PROPOSED/REVESED F.S.I. STATEMENT

BLDG./ WING	NO OF BLDG.	NO OF FLOOR	HT. OF BLDG. FROM GR.FL.	HT. OF BLDG. FROM STILT.FL.	TENEMENT NO	TOTAL COVERAGE	TOTAL F.S.I	TOTAL LIFT SQ.M.	LIFT M.R SQ.M.	PERMISSIBLE BALCONY 1/3 PERIPHERY R.M.	ENCL. BALCONY SQM	OPEN BALC. R.M.
A1,	1 NO.	P+7	23.27 M	20.23 M.	56 NO.	0,442.54	3,047.99	6.70	18.00	391.96 R.M.	252.24 SQM.	80.14
A2,A3,A4,A5	1 NO.	P+7	23.27 M.	20.23 M.	224 NO.	1,807.85	12,416.02	26.79	72.00	1,169.41 R.M.	698.47 SQM.	379.22
TOTAL	2 NO.				280 NO.	2,250.39	15,464.01	33.49	90.00	1,561.37 R.M.	950.71 SQM.	459.36

TENEMENT STATEMENT

WING	TENEMENT UP TO 40	TENEMENT 41 TO 60	TENEMENT 61 ABOVE	TENEMENT TOTAL
A1	28 NOS	28 NOS		56 NOS
A2,A3,A4,A5	112 NOS	112 NOS		224 NOS
TOTAL	140 NOS	140 NOS		280 NOS

OPEN SPACE CALCULATION (10%)

1) 0.50 X (32.98 + 32.98) X 95.15 = 3,138.05 SQ.M.
2) 0.50 X (38.092 + 38.09) X 112.20 = 4,273.81SQ.M.
TOTAL = 7,411.86 SQ.M.

REQUIRED OPEN SPACE(10%) = 7,411.86 SQ.M.
PROPOSED OPEN SPACE = 7,411.86 SQ.M.

A2,A3,A4,A5 WING.

FLOOR	UP TO 40 SQ.M.	41 TO 60 SQ.M.	61 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	102,103,106,107	101,104,105,108	----	16 + 16 = 32
SECOND	102,103,106,107	101,104,105,108	----	16 + 16 = 32
THIRD	102,103,106,107	101,104,105,108	----	16 + 16 = 32
FOURTH	102,103,106,107	101,104,105,108	----	16 + 16 = 32
FIFTH	102,103,106,107	101,104,105,108	----	16 + 16 = 32
SIXTH	102,103,106,107	101,104,105,108	----	16 + 16 = 32
SEVENTH	102,103,106,107	101,104,105,108	----	16 + 16 = 32
TOTAL	----			112 + 112= 224

A1 WING.

FLOOR	UP TO 40 SQ.M.	41 TO 60 SQ.M.	61 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	102,103,106,107	101,104,105,108	----	04 + 04= 08
SECOND	102,103,106,107	101,104,105,108	----	04 + 04= 08
THIRD	102,103,106,107	101,104,105,108	----	04 + 04= 08
FOURTH	102,103,106,107	101,104,105,108	----	04 + 04= 08
FIFTH	102,103,106,107	101,104,105,108	----	04 + 04= 08
SIXTH	102,103,106,107	101,104,105,108	----	04 + 04= 08
SEVENTH	102,103,106,107	101,104,105,108	----	04 + 04= 08
TOTAL	----			28 + 28= 56

