F.S.I. STATEMENT(WING A TO L)

BLDG./ WING	NO OF BLDG.	NO OF FLOOR	HT. OF BLDG.	TOTAL TENAMENTS EXISTING	TOTAL F.S.I. EXISTING	PROPOSED	TOTAL	GROUND COVERAGE
A WING	1 NO.	L.P.+GR+11 FL.	35.13 M.	45 NOS.	3,201.44	101.14	3,302.58	373.28
B &C WING	1 NO.	L.P.+GR+11 FL.	35.13 M.	90 NOS.	5844.98	195.03	6040.01	678.18
D WING	1 NO.	L.P.+GR+11 FL.	35.13 M.	45 NOS.	3,201.44	101.14	3,302.58	373.28
E WING	1 NO.	L.P.+GR+11 FL.	35.13 M.	45 NOS.	2973.51	87.05	3060.56	344.72
F WING	1 NO.	L.P.+GR+11 FL.	35.13 M.	45 NOS.	3,185.27	125.66	3,310.93	374.24
G WING	1 NO.	L.P.+GR+11 FL.	35.13 M.	45 NOS.	3,183.26	125.66	3,308.72	374.24
H WING	1 NO.	L.P.+GR+11 FL.	35.13 M.	44 NOS.	2913.45	84.92	2998.37	344.72
I WING	1 NO.	L.P.+U.P.+11 FL.	35.13 M.	43 NOS.	2831.21	93.88	2925.09	339.67
J WING	1 NO.	L.P.+U.P.+11 FL.	35.13 M.	43 NOS.	2832.60	93.88	2926.48	339.67
K WING	1 NO.	L.P.+U.P.+11 FL.	35.13 M.	43 NOS.	2832.60	93.88	2926.48	339.67
L WING	1 NO.	L.P.+U.P.+11 FL.	35.13 M.	43 NOS.	3,072.42	97.51	3,170.13	373.28
TOTAL				531 NOS.	36072.18	1199.75	37271.93	4258.80

PARKING STATEMENT (PROPOSED): (R1,R2,R3,S1&S2) AS PER PMC DCPR

S.NO		NO OF TENEMENT	REQUIRED PARKING CAR	SCOOTER	CYCLE
1	UPTO 40 SQM	00	00	00	00
2	BET 40 - 80 SQM	164	164	328	164
3	ABOVE 80 SQM	60	120	120	120
	TOTAL	224	284	448	284
AREA REQUIRED FOR PARKING SPACE INCREASED BY 5% FOR VISITOR PARKING AREAS					
TOTAL REQUIRED / PROPOSED PARKING			298	470	298
TOTAL PROPOSED PARKING			305	491	304
TOTAL PROPOSED PARKING AREA (IN SQ.M)			=12.50 X 305	=2.00 X 491	=0.70 X 304
			=3812.50+982.00+212.80 = 5007.30 SQ.M		

WATER TANK STATEMENT (EXISTING BUILDING)

WING	TENEMENT	S PER.	135 LTR.	TOTAL	SAY	+ FIRE 20,000	OVER HEAD WATER TANK	U.G 1.5 WATER TANK	ADD FIRE FIGHTING	U.G WATER TANK
'A'	45	5	135	30,375.00	31,000.00	20,000.00	51,000.00	46,500.00	50,000.00	96,500.00
'B' & 'C'	90	5	135	60,750.00	62,000.00	40,000.00	1,02,000.00	93,000.00	1,00,000.00	1,93,000.00
'D'	45	5	135	30,375.00	31,000.00	20,000.00	51,000.00	46,500.00	50,000.00	96,500.00
'E'	45	5	135	30,375.00	31,000.00	20,000.00	51,000.00	46,500.00	50,000.00	96,500.00
'F'	45	5	135	30,375.00	31,000.00	20,000.00	51,000.00	46,500.00	50,000.00	96,500.00
'G'	45	5	135	30,375.00	31,000.00	20,000.00	51,000.00	46,500.00	50,000.00	96,500.00
'H'	44	5	135	29,700.00	30,000.00	20,000.00	50,000.00	45,000.00	50,000.00	96,500.00
'I'	43	5	135	29,025.00	30,000.00	20,000.00	50,000.00	45,000.00	50,000.00	96,500.00
'J'	43	5	135	29,025.00	30,000.00	20,000.00	50,000.00	45,000.00	50,000.00	96,500.00
'K'	43	5	135	29,025.00	30,000.00	20,000.00	50,000.00	45,000.00	50,000.00	96,500.00
'L'	43	5	135	28,325.00	30,000.00	20,000.00	50,000.00	45,000.00	50,000.00	96,500.00
										1,79,000.00
TOTAL	540						7,06,000.00			11,52,000.00

