BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE AREAS	STAIR PAID	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN							
A BUILDING	0.00	6846.02	0.00	0.00	-	1019.46	-	738.40	281.10	698.00	228.75	336.71	972.56	11.23	0.00	114	6846.02
B BUILDING	0.00	5181.68	0.00	0.00	-	775.60	-	572.23	203.36	452.00	354.75	385.71	539.35	22.46	0.00	85	5181.68
C BUILDING	0.00	208.36	0.00	0.00	-	36.84	-	27.27	9.56	17.17	24.00	33.54	24.52	11.23	0.00	4	208.36
COVERED PARKING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
D BUILDING	0.00	7567.38	0.00	0.00	-	1127.52	-	816.87	310.68	782.57	250.80	368.78	1069.82	22.46	0.00	126	7567.38
E BUILDING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	75.10	62.94	0.00	3.24	11.27	0	0.00
F MHADA	0.00	2288.19	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	134.64	0.00	4.75	0.00	43	2288.19
Total	0.00	22091.63	0.00	0.00	3313.75	2959.42	0.00	2154.77	804.70	1929.74	933.40	1322.32	2606.24	75.37	11.27	329+43=372	22091.63

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)	CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	372	1	186	4	744	4	744
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD.(NOS.)					186		744		744
TOTAL REQD. AREA					2325.00		2232.00		1041.60
TOTAL PROP. AREA							10173.74		

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A BUILDING	126.64x3=379.92	429.67
B BUILDING	83.35x3=250.05	257.28
D BUILDING	126.72x3=380.16	429.67
F MHADA	53.48	53.49

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	251100.00	
	FIRE REQUIREMENT	90000.00	
	TOTAL	341100.00	581267.83
UGWT		376650.00	
	FIRE REQUIREMENT	350000.00	
	TOTAL	726650.00	983075.63

MAHADA AREA STATEMENT

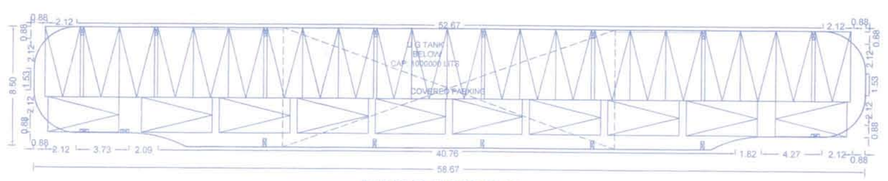
MIN. REQ. AREA	2241.66
PROP. AREA	2288.19
PERM. BALC. AREA	349.74
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	43

COVERAGE DETAILS

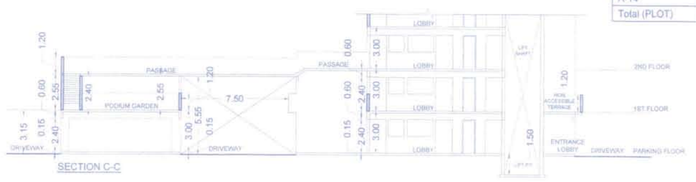
PERM.COVERAGE 20.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
2241.66	-	1838.06	0.00

PARKING STATEMENT

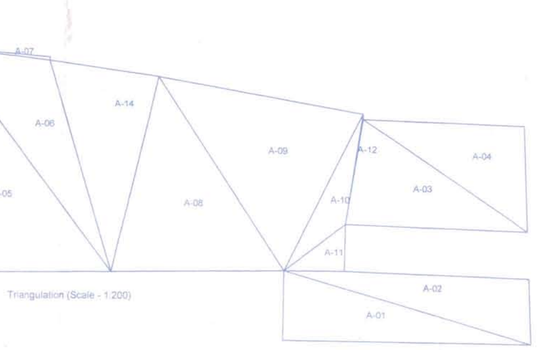
BLDG	TENEMENTS	PARKING REQUIRED			PARKING PROPOSED		
		CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
A	114	57	228	228	28	18	0
B	85	43	170	170	14	9	0
C	4	2	8	8	28	18	0
D	126	63	252	252	14	9	0
E	0	0	0	0	74	436	10
F	43	22	86	86	12	0	0
IN LAYOUT					0	186	658
TOTAL	372	165	658	658	170	658	668
		X	X	X	X	X	X
		12.50	3.00	1.40	12.50	3.00	1.40
	0.00	2062.50	1974.00	921.20	2125.00	1974.00	935.20
	0.00	4957.70			5034.20		



