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	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
A - BUILDING	0.00	9155.47	0.00	0.00	-	1109.25	-	1109.28	0.00	1572.16	0.00	374.86	0.00	25.84	0.00	117	9155.47
B - BUILDING	0.00	10873.41	0.00	0.00	-	1420.76	-	1297.00	123.78	1330.57	0.00	373.30	0.00	25.84	0.00	79	10873.41
C - BUILDING	0.00	7442.86	0.00	0.00	-	935.18	-	835.18	0.00	1265.28	0.00	363.84	0.00	25.84	3.61	79	7442.86
D - BUILDING	0.00	9153.13	0.00	0.00	-	1109.23	-	1109.26	0.00	1529.43	0.00	374.51	0.00	25.84	0.00	117	9153.13
E - BUILDING	0.00	7600.94	0.00	0.00	-	958.78	-	958.78	0.00	1297.20	0.00	363.84	0.00	25.84	3.61	81	7600.94
EWS - BUILDING	0.00	2466.24	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	190.96	0.00	5.70	0.00	41	2466.24
F-BUILDING	0.00	232.76	0.00	0.00	-	23.86	-	23.86	0.00	31.92	0.00	33.08	0.00	12.92	3.61	2	232.76
G - BUILDING	0.00	232.76	0.00	0.00	-	23.86	-	23.86	0.00	31.92	0.00	33.08	0.00	12.92	0.00	2	232.76
H - BUILDING	0.00	293.39	0.00	0.00	-	29.73	-	29.73	0.00	40.61	0.00	33.60	0.00	12.92	0.00	3	293.39
I - BUILDING	0.00	359.44	0.00	0.00	-	40.02	-	40.02	0.00	136.23	0.00	33.60	0.00	12.92	0.00	4	359.44
J - BUILDING	0.00	27.16	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	26.19	0.00	0.00	0.00	0	27.16
K - BUILDING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	27.16	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	47837.56	0.00	0.00	7175.63	5650.67	0.00	5526.97	123.78	7235.31	27.16	2201.14	0.00	185.58	10.83	525	47837.56

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS) UNIT	TENEMENT(NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS.) BY RULE	SCOOTER (NOS.) REQD.	CYCLE (NOS.) BY RULE	CYCLE (NOS.) REQD.
Residential	0 - 80	2	446	1	223	4	892	4	892
Residential	80 - 150	1	79	1	79	2	158	2	158
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD.(NOS.)					302		1050		1050
TOTAL REQD. AREA					3775.00		3150.00		1470.00
TOTAL PROP. AREA					32487.83				

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	326700.00	
	FIRE REQUIREMENT	120000.00	
	TOTAL	446700.00	550188.75
UGWT	FIRE REQUIREMENT	490050.00	
		550000.00	
	TOTAL	1040050.00	1129220.48

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A - BUILDING	140.89X3=422.67	504.31
B - BUILDING	142.55X3=427.65	436.09
C - BUILDING	112.10X3=335.30	363.80
D - BUILDING	140.90X3=422.70	504.31
E - BUILDING	112.10X3=336.30	363.80
EWS - BUILDING	58.83	62.97

COVERAGE DETAILS

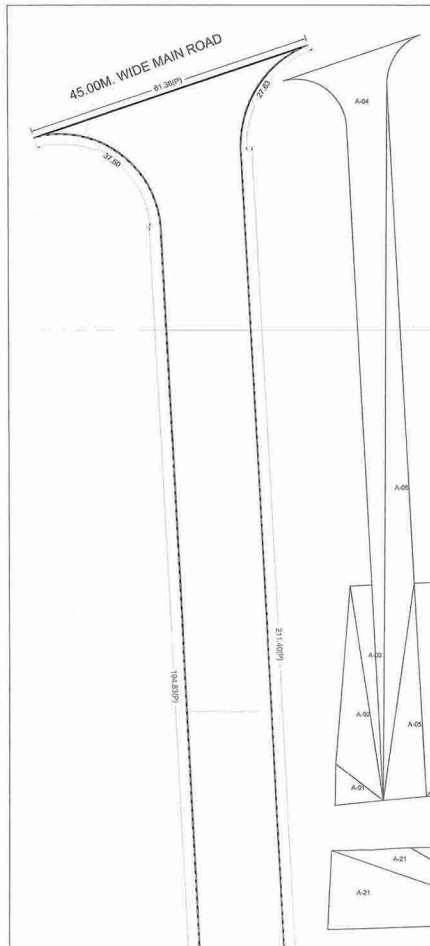
PERM.COVERAGE %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00			
6940.26	-	4051.27	0.00

