

AQ- "g6(d-@Z)hbmS Srf)U(Cr)hMc Environmental Clearance  
 a rthi ara HUBHr AmWth g6XhbmUO-99th May BLbhXhbnzth"

**BUILDING WISE FSI STATEMENT**

BUILDING	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE	STAIR	PASSAGE	LIFT	LIFT MIC ROOM	TENEMENTS	TOTAL FSI AREA	
A BLDG	185.98	637.05	0.00	0.00	-	986.08	-	-NA-	-NA-	702.84	196.08	202.73	195.47	14.00	32.98	108	6723.03
B1 BUILDING	203.25	5382.12	0.00	0.00	-	806.88	-	-NA-	-NA-	546.07	183.01	189.21	197.66	14.00	32.98	100	5585.37
B2 BUILDING	0.00	5710.79	0.00	0.00	-	855.18	-	-NA-	-NA-	580.62	196.08	202.73	106.16	14.00	32.98	106	5710.79
B3 BUILDING	0.00	0.00	0.00	0.00	-	0.00	-	-NA-	-NA-	0.00	13.07	13.52	0.00	0.00	0.00	0	0.00
C1 BUILDING	0.00	4965.87	0.00	0.00	-	745.75	-	-NA-	-NA-	424.20	183.01	189.21	1162.01	14.00	32.98	98	4965.87
C2 BUILDING	0.00	5955.66	0.00	0.00	-	759.41	-	-NA-	-NA-	433.23	183.01	189.21	1162.01	14.00	32.98	100	5955.66
D1 BUILDING	0.00	3789.50	0.00	0.00	-	560.29	-	-NA-	-NA-	370.75	183.04	189.21	1029.55	14.00	32.98	100	3789.50
D2 BUILDING	0.00	3789.50	0.00	0.00	-	560.29	-	-NA-	-NA-	370.75	183.04	189.21	1029.55	14.00	32.98	100	3789.50
D3 BUILDING	0.00	3789.50	0.00	0.00	-	560.29	-	-NA-	-NA-	370.75	183.04	189.21	1029.55	14.00	32.98	100	3789.50
Total	389.22	39030.00	0.00	0.00	5912.88	5834.14	0.00	0.00	0.00	3799.19	1503.36	1554.23	8546.95	112.00	263.84	812	39419.22

**PARKING CALCULATION**

TYPE	CARPET AREA / FSI (M2)	TENEMENTS (NOS)	CAR (NOS)	SCOOTER (NOS.)	CYCLE (NOS.)
Residential	0-80	2	812	1	406
Residential	80-150	1	0	1	0
Residential	>150	1	0	2	0
Commercial	389.22	100	4	2	8
TOTAL REQD.(NOS.)			414	1648	1632
TOTAL REQD. AREA			5175.00	484.00	2284.80
TOTAL PROP. AREA					16047.76

**WATER REQUIREMENT**

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	553950.00	
FIRE REQUIREMENT	160000.00	
TOTAL	713950.00	1032477.99
UGWT	830925.00	
FIRE REQUIREMENT	400000.00	
TOTAL	1230925.00	1663165.98