PARKING FLOOR PLAN



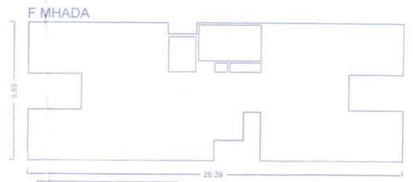
SECTION C-C



Triangulation (Scale - 1:200)

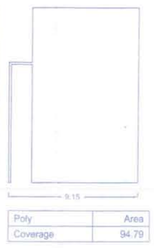
Triangle	Area
A-01	689.75
A-02	653.77
A-03	768.94
A-04	681.30
A-05	1698.87
A-06	859.60
A-07	13.30
A-08	1355.09
A-09	1394.95
A-10	240.35
A-11	113.62
A-12	3.28
A-13	1817.61
A-14	326.14
A-13	1989.98
A-14	889.95
Total (PLOT)	13496.50

F MHADA

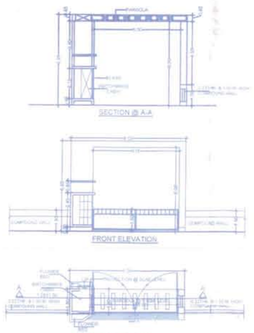


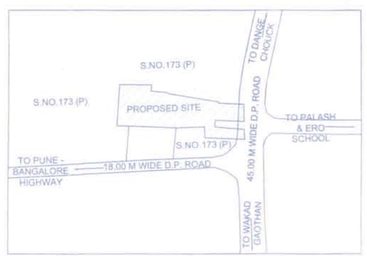
Poly	Area
Coverage	213.91

CLUB HOUSE

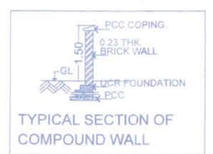


Poly	Area
Coverage	94.79



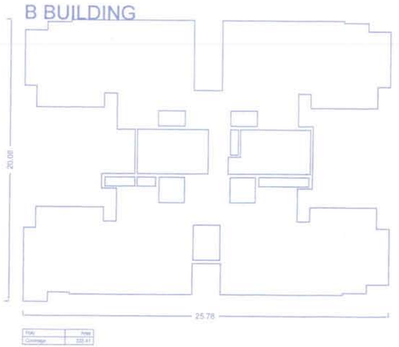


LOCATION PLAN (N.T.S)