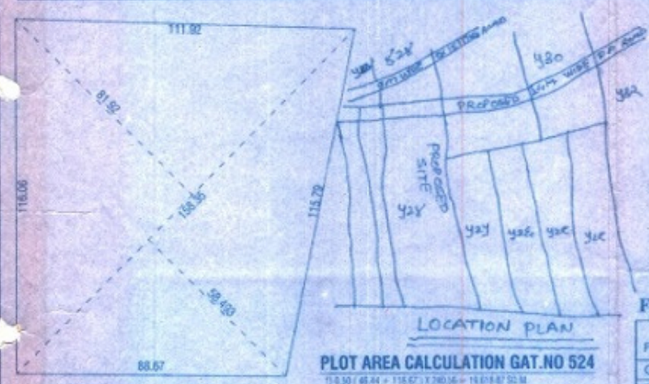
PARKING AREA STATEMENT

AS PER R.P PROVISION

TYPE OF TENEMENT	CAR	SCOOTER	CYCLE	PROVIDED CAR	PROVIDED SCOOTER	PROVIDED CYCLE
TOTAL F.S.I. 14,936.75 SQ.M. (SAY 15,000.00)	01	01	01	100	100	100
	(FOR 150 SQ.M.)			100X 20.00	100 X 3.00	100 X 1.40
TOTAL PARKING AREA = 2,440.00 SQ.M				= 2,000.00	=300.00	=140.00

ENVIRONMENT PURPOSE STATEMENT:-

F.S.I = 15464.01
BALCONY = 1,492.00
PARKING AREA = 2,225.62
LIFT = 33.49
LIFT M.ROOM = 90.00
TOTAL = 19,310.12SQ.M.



AMENITY AREA KEY PLAN SCALE :- 1:1000

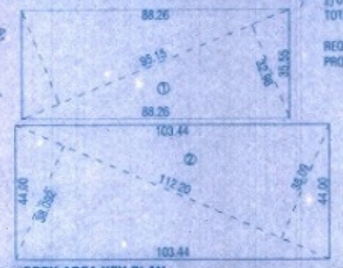
AMENITY SPACE CALCULATION (15%)

1) 0.50 X (81.92 + 58.493) X 158.35 = 11,117.18 SQ.M.
TOTAL = 11,117.18 SQ.M.

REQUIRED AMENITY SPACE(15%) = 11,117.18 SQ.M.
PROPOSED AMENITY SPACE = 11,117.18 SQ.M.

PLOT AREA CALCULATION GAT.NO 524

1) 0.50 (48.44 + 118.67) X 240.36 = 19,010.87 SQ.M.
2) 0.50 (67.60 + 97.83) X 190.90 = 15,790.29 SQ.M.
3) 0.50 (93.97 + 88.87) X 200.00 = 18,284.00 SQ.M.
4) 0.50 (92.09 + 117.98) X 221.71 = 23,287.30 SQ.M.
TOTAL = 76,900.46 SQ.M.
PLOT AREA (BY CALCULATION) = 76,900.46 SQ.M.
PLOT AREA (BY 7/12 EXTRACT) = 76,900.00 SQ.M.



OPEN AREA KEY PLAN SCALE :- 1:1000

FIRE PREMIUM STATEMENT

FLOOR	WING A1 AREA SQ.M.	WING A2,A3,A4,A5 AREA SQ.M.	TOTAL AREA SQ.M.
GROUND	470.72	1,882.35	2,353.07
FIRST	418.29	1,723.80	2,142.09
SECOND	429.86	1,765.37	2,195.23
THIRD	442.54	1,799.57	2,242.11
FOURTH	426.22	1,718.14	2,144.36
FIFTH	440.13	1,807.85	2,247.98
SIXTH	431.58	1,776.08	2,207.66
SEVENTH	402.16	1,634.97	2,037.13
TOTAL	3,461.50	14,108.13	17,569.63

24.00 M WIDE ROAD AREA CALCULATION

1) 0.50 X (22.58 + 22.61) X 123.10 = 2,781.44 SQ.M.
TOTAL = 2,781.44 SQ.M.

