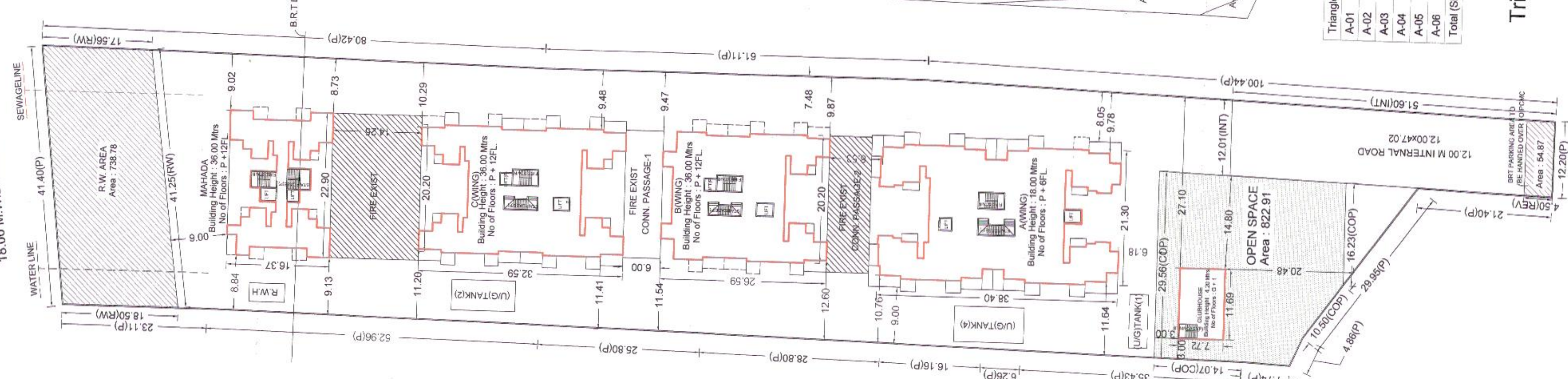


BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA	BALCONY	EXCESS ENCLOSURE	OPEN	TERRACE	PAID	STAIR	PASSAGE	LIFT	LIFT MC ROOM	TENEMENTS	TOTAL FSI AREA
AWING	0.00	2310.31	0.00	0.00	597.32	62.23	67.20	459.20	7.99	18.06	43	2310.31
B(WING)	0.00	5404.67	0.00	0.00	578.15	127.28	124.81	830.17	7.99	36.06	91	5404.67
C(WING)	0.00	3474.70	0.00	0.00	592.86	126.83	124.81	830.17	7.99	36.06	91	3474.70
MAHADA	46.30	2210.29	0.00	0.00	287.92	11.50	124.81	115.32	7.99	18.06	19	2256.59
Total	46.30	11399.97	0.00	0.00	2037.17	347.93	441.64	2234.86	31.96	108.24	246	11446.27

18.00 M.WIDE D.P. ROAD



Triangulation (Scale - 1:500)

Triangle	Area
A-01	130.49
A-02	17.55
A-03	75.08
A-04	4353.93
A-05	2807.09
A-06	1590.55
Total (SPLOT-5)	8965.70

30.00 M.WIDE D.P. ROAD

LAYOUT PLAN (Scale - 1:500)

REFUGEE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGEE AREA	PROPOSED REFUGEE AREA
EWING	91.81	120.73
C(WING)	91.81	120.73
MAHADA	53.27	53.46

MIN. REQ. AREA	1356.12
PROP. AREA	1396.64
PERM. BALC. AREA	209.25
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	38.48
TOTAL BALC. AREA (1+2)	38.48
MAHADA TOTAL TEN. NO.	27

COVERED AREA STATEMENT

PERM. COVERAGE	PROPOSED COVERAGE	EXCESS COVERAGE
100%	1356.12	1474.43
		0.00

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Res+Comm	146335.00	70000.00
OHWT	254635.00	368304.65
TOTAL	278662.50	150000.00
UGWT	150000.00	944285.45
TOTAL	428652.50	944285.45

