

FSI STATEMENT - (EXISTING + PROPOSED)													
WING	EXISTING FSI	PROPOSED FSI (UDCPR-2020)	PERM. BALCONY AREA	PROPOSED ENCLOS. BALCONY AREA	EXCESS BALCONY AREA	TOTAL BALCONY AREA	STAIRCASE AREA	TERRACE AREA	LOBBY AREA	LIFT AREA	LMR AREA	PROPOSED TENEMENT	REFUG. AREA
WING-A	2267.86	4382.57	340.16	354.05	14.70	329.91	366.64	270.58	6.69	22.38	10	65.05	412.33
WING-B	2267.86	4382.57	340.16	354.05	14.70	329.91	366.64	270.58	6.69	22.38	10	65.05	412.33
TOTAL	2267.86	4382.57	340.16	354.05	14.70	329.91	366.64	270.58	6.69	22.38	10	65.05	412.33
TOTAL FSI+ EXCESS BALCONY+REF. LIFT (WING B)	5088.41	9195.14	340.16	354.05	14.70	329.91	366.64	270.58	6.69	22.38	10	65.05	412.33

FSI STATEMENT - EXISTING WING - A													
FLOOR	FSI	PERM. BALCONY AREA	PROPOSED ENCLOS. BALCONY AREA	EXCESS BALCONY AREA	REGULAR STAIRCASE AREA	TERRACE AREA	LOBBY AREA	LIFT AREA	LMR AREA	PROPOSED TENEMENT	REFUG. AREA	GROUND COVERAGE AREA	TOTAL SHUP AREA (FSH+NON FSH)
1ST	200.46	12.92	11.14	28.43	45.36					01			
2ND	225.20	13.04	29.80	38.46	21.77					01			
3RD	216.43	35.80	29.80	38.46	21.77					01			
4TH	216.43	35.80	29.80	38.46	21.77					01			
5TH	216.43	35.80	29.80	38.46	21.77					01			
6TH	216.43	35.80	29.80	38.46	21.77					01			
7TH	216.43	35.80	29.80	38.46	21.77					01			
8TH	203.66	31.98	29.80	38.46	21.77					01	58.05		
9TH	217.21	35.03	29.80	38.46	21.77					01			
10TH	222.38	36.30	29.80	38.46	21.77					01			
11TH	105.79	15.11	43.37	3.00	20.60					03			
TOTAL	2267.86	340.16	354.05	14.70	329.91	366.64	270.58	6.69	22.38	10	65.05	412.33	4078.56
TOTAL FSI = (FSI + EXCESS BALCONY AREA)	2267.86		2282.55										

FSI STATEMENT - PROPOSED WING - B (AS PER UDCPR-2020)							
FLOOR	FSI	LIFT AREA	PROPOSED TENEMENT	REFUG. AREA	GROUND COVERAGE AREA	TOTAL SHUP AREA (FSH+NON FSH)	
1ST	341.67	01	01				
2ND	369.38	01	01				
3RD	369.38	01	01				
4TH	369.38	01	01				
5TH	369.38	01	01				
6TH	369.38	01	01				
7TH	369.38	01	01				
8TH	369.38	01	01				
9TH	369.38	01	01				
10TH	369.38	01	01				
11TH	369.38	01	01				
TOTAL FSH+LIFT+REFUG	4382.90	11	11	10.63	625.73	6005.91	