PROPOSED F.S.I. AREA STATEMENT (BUILDING S1,S2,R1,R2,R3 & SALES OFFICE)

BUILDING NAME	FSI AREA	PERM. BALCONY	PROP. BALCONY	STAIRCASE AREA REGU.	FIRE	LIFT AREA REG.	FIRE	PASSAGE	LOBBY	PROP. REFUGE	GROUND COVERAGE	PROPOSED TENEMENTS	TOTAL B/UP AREA	FLOOR	BUILDING HEIGHT (IN METER)
R1	3454.30	518.15	488.16	157.56	186.00	194.40	4.75	116.56	194.40	15.83	441.99	44.00	5098.39	B+P+12	37.20
R2	3454.30	518.15	488.16	157.56	186.00	194.40	4.75	116.56	194.40	15.83	441.99	44.00	5098.39	B+P+12	37.20
R3	3454.30	518.15	488.16	157.56	186.00	194.40	4.75	116.56	194.40	15.83	441.99	44.00	5098.39	B+P+12	37.20
S1	3364.91	504.74	459.85	185.36	186.00	199.32	4.75	131.67	199.32	16.24	404.66	46.00	4969.72	B+P+12	37.20
S2	3364.91	504.74	459.85	185.36	186.00	199.32	4.75	131.67	199.32	16.24	404.66	46.00	4969.72	B+P+12	37.20
SALES OFFICE	215.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215.52	GROUND	5.18
TOTAL FSI AREA =	17308.24	2563.91	2384.18	903.40	930.00	981.84	23.74	619.02	981.84	78.97	2126.29	224.00	25444.13		
PARKING AREA =	5778.64 SQ.M.		TOTAL FSI AREA= FSI AREA + PASSAGE = 17308.24+ 619.02 = 17927.26 SQ.M												
BASEMENT AREA =	6047.36 SQ.M.														
TOTAL FSI + NON FSI AREA =	37270.13 SQ.M.														

FSI STATEMENT (PROPOSED+EXISTING)

TYPE	FSI AREA	NON FSI AREA	TOTAL FSI + NON FSI
EXISTING	37271.93	24114.6	61386.53
PROPOSED	17927.26	19364.91	37292.17
TOTAL	55199.19	43479.51	98678.70

PARKING STATEMENT (EXISTING BUILDING)

PARKING STATEMENT

RESIDENTIAL	REQUIRED BY RULE CARS	SCOOTER	CYCLE	PROVIDED CARS	SCOOTER	CYCLE
2 TENEMENT HAVING CARPET AREA 40 TO 80.00 SQM TOTAL = 540 NOS.	2	4	2	540	1080	540
	FOR 2 TENEMENT					
ADD 5%VISITORS PARKING				27	54	27
TOTAL REQ. PARKING				567	1134	567
TOTAL				567 X 12.50	1134 X 2.00	567 X 1.40
TOTAL PARKING AREA = 10149.30 SQ.M.				7087.50 SQ.M.	2268.00 SQ.M.	793.80 SQ.M.

TENEMENT STATEMENT : (R1,R2,R3,S1&S2) PROPOSED BUILDING

S.NO	AREA OF TENEMENT	R1	R2	R3	S1	S2	TOTAL TENEMENT
1	UP TO 40 SQ.M	--	--	--	--	--	--
2	BETWEEN 40 - 80 SQ.M	24	24	24	46	46	164
3	BETWEEN 80 - 100 SQ.M	20	20	20	--	--	60
	TOTAL	44	44	44	46	46	224

WATER CALCULATION (IN LTR) : R1,R2,R3,S1&S2

S.NO	TYPE	R1	R2	R3	S1	S2	TOTAL
1	OVER HEAD TANK	50,000.00	50,000.00	50,000.00	52,000.00	52,000.00	2,54,000.00
2	UNDER GROUND TANK	65,000.00	65,000.00	65,000.00	68,000.00	68,000.00	3,31,000.00