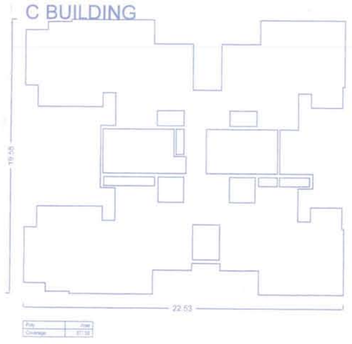


TYPICAL SECTION OF COMPOUND WALL

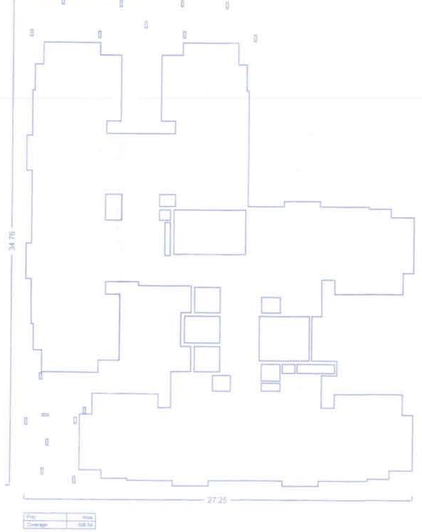
B BUILDING



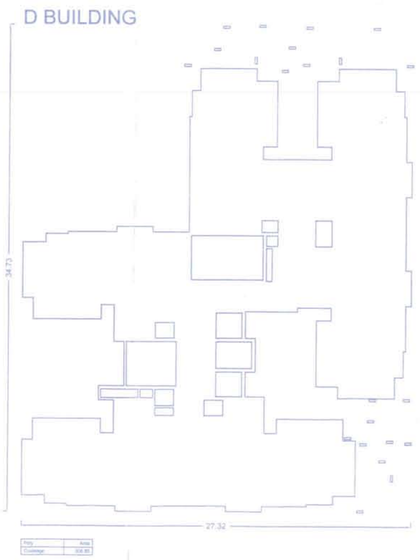
C BUILDING

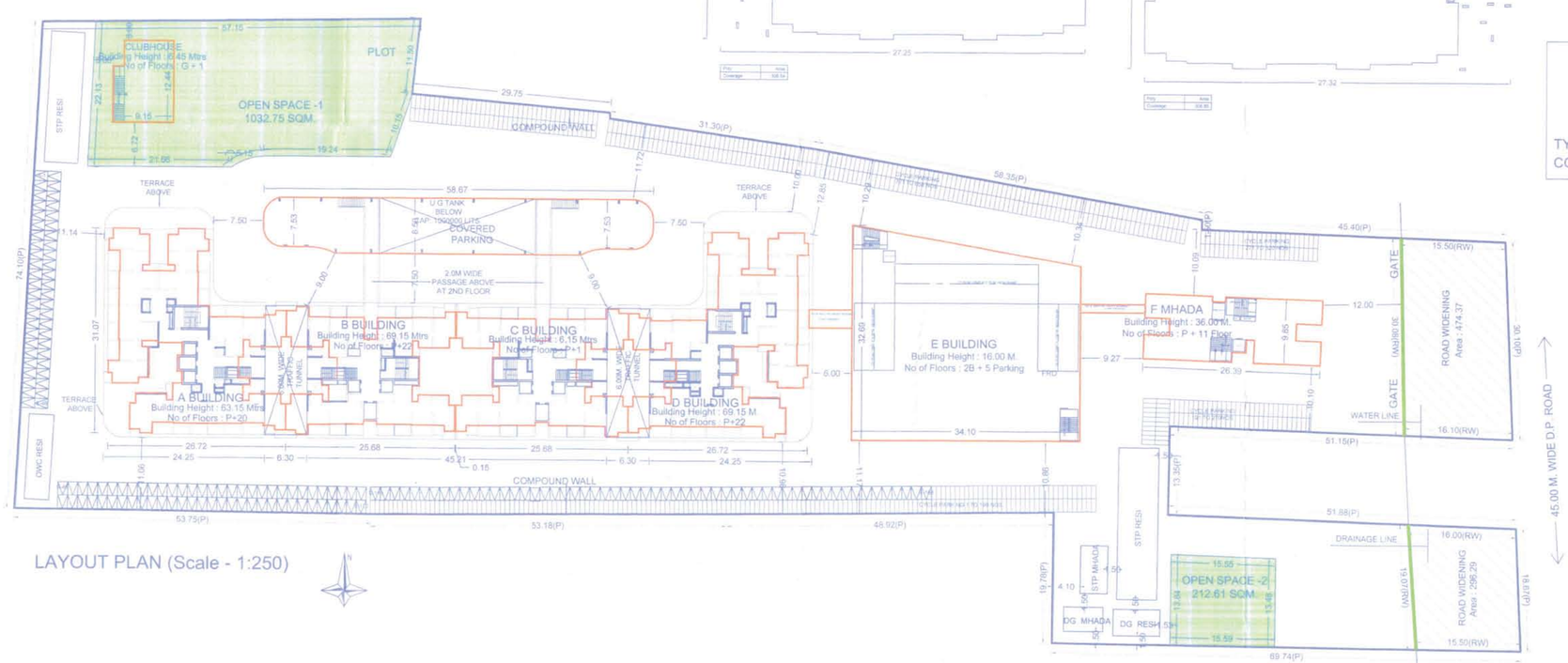


A BUILDING



D BUILDING





LAYOUT PLAN (Scale - 1:250)

LAYOUT PLAN

01 / 15

STAMP OF APPROVAL

PLAN PREVIOUSLY SANCTIONED NO: B.P./LAYOUT-WAKAD/160/2019 DATE: 27/09/2019
PLAN PREVIOUSLY SANCTIONED NO.B.P./Wakad/81/2019 DATE: 07/05/2019
PLAN PREVIOUSLY SANCTIONED NO.B.P./Layout/Wakad/1342/2019 DATE: 27/09/2019

Sanctioned No. B.P. / Layout/Wakad/219/2019
Subject to conditions mentioned in the Office Order No.
even dated 31/10/2019

Pimpri
Date 31/10/2019

O. C. Signed by
Joint City Engineer

For Joint City Engineer
Building Permission Dept
PCMC, Pimpri, Pune-18

TRUE COPY
For MILIND PATIL
ARCHITECT
18, SHIVAJINAGAR,
PUNE - 411 005.

