

BUILDING WISE FSI STATEMENT

BUILDING	COMM.	RES.	IND.	SPEC.	PERM.	PROP.	BALCONY	TERRACE	STAIR	PASSAGE	LIFT	LIFT M/C	TENEMENTS	TOTAL FSI AREA	SLAB AREA
COMMERCIAL	327.09	0.00	0.00	0.00	-	20.70	20.70	0.00	0.00	24.30	0.00	0.00	0	327.09	411.78
WING E	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	10.39	0.00	0.00	0	0.00	568.55
WING F	0.00	4035.79	0.00	0.00	-	603.33	603.33	0.00	0.00	174.03	1045.88	8.18	74	4035.79	6526.41
WING G	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	10.39	0.00	0.00	0	0.00	568.55
WING H	0.00	2796.16	0.00	0.00	-	415.73	415.73	0.00	0.00	122.01	534.37	8.27	74	2796.16	4395.81
WING I	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	11.32	8.72	0.00	0	0.00	364.68
WING J (MHADA)	0.00	2827.83	0.00	0.00	-	411.94	245.22	149.76	0.00	151.90	217.00	10.34	50	2827.83	4181.22
Total	327.09	9659.79	0.00	0.00	1498.03	1461.71	0.00	1284.99	149.76	1762.17	527.49	547.55	1797.01	9986.87	17017.01

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Res+Comm	119970.00	
FIRE REQUIREMENT	60000.00	
TOTAL	179970.00	259036.49
UGWT	179955.00	
FIRE REQUIREMENT	150000.00	
TOTAL	329955.00	625160.20

REFUGE AREA STATEMENT

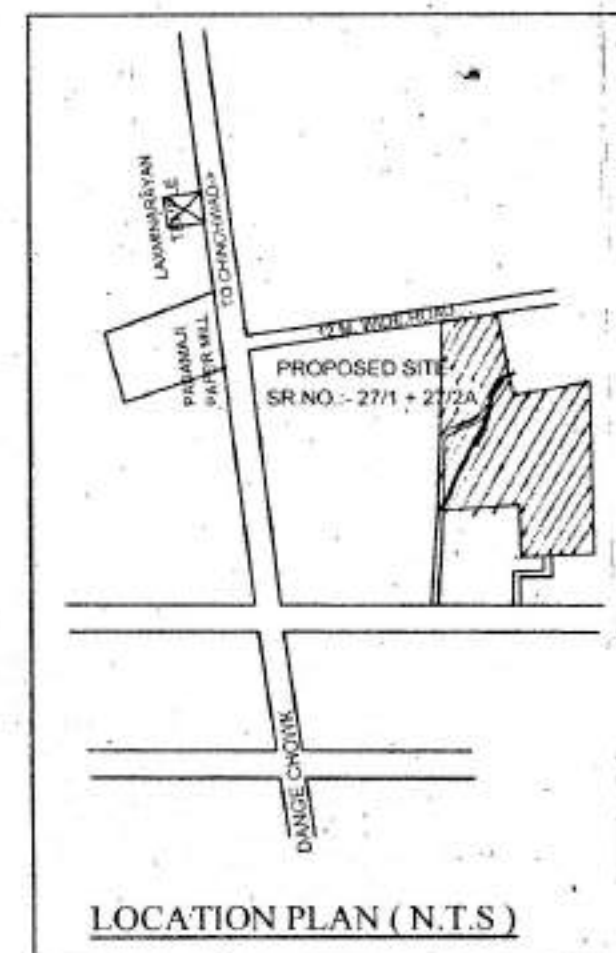
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
WING F	102.03	294.39
WING H	70.77	194.00
WING J	60.12	136.66
TOTAL	232.92	751.71

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
Residential	0-80	2	194	1	97
Residential	80-150	1	0	1	0
Residential	>150	1	0	2	0
Commercial	327.09	100	4	2	8
TOTAL REQD. (NOS.)			105	412	396
TOTAL REQD. AREA			1312.50	1236.00	554.40
TOTAL PROP. AREA				3683.17	

COVERAGE DETAILS

PERM. COVERAGE	%	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	3634.05		877.25	0.00



अट म. प्रस्तुत प्रकल्पसाठी पाणी पुरवठा महापालिकेकडून उपलब्ध होईपर्यंत प्रकल्पासाठी लागणा-या पाणीपुरवठ्याची व्यवस्था विकासक यांनी करणे बंधनकारक आहे. या बाबीचा प्रकल्पामधील विकणा-या गाळ्याच्या करारनाम्यामध्ये समावेश करणे बंधनकारक आहे.

