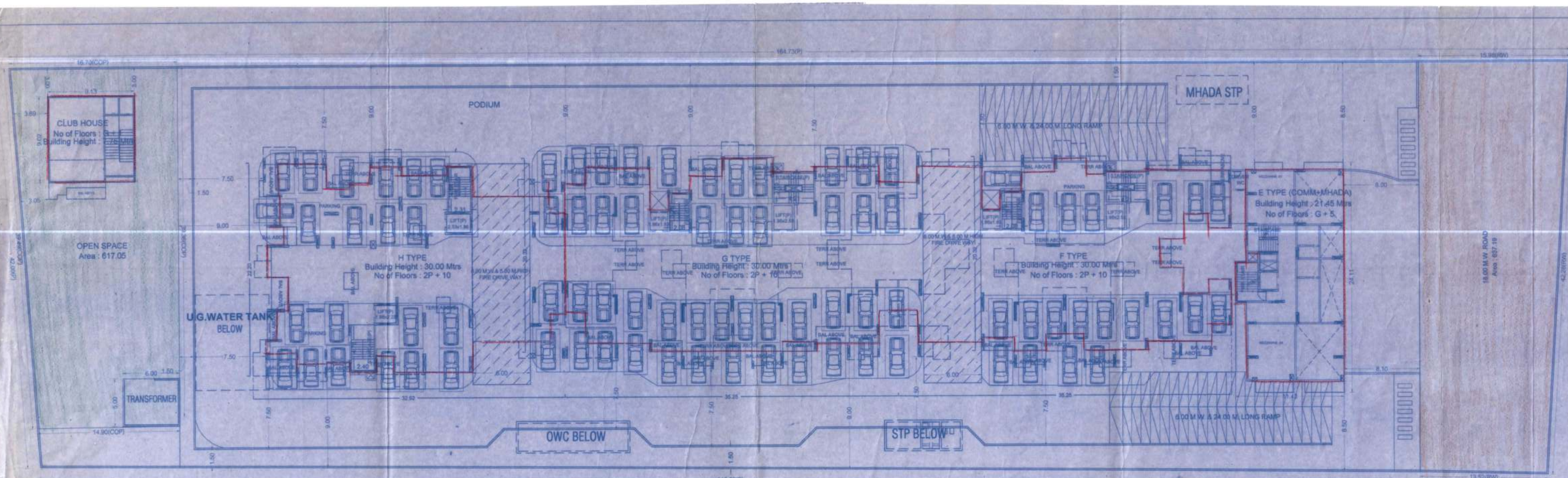
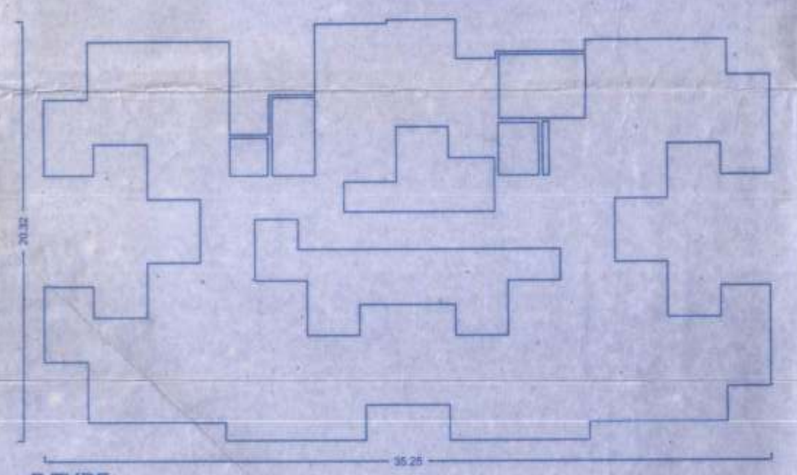
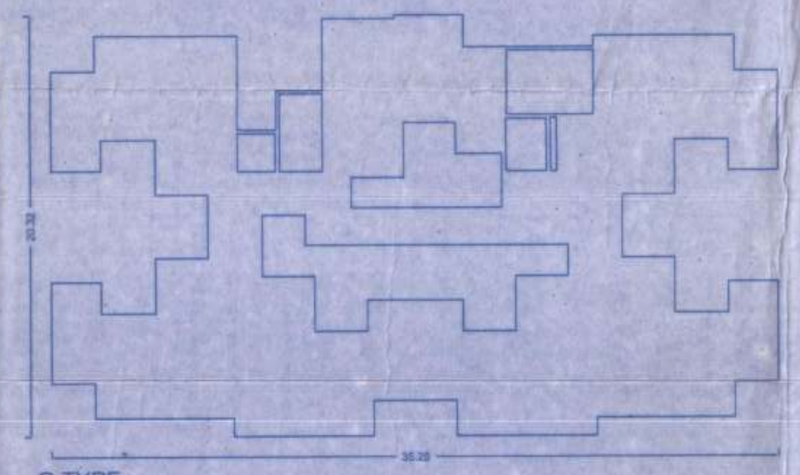