9.00M WIDE INTERNAL ROAD CALCULATIONS

1	38.25	X	8.83	X	0.50	=	168.87
2	38.25	X	8.75	X	0.50	=	167.34
3	10.90	X	7.60	X	0.50	=	41.42
4	14.72	X	7.21	X	0.50	=	53.07
5	51.11	X	9.00	X	0.50	=	230.00
6	53.11	X	8.86	X	0.50	=	226.42
7	36.91	X	8.73	X	0.50	=	161.11
8	36.91	X	8.73	X	0.50	=	161.11
9	9.51	X	3.84	X	0.50	=	18.26
10	30.43	X	8.60	X	0.50	=	130.85
11	30.43	X	8.49	X	0.50	=	129.18
12	9.00	X	4.20	X	0.50	=	18.90
13	10.71	X	6.23	X	0.50	=	33.36
14	17.61	X	9.17	X	0.50	=	80.74
15	AREA AS PER POLYLINE					=	126.63
	TOTAL AREA						1747.26

OPEN SPACE-01 AREA CALCULATION

1) 0.142 X 28.00 X 28.00 : 2 = 99.87 SQ.M.
2) 1/2 X (20.00+48.00) X 74.00 = 2516.00 SQ.M.
3) 1/2 X 60.00 X 13.00 = 390.00 SQ.M.
4) 1/2 X (16.28+28.57) X 79.28 = 1687.53 SQ.M.
TOTAL = 5693.40 SQ.M.
DEDUCTIONS:
A) 0.5 X 62.62 X 4.81 = 192.45 SQ.M.
NET AREA : 5685.40 - 192.45 = 5392.95 SQ.M.

OPEN SPACE-02 CALCULATIONS

1	17.05	X	6.22	X	0.50	=	53.03
2	17.64	X	4.39	X	0.50	=	38.72
3	17.64	X	5.91	X	0.50	=	34.66
4	15.87	X	8.98	X	0.50	=	71.26
5	AREA AS PER POLYLINE					=	1.17
6	AREA AS PER POLYLINE					=	1.17
	TOTAL AREA						200.00

AREA CALCULATIONS FOR NALA GARDEN

1	15.38	X	3.80	X	0.50	=	37.53
2	15.38	X	6.00	X	0.50	=	46.14
3	17.61	X	6.95	X	0.50	=	61.19
4	17.61	X	6.55	X	0.50	=	57.67
5	32.65	X	7.43	X	0.50	=	121.29
6	32.65	X	7.10	X	0.50	=	115.91
7	23.75	X	6.84	X	0.50	=	81.23
8	23.75	X	6.95	X	0.50	=	82.59
9	112.77	X	7.47	X	0.50	=	419.67
10	112.77	X	7.55	X	0.50	=	441.64
11	12.28	X	5.58	X	0.50	=	34.26
12	12.28	X	4.85	X	0.50	=	29.78
13	48.69	X	7.31	X	0.50	=	177.96
14	48.50	X	7.30	X	0.50	=	185.63
15	9.59	X	6.28	X	0.50	=	30.02
16	9.59	X	4.28	X	0.50	=	20.52
17	8.04	X	3.17	X	0.50	=	12.74
18	8.04	X	2.16	X	0.50	=	8.68
19	32.55	X	7.30	X	0.50	=	118.81
20	32.55	X	7.14	X	0.50	=	116.23
21	9.71	X	4.25	X	0.50	=	20.63
22	9.71	X	5.17	X	0.50	=	25.10
23	12.15	X	5.57	X	0.50	=	33.78
24	12.15	X	6.01	X	0.50	=	36.45
25	28.76	X	6.80	X	0.50	=	63.78
26	28.76	X	7.80	X	0.50	=	68.47
27	37.75	X	7.37	X	0.50	=	138.73
28	37.75	X	7.16	X	0.50	=	134.15
29	18.76	X	7.26	X	0.50	=	68.10
30	18.76	X	6.29	X	0.50	=	59.00
31	15.47	X	7.27	X	0.50	=	56.23
32	15.47	X	6.10	X	0.50	=	47.18
33	39.88	X	7.15	X	0.50	=	142.30
34	39.88	X	7.37	X	0.50	=	146.88
35	73.38	X	7.28	X	0.50	=	271.14
36	73.38	X	7.46	X	0.50	=	273.71
37	6.90	X	3.85	X	0.50	=	26.57
38	5.90	X	5.20	X	0.50	=	15.34
39	13.09	X	5.63	X	0.50	=	23.76
40	13.09	X	5.18	X	0.50	=	36.52
	TOTAL AREA					=	3895.64