**REFUGEE AREA STATEMENT**

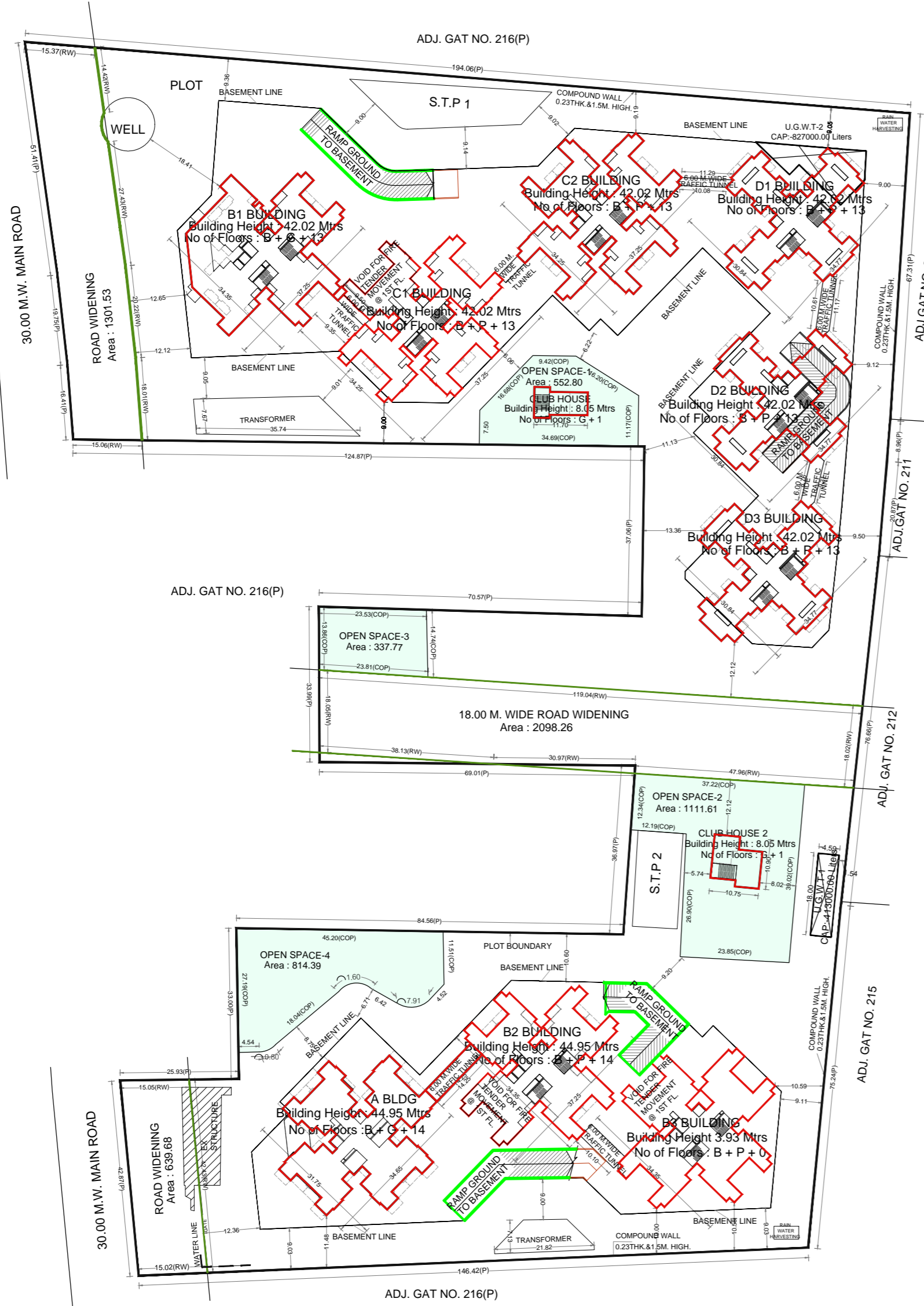
BUILDING NAME	REQUIRED REFUGEE AREA	PROPOSED REFUGEE AREA
A BLDG	149.57	309.68
B1 BUILDING	148.57	298.71
B2 BUILDING	126.49	259.04
C1 BUILDING	123.60	251.02
C2 BUILDING	123.60	251.02
D1 BUILDING	95.51	197.25
D2 BUILDING	95.51	197.25
D3 BUILDING	95.51	197.25

**COVERAGE DETAILS**

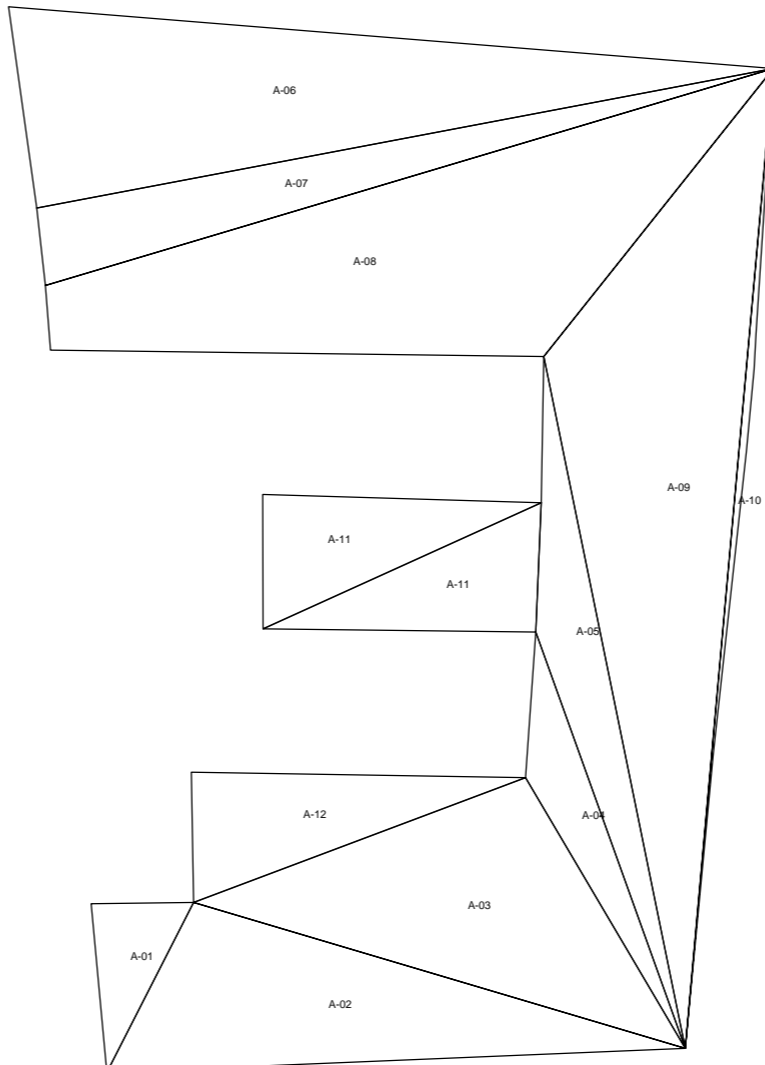
PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
25.00	5069.24	4022.33	0.00