LOCATION PLAN

INTERNAL ROAD AREA KEY PLAN
SCALE :- 1:2000

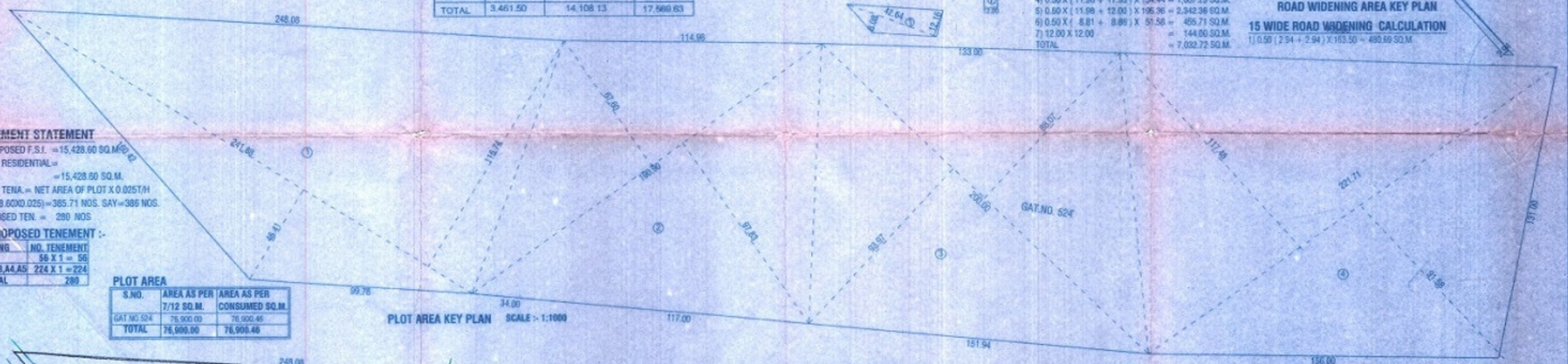
INTERNAL ROAD AREA CALCULATION

1) 0.50 X (8.08 + 12.16) X 42.64 = 431.51 SQ.M.
2) 0.50 X (11.26 + 11.79) X 58.23 = 671.10 SQ.M.
3) 0.50 X (11.91 + 11.93) X 115.84 = 1,380.81 SQ.M.
4) 0.50 X (11.95 + 11.95) X 134.44 = 1,607.23 SQ.M.
5) 0.50 X (11.98 + 12.00) X 195.36 = 2,342.36 SQ.M.
6) 0.50 X (8.81 + 8.86) X 51.56 = 455.71 SQ.M.
7) 12.00 X 12.00 = 144.00 SQ.M.
TOTAL = 7,032.72 SQ.M.

ROAD WIDENING AREA KEY PLAN

15 WIDE ROAD WIDENING CALCULATION

1) 0.50 (2.94 + 2.94) X 163.50 = 480.69 SQ.M.



LAYOUT PLAN SCALE :- 1:1000

TENEMENT STATEMENT

A)PROPOSED F.S.I. =15,428.60 SQ.M
B)NON RESIDENTIAL=
A-B =15,428.60 SQ.M.
PERM. TENA.= NET AREA OF PLOT X 0.025T/H
(15,428.60X0.025)=385.71 NOS. SAY=386 NOS.
PROPOSED TEN. = 280 NOS

PROPOSED TENEMENT :-

WING	NO. TENEMENT
A1,	56 X 1 = 56
A2,A3,A4,A5	224 X 1 =224
TOTAL	280

PLOT AREA

S.NO.	AREA AS PER 7/12 SQ.M.	AREA AS PER CONSUMED SQ.M.
GAT NO.524	76,900.00	76,900.46
TOTAL	76,900.00	76,900.46

COVERAGE STATEMENT

PERMISSIBLE F.S.I. = 62,102.87 SQ.M.
PER.COVERAGE (1/3) = 20,700.95 SQ.M.
PROPOSED COVERAGE = 2,225.62 SQ.M.