AREA CALCULATIONS FOR NALA

1	21.69	X	0.13	X	0.50	=	1.41
2	21.69	X	1.37	X	0.50	=	14.82
3	4.05	X	1.07	X	0.50	=	2.17
4	4.05	X	1.97	X	0.50	=	3.99
5	7.99	X	2.19	X	0.50	=	8.75
6	7.99	X	2.39	X	0.50	=	9.55
7	22.72	X	2.58	X	0.50	=	29.04
8	22.72	X	7.23	X	0.50	=	82.13
9	36.21	X	7.51	X	0.50	=	135.97
10	36.21	X	10.47	X	0.50	=	189.56
11	83.22	X	10.89	X	0.50	=	453.15
12	83.22	X	7.86	X	0.50	=	327.05
13	12.17	X	6.80	X	0.50	=	41.38
14	12.17	X	4.50	X	0.50	=	27.99
15	34.23	X	4.01	X	0.50	=	68.63
16	34.23	X	5.56	X	0.50	=	95.16
17	10.37	X	4.98	X	0.50	=	25.82
18	10.37	X	3.92	X	0.50	=	20.33
19	8.24	X	4.30	X	0.50	=	17.72
20	8.24	X	0.57	X	0.50	=	2.35
21	8.00	X	0.86	X	0.50	=	3.44
	TOTAL AREA					=	1559.17

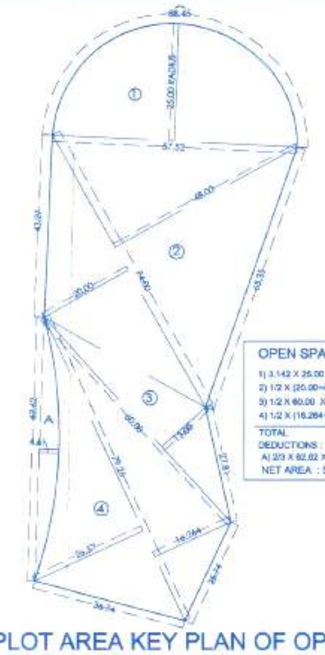
AMENITY SPACE CALCULATIONS

1	31.64	X	4.63	X	0.50	=	72.93
2	50.41	X	26.67	X	0.50	=	672.22
3	70.50	X	44.83	X	0.50	=	1580.26
4	70.50	X	48.29	X	0.50	=	1702.22
5	86.48	X	82.88	X	0.50	=	2718.93
6	53.82	X	5.20	X	0.50	=	242.62
7	89.84	X	29.70	X	0.50	=	1334.12
	TOTAL AREA						8323.30