**AREA DETAILS FOR CONCESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO. SE/IA-2014/CR,02/TC.3.DT.30/1/2014**

#	DESCRIPTION FOR	32909.00
1	NET GROSS AREA OF PLOT (1-2)	4146.22
2	DEDUCTIONS FOR	
a.	Road Acquisition Area (S/S 205)	0.00
b.	Proposed Road (D.P. Road / Road Widening)	4039.47
c.	Any Reservation (WELL)	106.75
d.	Reservation	0.00
3	NET GROSS AREA OF THE PLOT (1-2)	28162.78
4	DEDUCTIONS FOR	
a.	Recreation Ground As Per Rule No 11.3.1 (10%Open Space)	2816.58
b.	Internal Road	0.00
c.	Amenity Space	0.00
d.	M.S.E.B. Transformer	0.00
TOTAL (a+b+c+d)		2816.58
5	NET AREA OF PLOT (3-4)	25346.20
6	ADDITION FOR F.A.R.	
a.	Road Acquisition Area (S/S 205)	0.00
b.	Proposed Road (D.P. Road / Road Widening)	4039.47
c.	Amenity Space	0.00
d.	Recreation Ground As Per Rule No 11.3.1 (10%Open Space)	0.00
e.	M.S.E.B. Transformer	10130.48
f.	T.D.R. (S X 0.4)	0.00
g.	Internal Road	0.00
TOTAL (a+b+c+d+e+f+g)		14177.95
7	TOTAL AREA (5-6)	39524.15
8	F.A.R. PERMISSIBLE	
a.	Residential (1.2 : 1 / 0.85 / 0.75)	39524.15
b.	Commercial (0.5 : 1 / 0.85 / 0.75)	0.00
c.	Information Technology (2)	0.00
TOTAL F.A.R. PERMISSIBLE		39524.15
9	F.A.R. PROPOSED	
a.	Residential	39000.00
b.	Commercial	389.22
c.	Information Technology	0.00
TOTAL F.A.R. PROPOSED		39419.22
10	NON F.S.I. AREA	
a.	PROPOSED PARKING AREA(BASEMENT-PARKING FLOOR)	34339.66
b.	PROPOSED BALCONY AREA	5834.14
c.	PROPOSED TERRACE AREA	4053.50
d.	PROPOSED STAIRCASE (PREMIUM) AREA	1502.36
e.	PROPOSED FIRE STAIRCASE AREA	1564.23
f.	PROPOSED PASSAGE + LOBBY AREA	6546.95
g.	PROPOSED TOP TERRACE AREA	5412.50
h.	PROPOSED CLUB HOUSE AREA	520.00
i.	PROPOSED COVER HEAD WATER TANK AREA	826.16
j.	PROPOSED LIFT MACHINE ROOM AREA	263.84
k.	PROPOSED REFUGEE AREA	1961.22
l.	PROPOSED U.G. TANK AREA	82.84
m.	PROPOSED S.T.P. AREA	521.21
n.	PROPOSED OWN AREA	88.58
o.	PROPOSED TRANSFORMER & GAS BANK AREA	417.23
p.	PROPOSED SECURITY CABIN AREA	20.00
TOTAL NON FSI AREA		66915.02
11	TOTAL FSI + NON FSI AREA	105342.24

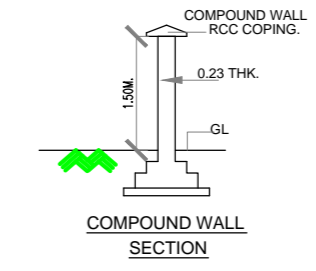


LAYOUT PLAN (Scale - 1:500)

