

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
A TYPE	0.00	7106.16	0.00	0.00	-	1108.90	-	1108.90	0.00	983.29	281.00	281.00	1244.56	15.70	34.99	108	7106.16
B TYPE	0.00	969.69	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	115.77	0.00	0.00	23.52	17	969.69
COMM BLDG	452.80	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	452.80
Total	452.80	8075.85	0.00	0.00	1279.30	1108.90	0.00	1108.90	0.00	983.29	281.00	396.76	1244.56	15.70	58.51	125	8528.65

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)	COVERED PARKING			
						BY RULE	REQD.	BY RULE	REQD.
Residential	0-80	2	125	1	63	4	250	4	250
Residential	80-150	1	0	1	0	2	0	2	0
Residential	>150	1	0	2	0	2	0	2	0
Commercial	452.80	100	5	2	10	6	30	2	10
TOTAL REQD. (NOS.)									
TOTAL REQD. AREA									
TOTAL PROP. AREA									

WATER REQUIREMENT

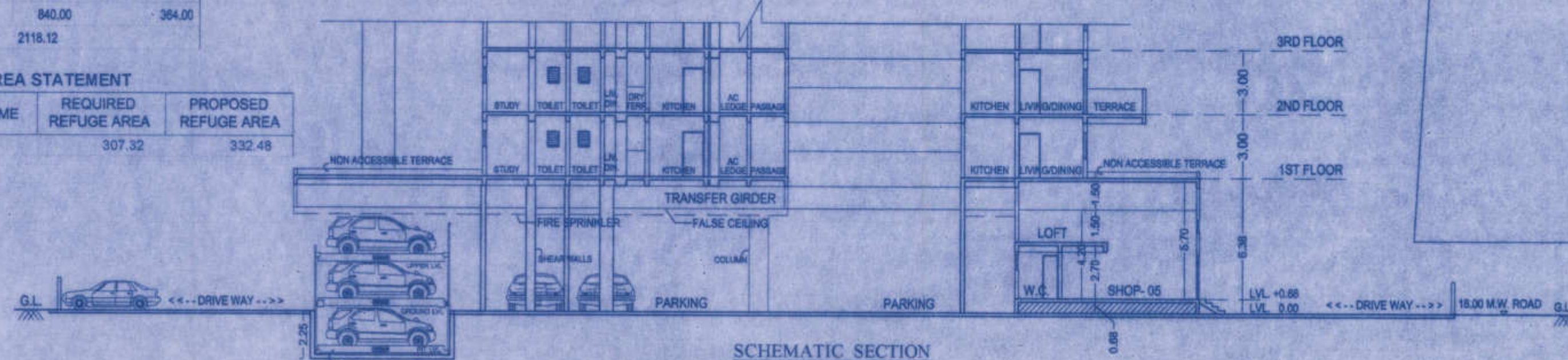
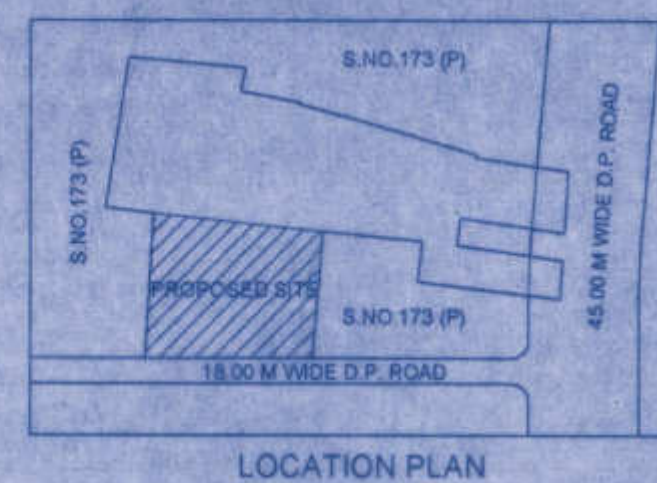
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	78570.00	
OHWT	30000.00	
FIRE REQUIREMENT	108570.00	128097.10
UGWT	117855.00	
FIRE REQUIREMENT	75000.00	
TOTAL	192855.00	436091.61