ROAD ACQUISITION AREA CALCULATIONS

1	38.73	X	2.82	X	0.50	=	52.68
2	38.73	X	6.38	X	0.50	=	123.20
	TOTAL AREA						175.88

AREA KEY PLAN OF INTERNAL ROAD
SCALE 1:1000

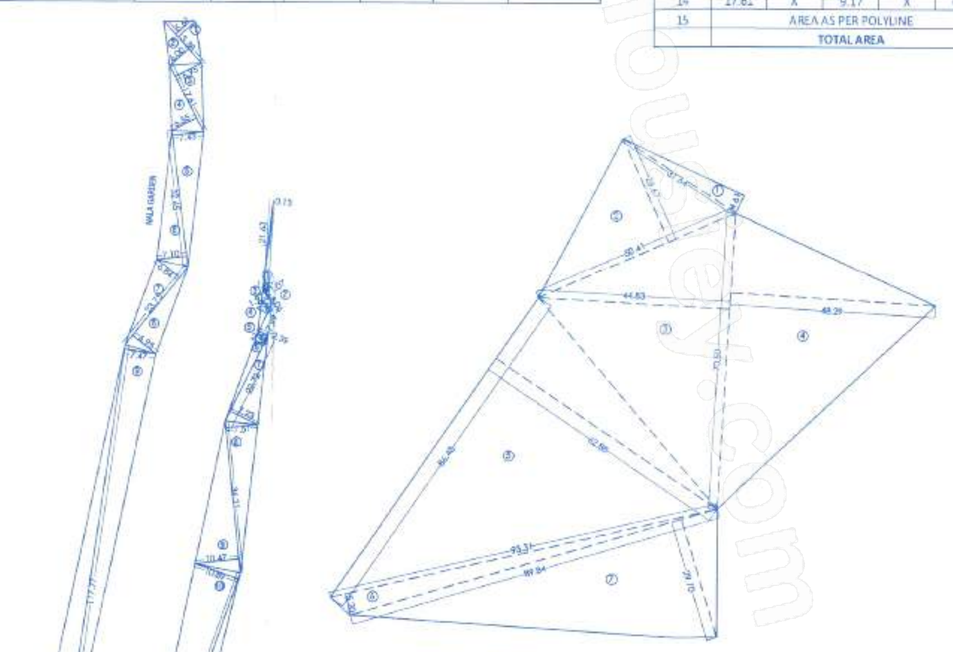


PLOT AREA KEY PLAN OF OPEN SPACE-01
SCALE 1:1000

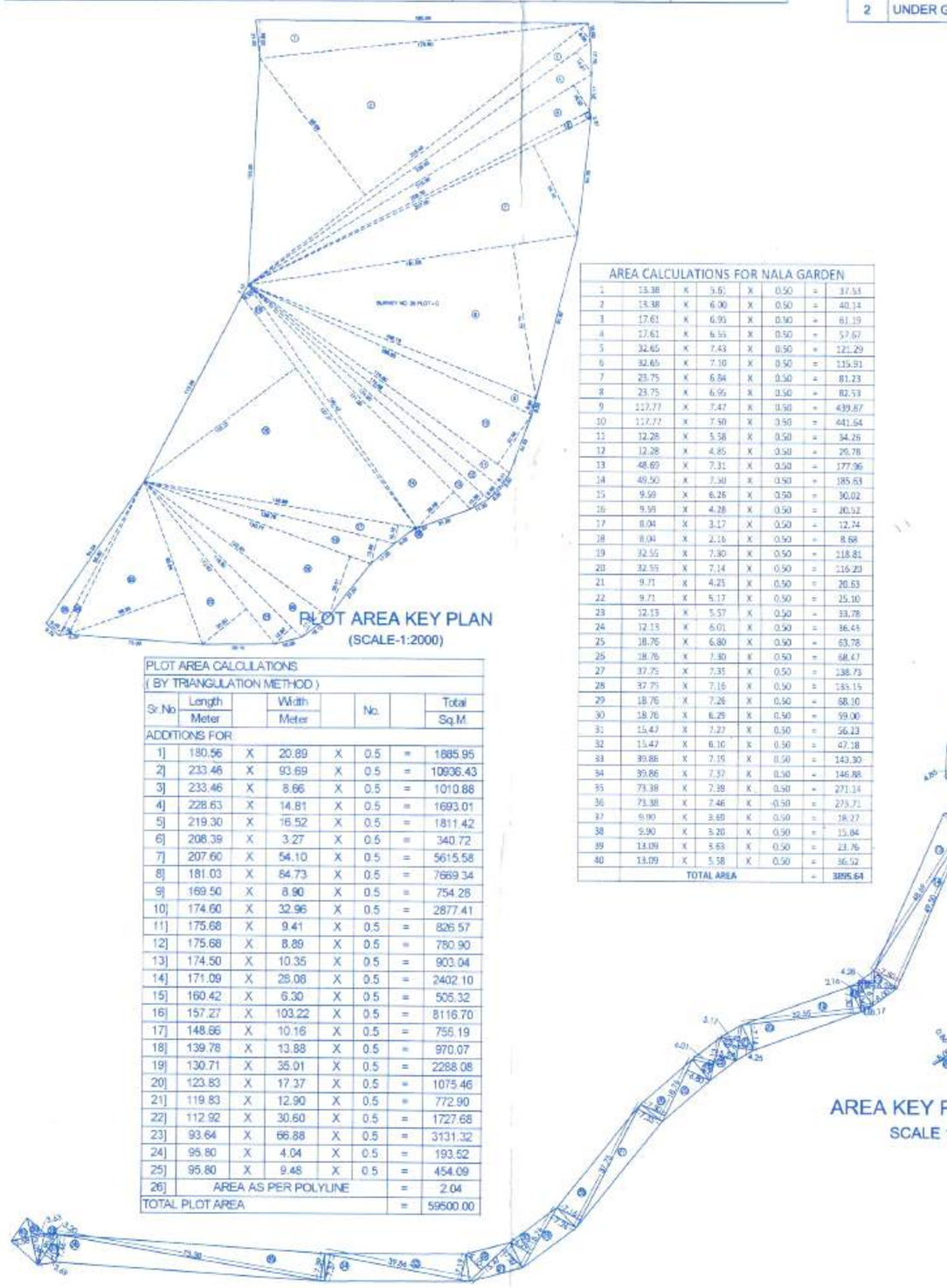
PLOT AREA KEY PLAN
(SCALE-1:2000)

