A-03	709.48
A-04	432.91
A-05	2290.11
A-06	759.49
A-07	884.40
A-08	1867.61
A-09	3332.27
A-10	1751.33
A-11	38.99
Total (PLOT)	12861.14

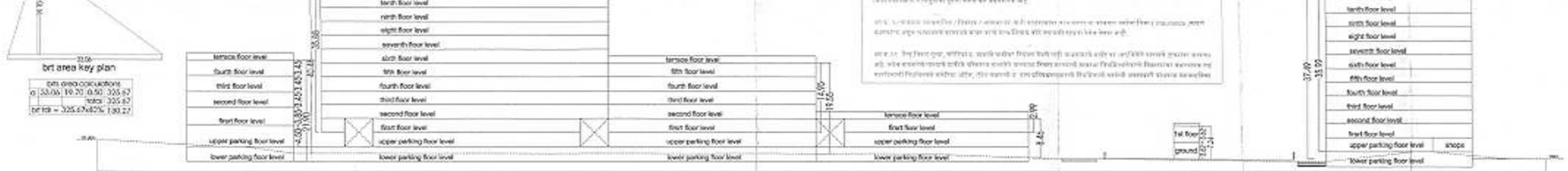
parking	
total area	12,123.82
parking area	303.07
parking storage	3.03
parking mech equipment	3,421.11
parking (0.0.33 %	110.40
parking and b/f parking	
parking area x 2	320.00
parking to be handled due to premium 25%	96.00
premium paid to parking	96.00
total parking required	3,964.00
total parking proposed	5,277.54

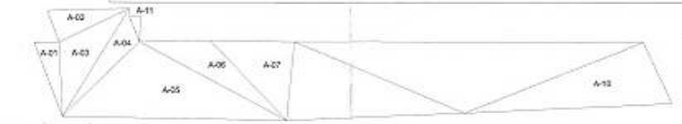
OR

as per rule no N.2.5.3 page no 181
for plot area affected by brts less than 1000 sq mts.
instead of taking 25% small parking areas.
premium should be taken for this area
at the rate fixed by Municipal Corporation.

brt area key plan

parking area calculations			
a	33.06	19.20	0.50 325.67
		total	325.67
50% of a = 325.67x50% 130.27			





Triangulation (Scale - 1:200)

Triangle	Area
A-01	1044.54
A-02	2290.11
A-03	759.49
A-04	884.40
A-05	1867.61
A-06	3332.27
A-07	1751.33
Total (plot 1)	11929.76

AREA TABLE BEFORE AMALGAMATION

PLOT	AREA AS PER						
	7/12 EXT.	PR CARD	DEMARCATION	AS PER SITE	PAH	OTHERS	AS PER DWG.
	11102	0.00	11929.76	11929.76	0.00	0.00	11929.76
Total	11102	0.00	11929.76	11929.76	0.00	0.00	11929.76

AREA TABLE BEFORE AMALGAMATION

PLOT	AREA AS PER						
	7/12 EXT.	PR CARD	DEMARCATION	AS PER SITE	PAH	OTHERS	AS PER DWG.
	700	0.00	731.38	731.38	0.00	0.00	731.38
Total	700	0.00	731.38	731.38	0.00	0.00	731.38

plot Triangulation (Scale - 1:200)

Plot 2 Triangulation (Scale - 1:500)

Triangle	Area
A-01	348.22
A-02	72.56
A-03	271.60
A-04	38.99
Total (plot 2)	731.38

O. C. Signed by
Joint City Engineer

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

layout

previous sanction no.

BP/LAYOUT/WAKAD/103/08	date : 14/10/2008
BP/LAYOUT/WAKAD/185/15	date : 07/11/2015
BP/LAYOUT/WAKAD/10/2017	date : 19/01/2017

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	11713.61
2. DEDUCTION FOR	
(a) ROAD SETBACK (RAW)	494.71
(b) PROPOSED ROAD (DP)	0.00
(c) NAY RESERVATION	0.00
(d) NOC AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a+b+c+d+e+f)	494.71
3. BALANCE AREA OF PLOT (1-2)	11218.90
4. DEDUCTION FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	1125.28
PHYSICAL DEPRIVED = 1125.28	
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	10123.64
6. ADDITION FOR F. S. I.	
(a) OPEN SPACE (NOTIONAL)	0.00
(b) INTERNAL ROAD	0.00
(c) ADDITIONAL 24" ROAD WIDENIT	0.00
(d) OTHER	0.00
TOTAL (a+b+c+d)	0.00
7. TOTAL AREA (5+6)	10123.64
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 X 8)	10123.64
9. TDR AREA	1211.00
10. SPECIAL CASE FSI	0.00
11. ROAD (-) SETBACK AREA	0
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (9+10+11+12)	11340.64
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	12010.93
(b) PROPOSED COMMERCIAL AREA	1388.18
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	13424.96
15. SUB STRUCTURE AREA ADDITION (FOR FSI)	15.00
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. DEMOLISHED AREA	2025.18
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	11410.00
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	12435.18
22. CONSIDERED FSI WITHOUT MHADA	1.1264
23. CONSIDERED FSI WITH MHADA	1.3284
B) BALCONY STATEMENT	
(a) PERMISSIBLE BALCONY AREA	1706.87
(b) PROPOSED BALCONY AREA	1715.13
(c) EXCESS BALCONY AREA (TOTAL)	9.23
C) TENEMENT STATEMENT	
(a) PROPOSED AREA (%)	12804.39
(b) LESS FOR RESIDENTIAL AREA	1388.18
(c) AREA AVAILABLE FOR TENEMENTS (1-2)	10416.22
(d) TENEMENTS PERMISSIBLE 250 SQ.M/sec	42
(e) TENEMENTS PROPOSED	156
(f) TENEMENTS ADDED	
(g) TOTAL TENEMENTS ON THE PLOT (e+f)	156
D) PARKING STATEMENT	

	CAR	SCOOTER	CYCLE
	127	63	126
(a) PARKING REQUIRED BY RULE			
(b) REQUIRED PARKING AREA	3187.50	945.00	630.00
(c) TOTAL PARKING PROVIDED	3477.34		
E) TRANSPORT VEHICLES PARKING			
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0		
(b) TOTAL NO. OF LEADING / UNLOADING PARKING PROVIDED	0		
COVER FOR AREA	257.31		
CONSTRUCTION AREA FOR SC	3833.41		
SPECIFICATIONS			

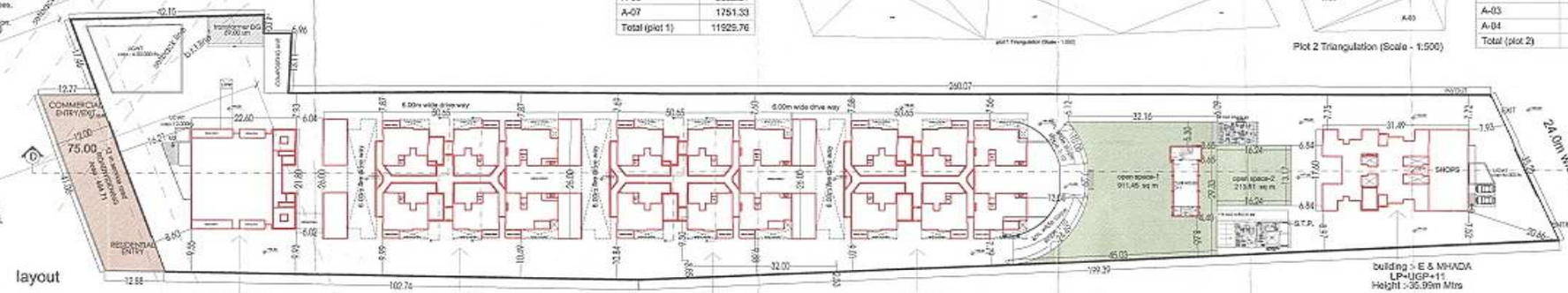
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN ADDED IN THE DP. AND THE EARMARKED AREA, ETC. OF PLOT IS FREE ON PLAN AND AS MEASURED ON SITE AND THE AREA IS WORKED OUT TALLIES WITH THE AREA STATED IN SUMMARY OF DWARKAR / TITLE BAR RECORD, LAND RECORD DEPT. / CITY SURVEY RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
NOT TO BE DONE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED SHOWN GREY
DEMOLISHED SHOWN IN YELLOW



layout

WING - D
LP+UP+4 | HEIGHT=18.70m

WING - A
LP+UP+12 | HEIGHT = 35.88m

WING - B
LP+UP+5 | HEIGHT = 19.55m

WING - C
LP+UP+1 | HEIGHT = 7.59 m

building :- E & MHADA
LP+UGP+11
Height :-35.99m Mtrs

AREA TABLE AFTER AMALGAMATION

PLOT	AREA AS PER							MINIMUM AREA CONSIDERED (M2)
	7/12 EXT.	PR CARD	DEMARCATION	AS PER SITE	PAH	OTHERS	AS PER DWG.	
FP1	11800	00.00	12619.02	12619.02	00.00	00.00	12619.14	11743.81
Total	11800	00.00	12619.02	12619.02	00.00	00.00	12619.14	11743.81

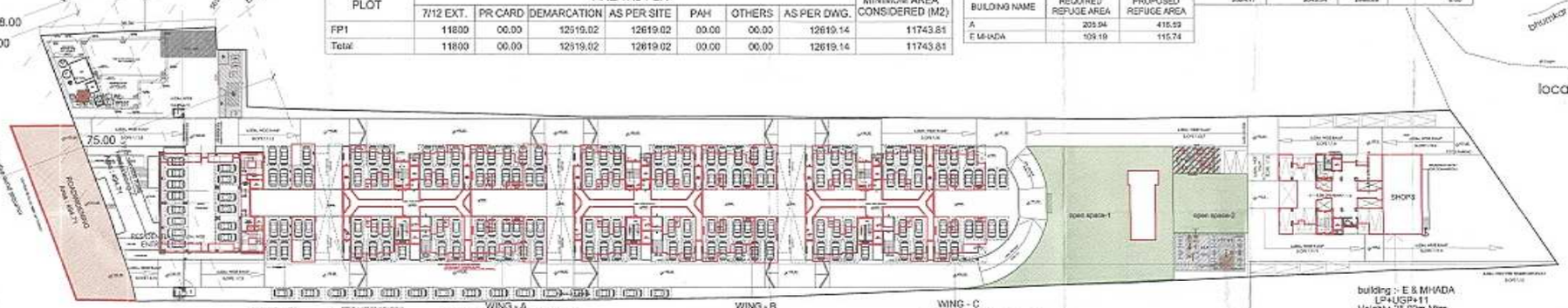
COVERAGE DETAILS

PERM.COVERAGE 33%	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
3904.77	3543.34	2988.69	0.00

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A	203.94	415.59
E MHADA	109.19	115.74