Mahada	Tenements Details Building Floor	Tenement Name	Prop. Area
EWS -	BUILDING FIRST FLOOR PLAN	103	37.75
EWS -	BUILDING FIRST FLOOR PLAN	104	37.75
EWS -	BUILDING FIRST FLOOR PLAN	101	37.75
EWS -	BUILDING FIRST FLOOR PLAN	102	37.75
EWS -	BUILDING TYPICAL - 2, 3, 4, 5, 6, 7, 9, 10 FLOOR PLAN	203,303,403,503,603,703,903,1003	302.00
EWS -	BUILDING TYPICAL - 2, 3, 4, 5, 6, 7, 9, 10 FLOOR PLAN	204,304,404,504,604,704,904,1004	302.00
EWS -	BUILDING TYPICAL - 2, 3, 4, 5, 6, 7, 9, 10 FLOOR PLAN	201,301,401,501,601,701,901,1001	302.00
EWS -	BUILDING TYPICAL - 2, 3, 4, 5, 6, 7, 9, 10 FLOOR PLAN	202,302,402,502,602,702,902,1002	302.00
EWS -	BUILDING EIGHTH FLOOR PLAN	804	37.75
EWS -	BUILDING EIGHTH FLOOR PLAN	801	37.75
EWS -	BUILDING EIGHTH FLOOR PLAN	802	37.75
EWS -	BUILDING ELEVENTH FLOOR PLAN	1102	37.75
EWS -	BUILDING ELEVENTH FLOOR PLAN	1103	37.75
Total		41	1547.75

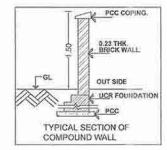
२१- प्रस्तुत प्रकल्पासाठी महाराष्ट्र राज्यामध्ये महाविकास आघाडीचे शासनाकडे प्रशासकीय अधिक पुणेमनपा मार्फत पुर्णक्षमता दाखला देण्यात येईल.

२२- सर्व बांधकाम व्यावसायिक, विकासक व जागा मालक यांनी इमारत व इतर बांधकाम बाबतचा (रेरामध्ये विनियमन व संवर्धनी) अधिनियम २०१६ व बांधकाम व्यावसायिक (नियमन व नियंत्रण) अधिनियम २०१७ अनुषंगाने सर्व कायदातील अटीच, सुविधेतून, व कामगार (Welfare) विषयक कायदातील तरतुदींची पूर्तता करत येथे बांधकामास आहे

२३- बांधकाम परवानाधिक/विकासक/जागा मालक यांनी बांधकामाचा काम चालू करण्या-पा अगोदर कार्यक्षम विमा (Insurance) काढणे बंधनकारक आहे त्याशिवाये कामगारांचे साठ केलेलियाचे जोखे उपलब्धी दाखला देण्यात येणार नाही.

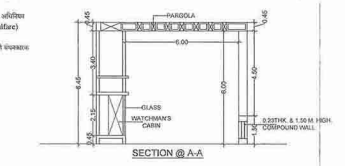


Triangulation (Scale - 1:1000)

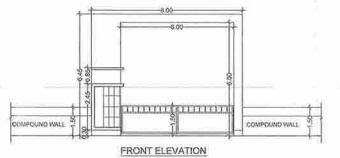


TYPICAL SECTION OF COMPOUND WALL

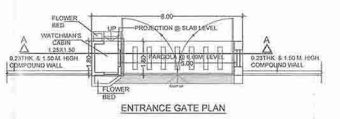
Triangle	Area
A-01	178.77
A-02	810.34
A-03	420.97
A-04	3219.60
A-05	835.18
A-06	1895.44
A-07	1327.49
A-07	3831.89
A-08	2205.67
A-09	3087.57
A-10	989.54
A-11	12459.96
A-12	10184.03
A-13	2304.86
A-14	2468.19
A-15	5463.83
A-16	3655.84
A-17	3796.84
A-18	1653.93
A-19	856.56
A-19	188.03
A-20	29.95
A-21	563.60
A-21	1514.28
A-22	185.75
A-23	433.38
A-24	214.83
Total (PLOT)	64776.30