PLOT AREA CALCULATIONS
(BY TRIANGULATION METHOD)

Sr.No.	Length Meter		Width Meter		No.		Total Sq.M
ADDITIONS FOR							
1]	180.56	X	20.89	X	0.5	=	1885.95
2]	233.46	X	93.69	X	0.5	=	10936.43
3]	233.46	X	8.66	X	0.5	=	1010.88
4]	228.63	X	14.81	X	0.5	=	1693.01
5]	219.30	X	16.52	X	0.5	=	1811.42
6]	208.39	X	3.27	X	0.5	=	340.72
7]	207.60	X	54.10	X	0.5	=	5615.58
8]	181.03	X	84.73	X	0.5	=	7669.34
9]	169.50	X	8.90	X	0.5	=	754.28
10]	174.60	X	32.96	X	0.5	=	2877.41
11]	175.68	X	9.41	X	0.5	=	826.57
12]	175.68	X	8.89	X	0.5	=	780.90
13]	174.50	X	10.35	X	0.5	=	903.04
14]	171.09	X	28.08	X	0.5	=	2402.10
15]	160.42	X	6.30	X	0.5	=	505.32
16]	157.27	X	103.22	X	0.5	=	8116.70
17]	148.66	X	10.16	X	0.5	=	756.19
18]	139.78	X	13.88	X	0.5	=	970.07
19]	130.71	X	35.01	X	0.5	=	2288.08
20]	123.83	X	17.37	X	0.5	=	1075.46
21]	119.83	X	12.90	X	0.5	=	772.90
22]	112.92	X	30.60	X	0.5	=	1727.68
23]	93.64	X	66.88	X	0.5	=	3131.32
24]	95.80	X	4.04	X	0.5	=	193.52
25]	95.80	X	9.48	X	0.5	=	454.09
26]	AREA AS PER POLYLINE					=	2.04
TOTAL PLOT AREA						=	59500.00