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A TYPE	307.32	332.48

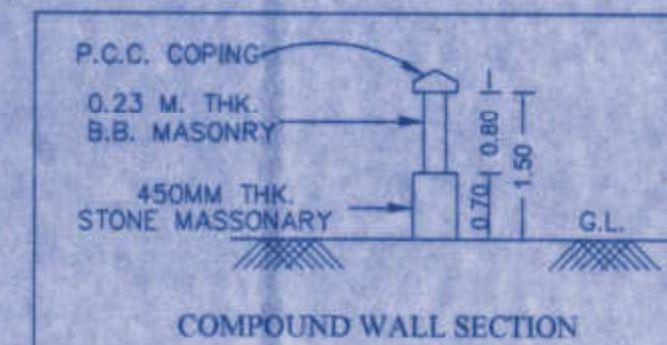
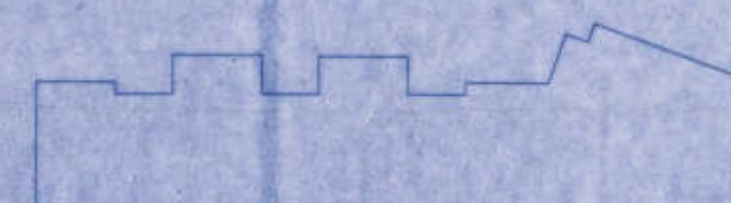
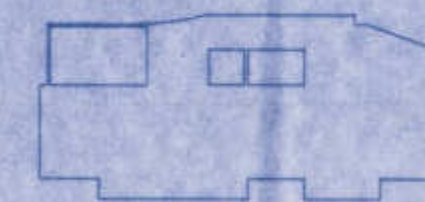
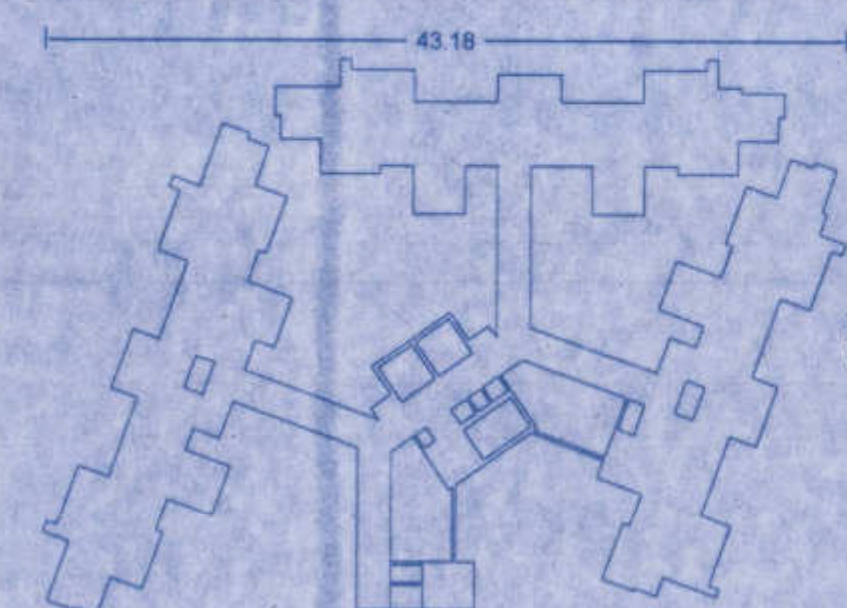
COVERED PARKING

PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	999.47	1679.07	1084.80



Area of Plot by Triangulation : PLOT
Scale - 1:500

Triangle	Area
A-01	2860.90
A-02	910.33
A-03	1633.95
Total (PLOT)	5405.18



LAYOUT

STAMP OF APPROVAL

1ST SANCTION : B.P. WAKAD 111. 2014 DT. 23.09.2014
2ND SANCTION : B.P. WAKAD 154. 2015 DT. 14.10.2015
Sanctioned No. B.P. Wakad 171/2017
Subject to conditions mentioned in the
Office Order No.
even dated 12/11/2017

Plotted
Date 12.01.2017

A) AREA STATEMENT

1. AREA OF PLOT	SQ.M.
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) NOZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	74.74
TOTAL (a+b+c+d+e+f)	74.74

3. BALANCE AREA OF PLOT (1-2)

4. DEDUCTIONS FOR	5330.44
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	533.10
PHYSICAL OS PROVIDED =	533.10
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	4797.34
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)	4797.34
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	4797.34
9. TDR AREA	3437.41
10. SPECIAL CASES FSI	0.00
11. ROAD (a) SET-BACK AREA	0.00
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	8234.75

14. PROPOSED AREAS

(a) PROPOSED RESIDENTIAL AREA	8075.65
(b) PROPOSED COMMERCIAL AREA	452.80
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	8528.65
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	969.69
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	7558.96
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	8528.65
22. CONSUMED FSI WITHOUT MHADA	1.5757
23. CONSUMED FSI WITH MHADA	1.7778

B) BALCONY STATEMENT

(i) PERMISSIBLE BALCONY AREA	1279.30
(ii) PROPOSED BALCONY AREA	1108.90
(iii) EXCESS BALCONY AREA (TOTAL)	0.00

C) TENEMENT STATEMENT

(i) PROPOSED AREA (12)	8528.65
(ii) LESS NON-RESIDENTIAL AREA	452.80
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	8075.65
(iv) TENEMENTS PERMISSIBLE	250.00/hec
(v) TENEMENTS PROPOSED	125
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vii)	125

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	73	280	280
(ii) REQUIRED PARKING AREA	912.50	840.00	364.00
(iii) TOTAL PARKING PROVIDED	2118.12		

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	0
CONSTRUCTION AREA FOR EC	0

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

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 AS MEASURED ON SITE W/O THE AREA
SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / P.S. SCHEME
RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S NAME

MR. ADITYA VILAS JAVDEKAR

PROJECT

SURVEY NO : 173, 2, 2A / 3 & 4
PLOT NO : B
DESCRIPTION : WAKAD

ARCHITECT

VIKAS ACHALKAR
1221, B/1 WRANGLAR PARANAJE ROAD,
BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD,
PUNE - 411004.
PH: 2553167578

JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY

1:100
INWARD NO. 11/10/2017
KEY NO. 1/11

DATE

26.12.2016

SHEET NO.

1/11

REG. NO. CA/94/17806

DATE

SHEET NO.