LAYOUT PLAN (Scale - 1:200)



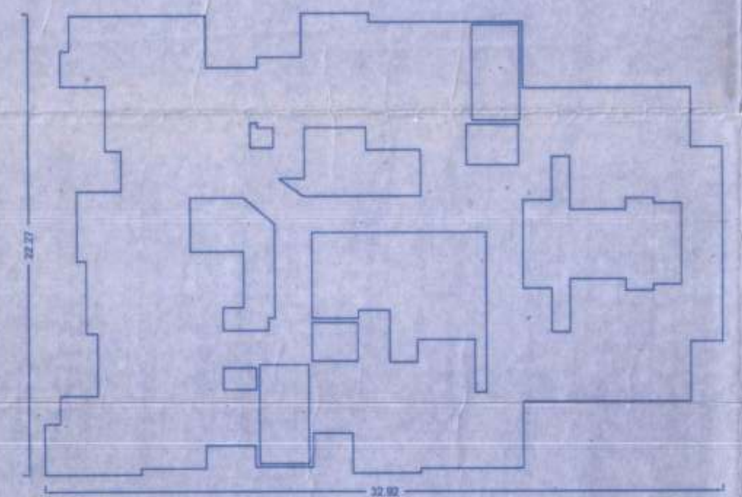
F TYPE

Poly	Area
Coverage	448.08



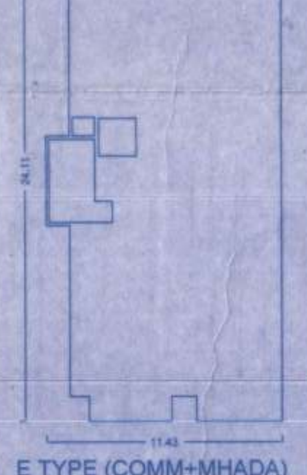
G TYPE

Poly	Area
Coverage	453.86



H TYPE

Poly	Area
Coverage	445.46



E TYPE (COMM+MHADA)

Poly	Area
Coverage	233.82

CLUB HOUSE

Poly	Area
Coverage	66.90

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY				TERRACE	STAIR	PASSAGE		LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID		PAID	PAID			
E TYPE (COMM+MHADA)	250.58	1126.46	0.00	0.00	-	18.23	-	18.23	0.00	0.00	0.00	58.64	0.00	0.00	3.75	19	1377.04
F TYPE	0.00	3429.11	0.00	0.00	-	453.85	-	453.85	0.00	329.90	130.94	93.60	730.90	6.37	7.50	65	3436.11
G TYPE	0.00	3609.99	0.00	0.00	-	530.31	-	519.43	10.88	340.09	130.94	93.60	743.61	6.37	3.75	68	3609.99
H TYPE	0.00	3433.21	0.00	0.00	-	590.45	-	608.71	81.72	320.67	128.09	128.80	686.83	9.10	7.50	66	3433.21
Total	250.58	11496.78	0.00	0.00	1781.96	1592.84	0.00	1600.22	92.60	990.66	367.96	374.64	2161.34	25.84	22.50	218	11746.34