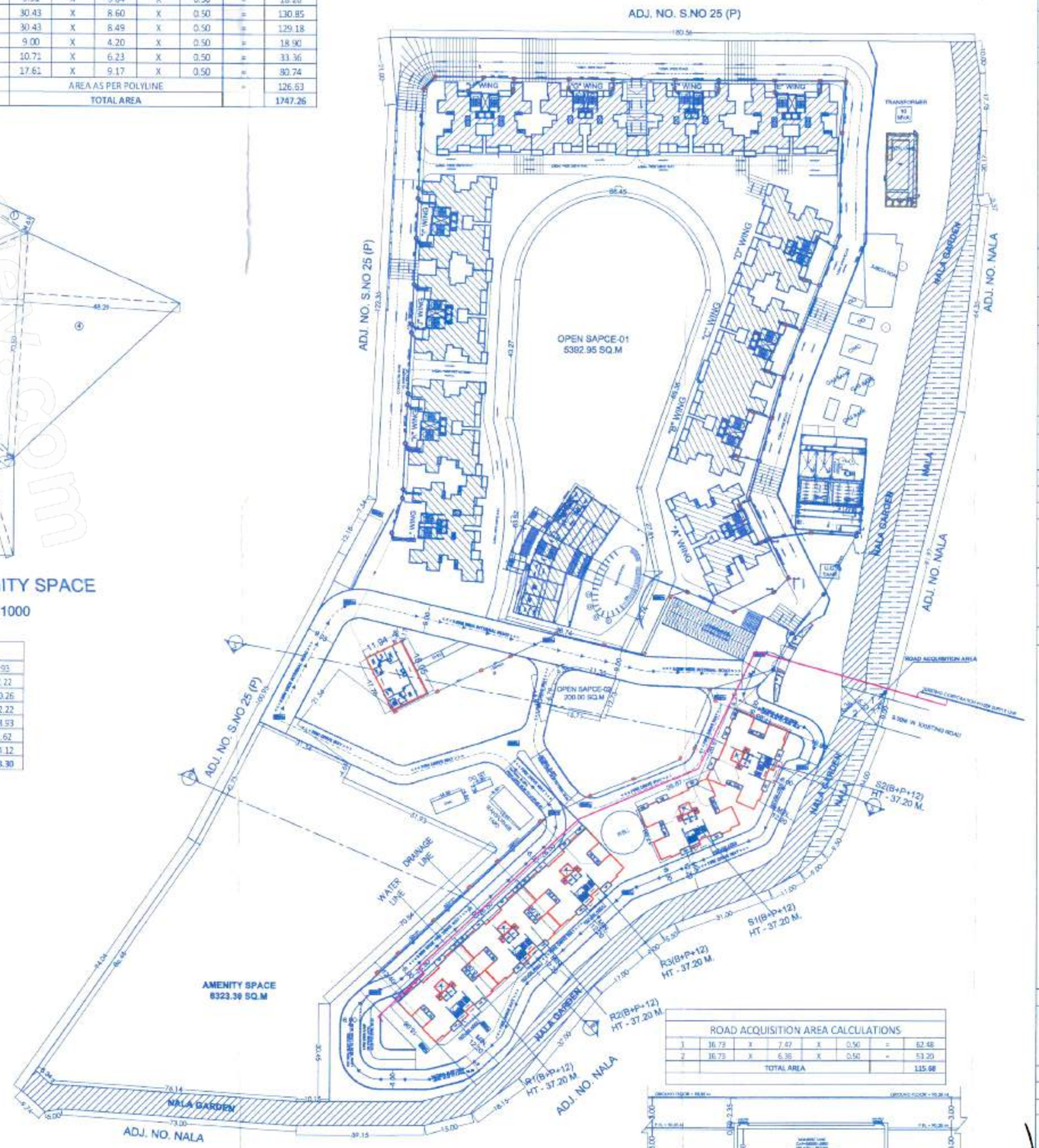


AREA KEY PLAN OF AMENITY SPACE
SCALE 1:1000



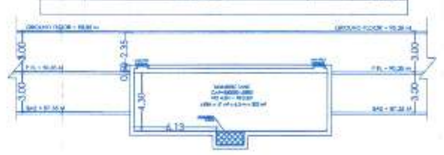
AREA KEY PLAN OF NALA GARDEN
SCALE 1:1000

AREA KEY PLAN OF NALA
SCALE 1:1000



LAYOUT PLAN
SCALE 1:1000

AREA KEY PLAN OF OPEN SPACE-2
SCALE 1:1000



TYPICAL SECTION A-A
SCALE 1:75

DP LAYOUT	SHEET NO. 01	01

STAMP OF APPROVAL OF PLANS

फुरसत निवासी
This is an accompanunent to
this office letter No. DPO/.....
SC/2069/19 dtd. 04-03-2020
Executive Engineer
(B.P./D.P. Zone) P.M.C.