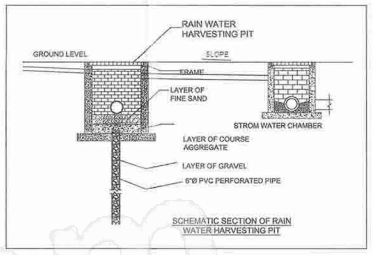
SECTION @ A-A



FRONT ELEVATION

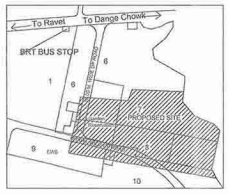


ENTRANCE GATE PLAN

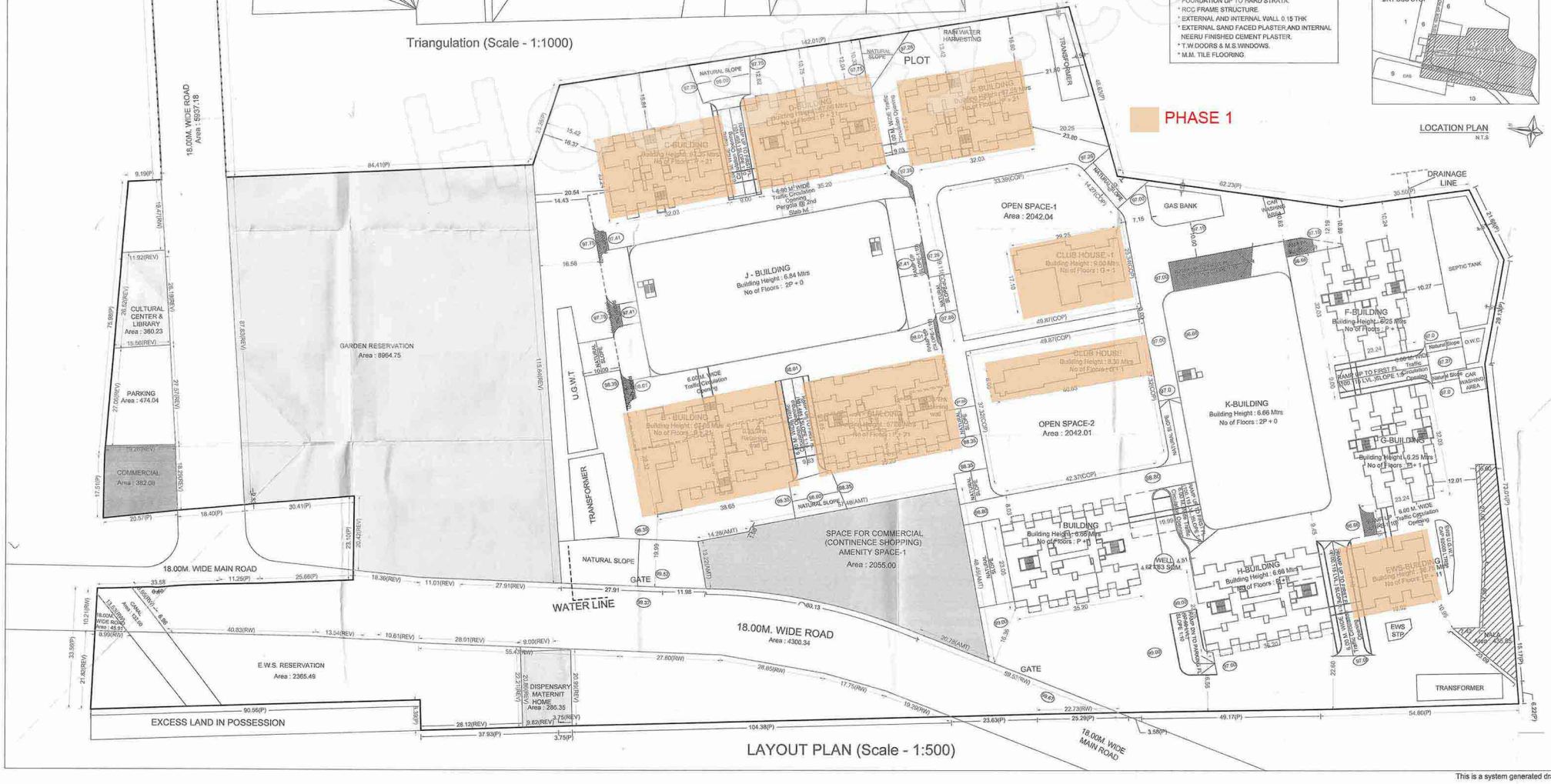


SCHEMATIC SECTION OF RAIN WATER HARVESTING PIT

BRIEF SPECIFICATIONS -
* FOUNDATION UP TO HARD STRATA.
* RCC FRAME STRUCTURE.
* EXTERNAL AND INTERNAL WALL 0.15 THK
* EXTERNAL SAND FACED PLASTER,AND INTERNAL NEERU FINISHED CEMENT PLASTER.
* T.W.DOORS & M.S.WINDOWS.
* M.M. TILE FLOORING.