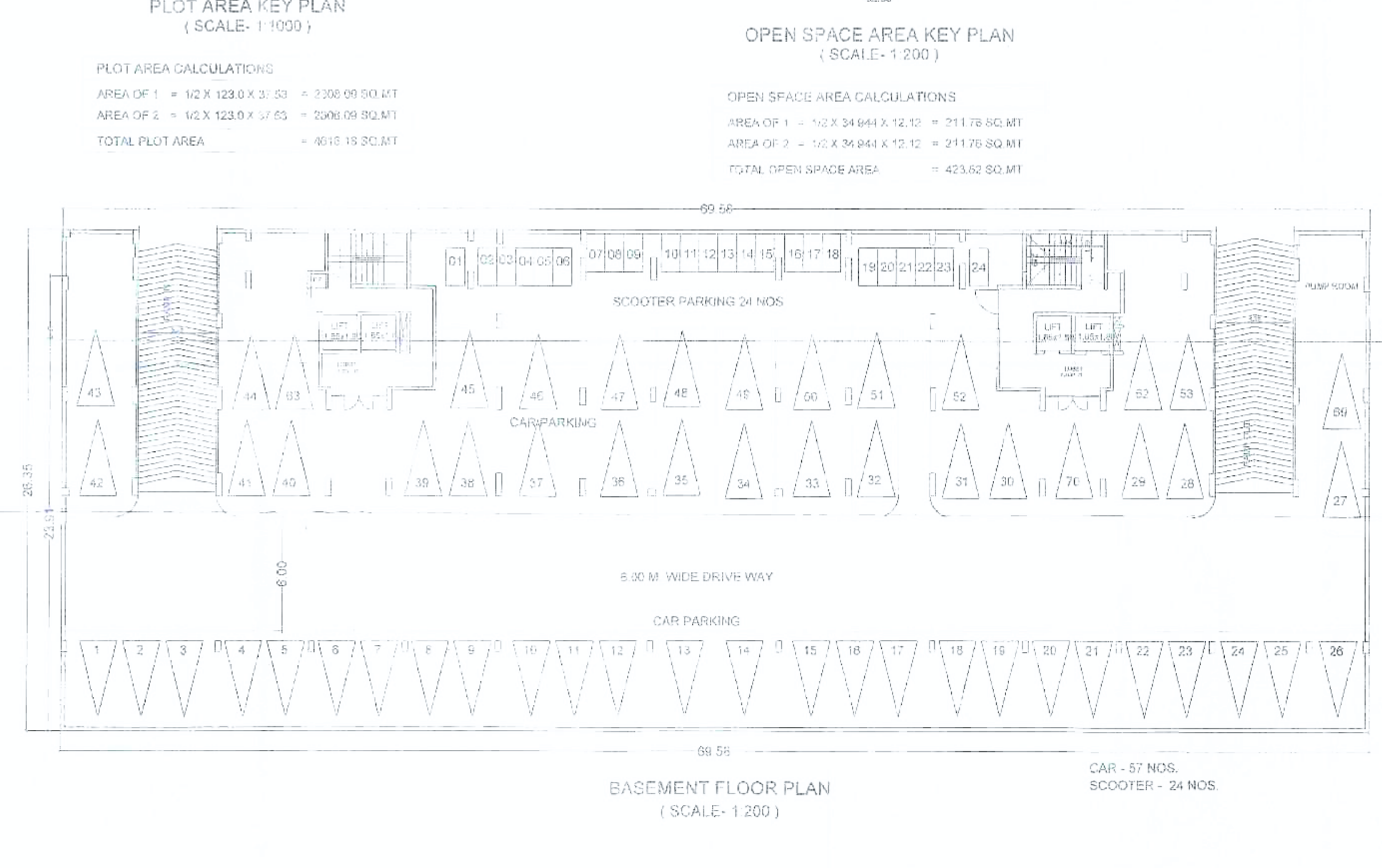
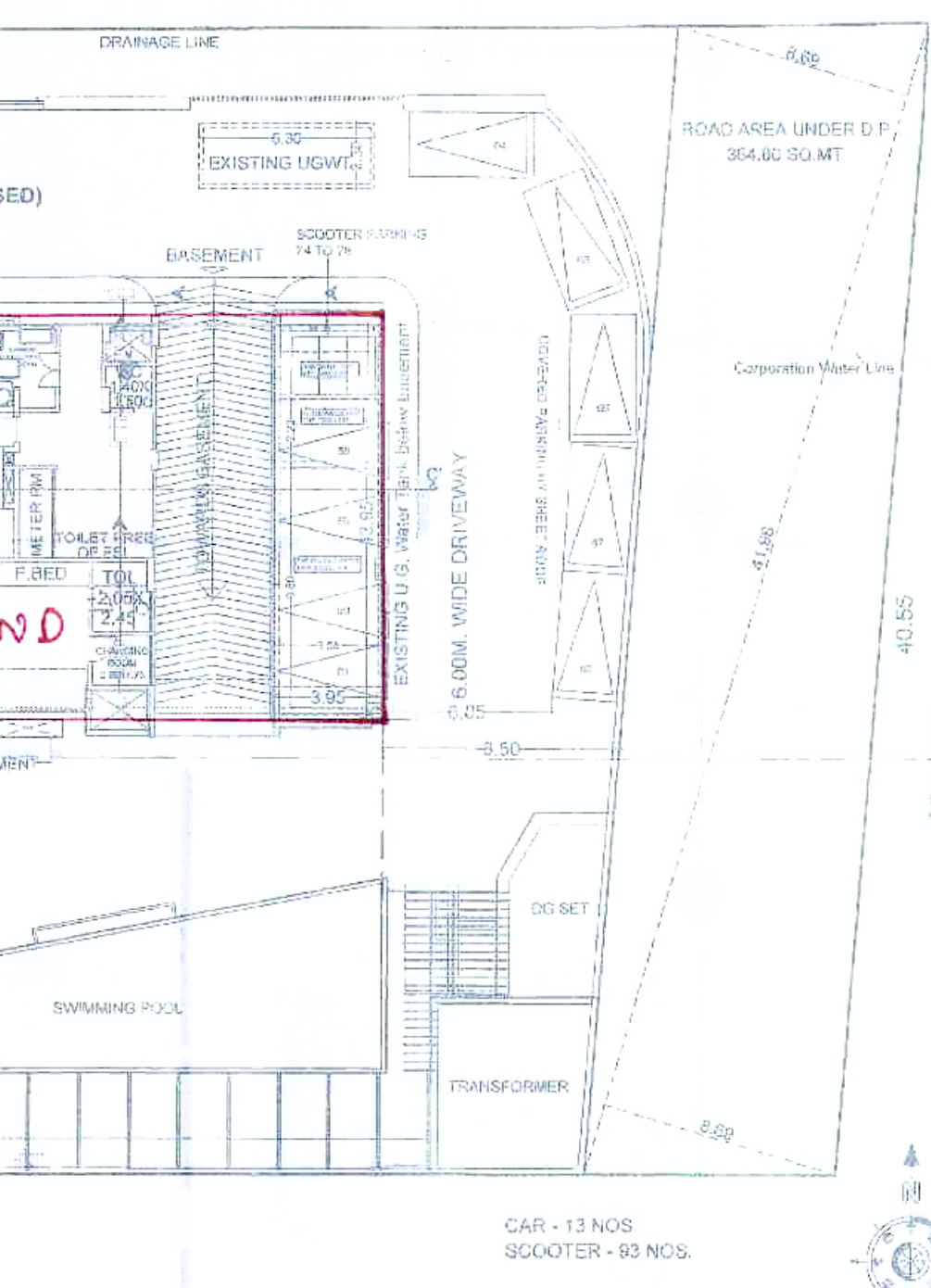
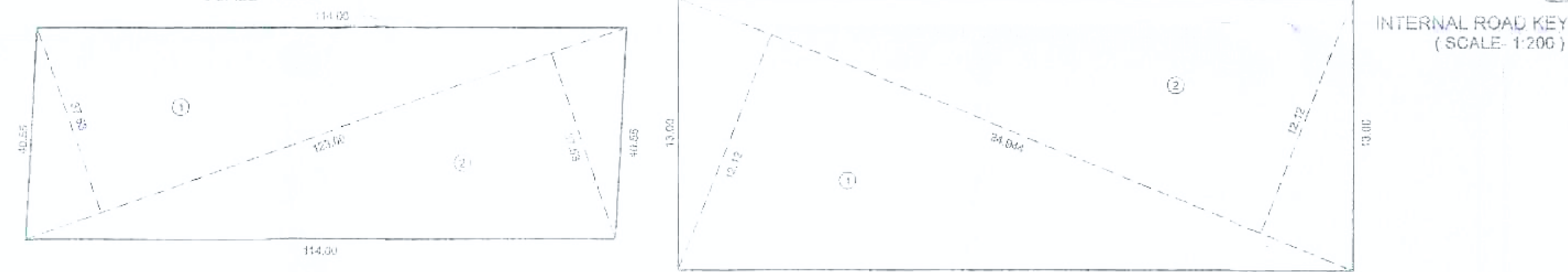
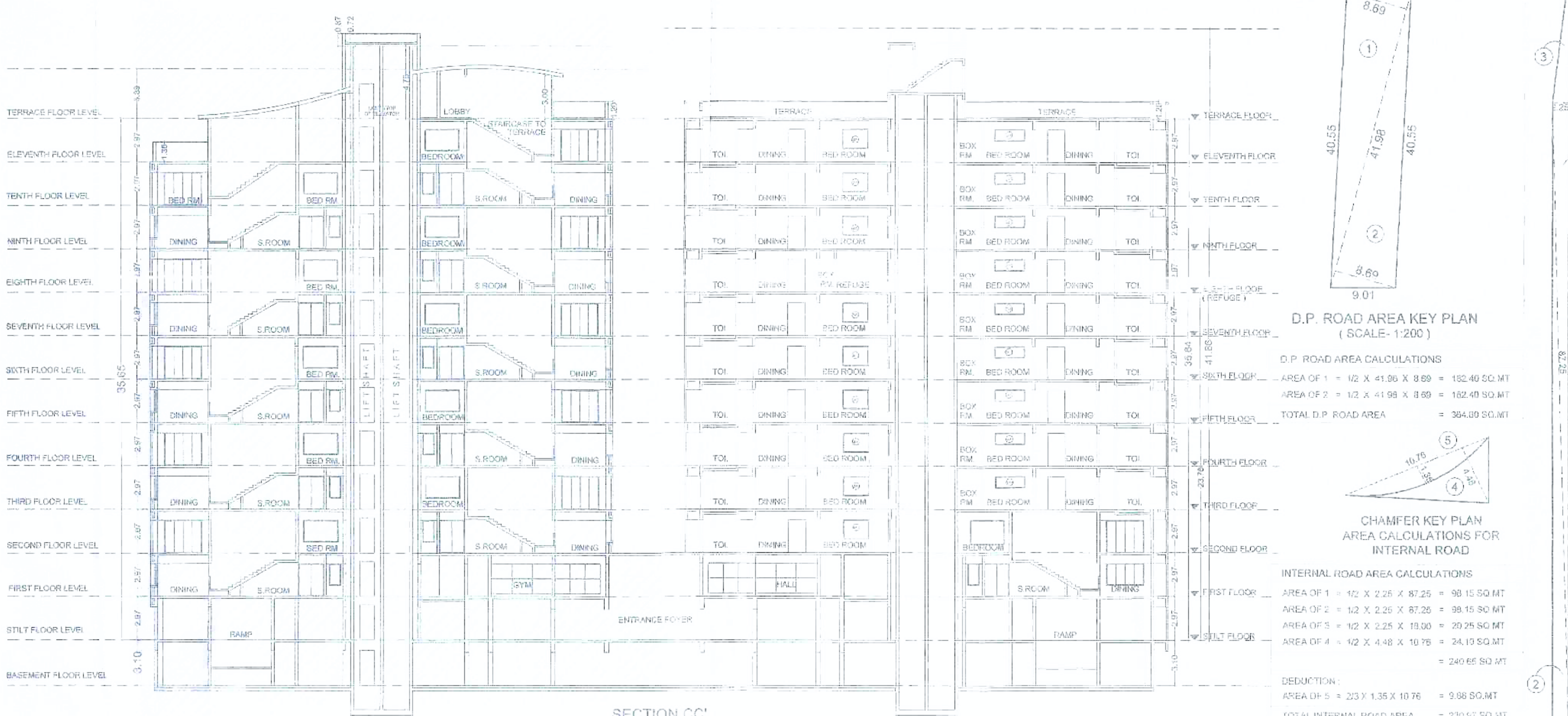
EXISTING WATER TANK CALCULATION (WING "A")
 NO. OF TENEMENTS X 5 PERSON 135 LTR
 O.H.W.T. = 10 X 5 X 135 = 6750.00 LTR
 SAY = 7000.00 LTR
 FIRE FIGHTING = 20,000.00 LTR
 U.G. WATER TANK = 1.5 X 7000.00 + 50,000.00
 = 60,500.00 LTR