अट क. प्रस्तुत प्रकल्पातील पश्चिम दिशेला मलपावे गटार / नाला असून गटाराचे नैसर्गिक प्रवाहसह अडथळा येऊन नाही अशाप्रकारे गटारावर / नाल्यावर (R.C.C. Slab) अथवा बंद पाईप टाकण्यात यावे सदर बांधकाम 'ड' प्रभाग कार्यालयाने पुढे परवानगीने व देखरेखेखाली करण्याचे आणणार बंधनकारक राहिल त्या बाबतचा ना हस्त दाखला या विभागाकडे सादर करणे आवश्यक आहे. त्याशिवाय भ्रम पुर्णत्वाचा दाखला देण्यात येणार नाही.

STAMP OF APPROVAL

Sanctioned No. R.P./Thergaon/57/2016
Subject to conditions mentioned in the
Office Order No.
even dated 30/09/2016

Plotted
Date 30/09/2016

Off. signed by Commissioner

By Commissioner
Pimpri Chinchwad Municipal Corporation
Pimpri, Pune 411 018

A) AREA STATEMENT	SQ. M.
1. AREA OF PLOT	21664.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	370.72
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) NDZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	770.44
TOTAL (a+f+h+i+j)	1141.15
3. BALANCE AREA OF PLOT (1-2)	20522.85
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	2134.23
PHYSICALS PROVIDED =	2134.23
(c) INTERNAL ROAD AREA	218.38
5. NET AREA OF THE PLOT (3-4)	18170.23
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)	18170.23
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	18170.23
9. TDR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. ROAD(a) SET-BACK AREA	0.00
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	18170.23
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	9659.79
(b) PROPOSED COMMERCIAL AREA	327.09
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	9986.87
15. SUB STRUCTURE AREA ADDITION (FOR FSI)	6.00
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	3733.11
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18+19)	6259.76
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	9962.87
22. CONSUMED FSI WITHOUT MHADA	0.3445
23. CONSUMED FSI WITH MHADA	0.5500
B) BALCONY STATEMENT	
(a) PERMISSIBLE BALCONY AREA	1488.03
(b) EXCESS BALCONY AREA (TOTAL)	1451.71
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	9986.87
(ii) LESS NON-RESIDENTIAL AREA	327.09
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	9659.79
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.
(v) TENEMENTS PROPOSED	198
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	198
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	105
(ii) REQUIRED PARKING AREA	1312.50
(iii) TOTAL PARKING PROVIDED	3683.17
E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	17694.62
CONSTRUCTION AREA FOR EG	18022.21

CERTIFICATE OF AREA
I hereby certify 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 / P.S. SCHEME
RECORD / LAND RECORD DEPT. / CITY SURVEY RECORDS.

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

NOTE:
1. The Surveyor is responsible and liable for the correctness of the survey and the area measured and shall be held responsible for the same.
2. The Surveyor is not responsible for the correctness of the survey and the area measured if the survey is conducted in accordance with the provisions of the Survey Act, 1907 and the Survey Rules, 1908.
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OWNER'S NAME: SUKHWANI CHAVLA CON. OWNER'S SIGN:

PROJECT: SURVEY NO: 27/1/27/2A HSSA NO: CTS NO: 1

DESCRIPTION: REGULAR TRACK, VILLAGE - THERGAON

ARCHITECT: Rajul Wedpathak ARCHITECT'S SIGN:

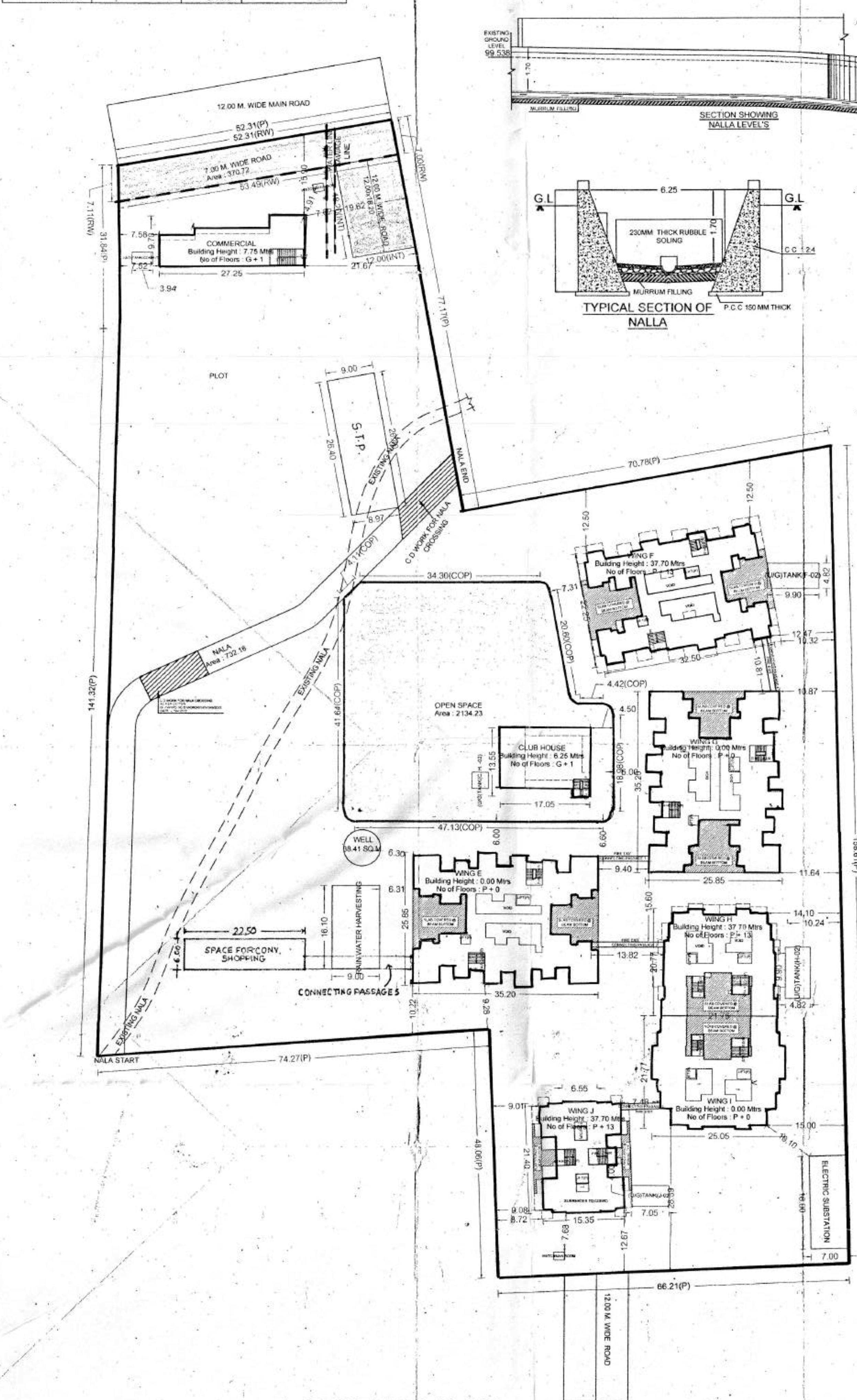
JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY

INWARD NO. INWD/THG0033/10 DATE 20-08-2015

KEY NO. 1/12 SHEET NO. 1/12

CREATIVE
QUOTIENT
ARCHITECTS

OFFICE NO. 4/5, GARDEN VIEW APARTMENTS,
NEAR RAJA MANTRI UDYAN,
ERANDWANA, PUNE - 4
PHONE - 020-25439115 - 020-25439116
email-studio@cgarchitects.com, web-www.cgarchitects.com



Triangle	Area
A-01	821.91
A-02	5222.57
A-03	4914.99
A-04	4029.51
A-05	1840.01
A-06	5249.89
Total (PLOT)	21878.87

Triangulation (Scale - 1:500)