LOCATION PLAN
N.T.S



LAYOUT PLAN (Scale - 1:500)

BP LAYOUT 01/27

STAMP OF APPROVAL

Previously Sanctioned No.B.P./Layout/Punawale/29/2013 Dated: 14/11/2013
Previously Sanctioned No.B.P./Layout/Punawale/25/2015 Dated: 17/10/2015

Sanctioned No. B.P. /Punawale/49/2016
Subject to conditions mentioned in the Office Order No.
given dated 09/11/2016

Pimpri Chinchwad Municipal Corporation Pimpri-411018 (Maharashtra) 11/10/82

Pimpri
Date 9/11/2016

O/c. Signed by Commissioner

For Commissioner
Town Planning Officer
Pimpri Chinchwad Municipal Corporation
Pimpri, Pune-411018

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	64846.32
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	10283.42
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	12832.95
(d) NIDZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	589.48
TOTAL (a+b+c+d+e+f)	23705.86
3. BALANCE AREA OF PLOT (1-2)	40840.46
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	2055.00
(b) OPEN SPACE	4084.06
PHYSICAL OS PROVIDED = 4084.06	
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	34701.40
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)	34701.40
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	34701.40
9. TDR AREA	1715.50
10. SPECIAL CASES FSI	8988.88
11. ROAD(s) SET-BACK AREA	0
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	45405.78
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	47837.56
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	47837.56
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	2466.24
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	45371.32
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	47837.56
22. CONSUMED FSI WITHOUT MHADA	1.3076
23. CONSUMED FSI WITH MHADA	1.3755

B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	7175.63
(ii) PROPOSED BALCONY AREA	5650.67
(iii) EXCESS BALCONY AREA (TOTAL)	0.00

C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	47837.56
(ii) LESS NON RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	47837.56
(iv) TENEMENTS PERMISSIBLE 250.00/Hec.	1136
(v) TENEMENTS PROPOSED	525
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	525

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	302	1050	1050
(ii) REQUIRED PARKING AREA	3775.00	3150.00	1470.00
(iii) TOTAL PARKING PROPOSED		32487.83	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	77100.50
CONSTRUCTION AREA FOR EC	77368.24
SPECIFICATIONS	

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 AND THE AREA SO 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
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

LAND OWNER (AS PER 7/12 OR P.R.C.)

MR. RAGHUNATH BAPU BORGE & OTHERS

POWER OF ATTORNEY HOLDER

M/S. B. A. CONSULTING

CLIENT/FIRM'S NAME

M/S. B. A CONSULTING

CONTENTS

FSI statement, Area calculation, Water calculation, Parking statement, Location Plan , Compound wall section

PROJECT (REVISED PROPOSAL)

PROPOSED RESIDENTIAL BUILDING AT S. NO. 7,8/1A,8/1B,8/2, 8/3(PT),8/4,8/5,8/6,8/7,8/8A,8/8B+9A,8/9B,8/9C,8/10/1,8/10/2, 8/10/3& 8/11, AND 6/2,3,4,6,7,8,9,10, PUNAWALE, PUNE

OWNER'S NAME: Mr. Sagar R. Bhandari & Mr. Raj D. Shah For M/s. B. A. CONSULTING — OWNER'S SIGN:

PROJECT:
SURVEY NO : S. NO. 7,8/1A,8/1B,8/2, 8/3(PT),8/4,8/5,8/6,8/7, 8/8A,8/8B+9A,8/9B,8/9C,8/10/1,8/10/2,8/10/3& 8/11, AND 6/2,3,4,6,7,8,9,10. CTS NO :
PLOT NO :
DESCRIPTION : VILLAGE - PUNAVALE

ARCHITECT: LAXMAN THITE — ARCHITECT'S SIGN:

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	INWD/PVL/0018/11	DATE	04-10-2016	
KEY NO.		SHEET NO.	01 / 27	

SIGN., ADDRESS OF THE OWNER-S/POWER OF ATTORNEY HOLDER/S

This municipal drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by me/us and the authenticity and validity of the same is my/our responsibility. I/we the undersigned, the owner-s and/or power of attorney holder-s have read & studied all the documents, forms and all the drawings style and/or recording for submission and they are as per my/our instructions & information given to me/us.

Name/s: Mr. Sagar R. Bhandari Sign
Address: B4/2, B. A. Gateway, Next to Sakal Nagar, Bypass Road, Pune 411 007

Name/s: Mr. Raj D. Shah Sign
Address: B4/2, B. A. Gateway, Next to Sakal Nagar, Bypass Road, Pune 411 007

Name/s: Mr. Nitin S. Bansal Sign
Address: B4/2, B. A. Gateway, Next to Sakal Nagar, Bypass Road, Pune 411 007

ARCHITECT

LAXMAN THITE ARCHITECT
CA/79/8894
16, SHIVAJINAGAR, PUNE-5
TEL. : 25536714/25536109
FAX : 25535205
Email: lnthitearch@gmail.com

Job no.	1472
Drg. no.	M-2
Scale	1:500
Rev. no.	R-2
Date	30/3/14
Dest	Sudhir
Checked	
MRP	

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer