SANCTION - BP / RAVET / 35 /2014 DT-09/07/2014
SANCTION - BP / RAVET / 25 /2015 DT-15/04/2015

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPEC.	BALCONY PERM	BALCONY PROP.	BALCONY EXCESS	BALCONY ENCLOSE	BALCONY OPEN	TERRACE AREAS	STAIR PAID	STAIR FIRE	PASSAGE PAID	PASSAGE PAID	LIFT ROOM	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
WING A	0.00	578.94	0.00	0.00	-	88.28	-	490.66	0.00	736.36	30.00	26.40	65.34	8.26	26.69	8		578.94
WING B	0.00	2626.97	0.00	0.00	-	400.68	-	400.68	0.00	796.36	190.00	105.60	262.35	8.46	30.95	43		2626.97
WING C	0.00	2854.37	0.00	0.00	-	432.07	-	432.08	0.00	859.27	195.00	117.00	255.09	8.26	25.16	47		2854.37
WING D	0.00	1823.72	0.00	0.00	-	247.80	-	247.81	0.00	432.00	189.00	120.96	304.09	7.89	13.83	43		1823.72
WING E	0.00	1772.98	0.00	0.00	-	270.33	-	270.35	0.00	467.94	204.75	112.62	298.28	7.99	13.83	47		1772.98
WING F	0.00	1772.98	0.00	0.00	-	270.33	-	270.35	0.00	467.94	204.75	112.62	298.28	7.99	13.83	47		1772.98
WING G	0.00	1500.62	0.00	0.00	-	296.78	-	296.78	0.00	414.96	199.95	115.05	294.60	7.99	0.00	23		1500.62
WING H	0.00	1360.30	0.00	0.00	-	279.20	-	279.21	0.00	448.08	195.85	115.05	296.86	7.99	17.79	23		1360.30
WING I	0.00	1538.51	0.00	0.00	-	317.18	-	317.18	0.00	439.74	197.02	115.05	293.72	7.99	14.47	23		1538.51
WING X (MHADA)	178.20	2594.49	0.00	0.00	-	0.00	-	0.00	0.00	0.00	3.00	63.99	0.00	0.00	9.72	0		2592.70
Total	178.20	19132.90	0.00	0.00	2745.82	2632.76	0.00	2632.81	0.00	4177.73	1994.42	987.34	2577.16	72.92	146.46	304		19312.10

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENTS(NOS) UNIT	TENEMENTS(NOS) PROP.	TENEMENTS(NOS) BY RULE	CAR (NOS) REQD.	CAR (NOS) BY RULE	SCOOTER (NOS.) REQD.	SCOOTER (NOS.) BY RULE	CYCLE (NOS.) REQD.	CYCLE (NOS.) BY RULE
Residential	0 - 80	2	347	1	174	4	694	4	864	
Residential	80 - 150	1	0	1	0	2	0	2	0	
Residential	> 150	1	0	2	0	3	0	2	0	
Commercial	178.20	100	2	2	4	6	12	2	4	
TOTAL REQD (NOS.)					178		706		696	
TOTAL REQD. AREA					2225.05		2118.06		977.20	
TOTAL PROP. AREA							8860.49			

REFUGE AREA STATEMENT

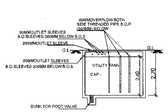
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
WING B	74.16	80.34
WING C	81.42	88.72
WING D	45.78	49.55
WING E	45.78	49.55
WING F	45.78	49.55
WING G	49.15	104.35
WING H	38.95	55.22
WING I	39.63	82.74

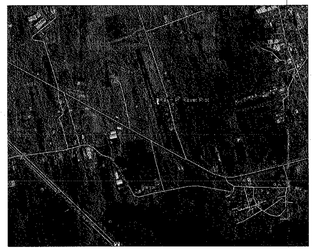
WATER REQUIREMENT

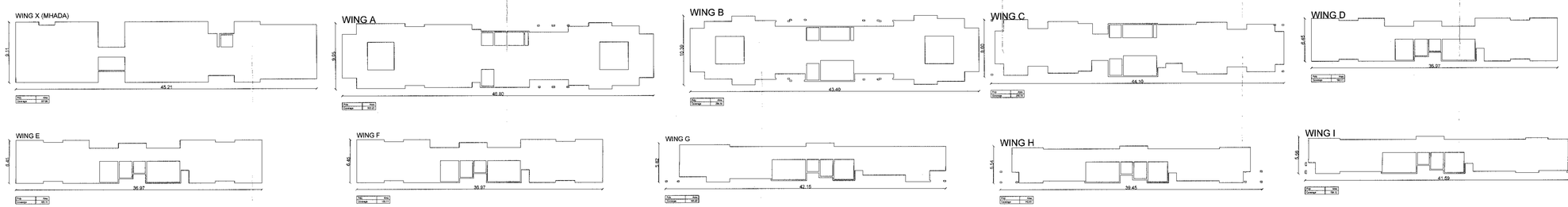
		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
TANK	Resi+Comm	207855.00	
OHWT	FIRE REQUIREMENT	170000.00	
	TOTAL	377855.00	1069273.60
		311782.50	
UGWT	FIRE REQUIREMENT	400000.00	
	TOTAL	711782.50	1045276.76