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENTS (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
Residential	0 - 80	2	273	1	137
Residential	80 - 150	1	0	2	4
Residential	> 150	1	0	2	0
Commercial	46.30	100	1	2	0
TOTAL REQD (NOS)			139	552	548
TOTAL PROP. AREA			1737.55	1456.00	757.20
TOTAL REQD. AREA			5416.59		

MAHADA AREA STATEMENT

MIN. REQ. AREA	1356.12
PROP. AREA	1396.64
PERM. BALC. AREA	209.25
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	38.48
TOTAL BALC. AREA (1+2)	38.48
MAHADA TOTAL TEN. NO.	27

STAMP OF APPROVAL

Sanctioned No. B.P. 14/1/18
Subject to conditions mentioned in the
Office Order No. 11/12/18
even dated 11/12/18



Pimpri
11/12/18

O.C. Signed by
Joint City Engineer
Pune, Pimpri, Pune-18

A) AREA STATEMENT	SQ. M.
1. AREA OF PLOT	6952.10
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	738.78
(b) PROPOSED ROAD (DP)	0.00
(c) FSI RESERVATION	64.87
(d) ENCROACHMENT AREA	0.00
(e) OTHER	0.00
3. BALANCE AREA OF PLOT (1-2)	793.05
4. DEDUCTIONS FOR	612.05
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	822.81
(c) FSI PROVIDED =	622.91
(d) INTERNAL FSI (F.S.I.)	568.52
5. NET AREA OF THE PLOT (3-4)	6780.81
6. ADDITION FOR F.S.I.	0.00
(a) OPEN SPACE (NOTIONAL)	0.00
(b) INTERNAL ROAD	568.52
(c) ADDITIONAL INT ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a+b+c+d+e)	568.52
7. BALANCE AREA (5-6)	7349.14
8. FLOOR AREA (F.S.I.) PERMISSIBLE	10000.00
9. TOR AREA	7349.14
10. SPECIAL CASES FSI	2002.25
11. ROAD (a) SET-BACK AREA	10288.80
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	738.78
14. PROPOSED AREAS	0.00
(a) PROPOSED RESIDENTIAL AREA	11399.97
(b) PROPOSED INDUSTRIAL AREA	46.30
(c) PROPOSED COMMERCIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	11446.27
15. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
16. EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
18. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18)	10049.83
19. TOTAL BUILT UP AREA PROPOSED WITH MAHADA	11446.27
20. CONSUMED FSI WITH MAHADA	1.9675
21. CONSUMED FSI WITH MAHADA	1.5575
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1716.94
(ii) EXCESS BALCONY AREA	1516.71
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	11446.27
(ii) RESIDENTIAL AREA	46.30
(iii) AREA A.M.C. PERMISSIBLE (I = II)	11399.97
(iv) TENEMENTS PERMISSIBLE	252
(v) TENEMENTS EXISTING	246
(vi) TOTAL TENEMENTS ON THE PLOT (v+vi)	246
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	139
(ii) REQUIRED PARKING AREA	1737.50
(iii) AVAILABLE PARKING AREA	5416.59
E) TRANSPORT VEHICLES PARKING	
(i) TOTAL NO. OF LOADING UNLOADING PARKING PROVIDED	0
(ii) TOTAL NO. OF LOADING UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA FOR EC	18824.54
SPECIFICATIONS	18824.78

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE SO WORKING PLAN OF THE PLOT IS HEREBY SUBMITTED TO THE RECORDS OF THE LAND RECORD DEPT. / JUTY SURVEYED RECORDS.

LEGEND	SIGN OF ARCHITECT
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
EXISTING WORK SHOWN RED DOTTED	
WATERLINE SHOWN HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

OWNER'S NAME:
M/S Venture Group through its Partners M. Dinesh Patel.

PROJECT:
SURVEY NO: 44(P)51(P)52(P)
PLOT NO: HISSE NO: CTS NO: 11/100
DESCRIPTION: REGULAR TRACK, VILLAGE - DUDUGAON
ARCHITECT: Sachin Sutar

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY	DATE	SHEET NO.
		1:100			26 Oct 2018	1 / 14