WATER TANK CALCULATION (WING "B")
 NO. OF TENEMENTS X 5 PERSON 135 LTR
 O.H.W.T. = 20 X 5 X 135 = 13,500.00 LTR
 SAY = 15,000.00 LTR
 FIRE FIGHTING = 20,000.00 LTR
 U.G. WATER TANK = 1.5 X 15,000 + 50,000.00
 SAY = 70,500.00 LTR

PARKING STATEMENT AS PER PREVIOUS SANCTION			
(FOR EXISTING WING-A)			
10 TENEMENTS MORE THAN 150 SQM			
FOR 1 TENEMENTS - 2 CAR, 4 SCOOTERS, 4 CYCLES			
REQUIRED	CARS	SCOOTERS	CYCLES
	20	40	40
(FOR PROPOSED WING-B)			
REQUIRED (AS PER SANCTION) - (AS PER UDCPR-2020)			
HAVING CARPET AREA 150 SQ.M. & ABOVE			
FOR 1 TENEMENT - 2 CAR, 3 SCOOTER			
PROPOSED TENEMENT - 30 NOS.			
REQUIRED	CARS	SCOOTERS	CYCLES
	60	90	90
EXISTING PARKING	42	63	
PROPOSED PARKING	60	90	
TOTAL PARKING AREA REQUIRED	60 X 10.50 = 630.00 SQ.M.	90 X 2.00 = 180.00 SQ.M.	40 X 0.75 = 30.00 SQ.M.
TOTAL PARKING AREA REQUIRED	= 770.00 + 265.00 + 28.00 = 1063.00 SQ.M.		