POONA MUNICIPAL CORPORATION
EXECUTIVE ENGINEER
POONA

A	AREA STATEMENTS	SQ.M.
1	AREA OF PLOT	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	59500.00
	b) AS PER PREVIOUS SANCTION	59500.00
	(MINIMUM AREA OF PLOT TO BE CONSIDERED)	59500.00
2	DEDUCTIONS FOR:	
	a) ROAD ACQUISITION AREA	115.68
	b) AREA UNDER NALA GARDEN	3895.64
	TOTAL (a+b)	4011.32
3	GROSS AREA OF PLOT (1-2)	55488.68
4	RECREATIONAL OPEN SPACE	
	a) REQUIRED (10% OF 3)	5548.87
	b) PROPOSED	5548.87
5	AMENITY SPACE	
	a) REQUIRED (15% OF 3)	8323.30
	b) PROPOSED	8323.30
6	9.00M WIDE INTERNAL ROAD AREA	1747.26
7	NET AREA OF PLOT (3-5b)	47165.38
8	DEDUCTION OF OPEN SPACE FOR EXISTING AREA	4384.93
9	NET PLOT AREA FOR BALANCE DEVELOPMENT (7-8)	42780.45
10	BASIC FSI (1.10 OF 09)	47058.50
11	EXISTING FSI AREA	37271.93
12	NET AVAILABLE FSI FOR BALANCE DEVELOPMENT (SR.NO. 10 - SR.NO.11)	9786.57
13	ADDITION OF AREA FOR F.S.I.	
	a) IN-SITU AREA AGAINST 9.00M WIDE ROAD (2X2A)	231.36
	b) IN-SITU AREA AGAINST AMENITY SPACE AREA [2.00 X 5(b)]	16646.60
	c) AREA UNDER NALA GARDEN	3895.64
	d) PREMIUM F.S.I. AREA (0.30 OF 7)	14149.61
	e) TDR AREA (0.40 OF 7): 18866.15-(16646.60+231.36) = 1988.19	
	i) TDR AREA 80%	1590.55
	ii) SLUM TDR AREA 20%	397.64
	f) ADDITIONAL FSI AREA UNDER CHAPTER VIII	- - - -
	TOTAL (a+b+c+d+e+f)	36911.40
14	TOTAL AVAILABLE FSI AREA (12+13)	46697.97
15	TOTAL EXISTING +PROPOSED AVAILABLE FSI AREA (11+14)	83969.90
16	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH [1.80 OF SR.NO.07]	84897.68
17	TOTAL BUILT UP AREA IN PROPOSAL	
	a) EXISTING BUILT-UP AREA	37271.93
	b) PROPOSED BUILT-UP AREA	17927.26
	c) EXCESS BALCONY AREA COUNTED IN F.S.I	- - - -
	d) EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I	- - - -
B	BALCONY STATEMENT :	
	(a) PERMISSIBLE BALCONY AREA	2563.91
	(b) PROPOSED BALCONY AREA	2384.18
C	TENEMENT STATEMENT :	
	(a) TENEMENTS PROPOSED	224
D	PARKING STATEMENT :	

	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	298	470	298
(b) PARKING PROVIDED	305	491	304

PROJECT:
REVISED GROUP HOUSING PROJECT AT, S.NO. 25 & 25A(P) AT DHANORI TAL - HAVELI , DIST.- PUNE

NAME & SIGN OF OWNER / PAH :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS, ARCHITECTURAL DESIGN AND SUPERVISION SHALL BE OF ME / US. THIS MUNICIPAL DRAWING HAS BEEN PREPARED ON THE BASIS OF INFORMATION, DRAWINGS AND DOCUMENTS SUPPLIED BY ME/US AND I / WE ASSURE THAT THE SAME IS LEGAL, VALID, CORRECT AND ALL THE NECESSARY CONSENTS / APPROVAL / NOC REQUIRED AS PER RERA ACT INCLUDING THOSE REQUIRED FOR REVISIONS, IF ANY, ARE / WILL BE OBTAINED BY ME / US AND I / WE, UNDERSIGNED OWNER/ PAH SHALL BE SOLELY RESPONSIBLE FOR THE INFORMATION, REPORTS AND DOCUMENTS PROVIDED BY US AND ANY ERRORS OR OMISSIONS AND CONSEQUENCES AND DISPUTES ARISING FROM OR DUE TO AFORESAID. WE ACKNOWLEDGE THAT M/S CRYSTAL ARCH OR ANYONE WORKING FOR IT SHALL NOT BE RESPONSIBLE FOR THE SAME IN ANY MANNER.

FOR : VISHNU CO.OP.HOUSING SOCIETY LTD.

FOR CHR. MRS. SHIVANI VISHAL AGARWAL

PRINCIPAL ARCHITECT :
GRIDLINES
201, Shanan House,South Main Road.
Koregaon Park, Lane No.5
Pune - 411001

LIASONING ARCHITECT :

SCALE	DATE	DRAWN BY	CHECKED BY
1:1000	05/03/2020	SUCHITA	SUCHITA

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