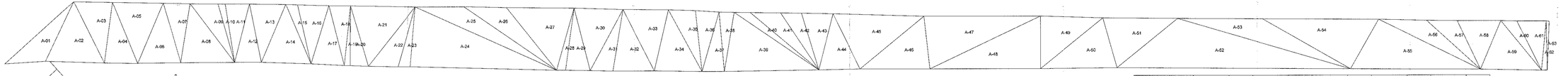
COVERAGE DETAILS

PERM.COVERAGE %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.0			
2501.17	-	2224.11	0.00









Triangle	Area	A-11	125.49	A-22	157.77	A-33	246.28	A-44	203.80	A-55	569.77
A-01	207.44	A-12	137.92	A-23	64.80	A-34	257.65	A-45	438.67	A-56	292.15
A-02	314.56	A-13	186.83	A-24	773.94	A-35	145.31	A-46	325.25	A-57	130.92
A-03	208.54	A-14	287.77	A-25	274.04	A-36	125.76	A-47	540.75	A-58	185.95
A-04	179.75	A-15	80.81	A-26	231.53	A-37	116.91	A-48	612.12	A-59	293.26
A-05	272.42	A-16	183.83	A-27	371.04	A-38	78.95	A-49	290.65	A-60	68.74
A-06	238.10	A-17	174.49	A-28	40.55	A-39	491.28	A-50	338.44	A-61	127.83
A-07	142.45	A-18	113.89	A-29	134.79	A-40	60.23	A-51	328.01	A-62	24.81
A-08	281.53	A-19	31.02	A-30	297.43	A-41	151.43	A-52	1021.92	A-63	12.83
A-09	143.65	A-20	96.39	A-31	124.23	A-42	104.02	A-53	372.87	Total (PLOT)	14825.89
A-10	37.38	A-21	344.24	A-32	236.35	A-43	156.68	A-54	507.80		

TRIANGULATION
Scale - 1:500

BRT PARKING STATEMENT

TOTAL PARKING REQD.
1036.95 X 2 = 2159.90 Sq.M.
25% HANDED OVER TO PCMC
2159.90 X 0.25 = 549.98 SQ.M
PRIVATPARKING TO BE HANDED OVER TO PCMC
= P1 + P2 + P3
= 240.75 + 194.42 + 112.84
PROP. BRT PARKING = 553.96 SQ.M
REQ. PARKING FOR BRT = 549.98 SQ.M.

STAMP OF APPROVAL

LAYOUT

Sanctioned No.B.P. / Layout Plan No. 31/2016
Subject to conditions mentioned in the Office Order No.
Issued dated 20/03/2016

O. C. Signed
by Coordinating Officer
& Deputy City Engineer

Place:
Date: 20/03/2016

Coordinating Officer
& Deputy City Engineer
Building Permission Department
PCMC, PIMPRI, Pune-18

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		14825.55
2. DEDUCTIONS FOR		
(a) ROAD SET BACK (R/W)		265.75
(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)		265.75
3. BALANCE AREA OF PLOT (1-2)		14560.12
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		1454.16
PHYSICAL OS PROVIDED =	1454.16	
(c) INTERNAL ROAD AREA		580.09
5. NET AREA OF THE PLOT (3-4)		12525.87
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (INCITIONAL)		0.00
(b) INTERNAL ROAD		580.09
(c) ADDITIONAL BIT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		580.09
7. TOTAL AREA (5+6)		13105.94
8. PLOOR SPACE INDEX PERMISSIBLE		1.00000
PERMI. FLOOR AREA (7 x 8)		13095.94
9. TDR AREA		2722.40
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		0
12. PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		15818.34
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		18153.00
(b) PROPOSED COMMERCIAL AREA		178.20
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		18312.10
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		2504.49
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		15807.61
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA		18312.10
22. CONSUMED FSI WITHOUT MHADA		1.2350
23. CONSUMED FSI WITH MHADA		1.3394
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		2745.82
(ii) PROPOSED BALCONY AREA		2632.76
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATTMENT		
(i) PROPOSED AREA (10)		18312.10
(ii) LESS NON_RESIDENTIAL AREA		178.20
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		18133.90
(iv) TENEMENTS PERMISSIBLE 250.00/Mtrs.		391
(v) TENEMENTS PROPOSED		304
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS IN ON THE PLOT (v+vi)		304

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	178	706	696
(ii) REQUIRED PARKING AREA	2225.05	2118.06	977.20
(iii) TOTAL PARKING PROPOSED		8860.49	

E) TRANSPORT VEHICLES PARKING	
(i) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(ii) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	30038.66
CONSTRUCTION AREA FOR ITC	30030.29

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME / US AND THE DIMENSION OF SIDES, ETC. OF PLOT STARED ON PLAN AREA AS MEASURED ON SITE AND THE AREA WAS 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
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME: OWNER'S SIGN
RAJ HERSAIN PROPERTIES BYROUGH,
Mr. PRAVIN VISHWANATH PATIL

PROJECT: " 9 HALLMARK AVENUE "
SURVEY NO : 94/96,2A HISSA NO :
PLOT NO : CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - RAVET

ARCHITECT: ARCHITECT'S SIGN
Girish Eknath Gupte DEM Associates
Architects & Interior Designers
Shop No. 5 Sai Kripa Park & Sai Kripa Apartment Ajantha Nagar Near Ganesh Temple Chinchwad Station Road Pune-33
Kothrud Pune-38 Contact No 9767107125 CA/95/10005

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO	INWARD/1100/2015	DATE	29-07-2015	
KEY NO.	RAVET	SHEET NO.	1 / 22	