location plan



upper parking layout

WING - D
LP+UP+4 | HEIGHT=18.70m

WING - A
LP+UP+12 | HEIGHT = 35.88m

WING - B
LP+UP+5 | HEIGHT = 19.55m

WING - C
LP+UP+1 | HEIGHT = 7.59 m

building :- E & MHADA
LP+UGP+11
Height :-35.99m Mtrs

BUILDING WISE FSI STATEMENT

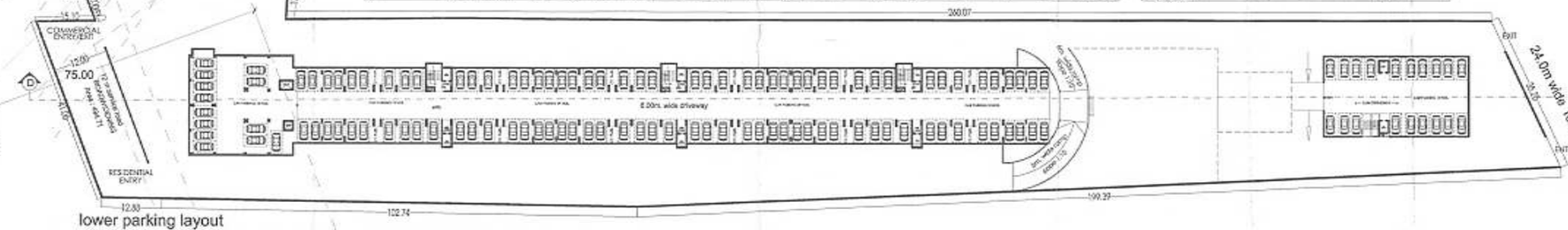
BUILDING	FSI AREA				BALCONY				TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID		FSI AREA
A	0.00	5908.53	0.00	0.00	-	806.48	-	669.24	17.24	778.50	226.48	225.67	1337.18	10.26	20.21	80	5909.53
B	0.00	2907.50	0.00	0.00	-	378.77	-	259.52	17.24	348.08	114.24	168.88	503.00	10.26	20.21	38	2907.50
C	0.00	422.00	0.00	0.00	-	63.09	-	45.85	17.24	56.63	46.86	36.29	112.12	10.26	20.21	6	422.00
D	1237.77	0.00	0.00	0.00	-	165.28	-	180.30	0.00	0.00	86.36	77.08	117.29	6.10	0.00	0	1237.77
E MHADA	150.36	3178.53	0.00	0.00	-	204.50	-	192.31	0.00	192.31	129.30	154.04	244.08	9.50	15.55	54	3328.89
Total	1388.13	12416.53	0.00	0.00	1706.87	1716.13	9.23	1564.29	51.72	1408.32	617.40	662.15	2313.48	46.38	76.17	198	13804.89 = 9.23

PARKING CALCULATION

TYPE	CARPET AREA (FSI) (M2)	TENEMENTS (NOS)	CAR (NOS)		SCOOTER (NOS)		CYCLE (NOS)	
			UNIT	PROP.	BY RULE	PROP.	BY RULE	PROP.
Residential	0 - 50	2	100	1	90	4	180	4
Residential	50 - 150	1	0	1	0	2	0	2
Residential	> 150	1	0	0	2	0	2	0
Commercial	1388.18	100	14	2	28	6	84	2
TOTAL PROP.(NOS.)					121		480	434
TOTAL PROP. AREA					3630.00		1440.00	1302.00
TOTAL PROP. AREA							3477.34	

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	148110.20	
	FIRE REQUIREMENT	88000.00	
	TOTAL	236110.20	1240000.00
UGWT	Residential	217700.36	
	FIRE REQUIREMENT	100000.00	
	TOTAL	317700.36	407000.00



lower parking layout

OWNER'S NAME:	OWNER'S SIGN.
MR. ANUJ BHANDARI	
MR. RAJNEESH BHANDARI	

PROJECT:

SURVEY NO : 130/3/1, 130/3/2, 130/2/4(p)	HISSA NO :
PLOT NO :	CTS NO :
DESCRIPTION :	VILLAGE : WAKAD

ARCHITECT: ARCHITECT'S SIGN.

Ar. SANDEEP KHATPE
CA / 97 / 22035

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
		1:500	BHAGYASHREE	

INWARD NO.	DATE	
INWD/WKD/0086/14	02.03.2017	

KEY NO.	SHEET NO.	