PROPOSED COVERAGE :-

WING	COVERAGE SQ.M.
A1,	0,442.54 X 1 = 0,442.54
A2,A3,A4,A5	1,807.85 X 1 = 1,807.85
TOTAL	2,250.39

WATER STATEMENT

WING	NO OF TENEMENT	NO OF PERSONS/TEN.	LTRS/ PERSON	TOTAL CAPACITY	SAY	ADD 10,00.00 LTRS FOR FIRE	O.H. WATER TANK CAPACITY LTRS.	U.G. WATER TANK CAPACITY 1.3 2.0 R. CAP.	ADD 50,00.00 LTRS FOR FIRE	U.G. WATER TANK CAPACITY LTRS.
A1	56 NO.	5 NO.	135.00	37,800.00	38,000.00	15,000.00	53,000.00	57,000.00	50,000.00	1,07,000.00
A2,A3,A4,A5	224 NO.	5 NO.	135.00	1,51,200.00	1,52,000.00	60,000.00	2,12,000.00	2,28,000.00	2,00,000.00	4,28,000.00
TOTAL	280 NO.						2,65,000.00			5,35,000.00

STAMP APPROVAL

Recommended for approval as annexed in ..... vide D.T.P. Puneg's Letter No. ..... Dated 16-3-99

Assistant Director of Town Planning Pune, Pune

No. NA/BR/13/2 [2011] Dt.27 / 11 / 2015
Sanctioned as show in plan subject to the Conditions Mentioned in this office order No. Bhos dt.27 / 11/2015

Sub Divisional Officer Haveli, Sub. Division Pune

CERTIFICATE OF AREA:

THIS IS TO CERTIFY THAT THE PLOT UNDER REFERENCE WAS PURVEYED BY ME ON ... AND THE BOUNDARIES OF SITE/ PLOT, OF PLOT SHATED IN PLAN AREA MEASURED ON ... AND AREA SO MARKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP (T.P. SCHEME DEPT. / CITY SURVEY)

LICENSED SURVEYOR

AREA STATEMENT:		SQ.M.
1)	AREA OF PLOT (BY DOCUMENT)	76,900.00
2)	DEDUCTION	
a) ROAD ACQUISITION AREA 15.0 WIDE ROAD	R/W	480.69
b) ROAD ACQUISITION AREA 24.0 R.P.WIDE ROAD	R/W	2,781.44
3)	NET AREA OF PLOT	73,637.87
4)	DEDUCTIONS FOR	
a) PERMISSIBLE AMENITY SPACE 15% (74118.66 X 15%)		11,117.79
b) PROPOSED AMENITY SPACE 15%		11,117.79
5)	NET AREA OF PLOT	62,520.08
		X 0.60
		56,268.00
	ADDITIONAL FREE F.S.I. 24.00M WIDE ROAD	X 1.20
6)	PERMISSIBLE F.S.I	67,521.70
7)	PROPOSED F.S.I	15,464.01
a) PERMISSIBLE OPEN SPACE 10%		7,411.86
b) PROPOSED OPEN SPACE 10%		7,411.86
c) AREA UNDER INTERNAL ROAD		7,600.80
F.S.I. CONSUMED		0.28

TENEMENT STATEMENT AS PER STATEMENT

a) PROPOSED F.S.I.	15,428.60
b) LESS DEDUCTIONS OF NON RESI AREA (SHOP,ETC)	----
c) AREA OF TENEMENT (a-b)	15,428.60
d) TENEMENT PERMISSIBLE (250TEN)	386 NOS.
e) TENEMENT PROPOSED TOTAL TENEMENT (A+C)	280 NOS.

LEGEND

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

1) This drawing is based on information/document provided by owner/P.A.H.
2) This drawing is copyright of PARVEZ JAMADAR AND ASSOCIATES & ... (PARVEZ JAMADAR AND ASSOCIATES)

PROPOSED GROUP HOUSING BUILDING ON GAT.NO. 524,AT VILLAGE KOREGAON MUL.TAL.HAVELI, PUNE.
FOR : 1) MR.SUSHIL G. AGARWAL

SCALE : 1 : 100	CHECKED:	DRG. NO.	
DATE : 28-03-14	REVISION BY :	1	9
APPROVED BY: PARVEZ J.	REVISION NO. : R-2		
DRAWN BY : KHALIL / LAXMAN			

PARVEZ JAMADAR
PARVEZ JAMADAR AND ASSOCIATES
ARCHITECTS AND INTERIOR DESIGNERS
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