A) AREA STATEMENT		SQ.M.
1.	AREA OF PLOT	13224.32
2.	DEDUCTIONS FOR	
	(a) ROAD SET-BACK (RW)	770.66
	(b) PROPOSED ROAD (DP)	0.00
	(c) ANY RESERVATION	0.00
	(d) NDZ AREA	0.00
	(e) ENCROACHMENT AREA	0.00
	(f) OTHER	0.00
	TOTAL (a+b+c+d+e+f)	770.66
3.	BALANCE AREA OF PLOT (1-2)	12453.67
4.	DEDUCTIONS FOR	
	(a) AMENITY SPACE	0.00
	(b) OPEN SPACE	1245.37
	PHYSICAL OS PROVIDED 1245.37	
	(c) INTERNAL ROAD AREA	0.00
5.	NET AREA OF THE PLOT (3-4)	11208.30
6.	ADDITION FOR (-) 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)	11208.30
8.	FLOOR SPACE INDEX PERMISSIBLE	1.0000
9.	PERM. FLOOR AREA (7 x 8)	11208.30
9.	TDR AREA	6956.19
	PERM. TDR AREA	15691.62
10.	SPECIAL CASES FSI	0.00
11.	ROAD(s) SET-BACK AREA	0
12.	PROPOSED ROAD (DP)	0.00
13.	TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	19804.49
14.	PROPOSED AREAS	
	(a) PROPOSED RESIDENTIAL AREA	22091.63
	(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)	22091.63
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.	SURRENDER AREA	2288.19
19.	TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	19803.44
20.	TOTAL BUILT UP AREA PROPOSED WITH MHADA	22091.63
21.	CONSUMED FSI WITHOUT MHADA	1.7669
22.	CONSUMED FSI WITH MHADA	1.9710
B)	BALCONY STATEMENT	
(i)	PERMISSIBLE BALCONY AREA	3313.75
(ii)	PROPOSED BALCONY AREA	2959.42
(iii)	EXCESS BALCONY AREA (TOTAL)	0.00
C)	TENEMENT STATEMENT	
(i)	PROPOSED AREA (12)	22091.63
(ii)	LESS NON_RESIDENTIAL AREA	0.00
(iii)	AREA AVAILABLE FOR TENEMENTS (i - ii)	22091.63
(iv)	TENEMENTS PERMISSIBLE 200.00/Hec.	496
(v)	TENEMENTS PROPOSED	329+43=372
(vi)	TENEMENTS EXISTING	0
(vii)	TOTAL TENEMENTS ON THE PLOT (v+vi)	329+43=372

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	186	744	744
(ii) REQUIRED PARKING AREA	2325.00	2232.00	1041.60
(iii) TOTAL PARKING PROPOSED		10173.74	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	39844.87
CONSTRUCTION AREA FOR EC	40067.07
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

LAND OWNER (AS PER 7/12 OR P.R.C.)
SMT. SUBHADRA KHANDU KALAMKAR & OTHER

POWER OF ATTORNEY HOLDER
MR. ADITYA VILAS JAVDEKAR & OTHER
FOR M/S VILAS JAVDEKAR ECO SHELTERS PVT.LTD

CLIENT/FIRM'S NAME
M/S VILAS JAVDEKAR ECO SHELTERS PVT.LTD

CONTENTS
LAYOUT PLAN, FSI STATEMENT, WATER CALCULATION, LOCATION PLAN , COMPOUND WALL SECTION

OWNER'S NAME: OWNER'S SIGN:
Shrimati Subhadra Khandu Kalamkar & others Through
M/s Vilas Javdekar Eco Shelters Pvt. Ltd. Through
Mr.Aditya Vilas Javdekar.

PROJECT:
SURVEY NO : 173/2/2A/3+4(Part) & 173/2/2B/2+3+4(Part)
HISSA NO : YASHONE
PLOT NO : A
CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - WAKAD

ARCHITECT: ARCHITECT'S SIGN:
MILIND RAMCHANDRA PATIL

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	

PROJECT
PROPOSED RESIDENTIAL AT SURVEY NO.173/2/2B/2+3+4, 173/2/2A/3+4, PLOT 'A' WAKAD, PUNE.

REVISION	DEALT	DATE

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 along with documents for submission and they are as per my/our instructions & information given to the Architect.

Name-s: MR. ADITYA VILAS JAVDEKAR (P.A.H.)
For M/s. Vilas Javdekar Eco Shelters Pvt. Ltd.
Address: 306, SIDDHARTH TOWER, KOTHRUD, PUNE - 38

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	PMWDWDPACPR0000008/19	DATE	15 Oct 2019 11:31 AM	
KEY NO.		SHEET NO.	1/15	

Consultants: LAXMAN THITE AOP

ARCHITECT: MILIND PATIL ARCHITECT

Job no.	1585
Drg. no.	M-2
Scale	1:250
Rev. no.	R2
Date	22.08.2018
Dwgn	Sudhir
Checked	M.R.P.

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