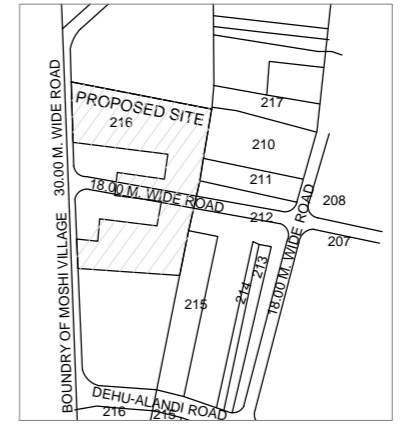


Triangulation (Scale - 1:1000)

Triangle	Area
A-01	553.93
A-02	3078.48
A-03	3515.26
A-04	835.18
A-05	1407.09
A-06	4869.30
A-07	1867.59
A-08	6136.70
A-09	6384.25
A-10	221.58
A-11	2327.12
A-12	1394.49
Total (PLOT)	32590.96



COMPOUND WALL SECTION



LOCATION PLAN SCALE: NTS

**STAMP OF APPROVAL**

Sanctioned No. B.P.FENV/Dudulgaon/01/2014  
 Subject to conditions mentioned in the Office Order No. 11/10/02  
 even dated: 21/11/2014  
 Pimpri Date : 21/11/2014  
 For Commissioner  
 Pimpri Chinchwad Municipal Corporation,  
 Pimpri, Pune 411 018



**TRUE COPY**  
 CERTIFIED COPY OF THE DRAWING APPROVED  
 BY PIMPRI CHINCHWAD MUNICIPAL CORPORATION ON 21/11/14  
 UNDER REF. NO. B.P.FENV/DUDULGAON/01/2014  
 For LAXMAN THITE ARCHITECT

Authorized Signatory

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	32909.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK ( RW)	4039.47
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) IND AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	106.75
TOTAL (a+b+c+d+e+f)	4146.22
3. BALANCE AREA OF PLOT (1-2)	28162.78
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	2816.58
PHYSICAL OS PROVIDED =	2816.58
(c) INTERNAL ROAD AREA	0.00
5. NET BALANCE PLOT AREA OF PLOT (3-4)	25346.20
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. NET PLOT AREA (4-6)	25346.20
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 X 8)	25346.20
9. TDR AREA	10130.48
10. SPECIAL CASES FSI	0.00
11. ROAD(S) SET-BACK AREA	4039.47
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	39524.15
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	39000.00
(b) PROPOSED COMMERCIAL AREA	389.22
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	39419.22
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	0.00
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17-18-19)	39419.22
21. CONSUMED FSI	1.5552

B) BALCONY STATEMENT	SQ.M.
(i) PERMISSIBLE BALCONY AREA	5912.88
(ii) PROPOSED BALCONY AREA	5834.14
(iii) EXCESS BALCONY AREA (TOTAL)	0.00

C) TENEMENT STATEMENT	SQ.M.
(i) PROPOSED AREA (12)	39419.22
(ii) LESS NON-RESIDENTIAL AREA	389.22
(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	39000.00
(iv) TENEMENTS PERMISSIBLE	250.00/Hec
(v) TENEMENTS PROPOSED	812
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	812

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	414	1648	1632
(ii) REQUIRED PARKING AREA	5175.00	484.00	2284.80
(iii) TOTAL PARKING PROPOSED			16047.76

E) TRANSPORT VEHICLES PARKING	NO.
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0

**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON \_\_\_\_\_ AND THE DIMENSIONS OF SITES, 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.D.R. RECORD, LAND RECORD DEPT. / CITY SURVEYED RECORDS.  
 SIGN OF ARCHITECT

LEGEND	OWNER'S SIGN.
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE AS SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHED SHOWN HATCHED YELLOW	

PROJECT:	ISSA NO.:
SURVEY NO. : 216(part)	
PLOT NO. : 216	CTS NO. :
DESCRIPTION : VILLAGE - DUDULGAON	

ARCHITECT:	ARCHITECT'S SIGN.
LAXMAN THITE	

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO.	HWDEC.DD.000002014	DATE	26-08-2014
KEY NO. : -H-1		SHEET NO. : 1/26	

LAND OWNER (AS PER 7/12 EXTRACT)  
 MR. SHIVAJI PANDURANG GASTE  
 CONTENTS  
 LAYOUT, AREA STATEMENT & AREA CALCULATIONS  
 PROJECT ( NEW PROPOSAL )  
 PROPOSED BUILDING AT G. NO.216(P),  
 DUDULGAON, PUNE  
 LAXMAN THITE ARCHITECT  
 S.d. xxx  
 MR. SHIVAJI PANDURANG GASTE  
 S.d. xxx