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	218	1	109	4	436	4	436
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	250.58	100	3	2	6	6	18	2	6
TOTAL REQD.(NOS.)					115		454		442
TOTAL REQD. AREA					1437.50		1362.00		618.80
TOTAL PROP. AREA							8094.20		

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	150345.00	
	FIRE REQUIREMENT	70000.00	
	TOTAL	220345.00	361466.77
		225617.50	
UGWT	FIRE REQUIREMENT	150000.00	
	TOTAL	375617.50	938403.77

COVERAGE DETAILS

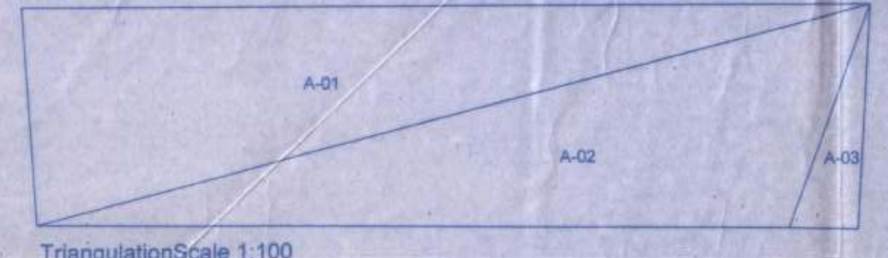
PERM.COVERAGE 20.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
1109.15	1941.02	1581.22	0.00

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
F TYPE	112.02	124.51
G TYPE	113.46	124.65
H TYPE	111.37	139.17

MAHADA AREA STATEMENT

MIN. REQ. AREA	1109.15
PROP. AREA	1125.46
PERM. BALC. AREA	279.62
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.	19



TriangulationScale 1:100

Triangle	Area
A-01	3449.16
A-02	3068.36
A-03	285.52
Total (PLOT)	6801.03

MSEB TRANSFORMER AREA KEY PLAN

MSEB TRANSFORMER - AREA	
6.00X5.00 =	30.00 SQM.

LOCATION PLAN

STAMP OF APPROVAL

Commencement No. BP/Ravet/ 104/2019
Subject to conditions mentioned in the Office Order No.
even dated 31/07/2019

Valid upto : 31/07/2019

O.C. Signed by Joint City Engineer

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

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		6800.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		637.19
(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)		637.19
3. BALANCE AREA OF PLOT (1-2)		6162.81
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		617.05
PHYSICAL OS PROVIDED = 617.05		
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		5545.76
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)		5545.76
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		5545.76
9. TDR AREA		4437.22
PERM. TDR AREA		4991.18
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		637.19
12. PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		10620.17
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		11496.78
(b) PROPOSED COMMERCIAL AREA		250.58
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		11746.34
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		
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		10619.88
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		11746.34
21. CONSUMED FSI WITHOUT MHADA		1.9150
22. CONSUMED FSI WITH MHADA		2.1181
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		1761.89
(ii) PROPOSED BALCONY AREA		1552.84
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		11746.34
(ii) LESS NON_RESIDENTIAL AREA		250.58
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		11495.76
(iv) TENEMENTS PERMISSIBLE 250.00/Hec		282
(v) TENEMENTS PROPOSED		218
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		218

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	110	454	442
(ii) REQUIRED PARKING AREA	1437.50	1362.00	618.80
(iii) TOTAL PARKING PROPOSED		8094.20	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	24904.77
CONSTRUCTION AREA FOR EC	24975.31

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 OD 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	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL& COMMERCIAL SCHEME
S.NO.63/2(P) AT - RAVET

I the consultant/s.a. is/are have given the instruction, information, specification, papers and legal documents etc. to prepare Municipal Drawings. The authenticity of the same is my responsibility. I have read and studied the drawings along with documents for submission and the area as per my (Owner) instructions and information's given to the Architect.

OWNER / P.O.H.

GK ASSOCIATES

VINOD CHITNIS

SANKALP ARCHITECTS

INWARD NO.		DATE	16 Jul 2019	Scale	Date	Drawn	Chkd.	Dig.No.
KEY NO.		SHEET NO.		1:100	16/07/2019	VINOD	SOA	

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT