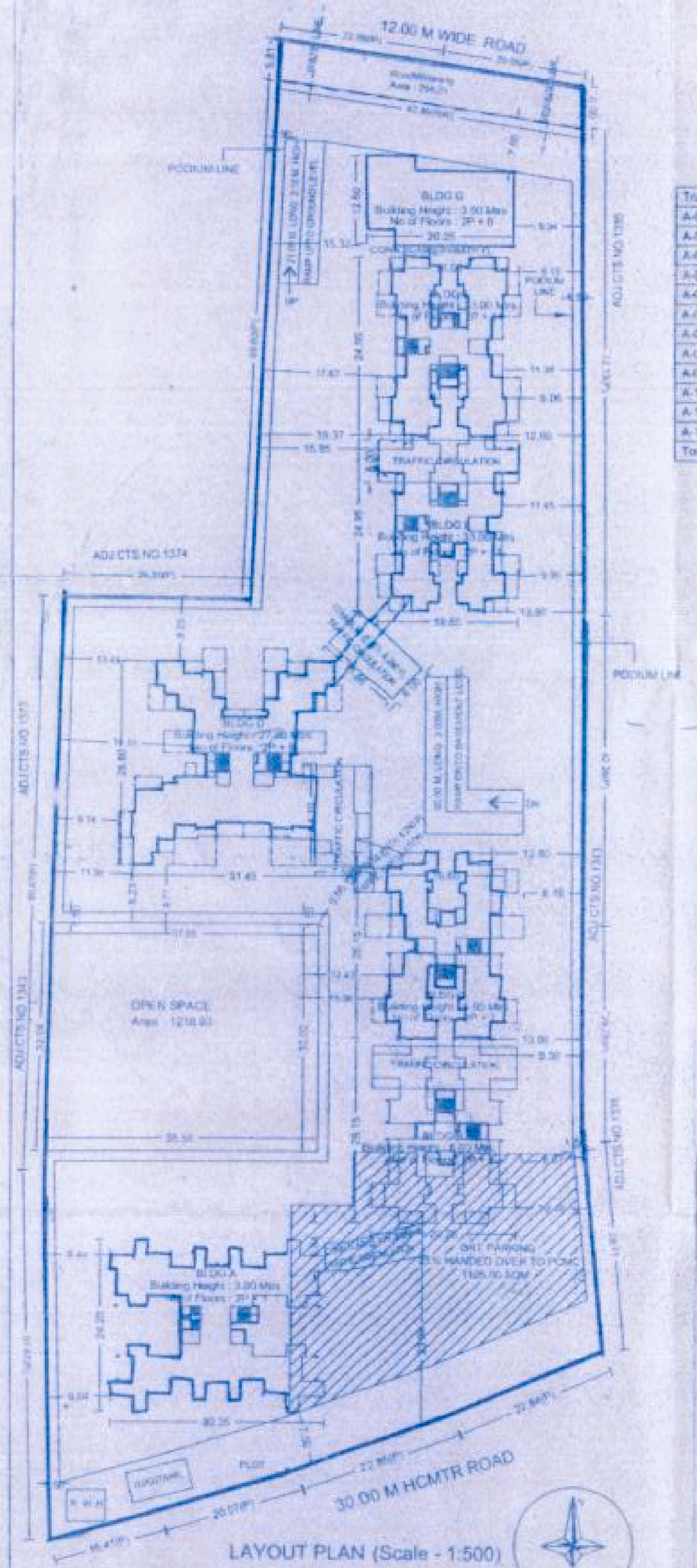
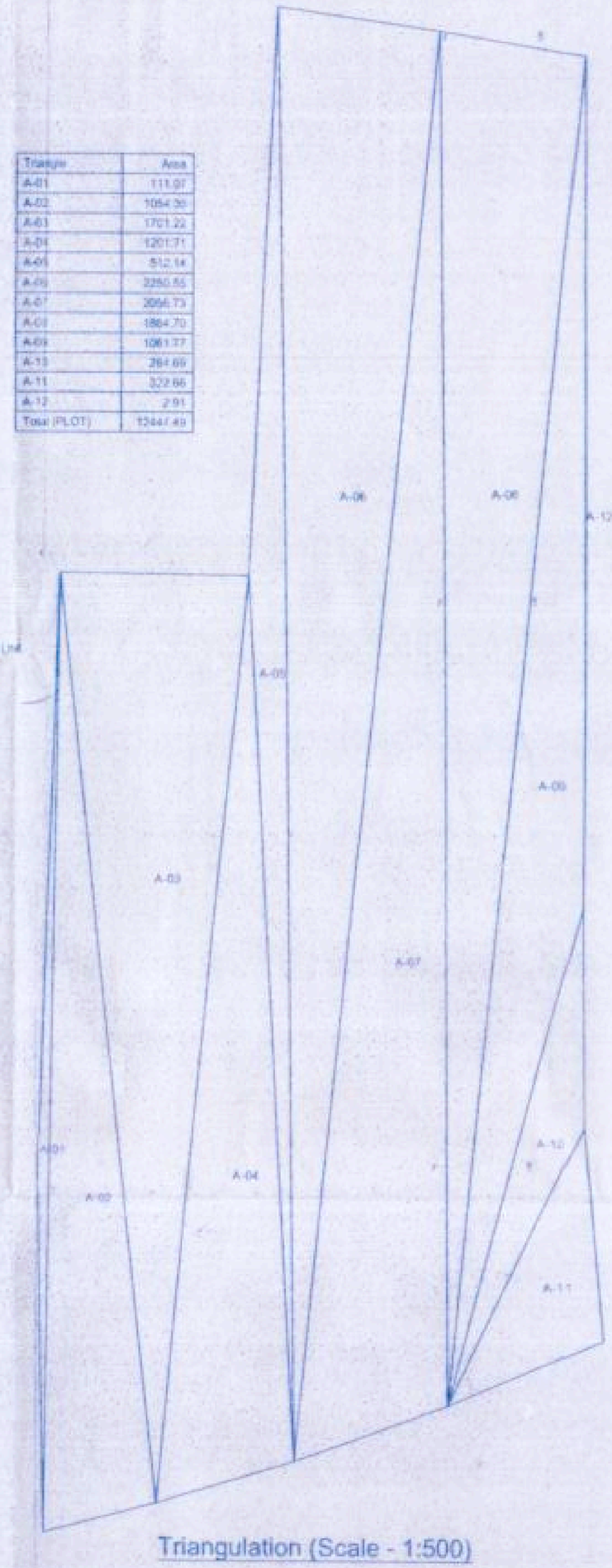
BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY			TERRACE AREAS	STAIR PAID	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMM	RESI.	IND	SPECC	PERM	PROP.	EXCESS							
BLDG A	0.00	478.45	0.00	0.00	-	91.78	-	93.00	34.19	0.00	0.00	25.56	4	409.68
BLDG B	0.00	186.31	0.00	0.00	-	21.02	-	21.02	27.80	0.00	0.00	17.36	2	186.31
BLDG C	0.00	449.57	0.00	0.00	-	66.00	-	133.56	38.80	0.00	0.00	17.36	6	449.57
BLDG D	0.00	3987.89	0.00	0.00	-	576.64	-	1076.55	130.02	0.00	0.00	26.40	34	3987.89
BLDG E	0.00	3758.68	0.00	0.00	-	354.66	-	621.96	118.95	0.00	0.00	17.88	41	2758.68
BLDG F	0.00	2515.39	0.00	0.00	-	366.97	-	655.85	120.90	0.00	0.00	0.00	42	2515.39
BLDG G	216.61	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0	216.61
Total	216.61	10747.09	0.00	0.00	1644.56	1449.04	0.00	2600.94	469.45	0.00	0.00	106.57	130	10963.70



LAYOUT PLAN (Scale - 1:500)

Triangle	Area
A-01	111.97
A-02	1054.30
A-03	1701.22
A-04	1201.71
A-05	512.14
A-06	3250.55
A-07	2096.73
A-08	1864.70
A-09	1061.77
A-10	264.69
A-11	322.66
A-12	2.91
Total (PLOT)	12444.49



Triangulation (Scale - 1:500)

BLDG A

Poly	Area
Coverage	379.23

BLDG B

Poly	Area
Coverage	186.31

BLDG C

Poly	Area
Coverage	292.47

BLDG D

Poly	Area
Coverage	497.93

BLDG G

Poly	Area
Coverage	216.61

BLDG E

Poly	Area
Coverage	290.15

BLDG F

Poly	Area
Coverage	290.15

ATTESTED AMMONIA CORY
Section Incharge
Check Incharge
HCMDA, Ahmedabad

Signature of Architect
Shashank Phadke
For Salespace Liaisoning
& Consulting Architect

B.R.T. PARKING AREA STATEMENT

TOTAL PARKING AREA REQD. = 2206.40 SQM.
PARKING AREA REQD AGAINST B.R.T. = 2206.40 X 2 =4412.80 SQM.
25% PARKING AREA TO BE HANDED OVER TO PCMC = 4412.80 X 25 % = 1103.20
TOTAL PARKING AREA PROVIDED TO HANDED OVER TO PCMC = 1105.90 SQM.

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENTS (NOS.) UNIT	PROP.	CAR (NOS.) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	0 - 80	2	18	1	36	4	230	4	232
Residential	80 - 150	1	14	1	14	2	28	2	28
Residential	> 150	1	4	2	2	2	2	2	2
Commercial	216.61	130	3	2	6	4	10	2	6
TOTAL REQD.(NOS.)					60		270		268
TOTAL REQD. AREA					1080.00		834.00		372.40
TOTAL PROP. AREA							913.40		

COVERAGE DETAILS

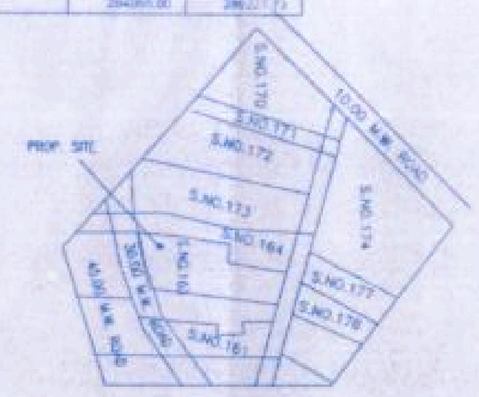
PERM COVERAGE 20.00 %	PERM COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
2194.07	-	2121.53	0.00

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
BLDG D	124.46	184.71
BLDG E	72.83	92.86
BLDG F	72.54	92.65

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Flush+Gardn	89370.00	
	FIRE REQUIREMENT	45000.00	
	TOTAL	140370.00	227448.31
UGWT		134055.00	
	FIRE REQUIREMENT	150000.00	
	TOTAL	284055.00	286227.73



LOCATION PLAN

STAMP OF APPROVAL

BUILDING LAYOUT

Sanctioned No. B.P./P.Saudagar/1191/2014
Subject to conditions mentioned in the
Office Order No.
dated : 11/6/2014

Planner
Date : 11/6/2014

O.C. Signed by City Engineer

for City Engineer
Assist. Commissioner Municipal Corp.

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	12444.49
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	250.23
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) NBZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a+b+c+d+e+f)	250.23
3. BALANCE AREA OF PLOT (1-2)	12194.26
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	1218.93
PHYSICAL OS PROVIDED = 1218.93	
(c) INTERNAL ROAD AREA	0.00
5. NET BALANCE PLOT AREA OF PLOT (3-4)	10975.33
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. NET PLOT AREA (5+6)	10975.33
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	10975.33
9. TDR AREA	0.00
10. SPECIAL CASES (PS)	0.00
11. ROAD(s) SET-BACK AREA	0.00
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	10975.33
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	10747.09
(b) PROPOSED COMMERCIAL AREA	216.61
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	10963.70
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)	10963.70
21. CONSUMED FSI	0.9996

B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1644.56
(ii) PROPOSED BALCONY AREA	1449.04
(iii) EXCESS BALCONY AREA (TOTAL)	0.00

C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	10963.70
(ii) LESS NON RESIDENTIAL AREA	216.61
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	10747.09
(iv) TENEMENTS PERMISSIBLE 250.00/Hec	269
(v) TENEMENTS PROPOSED	130
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	130

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	60	270	268
(ii) REQUIRED PARKING AREA	1080.00	834.00	372.40
(iii) TOTAL PARKING PROVIDED		913.40	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0

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 ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TP 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
DEMOLISHION SHOWN HATCHED YELLOW

PROJECT

PROPOSED BUILDING ON S.NO 163/1/2,
C.T.S. NO 1375,1339,1376,1377 & 1340(P)
PIMPLE SAUDAGAR, PUNE

OWNER'S NAME & SIGN.

FOR M/S M.B.M.DEVELOPERS, M/S SAI SAMARTH CONSTRUCTION(P.A.H)
THROUGH MR. KHEMU BHOJWANI

ARCHITECTS NAME & SIGN.

SHASHANK PRAKASH PHADKE

NORTH	Scale	1:100	Date	08-04-2014
	Drg. No.		Rev. No.	P-
	Cad file	SOMNATH	Checked	
	Permit No.	BMC/BMS/0002/13	Rev. No.	
	Sheet No.	02/19	Rev. No.	R-0

sole space
Planning & consulting architects
1st floor, 204-1, near Bata Petrol Pump, Kothrud, Pune-411 038.
Ph./Fax.:- (020) 25384444/66, 65205466

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