EXISTING WING-A (EXISTING)			
WING-A (EXISTING)	CAR	SCOOTER	CYCLE
	20	40	40
WING-B	42	63	
TOTAL REQUIRED PARKING	62	103	40
PROPOSED PARKING	70	117	40

SERVICES AREA	
TRANSFORMER	= 35.00 SQ.M.
DG SET	= 24.10 SQ.M.
SWIMMING POOL	= 158.75 SQ.M.
U.G. W.T. AREA	= 69.59 SQ.M.
SEPTIC TANK	= 25.95 SQ.M.
TOTAL	= 293.40 SQ.M.



STAMP OF APPROVAL OF PLANS
 For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system of other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the Internal roads & Services in this lane under layout-sub-C.

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AREA STATEMENTS :		SQ.M.
(A) AREA OF PLOT		
(A1) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	4600.00	
(A2) AS PER MEASUREMENT SHEET	4600.00	
(A3) AS PER SITE PLAN	4600.00	
(A4) MINIMUM AREA OF A.B.C. TO BE CONSIDERED	4600.00	
(A5) REDUCTION FOR		
(A6) PROPOSED 1:30 D.P. ROAD WIDENING AREA	364.00	
(A7) BALANCE AREA OF PLOT (A1 - A6)	4235.00	
(A8) AMENITY SPACE (IF APPLICABLE)		
(A9) REQUIRED	625.18	
(A10) ADJUSTMENT OF (A9), IF ANY	0	
(A11) BALANCE PROPOSED	625.18	
(A12) MINIMUM AREA (A7 - A11)	3599.82	
(A13) RECREATIONAL OPEN SPACE (IF APPLICABLE)		
(A14) REQUIRED	423.52	
(A15) PROPOSED	423.52	
(A16) BALANCE WITH REFERENCE TO BASIC FSI AS PER PRESENT ROAD WIDTH (FSI NO. 5.84 SQ.M. FSI 1.10)	3599.82	
(A17) DEDUCTION OF FSI ON PAYMENT OF PREMIUM		
(A18) MAXIMUM PREMIUM (FSI NO. 5.84 SQ.M. FSI 1.10)	1759.56	
(A19) PROPOSED FSI	1759.56	
(A20) MINIMUM PREMIUM (FSI NO. 5.84 SQ.M. FSI 1.10)	1759.56	
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PROJECT
 REVISED HOUSING PROJECT AT S.NO. 38, H.NO.-4 (P)
 BALEWADI, PUNE
 NAME & SIGN OF OWNER
 THE DRAWING HAS BEEN MADE ON BASIS OF THE DOCUMENTS & INFORMATION SUPPLIED BY THE OWNER/PRINCIPAL ARCHITECT WHO HAS REPRESENTED AND ASSURED THAT IT IS LEGAL, VALID AND CORRECT AND THE OWNER/PRINCIPAL ARCHITECT SHALL BE SOLELY RESPONSIBLE FOR ANY DISCREPANCIES, DISPUTES OR DIFFERENCES ARISING THEREFROM. THE CONSISTENTLY AND AS APPLICABLE TO A PROJECTOR UNDER THE REPA ACT, INCLUDING THOSE FOR REVISION, IF ANY, WILL BE OBTAINED BY THE OWNER/PRINCIPAL ARCHITECT AS PER LAW.

FOR PASHIM COMMERCIAL CO. LTD. THROUGH
 MR. AMIT ALUM
 NAME & SIGN OF PRINCIPAL ARCHITECT
 ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS, DESIGN & ARCHITECTURAL SUPERVISION SHALL BE OF ARCHITECT VIJAY BHANDARI, THE PRINCIPAL ARCHITECT.
 VIJAY BHANDARI
 PRINCIPAL ARCHITECT
 VIJAY BHANDARI
 REG. NO. - CA/153/1758
 0-5, Eco-Town, Bawar Pashim Link Road
 Bawar, Pune-411 005
 LIAISONING ARCHITECT
 SCALE 1:200 DATE 23-06-2021 DRAWN BY SNEHAL CHECKED BY SUCHITA
 AR ABHINAV KONDE
 CRYSTAL ARCH
 107-112, Zarth Complex, C/o. Anandharam College,
 117118, Bawar Pashim Link Road - 411005, Pune
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 Architecture | Urban Planning | Interior Designing